

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
February 18, 2025

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 18, 2025, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Ashley Armes
Grant McFarland
Phil Solomon
Clay Hagendorf, Alternate

Members absent:

Adam Kiehne
Larry Gottsman
Lyndsay Thorn
Mac White, Alternate

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 5:35pm.

The January 28, 2025 meeting minutes were not available for review and the item was rescheduled for the scheduled next meeting. No action was taken.

Case No. 965F

Request of Sajneet Khangura, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 331 Primrose Pl. in order to demolish 63% of the existing main structure's roof in order to renovate and add to the existing single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Hernandez announced that the case was postponed until further notice at the request of the applicant. No action was taken.

Case No. 966F

Request of Javier Alonso of Card and Company Architects PLLC, applicant, representing Spencer and Julianne Atkinson, owners, for the significance and compatibility review of the proposed design located at 400 Torcido Dr. to demolish 57.9% of the existing main structure's roof in order to renovate and add to the existing single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Hernandez presented the case. Javier Alonso, applicant, was present and addressed the board.

The board commended on the proposed design. Discussion followed regarding the exterior finish materials and the Board of Adjustment request.

Chairman Gaines opened the public hearing at 5:48pm. No one requested to speak with interest in the case so the public hearing was closed.

Mr. Hagendorf moved to declare the existing main structure as not significant and recommended approval of proposed design as compatible. Mr. McFarland seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Armes, Hagendorf, McFarland, Solomon

AGAINST: None

Case No. 969F

Request of Jack Dabney, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 211 Kennedy Ave in order to demolish 100% of the existing main structure and construct a new single-family residence with detached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Hernandez presented the case. Jack Dabney, owner, was present and addressed the board. He spoke regarding the existing conditions and site adding that the current garage encroached into the alley.

Discussion followed regarding proposed impervious coverage for the lot and the removal of trees at the rear of the property. The board questioned if other designs were considered and Mr. Dabney responded that there were several Spanish-style homes in the area. Open discussion followed regarding the proposed architectural details. A suggestion was made to align the different sized windows.

Chairman Gaines opened the public hearing at 6:03pm. No one requested to speak with interest in the case so the public hearing was closed.

Mr. McFarland moved to declare the existing main structure as not significant and recommended approval of proposed design as compatible. Mr. Solomon seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Armes, Hagendorf, McFarland, Solomon

AGAINST: None

Case No. 970F

Request of Clayton Smaistrala of Alamo Heights Pool, LLC, applicant, representing City of Alamo Heights for the final design review of the proposed improvements on the property located at 250 Viesca Ave, Alamo Heights Pool, in order to build three (3) pickleball courts with dark sky compliant lighting under Chapter 2 Administration for Architectural Review.

Ms. Hernandez presented the case. Clayton Smaistrala, applicant, was present and addressed the board.

There were concerns regarding the traffic and hours of operation including use year-round. Lighting and noise were also a concern. Mr. Smaistrala spoke regarding the concerns and added that the improvements would only be accessible to members to limit traffic which is how it is currently used. In addition, he informed that the pole lights used four (4) modules, usually, but that they were only proposing to use two (2) modules per pole with an overall of six (6) instead of twelve (12). Mr. Smaistrala stated that dark sky lighting was important to them.

Ms. Armes asked for clarification regarding the entry and if it would remain in the same location and if they would maintain the same hours. She expressed concerns of lack of a life guard if operating until 9pm. Mr. Smaistrala responded that the entry would remain and that they were required to have a life guard on duty if the grounds were open to the public.

Chairman Gaines opened the public hearing at 6:25pm. Those speaking with interest in the case were as follows:

Randall Pawelek, 221 Viesca Ave (Neutral)

Robert Watson, 602 Alta Ave (Support)

Eric Stupka, 533 Normandy Ave (Support)

Lindsay Nash, 716 College Blvd

No one else requested to speak regarding the case. Chairman Gaines closed the public hearing at 6:30pm.

Concerns of those speaking regarding the case included hours of operation, lighting, entry, security, increase in traffic, and use of the facilities year-round. Those in support felt the improvements were positive and was addition of another activity for families that would not create a significant increase in traffic.

Mr. McFarland moved to recommend approval of the final design as presented. Mr. Hagendorf seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Armes, Hagendorf, McFarland, Solomon

AGAINST: None

Case No. 968P

Request of Benjamin Rosas of LPA Design Studios, applicant, representing Mike Hagar of the Alamo Heights Independent School District, owner, for the preliminary design review of the proposed addition to the existing academic structure located at 1001 Townsend Ave., Cambridge Elementary. (No action required).

Ms. Hernandez presented the case. Benjamin Rosas, applicant, was present and addressed the board. Mike Hagar, AHISD, and Sara Flowers of LPA were also present. He spoke regarding the existing conditions and proposed improvements and chiller placement.

Mr. Rosas spoke regarding the outgrowth of the Fine Arts Building that was flanked by an addition (1998) on the southern and another on the northern. Mr. Hagar clarified that no additional work was proposed on the front of the school building and that it would always remain with the same look. It was stated that the improvements would tie into improvements from the 2017 bond.

Mr. Solomon asked for clarification regarding the evolution of architectural style and how it ties into the existing. Mr. Rosas responded.

Chairman Gaines opened the public hearing at 6:49pm. Those speaking with interest in the case were as follows:

Jay Scholz, 950/952 Cambridge Oval

Belinda Scholz 950/952 Cambridge Oval

Linda Kosub, 110 Harrison

No one else requested to speak regarding the case. Chairman Gaines closed the public hearing at 6:58pm.

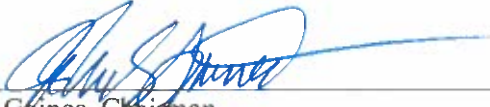
Concerns of those speaking regarding the case included parking, noise, district's unwillingness to meet, increase in traffic with construction in the area, liability, use by others for other non-school related functions, access to site by Ogden and Townsend side by construction vehicles.

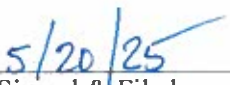
Mr. Hagendorf spoke regarding concerns and stated the issues were functional.

No action taken.

There being no further business, Mr. McFarland moved to adjourn the meeting. Mr. Hagendorf seconded the motion followed by unanimous consent from the board. The meeting was adjourned at 7:00pm.

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)

Date Signed & Filed

Lety Hernandez, Director
Community Development Services