

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
November 18, 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, November 18, 2025, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Ashley Armes
Phil Solomon
Lyndsay Thorn

Members absent:

Grant McFarland
Mac White, Alternate
Clay Hagendorf
Adam Kiehne
Larry Gottsman

Staff members present:

Phil Laney, Assistant City Manager
Lety Hernandez, Director of Community Development Services
Tyler Brewer, Senior Planner
Garrett Pringle, Permit Technician

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

Mr. Thorn motioned to approve the minutes of the October 21, 2025, meeting. Mr. Solomon seconded the motion.

The motion was approved with the following vote:

FOR: Thorn, Armes, Solomon, Gaines
AGAINST: None

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*)

Mr. Brewer explained to the board Case No. 1003F was requested by the applicant to be tabled until the scheduled ARB meeting on 12.16.2025

Case No. 1007F

Request of Nic Abbey Homes, applicant, representing Aubra Franklin, owner, for the compatibility review of the proposed design located at 200 Grant Ave in order to construct a new single-family residence with detached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).

Mr. Brewer presented the case. He explained there is no demolition associated and that this is a compatibility review. The applicant, Embrey Nichols was present and addressed the board.

Mr. Thorn mentioned design details and offered suggestions. Mr. Gaines asked about analysis and why more specific details such as lot coverage were not provided in the presentation. Ms. Hernandez explained that typically that information is provided but that the applicant did not have that information available in their application.

Mr. Solomon asked the applicant about trees presently on the property and the plans for them. The applicant stated they planned to keep the trees.

Chairman Gaines opened the meeting for public comments at 5:45pm

Mr. Bobby Hasswalker addressed the board with concerns about a specific tree and the size of the home

Mr. Thorn stated that the proposed home appeared to be an appropriate size in consideration of the lot size. The Applicant addressed the concern about the tree in mentioning that referenced tree was not on the property of the proposed case.

No one else requested to speak and Chairman Gaines ended the public hearing at 5:52pm

A motion to recommend approval of the proposed design in Case No. 1007F was made by Mr. Thorn. The motion was seconded by Ms. Armes.

The motion was approved with the following vote:

FOR: Thorn, Armes, Solomon, Gaines

AGAINST: None

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.

Mr. Brewer presented the case. He mentioned that the renderings of the proposal seen in the presentation had red x's through them due to that being what the applicant submitted.

The Applicant, Nicholas Adair, addressed the board and explained the changes to the property that are proposed.

Mr. Thorn and Chairman Gaines both mentioned that the renderings provided made it difficult to see the details of the changes.

Chairman Gaines opened the meeting for public comment at 6:05pm

Lillian Rojas came forward and addressed the board. She voiced support for the proposal while also asking questions on how noise, lighting, and parking changes would affect the area.

Mr. Adair came forward and commented on the concerns of Ms. Rojas, mentioning the business's intention to keep low noise and how the parking spaces planned adhere to code requirements.

Molly Tway came forward with additional concerns about parking.

A motion to table Case No. 1007F for the ARB Meeting scheduled for 12.16.2025 was made by Mr. Solomon. The motion was seconded by Mr. Thorn.


The motion was approved with the following vote:

FOR: Thorn, Armes, Solomon, Gaines

AGAINST: None

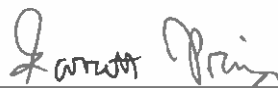
There being no further business, Ms. Armes motioned to adjourn the meeting. Mr. Solomon seconded the motion followed by unanimous consent from the board. The meeting was adjourned at 6:15pm

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)

12/16/25
Date Signed & Filed



Garrett Pringle, Planner
Community Development Services