



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

Architectural Review Board Meeting
August 18, 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, August 18, 2026, at 5:30 P.M.** 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.

Case No. 1050F – 102 Arcadia Pl & 141 Grove Pl

Request of Brad Knolle of Embrey Partners, applicant, representing Trebes Sasser, Jr. of Ridgemont Properties, owner, for the final review of the proposed design of a multifamily residential development on the properties located at 102 Arcadia Pl and 141 Grove Pl under Chapter 2 Administration for Architectural Review.

Chapter 5 of the 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: August 3, 2026

To: Lety Hernandez

Director, Community Development, City of Alamo Heights

6116 Broadway

San Antonio, TX 78209

***Subject: Architectural Review Board Project Review Application – Final Review - 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-story with a basement level and will provide up to 300 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 believes that the proposed project is compatible with the existing neighborhood as it is located on a block that is adjacent to the main commercial corridor of Broadway. The site is currently zoned MF-D Multi-family and is bound by a property to the west that is B-1 Business District that is currently occupied by a retail center. The properties on the opposite side of the block to the north are zoned B-2 Business District and MF-D Multi-family. These properties include a multifamily project, two single-family homes, and a condominium building. The properties on the opposite side of the block to the east are zoned MF-D Multi-family. These properties are occupied by apartment buildings. The properties on the opposite side of the block to the south are zoned B-1 Business District, P Parking, and MF-D Multi-family. These properties include a large parking lot and a condominium building. The blocks to each side of the project's block and the blocks directly across from them, are all zoned B-1 Business District, P Parking, or MF-D Multi-family.

Due to the high traffic and commercial nature of Broadway, which is separated from our property by a narrow strip center, the subject property is prime for multi-family development, which helps to transition uses from commercial to single-family in an organic development pattern. A multi-family project in close proximity to retail will help to strengthen the adjacent retail businesses by providing more customers who are within walking distance. A multi-family project also serves as a soft buffer between commercial and single-family as it brings residential character to the block and creates a gradual downzoning of uses. The new sidewalks, pedestrian lighting, street trees, and landscaping that the project will bring will improve the public realm of the block and will make the area feel more residential and walkable.

Lake Flato has designed a contemporary and sophisticated building with colors and materiality that align with the existing character of the neighborhood. The architectural style of the building envelope and the selected materials, such as the white stucco and light brick, are based on the look of many of the buildings in Alamo Heights that face Broadway.

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. Please refer to the attached exhibits for existing and proposed lot coverage calculations and proposed heights. If you have any questions or require further information, please do not hesitate to contact us.

Sincerely,

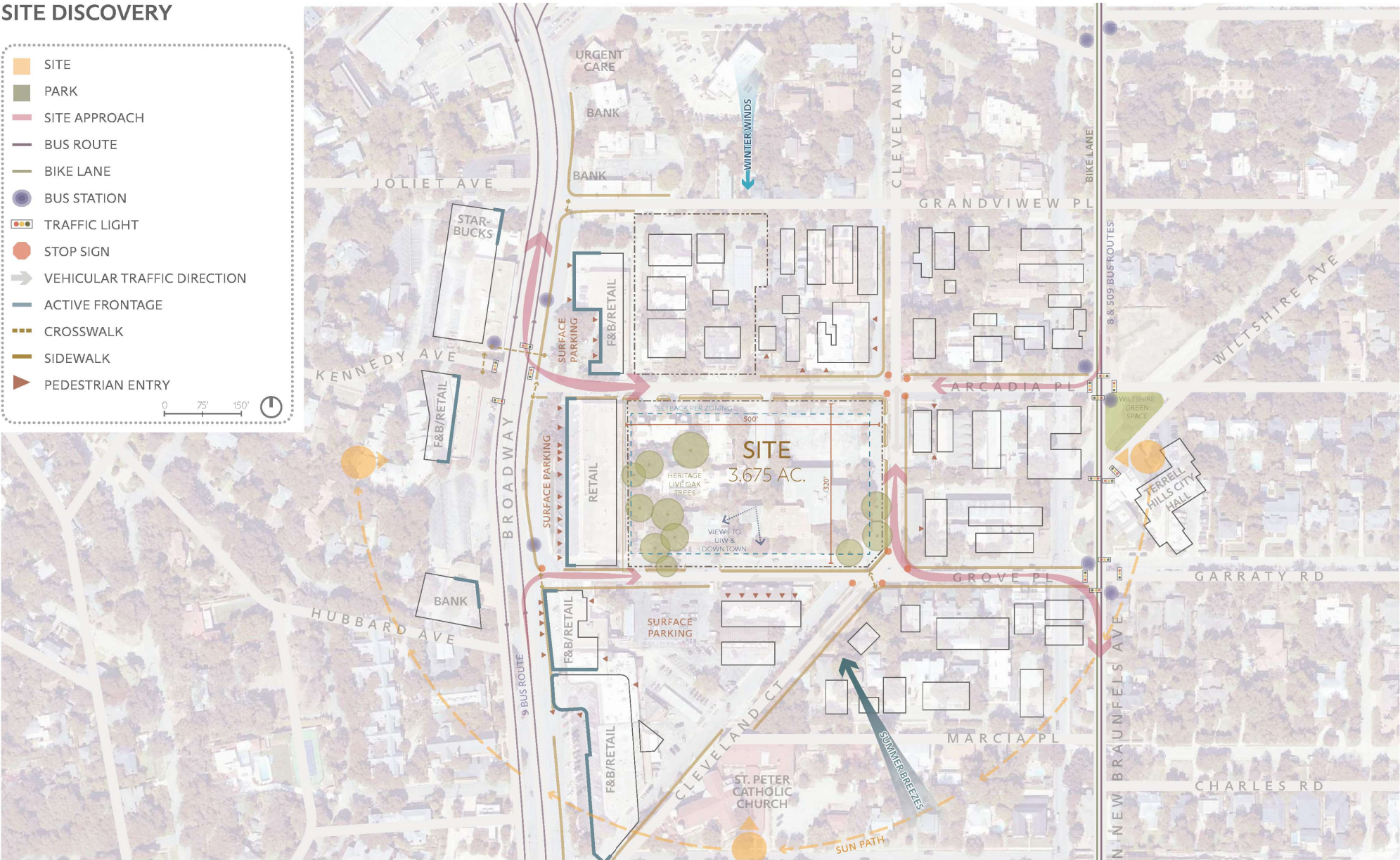
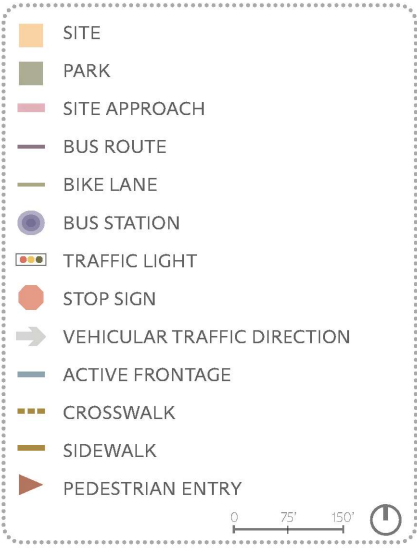


