

**City of Alamo Heights**  
**ARCHITECTURAL REVIEW BOARD**  
**MINUTES**  
December 16, 2025

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, December 16, 2025, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman  
Ashley Armes  
Clay Hagendorf  
Adam Kiehne  
Larry Gottsman

Members absent:

Grant McFarland  
Mac White, Alternate  
Lyndsay Thorn  
Phil Solomon

Staff members present:

Phil Laney, Assistant City Manager  
Tyler Brewer, Senior Planner  
Garrett Pringle, Planner

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The meeting was called to order by Chairman Gaines at 5:35 pm

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Mr. Gottsman motioned to approve the minutes of the November 18, 2025, meeting. Mr. Hagendorf seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Armes, Hagendorf, Kiehne, Gottsman

AGAINST: None

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**Case No. 1009F**

**Request of Aetna Sign Group, applicant, representing Envo Properties, LLC, owner, for permanent signage at 5314 Broadway St (Christus Health).**

At 5:37pm Mr. Gottsman recused himself from his official capacity as a voting member of the board due to his relationship with the case.

Mr. Brewer presented the case. He noted that in the rendering of the sign for Christus Health, the adjacent unit's signage depicted for Juiceland was also a rendering and the signage case for that sign was still in the application phase.

Mr. Gottsman came forward to represent the applicant. He mentioned that if the sign was downsized to fit the allotted amount per the city code, the sign would be disproportionate to the space it is to occupy and that the wording on the sign would be too small for the planned L.E.D. backlighting. He also mentioned that nearby signs of similar sizes were previously approved. He had with him a posterboard diagram of the signage with the proposed dimensions and the smaller dimensions that would comply with the maximum allowed.

Mr. Kiehne asked if there was a size between the larger proposed dimensions and the smaller permitted dimensions. Mr. Gottsman responded in stating that Christus Health requires the graphic logo and lettering to remain in the presented proportion and that the lettering would be too small for the L.E.D. backlighting if it were any smaller than the presented size.

The general correspondence of the meeting shifted around the nearby Tecovas sign with comparison of the storefront sizes and logos.

At 5:47pm Chairman Gaines opened the meeting for public comment. No one came forward to speaking and the open comment portion of the meeting was closed at 5:47pm

Ms. Armes made a motion to recommend approval of Case No. 1009F as presented. Mr. Hagendorf seconded the motion

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

At 5:49pm Mr. Gottsman rejoined the board in his official capacity as a voting member of the board

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**Case No. 1003F**

**Request of Puerto BB, LLC, applicant, on behalf of Robert Price IV, owner, for the compatibility review of the proposed design located at 417 Patterson Ave in order to construct a new single-family residence and detached garage under Demolition Review Ordinance No. 1860 (April 12, 2010). (Tabled from 10.21.2025) (Rescheduled for 12.16.2025 per applicant's request) (Rescheduled for 2.17.2025 per applicant's request)**

Mr. Brewer mentioned the rescheduling of this case and that the rescheduled date is 2.17.2026 rather than the date 2.17.2025 that is listed

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**Case No. 1004F**

**Request of Nicholas Adair of Adair Concepts LLC, representing Bill Alyn, owner, for the final review of the proposed exterior improvements to the existing commercial use structure located at 4820 Broadway St under Chapter 2 Administration for Architectural Review. (Tabled from 11.18.2025) (Rescheduled for 1.20.2025 by staff)**

Mr. Brewer mentioned the rescheduling of this case and that the rescheduled date is 2.17.2026 rather than the date 2.17.2025 that is listed

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**Case No. 1008F**

**Request of Ford, Powell, & Carson, applicant, representing the City of Alamo Heights, for the final review of the proposed park improvements located on a portion of 250 Viesca Ave under Chapter 2 Administration for Architectural Review.**

Mr. Brewer presented the case. He noted during the presentation that the project itself is taking place on a smaller, highlighted portion of the larger property of 250 Viesca Ave.

Assistant City Manager, Phil Laney, came forward to represent the case.

Mr. Kiehne asked how the project would affect parking and if a greyed-out portion of the site plan were parking spots to be removed. Mr. Laney clarified that the greyed-out portion includes parking spaces that are to be restriped and described other parking improvements planned.

Mr. Laney elaborated on other details of the project such as fencing around the park to provide security for parents, the park being connected to the existing concession stand of the adjacent existing pool, and other features of the park.

Mr. Kiehne asked about pool ownership. Mr. Laney clarified that the pool is owned by The City of Alamo Heights but the land that it is on is leased by the City of San Antonio. The pool operations itself are sub-leased to the current pool operator.

At 6:00pm Chairman Gaines opened the meeting for public comment.

Sally Smith came forward with comments. Ms. Smith stated her objections to the proposed park and questioned how it would affect the neighborhood's sleep and lifestyle. Ms. Smith had concerns that the area was being developed beyond its residential status.

No one else came forward with comment and at 6:06pm Chairman Gaines closed the public comment portion of the meeting.

Mr. Gottsman made a motion to recommend approval of Case No. 1008F as presented. Mr. Hagendorf seconded the motion.

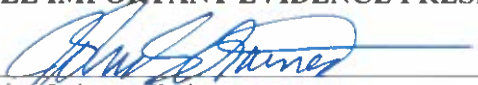
The motion was approved with the following vote:  
FOR: Gaines, Armes, Hagendorf, Kiehne, Gottsman  
AGAINST: None

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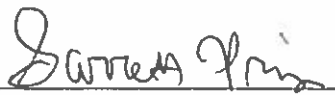
There being no further business, Ms. Gottsman motioned to adjourn the meeting. Ms. Armes seconded the motion followed by unanimous consent from the board. The meeting was adjourned at 6:15pm

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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.

  
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John Gaines, Chairman  
(Board Approval)

1/20/26  
Date Signed & Filed

  
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Garrett Pringle, Planner  
Planner