

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
June 16, 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
Lyndsay Thorn
Ashley Armes
Phil Solomon

Members absent:

Grant McFarland
Clay Hagendorf
Adam Kiehne
Samuel "Mac" White

Staff members present:

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 May 19, 2026, as presented. Mr. Thorn seconded the motion.

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

Case No. 1035S - Request of Eric Baumgartner of LPA Design Studios, applicant, for permanent signage at 7001 Broadway St (Alamo Heights ISD Community Center).

Mr. Brewer presented the case.

Mr. Baumgartner addressed the Board regarding the proposed sign orientation.

Mr. Gottsman moved to approve the request. Ms. Armes seconded the motion.

The motion was approved with the following vote:
FOR: Gaines, Gottsman, Thorn, Armes, Solomon

AGAINST: None

Case No. 1040S - Request of Eric Baumgartner of LPA Design Studios, applicant, for permanent signage at 6900 Broadway St (Alamo Heights ISD High School).

Mr. Brewer presented the case.

Mr. Gottsman inquired whether the proposed sign would utilize replaceable lettering similar to the existing sign. Mr. Baumgartner confirmed that it would and explained the size differences between the existing and proposed signs.

Mr. Thorn requested to review the site plan to better understand the proposed location of the signage. Mr. Baumgartner explained that the new sign would be set back approximately two feet from the location of the previous sign.

Mr. Gottsman moved to approve the request. Mr. Thorn seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Gottsman, Thorn, Armes, Solomon

AGAINST: None

Case No. 1036F - Request of Carter Schimpff of Hearthside Homes, Inc., applicant, representing Cardinal Investments, LLC, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 217 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.

At 5:44 p.m., Mr. Gottsman temporarily left the Council Chambers to take a phone call. Chairman Gaines paused the proceedings until a quorum was restored.

Mr. Gottsman returned to the Council Chambers at 5:46 p.m., and Mr. Brewer resumed his presentation.

Mr. Schimpff addressed the Board regarding the proposed project and stated that he did not anticipate requesting any variances.

Mr. Thorn asked questions regarding the proposed windows and floor plan. Ms. Armes inquired about specific dimensions associated with the design.

Chairman Gaines opened the public hearing at 5:58 p.m.

Ms. Kimberly Herzog addressed the Board and expressed concerns regarding the modern architectural style of the proposed residence and its compatibility with surrounding development.

With no further comments, Chairman Gaines closed the public hearing at 5:59 p.m.

Mr. Thorn moved to approve the request with the stated caveat. Mr. Gottsman seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Gottsman, Thorn, Armes, Solomon

AGAINST: None

Case No. 1037F - Request of Nic Abbey Homes, applicant, on behalf of Walter Embrey, owner, for the compatibility review of the proposed design located at 216 Grant Ave in order to construct a new single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Mr. Brewer presented the case.

Embrey Nichols, representing Nic Abbey Homes, addressed the Board and provided additional details regarding the proposed design.

Chairman Gaines opened the public hearing at 6:05 p.m.

With no public comments received, Chairman Gaines closed the public hearing at 6:05 p.m.

Mr. Gottsman moved to approve the request. Ms. Armes seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Gottsman, Thorn, Armes, Solomon

AGAINST: None

Case No. 1038F - Request of Dave Isaacs of Dave Isaacs Homes, applicant, representing Angel Liriano, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 126 College Blvd 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.

Mr. David Isaacs addressed the Board and presented updated renderings of the proposed residence.

Mr. Thorn inquired about the balcony design and the absence of a door providing access to the balcony. Chairman Gaines expressed a similar concern.

Following the presentation, Chairman Gaines opened the public hearing at 6:14 p.m.

With no public comments received, Chairman Gaines closed the public hearing at 6:14 p.m.

Mr. Thorn moved to approve the request. Mr. Gottsman seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Gottsman, Thorn, Armes, Solomon

AGAINST: None

Case No. 1039F - Request of Lorena Gomez-Farias of KP&J, applicant, representing Benjamin Dreszer of Mule Ventures LTD, owner, for the final design review of the proposed commercial use structure on the property located at 6333 Broadway St under Chapter 2 Administration for Architectural Review.

Mr. Brewer presented the case.

Mr. Dreszer addressed the Board.

Mr. Gottsman asked what changes had been made since the Board's previous review of the project. Mr. Dreszer stated that revisions had been made in response to comments received from the public and the Board during the previous Architectural Review Board meeting.

Chairman Gaines opened the public hearing at 6:19 p.m.

With no public comments received, Chairman Gaines closed the public hearing at 6:20 p.m.

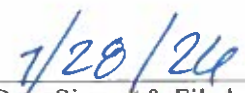
Ms. Armes moved to approve the request. Mr. Gottsman seconded the motion.

With no further business to discuss, Chairman Gaines entertained the motion to adjourn the meeting. Ms. Armes seconded the motion. The meeting was adjourned at 6:21 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)



Date Signed & Filed



Maxwell Houser, Permit Technician
Community Development Services