City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
July 28, 2026

The Architectural Review Board held a special meeting at the Council Chambers of the City of Alamo Heights located at 6116 Broadway St, San Antonio, Texas on Tuesday, July 28, 2026, at 5:30 p.m.

Members present and composing a quorum of the Board:
John Gaines, Chairman
Ashley Armes
Clay Hagendorf
Adam Kiehne
Lyndsay Thorn

Members absent:
Larry Gottsman
Grant McFarland
Phil Solomon
Samuel "Mac" White

Staff members present:
Lety Hernandez, Director of Community Development Services
Tyler Brewer, Senior Planner
Maxwell Houser, Permit Technician

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The meeting was called to order by Chairman Gaines at 5:31 p.m.

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Mr. Kiehne moved to approve the meeting minutes of June 16, 2026, as presented. Mr. Thorn seconded the motion.

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

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Case No. 1046S - Request of James Alfaro of Alamo Sign Solutions, applicant, for permanent signage at 5164 Broadway (Nothing Bundt Cakes).

Mr. Brewer presented the case, stating that the proposal complies with the number of signs, that being one proposed. Mr. Brewer clarified that the size does exceed the maximum size allowed by the code twenty-four (24) sq ft with the actual area of proposed signage being approximately fifty-five (55) sq ft. The applicant, Mr. Alfaro, appeared before the Board regarding a sign application associated with the rebrand.

Board members discussed the proposed replacement associated with the blue circle element and its scale in relation to the building façade. Board members expressed a desire to review comparable signage on the same façade and suggested reducing the scale of the proposed sign.

Mr. Kiehne moved to table the case. Ms. Armes seconded the motion.

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

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Case No. 1047S - Request of Don Noble of Pancoast Properties, applicant, for permanent signage at 5917 Broadway (Bexar Needleworks).

Mr. Brewer presented the case. He informed the window decals were currently installed, and the applicants are seeking to keep decals or revision/removal would be required. Raymond and Katherine Welder, representatives from Welder and Welder, appeared before the Board.

Board members discussed concerns regarding the window decals and the potential precedent such signage could establish. Board consensus was that the size was too large for the window and suggested modifications while encouraging participation in the conversation.

The applicant expressed willingness and requested guidance regarding an appropriate scale for the signage. Staff was asked to clarify applicable restrictions.

Mr. Thorn moved to deny ability to keep signage at its current form and resubmit two (2) separate in each façade to the left and tabled the case until next Architectural Review Board meeting. Mr. Hagendorf seconded the motion.

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

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Case No. 1048S - Request of Abdul-Qadir Cassimjee of Stallion Signs, applicant, for permanent signage at 6411 Broadway (Visual Comfort & CO.)

Mr. Brewer presented the case and provided background regarding the previous request where the board approved front façade sign and denied signs on the side of the building. Mr. Cassimjee, applicant, appeared before the board.

The board asked for clarification regarding the purpose of the proposed sign. Mr. Cassimjee responded. The board asked for clarification regarding lighting and Mr. Brewer informed none was in the request.

Ms. Armes moved to approve the application as presented. Mr. Hagendorf seconded the motion.

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

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Case No. 1041F - Request of Jay Corder, applicant, representing Hank Cavender, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 530 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. Jay Corder, representative, and Hank Cavender, owner, appeared before the board.

Chairman Gaines questioned the proposed location of the attached garage and whether it was compliant with zoning regulations. Mr. Brewer responded that as proposed, the garage did comply with current regulations.

Chairman Gaines opened the public hearing at 6:12pm. No one requested to speak regarding the case so the public hearing was closed.

Mr. Hagendorf moved to declare the existing main structure as not significant and recommended approval of the demolition as requested and proposed design as compatible. Mr. Kiehne seconded the motion.

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

Case No. 1042F - Request of RIMO Enterprises, LLC, owner, for the compatibility review of the proposed design located at 103 E Elmview Pl in order to construct a new single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Mr. Brewer presented the case. Samantha Montoya, representative, and Juan-Carlos Rodriguez, designer, appeared before the board.

Chairman Gaines requested to see side elevations and asked Ms. Montoya about the windows and whether they maintain continuity all around the proposed design. Ms. Montoya responded that all windows will maintain a cohesive design on all sides.

Chairman Gaines opened up public comment at 6:17pm.

