



CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Architectural Review Board Meeting
July 21st, 2026 – 5:30 P.M.

Take notice that a regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, July 21st, 2026 at 5:30pm** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

Case No. 1045P – 102 Arcadia Pl & 141 Grove Pl

Request of Brad Knolle, applicant, representing Trebes Sasser, Jr., owner, for the preliminary design review of a proposed multifamily residential development on the properties located at 102 Arcadia Pl and 141 Grove Pl. *(No action required)*

Chapter 5 of Code of Ordinances (Buildings and Building Regulations) requires City Council to consider the ARB's recommendation for all demolition/final design review applications. Please check the ARB posted results on the City's website after the ARB meeting to confirm any future meeting dates.

Plans may be viewed online* (www.alamoheightstx.gov/departments/planning-and-development-services/public-notices) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Garrett Pringle, Planner, (gpringle@alamoheightstx.gov), Tyler Brewer, Senior Planner, (tbrewer@alamoheightstx.gov), or Lety Hernandez, Director, (lhernandez@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information regarding this case. Please note floor plans will not be available online.



7600 BROADWAY SUITE 300
SAN ANTONIO TEXAS 78209
210.824.6044

embrey.com

Date: July 6, 2026

To: Lety Hernandez

Director, Community Development, City of Alamo Heights

6116 Broadway

San Antonio, TX 78209

Subject: Architectural Review Board Project Review Application – Grove Pl. Multifamily Project

To Whom It May Concern,

This letter serves as an introduction to EMBREY and the proposed multifamily project that EMBREY intends to develop at the property that is bound by Arcadia Pl., Cleveland Ct., and Grove Pl., and is addressed as 141 Grove Pl. and 102 Arcadia Pl.

EMBREY is a vertically integrated real estate investment company that develops, constructs, and manages multifamily communities across six states. Founded and headquartered in San Antonio since 1974, EMBREY has a decades long track record of building award-winning communities. For the Grove Pl. project, EMBREY is partnering with San Antonio based Lake Flato Architects on the concept architecture and with HEDK Architects as the architect of record.

EMBREY currently has control of the land and proposes to demolish the existing, 70's vintage, Treehouse Apartments and the building that used to house the St. Peter Prince of the Apostles Catholic School. In their place, EMBREY intends to build a new multifamily building with Class-A amenities for the Alamo Heights community. Conceptually, the building will be 5-stories with a basement level and will provide up to 305 units of housing. Maximum height will be 65' and shall be calculated from the proposed average grade of 724'. A pre-cast parking garage will be wrapped with units and will not be seen from the street. EMBREY intends to preserve deep, 25' setbacks from the adjacent streets that will be lushly landscaped, and many of the existing, mature, live oak trees will be preserved. Amenities will include a clubhouse, fitness center, swimming pool, and exterior courtyards. EMBREY is also exploring off-street parallel parking

within the existing right-of-way that will help to accommodate the adjacent retail along Broadway and should improve the flow of traffic on all three surrounding streets.

EMBREY anticipates that this project will require a Specific Use Permit (SUP) for approval of the proposed density, height, parking, etc., and will work with the City to formulate the appropriate SUP parameters. If you have any questions or require further information, please do not hesitate to contact us.

Sincerely,



Brad Knolle
Executive Vice President of Development
EMBREY



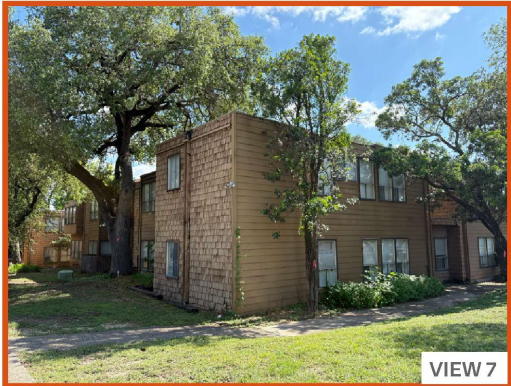
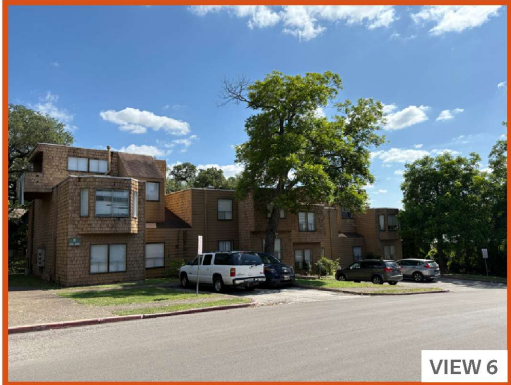
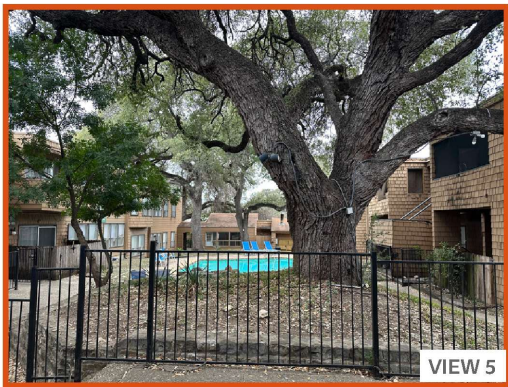
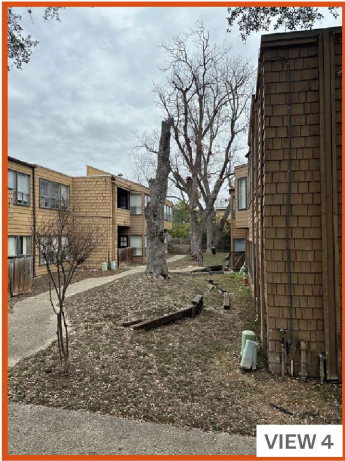
JULY 2026

