

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
June 18, 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, June 18, 2024, at 5:30 p.m.

Members present and composing a quorum of the Board:

Larry Gottsman, Acting Chairman
Ashley Armes
Adam Kiehne
Clay Hagendorf, Alternate

Members absent:

John Gaines, Chairman
Grant McFarland
Lyndsay Thorn
Phil Solomon
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 Gottsman at 5:32 p.m.

Mr. Hagendorf moved to approve the March 19, 2024 meeting minutes as presented. Ms. Armes seconded the motion.

The motion was approved with the following vote:

FOR: Gottsman Armes, Hagendorf, Kiehne
AGAINST: None

Case No. 941S

Request of Ernest Sessums of Comet Signs, Applicant, for permanent signage at 6309 Broadway St. (Cigars09)

Ms. Hernandez presented the case. The applicant, Rick Spencer, was present and addressed the board.

Open discussion followed regarding the design details for the signage.

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

The motion was approved as presented with the following vote:

FOR: Gottsman Armes, Hagendorf, Kiehne
AGAINST: None

Case No. 928F

Request of Sergio Galindo, owner, for the compatibility review of the proposed design located at 516 Circle St in order to construct a new two-story duplex under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Hernandez presented the case. The owner, Sergio Galindo was present and addressed the board.

Open discussion followed regarding the need for a variance for the front-facing garage, the potential appearance of the structure if the variance is denied, discrepancies in the roof plan, and the types of materials used in the structure.

Chairman Gottsman opened the public hearing at 5:55pm. No one requested to speak regarding the case so the public hearing was closed.

Mr. Hagendorf moved to table the case until the next regularly scheduled meeting on July 16, 2024. Mr. Kiehne seconded the motion.

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

FOR: Gottsman Armes, Hagendorf, Kiehne

AGAINST: None

Case No. 937F

Request of Armando Hernandez of H Squared Building and Development LLC, applicant, representing Jacob and Laura Suttin, owners, for the compatibility review of the proposed design located at 440 Normandy Ave in order to construct a new two-story detached accessory structure under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Hernandez presented the case. The applicant, Armando Hernandez, was present and addressed the board.

Open discussion followed regarding the proposed overall height and roof pitch.

Chairman Gottsman opened the public hearing at 6:09pm. No one requested to speak regarding the case so the public hearing was closed.

Mr. Hagendorf moved to recommend approval of the proposed design as compatible, Mr. Kiehne seconded the motion.

The motion was approved as presented with the following vote:

FOR: Gottsman Armes, Hagendorf, Kiehne

AGAINST: None

Case No. 939F

Request of Dave Isaacs of Dave Isaacs Homes, applicant, representing Adham Abdelfattah, owner, for the compatibility review of the proposed main structure located at 434 College Blvd in order to construct a new single-family residence with detached accessory structure under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Hernandez presented the case. The applicant, Dave Isaacs, was present and addressed the board.

Open discussion followed about the overall design, materials used in the structure, and its compatibility with the neighborhood. The applicant spoke regarding design challenges related to current zoning regulations and went on to speak regarding a petition to change them.

Chairman Gottsman opened the public hearing at 6:18pm. No one requested to speak regarding the case so the public hearing was closed.

Mr. Kiehne moved to recommend approval of the proposed design as compatible, Mr. Hagendorf seconded the motion.

The motion was approved as presented with the following vote:

FOR: Gottsman Armes, Hagendorf, Kiehne
AGAINST: None

Case No. 940F

Request of Dave Isaacs of Dave Isaacs Homes, applicant, representing Jorge Contreras, owner, for the compatibility review of the proposed main structure located at 318 Tuxedo Ave 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. The applicant, Dave Isaacs, was present and addressed the board.

Open discussion followed regarding the overall design and materials used in the structure.

Chairman Gottsman opened the public hearing at 6:23pm. No one requested to speak regarding the case so the public hearing was closed.

Ms. Armes moved to recommend approval of the proposed design as compatible, Mr. Hagendorf seconded the motion.

The motion was approved as presented with the following vote:

FOR: Gottsman Armes, Hagendorf, Kiehne
AGAINST: None

Case No. 938F

Request of Ben Scott of HEB Grocery Company, LP, owner, represented by Riley John of Balance Site Design, LLC, for the final design review of the proposed building expansion and parking lot reconstruction on the property located at 4821 Broadway St, also known as HEB Central Market.

Ms. Hernandez presented the case. A representative for Balance Site Design, LLC was present and addressed the board.

Open discussion followed regarding the responses received from the public.

Chairman Gottsman opened the public hearing at 6:29pm. No one requested to speak regarding the case so the public hearing was closed.

Mr. Kiehne moved to recommend approval of the proposed design as compatible, Mr. Hagendorf seconded the motion.

The motion was approved as presented with the following vote:

FOR: Gottsman, Armes, Hagendorf, Kiehne

AGAINST: None

Staff Report

Mr. Laney provided an update regarding Council action on the demolition process regarding plans for a replacement structure at the time of demolition request is submitted.

There being no further business, Ms. Armes moved to adjourn the meeting. Mr. Kiehne seconded the motion followed by unanimous consent from the board. The meeting was adjourned at 6:34 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.

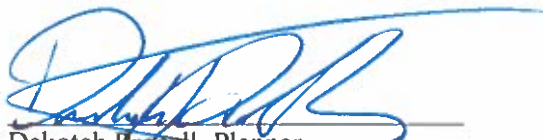


Larry Gottsman, ~~Acting~~ Chairman
(Board Approval)

JOHN S. GAWES

8/20/24

Date Signed & Filed



Dakotah Procell, Planner,
Community Development Services