



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

**Architectural Review Board Special Meeting  
April 16, 2024 – 5:30 P.M.**

Take notice that a Regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, April 16, 2024 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 with may come before it.

***INSTRUCTIONS FOR TELECONFERENCE: Members of the public may also participate via audio by dialing 1-346-248-7799 and entering access number 868 0184 5240#. If you would like to speak on a particular item, when the item is considered, press \*9 to “raise your hand”. Citizens will have three (3) minutes to share their comments. The meeting will be recorded.***

**Case No. 925P – 4821 Broadway St (Preliminary Only)**

Request of Ben Scott of HEB Grocery Company, owner, represented by Riley John of Balance Site Design, LLC, for the preliminary design review of the proposed building expansion and parking lot reconstruction on the property located at 4821 Broadway St, also known as HEB Central Market. (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 at <http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/> and at the Community Development Services Department located at 6116 Broadway St. Floorplans will not be available online. Contact Michelle Ramos, Planner, ([mramos@alamoheightstx.gov](mailto:mramos@alamoheightstx.gov)), Dakotah Procell, Planner, ([dprocell@alamoheightstx.gov](mailto:dprocell@alamoheightstx.gov)), Lety Hernandez, Director, ([lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov)), or our office at (210) 826-0516 for information regarding this case.



## Project Narrative

This scope of work follows the project's initial phase that was approved by the City Council, which includes updates to the parking lot and construction of a dedicated produce loading dock on the upper level. This second phase of work will include improvements to the breakroom, administrative spaces, work areas for store Partners, as well as the interior and exterior of the store. The work will enhance the shopping experience for customers and the work environment for store Partners.

For the inside of the store, the second phase will include repositioning select departments, adding more energy efficient fixtures and equipment, expanded seating area for the café, implementing improvements to the breakroom and administrative spaces, and streamlining work areas for store Partners. The storefront also will get a revamp, which will introduce design elements that complement the neighborhood such as adding windows to allow for more natural lighting and incorporating materials and textures like wood, D'Hanis brick, and metals.

The first phase is expected to start in the spring and could run through late 2024. The second phase is expected to begin shortly after phase one is done and is expected for completion by mid-2026.







