City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
October 20, 2026

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 on Tuesday, October 20, 2026, at 5:30 p.m.

Members present and composing a quorum of the Board:
John Gaines, Chairman
Ashley Armes
Larry Gottsman
Grant McFarland
Lyndsay Thorn

Members absent:
Clay Hagendorf
Adam Kiehne
Phil Solomon
Samuel "Mac" White

Staff members present:
Lety Hernandez, Director of Community Development Services
Tyler Brewer, Senior Planner

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

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Mr. Gottsman moved to approve the meeting minutes of August 18, 2026 and September 15, 2026 as presented.

The motion was approved with the following vote:
FOR: Gaines, Armes, Gottsman, McFarland
AGAINST: None

Mr. Thorn arrived at 5:34pm and joined quorum.

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Case No. 1060S

Request of Monica Ortiz of Barnett Signs, applicant, representing Trebes Sasser Jr., owner, for permanent signage at 5307 Broadway St (Hudson House).

Mr. Brewer presented the case and informed that the applicant was not present.

Mr. Gottsman expressed concerns regarding the extra text on the awning adding that it looked "busy". Open discussion followed.

Mr. Thorn stated that the size was proportionate to the building façade and the board agreed.

Mr. Gottsman moved to approve the request as presented. Mr. McFarland seconded the motion.

The motion was approved with the following vote:
FOR: Gaines, Armes, Gottsman, McFarland, Thorn
AGAINST: None

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Case No. 1061S

Request of Monica Ortiz of Barnett Signs, applicant, representing Trebes Sasser Jr., owner, for permanent signage at 5307 Broadway St (Jack & Harry's).

Mr. Brewer presented the case and informed that the applicant was not present.

There were concerns regarding the size limitations adding that a larger sign should be allowed due to the size of the façade. Mr. Gottsman expressed concerns regarding the proposed and different specifications and how, as proposed, was not uniform or centered over the storefront like the proposed sign on the south.

After further discussion, Mr. Gottsman moved to table the case for the next regularly scheduled meeting. Ms. Armes seconded the motion.

The motion was approved with the following vote:
FOR: Gaines, Armes, Gottsman, McFarland, Thorn
AGAINST: None

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Case No. 1049F

Request of Christopher Rocha, applicant, representing Glenn Alexander, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 118 Routt St. in order to demolish approximately 51.62% of the street facing façade and construct an addition to the existing single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Mr. Brewer presented the case. Glenn Alexander, owner, was present and addressed the board speaking of possible variances. The board asked for clarification regarding variances and if they had been addressed by the Board of Adjustment (BOA). Mr. Brewer responded

and informed that plan review is encouraged but, at Council's direction, applicants did have the choice to complete the board review process in the order of their choosing.

Open discussion regarding the proposed design between the board and owner followed. The board commended on the design.

Chairman Gaines opened the public hearing at 6:01pm. No was requested to speak with interest in the case so the public hearing was closed.

After further discussion, Ms. Armes moved to declare the existing main structure as not significant and recommended approval of the proposed design as compatible. Mr. Gottsman seconded the motion.

The motion was approved with the following vote:
FOR: Gaines, Armes, Gottsman, McFarland, Thorn
AGAINST: None

Due to interest in the following case, Mr. Thorn left quorum at 6:02pm.

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Case No. 1058F

Request of Juan Hinojosa of Ella Bree Homes, LLC, applicant, representing James Dycus, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 131 Mary D Ave in order to demolish 100% of the existing structure and construct a new single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Mr. Brewer presented the case. He reminded that the board had tabled the case from the September 15, 2026 meeting pending redesign and that the owner withdrew the previous design and was replacing it with the current proposal. He informed that Lot Coverage and Floor to Area (FAR) calculations were not available as they did not apply to the Multi-Family zoned district. Lyndsay Thorn, Architect, was present representing the owner and addressed the board.

Mr. Thorn spoke regarding the design and proposed exterior finish materials, finishes, and colors adding that the design was more modern, simple approach.

Ms. Armes asked staff for clarification regarding significance based on a previous occupant and Mr. Brewer responded. Mr. McFarland added that occupancy alone was not enough to declare a structure significant.

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

Those present and speaking with interest in the case were as follows:
Robert Walker, 122 Chester St

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

Concerns of those speaking included the proposed placement of the driveway and parking near the rear setback.

Mr. Thorn spoke to address the concerns of those speaking regarding the case.

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

The motion was approved with the following vote:
FOR: Gaines, Armes, Gottsman, McFarland
AGAINST: None

Mr. Thorn rejoined quorum at 6:15pm.

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Case No. 1059F

Request of Jack Uptmore, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 138 Corona Ave in order to demolish 100% of the existing structure and construct a new single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Mr. Brewer presented the case. Jack Uptmore, owner, was present and addressed the board. He spoke regarding the main structure and recent storm damage.

Mr. Thorn expressed concerns regarding the lack of consistency in the window design. Chairman Gaines expressed the board's support of consistency and open discussion followed regarding exterior finish materials and colors.

Chairman Gaines opened the public hearing at 6:23pm. No one requested to speak with interest in the case so the public hearing was closed.

At that time, Mr. Gottsman moved to declare the existing main structure as not significant and recommended approval of the proposed design as compatible with the condition that the windows conform and are the same, no use of cinderblock color, use of cream colors and coordinating stone color as per the owner. Mr. Gaines amended the motion to include the use of a standing seam metal roof. Ms. Armes seconded the motion.

The motion was approved with the following vote:
FOR: Gaines, Armes, Gottsman, McFarland, Thorn
AGAINST: None

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With no further business to discuss, Mr. Gottsman moved to adjourn the meeting. Mr. Thorn seconded the motion. The meeting was adjourned at 6:25pm.

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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)

11/17/26
Date Signed & Filed

Garrett Pringle, Planner
Community Development Services