

P&Z CASE NO. 463 5307 BROADWAY ST REPLAT

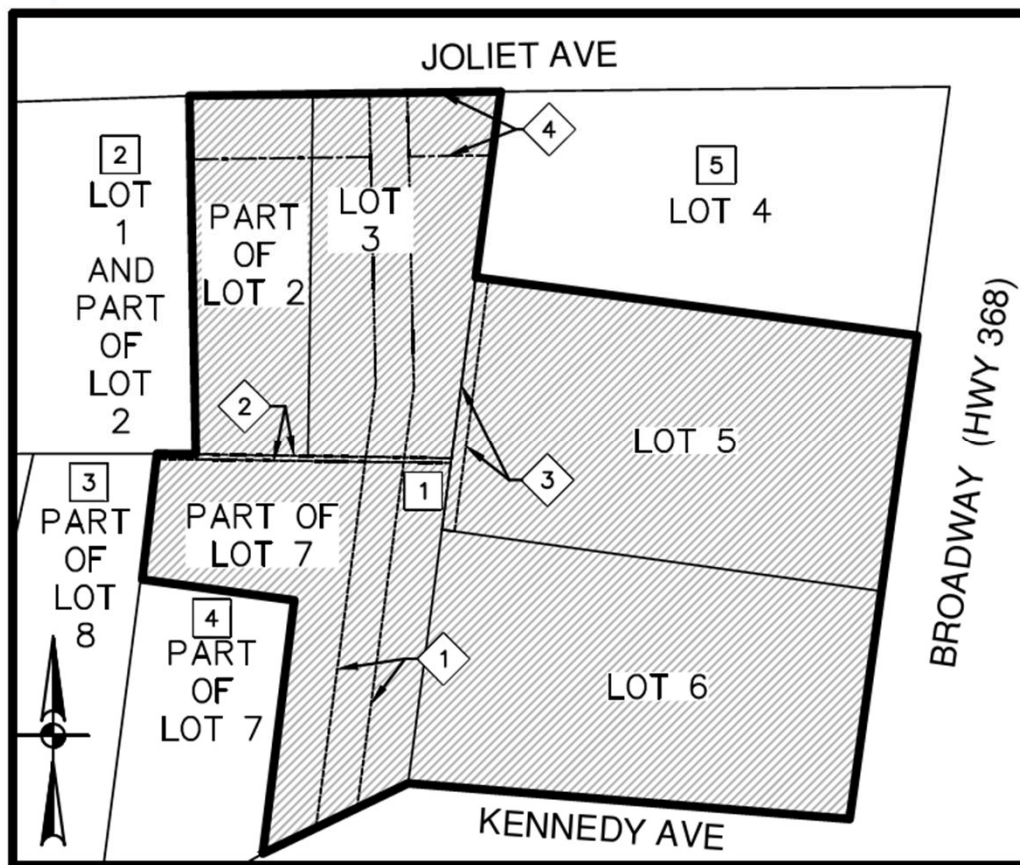
AUGUST 03, 2026



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- B-1 / P / MF-D
- Northwest corner of Broadway St and Kennedy Ave
- Replat multiple properties into one

PROPERTY



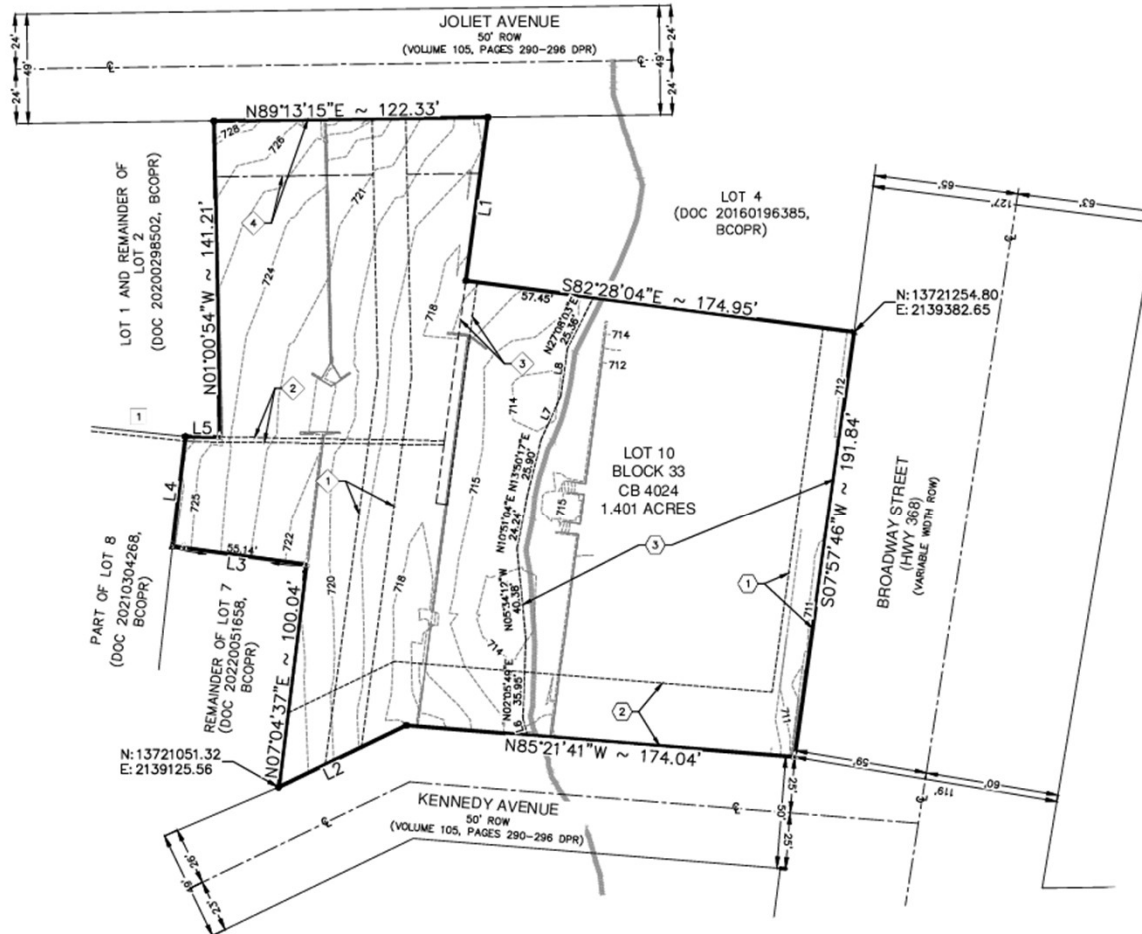
PROPERTY



PROPERTY



PROPOSED REPLAT



REPLAT
SCALE: 1" = 50'

BEING A TOTAL OF 1.401 ACRES, ESTABLISHING LOT 10 & BLOCK 33, IN COUNTY
BLOCK 4024, IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS



POLICY ANALYSIS

- **Lot Area and Lot Width**
 - Proposed lot meets all lot area and lot width requirements for the various zoning designations on the property



POLICY ANALYSIS

- Approval by CPS, SAWS, and Public Works is required prior to release for recordation.
- Renovation of existing commercial building currently underway
- To be considered at the August 10, 2026 regular City Council meeting, pending recommendation.



