P&Z CASE NO. 477
6333 BROADWAY ST REPLAT

NOVEMBER 02, 2026

COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- B-1
- Located at the southwest corner of Broadway St and Inslee Ave
- Replat to address variances

PROPERTY



HISTORY

- **Design Review**
  - Preliminary Review: 05.19.2026 (ARB)
  - Final Review: 06.16.2026 (ARB) and 07.13.2026 (City Council)
- **Replat**
  - Replat two properties into one:
    - 04.06.2026 (P&Z) and 04.13.2026 (City Council)

RENDERING



RENDERING



RENDERING



RENDERING



RENDERING



VARIANCE REQUESTS

Topic	Zoning Requirement	Developer Request
Number of Off-Street Parking Spaces [§3-81(1)]	Office/Clinic/Retail/Business: 1 space per 300 gross sq ft Restaurant or Cafeteria: 1 space per 100 gross sq ft	Development on the lot shall meet 75% of the City's off-street parking requirement*
Parking spots in Right-of-Way [§3-84(2)]	Parking spaces shall not be located with City right-of-way	Eight on-street parking spaces shall be allowed in City right-of-way**
Off-Street Parking Space Dimensions [§3-84(2)(a)]	Ninety-degree (90°) parking spaces must meet a minimum dimension of 9ft x 18ft	20% of the total off-street parking spaces provided on the lot can be compact spaces with a minimum dimension of 8ft x 16ft