Treehouse Apartments

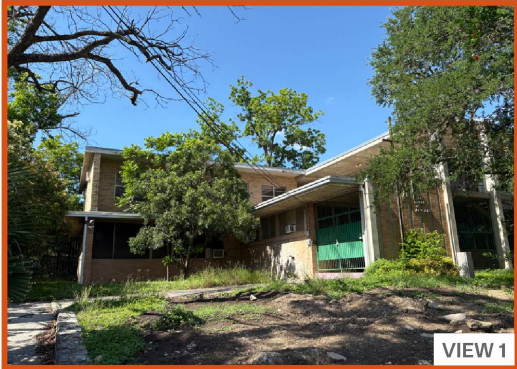
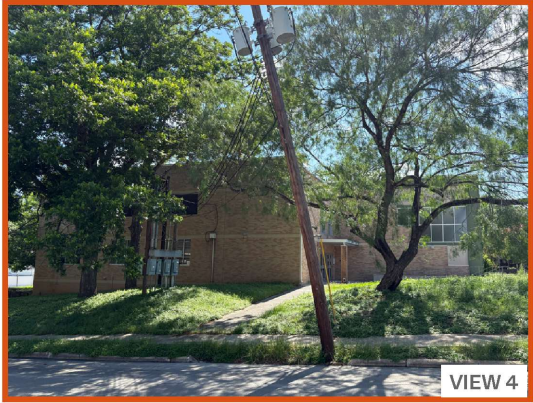
Alamo Heights, Texas

CONCEPT DESIGN

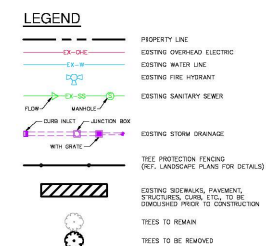
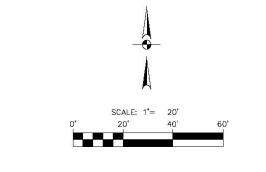
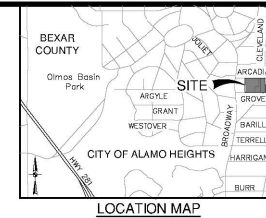
EXISTING BUILDINGS
TREEHOUSE APARTMENTS



EXISTING BUILDINGS
ST. PETER'S SCHOOL







EXISTING ROOF AREA = 48,747 SF
EXISTING ROOF AREA TO BE DEMOLISHED = 48,747 SF
EXISTING ROOF AREA TO REMAIN = 0 SF

CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LOCATING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL, ELECTRICAL AND/OR GAS LINES, AND ALL OTHER UTILITIES LINES. ANY UTILITIES CONTACTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE REQUIRED TO STOP-TEST A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT THE CONTRACTOR'S OWN EXPENSE. WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

CAUTION!!
EXISTING UTILITIES ARE LOCATED WITHIN THE LIMITS OF THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL EXERCISE EXTRA CARE IN DIGGING ANY TRENCH FOR PROPOSED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING, VERIFYING THE EXACT LOCATION AND IDENTIFYING ANY AREAS OF CONFLICTS WITH EXISTING UTILITIES AND WILL NOTIFY THE ENGINEER IMMEDIATELY IF CONFLICTS ARE FOUND.

TRENCH EXCAVATION SAFETY PROTECTION

PAPE-DAWSON
 600 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.378.6000
 TEXAS ENGINEERING FIRM #F01 | TEXAS SURVEYING FIRM #1600240

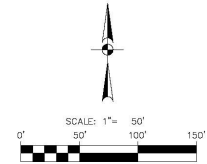
GROVE PLACE APARTMENTS
CITY OF ALAMO HEIGHTS, TEXAS

PLAT NO. _____
JOB NO. 14154-10
DATE JULY 2026
DESIGNER TR
CHECKED TK DRAWN TR
SHEET C0.40

Scale: July 1, 2025, 10:41 AM, User: C2, Project: Embrey Grove Place
File: \\VA\GIS\GIS2\Embry\GIS2_DWG\252 Embry\250725 - Existing Drainage Area Map.dwg

THIS DOCUMENT HAS BEEN PROVIDED FROM A SOURCE THAT HAS BEEN CHECKED FOR ACCURACY AND MAY HAVE BEEN MODIFIED ELECTRONICALLY AND MAY HAVE BEEN REPRODUCED AS SUCH. THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING BUT NOT LIMITED TO, LOSS OF PROFITS, DATA, OR OTHER INFORMATION, ARISING FROM THE USE OF THIS DOCUMENT. THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING BUT NOT LIMITED TO, LOSS OF PROFITS, DATA, OR OTHER INFORMATION, ARISING FROM THE USE OF THIS DOCUMENT.