Those who were present and speaking regarding the case were as follows:
Guy Hamilton, 115 E Elmview Pl. (Neutral)

Chairman Gaines closed public hearing at 6:20 p.m.

Concerns of those speaking regarding the case were regarding an existing fence on the side yard to which Samantha Montoya responded stating that it would not affect his fence as there was no proposal to replace it.

Mr. Kiehne moved to recommend approval of the proposed design as compatible with the revision that the windows have a consistent design all around the structure. Mr. Hagendorf seconded the motion.

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

The board took a five-minute recess at 6:21pm and reconvened at 6:26pm.

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Case No. 1043F - Request of Sean Guess of Faye + Walker Architects, applicant, representing George Ames, owner, for the final design review of the proposed modifications to the commercial use structure on the property located at 5611 Broadway St under Chapter 2 Administration for Architectural Review.

Mr. Brewer presented the case and spoke regarding recent code amendments to allow the walk-up window. Bryan Dowd, president and co-owner, and George Ames, owner, appeared before the board and explained the concept behind the business.

The board commended the proposal. Chairman Gaines opened the public hearing at 6:31pm. No one requested to speak regarding the case so the public hearing was closed.

Ms. Armes moved to recommend approval of the request as presented. Mr. Hagendorf seconded the motion.

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

Mr. Thorn left quorum at 6:32pm.

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Case No. 1044P - Request of Lyndsay Thorn of The Thorn Group, applicant, representing Tracy W. Druce, owner, for the preliminary design review of a proposed townhome development on the properties located at 212, 216, and 220 Routt St; 325 and 329 Kampmann Ave; and 5501 N New Braunfels Ave. (No action required)

Mr. Brewer presented the case. Lyndsay Thorn, applicant, addressed the board.

Discussion over landscaping and the placement of trees on the property followed with Mr. Kiehne asking about the exterior finish materials. Chairman Gaines opened public comment at 6:42pm. No one requested to speak regarding the case so public hearing was closed.

No action was taken.

Mr. Thorn rejoined quorum at 6:43pm.

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Case No. 1045P - Request of Brad Knolle, applicant, representing Trebes Sasser, Jr., owner, for the preliminary design review of a proposed multifamily residential development on the properties located at 102 Arcadia Pl and 141 Grove Pl. (No action required)

Mr. Brewer presented the case and spoke regarding height and other zoning elements included in the Specific Use Permit (SUP).

Brad Knolle and Joel Albea of Embrey were present and addressed the board. They provided a separate presentation for public viewing and presented accordingly. Mr. Knolle spoke regarding the site and topography challenges due to the nineteen foot (19ft). drop from East to West. Parking, deed restrictions, access to driveway/garage entrance, exterior finish materials, and proposed elevations were also discussed.

Board members discussed concerns regarding the scale of the proposed structure, specifically the number of stories and units.

Mr. Knolle spoke regarding economics and drawbacks to wrapping the garage. Chairman Gaines commented on the economic benefits of developing the site and added that the improvement was needed.

Mr. Hagendorf raised questions regarding applicable development requirements and asked staff to clarify regarding looming. Mr. Brewer confirmed that no additional requirements regarding looming would apply if the structure were built abutting the public right of way.

With no further questions from the board, Chairman Gaines opened the public hearing at 7:28pm.

Those who were present and speaking in opposition of the case were as follows:
Doug Smith, 201 Arcadia Pl
Zenon Culverhouse, 403 Cleveland Ct.
Mady Stoval-Culverhouse, 403 Cleveland Ct.
Angela Carol, 117 Arcadia Pl.
Cassidy Liechen, 203 Arcadia Pl.
Betty Gerlock, 115 Arcadia Pl.

Residents expressed support for redevelopment of the site in addition to housing, while raising their concerns regarding the overall scale and height of the proposed structure. Additional comments addressed potential impacts on surrounding properties, including parking availability, building orientation and compatibility with the existing neighborhood character.

With no further comment, Chairman Gaines closed public hearing at 7:44pm. No action taken.

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With no further business to discuss, Mr. Kiehne moved to adjourn the meeting. Mr. Thorn seconded the motion. The meeting was adjourned at 7:44pm.

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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 S Gaines

John Gaines, Chairman
(Board Approval)

8/18/26
Date Signed & Filed

Maxwell Houser, Permit Technician
Community Development Services