

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
June 17, 2025

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, June 17, 2025, at 5:30 p.m.

Members present and composing a quorum of the Board:

Larry Gottsman, Acting Chairman
Phil Solomon
Ashley Armes
Adam Kiehne
Clay Hagendorf, Alternate

Members absent:

John Gaines, Chairman
Lyndsay Thorn
Grant McFarland
Mac White, Alternate

Staff members present:

Lety Hernandez, Director of Community Development Services
Sarah Olivares, Planner

The meeting was called to order by Chairman Gottsman at 5:30pm.

Mr. Hagendorf moved to approve the March 18, 2025 and May 20, 2025 meeting minutes. Mr. Solomon seconded the motion.

The motion was approved with the following vote:

FOR: Solomon, Gottsman, Armes, Kiehne, Hagendorf
AGAINST: None

Case No. 985S

Request of First Choice Signs & Service, LLC, applicant, representing The Exchange 09, LLC., owner, for permanent signage at 5005 Broadway St. (Geraldines Natural Wines).

Mrs. Hernandez presented the case. The board had a question if the neon sign would stay on throughout the night. Travis Higdon, business owner of Geraldine's Natural Wines, addressed the board that the signage illumination will be up to the landlord's discretion.

Chairman Gottsman opened the public hearing at 5:37pm. With no other requests to speak with interest to the case, Chairman Gottsman closed the public hearing at 5:37pm.

Mr. Kiehne moved to approve as presented. Mr. Hagendorf seconded the motion.

The motion was approved with the following vote:

FOR: Solomon, Gottsman, Armes, Kiehne, Hagendorf
AGAINST: None

Case No. 989S

Request of Sharon Merced of First Choice Signs & Service, LLC, applicant, representing Stewart Center, Inc., owner, for permanent signage at 5130 Broadway St. (Grandma's Greek Taste).

Mrs. Hernandez presented the case. The board had a discussion over the design.

Chairman Gottsman opened the public hearing at 5:39pm. With no other requests to speak with interest to the case, Chairman Gottsman closed the public hearing at 5:39pm.

Mr. Kiehne moved to approve as presented. Mr. Solomon seconded the motion.

The motion was approved with the following vote:

FOR: Solomon, Gottsman, Armes, Kiehne, Hagendorf

AGAINST: None

Case No. 990S

Request of Chase Gorman, applicant, representing Noble 5901 Broadway, Ltd., owner, for permanent signage at 5933 Broadway St. (Kaboom Cards).

Mrs. Hernandez presented the case. The board had a discussion over the design.

Chairman Gottsman opened the public hearing at 5:37pm. With no other requests to speak with interest to the case, Chairman Gottsman closed the public hearing at 5:37pm.

Mr. Kiehne moved to approve as presented. Mrs. Armes seconded the motion.

The motion was approved with the following vote:

FOR: Solomon, Gottsman, Armes, Kiehne, Hagendorf

AGAINST: None

Case No. 991S

Request of Caleb Brister, applicant, representing David Peveto, owner, for permanent signage at 515 Austin Hwy. (Brake Check).

Mrs. Hernandez presented the case. The board had a question if the applicant was over the maximum allowed signage. Staff confirmed they did exceed. Mr. Brister, applicant, addressed the board. Open discussion followed regarding the colors and placement of signs and that the signage modifications will be presented to the owner, David Peveto.

Chairman Gottsman opened the public hearing at 5:37pm. With no other requests to speak with interest to the case, Chairman Gottsman closed the public hearing at 5:37pm.

Mr. Kiehne moved to approve of the proposed design with modification stated that he would present the board modification to the owner, David Peveto, to remove the "Slick Deal" sign. Mr. Kiehne seconded the motion.

The motion was approved with the following vote:

FOR: Solomon, Gottsman, Armes, Kiehne, Hagendorf

AGAINST: None

Case No. 986F

Request of Jahan Ahmadi of BB Puerto LLC, applicant, representing Daryl Lange, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 328 Albany St in order to demolish 100% of the existing structure and construct a new single-family residence with detached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).

Mrs. Hernandez presented the case. Jahan Ahmadi, applicant, spoke about the case. The board discussed the design of the main structure and the lack of information.

Chairman Gottsman opened the public hearing at 6:05pm. No one requested to speak so the public hearing was closed.

Mr. Hagendorf moved to table the case for the next special meeting July 22, 2025 due to the lack of information of the main structure. Mrs. Armes seconded the motion.

The motion was approved with the following vote:

FOR: Solomon, Gottsman, Armes, Kiehne, Hagendorf

AGAINST: None

Case No. 987P

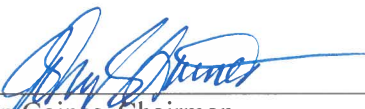
Request of Richard Garrod of Studios8 Architects, applicant, representing 5307 Broadway, Ltd., owner, for the preliminary design review of the proposed redesign to the existing commercial use structure located at 5307 Broadway St. (No action required).

Mrs. Hernandez presented the case. Creed Sasser of 5307 Broadway, Ltd., owner, spoke regarding the case. Richard Greer, applicant, addressed the board. The board gave positive feedback regarding the design presented and asked about the potential lack of parking and proposed exterior materials.

Chairman Gottsman opened the public hearing at 6:23pm. No one requested to speak so the public hearing was closed. No action was taken on the case.

There being no further business, Chairman Gottsman moved to adjourn the meeting. Mr. Hagendorf seconded the motion followed by unanimous consent from the board. The meeting was adjourned at 6:24pm.

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



Sarah Olivares, Planner
Community Development Services