	Precipitation Area	PA3		Intensity (in/hr)			Peak Flow (cfs)		
Watershed	Area (ac)	C/CN (unitless)	Tc (min)	5	25	100	5	25	100
Existing Conditions									
Watershed A	2.24	0.75	5	7.88	11.00	13.79	13.27	18.52	23.20
Watershed B	0.57	0.75	5	7.88	11.00	13.79	3.39	4.73	5.93
Watershed C	0.87	0.75	5	7.88	11.00	13.79	5.14	7.18	8.99



NO.	REVISION	DATE

PAPE - DAWSON
2800 AVALOOP AVE. BEAR, ARIZONA, 85705
TECHNICAL ENGINEERING & DESIGN

EMBREY GROVE PLACE
CITY OF ALAMO HEIGHTS, TEXAS
EXISTING DRAINAGE AREA MAP EXHIBIT

PLAT NO.	141054-10
JOB NO.	141054-10
DATE	JULY 2025
DESIGNER	TR
CHECKED	TK, DRABIN, TR
SHEET	EX-1

REVISONS

EMREY GROVE PLACE
APARTMENTS IN ALAMO HEIGHTS, TX FOR:
EMREY DEVELOPMENT COMPANY

REVIEW SET NOT TO
BE USED FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION.

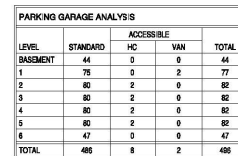
HECK
ARCHITECTS

4595 EXCEL PARKWAY, ADDISON, TX 75001
214.520.8678
heck.com

DATE
07-06-2026

PROJECT
26101
SHEET NUMBER

A3-00
BUILDING PLAN
BASEMENT





1 BUILDING PLAN - FIRST FLOOR
SCALE: 1" = 20'-0"

PARKING GARAGE ANALYSIS				
LEVEL	STANDARD	ACCESSIBLE		TOTAL
		HC	VAN	
BASEMENT	44	0	0	44
1	78	0	2	77
2	80	2	0	82
3	80	2	0	82
4	80	2	0	82
5	80	2	0	82
6	47	0	0	47
TOTAL	488	8	2	498

