



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

Architectural Review Board Special Meeting
September 19, 2023 – 5:30 P.M.

Take notice that a Regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, September 19, 2023 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. 905P – 4821 Broadway St

Request of Mark Johnson of Balance Site Design LLC., applicant, representing HEB Grocery Company, LP., owner, for the preliminary design review of the proposed expansion of the existing commercial use building and reconstruction of the existing parking lot located at 4821 Broadway St. (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, at 210-882-1505 or mramos@alamoheightstx.gov, Lety Hernandez, Director, at 210-832-2250 or lhernandez@alamoheightstx.gov, or our office at (210) 826-0516 for information regarding this case.



August 18, 2023

Lety Hernandez, Director
City of Alamo Heights
6116 Broadway
Alamo Heights, TX 78209

RE: Central Market Broadway – Lot 1 Block 1 CB 5210

Dear Lety:

HEB Grocery Company, LP is proposing to repair the existing parking lot deck located on the upper-level parking field of the existing commercial development. In addition to repairing the parking deck, the parking lot flow and operational efficiency of the produce receiving process will be improved, bringing the parking lot up to current City standards. Items to be addressed within the proposed improvements include adding in new sidewalks and pedestrian paths, complete restriping of the upper-level parking lot, restriping of the lower level partner parking, new parking lot signage, a dedicated produce truck dock on the upper level south of the curbside building, and reconfiguration of the curbside receiving area. The existing curbside parking and entrances/exits will remain in the same location.

Upon review of this cover letter and attachments, please call if you have any questions regarding our plat application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Johnson', with a long horizontal flourish extending to the right.

Mark Johnson, PE

President

mark@balancedsitedesign.com

210-865-0224

DATE: AUG 15, 2023, 10:27 AM
 FILE: C:\Users\jason\OneDrive\Documents\2023\12500 County Parkway\12500 County Parkway.dwg

TRAFFIC & PARKING SUMMARY TABLE HRT1 BROADWAY STREET	
BUILDING AREAS	
EXISTING BUILDING AREA (SQ)	88,000
PARKING STORAGE STANDARDS	
PARKING RATIO PER VARIANCE	1 SPACE PER 300 SF
EXISTING PARKING PROVIDED	488 SPACES
ACTUAL PARKING RATIO	1 SPACE PER 142 SF
HANDICAP SPACE (ADA)	6 SPACES
REQUIRED REGULAR HC PARKING	2 SPACES
REQUIRED V.A. PARKING	11 SPACES (2 V.A.)
EXISTING HC PARKING	