Existing Elevation



Proposed Elevation





Produce Entry





Cafe Entry





Cafe Entry



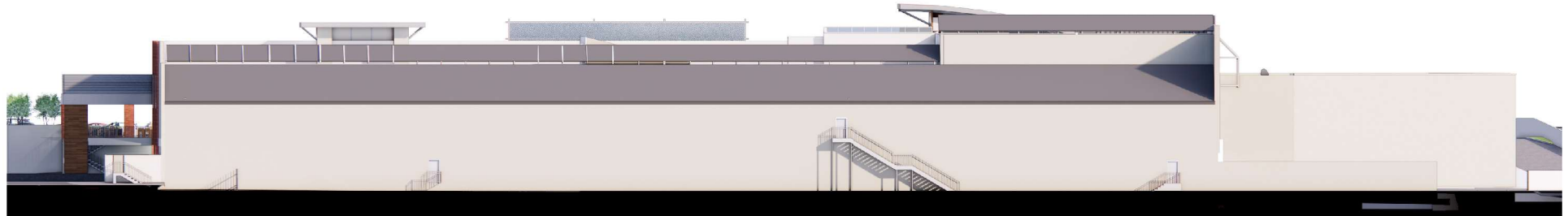


Patterson Ave. Garage Entry





Proposed East Elevation



Proposed West Elevation



Proposed South Elevation



Proposed North Elevation

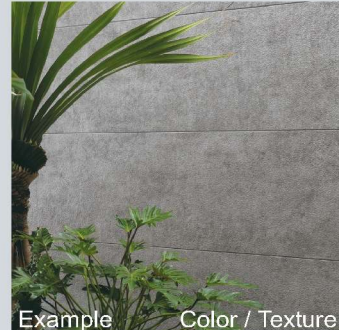


**MT-1**  
Ceraclad  
Antique Sawn  
Wood  
Amber



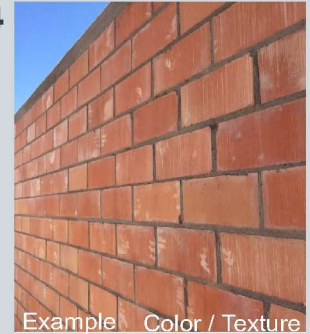
Example Color / Texture

**MT-2**  
MBCI  
Corrugated  
Metal Panel



Example Color / Texture

**MT-3**  
Ceraclad  
Concrete  
Series  
Weathered  
Concrete



**MT-4**  
D'Hanis  
Brick

Example Color / Texture

**Paint**



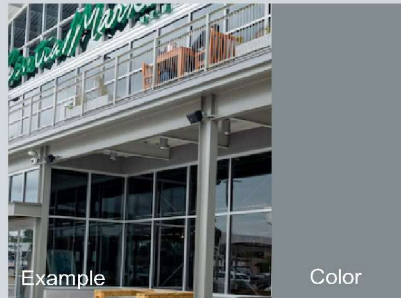
**PT-1**  
SW 7066  
Gray Matters



**PT-2**  
PPG 1001-7  
Black Magic  
(Exposed Steel &  
Metal Trim)

\*All exposed exterior steel - paint PT-2

**Elevation Materials**



Example

Color

**GL-1**  
**Low E-Glazing**

Solar Control Low-E Coated  
Insulated Annealed Glass.  
U-Value: .28  
SHGC: .27

