

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
September 21, 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, September 21, 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
Larry Gottsman
Lyndsay Thorn

Members absent:

Diane Hays
Adam Kiehne
Grant McFarland
Phil Solomon

Staff members present:

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

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

Staff informed that the May 18, 2021 minutes had been approved at the previous meeting and action was not required.

Mr. Gottsman moved to approve the minutes of the June 15, 2021 and July 20, 2021 meetings as presented. Mr. Baker seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Baker, Gottsman, Thorn
AGAINST: None

Chairman Gaines announced the meeting minutes of August 17, 2021 were not available for review and rescheduled for the next regularly scheduled meeting.

Case No. 859S – Request of Gabriel Martinez, applicant, for permanent signage at 6421 Broadway St (Honchos)

Ms. Hernandez presented the case. The applicant was not in attendance.

The board asked if the signage had already been installed and staff informed that it was. A discussion followed regarding the sizes and locations.

Mr. Gottsman moved to approve the signage as presented. Mr. Thorn seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Baker, Gottsman, Thorn

AGAINST: None

Case No. 862S – Request of Paul Vidal of Custom Signs and Consulting, applicant, for permanent signage at 5005 Broadway St (March 11)

Ms. Hernandez presented the case. The applicant was present and addressed the board.

The board expressed concerns regarding the design and the manner in the way the sign would be mounted on the façade. An open discussion followed.

Mr. Gottsman moved to table the case for the next meeting pending feedback from the building owner. Mr. Thorn seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Gottsman, Thorn

AGAINST: None

ABSTAIN: Baker

Case No. 860F – Request of Lisa Nichols of Nic Abbey Luxury Homes, owner, for the significance review of the existing main structures at the property located at 216 Grant in order to demolish 100% of the existing single-family residence with accessory structures under Demolition Review Ordinance 1860 (April 12, 2010).

Ms. Hernandez presented the case. Embrey Nichols was present and representing the applicant.

No one requested to speak regarding the case.

Mr. Gottsman 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, Gottsman, Thorn

AGAINST: None

Case No. 861F – Request of Trebes Sasser Jr. of Ridgemont Properties, owner, for the significance review of the existing main structures at the properties located at 111, 119, 131, & 135 Katherine Ct in order to demolish 100% of each multi-family building under Demolition Review Ordinance 1860 (April 12, 2010).

Ms. Hernandez presented the case. The applicant was present and addressed the board.

Those speaking regarding the case were as follows:
Patience McGuire, 150 Katherine Ct (via teleconference)
James Loyd, 138 Katherine Ct
Joan Cunningham, 137 Katherine Ct
Michael McGuire, 150 Katherine Ct

Concerns of those speaking regarding the case were the number of parking spaces, landscaping buffers, location of trash receptacle, use of public right-of-way, number of units, setbacks, density, request to slow down and propose four (4) unit buildings on each lot, preference for single-family structures, and lack of compatibility.

Chairman Gaines addressed the comments and spoke regarding the request before the board. Mr. Baker asked for clarification regarding the significance and compatibility process and why there were no plans for a replacement. Staff responded informing that the process does allow the applicant to make each request separately.

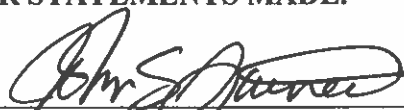
Mr. Gottsman moved to declare the existing main structures as not significant and recommended approval of the demolitions as requested. Mr. Baker seconded the motion.

The motion was approved with the following vote:
FOR: Gaines, Baker, Gottsman, Thorn
AGAINST: None

Ms. Hernandez informed that the Planning & Zoning Commission recommended approval of the proposed revisions and that the item was currently scheduled for the October 11, 2021 City Council meeting. No action was taken.

There being no further business, Mr. Gottsman moved to adjourn the meeting with unanimous consent from the board. The meeting was adjourned at 6:29p.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)

02/15/2022

Date Signed & Filed



Lety Hernandez, Director
Community Development Services