Brad Knolle

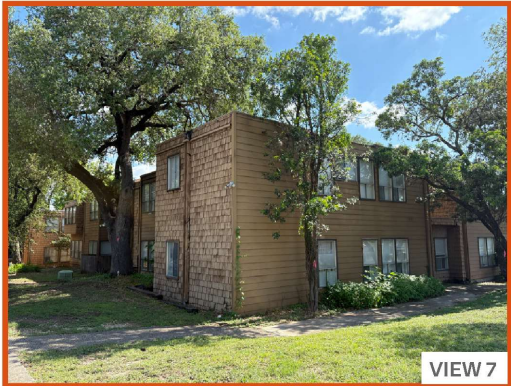
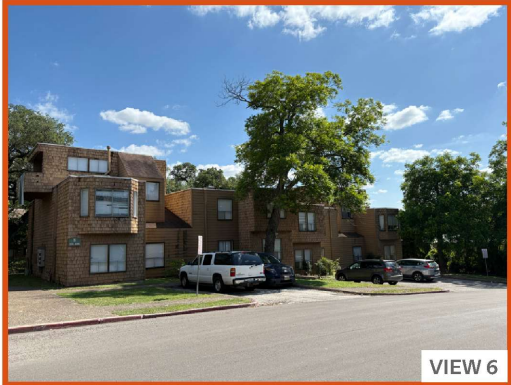
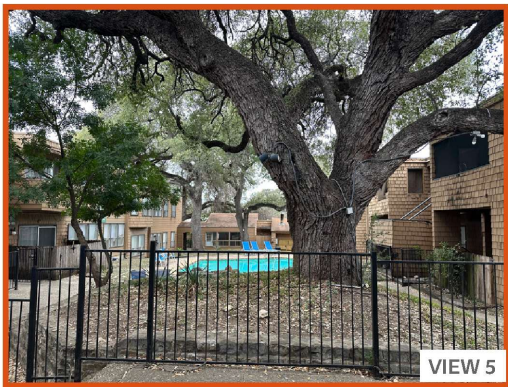
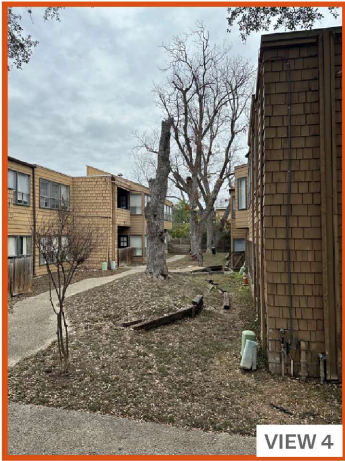
Executive Vice President of Development

EMBREY

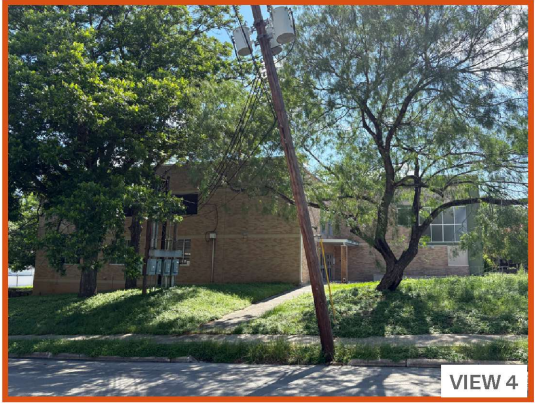
SITE DISCOVERY



EXISTING BUILDINGS
TREEHOUSE APARTMENTS



EXISTING BUILDINGS
ST. PETER'S SCHOOL



OPPOSING STREET ELEVATIONS



GROVE PLACE FACING SOUTH



ARCADIA PLACE FACING NORTH

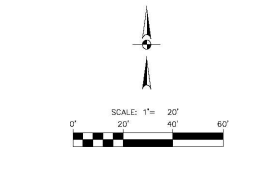
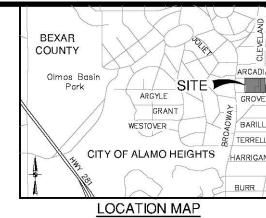


CLEVELAND COURT FACING EAST



ACCESS DRIVE FACING WEST





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purposes ONLY under
the authorization of
ANDREW J. BELTON, P.E.
#121680 on 7/2/2026
This document is not
to be used for
CONSTRUCTION.

PAPE-DAWSON
600 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.5000

GROVE PLACE APARTMENTS
CITY OF ALAMO HEIGHTS, TEXAS

EXISTING CONDITIONS AND DEMOLITION PLAN

CAUTION!

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 LIGHTING, SECONDARY ELECTRIC, PRIMARY ELECTRIC, GAS, OUTFALLS, LANDFILL, LANDFILL FACILITY AND GAS LINES. IF ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-GO-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE. WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

CAUTION:

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

CONTRACTOR AND/OR CONTRACTORS, INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN, GEOTECHNICAL SAFETY EQUIPMENT CONSULTANT, AND/OR OTHERS, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION STEPS WITHIN THE PROJECT AREA IN ORDER TO IDENTIFY AND AVOID ANY POTENTIAL OBSTACLES, SUCH AS, BUT NOT LIMITED TO, EXISTING UTILITY LOCATIONS, AND/OR EXISTING SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. THE CONTRACTORS SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL, INCLUDING EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM ACCORDING TO THE OSHA STANDARDS FOR TRENCH EXCAVATIONS AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATIONS.

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

Detat: Jul 02, 2026, 4:40pm, User ID: TKozm8
File: P:\48\SA\10\12_Design\22_Civil\221_CAD\2211_Production_Drawings\C-EXIST-COMD_PL-1415410.dwg