**Alum. Storefront**

Color: Dark Bronze  
Newcastle or Equivalent



Example

Color

**MT-5**  
**Standing  
Seam**

Berridge  
Standing  
Seam Panel  
System  
Color:  
Charcoal Grey

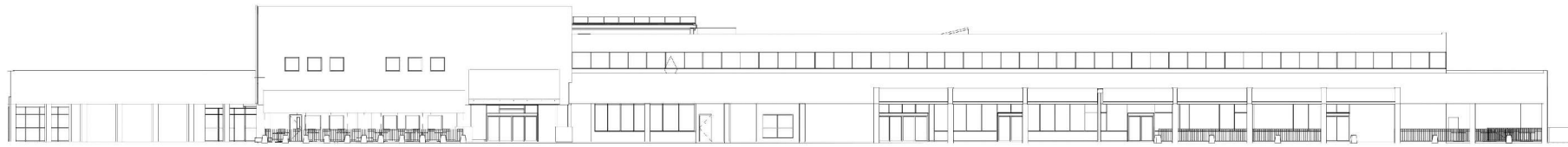


Example

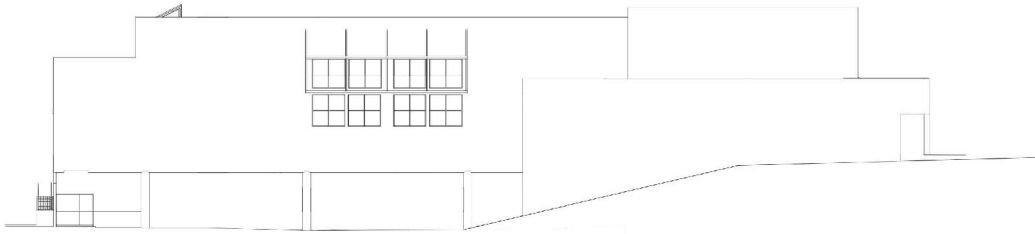
Color

**MT-6**  
**Soffit**  
Ceraclad  
Antique Sawn  
Wood  
Amber

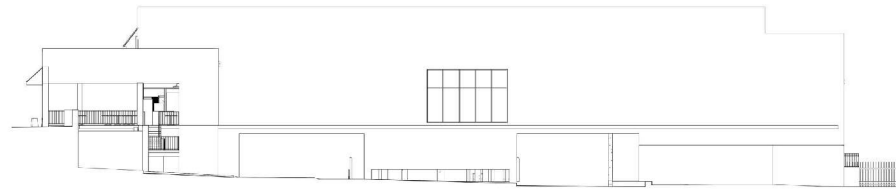




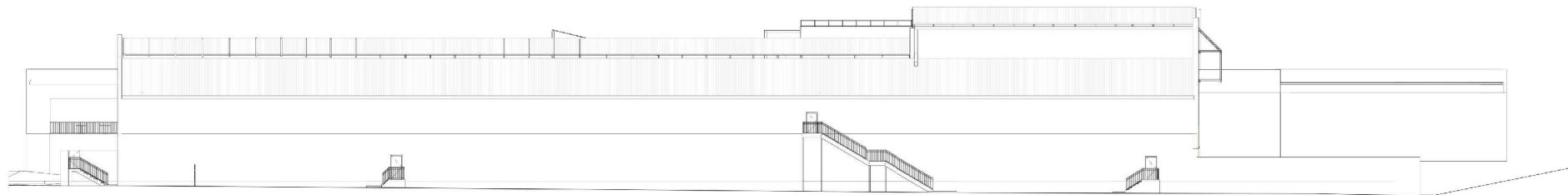
**Existing Exterior Elevation - East**



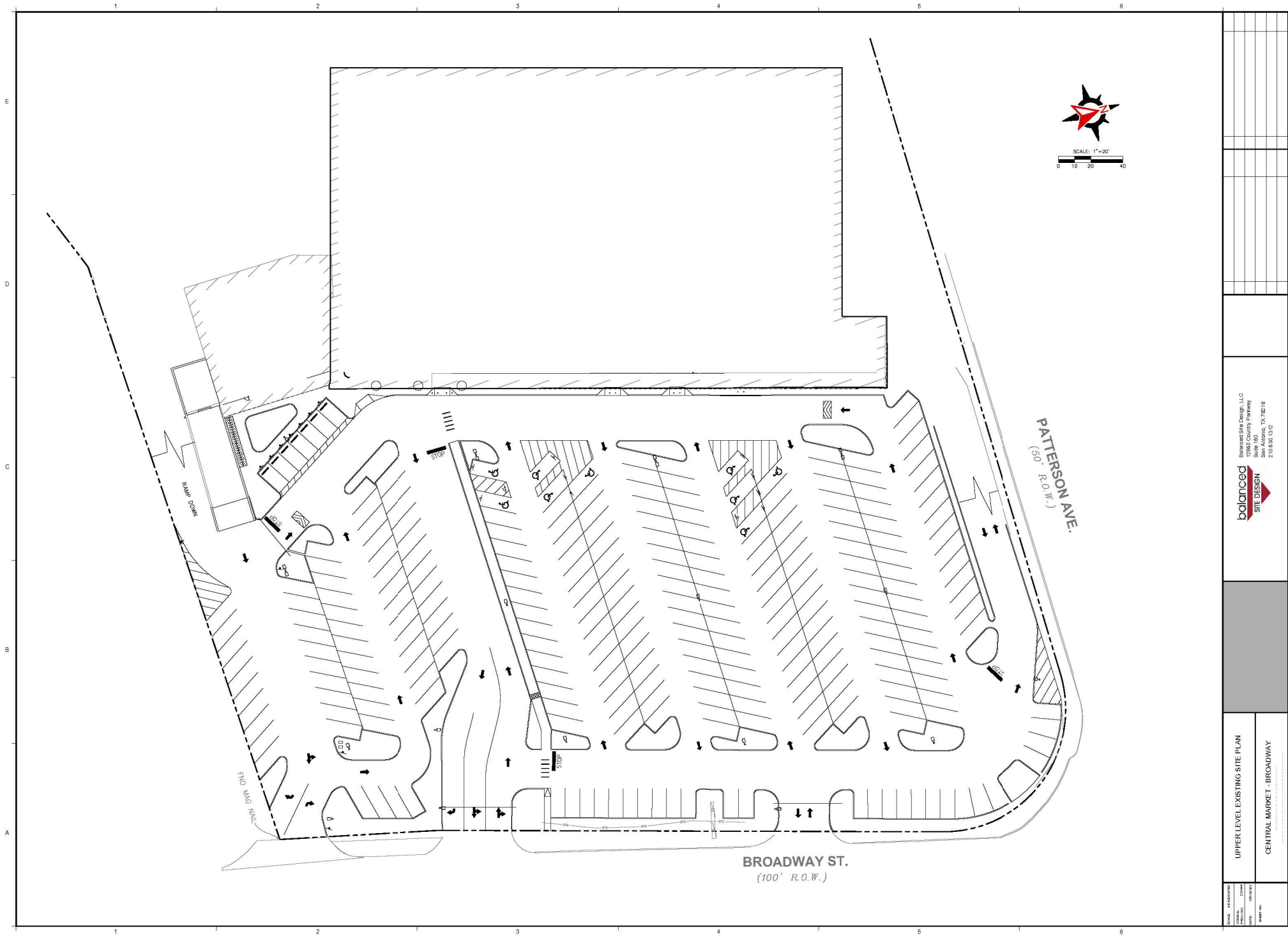
