

**City of Alamo Heights**  
**ARCHITECTURAL REVIEW BOARD**  
**MINUTES**  
September 19, 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, September 19, 2023, at 5:30 p.m.

Members present and composing a quorum of the Board:

Grant McFarland, Acting Chairman  
Ashley Armes  
Larry Gottsman  
Lyndsay Thorn  
Phil Solomon  
Clay Hagendorf, Alternate

Members absent:

John Gaines, Chairman  
Adam Kiehne

Staff members present:

Phil Laney, Assistant City Manager  
Lety Hernandez, Director of Community Development Services

\*\*\*\*\*

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

\*\*\*\*\*

Mr. Gottsman moved to approve the meeting minutes of August 15, 2023 as presented.  
Mr. Thorn seconded the motion.

The motion was approved with the following vote:

FOR: McFarland, Armes, Gottsman, Hagendorf, Thorn, Solomon  
AGAINST: None

\*\*\*\*\*

**Case No. 902F – Request of Cipriano Espino, owner, for the compatibility review of the proposed design located 103 E Elmview Pl in order to construct a new single-family residence with attached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).**

Ms. Hernandez presented the case. Mr. Espino was present and addressed the board.

Mr. Thorn spoke regarding the balance of the design and went on to speak regarding the consistency of the windows and exterior finish materials.

Chairman McFarland opened the public hearing at 5:41pm. No one requested to speak regarding the case so the public hearing was closed at 5:42pm.

Mr. Thorn moved to approve the proposed design as compatible with suggestion to review fenestration for similar type of windows for all proposed elevations. Mr. Gottsman seconded the motion.

The motion was approved with the following vote:

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

AGAINST: None

\*\*\*\*\*

**Case No. 904F – Request of Mark Herbert, owner, for the compatibility review of the proposed design located at 315 Argo Ave in order to construct a new two-story detached accessory structure under Demolition Review Ordinance No. 1860 (April 12, 2010).**

Ms. Hernandez presented the case and clarified that the project did not require any variances. Mr. Herbert was present and addressed the board.

It was stated that the proposed design was within the feel of the neighborhood. Mr. Solomon questioned the use of the proposed exterior finish materials and asked if a paint color had been decided. The owner responded that he was undecided due to also looking to repaint the main structure.

Chairman McFarland opened the public hearing at 5:49pm. 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. Ms. Armes seconded the motion.

The motion was approved with the following vote:

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

AGAINST: None

\*\*\*\*\*

**Case No. 906F – Request of La Pila Ventures, owner, for the compatibility review of the proposed main structure located at 859 Estes Ave in order to construct a new single-family residence with accessory structure under Demolition Review Ordinance No. 1860 (April 12, 2010).**

Ms. Hernandez presented the case. Myles Caudill of Caudill Homes was present and addressed the board.

Discussion followed regarding front setbacks and placement. The board asked for clarification regarding windows on the left side of the front elevation and Mr. Caudill responded and clarified regarding the materials.

Mr. Thorn commended on the execution of details. A discussion followed regarding exterior finish materials. A color scheme had not been decided. It was stated that the proposed was of same character in the area but different size. River rock and round limestone would be used depending on availability.

Mr. Solomon asked what the inspiration was and Mr. Caudill went on to say that, due to the amount of opposition, they wanted to bring something to the neighborhood that they were proud of. At that time, Mr. Gottsman commended on the proposed design.

Chairman McFarland opened the public hearing at 6:09pm.

Those present and requesting to speak regarding the case were as follows:  
John Bloodsworth, 863 Estes Ave (Support)

Chairman McFarland closed the public hearing at 6:21pm.

An open discussion took place with the owner. Those speaking regarding the case felt that the design revered homes in the area and that the applicant had "done their homework", listed to surrounding owners, and did not detract from the front elevation.

Mr. Thorn questioned regarding the window materials and the applicant responded. Mr. Gottsman asked if they would be using any of the existing foundation and was informed that they would not. Mr. Caudill went on to say that he was fortunate to be working on the project and felt it was a privilege.

Mr. Thorn moved to recommend approval of the proposed design as compatible. Ms. Armes seconded the motion.

The motion was approved with the following vote:  
FOR: McFarland, Armes, Gottsman, Hagendorf, Thorn, Solomon  
AGAINST: None

\*\*\*\*\*

**Case No. 905P – Request of Mark Johnson of Balance Site Design LLC., applicant, representing HEB Grocery Company, LP., owner, for the preliminary design review of the proposed expansion of the existing commercial use building and reconstruction of the existing parking lot located at 4821 Broadway St. (No action required).**

Ms. Hernandez presented the case. Brad Pease was present and addressed the board.

An open discussion took place between the board and Mr. Pease regarding the proposed and there was clarification regarding the proposed scope and flow of the areas.

Chairman McFarland opened the public hearing at 6:22pm.

Those present and speaking regarding the case were as follows:  
Peter Reininger, (Did not state address)

Chairman McFarland closed the public hearing at 6:24pm.

Those speaking regarding the case expressed concerns regarding the side yard and requested clarification regarding the distance. Staff informed that information was not yet available. No action was taken on the item.

\*\*\*\*\*

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 Jessee regarding the information presented.

Mr. Gottsman left the meeting at 6:41pm followed by Mr. Kiehne at 7:14pm.

Councilman Jessee 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. Mr. Thorn seconded the motion followed by unanimous consent of the board. The meeting was adjourned at 7:10p.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

  
\_\_\_\_\_  
Lety Hernandez, Director  
Community Development Services