ALAMO HEIGHTS PRECEDENTS

LOCAL ARCHITECTURE: HISTORIC & NEW



PROPOSED MATERIAL PALETTE



SIDING & TRIM COLOR *LIGHT BRONZE*



SIDING & TRIM COLOR *SAGE GREEN*



HARDWARE TBD
STATUARY BRONZE



STUCCO *FINE SAND FINISH*



BRICK *CUSTOM GRAY, WHITE, BUFF BLEND
FINAL MIX PERCENTAGES TBD*



WOODTONE SIDING *SUMMER WHEAT ALLURA (SHOWN)*
DOORS & WINDOWS *DARK BRONZE VINYL*

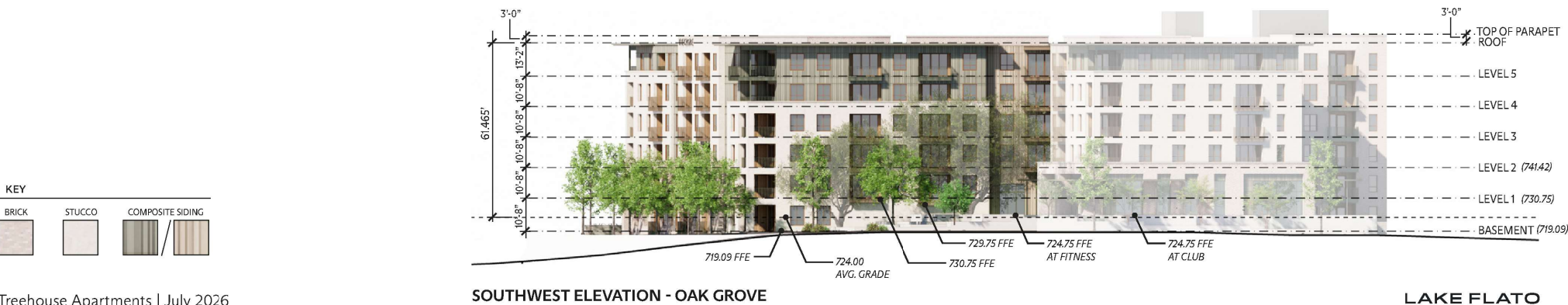
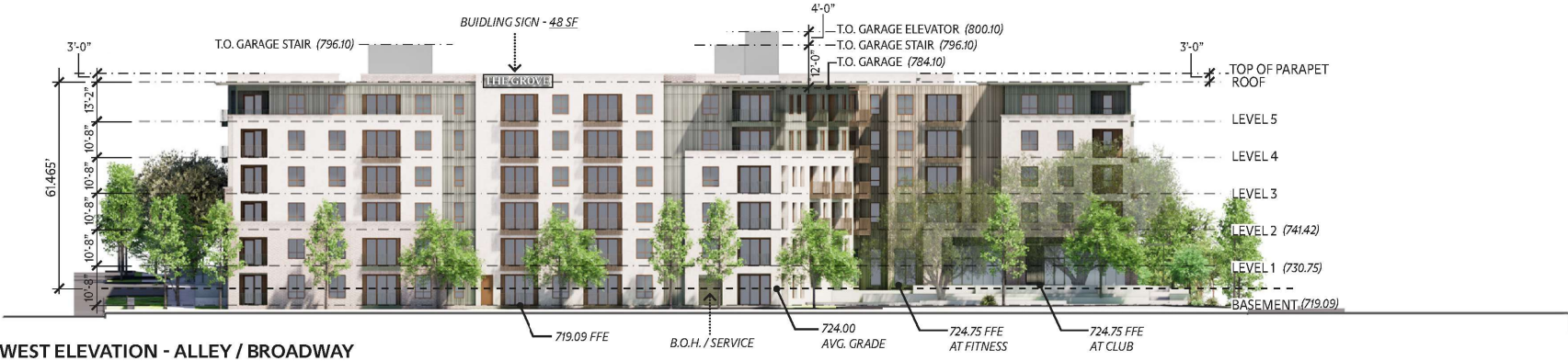
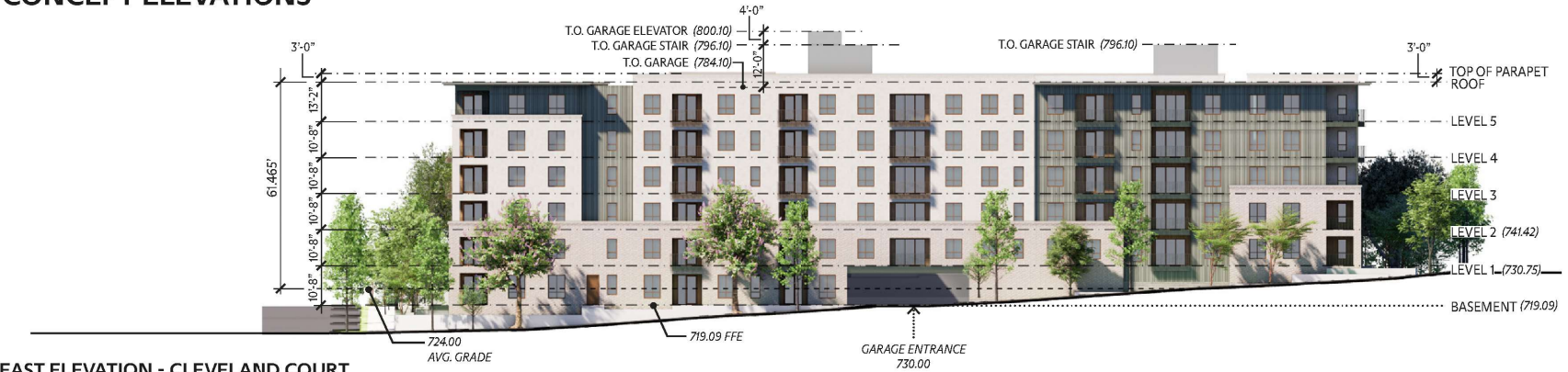
CONCEPT ELEVATIONS



KEY

BRICK	STUCCO	COMPOSITE SIDING
		

CONCEPT ELEVATIONS



KEY

BRICK	STUCCO	COMPOSITE SIDING



NORTHWEST CORNER - ARCADIA PLACE

Treehouse Apartments | July 2026



NORTHEAST CORNER- ARCADIA PLACE / CLEVELAND CT

Treehouse Apartments | July 2026

LAKE FLATO



SOUTHEAST CORNER- CLEVELAND CT / GROVE PL

Treehouse Apartments | July 2026

LAKE FLATO



FITNESS / OAK GROVE PATIO - GROVE PLACE

Treehouse Apartments | July 2026

TREE CONDITION AND PRESERVATION PLAN

DRAWING TO BE UPDATED TO REFLECT DRIVEWAY CHANGE PRIOR TO FINAL ARB PRESENTATION

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'



SITE CONCEPT TREE PLAN

DRAWING TO BE UPDATED TO REFLECT DRIVEWAY CHANGE PRIOR TO FINAL ARB PRESENTATION

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

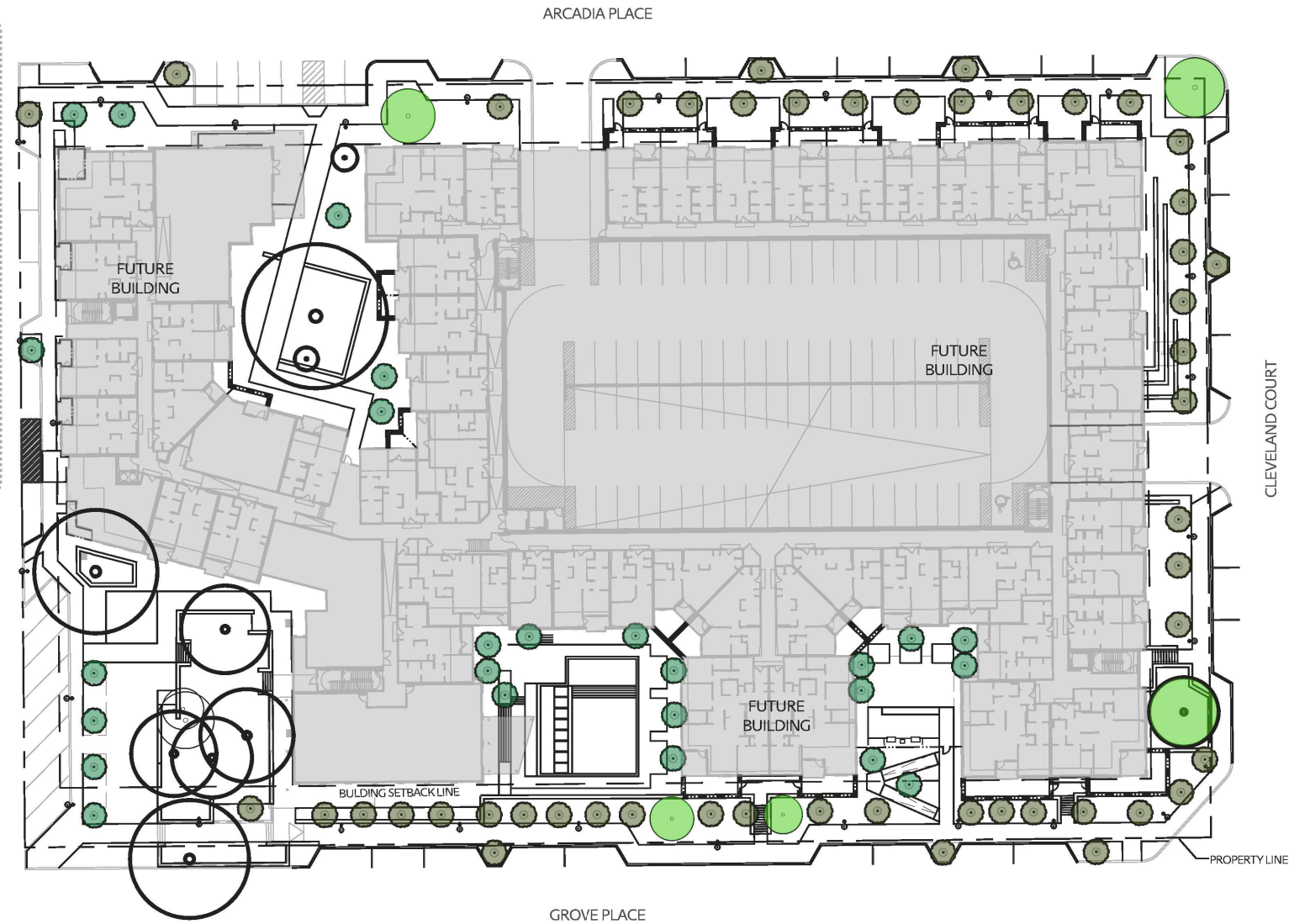
2. SITE DESIGN IS SCHEMATIC IN NATURE AND SUBJECT TO CHANGE. FINAL SITE DESIGN WILL ACCOMONDATE THE PRESERVATION OF EXISTING TREES.

