

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
June 21, 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, June 21, 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
Larry Gottsman
Phil Solomon
Lyndsay Thorn
Adam Kiehne, Alternate

Members absent:

Diane Hays
Karl Baker
Grant McFarland

Staff members present:

Lety Hernandez, Director of Community Development Services

The meeting was called to order by Chairman Gaines at 5:34 p.m.

Mr. Gottsman moved to approve the meeting minutes of the April 19, 2022 meeting as presented. Mr. Thorn seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Gottsman, Solomon, Thorn
AGAINST: None

Mr. Gottsman moved to approve the meeting minutes of the May 17, 2022 meeting with corrections. Mr. Thorn seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Gottsman, Solomon, Thorn
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).

Mr. Kiehne arrived and joined the quorum at 5:37 p.m.

Ms. Hernandez presented the case. Robert Benke, applicant, was not present. Ms. Hernandez informed that he was running late.

Mr. Solomon moved to hear case 884 F and return to 882 F to allow Mr. Benke to be present for the case. Mr. Kiehne seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Gottsman, Solomon, Thorn, Kiehne

AGAINST: None

Case No. 884 F – Request of Collin Stone of CR Stone Construction LLC, applicant, representing Navami Designs LLC, owner, for the compatibility review of the proposed design located at 119 Grant 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. Mr. Stone was present and addressed the Board.

Mr. Thorn asked for more detail regarding exterior finish materials, specifically the siding, and Mr. Stone responded.

Mr. Stone elaborated on the site plan. He noted that the plans were drawn to preserve the large trees in the middle of the lot by building around them. Ms. Hernandez informed that due to the amount of trenching and excavation around the trees they would be counted as having been removed.

Mr. Thorn asked the applicant about drainage and whether or not there would be retaining walls. Ms. Hernandez noted there was a significant slope to the lot. Open discussion followed between applicant and the Board regarding the challenges presented by the slope and the placement of walls.

Mr. Kiehne commended the design for saving the trees.

Chairman Gaines opened the public hearing at 5:57 p.m.

Those present and requesting to speak regarding the case were as follows:
Claude Koontz, 218 Argyle (opposed)

Chairman Gaines closed the public hearing at 6:00 p.m.

Concerns of those speaking regarding the case included potential drainage issues and privacy due to the proposed window placement in the rear.

Mr. Solomon expressed concerns regarding drainage. Chairman Gaines informed that those issues would fall under the purview of the engineer and the plans would all be examined as

part of the plan review process by City staff. Mr. Thorn agreed. An open discussion followed regarding drainage and building heights.

After further discussion, Mr. Solomon moved to recommend approval of the proposed design as compatible. Mr. Thorn seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Gottsman, Solomon, 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. Robert Benke, applicant, was present and addressed the Board.

The Board commended the design. Mr. Solomon asked for clarification on the retaining walls. Mr. Benke responded and provided details regarding the existing and proposed retaining walls. An open discussion followed regarding the proposed walls on the property.

Mr. Solomon suggested the use of brick for the planter wall and applicant agreed.

Chairman Gaines opened the public hearing at 6:14 p.m.

Those present and requesting to speak regarding the case were as follows:

Nancy Desormeaux, 268 Retama (opposed)

Chairman Gaines closed the public hearing at 6:23 p.m.

Concerns of those speaking regarding the case included the height of the structure, removal of trees, the location of the patio, and loss of privacy.

In response to the citizen's concern, Mr. Thorn stated that a fence could be built to provide privacy.

Chairman Gaines stated that houses have to coexist in the neighborhood and noted that the design appeared to be compatible.

The Board asked for explanation on heritage tree mitigation and Ms. Hernandez responded and spoke regarding the maximum trenching and impervious cover allowed.

Solomon suggested mitigating the removal of trees by planting new ones near where Ms. Desormeaux's patio is located.

A discussion followed regarding the role of the Board in considering tree removals.

Mr. Solomon moved to recommend approval of the proposed design as compatible. Mr. Gottsman seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Gottsman, Solomon, Thorn, Kiehne

AGAINST: None

There being no further business, Mr. Thorn moved to adjourn the meeting. Mr. Solomon seconded the motion followed by unanimous consent. The meeting was adjourned at 6:25p.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)

8/16/22

Date Signed & Filed



Daniel Thale-Galat
Community Development Technician