

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
March 19, 2024

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 19, 2024, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Grant McFarland
Ashley Armes
Lyndsay Thorn
Larry Gottsman
Clay Hagendorf, Alternate

Members absent:

Adam Kiehne
Phil Solomon
Mac White, Alternate

Staff members present:

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

The meeting was called to order by Chairman Gaines at 5:33 p.m.

Mr. Gottsman makes a motion to approve the January 16, 2024 and February 20, 2024 meeting minutes as presented. Mr. Thorn Seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, McFarland, Armes, Thorn, Gottsman, Hagendorf
AGAINST: None

Case No. 922S

Request of Mark Pullin of Marcorp Media LLC, applicant, for permanent signage at 6401 Broadway St, Suite 2 (Skin Laundry).

Ms. Hernandez presented the case. The applicant or representative was not in attendance.

Mr. Gottsman asked Ms. Hernandez about clarification on the signage that was installed without a permit and she responded.

The board made the determination that they would not vote on the item without the applicant or a representative present.

Mr. McFarland moved to table the case until the next regularly scheduled meeting, Ms. Armes seconded the motion.

The motion to table the case was approved with the following vote:

FOR: Gaines, McFarland, Armes, Thorn, Gottsman, Hagendorf

AGAINST: None

Case No. 927S

Request of Lydell Toye of US Signs, applicant, for permanent signage at 5300 Broadway St.

Ms. Hernandez presented the case. The applicant or representative was not in attendance.

The board had a brief discussion regarding setbacks, floodplain, and compliance.

Mr. Gottsman moved to approve as presented. Ms. Armes seconded the motion.

The motion was approved as presented with the following vote:

FOR: Gaines, McFarland, Armes, Thorn, Gottsman, Hagendorf

AGAINST: None

Case No. 923P

Request of Gary Koerner of Three Architecture., applicant, representing Texas Biomedical Research Institute, owner, for the preliminary design review of the proposed renovations and expansion of the existing building located at 934 Patterson Ave, also known as The Argyle. (No action required).

Ms. Hernandez presented the case. The applicant, Gary Turner was present.

There was a discussion regarding the architecture, history, building design and the proposed landscaping. There was an emphasis on the attempt to hide the building using landscaping.

Chairman Gaines opened the public hearing at 6:22 p.m.

Those present and speaking regarding the case were as follows:

Fred Jones, 745 E Mulberry Ave #700, Attorney for the neighborhood (opposed)

John Kerr, (Address not given) (opposed)

Ann McGlone, 732 Patterson Ave (opposed)

Ted Flato, 210 Encino Ave (opposed)

John Newman, 203 Bushnell Ave (opposed)

Marsha Logan, 714 Patterson Ave (read a letter from Andrew Herdeg, 801 Patterson Ave) (opposed)

Mike McGlone, 732 Patterson Ave (opposed)

John Grable, 215 Crescent St (opposed)

Chairman Gaines called for 5-minute recess at 6:56 p.m.

Chairman Gaines resumed the public hearing at 7:01 p.m.

Ed Dingivan, 412 Harrison Ave (opposed)
Anne Ferguson, 114 Morton St (opposed)
Claude Koontz, 218 Argyle Ave (support)
Steve Waters, 733 Patterson Ave (opposed)
Ray Ramaro, 734 Patterson Ave (opposed)
Lady Ramaro, 734 Patterson Ave (opposed)
Alice Foulz, 101 Claiborne Way (opposed)


Mr. Gottsman left the meeting early at 7:20 p.m.

Mike McGlone, 732 Patterson Ave reads a letter from (April Dixon, 207 Montclair St) (opposed)
Kennon Guglielmo, 235 Primrose Pl (did not state)
Bennett Allison, 747 Estes Ave (opposed)
John Sandige, (Terrel Hills resident) (opposed)
Patsy Light, 300 Argyle Ave (opposed)

The comments from the public included concerns about the noise, traffic, neighborhood impact, conflict of interests, history preservation, increase in activity, among many other things. There were also positive arguments made about reduction in noise, beauty of the proposed addition, and various other aspects.

There being no further business, Mr. McFarland moved to adjourn the meeting. Ms. Armes seconded the motion followed by unanimous consent from the board. The meeting was adjourned at 7:39 p.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)


Charles Gottsman

6/18/2024
Date Signed & Filed


Dakotah Procell, Planner,
Community Development Services