

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
February 17th, 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, February 17th, 2026 at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Ashley Armes
Larry Gottsman
Lyndsay Thorn
Grant McFarland
Adam Kiehne

Members absent:

Phil Solomon
Mac White, Alternate
Clay Hagendorf, Alternate

Staff members present:

Tyler Brewer, Senior Planner
Garrett Pringle, Planner

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

Approval of January 20th, 2026 Meeting Minutes

Mr. Kiehne motioned to approve the January 20th meeting minutes as presented. Mr. Thorn seconded the motion.

For: Gains, Armes, Gottsman, Thorn, McFarland, Kiehne

Against:

Case No. 1017S

Request of Industry Signs, applicant, for permanent signage at 5206 Broadway St (Arcadia Grove Cleaners).

Mr. Brewer presented the case. Of note was the sign size being 36 square feet while the code limits wall signs to 24 square feet

Augustine Bravo of Industry Signs came forward to address the board

Mr. Gottsman mentioned that the sign is comparable to the others around it in size.

Mr. Gottsman motioned to approve the sign. Mr. McFarland seconded the motion

For: Gains, Armes, Gottsman, Thorn, McFarland, Kiehne

Against:

Case No. 1003F

Request of Puerto BB, LLC, applicant, on behalf of Robert Price IV, owner, for the compatibility review of the proposed design located at 417 Patterson Ave in order to construct a new single-family residence and detached garage under Demolition Review Ordinance No. 1860 (April 12, 2010). (Tabled from 10.21.2025) (Rescheduled for 12.16.2025 per applicant's request) (Rescheduled for 3.17.2026 per applicant's request)

Mr. Brewer mentioned that this is the last time the applicant can reschedule the case before needing to submit a new application

Case No. 1014F

Request of Peter DeWitt, applicant, on behalf of Ty Richardson, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 280 Tuxedo Ave in order to demolish or encapsulate approximately 36% of the existing street façade facing north and remove or encapsulate 100% of the roof and construct additions to the existing single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Mr. Brewer presented the case.

Peter DeWitt came forward and addressed the Board. He explained the project's desire to keep existing buildings while making upgrades.

The board generally spoke of liking the presented design

Chairman Gaines opened the public comment portion of the meeting at 5:44-m

Andrew Scott came forward and generally commented in favor
Donna Dallon came forward and generally commented in favor

The public comment portion of the meeting ended at 5:48pm

Mr. Gottsman made a motion to recommend approval of the case as presented. Mr. McFarland seconded the motion

For: Gains, Armes, Gottsman, Thorn, McFarland, Kiehne

Against:

Case No. 1015P

Request of Eric Baumgartner of LPA Design Studios, applicant, representing Alamo Heights ISD, owner, for the preliminary design review of the proposed improvements located at 6801 Broadway St, 6815 Broadway St, 6823 Broadway St, and 116 Tuxedo Ave. (No action required)

Due to the association with Case No. 1016P, both cases were presented and discussed together.

Case No. 1016P

Request of Eric Baumgartner of LPA Design Studios, applicant, representing Alamo Heights ISD, owner, for the preliminary design review of the proposed Alamo Heights District Community Center located at 7001 Broadway St. (No action required)

Mr. Brewer presented both cases 1015P and 1016P together.

Mr. Baumgartner came forward to give further details on the design and functionality of the proposed plans.

Mr. McFarland asked about the estimated start and finish timeline of the project. Mr. Baumgartner estimated a year.

Mr. Thorn stated that space wasn't used well for previous related projects and that these two cases don't make good use of space either.

Chairman Gaines spoke on multiple concerns he has on how the project will impact the surrounding neighborhood and traffic. A concern that was elaborated on was lighting and if there would be limits to when the lights would be on. Mr. Baumgartner stated that the lighting times would likely match other existing lighting on campus. An additional concern was if there would be controlled access to the parking lot to limit use outside of school hours. Mr. Baumgar stated there were currently no plans for controlled access.

Chairman Gaines mentioned he was not in favor of the land use in this project.

Mr. McFarland mentioned he didn't think the project would affect traffic and may help it.

Mr. Gottsman generally agreed with Mr. Thorn and Chairman Gaines on their respective points on land use. He stated his favorability on the walkway improvements in the city's right of way.

Chairman Gaines opened public comment portion of the meeting at 6:16pm

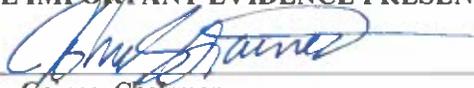
Robert Kline came forward to address the board. His comments generally were in line with previous ones made by the board

With no one else coming forward to comment, Chairman Gaines closed the public comment portion of the meeting was closed at 6:20pm.

With no action required for these agenda items, the board moved forward to adjournment.

There being no further business, Ms. McFarland motioned to adjourn the meeting. Mr. Gottsman seconded the motion followed by unanimous consent from the board. The meeting was adjourned at 6:21pm

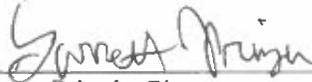
THE PROCEEDINGS OF THE MEETING ARE ALSO DIGITALLY RECORDED, AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.



John Gaines, Chairman
(Board Approval)

3/17/26

Date Signed & Filed



Garrett Pringle, Planner
Planner