

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
March 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, March 18, 2025, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Grant McFarland
Larry Gottsman
Clay Hagendorf, Alternate

Members absent:

Adam Kiehne
Lyndsay Thorn
Ashley Armes
Phil Solomon
Mac White, Alternate

Staff members present:

Phil Laney, Assistant City Manager
Sarah Olivares, Planner

The meeting was called to order by Chairman Gaines at 5:31pm.

The February 18, 2025 meeting minutes were not available for review and the item was rescheduled for the next scheduled meeting. No action was taken.

Case No. 971F

Request of David Robertson of Build Modern LLC, applicant, representing Blake Keeling and Christopher Carroll, owners, for the compatibility review of the proposed design located at 233 Harrison Ave in order to construct a new two-story single-family residence with a detached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).

Mr. Laney presented the case. The board had a discussion on the potential articulation of the wall facing toward the neighbor, opposite of Acacia Street. Open discussion followed regarding the proposed. David Robertson, applicant, spoke on the reasoning behind the lack of articulation wall facing the neighbors and how it would create a sound barrier and privacy for a proposed pool facing Acacia St. Blake Keeling and Christopher Carroll, owners, introduced themselves to the Board.

Chairman Gaines opened the public hearing at 5:56pm. No one requested to speak so the public hearing was closed.

Mr. McFarland moved to declare the existing main structure as not significant and recommended approval of the proposed design as compatible with consideration to revise articulation on wall facing neighbor. Mr. Hagendorf seconded the motion.

The motion was approved with the following vote:
FOR: Gaines, McFarland, Gottsman, Hagendorf
AGAINST: None

Case No. 972F

Request of Cy Goudge, owner, for the significance and compatibility review of the proposed design located at 305 Castano Ave. to demolish 39% of the street-facing façade and 63% of the existing roof in order to construct additions to the existing single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Mr. Laney presented the case. Cy Goudge, applicant, spoke regarding the improvements and that the builder would match all textures and to re-pitch the roof to an A-frame, extending the back of the main structure 1st and second floor, adding a rear covered porch and front porch.

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

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

The motion was approved with the following vote:
FOR: Gaines, McFarland, Gottsman, Hagendorf
AGAINST: None

Case No. 967F, 975F, 976F, 977F, 978F

Request of Joshua Ficarro of Pape-Dawson Engineers, applicant, representing Wendell Hall of the San Antonio Country Club, owner, for the final review in order to construct and expand an existing paved parking lot located at 159 Burr Rd, 137 Burr Rd, 141 Burr Rd, 149 Burr Rd, and 151 Burr Rd under Chapter 2 Administration for Architectural Review.

Mr. Laney presented the case. The board had questions on the safety of the walkway and the lack of pedestrian crossing safety across N New Braunfels Ave. Open discussion followed.

The applicant nor a representative was not present to address the board's concerns.

Mr. Gottsman moved to table the cases for the next regular meeting of April 22, 2025 due to the applicant not being present. Mr. Hagendorf seconded the motion.

The motion to table the cases to the next meeting was approved with the following vote:
FOR: Gaines, McFarland, Gottsman, Hagendorf
AGAINST: None

Case No. 973F

Request of Benjamin Rosas of LPA Design Studios, applicant, representing the Alamo Heights Independent School District, owner, for the final review of the proposed addition to the existing academic structure located at 1001 Townsend Ave also known as Cambridge Elementary under Chapter 2 Administration for Architectural Review.

Mr. Laney presented the case. Benjamin Rosas, applicant, spoke regarding the existing footprint and how the proposed addition would extend toward the playground. Open discussion followed regarding the cafeteria design and the board commended the applicant.

Chairman Gaines opened the public hearing at 6:15pm. No one requested to speak so the public hearing was closed.

Mr. McFarland moved to recommend approve as presented. Mr. Hagendorf seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, McFarland, Gottsman, Hagendorf

AGAINST: None

Case No. 974F

Request of Eric Baumgartner of LPA Design Studios, applicant, representing the Alamo Heights Independent School District, owner, for the final review in order to replace the existing bleachers, construct a new bleacher shade, and restroom structure to serve the Alamo Heights Baseball Field located at 230 Jones Maltsberger Rd under Chapter 2 Administration for Architectural Review.

Mr. Laney presented the case. Eric Baumgartner, applicant, spoke regarding the improvements and how the proposal would comply with floodplain requirements. Discussion followed regarding ventilation at the skirting of the structure due to its location in the floodway.

Chairman Gaines opened the public hearing at 6:26pm. No one requested to speak so the public hearing was closed.

Mr. McFarland moved to recommend approve as presented. Mr. Gottsman seconded the motion.


The motion was approved with the following vote:

FOR: Gaines, McFarland, Gottsman, Hagendorf

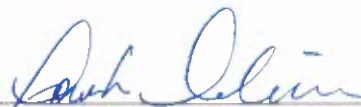
AGAINST: None

There being no further business, Mr. Gottsman moved to adjourn the meeting. Mr. McFarland seconded the motion followed by unanimous consent from the board. The meeting was adjourned at 6:26pm.

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) *Acting Chair*

6.17.2025
Date Signed & Filed


Sarah Olivares, Planner
Community Development Services