SCALE: 1"=20'
 0 10 20 40

LEGEND

→ DRAINAGE FLOW ARROWS

RAMP DOWN

12

14

16

3

32

16

35

31

32

38

35

11

8

294 CUSTOMER
PARKING STALLS

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

RAMP DOWN

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

DATE: AUG 15, 2023
 PROJECT: 12500 COUNTY PARKWAY
 SHEET: 001 OF 01

EXISTING UPPER LEVEL
 SITE PLAN
 CENTRAL MARKET - BROADWAY

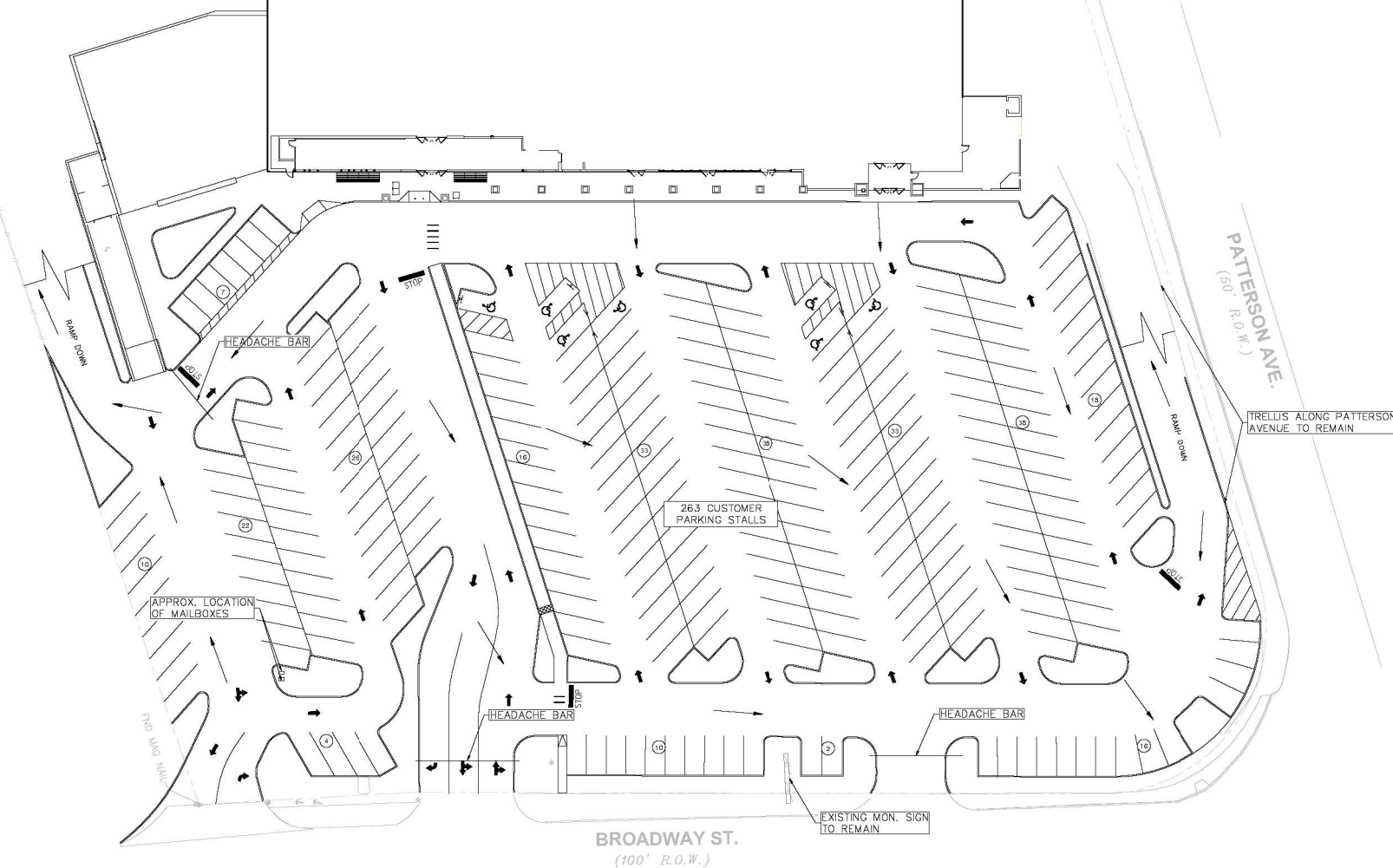


balanced
 SITE DESIGN
 Balanced Site Design, LLC
 12500 County Parkway
 Suite 100
 Skokie, IL 60076
 219.530.1332

TRAFFIC & PARKING SUMMARY TABLE	
4821 BROADWAY STREET	
BUILDING AREAS	
EXISTING BUILDING AREA (SF)	59,000
PROPOSED BUILDING AREA (SF)	20,000
TOTAL BUILDING AREA (SF)	89,000
PARKING STORAGE STANDARDS	
PARKING RATIO PER VARIANCE	1 SPACE PER 300 SF
PARKING PROVIDED:	492 SPACES
ACTUAL PARKING RATIO:	1 SPACE PER 197 SF
HANDICAP SPACE (ADA)	
REQUIRED REGULAR HC PARKING	9 SPACES
REQUIRED V.A. PARKING	2 SPACES
PROPOSED HC PARKING	10 SPACES (2 V.A.)