NOT FOR
REGULATORY APPROVAL,
PERMITTING,
OR CONSTRUCTION

REVISIONS

EMREY GROVE PLACE
APARTMENTS IN ALAMO HEIGHTS, TX FOR:
EMBREY DEVELOPMENT COMPANY

REVIEW SET NOT TO
BE USED FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

FECK
ARCHITECTS
4595 EXCEL PARKWAY, ADDISON, TX 75001
972.255.5855

DATE
07-06-2026

PROJECT
26101

SHEET NUMBER
A3-01
BUILDING PLAN
FIRST FLOOR

CONCEPT ELEVATIONS



NORTH ELEVATION - ARCADIA PLACE

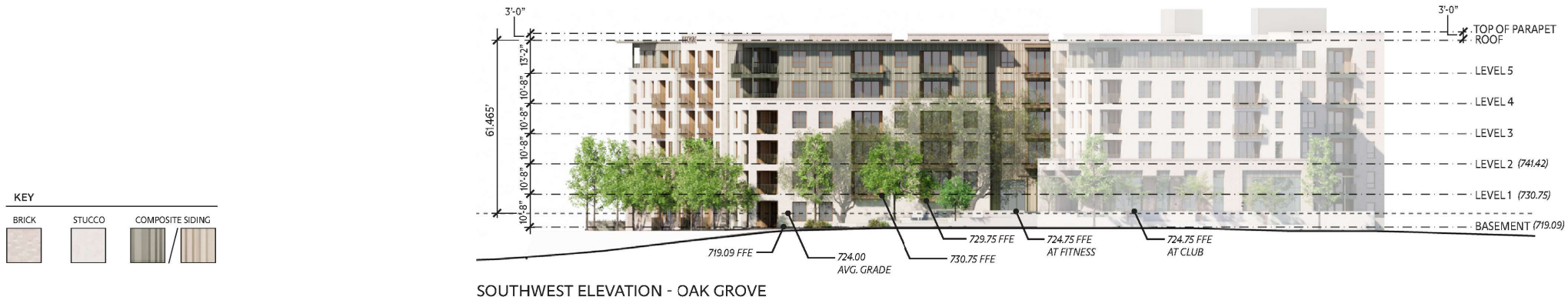
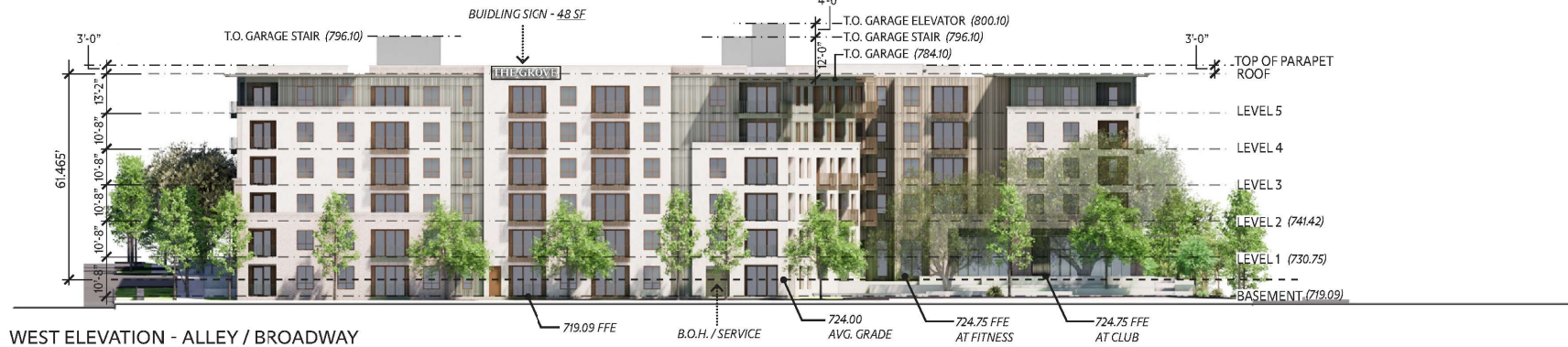
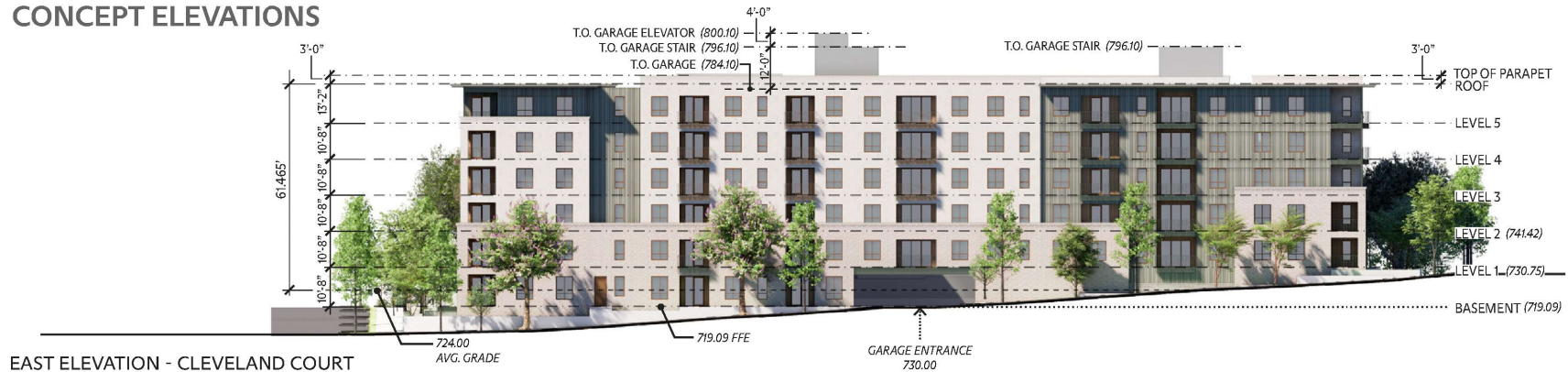


SOUTH ELEVATION - GROVE PLACE

KEY

BRICK	STUCCO	COMPOSITE SIDING
		

CONCEPT ELEVATIONS



KEY		
BRICK	STUCCO	COMPOSITE SIDING



VIEW FROM NORTHWEST ON ARCADIA

Treehouse Apartments | July 2026



VIEW FROM NORTHEAST ON ARCADIA

Treehouse Apartments | July 2026

LAKE FLATO



VIEW FROM SOUTHEAST ON GROVE PLACE

Treehouse Apartments | July 2026



VIEW FROM SOUTHWEST ON GROVE PLACE

Treehouse Apartments | July 2026

TREE CONDITION AND PRESERVATION PLAN

NON HERITAGE TREE - PRESERVED

HERITAGE TREE - PRESERVED

NON HERITAGE TREE - REMOVED

HERITAGE TREE - REMOVED

DEAD TREE

POOR TREE (CONSIDERED DISEASED or DYING)

FAIR CONDITION TREE

GOOD CONDITION TREE

NOTES:

1. TREE SYMBOLS SHOWN ARE 1/2 OF CRITICAL ROOT ZONE

2. SITE DESIGN IS SCHEMATIC IN NATURE AND SUBJECT TO CHANGE. FINAL SITE DESIGN WILL ACCOMMODATE THE PRESERVATION OF EXISTING TREES.

0

25'

50'

