

**City of Alamo Heights**  
**ARCHITECTURAL REVIEW BOARD**  
**MINUTES**

November 17, 2020

The Architectural Review Board held a regular scheduled meeting at the Council Chambers of the City of Alamo Heights located at 6116 Broadway St, San Antonio, Texas and via Zoom and telephone conference on Tuesday, November 17, 2020, at 5:30p.m. due to pandemic, COVID-19, also known as coronavirus.

Members composing a quorum of the Board:

John Gaines, Chairman  
Mike McGlone (via Zoom)  
Phil Solomon  
Lyndsay Thorn (via Zoom)

Members absent:

Mary Bartlett  
Diane Hays  
Grant McFarland

Staff members present:

Nina Shealey, Assistant City Manager  
Lety Hernandez, Planner

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

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Mr. Solomon moved to approve the October 20, 2020 meeting minutes. Mr. McGlone seconded the motion.

The motion passed with the following vote:

FOR:           Gaines, McGlone, Solomon, Thorn  
AGAINST:   None

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**Case No. 821 F – Request of Lisa Nichols of Nic Abbey Luxury Homes, owner, for the significance review of the existing main structure located at 239 Abiso in order to demolish 100% of the existing residence and accessory structure(s) Demolition Review Ordinance No. 1860 (April 12, 2010).**

Ms. Shealey presented the case.

Mr. Solomon moved to declare not significant recommending approval of demo as requested. Mr. McGlone seconded the motion.

The motion was approved with the following vote:

FOR:           Gaines, McGlone, Solomon, Thorn  
AGAINST:   None

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**Case No. 822 F – Request of Adam Michael Custom Homes, LLC, applicant, representing Jeremy Mandel, owner for the significance review of the existing main structure and compatibility review of the proposed design located at 528 Normandy in order to demolish 100% of the existing residence and accessory structure(s) and construct a new single-family residence with detached accessory structure under Demolition Review Ordinance No. 1860 (April 12, 2010).**

Ms. Shealey presented the case. David Mandel of Adam Custom Homes was present and Jeremy Mandel, owner, were available via Zoom to address the board.

A discussion followed regarding exterior finish materials, the proposed site plan with hardscape, and drainage.

After further discussion, Mr. Solomon moved to declare the existing main structure as not significant and recommended approval of the design as compatible with confirmed materials. Mr. McGlone amended the motion excluding the use of shingles at the upper gable and Mr. Solomon added that the driveway not intersect the house. Mr. McGlone seconded.

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

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**Case No. 819 F – Request of Joseph Valdez of Valdez Designs, applicant, representing James W. and Jessica Collins, owners, for the significance review of the existing main structure located at 730 Corona in order to demolish 100% of the existing residence and accessory structure under Demolition Review Ordinance No. 1860 (April 12, 2010).**

Ms. Shealey presented the case. A representative of Valdez Designs was present and addressed the board.

There was a discussion regarding existing fencing and retaining walls and if they would be removed and the representative informed that they would be.

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

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

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**Case No. 823 F – Request of Joseph Valdez of Valdez Designs, representing the current owners for the compatibility review of the proposed main structure located at 324 Cloverleaf in order to construct a new single-family residence with detached accessory structures under Demolition Review Ordinance No. 1860 (April 12, 2010).**

Ms. Shealey presented the case. The owner, Jay Rosenberg, was present and addressed the board.

There was a discussion regarding the stone wall and whether or not it would be removed and connect the sidewalk to the one at front. There were concerns regarding removal of the tree nearest the front driveway and recommended keeping the Burr Oak possibly. The board spoke regarding the benefits of shade and absorption of water.

A discussion followed regarding proposed parking and concerns were expressed regarding the site plan and lack of a final design for proposed flatwork.

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

The motion was approved with the following vote:

FOR:           Gaines, McGlone, Solomon, Thorn

AGAINST:   None

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**Case No. 814 F – Request of R. Clay Page, applicant, representing Scott Boynton, owner, to expand the parking area to the rear of the existing commercial structure at the property located 6421 Broadway under Chapter 2 Administration for Architectural Review.**

Ms. Shealey announced the case was rescheduled until further notice. No action was taken.

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Ms. Shealey informed that the bond election passed and spoke regarding Broadway improvements.

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There being no further business, Mr. Solomon moved to adjourn the meeting seconded by Mr. McGlone. The meeting was adjourned at 6:25p.m.

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**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)

4/20/21

Date Signed & Filed



Lety Hernandez, Planner  
Community Development Services