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

0

25'

50'



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			56			
70	Live Oak	55							
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	35				35			
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	45							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

TABLE AND CALCULATION TO BE UPDATED TO REFLECT DRIVEWAY CHANGE PRIOR TO FINAL ARB PRESENTATION

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	Toupeen Holly	14	14						
228	Vaseyon Holly	13	13						In Decline - Canopy Dieback
229	Crape Myrtle	13	13						
230	Hackberry	8	8						
231	Photinia	9	9						Not Counted - Large Shrub Specie
232	Photinia	15							Not Counted - Large Shrub Specie
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 Specie
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 Specie
251	Photinia	12							Not Counted - Large Shrub Specie
252	Photinia	9							Not Counted - Large Shrub Specie
253	Photinia	9							Not Counted - Large Shrub Specie
254	Photinia	11							Not Counted - Large Shrub Specie
255	Photinia	8							Not Counted - Large Shrub Specie
256	Mountain Laurel	12							In Decline - Gone
257	Photinia	9							Not Counted - Large Shrub Specie
258	Photinia	11							Not Counted - Large Shrub Specie
259	Photinia	8							Not Counted - Large Shrub Specie
260	Photinia	8							Not Counted - Large Shrub Specie
261	Photinia	10							Not Counted - Large Shrub Specie
262	Photinia	11							Not Counted - Large Shrub Specie
263	Photinia	11							Not Counted - Large Shrub Specie
264	Photinia	17							Not Counted - Large Shrub Specie

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”

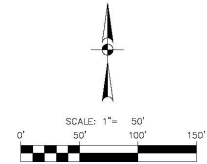
MITIGATION COST: \$87,300

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.

Scale: July 1, 2025, 9:41 PM, User: C2, Project: Embrey Grove Place
File: \\VA\GIS\GIS2\Drawings\22_000\22_00022_000.dwg - Existing Drainage Area Map.dwg

THIS DRAWING HAS BEEN PREPARED FROM MATERIAL THAT HAS BEEN PROVIDED ELECTRONICALLY AND MAY HAVE BEEN ADJUSTED TO REFLECT THE DATA PROVIDED. THE USER ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE USER ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE USER ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.

	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



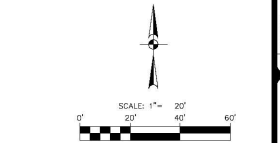
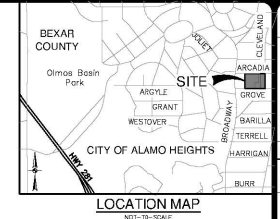
NO.	REVISION	DATE

PAPE - DAWSON
2800 AVA LOOP, 401, BEAR, TEXAS, 77823, 817.375.5800
TEXAS ENGINEERING FIRM #4751 TEXAS SURVEYING FIRM #102880

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

DRAWING TO BE UPDATED TO REFLECT DRIVEWAY CHANGE PRIOR TO FINAL ARB PRESENTATION



LEGEND	
---	PROPERTY LINE
---	EXISTING CONTOURS MAJOR
---	EXISTING CONTOURS MINOR
---	PROPOSED CONTOURS
---	GRADE BREAK
---	RETAINING WALL (SEE STRUCTURAL PLANS)
---	MAN ADOLE
---	GRATE INLET
---	CURB INLET
---	JUNCTION BOX
---	PROPOSED SPOT ELEVATION
---	EXISTING SPOT ELEVATION
---	TOP OF CURB
---	OUTLET
---	TOP OF WALL
---	BOTTOM OF WALL
---	EXISTING TREES TO REMAIN (SEE TREE PRESERVATION PLAN & SOLOVATE WITH LANDSCAPE ARCHITECT)
---	FRESH FLOOR ELEVATION
---	PROPOSED FLOW ARROWS
---	PROPOSED FLOW ARROWS

- NOTE
- SEE SHEET 0210 FOR CONSTRUCTION NOTES.
 - THE SLOPE OF ACCESSIBLE SIDEWALK LANDINGS AND PARKING LOT AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE SIDEWALKS SHALL EXCEED 2% RUNNING SLOPE AND 2% CROSS SLOPE. CURB RAMPS SHALL NOT EXCEED 8% RUNNING SLOPE AND 2% CROSS SLOPE. NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - REFERENCE 1871 FOR RETAINING WALL PERMIT REQUIREMENTS.

CAUTION!
CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SEWER, TELEPHONE AND OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOR LOCATING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOR LOCATING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOR LOCATING UTILITIES PRIOR TO CONSTRUCTION.

CAUTION!
EXISTING UTILITIES ARE LOCATED WITHIN THE LIMITS OF THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOR LOCATING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOR LOCATING UTILITIES PRIOR TO CONSTRUCTION.

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEES OR SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOR LOCATING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOR LOCATING UTILITIES PRIOR TO CONSTRUCTION.

DATE: _____
BY: _____
DATE: _____
BY: _____
DATE: _____
BY: _____

PAPE-DAWSON
2005 HWY. 670, #111, SUITE 100, DALLAS, TEXAS 75243
TELEPHONE: (214) 343-1111
FAX: (214) 343-1112
WWW.PAPE-DAWSON.COM

