

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
May 19, 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, May 19, 2026, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Larry Gottsman
Grant McFarland
Lyndsay Thorn
Ashley Armes
Clay Hagendorf

Members absent:

Adam Kiehne
Phil Solomon
Samuel "Mac" White

Staff members present:

Phil Laney, Assistant City Manager
Lety Hernandez, Director of Community Development Services
Tyler Brewer, Senior Planner
Maxwell Houser, Permit Technician

The meeting was called to order by Chairman Gaines at 5:30 p.m.

Mr. Gottsman moved to approve the meeting minutes of April 21, 2026, as presented. Mr. Thorn seconded the motion.

The motion was approved with the following vote:

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

Case No. 1029S - Request of Austin American Awning, applicant, for permanent signage at 406 Austin Hwy (JB's Barber Shop). (Tabled from 4.21.2026).

Mr. Brewer presented the case.

A representative from JB's Barber Shop approached the board to answer their questions.

Mr. Thorn suggested a black sign with white letters as opposed to the red and white current design.

Mr. Gottsman motioned to approve conditioned upon the applicant installing a black sign with white lettering.

Mr. McFarland seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Gottsman, McFarland, Thorn, Armes, Hagendorf

AGAINST: None

Case No. 1032S - Request of The City of Alamo Heights, applicant, for permanent signage at 250 Viesca Ave. (Kellyanne Park).

Mr. Brewer Presented the case.

At 5:51 p.m. Chairman Gaines opened the case up to public comment.

Phil Laney approached the board representing the city and clarified the project, its importance and the significance of the name 'Kellyanne Park.'

With no following questions, the public hearing portion of this case closed at 5:54 p.m.

Mr. Gottsman motioned to approve the case with Mr. Thorn seconding his motion.

The motion was approved with the following vote:

FOR: Gaines, Gottsman, McFarland, Thorn, Armes, Hagendorf

AGAINST: None

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. (*Rescheduled from 4.21.2026 per applicant's request*).

Mr. Brewer presented the case.

Chairman Gaines opened for public comment at 5:57 p.m.

Tyler Kozma speaking on behalf of Andrew Belton approached the board to answer their questions.

With no questions asked, the public hearing portion of this case closed at 6:00 p.m.

Mr. McFarland motioned to approve with Mr. Gottsman seconding his motion.

The motion was approved with the following vote:

FOR: Gaines, Gottsman, McFarland, Thorn, Arms, Hagendorf

AGAINST: None

Case No. 1031P - Request of Lorena Gomez-Farias of KP&J, applicant, representing Benjamin Dreszer of Mule Ventures LTD, owner, for the preliminary design review of a proposed commercial use structure on the property located at 6333 Broadway St. (No action required)

Mr. Brewer presented the case.

Benjamin Dreszer approached board to address any of their questions.

Mr. Hagendorf expressed his concerns over parking requirements and questioned what the plan is regarding such.

Following shortly, Chairman Gaines inquired about traffic flow and how it might affect Inslee Avenue.

Mr. Thorn responded with his observations of traffic flow and how commercial and multifamily residential projects in the area have created fewer traffic issues than anticipated. Mr. Hagendorf added that, with the inclusion of breezeway space in the design, the proposal at 6333 Broadway St is designed in a manner to lessen the usable space and therefore traffic impact of a new building on the site.

Public comment opened at 6:11 p.m.

Mr. and Mrs. Soder addressed their concerns over light, noise and proper drainage with the board and Mr. Dreszer.

Mr. Dreszer responded to their concerns by stating he is working with the city to make sure everything in his project is up to code and that he will take their concerns over lighting into consideration.

At 6:16 p.m. Mr. Gottsman excused himself from the meeting.

Public comment closed at 6:17 p.m.

With there being no action required for case 1031P and no further business, Mr. Hagendorf moved to adjourn the meeting. Mr. McFarland seconded the motion. The meeting was adjourned at 6:17 p.m.

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)

6/16/26
Date Signed & Filed



Maxwell Houser, Permit Technician
Community Development Services