Grove Place Apartments | July 2026

RIALTO
STUDIO

LAKE FLATO

2

TREE PRESERVATION CALCULATIONS

TREE INVENTORY									
Tag #	Species	Caliper	Non - Heritage		Heritage 1:1		Heritage 1/2:1		Notes
			Removed	Preserved	Removed	Preserved	Removed	Preserved	
48	Live Oak	48				48			
66	Live Oak	39							
67	Live Oak	20				38			In Decline - Hypoxylon
68	Live Oak	19	19						
69	Pecan	12	12						
70	Live Oak	56				56			
71	Live Oak	29				29			
72	Live Oak	28				28			
73	Live Oak	45				45			
75	Live Oak	8	8						
76	Live Oak	48							In Decline - Trunk Decay
77	Live Oak	33				33			
78	Live Oak	16		16					
79	Live Oak	22		22					
80	Live Oak	31				31			
81	Live Oak	36				36			
82	Live Oak	34				34			
83	Mountain Laurel	7							In Decline - Splitting Trunk
84	Mountain Laurel	6	6						
85	Pecan	26							In Decline - Dead
86	Pecan	39							In Decline - Canopy Dieback
87	Pecan	31							In Decline - Canopy Dieback
88	Pecan	22							In Decline - Dead
89	Pecan	20	20						
90	Pecan	15							In Decline - Dead
91	Pecan	15	15						
92	Hackberry	15	15						
93	Cedar Elm	17		17					
94	Cedar Elm	15		15					
96	Anaqua	24				24			
96	Mountain Laurel	14							In Decline - Ganoderma
97	Live Oak	20	20						
98	Red Oak	24				24			
99	Walnut	9	9						
100	Red Oak	27				27			
201	Pecan	29				29			
202	Pecan	22	22						
203	Mesquite	22	22						
204	Red Oak	17	17						
205	Crape Myrtle	26				26			
206	Cedar Elm	12	12						
207	Mesquite	11	11						
208	Hackberry	8	8						
209	Pecan	29				29			
210	Red Oak	23		23					
211	Liquidambar	46							In Decline - Insect Damage and Invasive
212	Pecan	31				31			
213	Pecan	10	10						
214	Walnut	12	12						
215	Pecan	12							In Decline - Basal Decay

NOTE:
TREES CONSIDERED 'IN DECLINE' HAVE BEEN
DETERMINED TO BE DISEASED OR DYING

TREE INVENTORY									
Tag #	Species	Caliper	Non - Heritage		Heritage 1:1		Heritage 1/2:1		Notes
			Removed	Preserved	Removed	Preserved	Removed	Preserved	
216	Mountain Laurel	13							In Decline - Ganoderma
217	Mountain Laurel	27							In Decline - Ganoderma
218	Hackberry	15							In Decline - Basal Decay and Cracking
219	Live Oak	21				21			
220	Mountain Laurel	10				10			
221	Pecan	28				28			
222	Pecan	18	18						
223	Pecan	21	21						
224	Crape Myrtle	9	9						
225	Hackberry	12	12						
226	Hackberry	9	9						
227	Yucca Holly	14	14						
228	Yucca Holly	13	13						In Decline - Canopy Dieback
229	Crape Myrtle	13	13						
230	Hackberry	8	8						
231	Photinia	11							Not Counted - Large Shrub Species
232	Photinia	15							Not Counted - Large Shrub Species
233	Crape Myrtle	9	9						
234	Crape Myrtle	9	9						
235	Crape Myrtle	11	11						
236	Crape Myrtle	12	12						
237	Crape Myrtle	12							In Decline - Hypoxylon
238	Crape Myrtle	13	13						
239	Crape Myrtle	18	18						
240	Crape Myrtle	17	17						
241	Crape Myrtle	27				27			
242	Crape Myrtle	13	13						
243	Crape Myrtle	8	8						
244	Mountain Laurel	12				12			
245	Pittosporum	10							Not Counted - Large Shrub Species
246	Mountain Laurel	8				8			
247	Sabal Palm	13				13			
248	Mountain Laurel	9					9		
249	Crape Myrtle	11	11						
250	Pittosporum	10							Not Counted - Large Shrub Species
251	Photinia	12							Not Counted - Large Shrub Species
252	Photinia	9							Not Counted - Large Shrub Species
253	Photinia	9							Not Counted - Large Shrub Species
254	Photinia	11							Not Counted - Large Shrub Species
255	Photinia	8							Not Counted - Large Shrub Species
256	Mountain Laurel	12							In Decline - Gone
257	Photinia	9							Not Counted - Large Shrub Species
258	Photinia	11							Not Counted - Large Shrub Species
259	Photinia	8							Not Counted - Large Shrub Species
260	Photinia	8							Not Counted - Large Shrub Species
261	Photinia	10							Not Counted - Large Shrub Species
262	Photinia	11							Not Counted - Large Shrub Species
263	Photinia	11							Not Counted - Large Shrub Species
264	Photinia	17							Not Counted - Large Shrub Species

Sub. Total Inches	463	93	391	305	0	0
Total inches by category	556		696		0	
Preservation percentage	17%		44%		-	
Mitigation required (Commercial) =	N/A		391		0	

Total Mitigation Required (Inches) 391

LANDSCAPE CODE REQUIREMENTS:

TOTAL LOT FRONTAGE: (1,335) LINEAR FEET
(1) 4" CAL. TREE FOR EVERY 25'

STREET TREES:

(1335 LF/25') = (54) CANOPY TREES REQUIRED
EXISTING STREET TREES: (5) VARYING CALIPER TREES
PROPOSED STREET TREES: (49) 4" CALIPER TREES
TOTAL STREET TREES PROVIDED: (54) TREES

TREE MITIGATION:

TOTAL INCHES TO BE MITGATED: (391")
PROPOSED TREES: (25) 4" CALIPER TREES
PROVIDED MITIGATED INCHES: (100")

NET MITIGATION: 391" - 100" =291"

MITIGATION COST: \$87,300

NOTES:
1. FEES IN LIEU OF MITIGATION OF \$300 AN INCH SHALL BE PAID PER EACH INCH OF HERITAGE TREE REMOVED.
2. MITIGATION AND MITIGATION COST IS SCHEMATIC IN NATURE. FINAL TABULATIONS SUBJECT TO CHANGE.

