

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES

April 21st, 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, April 21st, 2026 at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Phil Solomon
Adam Kiehne
Larry Gottsman
Clay Hagendorf, Alternate (Arrived at 5:32pm)

Members absent:

Grant McFarland, Vice Chairman
Lyndsay Thorn
Ashley Armes
Mac White, Alternate

Staff members present:

Lety Hernandez, Director of Community Development Services
Tyler Brewer, Senior Planner
Garrett Pringle, Planner
Maxwell Houser, Permit Technician

The meeting was called to order by Chairman Gaines at 5:31pm

Mr. Hagendorf arrived at 5:32pm

Approval of March 17th, 2026, Meeting Minutes

Mr. Solomon made a motion to approve the March 17, 2026, meeting minutes as presented. Mr. Gottsman seconded the motion.

In Favor: Gaines, Solomon, Kiehne, Gottsman, Hagendorf

Against:

Mr. Brewer announced that case 1025F has been rescheduled by the applicant.

Case No. 1029S

Request of Austin American Awning, applicant, for permanent signage at 406 Austin Hwy (JB's Barber Shop).

Mr. Brewer presented the case. He made mention of an existing wall sign, and that if that sign were to stay then the presented sign would be a second wall sign. The size of the sign along and having a second sign would both be in excess of what City code normally allows unless approved by the ARB.

With the applicant not present to answer questions, Mr. Solomon made a motion to table the case until the next ARB meeting. Mr. Gottsman seconded the motion.

In Favor: Gaines, Solomon, Kiehne, Gottsman, Hagendorf

Against:

Case No. 1026F

Request of Nic Abbey Homes, applicant, on behalf of Montclair Avenue, LLC, owner, for the compatibility review of the proposed design located at 231 Encino Ave in order to construct a new single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Mr. Brewer presented the case. He made mention of the case history in which a demolition delay was previously issued by the City Council but ultimately the existing structure was demolished.

Embrey Nichols and Lisa Nichols, the applicants, approached and addressed the Board.

Mr. Gaines asked City staff about the permissible setback for the attached garage. Mr. Brewer clarified that the presented plan was allowed. There was a general discussion of the setback of the house matching neighboring homes. Ms. Lisa Nichols confirmed that the house met setback requirements for the City.

Mr. Solomon asked the applicants about the drainage plan to which they mentioned having a professionally engineered drainage plan.

Chairman Gaines opened the public comment portion of the meeting at 5:54pm

Suzanne Mathews brought up concerns of the setback of the house. She introduced an exhibit to the board depicting an aerial view of the neighborhood.

Gilbert Mathews referred to the previous demolition case for the property and brought up concerns about the setback.

Chairman Gaines asked the applicant to give a response the concerns of Mr. and Mrs. Mathews. Ms. Embrey Nichols stated that the planned setback is same as the previous house that was on the lot.

Chairman Gaines closed the public comment portion of the meeting at 6:03pm

Mr. Gottsman made a motion to recommend approval of the proposed design as compatible. Mr. Hagendorf seconded the motion.

In Favor: Gaines, Solomon, Kiehne, Gottsman, Hagendorf

Against:

Case No. 1028F

Request of John J. Grable, applicant, representing Vainsa Investments, LLC, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 607 Evans 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.

Applicant Mr. John Grable of Vainsa Investments and his associate, Ms. Crystal Sepulveda, approached the Board. Mr. Grable and Ms. Sepulveda spoke to the design centering around existing conditions of the lot such as a large tree and retaining wall.

The Board generally spoke on liking the windows and design.

Chairman Gaines opened the public comment portion of the meeting at 6:21pm. With no one coming forward for comment, Chairman Gaines closed the public comment portion of the meeting at 6:21pm.

Mr. Gottsman made a motion to declare the existing structure not significant and to recommend approval of the proposed design as compatible. Mr. Hagendorf seconded the motion.

In Favor: Gaines, Solomon, Kiehne, Gottsman, Hagendorf

Against:

Case No. 1025F

Request of Andrew Belton, applicant, representing Texas Biomedical Research Institute, lessee of the property owned by Timothy Dean Word Family Trust, for the final review of the proposed parking lot improvements located at 401 Torcido Dr under Chapter 2 Administration for Architectural Review.

Mr. Brewer referred to his early announcement that this case has been rescheduled by the applicant.

Case No. 1027F

Request of Bradley Cowan, applicant, representing University of Incarnate Word, owner, for the final review of the proposed pedestrian pathway and associated site improvements located at 4301 Broadway St under Chapter 2 Administration for Architectural Review.

Mr. Brewer presented case. He made mention that the project is mostly in the City of San Antonio with the portion that crosses into Alamo Heights being the aspect under review by the ARB.

Amanda Nasto, representing the San Antonio River Authority, approached and addressed the board.

Chairman Gaines opened the public comment portion of the meeting at 6:36pm.

Norma Maldonado, resident of Alamo Heights, stated concerns about accessibility to Blue Hole and water flow to which Ms. Nasto clarified accessibility will still be present.

With no one else coming forward for comment, Chairman Gaines closed the public comment portion of the meeting at 6:40pm.

Mr. Hagendorf made a motion to recommend approval of the design as presented. Mr. Kiehne seconded the motion.

In Favor: Gaines, Solomon, Kiehne, Gottsman, Hagendorf

Against:

Adjournment

There being no further business, Mr. Gottsman motioned to adjourn the meeting. Mr. Kiehne seconded the motion followed by unanimous consent from the board. The meeting was adjourned at 6:42pm

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)

5/19/20

Date Signed & Filed



Garrett Pringle, Planner
Planner