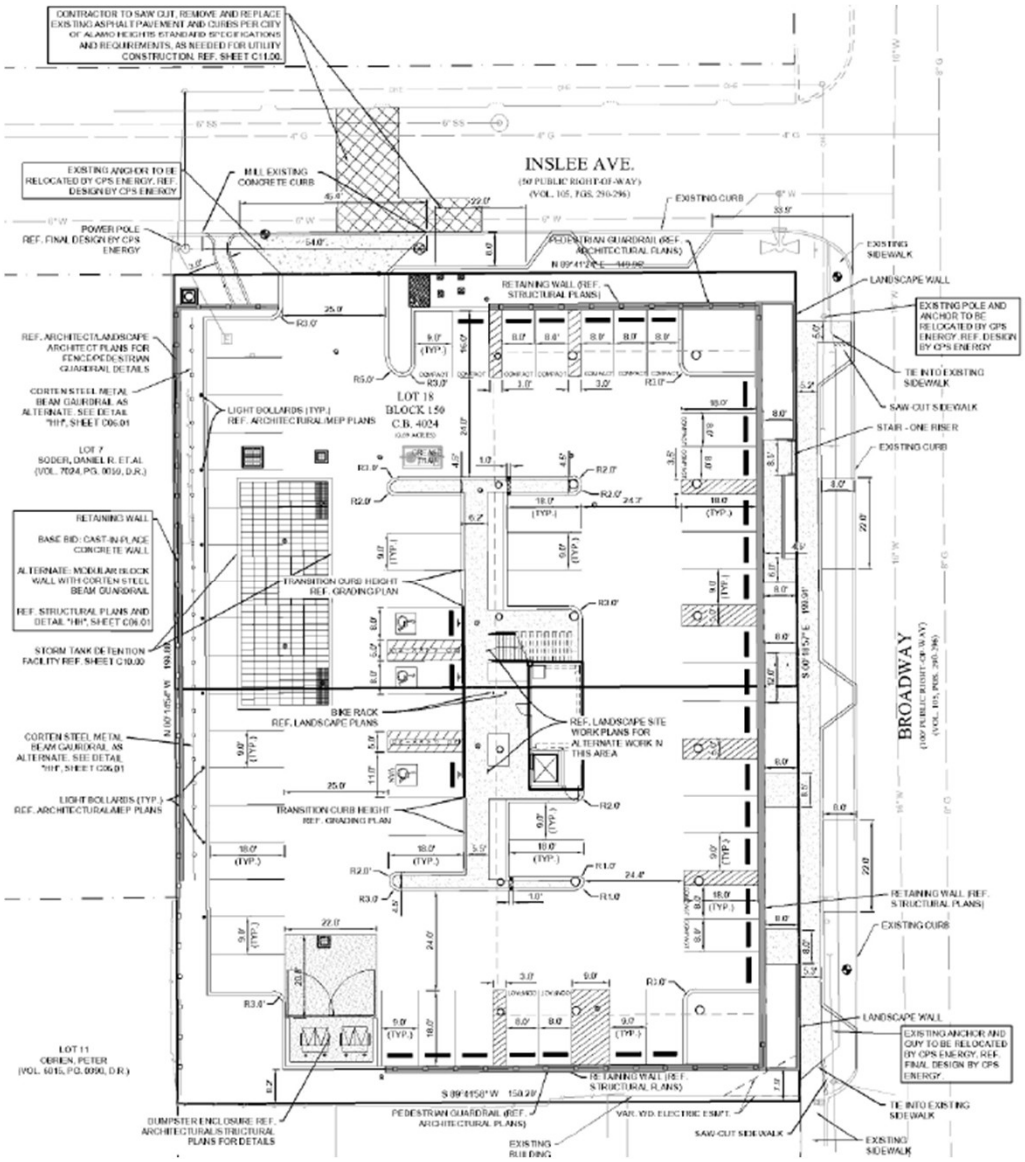
**Final uses and square footages TBD*

***Via ROW encroachment license agreement (City Council)*

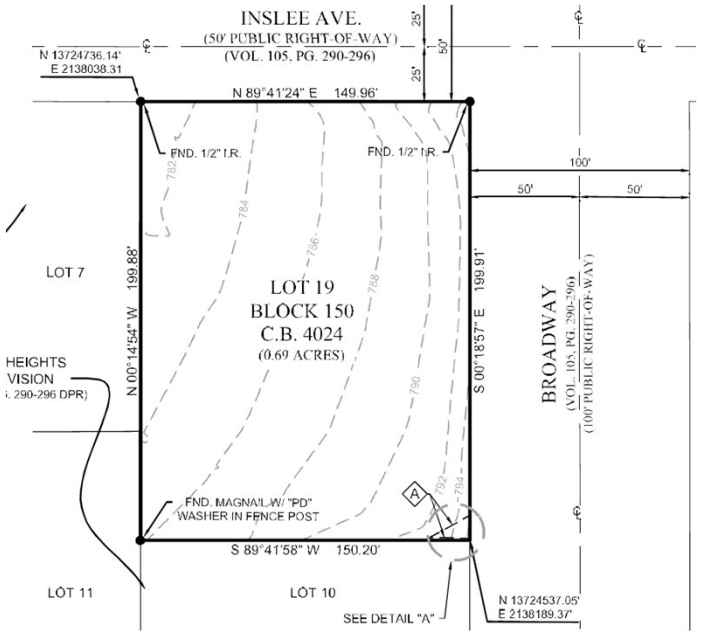
VARIANCE REQUESTS

Topic	Zoning Requirement	Developer Request
5ft Sidewalk Required [§3-70(5)]	Minimum 5ft wide sidewalk required within public right-of-way, along all street frontages, and adjacent to property lines	No sidewalk required along Inslee Ave street frontage
5ft Planting Strip Required [§3-70(4)]	Minimum 5ft wide planting strip required within public right-of-way adjacent to curbs	No planting strip required along the Broadway St and Inslee Ave street frontages
Canopy Street Trees Required [§3-70(3)]	One (1) canopy street tree for each twenty-five (25) feet of lot frontage, or portion thereof, required to be planted within public right-of-way	Lot does not comply with minimum street tree requirement

SITE PLAN


INSLEE AVE.
(50' PUBLIC RIGHT-OF-WAY)
(VOL. 105, PGS. 290-296)
BROADWAY
LOT 18
BLOCK 150
C.B. 4024
CONTRACTOR TO SAW CUT, REMOVE AND RE-PLACE EXISTING ASPHALT PAVEMENT AND CURBS PER CITY OF ALAMO HEIGHTS STANDARD SPECIFICATIONS AND REQUIREMENTS, AS NEEDED FOR UTILITY CONSTRUCTION. REF. SHEET C11.00.
EXISTING ANCHOR TO BE RELOCATED BY CPS ENERGY, REF. DESIGN BY CPS ENERGY
MILL EXISTING CONCRETE CURB
EXISTING CURB
POWER POLE REF. FINAL DESIGN BY CPS ENERGY
PEDESTRIAN GUARDRAIL (REF. ARCHITECTURAL PLANS)
EXISTING SIDEWALK
LANDSCAPE WALL
RETAINING WALL (REF. STRUCTURAL PLANS)
EXISTING POLE AND ANCHOR TO BE RELOCATED BY CPS ENERGY, REF. DESIGN BY CPS ENERGY
REF. ARCHITECTS/LANDSCAPE ARCHITECT PLANS FOR FENCE/PEDESTRIAN GUARDRAIL DETAILS
TIE INTO EXISTING SIDEWALK
CORTEN STEEL METAL BEAM GUARDRAIL AS ALTERNATE. SEE DETAIL "11/", SHEET C06.01
LIGHT BOLLARDS (TYP.) REF. ARCHITECTURAL/MEP PLANS
SAW-CUT SIDEWALK
STAIR - ONE RISER
LOT 7
SODER, DANIEL R. ET AL
(VOL. 7024, PG. 0010, D.R.)
EXISTING CURB
RETAINING WALL
BASE BID: CAST-IN-PLACE CONCRETE WALL
ALTERNATE: MODULAR BLOCK WALL WITH CORTEN STEEL BEAM GUARDRAIL
REF. STRUCTURAL PLANS AND DETAIL "18/", SHEET C06.01
TRANSITION CURB HEIGHT REF. GRADING PLAN
STORM TANK DETENTION FACILITY REF. SHEET C10.00
BIKE RACK REF. LANDSCAPE PLANS
REF. LANDSCAPE SITE WORK PLANS FOR ALTERNATE WORK IN THIS AREA
CORTEN STEEL METAL BEAM GUARDRAIL AS ALTERNATE. SEE DETAIL "11/", SHEET C06.01
LIGHT BOLLARDS (TYP.) REF. ARCHITECTURAL/MEP PLANS
TRANSITION CURB HEIGHT REF. GRADING PLAN
RETAINING WALL (REF. STRUCTURAL PLANS)
EXISTING CURB
LANDSCAPE WALL
EXISTING ANCHOR AND GUY TO BE RELOCATED BY CPS ENERGY, REF. FINAL DESIGN BY CPS ENERGY
LOT 11
OBRIEN, PETER
(VOL. 5016, PG. 0090, D.R.)
RETAINING WALL (REF. STRUCTURAL PLANS)
TIE INTO EXISTING SIDEWALK
DUMPSTER ENCLOSURE REF. ARCHITECTURAL/STRUCTURAL PLANS FOR DETAILS
PEDESTRIAN GUARDRAIL (REF. ARCHITECTURAL PLANS)
VAR. WD. ELECTRIC ESMT.
SAW-CUT SIDEWALK
EXISTING SIDEWALK
EXISTING BUILDING