SITE CONCEPT TREE PLAN

EXISTING NON HERITAGE TREE - PRESERVED

EXISTING HERITAGE TREE - PRESERVED

EXISTING STREET TREE - PRESERVED

PROPOSED 4" CALIPER TREE

PROPOSED 4" CALIPER STREET TREE

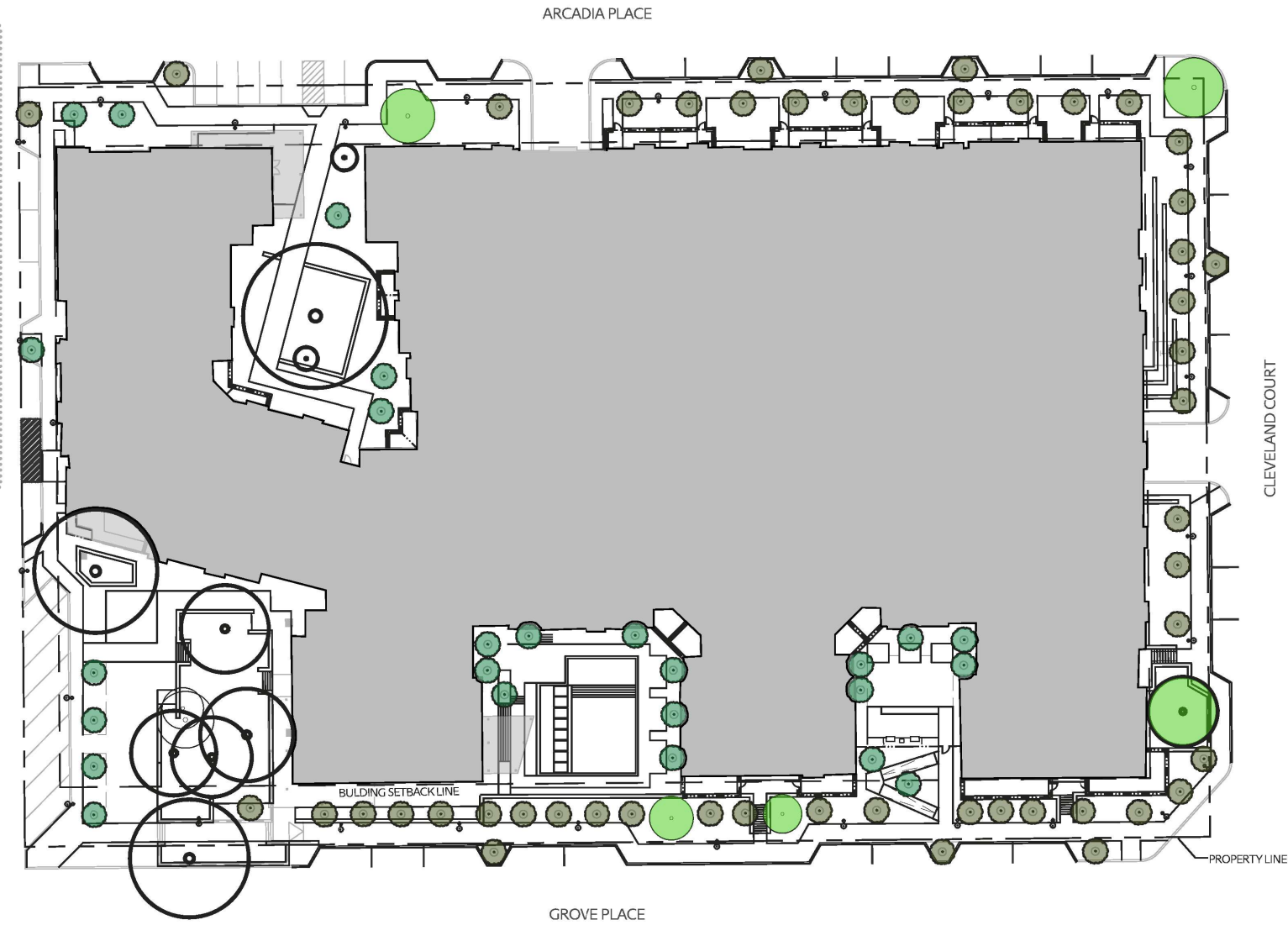
NOTES:

1. TREE SYMBOLS SHOWN ARE 1/2 OF CRITICAL ROOT ZONE

2. SITE DESIGN IS SCHEMATIC IN NATURE AND SUBJECT TO CHANGE. FINAL SITE DESIGN WILL ACCOMONDATE THE PRESERVATION OF EXISTING TREES.