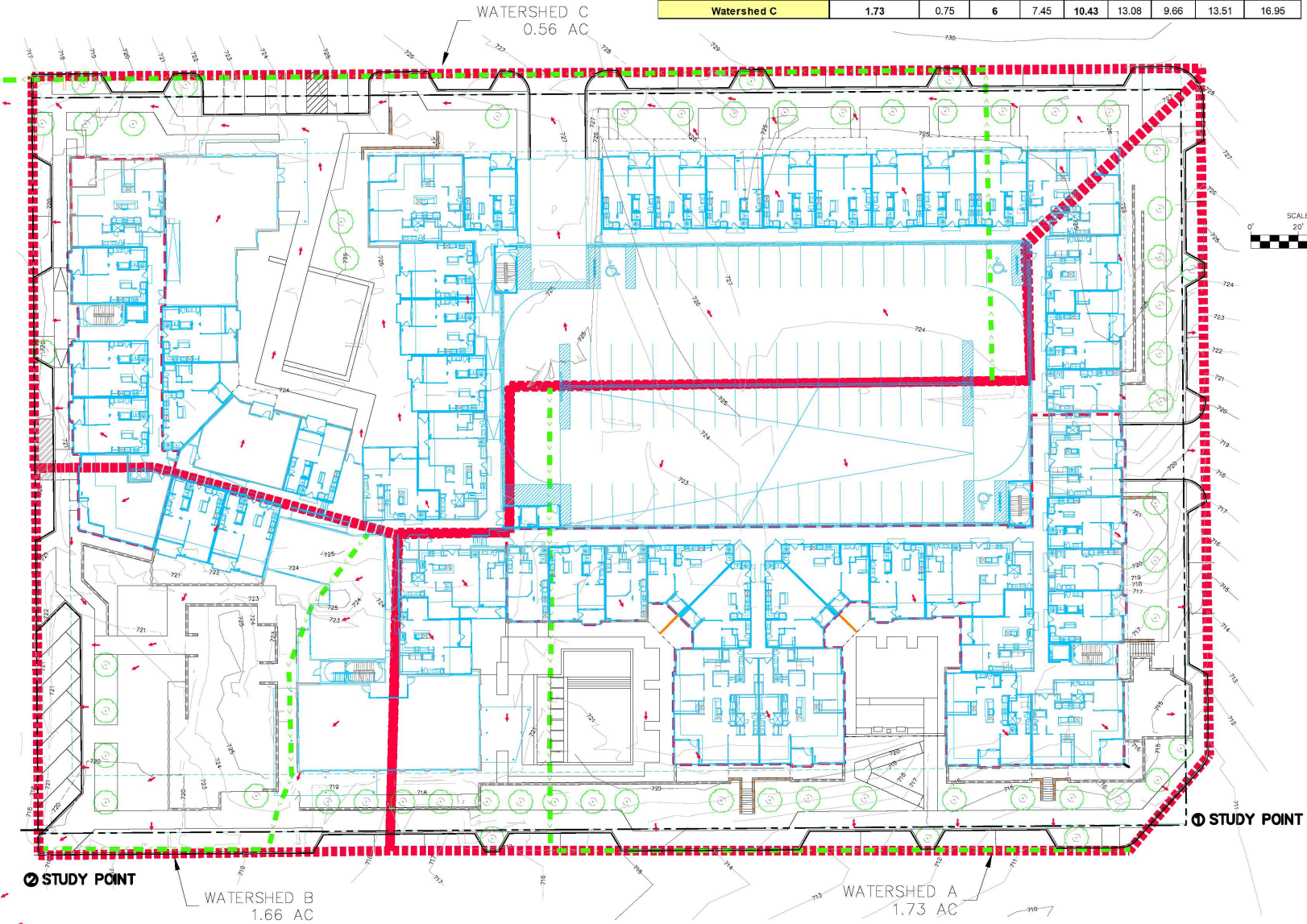
GROVE PLACE APARTMENTS
CITY OF ALAMO HEIGHTS, TEXAS
OVERALL GRADING PLAN

PLAT NO.: _____
JOB NO.: 14154-12
DATE: JULY 2020
DESIGNER: _____
CHECKED BY: _____
SHEET: C2.00

DATE: JUL 20, 2020, 2:20PM, USER: D. TROTT
FILE: C:\PROJECTS\14154-12\GROVE PLACE APARTMENTS\OVERALL GRADING PLAN.dwg
PLOT: C:\PROJECTS\14154-12\GROVE PLACE APARTMENTS\OVERALL GRADING PLAN.dwg

DRAWING TO BE UPDATED TO REFLECT DRIVEWAY CHANGE PRIOR TO FINAL ARB PRESENTATION

Watershed	Area (ac)	C/CN (unitless)	Tc (min)	Intensity (in/hr)			Peak Flow (cfs)		
				5	25	100	5	25	100
Proposed Conditions									
Watershed A	1.73	0.75	5	7.88	11.00	13.79	10.26	14.31	17.93
Watershed B	0.56	0.75	5	7.88	11.00	13.79	3.34	4.66	5.83
Watershed C	1.73	0.75	6	7.45	10.43	13.08	9.66	13.51	16.95



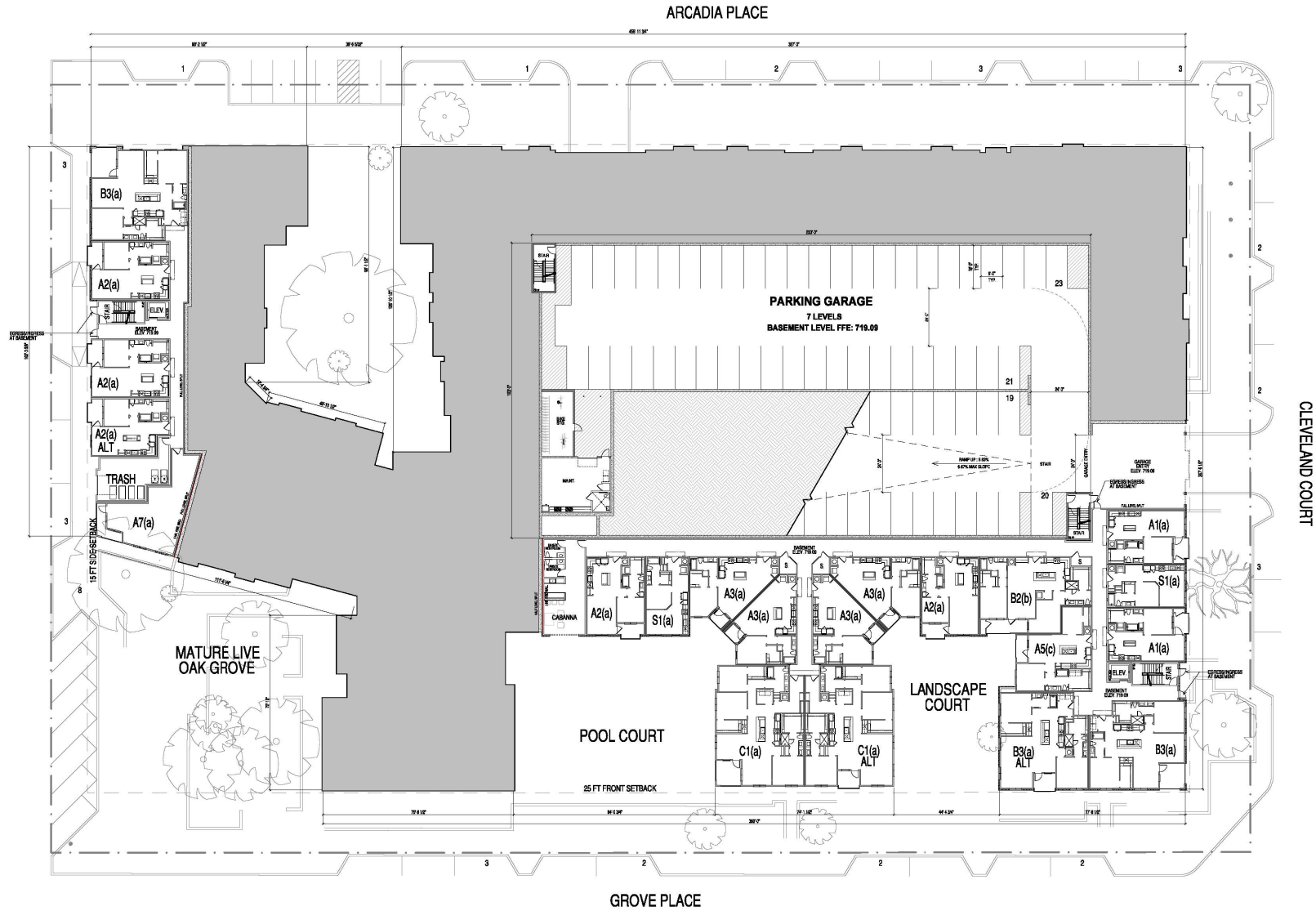
NO.	REVISION	DATE

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

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

PLAT NO.	141054-10
JOB NO.	141054-10
DATE	JULY 2025
DESIGNER	TR
CHECKED	TK, DRANK, TR
SHEET	EX-2

DRAWING TO BE UPDATED TO REFLECT DRIVEWAY CHANGE PRIOR TO FINAL ARB PRESENTATION



1 BUILDING PLAN - BASEMENT
SCALE: 1" = 20' 0"

PARKING GARAGE ANALYSIS				
LEVEL	STANDARD	ACCESSIBLE		TOTAL
		HC	VAN	
BASEMENT	44	0	0	44
1	75	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	486	8	2	496