**Existing Exterior Elevation - South**



**Existing Exterior Elevation - North**



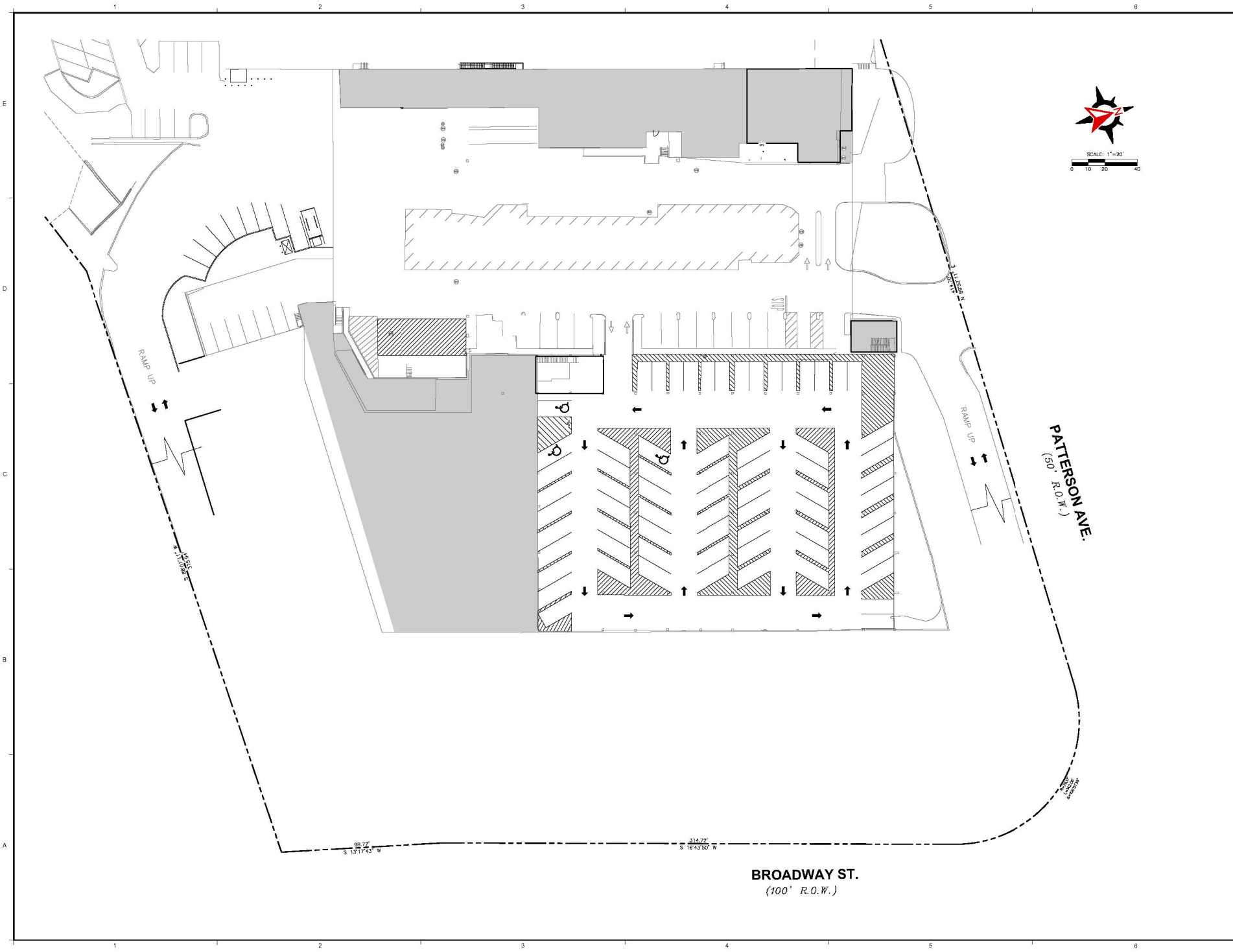
**Existing Exterior Elevation - West**



SCALE: AS SHOWN SHEET NO. 20000 DATE: 09/10/17 DRAWN BY:	UPPER LEVEL EXISTING SITE PLAN
	CENTRAL MARKET - BROADWAY
Balanced Site Design, LLC 12860 Country Parkway Suite 100 Dallas, TX 75246 214.650.1332	




Date: 04/25/2016 10:29 AM User: J. P. [unreadable]  
 File: C:\Users\jpd\OneDrive\Documents\Projects\02 - AW - [unreadable]\0215 - [unreadable] - Laser Layout.dwg



**BROADWAY ST.**  
(100' R.O.W.)

**PATTERSON AVE.**  
(50' R.O.W.)

SCALE: AS SHOWN DATE: 03/22/16 DRAWN BY: [unreadable]	<b>LOWER LEVEL EXISTING SITE PLAN</b>		balanced SITE DESIGN	Balanced Site Design, LLC 12860 County Parkway Suite 100 Dallas, TX 75248 214.630.1332

DATE: APR. 25, 2024, 5:00pm. DRAWN BY: P. HARRIS. CHECKED BY: M. HARRIS. PROJECT: CENTRAL MARKET - BROADWAY



NEW LOW MONUMENT SIGN

EXISTING MON. SIGN TO BE REMOVED

BROADWAY ST. (100' R.O.W.)

PATTERSON AVE. (50' R.O.W.)