PUBLIC NOTIFICATION

- Postcards – mailed to property owners within a 200-foot radius
- Notices – posted on City website and on property
- Legal Notice – posted in official newspaper of the City (SA Express News)
- **Responses received within 200ft:**
 - Support: (0) Oppose: (0) Neutral: (0)



P&Z CASE NO. 471 5701 N NEW BRAUNFELS AVE REPLAT

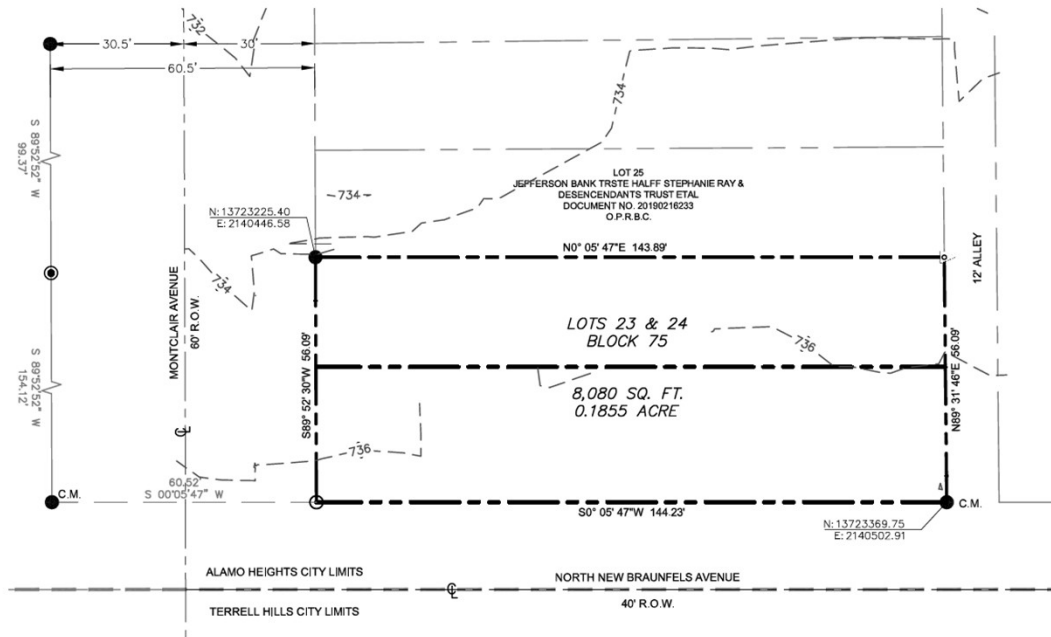
AUGUST 03, 2026



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



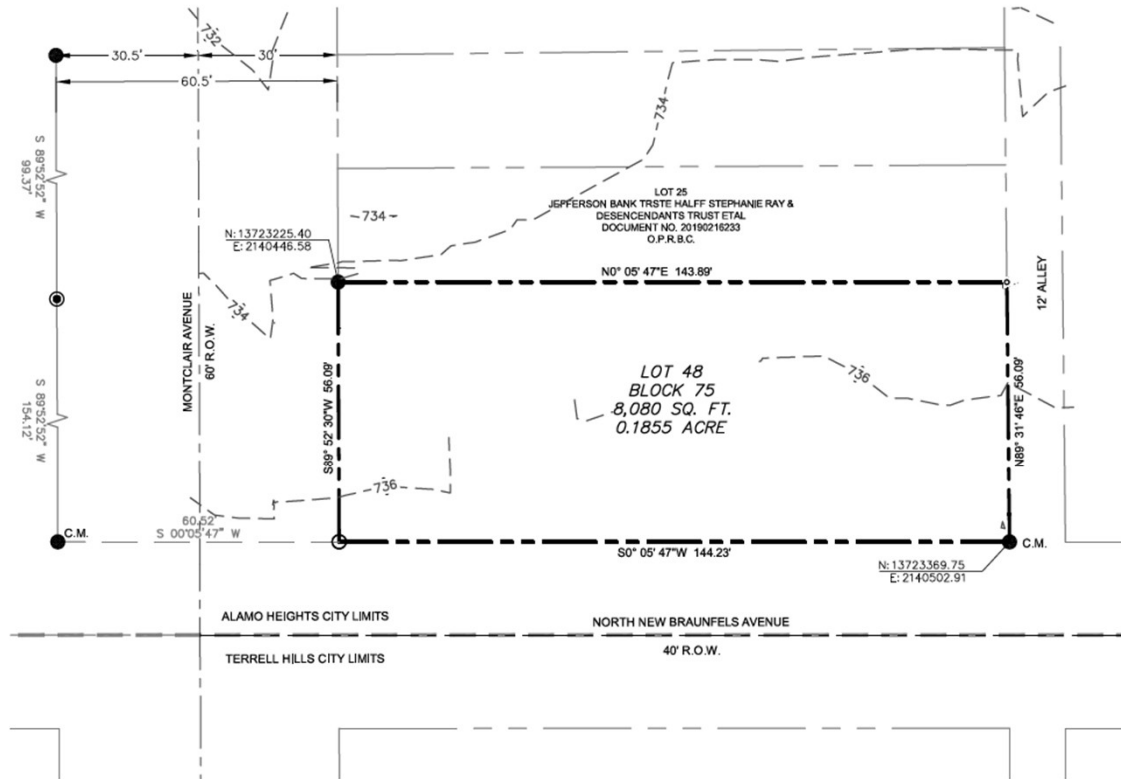
- O-1
- Northwest corner of N New Braunfels Ave and Montclair Ave
- Replat two properties into one

PROPERTY



PROPERTY





REPLAT ESTABLISHING
LOT 48, BLOCK 75, COUNTY BLOCK 4050
ALAMO HEIGHTS ADDITION
CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS



POLICY ANALYSIS

- **Lot Area**
 - No minimum lot area for properties zoned B-1
- **Sec. 3-63. – Lot Width**
 - Minimum 75 ft
 - Proposed lot width approved by BOA – 03.04.2026



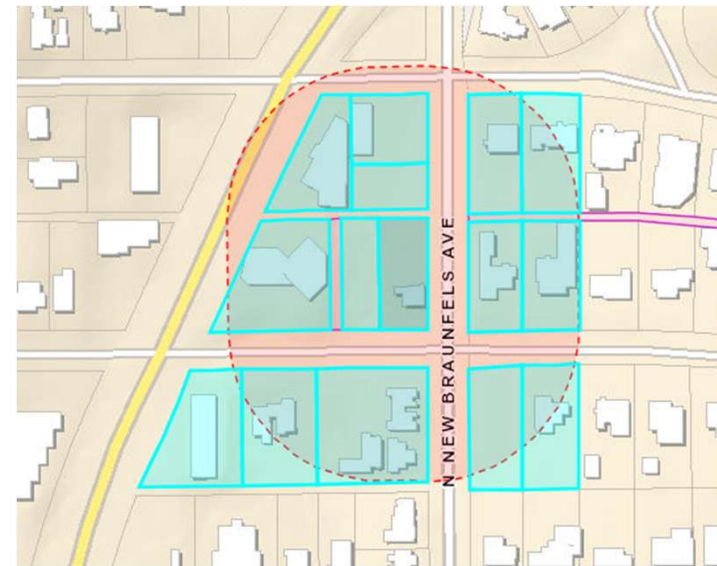
POLICY ANALYSIS

- Approval by CPS, SAWS, and Public Works is required prior to release for recordation.
- All future development plans to go through full plan review by staff as well as ARB and City Council Review.
- To be considered at the August 10, 2026 regular City Council meeting, pending recommendation.



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P&Z CASE NO. 472 104 AND 202 CRESCENT ST REPLAT