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

REVISIONS

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

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

HECK
ARCHITECTS
3000 RIVER WALKWAY, ADDISON, TX 75001
972.520.8878

DATE
07-06-2026

PROJECT
26101

SHEET NUMBER
A3-00
BUILDING PLAN
BASEMENT

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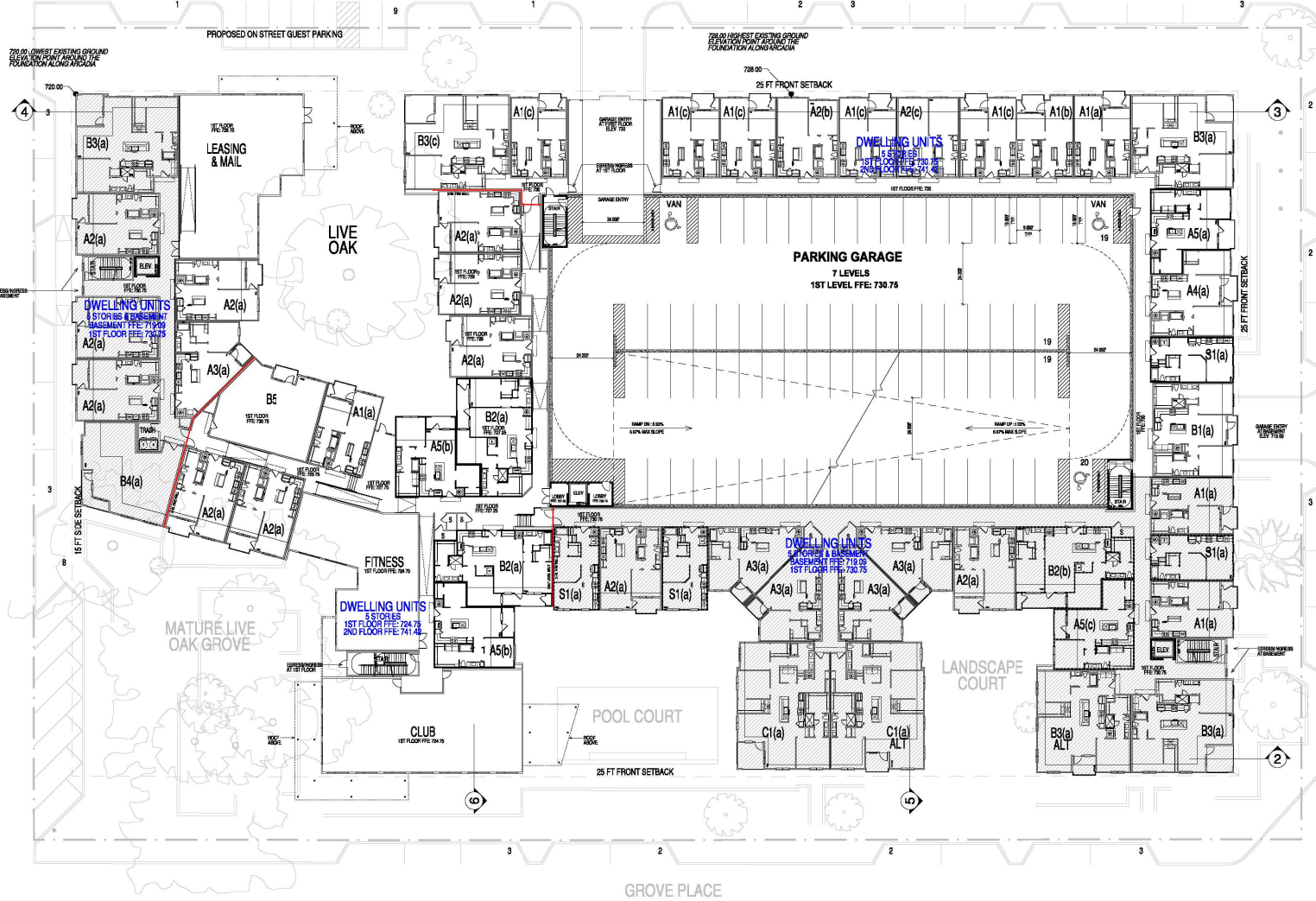
[illegible]

LEVEL	STANDARD	ACCESSIBLE		TOTAL
		HC	VAN	
BASEMENT	44	0	0	44
1	75	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	468	8	2	495

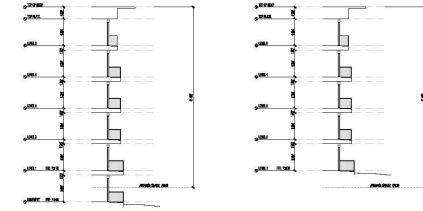
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ARCADIA PLACE

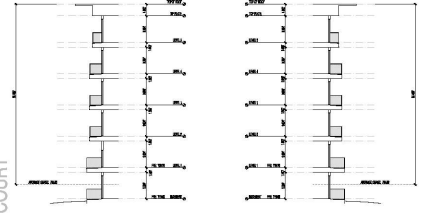
DRAWING TO BE UPDATED TO REFLECT DRIVEWAY CHANGE PRIOR TO FINAL ARB PRESENTATION



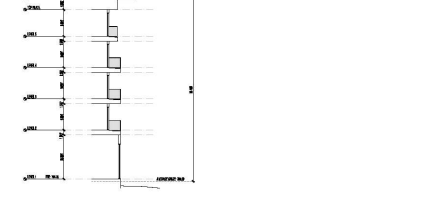
1 SITE PLAN
SCALE: 1" = 20'-0"



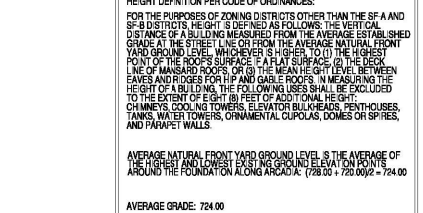
2 CORNER OF GROVE PLACE & CLEVELAND COURT
SCALE: 1" = 20'-0"



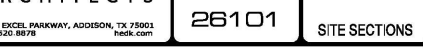
3 CORNER OF ARCADIA & CLEVELAND COURT
SCALE: 1" = 20'-0"



4 CORNER OF ARCADIA & ALLEY
SCALE: 1" = 20'-0"



5 GROVE PLACE ELEV.
SCALE: 1" = 20'-0"



6 GROVE PLACE ELEV.
SCALE: 1" = 20'-0"

HEIGHT DEFINITION PER CODE OF ORDINANCES:
FOR THE PURPOSES OF ZONING DISTRICTS OTHER THAN THE SF-A AND SF-B DISTRICTS, HEIGHT IS DEFINED AS FOLLOWS: THE VERTICAL DISTANCE OF A BUILDING MEASURED FROM THE AVERAGE ESTABLISHED GRADE AT THE STREET LINE OR FROM THE AVERAGE NATURAL FRONT YARD GROUND LEVEL, WHICHEVER IS HIGHER, TO THE HIGHEST POINT OF THE ROOF'S SURFACE (A) AT SURFACE (B) THE DECK LINE OF MANHOLE ROOFS, OR (C) THE MEAN HEIGHT BETWEEN EAVES AND RIDGES FOR HIP AND GABLE ROOFS. IN MEASURING THE HEIGHT OF A BUILDING, THE FOLLOWING USES SHALL BE EXCLUDED TO THE EXTENT OF EIGHT (8) FEET OF ADDITIONAL HEIGHT: CHIMNEYS, COOLING TOWERS, ELEVATOR BULKHEADS, PENTHOUSES, TANKS, WATER TOWERS, ORNAMENTAL CUPOLAS, DOMES OR SPIRES, AND PARAPET WALLS.

