

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES

December 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, December 19, 2023, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Grant McFarland
Lyndsay Thorn
Clay Hagendorf, Alternate

Members absent:

Ashley Armes
Larry Gottsman
Adam Kiehne
Phil Solomon
Mac White, Alternate

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 5:30 p.m.

Chairman Gaines announced the November 21, 2023 meeting minutes were not available for review and rescheduled for the January 16, 2024 meeting. No action was taken.

Case No. 915F – Request of Mert Firat, applicant, for permanent signage at 5231 Broadway St, Suite 105 (SA Botanicals).

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

Mr. Firat explained that the signage covered fourteen (14) percent of the entire storefront and that the signs were used for advertising and went on to explain the benefits of their products.

A discussion followed regarding the number of signage on surrounding properties. The board expressed concerns regarding ordinances and enforcement and lack of penalizing business owners.

At that time Mr. McFarland moved to table the case for the January 16, 2024 meeting to revise the proposal to a maximum of ten (10) percent coverage. Mr. Thorn seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Hagendorf, McFarland, Thorn

AGAINST: None

Case No. 912F – Request of Aaron Recko & Cosmo Guido, owners, for the significance review of the existing main structure and compatibility review of the proposed design located at 255 Claywell Dr in order to demolish 100% of the existing residence and construct a new single-family residence with detached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Hernandez presented the case. Mr. Recko was present via teleconference and addressed the board.

Mr. Recko spoke regarding the design elements and proposed parking. He added that they were trying to match the neighborhood feel. An open discussion followed regarding the gable roof and lack of consistency on the proposed rear elevation. Chairman Gaines felt there should be more congruency between pitches and that it was not on point with the design on front. He added that, as proposed, the intensity was lost on the side elevations.

Mr. Recko stated that they were focused on the streetscape and look on the block but being confined by the current ordinances. The board asked for clarification regarding the ordinances and if they precluded gables at the rear. Staff responded. Mr. Recko went on to say that the pitch deviation and ultimate decision was made to discontinue the gable due to looming plate heights.

Mr. Thorn suggested lowering the plate heights and bringing the gable down making the transition easier. Chairman Gaines went on to speak regarding simplicity of roof plans and balance in roof designs and how design is sacrificed to accommodate a floorplan. He went on to commend the design and spoke regarding consistency of window styles on all four (4) elevations adding that it would not impede the process but speak to consistency in the neighborhood.

Chairman Gaines opened the public hearing at 6:27pm.

Those speaking regarding the case were as follows:

Andy Laird, 261 Claywell Dr (Support)

No one else requested to speak regarding the case. Chairman Gaines closed the public hearing at 6:28pm.

Mr. Thorn moved to table the case for the January 16, 2024 meeting for the applicant to make revisions based on recommendations of the board. Mr. Hagendorf seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Hagendorf, McFarland, Thorn

AGAINST: None

Case No. 913F – Request of Peter DeWitt of Adapt Architecture & Construction, applicant, representing Brooke Meabon, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 301 Lamont Ave in order to demolish 84% of the existing main structure’s roof, 62% of the existing street-facing south elevation, 63% of the existing street-facing east elevation, and 53% of the total exterior facing walls in order to renovate and add to the existing single-family residence with construct a new detached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Hernandez presented the case. Mr. DeWitt was present and addressed the board. He spoke regarding the design and revisions requested by staff, proposed windows, setbacks, and materials.

Chairman Gaines opened the public hearing at 6:39pm. No one else requested to speak regarding the case so the public hearing was closed.

At that time, Mr. McFarland moved to declare the existing main structure as not significant and recommended approval of the demolition as requested and proposed design as compatible. Mr. Hagendorf seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Hagendorf, McFarland, Thorn

AGAINST: None

There being no further business, Mr. Hagendorf moved to adjourn the meeting. Ms. Thorn seconded the motion followed by unanimous consent of the board. The meeting was adjourned at 06:40 p.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)

02/20/2024
Date Signed & Filed



Lety Hernandez, Director
Community Development Services