TRELLIS ALONG PATTERSON AVENUE TO REMAIN

263 CUSTOMER PARKING STALLS

APPROX. LOCATION OF MAILBOXES

HEADACHE BAR

HEADACHE BAR

HEADACHE BAR

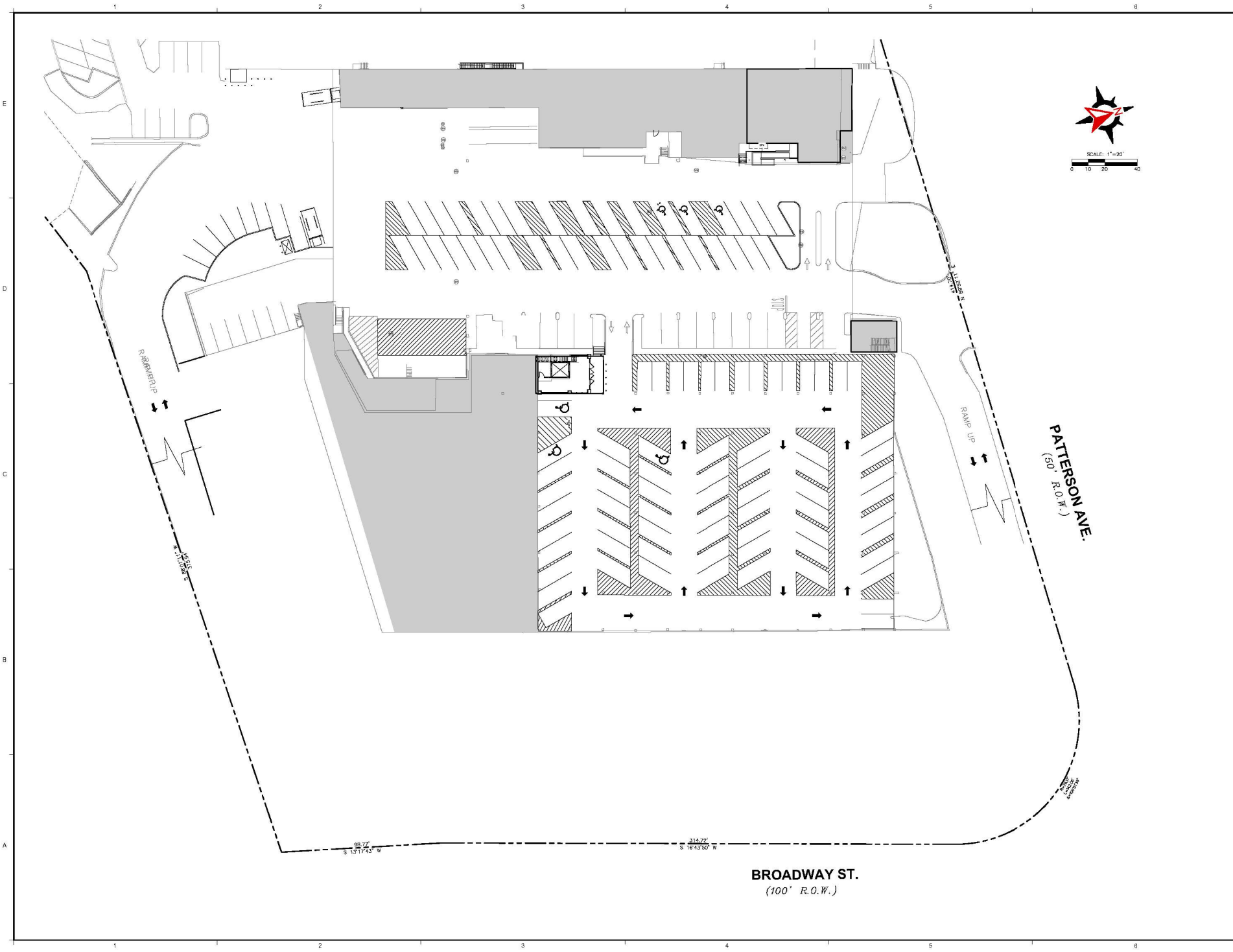
RAMP DOWN

RAMP DOWN

SCALE: AS SHOWN DATE: APR. 25, 2024 DRAWN BY: P. HARRIS CHECKED BY: M. HARRIS	<b>UPPER LEVEL SITE PLAN</b> CENTRAL MARKET - BROADWAY		balanced site design, llc 1280 County Parkway Suite 100 Dallas, TX 75218 214.650.1332



Date: 04/25/2016 10:00 AM User: J. P. [unreadable]  
 File: C:\Users\jpl\OneDrive\Documents\Lower Level Plan.dwg - Layer: 00



SCALE: AS SHOWN DATE: 03/29/16 DRAWN BY: J.P. [unreadable]	<b>LOWER LEVEL PROPOSED SITE PLAN</b>  CENTRAL MARKET - BROADWAY			Balanced Site Design, LLC 12860 County Parkway Suite 100 Dallas, TX 75216 214.501.1332
				E D C B A