AVERAGE NATURAL FRONT YARD GROUND LEVEL IS THE AVERAGE OF THE HIGHEST AND LOWEST EXISTING GROUND ELEVATION POINTS AROUND THE FOUNDATION ALONG ARCADIA: (728.00 + 720.00) ÷ 2 = 724.00

AVERAGE GRADE: 724.00

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION	REVISIONS	EMREY GROVE PLACE		REVIEW SET NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.	HECK ARCHITECTS 4595 EXCEL PARKWAY, ADDISON, TX 75001 214.520.8878 heck.com	DATE	SHEET NUMBER
		APARTMENTS IN ALAMO HEIGHTS, TX FOR: EMBREY DEVELOPMENT COMPANY				07-06-2026	A1-02
						PROJECT	SITE SECTIONS
						26101	

TABLE TO BE UPDATED TO REFLECT DRIVEWAY CHANGE PRIOR TO FINAL ARB PRESENTATION

Project Tabulation

Project Name: Embrey Grove Place
Project Location: Alamo Heights, Texas
Developer: Embrey
Site Acreage: 3.678 Acres
FAR: 1.78
Project Density: 81.57 Units/Acre
Project Efficiency: 78.17%

Average 1 BDRM SF: 735.36 S.F.
Average 2 BDRM SF: 1272.89 S.F.
Average 3 BDRM SF: 1747.50 S.F.
Average Unit SF: 919.21 S.F.

HECK Architects
HECK Project Number: 26101
Date: 03/01/2026

UNIT DATA																		
Unit Type	Net Square Footage (incl. Balc. Stls.)	Total Net Square Footage	Balcony Stg Square Footage	Net+Basic Stg Square Footage	Total Net+Basic Stg Square Footage	Balcony Square Footage	Gross Square Footage	Total Gross Square Footage	Total Number Unit Conditions	Total Number Unit Types	Bedroom Types	Total Number Beds	% Unit Conditions	% Unit Types	% Bedroom Types			
ST(a)	594	13,068	0	594	13,068	0	594	13,068	22	22	208	22	7.33%	7.33%	69.33%			
A1(a)	889	15,138	11	889	15,178	57	756	18,632	22	52		22	7.33%	17.53%				
A1(b)	681	3,305	11	672	3,380	89	734	3,670	5			5	1.67%					
A1(c)	669	16,842	11	678	16,900	57	733	18,452	25			25	8.33%					
A2(a)	761	50,517	0	761	50,517	73	821	55,007	67			67	22.33%	28.00%				
A2(b)	772	3,880	0	772	3,880	0	772	3,880	5			5	1.67%					
A2(c)	784	3,920	0	784	3,920	0	784	3,920	5			5	1.67%					
A2-Alt(a)	702	702	0	702	702	33	777	777	1			1	0.33%					
A3(a)	789	27,852	0	789	27,852	48	834	24,186	28	28		28	9.67%	9.67%				
A4(a)	932	4,660	8	940	4,700	85	1,005	5,025	5	5		5	1.67%	1.67%				
A5(a)	833	4,185	0	833	4,185	78	905	4,545	5	21		5	1.67%	7.00%				
A5(b)	833	6,330	0	833	6,330	66	899	8,320	10			10	3.33%					
A5(c)	859	5,154	0	859	5,154	59	918	5,508	8			8	2.00%					
A6(a)	1,183	0	0	1,183	0	164	1,397	0	0	0		0	0.00%	0.00%				
A7(a)	860	860	0	860	860	89	949	949	1	1		1	0.33%	0.33%				
B1(a)	1,159	10,395	0	1,159	10,395	46	1,201	10,809	9	9		9	3.00%	3.00%	28.67%			
B2(a)	1,181	5,805	14	1,175	5,875	82	1,257	6,285	5	18		5	1.67%	5.33%				
B2(b)	1,188	13,078	22	1,211	13,321	121	1,332	14,632	11			11	3.67%					
B3(a)	1,332	28,800	0	1,332	28,800	114	1,444	28,888	20			20	6.67%	13.33%				
B3(b)	1,357	0	0	1,357	0	124	1,481	0	0			0	0.00%					
B3(c)	1,372	6,860	0	1,372	6,860	130	1,502	7,610	5			5	1.67%					
B3(d)	1,362	0	0	1,362	0	139	1,497	0	0			0	0.00%					
B3-Alt(a)	1,385	20,775	0	1,385	20,775	88	1,453	21,788	15			15	3.00%					
B4(a)	1,133	5,655	0	1,133	5,655	84	1,217	6,065	5	5		5	1.67%	1.67%				
B5(a)	1,241	6,205	0	1,241	6,205	53	1,284	6,470	5	5		5	1.67%	1.67%				
B5(b)	1,291	6,455	0	1,291	6,455	83	1,351	8,155	5	5		5	1.67%	1.67%				
C1(a)	1,720	10,320	0	1,720	10,320	114	1,834	11,004	8	12		8	2.00%	4.00%	4.00%			
C1-Alt(a)	1,778	10,650	0	1,778	10,650	88	1,843	11,058	8			8	2.00%					
Totals		276,783			276,887			285,687			300	404			100.00%			

PARKING GARAGE DATA

Parking Required	460
Parking Garage	
Standard	468
Accessible	8
Accessible Van	2
Parking Provided	498

2P/UNIT (1ST 20 UNITS) + 1 SP/UNIT (ADDITIONAL UNITS)
186 P/UNIT
123 P/BED

Floor	Basement	1	2	3	4	5	6
Total Gross Floor	17,470	28,362	28,362	28,362	2,836	28,362	17,445
Total Gross	151,197						

APARTMENT BUILDING DATA

BLDG Type							Total
Floor	Basement	1	2	3	4	5	
Unit Type							
ST(a)	2	4	4	4	4	4	22
A1(a)	2	4	4	4	4	4	22
A1(b)		1	1	1	1	1	6
A1(c)		5	5	5	5	5	25
A2(a)	4	11	13	13	13	13	67
A2(b)		1	1	1	1	1	6
A2(c)		1	1	1	1	1	6
A2-Alt(a)		1	1	1	1	1	6
A3(a)	4	5	5	5	5	5	29
A4(a)		1	1	1	1	1	5
A5(a)		1	1	1	1	1	5
A5(b)		2	2	2	2	2	10
A5(c)	1	1	1	1	1	1	6
A6(a)							0
A7(a)	1						1
B1(a)		1	2	2	2	2	9
B2(a)		1	1	1	1	1	6
B2(b)		1	2	2	2	2	11
B3(a)	2	2	4	4	4	4	20
B3(b)							0
B3(c)		1	1	1	1	1	6
B3(d)							0
B3-Alt(a)	1	2	3	3	3	3	15
B4(a)		1	1	1	1	1	5
B5(a)		1	1	1	1	1	5
B5(b)		1	1	1	1	1	5
C1(a)	1	1	1	1	1	1	6
C1-Alt(a)	1	1	1	1	1	1	6
Totals Units	21	51	67	67	37	37	
Total Units							300
Fine Area	300						
Total Unit Net							
Fine Area	19,914	45,893	52,665	52,665	52,665	52,665	
Total Unit Net	276,887						276,887
Cabana							
Swim Pool	726						726
Leasing		2,708					2,708
Swim Pool							
Fitness		2,163					2,163
Swim Pool							
Club		3,045					3,045
Swim Pool							
Total Net	285,333						285,333
Total Gross							
Fine Area	28,362	69,649	68,743	68,743	68,743	68,743	
Total Gross							
Fine Area	365,002						365,002