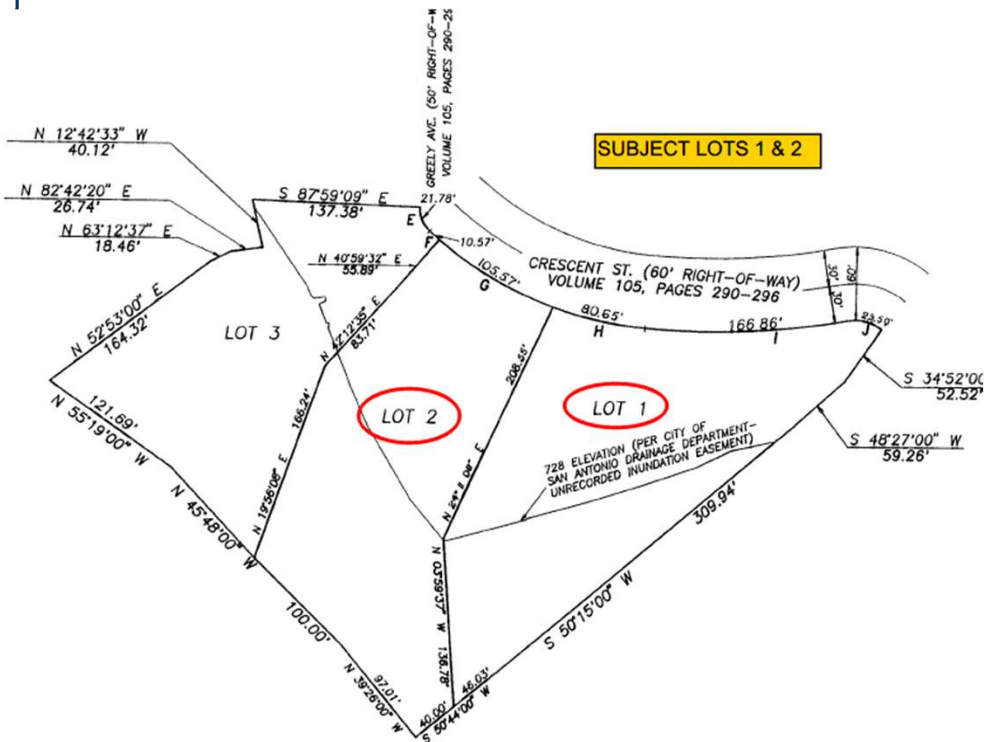
AUGUST 03, 2026



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



REPLAT ESTABLISHING

LOTS 1, 2 AND 3, BLOCK 109, ALAMO HEIGHTS IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS.

- SF-A
- Southwest corner of Crescent St and E Olmos Dr
- Replat two properties into one

AERIAL



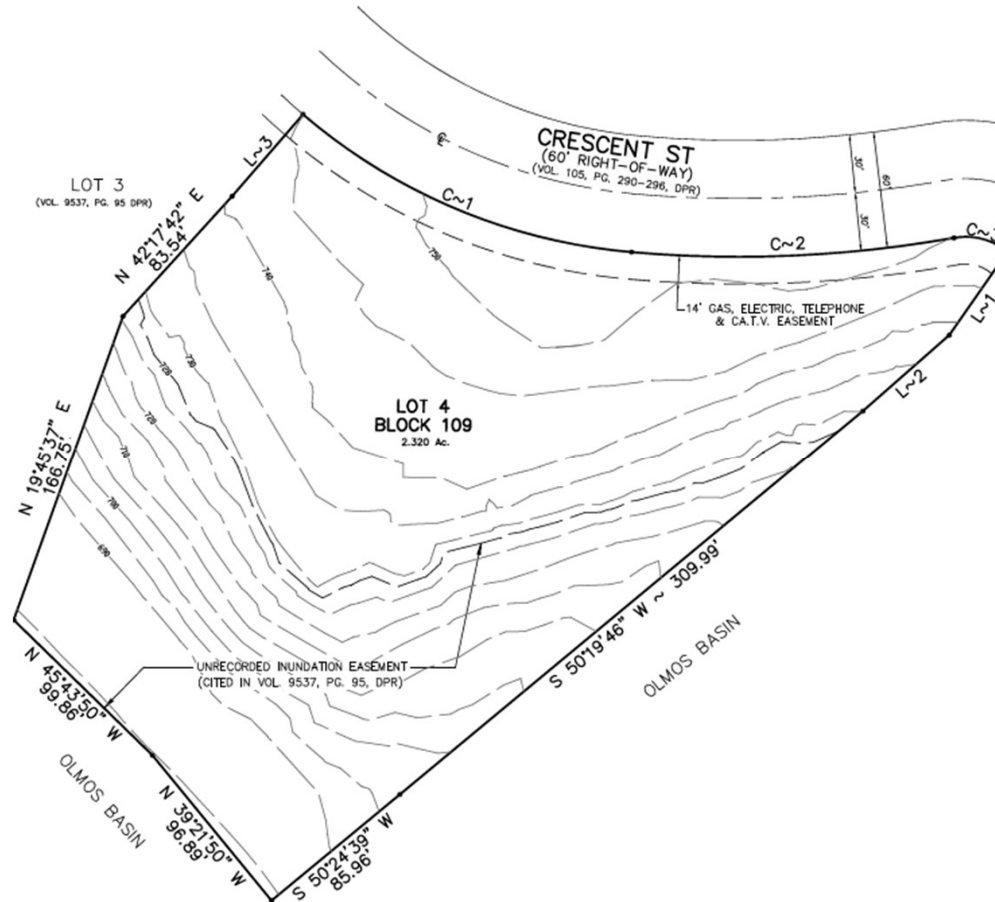
PROPERTY



PROPERTY



PROPOSED REPLAT





POLICY ANALYSIS

- **Sec. 3-12. – Lot Area**
 - Minimum 8,400 sq ft
 - Proposed 101,059.20 sq ft (2.32 acres)
- **Sec. 3-13. – Lot Width**
 - Minimum 60 ft
 - Irregular shaped lot, but 196.75 ft wide at the shortest point



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P&Z CASE NO. 473 102 ARCADIA PL & 141 GROVE PL SUP

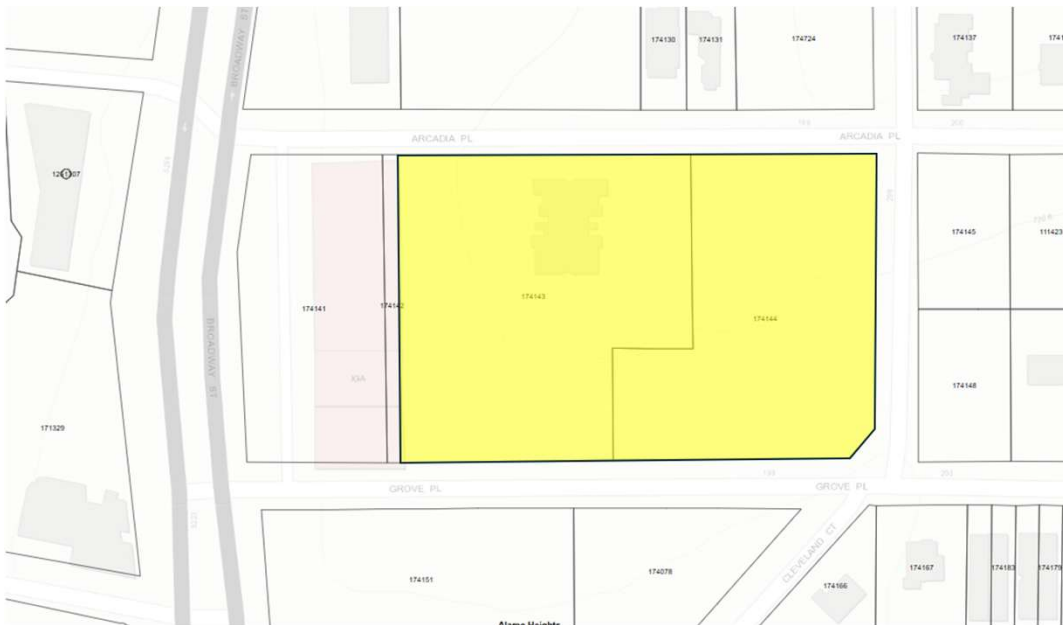
AUGUST 03, 2026



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

SUMMARY



- Multi-Family District (MF-D)
- South side of Arcadia Pl, north side of Grove Pl, east of Broadway St
- SUP



SUMMARY

- Proposal to construct a new multifamily apartment project
- Variances to City's Zoning Code requested through SUP

