

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
October 18, 2022

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, October 18, 2022, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Karl Baker
Grant McFarland
Adam Kiehne, Alternate

Members absent:

Larry Gottsman
Phil Solomon
Lyndsay Thorn

Staff members present:

Phil Laney, Assistant City Manager

The meeting was called to order by Chairman Gaines at 5:35 p.m.

Chairman Gaines announced that the August 16, 2022 meeting minutes were not available for review and rescheduled for the next regular meeting. No action was taken.

Case No. 888 F – Request of Craig McMahon of Craig McMahon Architects, Inc., applicant, representing Jeff & Lisa Rosenbloom, owners, for the compatibility review of the proposed design located at 235 Argyle in order to construct a 2-story detached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).

Mr. Laney presented the case. Craig McMahon, applicant, was present and addressed the board. He spoke regarding the existing conditions of the property, proposed design, and compliance with current zoning ordinances.

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

The motion was approved with the following vote:

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

Case No. 890 F – Request of Myles A. Caudill, applicant, representing La Pila Ventures, owner, for the compatibility review of the proposed design located at 126 Wildrose (also known as 124/126 Wildrose) in order to construct a new single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Mr. Laney presented the case. Myles Caudill, representing the applicant, was present and addressed the board. He spoke regarding the design.

The board commended on the design and added that there was balance and design. A discussion followed regarding the exterior finish materials and proposed paint colors.

Chairman Gaines opened the public hearing at 5:45 p.m.

Those requesting to speak regarding the case were as follows:
Karla Toye, 143 Blue Bonnet Blvd (via teleconference) (Support)

Chairman Gaines closed the public hearing at 5:50pm.

The caller wanted to confirm that the garage would not be increasing in size and asked for clarification regarding placement of the windows. The applicant responded to her concerns confirming that the garage would not increase and window placement would be as shown on the proposed elevations.

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

The motion was approved with the following vote:

FOR: Gaines, Baker, Kiehne, McFarland

AGAINST: None

Case No. 889 P – Request of Mark Johnson of Balance Site Design, applicant, representing NBD 6401 LP, owner, for the preliminary design review of the proposed new commercial use structure located on the 6400 Block of Broadway St (6401, 6403, 6421 Broadway St). (No action required)

Mr. Laney presented the case. Evan Petersen, owner, was present and addressed the board. He spoke regarding the design and proposed materials.

The board suggested providing a rendering of the proposed street view with the three (3) buildings on the lot. The board asked for clarification regarding existing and proposed parking and Mark Johnson, applicant, responded speaking to the number of spaces and locations.

Chairman Gaines opened the public hearing at 6:10pm.

Those requesting to speak regarding the case were as follows:
David Follingstad, 116 College Blvd (Opposed)
Ruben Sandoval, 129 Inslee Ave (Opposed)
Howard Anderson, 123 College Blvd (Opposed)
Trisha McManus, 140 Inslee Ave (Opposed)

Chairman Gaines closed the public hearing at 6:25pm.

Concerns of the those speaking regarding the case were eliminating greenspace with increase in parking, affect to heritage trees, drainage, light pollution, and additional traffic on College Blvd with the new entrance, damage to property, and the proposed design.

The applicant thanked the board for their feedback. No action was taken.

There being no further business, Mr. Kiehne moved to adjourn the meeting. Mr. Baker seconded the motion. The meeting was adjourned at 6:30 p.m. with unanimous consent 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)

5/16/23

Date Signed & Filed



Lety Hernandez, Director
Community Development Services