DRAINAGE FLOW AREA



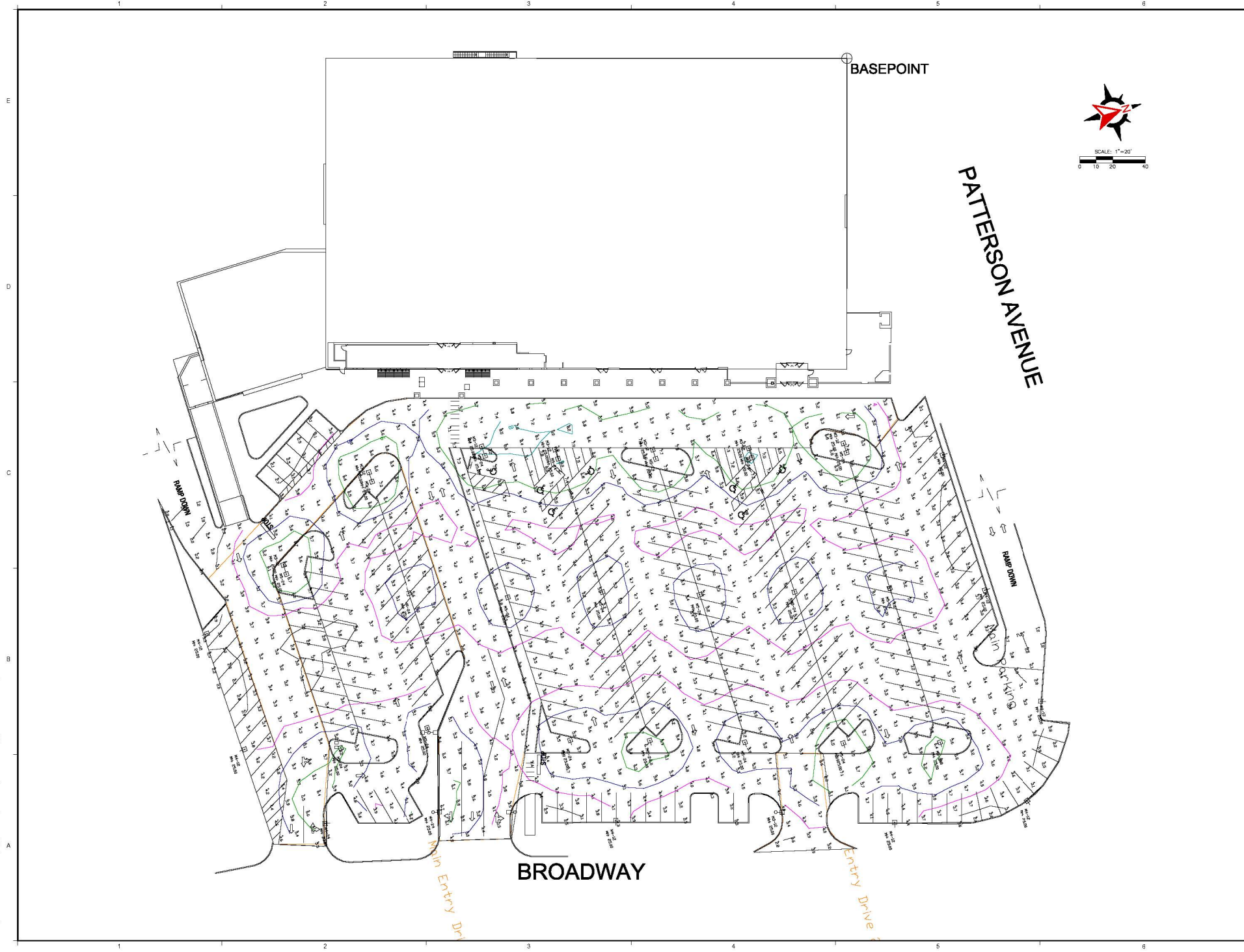
balanced
SITE DESIGN
Balanced Site Design, LLC
12960 Country Parkway
Suite 160
San Antonio, TX 78216
210.530.1312



UPPER LEVEL SITE PLAN

SCALE: AS INDICATED
CORREL.
PROJ. NO. 210049
DATE: 09/12/02
ISSUE NO.

Rev. Aug 15, 2023, 10:00am, New to Revision
Rev. 10/10/2023 10:00am, New to Revision
Rev. 10/10/2023 10:00am, New to Revision