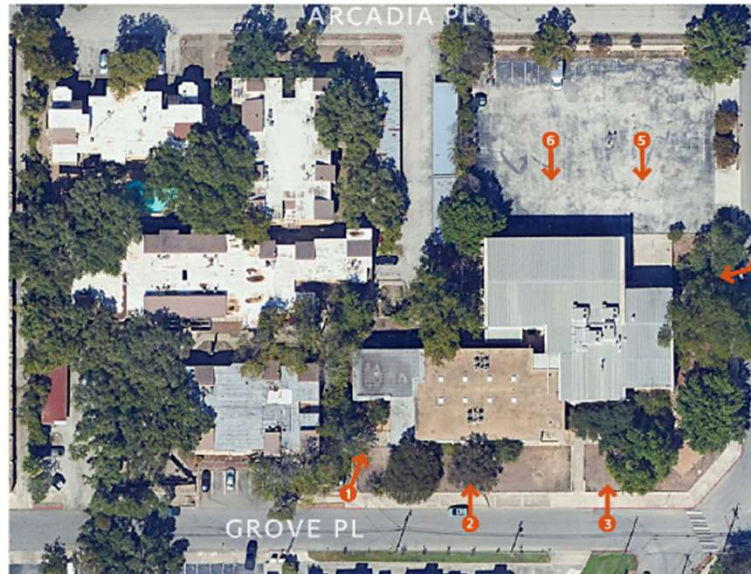
EXISTING CONDITIONS

EXISTING BUILDINGS
TREEHOUSE APARTMENTS



EXISTING CONDITIONS

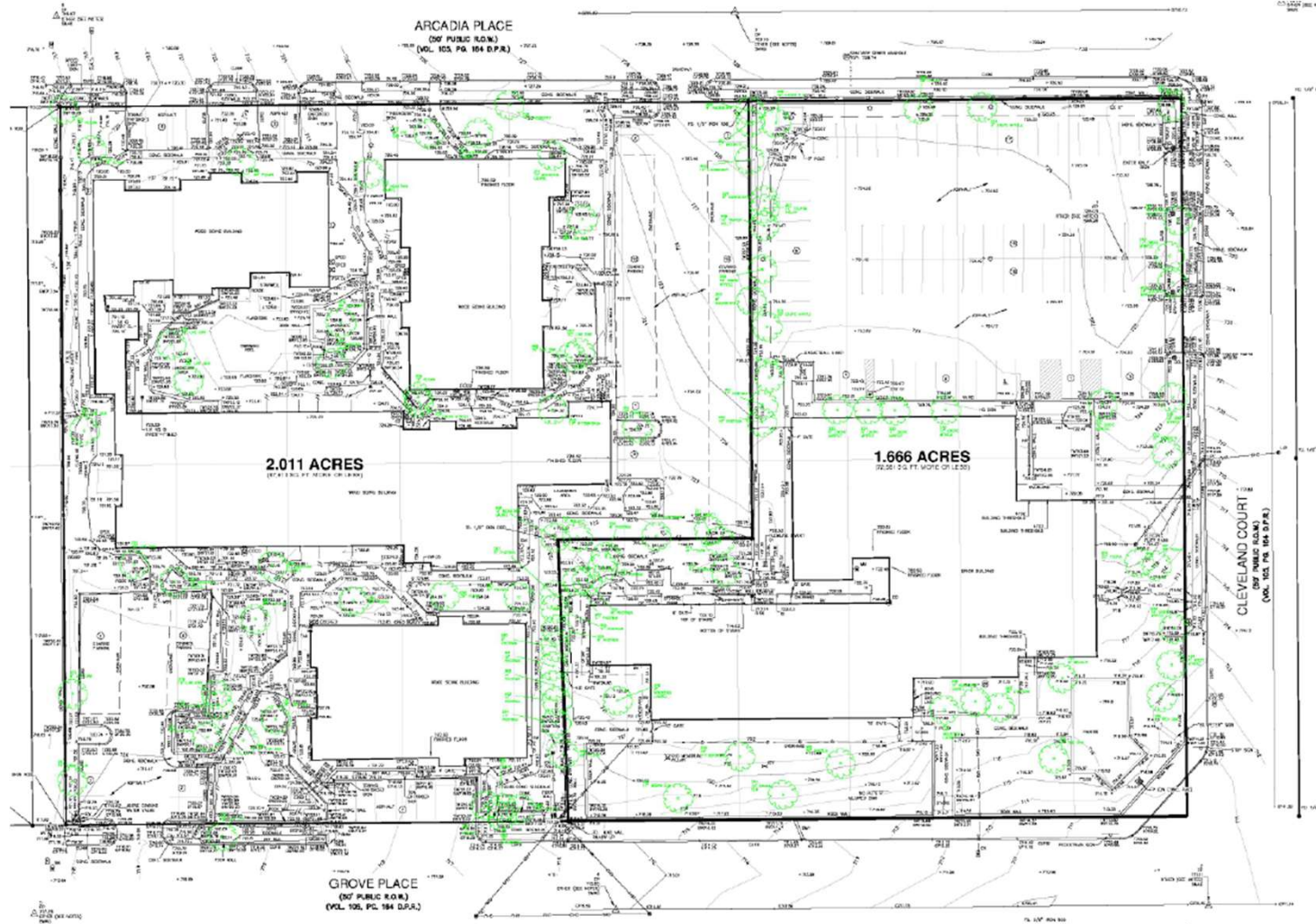
EXISTING BUILDINGS ST. PETER'S SCHOOL

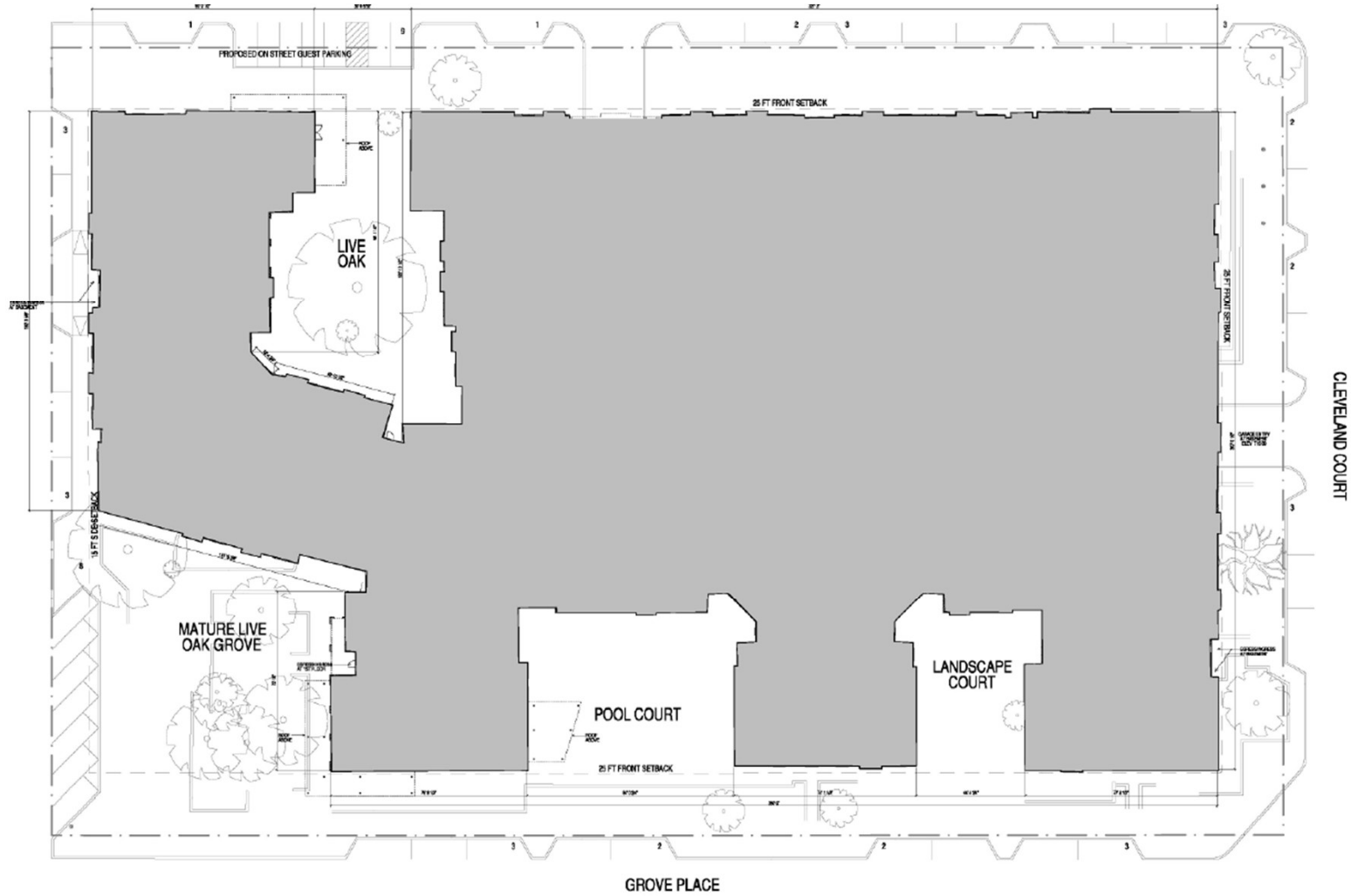


Treehouse Apartments | June 2026

LAKE FLATO

EXISTING SURVEY





PROPOSED ELEVATIONS

CONCEPT ELEVATIONS



KEY

BRICK	STUCCO	COMPOSITE SIDING

WEST ELEVATION - ALLEY / BROADWAY

KEY

BRICK STUCCO COMPOSITE SIDING

3'-0"

