

**City of Alamo Heights**  
**ARCHITECTURAL REVIEW BOARD**  
**MINUTES**  
March 17<sup>th</sup>, 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, March 17<sup>th</sup>, 2026 at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman  
Grant McFarland, Vice Chairman  
Ashley Armes  
Phil Solomon

Members absent:

Lyndsay Thorn  
Larry Gottsman  
Mac White, Alternate  
Clay Hagendorf, Alternate  
Adam Kiehne

Staff members present:

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

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The meeting was called to order by Chairman Gaines at 5:35pm

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**Approval of February 17<sup>th</sup>, 2026, Meeting Minutes**

Mr. Solomon made a motion to approve the February 17, 2026 meeting minutes as presented. Vice Chairman McFarland seconded the motion.

In Favor: Gaines, Armes, McFarland, Solomon  
Against:

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**Case No. 1024S**

**Request of Patti Imbus of Britten Lift and Installation Services, LLC, applicant, for permanent signage at 5921 Broadway St (Quest Diagnostics).**

Mr. Brewer presented the case.

The board had no questions for the applicant.

Vice Chairman McFarland made a motion to approve the proposed design as presented. Ms. Armes seconded the motion.

In Favor: Gaines, Armes, McFarland, Solomon  
Against:

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**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(Rescheduled for 12.16.2025 per applicant's request) (Rescheduled for 3.17.2026 per applicant's request) (Application withdrawn by staff)**

Mr. Brewer explained the withdrawal due to the lack of further submission documents.

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**Case No. 1018F**

**Request of Hearthside Homes, Inc., applicant, representing Ellen Schuler, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 305 Argo 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.

Carter Sheen of Hearthside Homes approached the board. He spoke to his belief of the replacement structure being an improvement for the neighborhood.

Mr. Solomon asked about the color and materials shown in the presentation. Mr. Sheen confirmed that the materials will be a similar color in the actual construction.

Chairman Gaines opened the public comment portion of the meeting at 5:43pm. With no one coming forward to comment he closed the public comment portion of the meeting at 5:43pm

Chairman Gaines asked about the narrowness of the driveway in reference to a public comment received. Mr. Sheen spoke to a willingness to work with neighbors for a solution.

Vice Chairman McFarland made a motion to declare the existing structure not significant and to recommend approval of the proposed design as compatible. Ms. Armes seconded the motion.

In Favor: Gaines, Armes, McFarland, Solomon  
Against:

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**Case No. 1019F**

**Request of Leslie Anderson of MSA Architecture + Interiors, applicant, representing Cooper Boddy, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 310 Lamont 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.

Cooper Body approached the board to represent the case. He referred to another project he had done in town and described it as similar and of the same quality.

Vice Chairman McFarland asked about usage of a balcony shown on the presentation to which Mr. Body confirmed it would be usable.

Mr. Solomon raised concern about the amount of trees being removed. Mr. Body mentioned his intent to keep as many as possible and that he plants trees on other properties. Chairman Gaines referred to previous projects done by the applicant and the quality of the landscaping on those projects.

Chairman Gaines open the public comment portion of the meeting at 5:53pm.

Myles Caudill spoke in favor of the project.

Chairman Gaines closed the public comment portion of the meeting at 5:55pm

Vice Chairman McFarland made a motion to declare the existing structure not significant and to recommend approval of the proposed design as compatible. Ms. Armes seconded the motion.

In Favor: Gaines, Armes, McFarland, Solomon

Against:

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**Case No. 1020F**

**Request of Jay Corder, applicant, representing Paul Graves, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 202 Rosemary Ave in order to remove or encapsulate approximately 38.7% of the existing street façade facing west and remove or encapsulate 50.1% of the framed structure of all exterior walls and construct additions to the existing single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).**

Mr. Brewer presented the case. He mentioned variances that were approved by the Board of Adjustment and that the design is compliant with city code with those variances.

Jay Corder approached the board and addressed reasoning on the design chosen.

Mr. Solomon asked Mr. Corder to explain the addition that is proposed. Mr. Corder spoke to this addition being a garage that will connect to the existing driveway.

Chairman Gaines asked for clarification on the area that would be surrounded by the proposal. Mr. Corder spoke to this area being a courtyard with a pool.