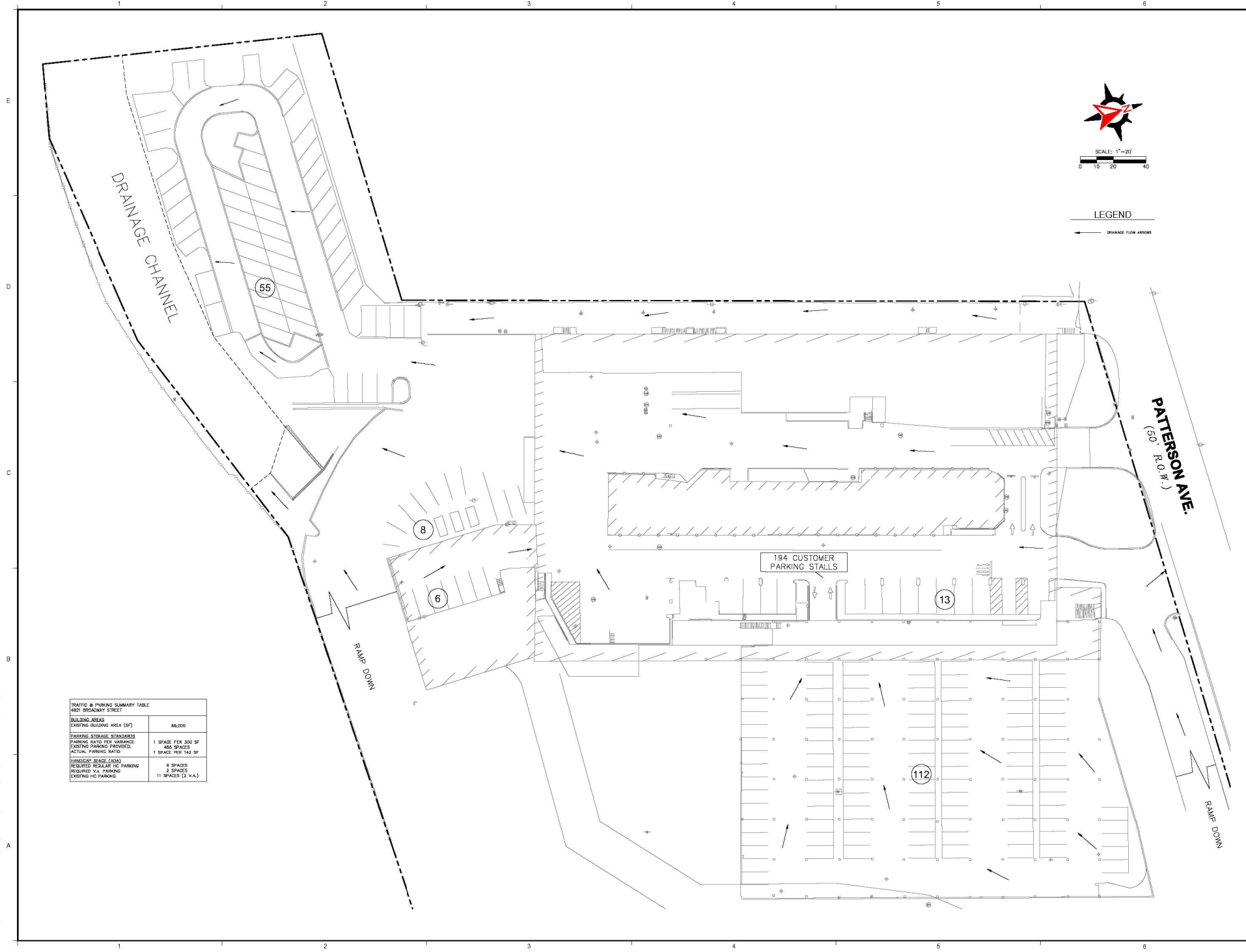


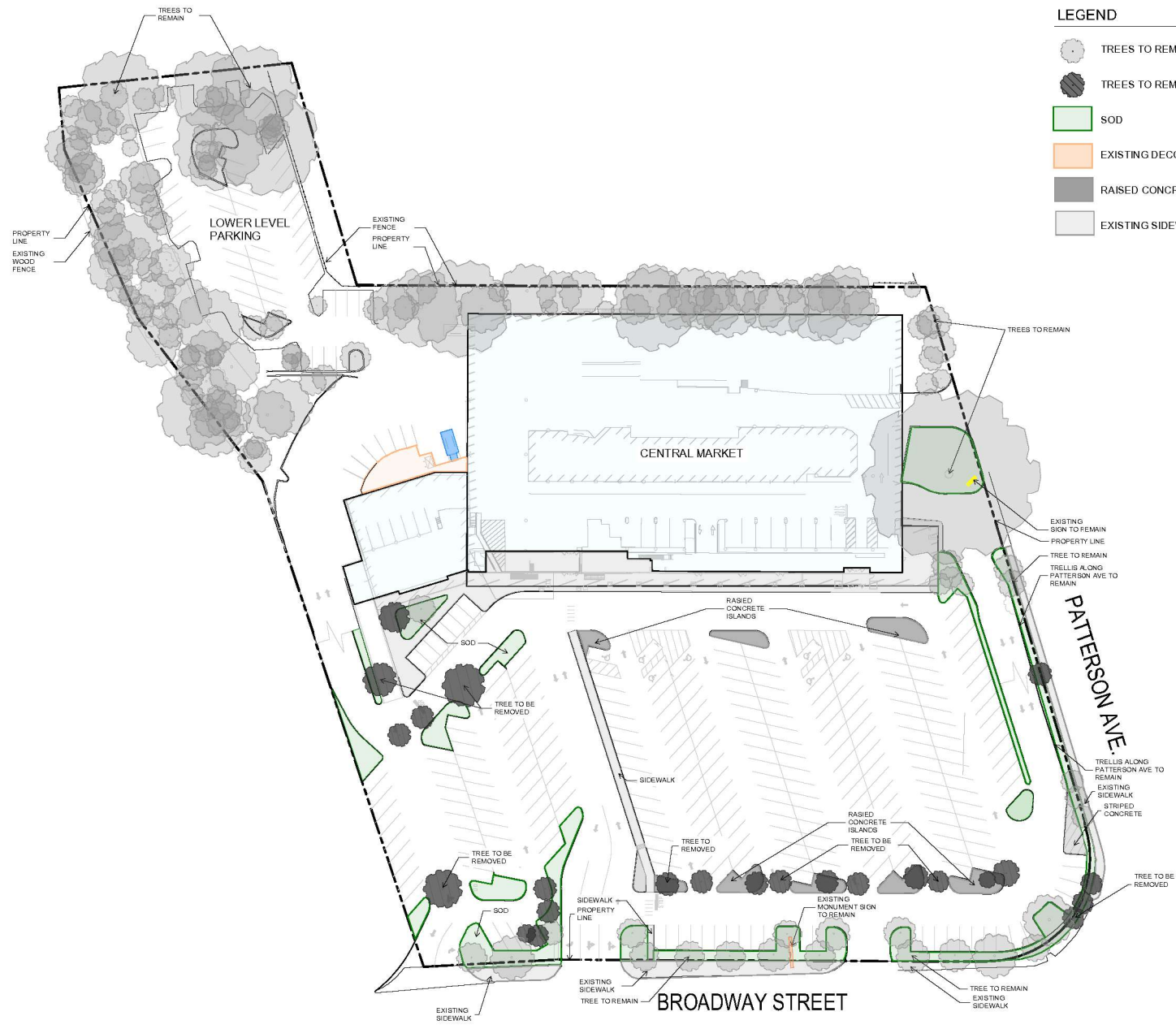
SCALE: AS SHOWN
DATE: 10/10/2023
BY: [Signature]

UPPER LEVEL
PHOTOMETRIC PLAN
CENTRAL MARKET - BROADWAY



Milla Lighting
88 L. L. L. Ave.
St. Louis, MO 63103
210.500.1312





SCALE 1" = 30'-0"