3. PROPOSED TREE LOCATIONS ARE SCHEMATIC. FINAL LOCATIONS TO BE DETERMINED

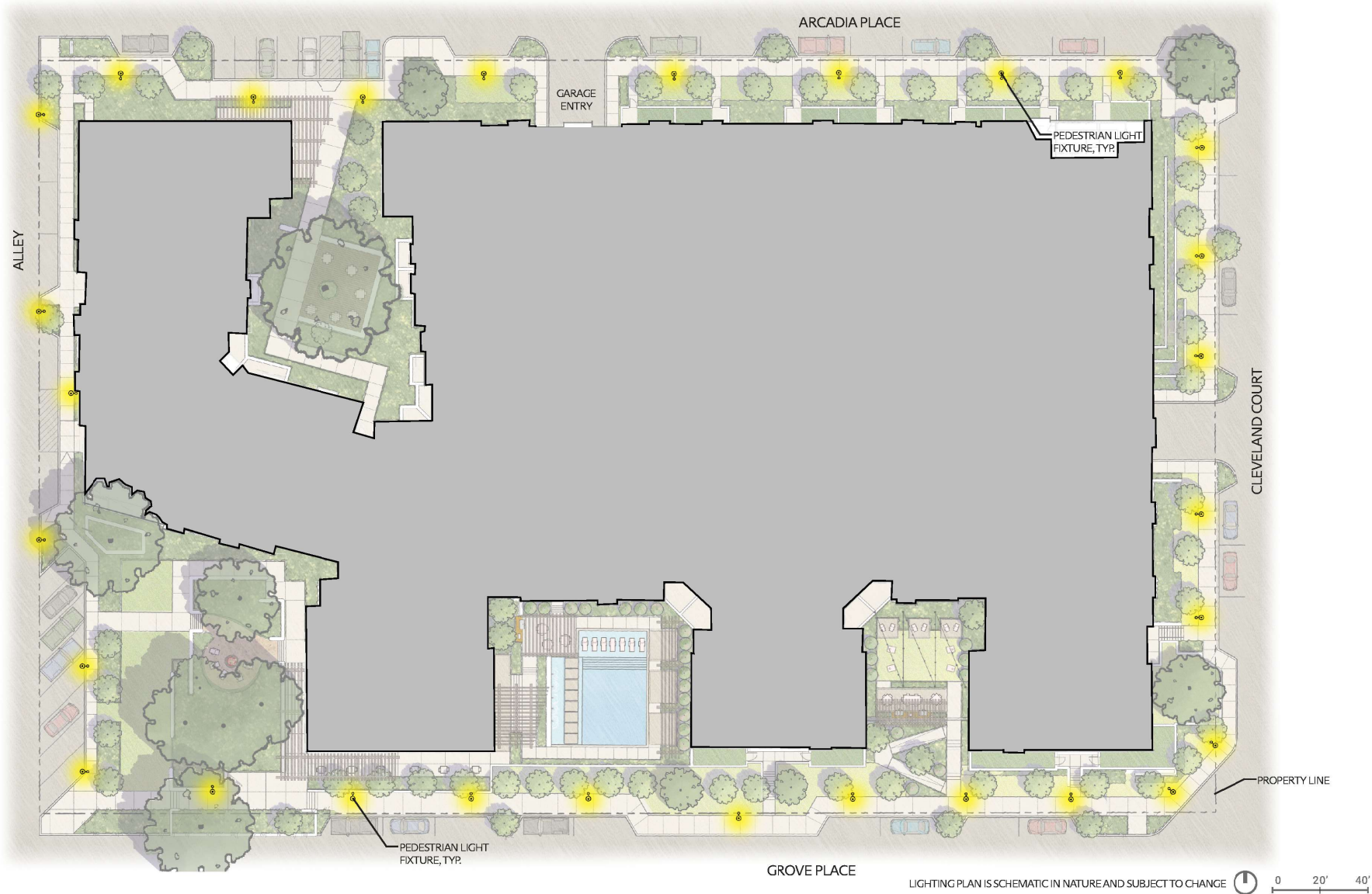
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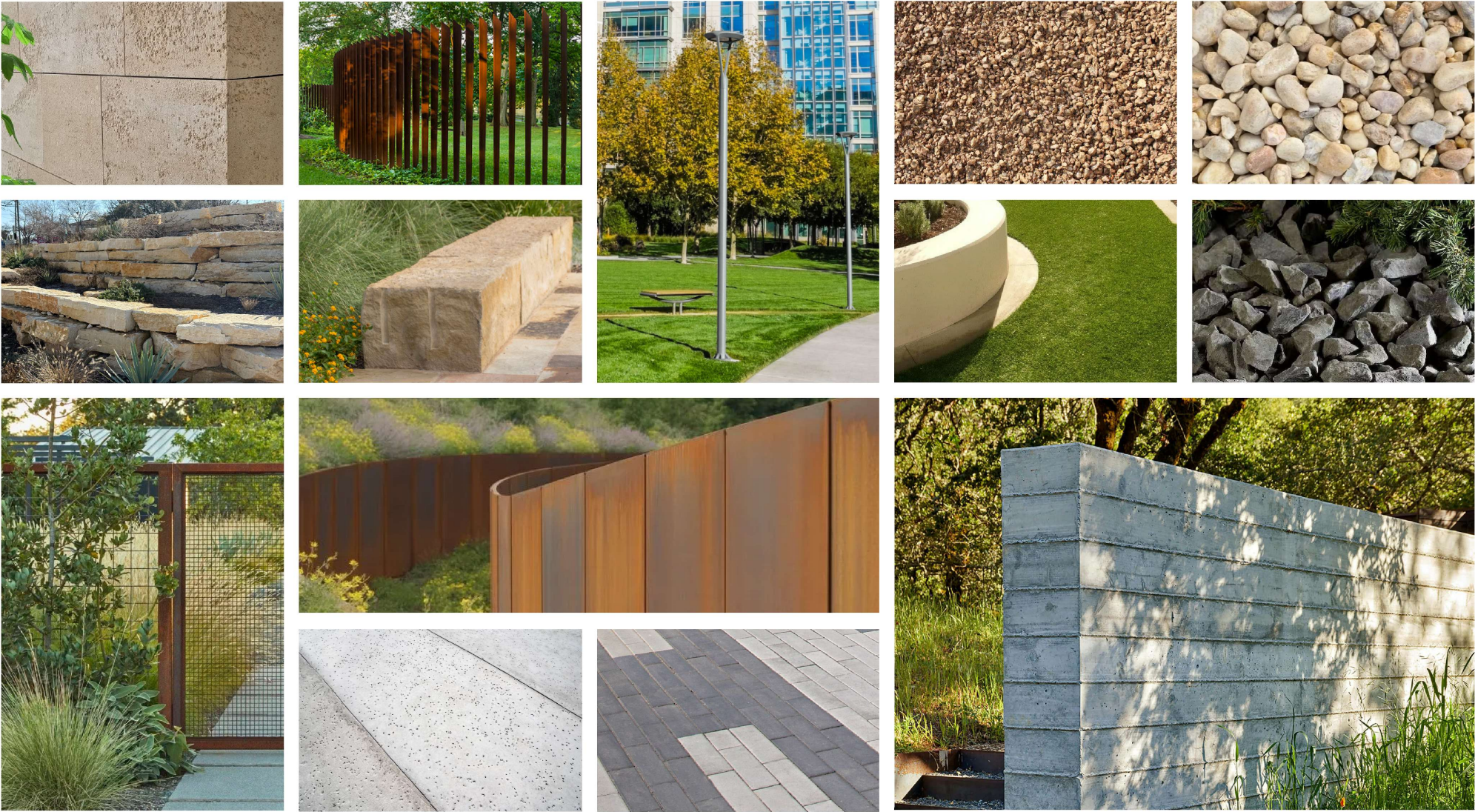
LANDSCAPE CONCEPT



