

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
May 17, 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, May 17, 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
Grant McFarland
Lyndsay Thorn
Adam Kiehne, Alternate

Members absent:

Diane Hays
Phil Solomon
Karl Baker
Larry Gottsman

Staff members present:

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

The meeting was called to order by Chairman Gaines at 5:32 p.m.

Mr Kiehne moved to approve the meeting minutes of the March 15, 2022 meeting as presented. Mr Thorn seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, McFarland, Thorn, Kiehne
AGAINST: None

The meeting minutes of the April 19, 2022 were not available for review. No action was taken.

Case No. 881 F – Request of Courtney Collins, applicant, representing James and Kathy Collins, owners, for the significance review of the existing main structure located at 423 Evans in order to demolish 100% of the existing single-family residence and accessory structure(s) under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms Hernandez presented the case. Ms Collins, applicant, was present and addressed the Board. She stated that her parents had purchased the property, which is next to her own, and wanted to build a new home there.

Chairman Gaines opened the public hearing at 5:37 p.m. but no one was present to speak with interest in the case so the hearing was closed.

Mr McFarland move to declare the existing main structure as not significant and recommended approval of the demolition as requested. Mr Thorn seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, McFarland, Thorn, Kiehne

AGAINST: None

Case No. 882 F –Request of Robert Benke of Greenlife Construction, applicant, representing Retama Funding LLC, owner, for the compatibility review of the proposed design located at 260 Retama in order to construct a new single-family residence with attached accessory structure under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms Hernandez presented the case, and stated that the demolition for this home had already gone before Architectural Review Board and City Council. Mr Benke, applicant, was not present to address the Board.

The Board asked for clarification on proceeding given applicant's absence.

Chairman Gaines opened the public hearing at 5:44 p.m. Those present and requesting to speak regarding the case were as follows:

Don Turgeon of 259 Retama (Opposed)

Concerns included the larger footprint compared to neighboring homes, placement of the patio, removal of heritage trees, and accuracy of tree species information on proposed plans.

Chairman Gaines closed the public hearing at 5:50 p.m.

The Board asked for clarification on the location of the tree in the front yard and Ms Hernandez responded that it was in the City's right-of-way but was not the responsibility of the City.

After further discussion, Mr McFarland moved to table the case due to the absence of applicant and pending clarification on proposed plans. Mr Kiehne seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, McFarland, Thorn, Kiehne

AGAINST: None

Case No. 883 F –Proposed amendments to Chapter 2 Administration, Article III. – Boards and Commissions relating to the composition, responsibility, and procedures of the Architectural Review Board per Section 2-48 of the City’s Code of Ordinances.

Mr Laney presented on proposed changes to Board regulations regarding voting and recommendation procedures. Mr Laney added if the Board recommended approval it would be presented at the June 13, 2022 City Council meeting.

Discussion followed regarding City Council approval process in cases being sent back for Board review.

The Board asked for clarification on majority voting for recommendations. Mr Laney stated the proposed changes would allow the Board to make recommendations with a simple majority.

Mr McFarland moved to recommend approval based on content & presentation. Mr Thorn seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, McFarland, Thorn, Kiehne

AGAINST: None

There being no further business, Mr. Kiehne moved to adjourn the meeting. Mr Thorn seconded the motion. The meeting was adjourned at 6:00 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)

6/21/22

Date Signed & Filed



Daniel Thale-Galat
Community Development Technician