

**City of Alamo Heights**  
**ARCHITECTURAL REVIEW BOARD**  
**MINUTES**  
July 16, 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, July 16, 2024, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman  
Larry Gottsman  
Adam Kiehne  
Phil Solomon  
Lyndsay Thorn

Members absent:

Ashley Armes  
Grant McFarland  
Clay Hagendorf, Alternate  
Mac White, Alternate

Staff members present:

Lety Hernandez, Director of Community Development Services

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The meeting was called to order by Chairman Gaines at 5:35 p.m.

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Chairman Gaines announced that the May 21, 2024, minutes were not available for review and rescheduled for the next meeting. No action was taken.

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**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. Sergio Galindo, owner, was present and addressed the board.

Open discussion followed regarding the changes made based on the boards recommendations from previous meetings including the use of exterior finish materials.

Chairman Gaines opened the public hearing at 5:59 p.m.

Those present and speaking regarding the case were as follows:

Julian Hall, 515 Circle St (Opposed)

Concerns of those speaking regarding the case included access to parking, increase in population, and construction noise.

Mr. Thorn moved to recommend approval of the proposed design as compatible with the condition that the material selection be reviewed and simplified, provide a clearer and coordinated color selection on the exterior, removal of stoops and covered items from the exterior and consideration of removing the black

color for the top parapet and side returns to a more contiguous color that blends with the lighter colors of the residence.

The motion was approved with the following vote:

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

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**Case No. 943F**

**Request of Lisa Nichols of Nic Abbey Homes, applicant, representing Rex and Deborah Amini, owner, for the compatibility review of the proposed design located at 217 Chester St in order to construct a new two-story single-family residence with a detached accessory structure under Demolition Review Ordinance No. 1860 (April 12, 2010).**

Ms. Hernandez presented the case. Joseph Valdez, designer, was present and addressed the board.

Open discussion followed and the board commented regarding the design and how it will fit into the neighborhood.

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

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

The motion was approved with the following vote:

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

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**Case No. 942P**

**Request of Manuel Salas of MGA Construction, applicant, representing Antonio Quadrini, of Qube Property Development LLC, owner, for the preliminary design review of the proposed multi-family structure located at 503 Circle St. (No action required)**

Ms. Hernandez presented the case. Manuel Salas, applicant, was present via teleconference and addressed the board.

Open discussion followed about the windows and the placement of the gable on the front elevation, with suggestions to revise the design to create a more varied and appealing façade. The conversation also covered the rear balconies and the potential for using trees to enhance privacy.

Chairman Gaines opened the public hearing at 6:31 p.m.

Those present and spoke regarding the case were as follows:

Julian Hall, 515 Circle St (Opposed)  
Ted Voss, 107 Circle St (Opposed)

Concerns of those speaking regarding the case included privacy issues, parking difficulties, construction activity, and health and safety risks related to asbestos.

The applicant stated that they were committed to do things right and comply with regulations.

No action was taken.

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There being no further business, Mr. Gottsman moved to adjourn the meeting. Mr. Kiehne seconded the motion followed by unanimous consent from the board. The meeting was adjourned at 6:42 p.m.

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**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.**

  
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John Gaines, Chairman  
(Board Approval)

8/20/24  
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Date Signed & Filed

  
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Dakotah Prozell, Planner,  
Community Development Services