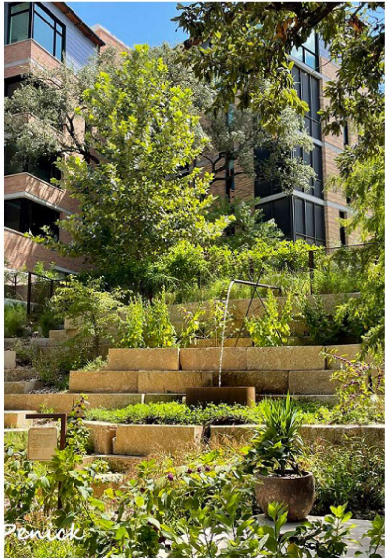
LIGHTING CONCEPT



SITE MATERIALS INSPIRATION



PLANTING INSPIRATION



PLANTING PALETTE

TREES



Live Oak
Quercus virginiana



Shumard Oak
Quercus shumardii



Cedar Elm
Ulmus Crassifolia



Eve's Necklace
Styphnolobium affine



Lacey Oak
Quercus Laceyi

ORNAMENTAL TREES



Texas Redbud
Cercis canadensis
Var. *Texensis*



Texas Mountain
Laurel
Dermatophyllum secundiflorum



Dwarf Palmetto
Sabal minor



Desert Museum
Palo Verde
Cercidium x 'Desert Museum'



'Bubba' Desert
Willow
Chilopsis Linaeris
'Bubba'



Yaupon Holly
Ilex Vomitoria

SHRUBS



Texas Sage
Leucophyllum frutescens



Golden Thyrallis
Galphimia glauca



Mexican Honeysuckle
Justicia spicigera



Tree Philodendron
Philodendron selloum



Blue Plumbago
Plumbago auriculata



Sandankwa Viburnum
Viburnum suspensum



Lindheimer Muhly
Muhlenbergia lindheimeri



Chinese Fringe Flower
Loropetalum chinense



Leopard Plant
Farfagium japonicum



Bicolored Iris
Dietes bicolor



Cast Iron Plant
Aspidistra elatior



River Fern
Thelypteris kunthii



Variegated Ginger
Alpinia zerumbet



Asparagus Fern
Asparagus setaceus

PLANTING PALETTE

GROUND COVERS



Purple Heart
Tradescantia pallida



New Gold Lantana
Lantana 'New Gold'



Trailing Purple Lantana
Lantana montevidensis



Silver Ponyfoot
Dichondria argentea



Blue Dwarf Ruellia
Ruellia brittoniana
'Katie'



Texas Sedge
Carex texensis



Liriope
Liriope muscari

ACCENT PLANTS / VINES



Red Yucca
Hesperalo parvifolia



Crue Leaf Yucca
Yucca recurvifolia
var. *tristis*



Parry's Agave
Agave parryi



Spineless Prickly Pear
Opuntia ellisiana



White Spider Lily
Hymenocallis
'Tropical Giant'



Cross Vine
Bignonia capreolata



Star Jasmine
Trachelospermum
jasminoides