

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
August 15, 2023

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, August 15, 2023, at 5:30 p.m.

Members present and composing a quorum of the Board:
John Gaines, Chairman
Ashley Armes
Adam Kiehne
Lyndsay Thorn
Phil Solomon
Clay Hagedorf, Alternate

Members absent:
Larry Gottsman
Grant McFarland

Staff members present:
Phil Laney, Assistant City Manager
Lety Hernandez, Director of Community Development Services
Michelle Ramos, Planner

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

Mr. Thorn moved to approve the meeting minutes of July 18, 2023 as presented. Mr. Solomon seconded the motion.

The motion was approved with the following vote:
FOR: Gaines, Armes, Hagedorf, Kiehne, Thorn, Solomon
AGAINST: None

Case No. 899F – Request of Connie & Sandy McNab, owners, represented by Evan Morris, of Lake Flato Architects, applicant, for the compatibility review of the proposed design located at 730 Corona Ave in order to construct a new single-family residence with detached carport under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Hernandez presented the case. Evan Morris of Lake Flato was present and addressed the board. He went on to speak regarding the design of the new single-family residence.

Chairman Gaines opened the public hearing at 5:45pm but no one requested to speak regarding the case so the public hearing was closed.

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, Armes, Hagedorf, Kiehne, Thorn, Solomon
AGAINST: None

Case No. 901F – Request of Jason Moran, applicant, representing Jon and Alisa Butler, owners, for the compatibility review of the proposed design located at 218 E Edgewood Pl in order to construct a new 2nd story addition above an existing detached accessory under Demolition Review Ordinance No. 1860 (April 12, 2010), 2010).

Ms. Hernandez presented the case. Jason Moran was present and addressed the board. He spoke regarding the renderings provided.

The board asked for clarification regarding the accessory and its relation to the main structure. Mr. Moran responded.

The board commented on the design and efforts to minimize the looming encroachment. A discussion followed regarding exterior finish materials. The owner, Alisa Butler, addressed the board and clarified regarding the preference for the proposed metal roof. The board questioned regarding the proposed roof and long term plan to change the roof materials on the main structure to metal.

Chairman Gaines opened the public hearing at 5:55pm. 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. Ms. Armes seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Armes, Hagedorf, Kiehne, Thorn, Solomon
AGAINST: None

Case No. 900F – Request of Rio Bank, owner, represented by Mario Flores, applicant, for the final design review of proposed exterior improvements to the existing Commercial use building located at 5700 Broadway St, Under Chapter 2 Administration for Architectural Review.

Ms. Hernandez presented the case. Mario Flores was present and addressed the board. Mr. Thorn asked for clarification regarding the proposed improvements and staff spoke regarding current triggers for Demolition Review. An open discussion followed regarding the proposed flatwork revisions and sidewalks on the property.

Chairman Gaines opened the public hearing at 6:00pm. No one requested to speak regarding the case so the public hearing was closed. Mr. Thorn moved to recommend approval of the proposed as presented. Mr. Kiehne seconded the motion.

The motion was approved with the following vote:
FOR: Gaines, Armes, Hagedorf, Kiehne, Thorn, Solomon
AGAINST: None

Case No. 903F – Request of San Antonio Country Club, owner, represented by Marvin Jones, applicant, for the final design review of proposed parking improvements at the property located at 159 Burr Rd, Under Chapter 2 Administration for Architectural Review.

Ms. Hernandez presented the case and clarified an error on the presentation materials regarding the number of responses that were received. She stated that two (2) responses were received in support and zero (0) in opposition. Marvin Jones was present and addressed the board.

A discussion followed regarding zoning of the property and whether there was a plan to extend to other property owned by the owner. Mr. Jones responded that there was not. The board and applicant went on to discuss maintenance and trees.

Chairman Gaines opened the public hearing at 6:10pm. No one requested to speak regarding the case so the public hearing was closed.

Mr. Kiehne moved to recommend approval of the proposed as presented. Mr. Thorn seconded the motion.

The motion was approved with the following vote:
FOR: Gaines, Armes, Hagedorf, Kiehne, Thorn, Solomon
AGAINST: None

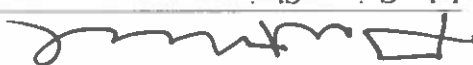
Mr. Laney presented regarding proposed updates to the board's roles and responsibilities followed by an open discussion between the board members and Councilman Lawson Jesse regarding the information presented.

Mr. Thorn left the meeting at 6:48pm followed by Mr. Kiehne at 7:14pm.

Councilman Jesse requested that the board provide feedback for further discussion at the next regularly scheduled meeting. No action was taken on the item.

There being no further business, Mr. Solomon moved to adjourn the meeting. Ms. Armes seconded the motion followed by unanimous consent of the board. The meeting was adjourned at 7:27p.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)
Grant McCraney

Date Signed & Filed 9-19-23
Lety Hernandez, Director
Community Development Services