City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
September 15, 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, September 15, 2026, at 5:30 p.m.

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

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

Staff members present:
Lety Hernandez, Director of Community Development Services

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The meeting was called to order by Chairman Gaines at 5:34pm.

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Ms. Hernandez announced that the meeting minutes of August 18, 2026 were not available for review. No action was taken.

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Case No. 1047S

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

Ms. Hernandez announced that the request had been withdrawn by the applicant. No action was taken.

Due to interest in the next case, Mr. Gottsman recused himself at that time.

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Case No. 1051S

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

Ms. Hernandez presented the case. Jason Cardenas of Aetna Sign Group was present and addressed the board.

The board asked for clarification regarding lighting and hours that the sign would be lit. The applicant responded at dusk or close, whichever was first. Discussion followed regarding the lighting and concerns of impact to the surrounding properties.

Mr. Hagendorf moved to approve as presented. Mr. Kiehne seconded the motion.

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

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Case No. 1055S

Request of Celeste Huertas of Aetna Sign Group, applicant, for permanent signage at 4820 Broadway (Los Tios)

Ms. Hernandez presented the case. Jason Cardenas of Aetna Sign Group was present and addressed the board.

Mr. Cardenas clarified that the proposed sign would not be backlit, however, the sign would be uplit. Open discussion followed. Mr. Thorn felt that the sign was too tall at the proposed twelve (12) feet.

Ms. Armes arrived at 5:47pm and joined quorum.

After further discussion, Mr. Hagendorf moved to approve the proposed sign as presented. Ms. Armes seconded the motion.

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

Mr. Gottsman rejoined the quorum at that time.

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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 announced that the case was rescheduled for the October 20, 2026 meeting at the request of the applicant. No action was taken.

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Case No. 1053F

Request of Malcom G. Chesney of Chesney Morales Partners, applicant, representing Patrica and Mark P. Mays, owners, for the significance review of the existing main structure and compatibility review of the proposed design located at 200 Primrose Pl 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).

Ms. Hernandez presented the case. The applicant and owners were present.

Chairman Gaines questioned the lack of information regarding Lot Coverage and Floor to Area Ratio (FAR) calculations and staff informed that the calculations were not available.

Mr. Chesney spoke to the conditions of the existing home and proposed elevations. Open discussion followed.

Chairman Gaines opened the public hearing at 6:04pm. No one requested to speak with interest in the case so the public hearing was closed.

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

The motion was approved with the following vote:

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

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Case No. 1054F

Request of Juan Hinojosa of Ella Bree Homes, LLC, applicant, representing James Dycus, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 131 Mary D 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).

Ms. Hernandez presented the case. Beto Sepulveda was present and representing the builder.

The board expressed concerns regarding the proposed design adding that they felt it did not fit the neighborhood. It was stated that it was not a bad design but not great for the location. Open discussion followed and the board encouraged the applicant meet with staff regarding regulations.

Chairman Gaines opened the public hearing at 6:33pm.

Those speaking with interest in the case were as follows:
Robert Walker, 122 Chester (Support)
Steve Spadaro, 131 Mary D (Support)

No one else requested to speak regarding the case. Chairman Gaines closed the public hearing at 6:38pm.

Those speaking with interest in the case shared history regarding the existing residence while expressing concerns regarding the current state of the structure.

After further discussion regarding the proposed design, Mr. Hagendorf moved to table the case for the October 20, 2026 meeting pending redesign. Mr. Gottsman seconded the motion.

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

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Case No. 1052F

Request of Don Seidel of Seidel + Associates, inc., applicant, representing Perry Donop Jr., owner, for the final design review of a proposed new commercial use building with associated parking located at 5701 N New Braunfels Ave under Chapter 2 Administration for Architectural Review.

Ms. Hernandez presented the case. Mr. Seidel and Mr. Donop were present and addressed the board.

Open discussion followed regarding the site and existing versus proposed conditions.

Chairman Gaines opened the public hearing at 6:47pm. No one requested to speak with interest in the case so the public hearing was closed.

Mr. Kiehne moved to recommend approval. Mr. Gottsman seconded the motion.

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

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With no further business to discuss, Mr. Gottsman moved to adjourn the meeting. Mr. Kiehne seconded the motion. The meeting was adjourned at 6:48pm.

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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 Gaines, Chairman
(Board Approval)

11/17/26
Date Signed & Filed

Garrett Pringle, Planner
Community Development Services