

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
February 15, 2022

The Architectural Review Board held a regular meeting at the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, San Antonio, Texas, and via Zoom with teleconference on Tuesday, February 15, 2022, at 5:30 p.m. due to pandemic, COVID 19, also known as coronavirus.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Karl Baker
Larry Gottsman
Phil Solomon
Lyndsay Thorn
Adam Kiehne, Alternate

Members absent:

Diane Hays
Grant McFarland

Staff members present:

Phil Laney, Assistant City Manager
Lety Hernandez, Director of Community Development Services

The meeting was called to order by Chairman Gaines at 5:35p.m.

Mr. Gottsman moved to approve the meeting minutes of the September 21, 2021, October 19, 2021, and November 30, 2021 as presented. Mr. Baker seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Baker, Gottsman, Kiehne, Solomon, Thorn
AGAINST: None

Case No. 872F – Request of Bryan Smith of Vision Design and Build, applicant, representing Samuel and Erika Picard, owners, for the significance review of the existing main structure and compatibility review of the proposed design located at 232 Castano in order to demolish 34.5% of the existing street-facing elevation in order to remodel and add to the front of the existing single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Hernandez presented the case. Both the applicant and owner were present.

The board asked for clarification regarding the design and expressed concerns regarding lack of consistency with the windows and suggested applying a single style throughout. A discussion followed regarding window sizing. Ms. Picard, owner, stated that she wanted to

take advantage of the view of the courtyard and detract from overall view of the home. The board asked if the proposed was within setbacks and Mr. Smith confirmed.

Chairman Gaines opened the public hearing at 5:51pm but no one was present in person and/or via Zoom to speak regarding the case. The public hearing was closed at 5:51pm.

At that time, Mr. Solomon moved to declare the existing main structure as not significant and recommended approval of the demolition as requested and design as compatible. Mr. Gottsman seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Baker, Gottsman, Kiehne, Solomon, Thorn

AGAINST: None

Case No. 892F – Request of CKC Custom Homes representing Frank and Erica Ramos, owners, for the compatibility review of the proposed design located at 301 College in order to construct a new single-family residence with detached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Hernandez presented the case. The owners were present.

The board commended on the design but felt they should revise the corner area with fenestrations. An open discussion followed regarding the design and heritage trees on the lot. They added that this was a great opportunity due to the location.

No one was present to speak regarding the case.

Mr. Solomon moved to recommend approval of the design as compatible. Mr. Gottsman seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Baker, Gottsman, Kiehne, Solomon, Thorn

AGAINST: None

There being no further business, the meeting was adjourned at 6:15p.m.

THE PROCEEDINGS OF THE MEETING ARE ALSO DIGITALLY RECORDED, AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.



John Gaines, Chairman
(Board Approval)

03/15/2022

Date Signed & Filed



Lety Hernandez, Director
Community Development Services