

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
July 22, 2025

The Architectural Review Board held a special 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 22, 2025, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Grant McFarland
Larry Gottsman
Ashley Armes
Phil Solomon
Clay Hagendorf, Alternate

Members absent:

Lyndsay Thorn
Adam Kiehne
Mac White, Alternate

Staff members present:

Lety Hernandez, Director of Community Development Services
Tyler Brewer, Senior Planner

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

Mr. McFarland moved to approve the June 17, 2025 meeting minutes. Mr. Gottsman seconded the motion.

The motion was approved with the following vote:

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

Case No. 986F

Request of Jahan Ahmadi of BB Puerto LLC, applicant, representing Daryl Lange, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 328 Albany St in order to demolish 100% of the existing structure and construct a new single-family residence with detached garage under Demolition Review Ordinance No. 1860 (April 12, 2010). (Tabled from 06.17.2025)

Before the staff presentation, Chairman Gaines noted for the record that Mr. Solomon joined the meeting at 5:34 p.m.

Mr. Brewer presented the case, noting the changes the applicant made to his proposed structure between the June 17th and July 22nd ARB meetings. Jahan Ahmadi, applicant, spoke about the case. Mr. Ahmadi noted that he had revised his proposal to reduce the overall height of the building, reduce the height and width of the windows, and provide examples of the proposed materials to be used on the exterior of his structure.

The Board gave positive feedback regarding the additional information Mr. Ahmadi provided after the June 17th ARB meeting and asked him clarifying questions about the design, access to the site, lot coverage, and compatibility with the surrounding neighborhood.

Chairman Gaines opened the public hearing at 5:50 p.m. No one requested to speak so the public hearing was closed at 5:50 p.m.

Mr. McFarland moved to declare the existing main structure as not significant and recommended approval of the requested demolition and proposed design as compatible. Mr. Gottsman seconded the motion.

The motion was approved with the following vote:

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

AGAINST: None

Case No. 993F

Request of Richard Garrod of Studio8 Architects, applicant, representing 5307 Broadway, Ltd., owner, for the final design review of the proposed redesign to the existing commercial use structure located at 5307 Broadway St. under Chapter 2 Administration for Architectural Review.

Mr. Brewer presented the case, noting that the applicant provided updated proposed elevations between the date the July 22nd meeting was posted and the meeting date. Trebes Sasser Jr. of 5307 Broadway, Ltd., owner, and Megan Moshier with Studio8 Architects spoke regarding the case and the proposed design updates.

The Board gave positive feedback regarding the design and asked Mr. Sasser and Ms. Moshier clarifying questions about the exterior materials, window glazing, location and composition of landscaping, and potential parking landscaping.

Chairman Gaines opened the public hearing at 6:12 p.m. No one requested to speak so the public hearing was closed at 6:12 p.m.

Mr. Hagendorf moved to recommend approval of the final design as requested. Mrs. Armes seconded the motion.

The motion was approved with the following vote:

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

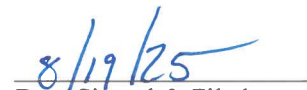
AGAINST: None

There being no further business, Mr. Hagendorf moved to adjourn the meeting. Mr. Solomon seconded the motion followed by unanimous consent from the board. The meeting was adjourned at 6:13 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)



Date Signed & Filed



Tyler Brewer, Senior Planner
Community Development Services