

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
August 19, 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, August 19, 2025, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Larry Gottsman
Grant McFarland
Lyndsay Thorn

Members absent:

Ashley Armes
Adam Kiehne
Phil Solomon
Clay Hagendorf, Alternate
Mac White, Alternate

Staff members present:

Lety Hernandez, Director of Community Development Services
Tyler Brewer, Senior Planner

The meeting was called to order by Chairman Gaines at 5:32 p.m.

Mr. Gottsman moved to approve the minutes of the July 22, 2025 meeting. Mr. Thorn seconded the motion.

The motion was approved with the following vote:

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

Case No. 994S

Request of Jaci Clemens, applicant, representing Noble 5901 Broadway, Ltd., owner, for permanent signage at 5927 Broadway St (Avanella Homes).

Mr. Brewer presented the case. Michael Murphy, representative, was present and addressed the board.

The board questioned landlord approval and Mr. Murphy confirmed that the signage was approved by the owner.

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

The motion was approved with the following vote:

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

Case No. 997S

Request of Patti Imbus, applicant, representing Visual Comfort & Design, owner, for permanent signage at 6411 Broadway St (Visual Comfort & Design).

Mr. Brewer presented the case. Patti Imbus, applicant, was present and addressed the board.

Mr. Gottsman spoke regarding the sign on the front façade and expressed concerns of the proposed signage facing the residential district. Open discussion followed regarding the design and size of the proposed and total number of signs.

After further discussion, Mr. Gottsman moved to approve the request conditioned upon the side and back signs being removed from the permit request. Mr. Thorn seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Gottsman, McFarland, Thorn

AGAINST: None

Case No. 998S

Request of Brent Adcock, applicant, representing Alamo Heights Center, LTD., owner, for permanent signage at 5162 Broadway St (StretchLab).

Mr. Brewer presented the case. The applicant was not present.

The board discussed the size and height of the proposed signage related to those of surrounding businesses in the same building.

Mr. Gottsman moved to approve conditioned upon the word "STRETCH" being reduced to a maximum of 24in in height and the word "LAB" reducing in size proportionally. Chairman Gaines amended the motion to include the removal of the temporary window signage. Mr. McFarland seconded the amended motion.

The motion was approved with the following vote:

FOR: Gaines, Gottsman, McFarland, Thorn

AGAINST: None

Case No. 992F

Request of Marcos Zertuche, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 533 College Blvd in order to demolish approximately 38% of the existing street façade facing south, 28% of the existing street façade facing west, and removal or encapsulation of more than fifty (50) percent of the framed structure of all exterior walls and/or roofs and construct additions to the existing single-family.

Mr. Brewer presented the case and spoke regarding the discrepancy in the percentages provided in the plan documents that were discovered the plan review process in response to a request for clarification. Mr. Zertuche addressed the board. The board commended the proposed improvements and open discussion followed.

Chairman Gaines opened the public hearing at 6:14pm. No one requested to speak so the public hearing was closed.

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

The motion was approved with the following vote:

FOR: Gaines, Gottsman, McFarland, Thorn

AGAINST: None

Case No. 996F

Request of Manuel Luevanos, applicant, representing Qube Property Development, LLC., owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 503 Circle St in order to demolish 100% of the existing structures and construct a duplex under Demolition Review Ordinance No. 1860 (April 12, 2010).

Mr. Brewer presented the case. Mr. Luevanos was present and addressed the board.

Mr. Thorn expressed concerns regarding the offset and lack off windows on the first floor. Mr. Montes, designer of the home, addressed the board and spoke regarding the floorplan. Mr. Thorn felt that there was a lack of consistency in window placement and size. Mr. Montes spoke regarding the design and concerns of the neighbors regarding privacy. The board stated that changes could be made without compromising the character of the structure.

Open discussion followed regarding the gables, the front façade and lack of continuity, and replacement of exterior finish materials and fenestration that matched modern design.

Chairman Gaines opened the public hearing at 6:42pm. No one requested to speak so the public hearing was closed.

Mr. Gottsman moved to table the case for the September 16, 2025 meeting pending redesign. Mr. Thorn seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Gottsman, McFarland, Thorn

AGAINST: None

There being no further business, Mr. Gottsman moved to adjourn the meeting. Mr. Thorn seconded the motion followed by unanimous consent from the board. The meeting was adjourned at 6:43pm.

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



Lety Hernandez, Director
Community Development Services