61'-4.65"

10'-0"

10'-0"

10'-0"

10'-0"

719.09 FFE

724.00 AVG. GRADE

728.75 FFE

730.75 FFE

734.75 FFE AT FITNESS

734.75 FFE AT CLUB

741.42

730.75

719.09

TOPOF PARAPET ROOF

TOPOF ROOF

LEVEL 5

LEVEL 4

LEVEL 3

LEVEL 2 (741.42)

LEVEL 1 (730.75)

BASEMENT (719.09)

SOUTHWEST ELEVATION - OAK GROVE

SOUTHWEST ELEVATION - OAK GROVE

LAKE FLATO

Treehouse Apartments | July 2026

RENDERINGS



VIEW FROM NORTHWEST ON ARCADIA

Treehouse Apartments | July 2026

LAKE FLATO

RENDERINGS



VIEW FROM NORTHEAST ON ARCADIA

Treehouse Apartments | July 2026

LAKE FLATO

RENDERINGS



VIEW FROM SOUTHEAST ON GROVE PLACE

Treehouse Apartments | July 2026

LAKE FLATO

RENDERINGS



VIEW FROM SOUTHWEST ON GROVE PLACE

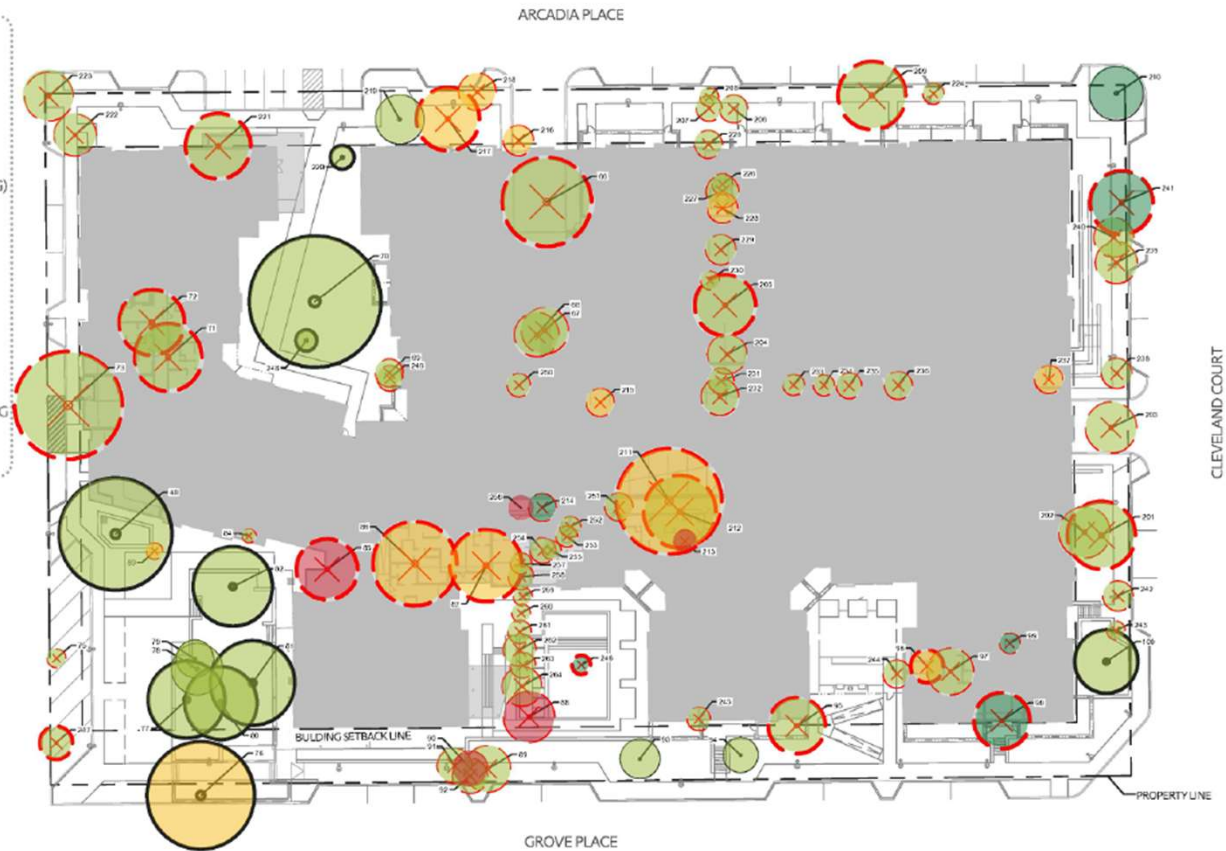
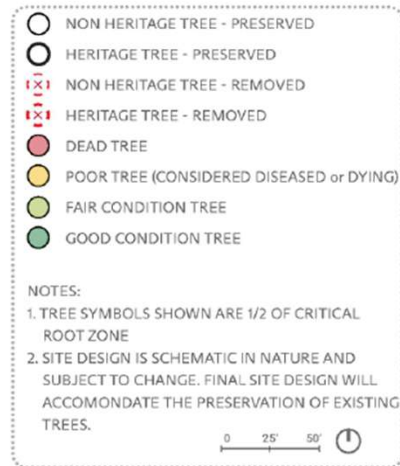
Treehouse Apartments | July 2026