Chairman Gaines opened the public comment portion of the meeting at 6:03pm. With no one coming forward to comment he closed the public comment portion of the meeting at 6:03pm

Vice Chairman McFarland made a motion to declare the existing structure not significant and to recommend approval of the proposed design as compatible. Mr. Solomon seconded the motion.

In Favor: Gaines, Armes, McFarland, Solomon

Against:

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**Case No. 1021F**

**Request of Myles Caudill, applicant, representing La Pita Ventures, LLC, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 215 Morse St 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 mentioned that there is an active Board of Adjustment case for variances needed to build the design as proposed. He pointed out the unusual property line to the front of the property.

Mr. Solomon asked about the front yard setback of the existing structure. Mr. Brewer mentioned this proposal was closer to the lot line but not quite on it. Mr. Brewer spoke to the practical distance to the street being further than it appears due to the unusual property line situation.

Mr. Caudill approached the board.

Ms. Armes spoke to concerns of the compatibility of the design but generally liked the design. Chairman Gaines spoke to liking more traditional styles but thought this design was well thought out.

The Board and Mr. Caudill generally spoke on whether a design feature in the rendering, a trellis on the front wall, would be present on the final constructed home. The Board expressed their desire that Mr. Caudill speak with certainty on the design presented and that what is presented and ultimately voted on be what the applicant intends to build. Mr. Caudill confirmed he intends to build the design as presented.

Chairman Gaines opened the public comment portion of the meeting at 6:28pm. With no one coming forward to comment he closed the public comment portion of the meeting at 6:28pm

Vice Chairman McFarland made a motion to declare the existing structure not significant and to recommend approval of the proposed design as compatible based on representation by the applicant of a trellis, or some other softening of stucco wall, as shown on rendering presented. Mr. Solomon seconded the motion.

In Favor: Gaines, Armes, McFarland, Solomon

Against:

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**Case No. 1022F**

**Request of Eric Baumgartner of LPA Design Studios, applicant, representing Alamo Heights ISD, owner, for the final review of the proposed improvements located at 6801 Broadway St, 6815 Broadway St, 6823 Broadway St, and 116 Tuxedo Ave under Chapter 2 Administration for Architectural Review.**

Mr. Brewer presented both Case No 1022F and Case No. 1023F together due to their relationship with one another. He mentioned an ongoing rezoning, replat, and specific use permit case in progress for the property that these proposals are conditional on.

Mr. Baumgartner approached the board and mentioned that there were no changes to the proposed design since it was presented at the previous ARB meeting.

Mr. Solomon asked the applicant about the plan for the curbs and how it would address water diversion. Mr. Baumgartner spoke to plans for the curbs and mentioned there are no plans for subsurface drainage.

Mr. Solomon asked if the landscaping plan in the rendering was accurate to what would be built. Mr. Baumgartner confirmed this to be the case and mentioned right of way improvements that would also be made.

Mr. Solomon asked about the timeline of the overall project to which Mr. Baumgartner spoke of the project being broken into phases in order to not disrupt school parking.

Chairman Gaines opened the public comment portion of the meeting at 6:45pm. With no one coming forward to comment he closed the public comment portion of the meeting at 6:45pm

Vice Chair McFarland made a motion to recommend approval of the design as submitted. Ms. Armes seconded the motion.

In Favor: Armes, McFarland, Solomon  
Against: Gaines

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**Case No. 1023F**

**Request of Eric Baumgartner of LPA Design Studios, applicant, representing Alamo Heights ISD, owner, for the final review of the proposed Alamo Heights District Community Center located at 7001 Broadway St under Chapter 2 Administration for Architectural Review.**

Vice Chair McFarland made a motion to recommend approval of the design as submitted. Mr., Solomon seconded the motion.

In Favor: Gaines, Armes, McFarland, Solomon  
Against:

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**Adjournment**

There being no further business, Mr. Solomon motioned to adjourn the meeting. Ms. Armes seconded the motion followed by unanimous consent from the board. The meeting was adjourned at 6:47pm

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.

  
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John Gaines, Chairman  
(Board Approval)

4/21/26  
Date Signed & Filed

  
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Garrett Pringle, Planner  
Planner