

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
August 18, 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, August 18, 2026, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Ashley Armes
Larry Gottsman
Grant McFarland

Members absent:

Clay Hagendorf
Adam Kiehne
Phil Solomon
Lyndsay Thorn
Samuel "Mac" White

Staff members present:

Lety Hernandez, Director of Community Development Services
Maxwell Houser, Permit Technician

The meeting was called to order by Chairman Gaines at 5:33 p.m.

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

The motion was approved with the following vote:

FOR: Gaines, Armes, Gottsman, McFarland

AGAINST: None

Case No. 1051S

Request of Celeste Huertas of Aetna Sign Group, applicant, for permanent signage at 250 Viesca Ave (Heights Pool).

Due to conflict of interest, the case was rescheduled for September 15, 2026.

Case No. 1046S

Request of James Alfaro of Alamo Sign Solutions, applicant, for permanent signage at 5164 Broadway (Nothing Bundt Cakes).

Ms. Hernandez presented the case, noting that the applicant made revisions based on the board's feedback. The sign now covers twenty point five square feet (20.5 sq ft), bringing it below the maximum allowable twenty-four square feet (24 sq ft).

Mr. Gottsman moved to approve the design as presented. Ms. Armes seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Armes, Gottsman, McFarland

AGAINST: None

Case No. 1047S

Request of Don Noble of Pancoast Properties, applicant, for permanent signage at 5917 Broadway (Bexar Needleworks).

Ms. Hernandez requested that the board reschedule the request for the next meeting on September 15, 2026, due to absence of the applicant.

Mr. Gottsman moved to reschedule the case for the next regular meeting. Mr. McFarland seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Armes, Gottsman, McFarland

AGAINST: None

Case No. 1049F

Request of Christopher Rocha, applicant, representing Glenn Alexander, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 118 Routt St. in order to demolish approximately 51.62% of the street facing façade and construct an addition to the existing single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010)

Ms. Hernandez presented the case. The applicant was not present. Ms. Armes moved to table the case to the September 15, 2026 meeting. Mr. Gottsman seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Armes, Gottsman, McFarland

AGAINST: None

Case No. 1050F

Request of Brad Knolle of Embrey Partners, applicant, representing Trebes Sasser, Jr. of Ridgemont Properties, owner, for the final review of the proposed design of a multifamily residential development on the properties located at 102 Arcadia Pl and 141 Grove Pl under Chapter 2 Administration for Architectural Review.

Ms. Hernandez presented the case noting the zoning elements included in the Specific Use Permit (SUP).

Brad Knolle of Embrey Partners and Todd Watch of Jake Flats Architects were present and addressed the board. They provided a separate presentation for public viewing and presented accordingly. Mr. Knolle spoke regarding the topography, types of units and adjustments made based on concerns brought up during the Planning and Zoning meeting on August 3, 2026. Todd Watch addressed the board giving updates to proposed elevations and the use of darker exterior finish materials to minimize the visual impact of the overall scale of the structure.

Board members discussed queuing in the parking garage, exterior finishes, timeline of construction and target demographics.

With no further questions from the board, Chairman Gaines opened the public hearing at 6:06pm.

Those who were present and speaking in opposition of the case were as follows:

Natalie Smith - 201 Arcadia Pl.

Jeff Warren – 206 Grandview Pl.

John Bray spoke on behalf of Christy Davis – 315 Cleveland Ct.

Zenon Culverhouse - 403 Cleveland Ct.

Cassidy Liechen, 203 Arcadia Pl.

Maggie Simpson – 140 Grandview Pl.

Mady Stoval-Culverhouse - 403 Cleveland Ct.

Barbara Warren – 206 Grandview pl.

Dan Simpson – 140 Grandview Pl.

Doug Smith – 201 Arcadia Pl.

Concerns raised by residents included the overall height, scale, and elevation of the project and whether its monumental scale is appropriate for the site or more characteristic of a major thoroughfare such as Austin Highway. Concerns were also expressed regarding the project's consistency with current zoning regulations, compliance requirements, and previously approved plans, potential visual obstructions; the visibility and impact of rooftop equipment; vehicular lighting; covered parking; parking capacity and congestion; and the maturity of proposed landscaping and trees, thirty-four percent (34%) of existing tree canopy being fourteen feet (14 ft) higher than the Olmos Dam. A shadow study was requested due to the sixty-five foot (65 ft) height of the structure and potential impacts of the development on surrounding properties. Questions were raised regarding the public notification process, including the lack of notice received from the city and the absence of city notice signs at the site. Attendees also questioned whether the Specific Use Permit (SUP) proposal and its associated language had been fully considered and reviewed, noting that portions of the SUP language appeared overly general. A lack of a confirmed unit count was also identified as a concern. The potential use of the development for student housing was discussed, particularly given the site's proximity to the University of the Incarnate Word and Trinity University. Finally, concerns were raised regarding the potential precedent that approval of the proposed development could establish for future projects and the resulting cumulative impact of similar developments in the area.

Brad Knolle responded to the concerns of the citizens and addressed comments recommended in the SUP. Expressing willingness to include an exhibit with documentation,

perform a shadow study and find ways to mitigate vehicular light pollution. He also mentioned the multiple site plans the project had been through and the economic necessity of the proposed height. Lastly, Mr. Knolle discussed the landscaping plans clarifying the placement and size of the six-inch (6 in) diameter trees.

Mr. Gottsman addressed the audience, specifically regarding comments made regarding the prevue of the board regarding signs. He added that the board considers exterior finish materials and the overall aesthetics of a project.

No one else from the public approached the Board for comment and Chairman Gaines closed the public hearing at 6:44pm.

Ms. Armes expressed that she thought the structure was well designed but that it did not meet the 'harmonious transition in scale and character' between land uses parameter mentioned as a consideration factor in the City's code.

Mr. Gottsman moved to recommend approval of proposed design as presented. Mr. McFarland seconded the motion

The motion was approved with the following vote:

FOR: Gaines, Gottsman, McFarland

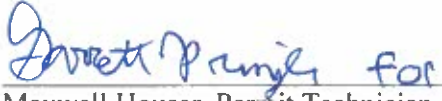
AGAINST: Armes

With no further business to discuss, Mr. McFarland moved to adjourn the meeting. Mr. Gottsman seconded the motion. The meeting was adjourned at 6:45pm.

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)

10/20/26
Date Signed & Filed


Maxwell Houser, Permit Technician
Community Development Services