LAKE FLATO

TREE PRESERVATION/REMOVAL PLAN



TREE CONDITION AND PRESERVATION PLAN

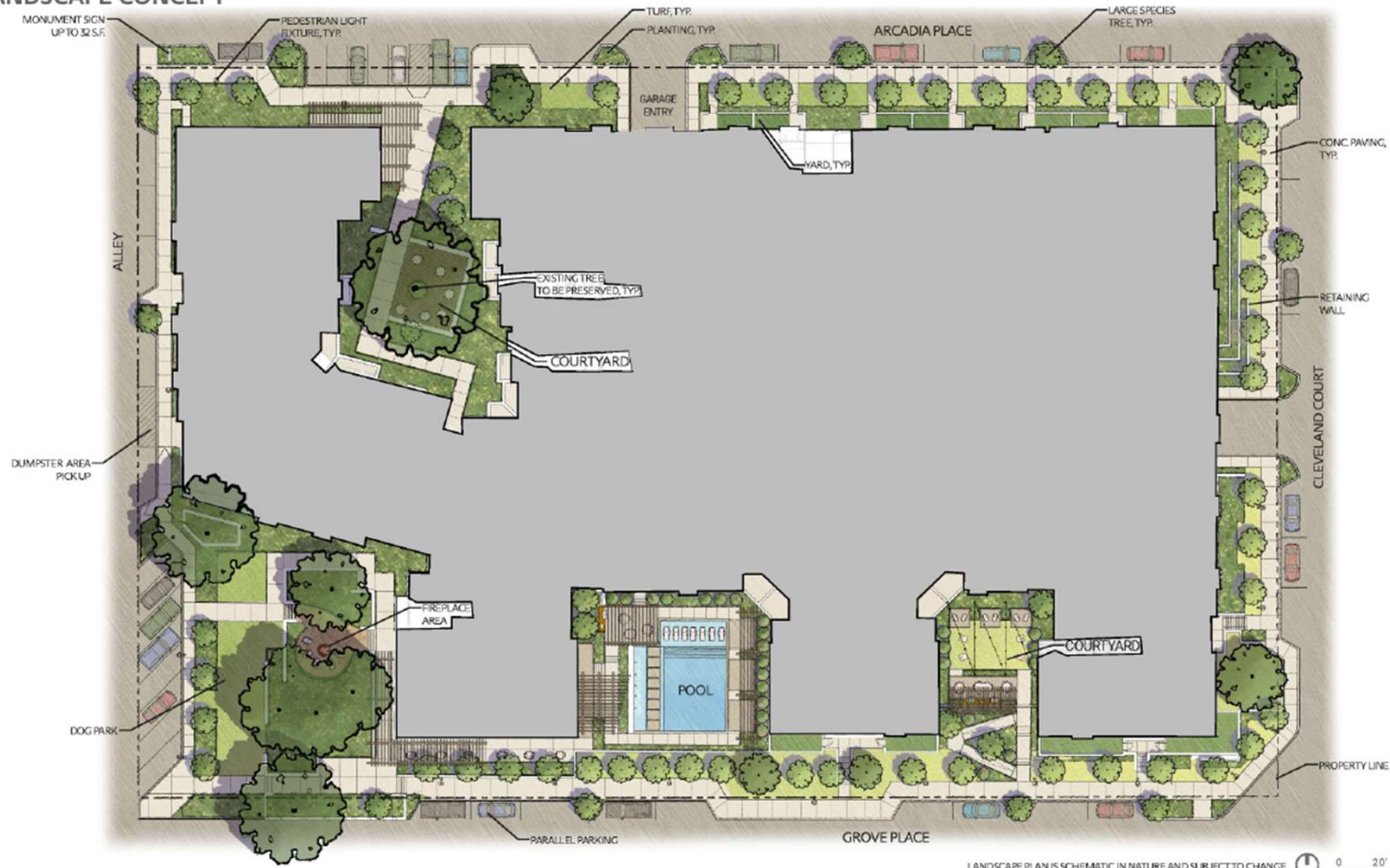


 EXISTING NON HERITAGE TREE - PRESERVED
 EXISTING HERITAGE TREE - PRESERVED
 EXISTING STREET TREE - PRESERVED
 PROPOSED 4" CALIPER TREE
 PROPOSED 4" CALIPER STREET TREE

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 ACCOMMODATE THE PRESERVATION OF EXISTING TREES.
3. PROPOSED TREE LOCATIONS ARE SCHEMATIC. FINAL LOCATIONS TO BE DETERMINED