PROPOSED REPLAT



NOTES FOR NONCONFORMING USES PURSUANT TO CITY OF ALAMO HEIGHTS CODE OF ORDINANCES SECTIONS 17-54(6) AND 3-89(6):

- LOT 19 DOES NOT CONFORM WITH THE MINIMUM REQUIRED CANOPY STREET PLANTINGS PER SECTION 30-70(3) OF THE CITY'S ZONING CODE.
- LOT 19 DOES NOT CONFORM WITH THE MINIMUM REQUIRED PLANTING STRIP WITHIN THE INSLEE AND BROADWAY RIGHT OF WAYS, ADJACENT TO THE CURB, PER SECTION 30-70(4) OF THE CITY'S ZONING CODE.
- LOT 19 DOES NOT CONFORM WITH THE MINIMUM REQUIRED SIDEWALK OF NO LESS THAN FIVE (5) FEET IN WIDTH TO BE INSTALLED ACCORDING TO ADA STANDARDS, LOCATED WITHIN THE INSLEE PUBLIC STREET RIGHT-OF-WAY, ALONG THE INSLEE STREET FRONTAGES, AND ADJACENT TO PROPERTY LINES PER SECTION 3-70(5) OF THE CITY'S ZONING CODE.
- LOT 19 DOES NOT CONFORM WITH THE MINIMUM OFF-STREET PARKING REQUIREMENTS FOR NONRESIDENTIAL USES PER SECTION 3-84(1) OF THE CITY'S ZONING CODE. DEVELOPMENT ON LOT 19 SHALL MEET A MINIMUM OF 75% OF THE OFF-STREET PARKING REQUIREMENT PER SECTION 3-84(1) OF THE CITY'S ZONING CODE.
- LOT 19 DOES NOT CONFORM WITH THE MINIMUM PARKING STALL DIMENSIONS PER SECTION 3-84(2)(A) OF THE CITY'S ZONING CODE. A MAXIMUM OF TWENTY PERCENT (25%) OF THE TOTAL PROVIDED PARKING SPACES CAN BE "COMPACT" PARKING SPACES, HAVING MINIMUM DIMENSIONS OF EIGHT (8) FEET BY SIXTEEN (16) FEET. "COMPACT SPACES" SHALL BE COUNTED TOWARD THE MINIMUM REQUIRED PARKING, NOTWITHSTANDING THE PROVISIONS OF SECTION 3-84(2).
- WITH THE EXCEPTION OF THE NOTES LISTED ABOVE, ALL NEW CONSTRUCTION WOULD BE REQUIRED TO ADHERE TO THE CITY'S ZONING CODE AT THE TIME OF PERMITTING.

POLICY ANALYSIS

- City is in receipt of CPS, SAWS, and Public Works approval letters.
- Replat to be considered at the November 09, 2026 regular City Council meeting, pending recommendation.
  - Replat with variances to Chapter 3 Zoning Code
    - Approval is purely discretionary
  - ROW Lease Agreement for On-Street Parking
- Staff coordinated with City Attorney on Replat to Address Variances and ROW Lease Processes

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)

