

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD

MINUTES

January 20, 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, January 20, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Ashley Armes
Clay Hagendorf
Larry Gottsman
Lyndsay Thorn
Grant McFarland

Members absent:

Mac White, Alternate
Phil Solomon
Adam Kiehne

Staff members present:

Lety Hernandez, Community Development Director
Tyler Brewer, Senior Planner
Garrett Pringle, Planner

The meeting was called to order by Chairman Gaines at 5:31 pm

Mr. Gottsman motioned to approve the minutes of the December 16, 2025, meeting. Mr. Hagendorf seconded the motion.

The motion was approved with the following vote:

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

Case No. 1010S

Request of Jennie Embrey, applicant, for permanent signage at 5603 Broadway St (Embrey Realty).

Mr. Brewer presented the case. He mentioned with there being two tenants on the property they are still limited to one monument sign for the property despite this being only for Embrey Realty. It was noted that the property owner consented to this sign

The applicant, Jennie Embrey, came forward and addressed the Board. She referenced another sign on Broadway that she said is the same size as the proposed sign.

Mr. Thorn mentioned the height is 1ft taller than allowed and he preferred it to stay within the allowable height. Chairman Gaines and Mr. McFarland stated their leniency to the height due to the acceptable aesthetic of the sign.

Mr. Gottesman motioned to approve the request as presented. Mr. McFarland seconded the motion.

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

Case No. 1012S

Request of B3 Sign Co., applicant, for permanent signage at 5320 Broadway St (JuiceLand).

Mr. Brewer presented the case. The proposed square footage of the sign is 35.6 feet while the allowable is 24 feet.

Gregg Burkett with Apex Sign Group represented the case. He spoke of taking the geometric shape rather than the squared space of the sign and that by measuring in this manner would place the sign under the 24 square foot maximum.

The board spoke of nearby signs that are larger than this proposal.

Mr. Hagendorf motioned to approve the request as presented. Mr. Gottsman seconded the motion.

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

Case No. 1013S

Request of Holly Thalman, applicant, for permanent signage at 518 Austin Hwy (K. Charles & Co.).

Mr. McFarland motioned to hear the case in conjunction with Case No. 1011F. Ms. Armes seconded the motion.

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

Case No. 1003 F

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)

Case No. 1004 F

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 from 12.16.2025 by staff)

Mr. Brewer presented the case. He mentioned the case's previous tabling and presented new renderings provided by the applicant as requested by the board previously.

The applicant, Nicolas Adair, spoke on the new renderings and how they addressed previous questions from the board.

Mr. Gottsman motioned to recommend approval of the case as presented. Mr. McFarland seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Armes, Hagendorf, Gottsman, McFarland, Thorn

AGAINST: None

Case No. 1011 F

Request of Chase Thalman, applicant, representing Robert Schaezler, owner, for the final review of the proposed redesign to the existing commercial use structure located at 518 Austin Hwy under Chapter 2 Administration for Architectural Review.

Mr. Gottsman stepped out of the meeting at 6:01pm and returned at 6:02pm

Mr. Brewer presented both Case No 1001F and Case No. 1013S. He mentioned that for the signage in Case No. 1013S the limit allowable is 24 square feet while the proposed signage is 64.2 square feet.

Robert Schaezler, the property owner, came forward and mentioned that the previous tenant's signage was larger than the proposed signage. Holly Thawman, the tenant, came forward and addressed the board. She spoke to the design of the building and its planned usage.

The Board generally spoke about the way signage space is measured and that the size and scale of the sign made sense for the building size.

Ms. Armes and Mr. McFarland spoke to deciding signage size based on factors such as surrounding building's signage.

Chairman Gaines mentioned that he liked the way the building looked, and the board generally agreed.

Mr. Gottsman motioned to recommend approval of the case as presented. Mr. McFarland seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Armes, Hagendorf, Gottsman, McFarland, Thorn

AGAINST: None

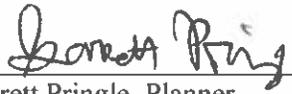
There being no further business, Ms. McFarland motioned to adjourn the meeting. Mr. Gottsman seconded the motion followed by unanimous consent from the board. The meeting was adjourned at 6:21pm

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)

2/17/26
Date Signed & Filed



Garrett Pringle, Planner
Planner