LANDSCAPE PLAN IS SCHEMATIC IN NATURE AND SUBJECT TO CHANGE

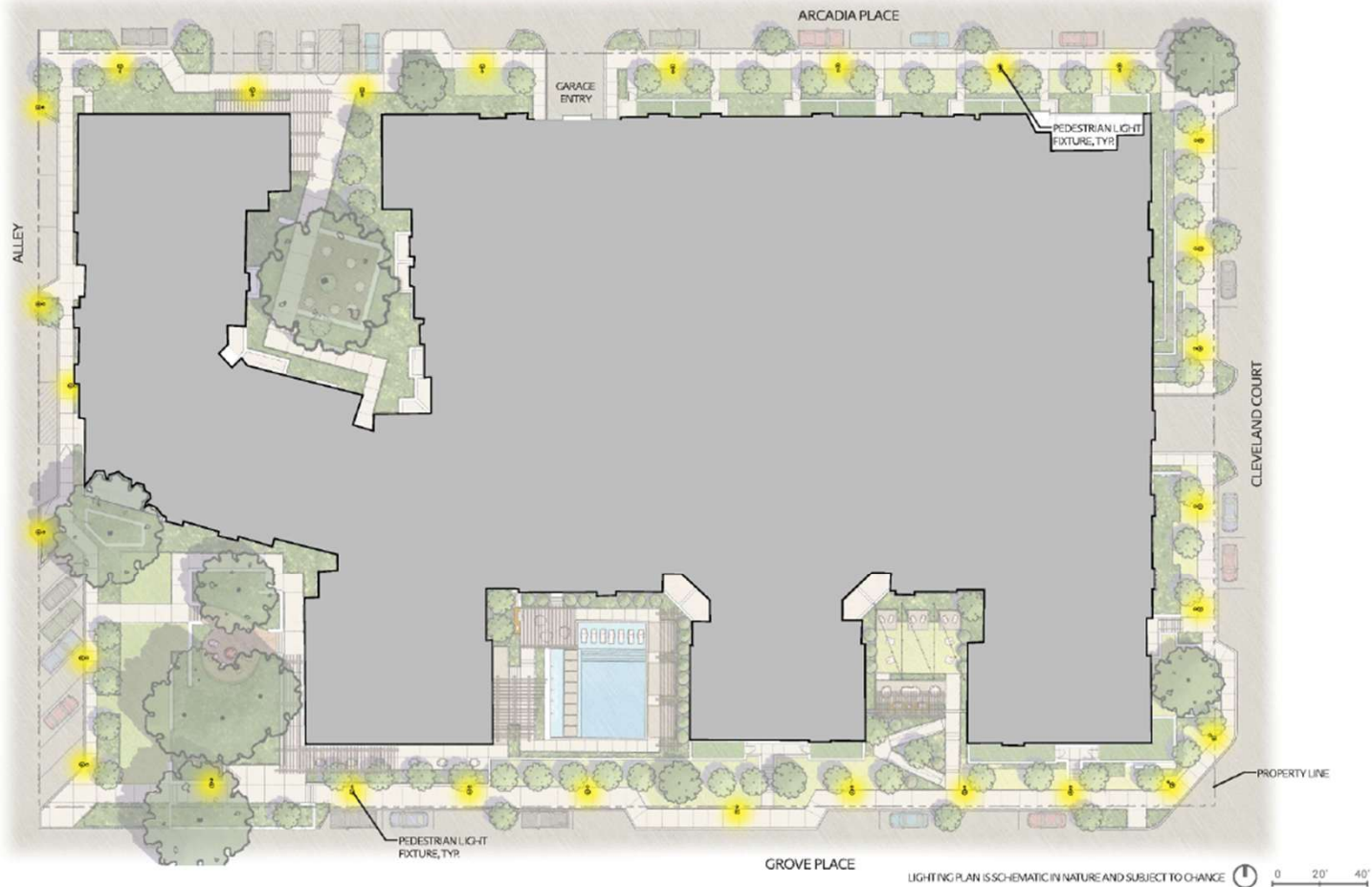


RIALTO
STUDIO

LAKE FLATO

PROPOSED LIGHTING PLAN

LIGHTING CONCEPT



Grove Place Apartments | July 2026

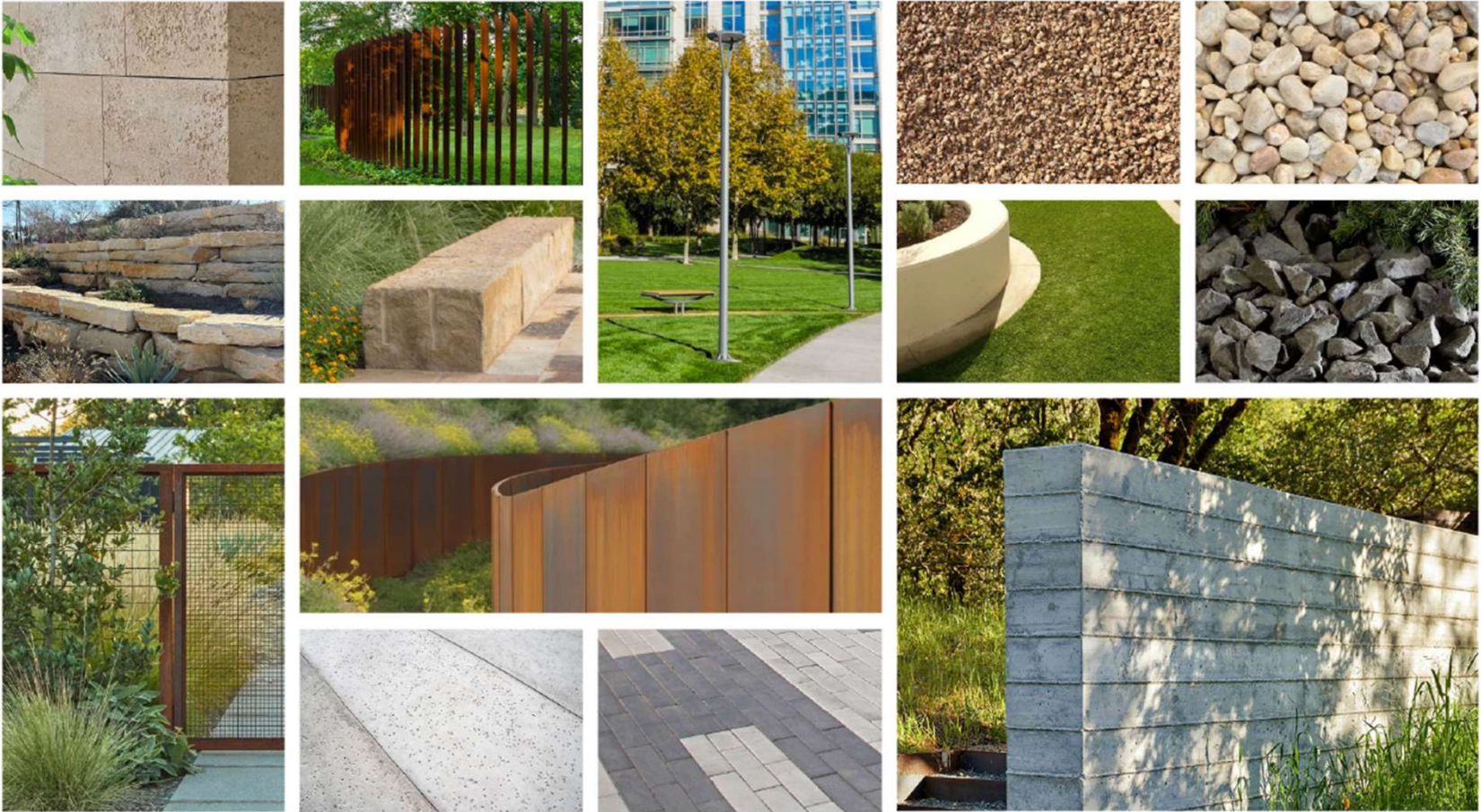
RIALTO
STUDIO

LAKE FLATO



MATERIAL INSPIRATION

SITE MATERIALS INSPIRATION



PLANTING INSPIRATION



PLANTING INSPIRATION



PLANTING PALETTE



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
Diets bicolor



Cast Iron Plant
Aspidistra elatior



River Fern
Thelypteris kunthii



Variegated Ginger
Alpinia zerumbet



Asparagus Fern
Asparagus setaceus

PLANTING PALETTE



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
Hesperaloe parvifolia



Cruve 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

VARIANCE REQUESTS



Topic	Regulation	Developer Request
Maximum Number of Units	257	300
Height	35 ft / 3 stories	65 ft / 6 stories*
Height Exceptions	Additional 8 ft above maximum height for: chimneys, cooling towers, elevator bulkheads, penthouses, tanks, water towers, ornamental cupolas, domes or spires, and parapet walls.	Exceptions in Zoning Code as well as an additional 12 ft above maximum height for stair and elevator towers
Front Yard Setback	20 ft	25 ft (deed restriction)
Side Yard Setback	15 ft	No change
Sidewalks	Installed within right-of-way	May be installed on the property
Landscape Buffer	8ft wide LS buffer required along side yard for corner lots	No LS buffer nor landscape screening required along alley side of property and between sidewalk and building at future resident parking, leasing, and the clubhouse
Landscape Buffer Utility Encroachments	N/A	Electric transformers, water and gas meters, and other utility equipment may be located within landscape buffer
Impervious Cover	Stormwater credits for reductions in impervious cover exclude sidewalks	Any reduction of impervious cover in right-of-way (including sidewalks) are credited toward property

*Measured from established average grade of 724

VARIANCE REQUESTS



Topic	Regulation	Developer Request
Street Trees	Min. 4-inch caliper and installed within right-of-way	Min. 6-inch caliper but may be installed on the property. Up to three parallel parking spaces may be provided in a row before separating spaces with a 5ft x5ft planting area for street trees.
Signage	- Monument Sign Max Size: 24 sq ft - Wall Sign Max Size: 24 sq ft - Canopy/Awning Sign Max Size: 24 sq ft	- Monument Sign Max Size: One Sign - 32 sq ft at west end of property facing Arcadia Pl - Wall Sign Max Size: One Sign - 48 sq ft at west end of building facing Broadway - Canopy/Awning Sign Max Size: One Sign - 24 sq ft sign mounted on leasing office along Arcadia Pl (no variance)
Parking	- Spaces: 460 parking spaces required for 300 units - Size: 9ft x 18ft (depending on parking angle)	- Spaces: 495 parking spaces required for 300 units - Size: Up to 20% of spaces may be compact (8ft x 16ft) 7 spaces provided along Arcadia by leasing office (open to public outside of business hours) - Parallel parking may be provided along Arcadia, Cleveland, and Grove - Parallel and angled parking may be provided along alley for public use with access along alley
Water Supply / Utility Demand	Cost of water rights and necessary utility upgrades borne by developer	No change

**Measured from established average grade of 724*



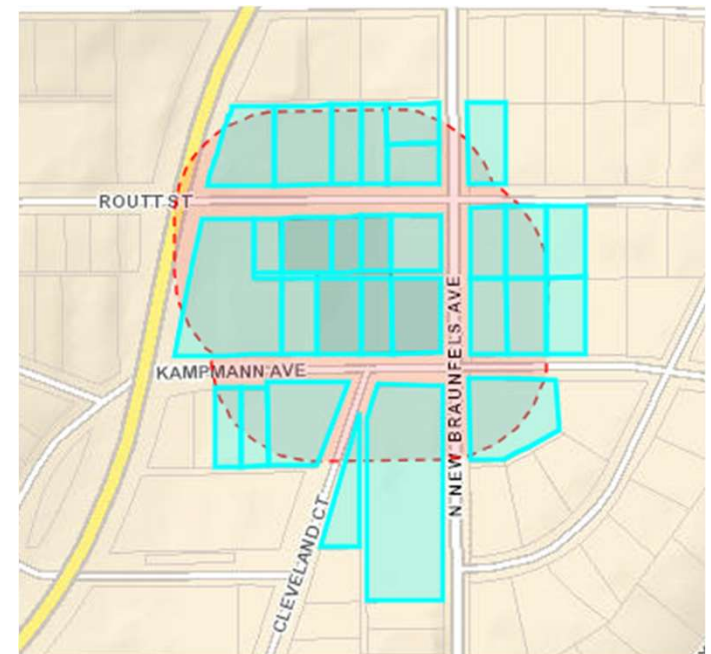
POLICY ANALYSIS

- Improvements in SUP subject to plan review to ensure compliance with city codes as well as ARB and City Council review
- To be considered at the regular City Council meeting on September 14, 2026 pending recommendation.