Broadway and Patterson Intersection



Broadway Parking Entry



Curbside / Fresh Entry



Ramp To Underground Paking



Curbside



South Parking Lot Entry



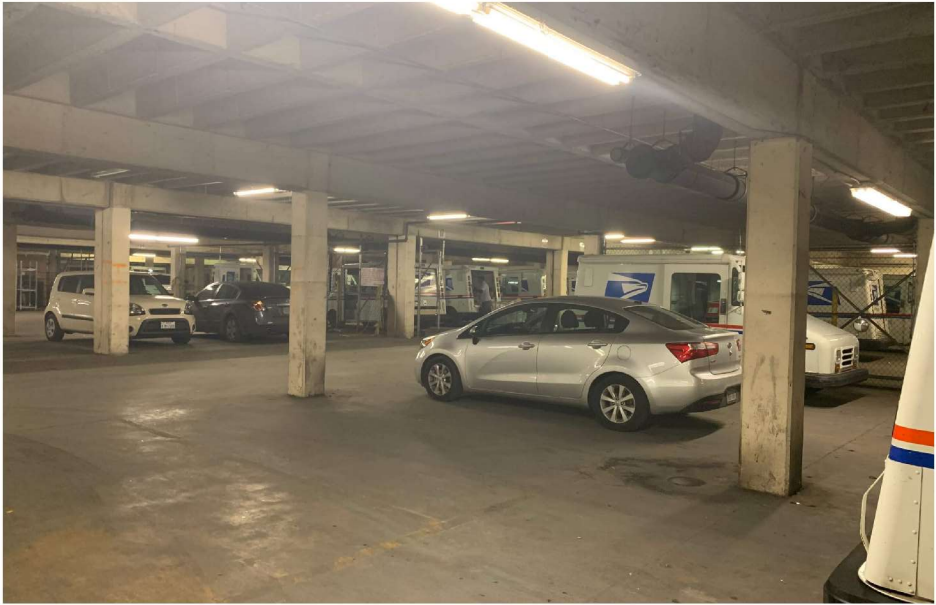
Existing Parking Deck



Existing Parking Deck



Existing Parking Deck



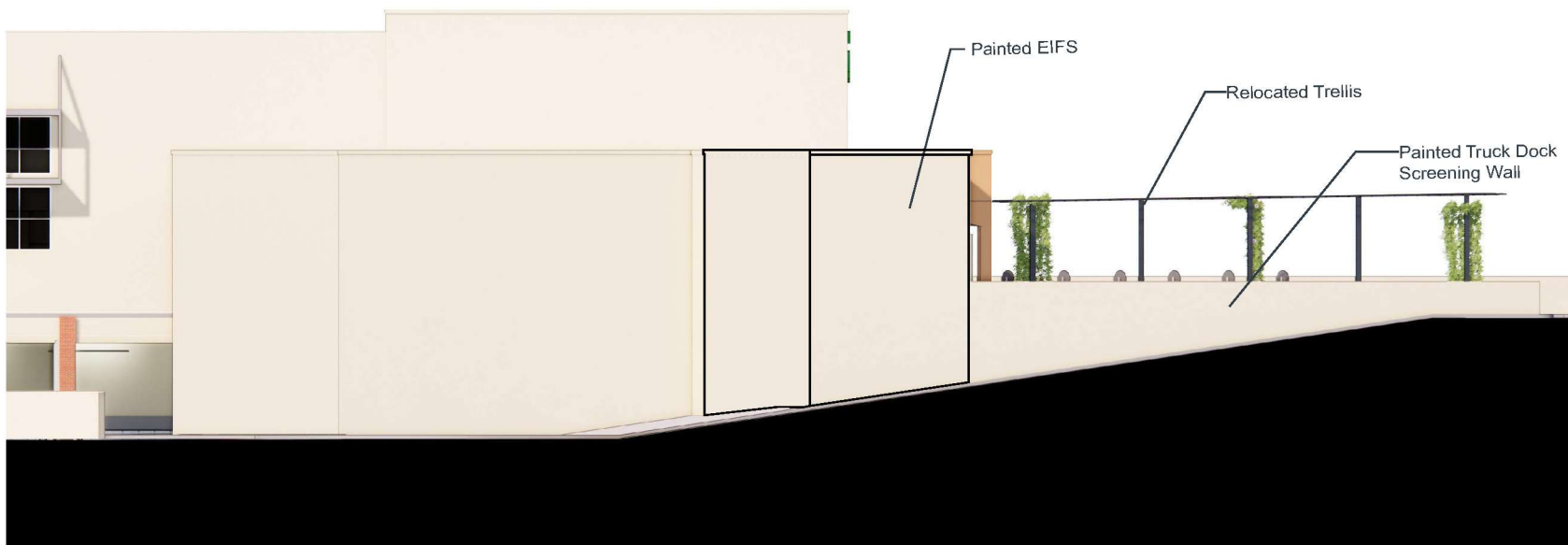
Existing Underground Parking



Overall Front Elevation



Produce Dock / Curbside Front Elevation



Produce Dock / Curbside Front Elevation



Existing Conditions



Exterior Perspective



Existing Conditions



Exterior Perspective



Existing Conditions



Exterior Perspective