

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
August 17, 2021

The Architectural Review Board held a regularly scheduled 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 17, 2021, 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
Karl Baker
Adam Kiehne
Grant McFarland
Mike McGlone
Lyndsay Thorn

Members absent:

Larry Gottsman
Diane Hays
Phil Solomon

Staff members present:

Phil Laney, Assistant City Manager
Lety Hernandez, Director of Community Development Services
Allen Ottmers, Deputy Chief of Fire Department
Buddy Kuhn, City Manager

The meeting was called to order by Chairman Gaines at 5:30p.m.

Mr. McGlone moved to approve the meeting minutes of May 18, 2021 as presented. Mr. Thorn seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Baker, Kiehne, McFarland, McGlone, Thorn
AGAINST: None

Chairman Gaines announced that the meeting minutes of June 15, 2021 and July 20, 2021 were not available for review and rescheduled for the next regularly scheduled meeting.

Case No. 854F – Request of Williams-Hirsch Custom Builders, applicant, representing Joel & Natalie Eary, owners, for the significance review of the existing main structure and compatibility review of the proposed design located at 231 Argo in order to demolish 100% of the existing residence and construct a new 1-1/2 story single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Hernandez started to present the case but was not in agenda order. The board agreed to hear the case first due to an error in the order of the PowerPoint presentation. Greg Hirsch, applicant, were present and addressed the board.

No one requested to speak regarding the case.

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

The motion was approved with the following vote:

FOR: Gaines, Baker, Kiehne, McFarland, McGlone, Thorn

AGAINST: None

Case No. 856F – Request of Collin Stone of CR Stone Construction, LLC, applicant, representing Kuehler Investments, LLC, owner, for the significance review of the existing main structure located at 337 Ogden in order to demolish 100% of the existing residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Hernandez presented the case. The applicant was present.

Mr. Stone informed that they did not have plans for the replacement. Staff confirmed that the replacement structure would return at a future date for the required review.

No one requested to speak regarding the case.

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

The motion was approved with the following vote:

FOR: Gaines, Baker, Kiehne, McFarland, McGlone, Thorn

AGAINST: None

Mr. Thorn left quorum, and exited the meeting room, at that time due to interest in the next case.

Case No. 857F – Request of Lyndsay Thorn, Architect, of Thorn Architects, PLLC, applicant, to modify the exterior facades of the existing commercial structure at the property located at 6011 Broadway under Chapter 2 Administration for Architectural Review.

Ms. Hernandez presented the case. Manuel Garza was present to represent Thorn Architects and addressed the board.

Staff reminded that the case had been before the board for a preliminary review but required a final review in order for Council action. The board spoke regarding the signage illustrated

on the building but staff informed that any signage illustrated was not being considered as part of the application and would require a separate review.

No one requested to speak regarding the case.

Mr. McFarland moved to recommend approval of the proposed design. Mr. Kiehne seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Baker, Kiehne, McFarland, McGlone

AGAINST: None

Mr. Thorn rejoined quorum after the case was heard and action was taken.

Case No. 858F – Request of Trey Hutton, applicant, representing Alamo Heights Center, LTD, owner, to modify the exterior finish materials and color of the existing commercial structure at the property located at 5170 Broadway under Chapter 2 Administration for Architectural Review.

Ms. Hernandez presented the case. Jonathan Harden was present and addressed the board.

There was a discussion regarding the exterior improvements and the existing mural. The applicant responded. An open discussion followed regarding the materials and colors.

Mr. McGlone moved to recommend approval of the proposed design. Mr. Thorn seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Baker, Kiehne, McFarland, McGlone, Thorn

AGAINST: None

Case No. 859P – Request of Trebes Sasser Jr. of Ridgemont Properties, owner, for the preliminary design review of the proposed multi-family structure at the properties located at 111, 119, 131, & 135 Katherine Ct. (No Action Required).

Ms. Hernandez presented the case. The owner was present and addressed the board. Architect Kris Feldmann was also present and spoke regarding the proposed design.

The applicant spoke regarding parking and number of units. They added that the design would interact with the street. The board commended on the design. The applicant went on to say that the proposed would be replacing the existing four (4) multi-family structures. An open discussion followed regarding the parking, units, and looking further into code for balance.

Those requesting to speak regarding the case were as follows:

James Loyd, 138 Katherine Ct #2 (opposed)

John Fietschans, 134 Katherine Ct (opposed)

Elizabeth Fietshans, 134 Katherine Ct (opposed)(via teleconference)
Timothy Caffrey, 167 Katherine Ct (opposed)
Margaret Engel, 155 Katherine Ct (opposed)
Joan Cunningham, 137 Katherine (opposed)
Freddy Longoria III, 158 Katherine Ct, Unit A (opposed)
Marie Longoria, 158 Katherine Ct, Unit A (opposed)
Mike McGlone, 150 Katherine (opposed)


Concerns of those speaking regarding the case included density, high traffic, the size being massive, the modern architecture, and compatibility. In addition, they expressed concerns regarding the footprint and how it exceeded zoning requirements, parking in area was already overflowing, the state of the existing structures, the design not fitting, the request of variances, and that the proposed violated the preamble.

Chairman Gaines addressed the public. He went on to say that the board would not act on the item as it was only a preliminary review. No action was taken.

Ms. Hernandez provided an update on the status of the proposed amendments to the current Residential Design Standards (RDS).

There being no further business, Chairman Gaines adjourned the meeting at 7:04p.m. with unanimous consensus of the board.

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)

10/19/2021
Date Signed & Filed



Lety Hernandez, Director
Community Development Services