PUBLIC NOTIFICATION

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- Legal Notice – posted in official newspaper of the City (SA Express News)
- Responses received (Inside 200-ft radius):
 - Support: (0) Opposed: (0) Neutral: (0)



P&Z CASE NO. 474 102 ARCADIA PL AND 141 GROVE PL REPLAT

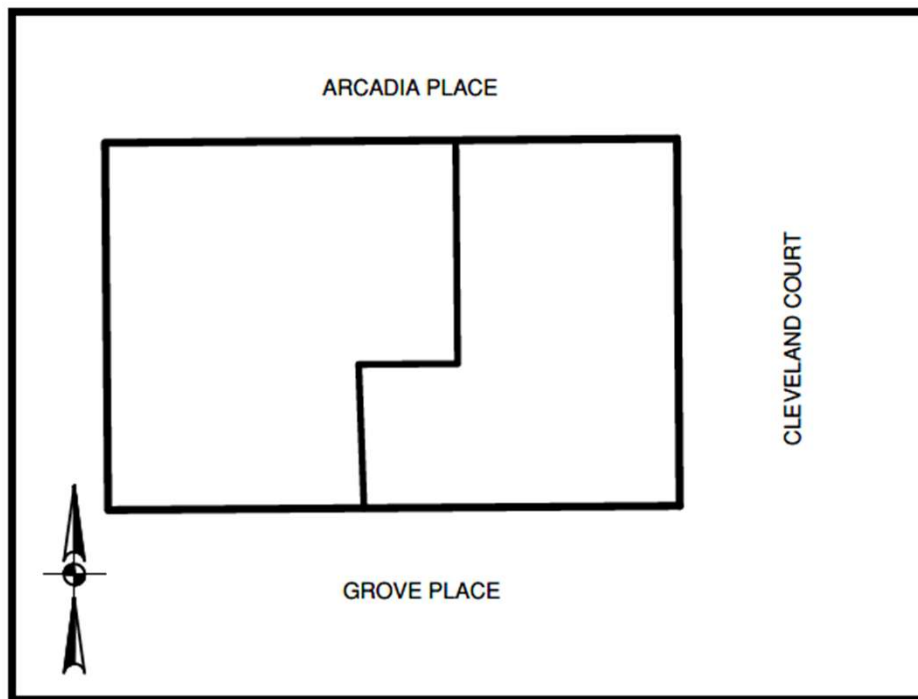
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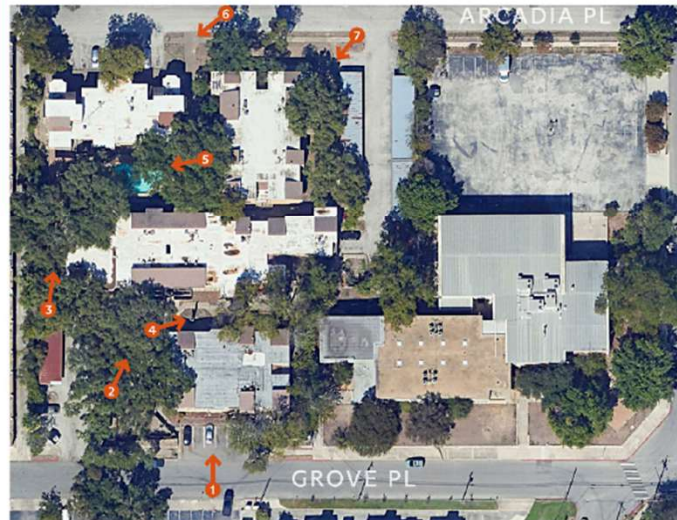
PROPERTY



- MF-D
- South side of Arcadia Pl, north side of Grove Pl, and east of Broadway St
- Replat two properties into one

PROPERTY

EXISTING BUILDINGS TREEHOUSE APARTMENTS



PROPERTY

EXISTING BUILDINGS ST. PETER'S SCHOOL



VIEW 3



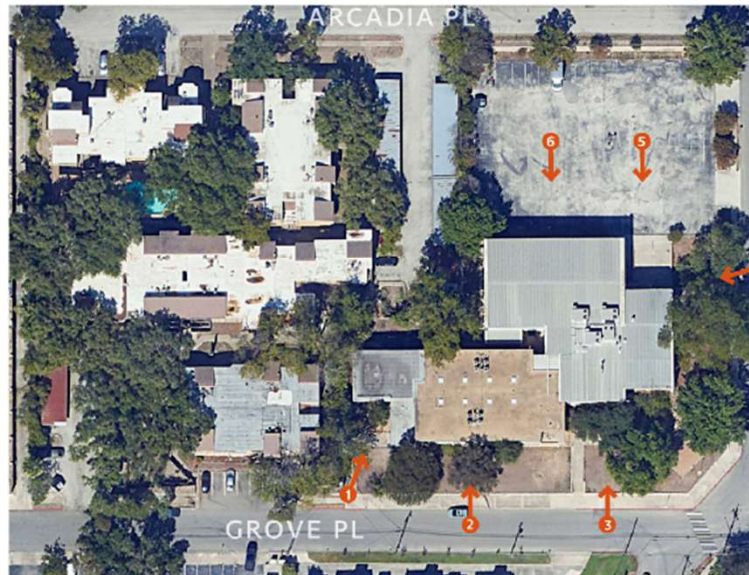
VIEW 4



VIEW 2



VIEW 1



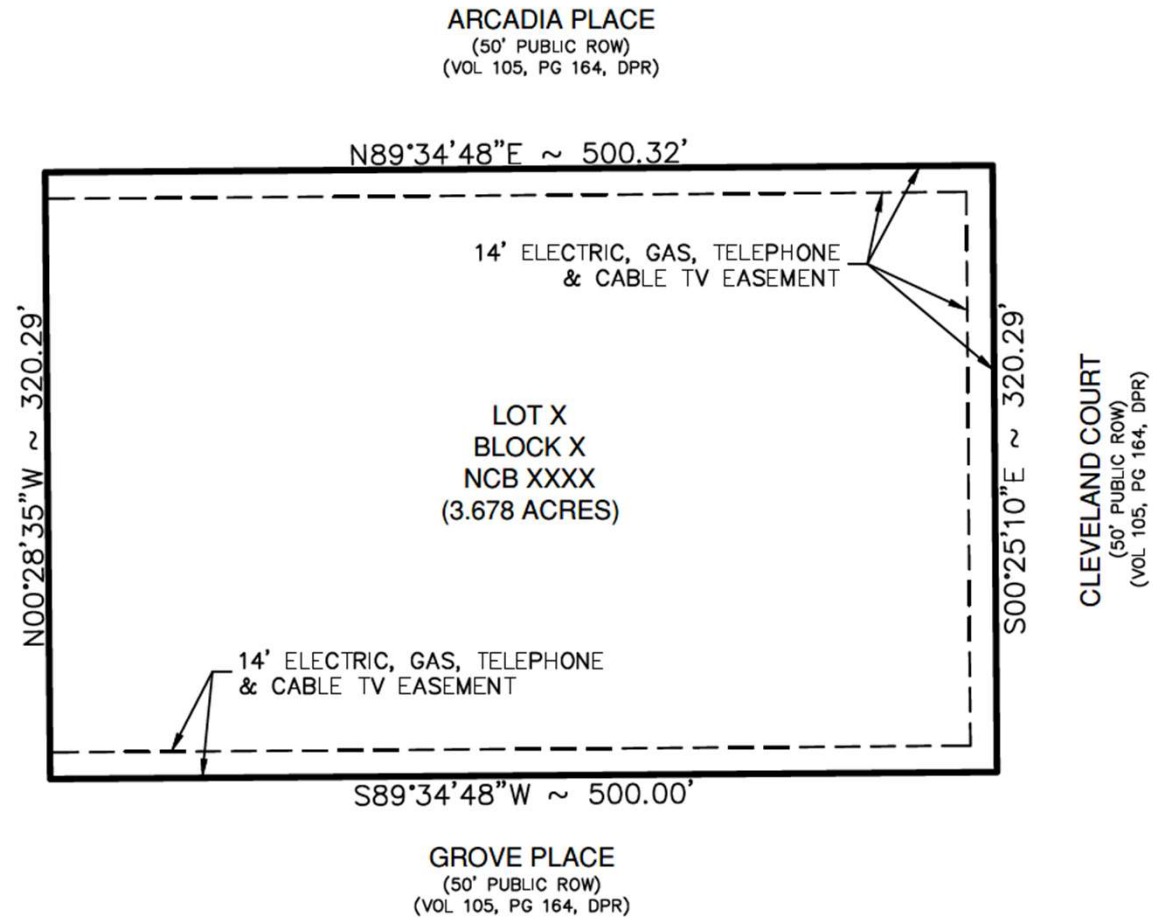
VIEW 5



VIEW 6

LAKE FLATO

PROPOSED REPLAT





POLICY ANALYSIS

- **Sec. 3-42. – Lot Area**
 - Minimum 186,000 sq ft for 300 units
 - Proposed 160,213.68 sq ft
- **Sec. 3-43. – Lot Width**
 - Minimum 75 ft
 - Proposed 500.32 ft



POLICY ANALYSIS

- Pending SUP consideration
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