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REVISIONS

EMREY GROVE PLACE

APARTMENTS IN ALAMO HEIGHTS, TX FOR:
EMBRY DEVELOPMENT COMPANY

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

HECK
ARCHITECTS
4508 E. WILLOW PARKWAY, ADDISON, TX 75001
(972) 382-1000

DATE
07-06-2026

PROJECT
26101

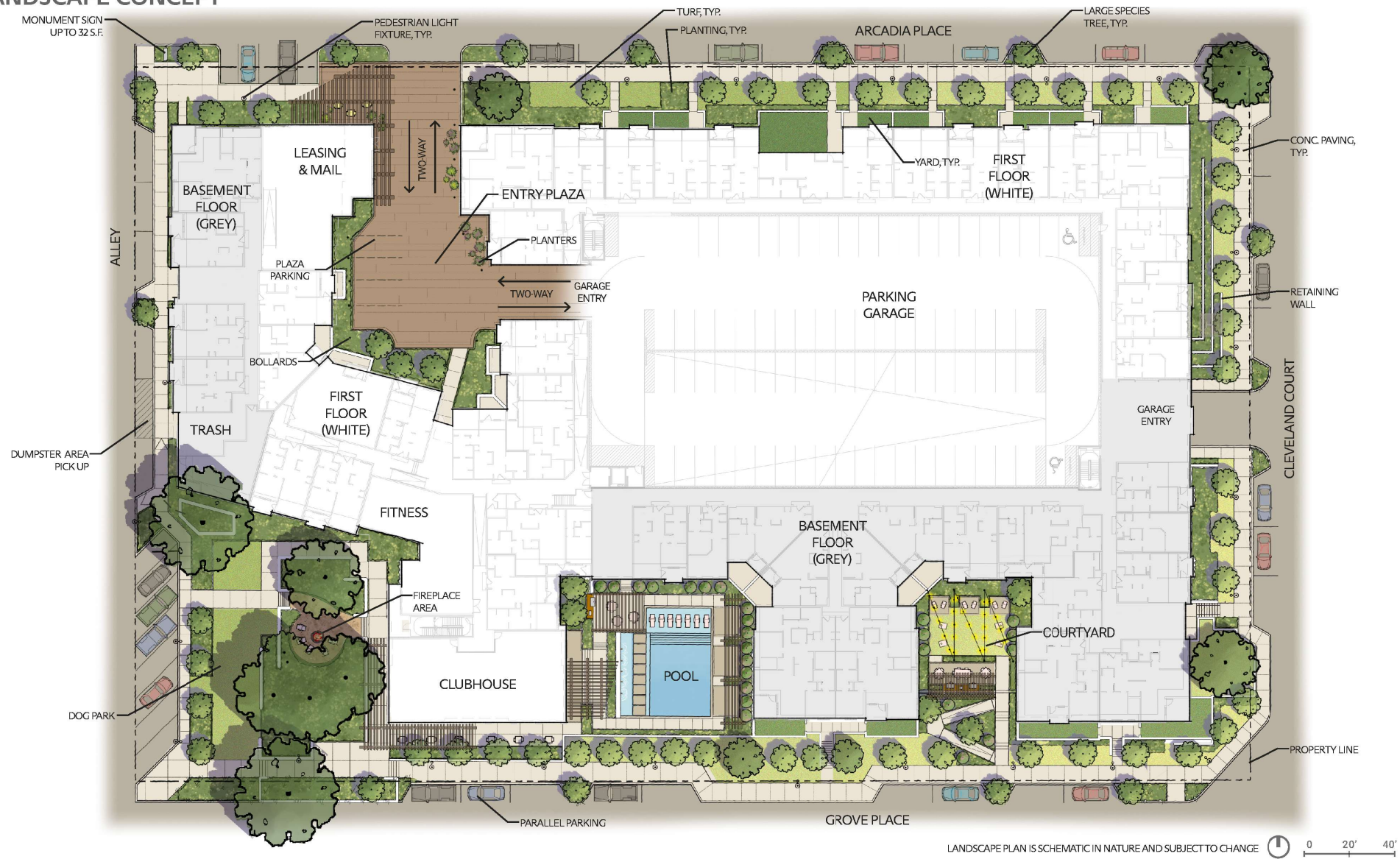
SHEET NUMBER

A0-02

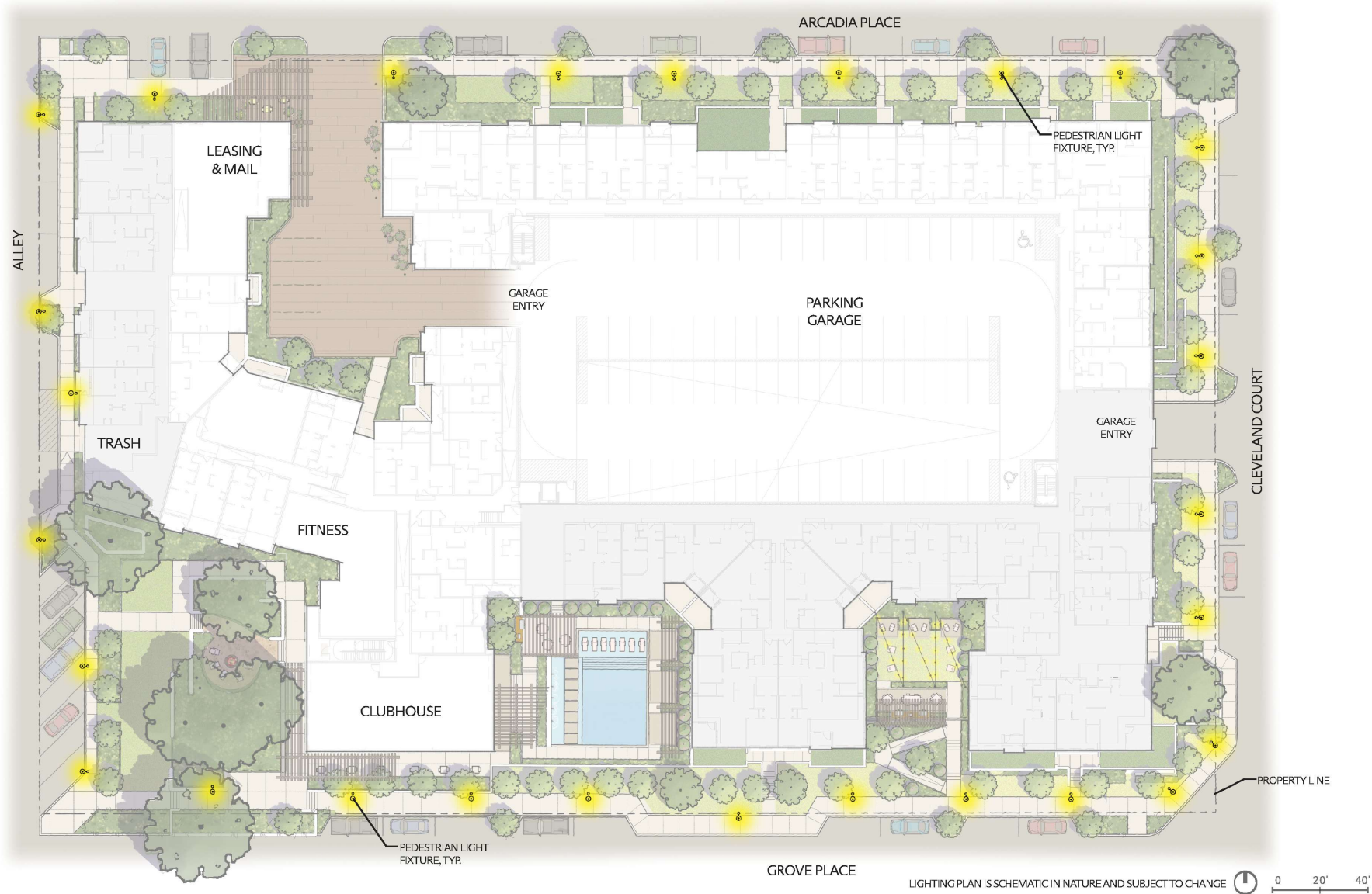
UNIT TABULATION

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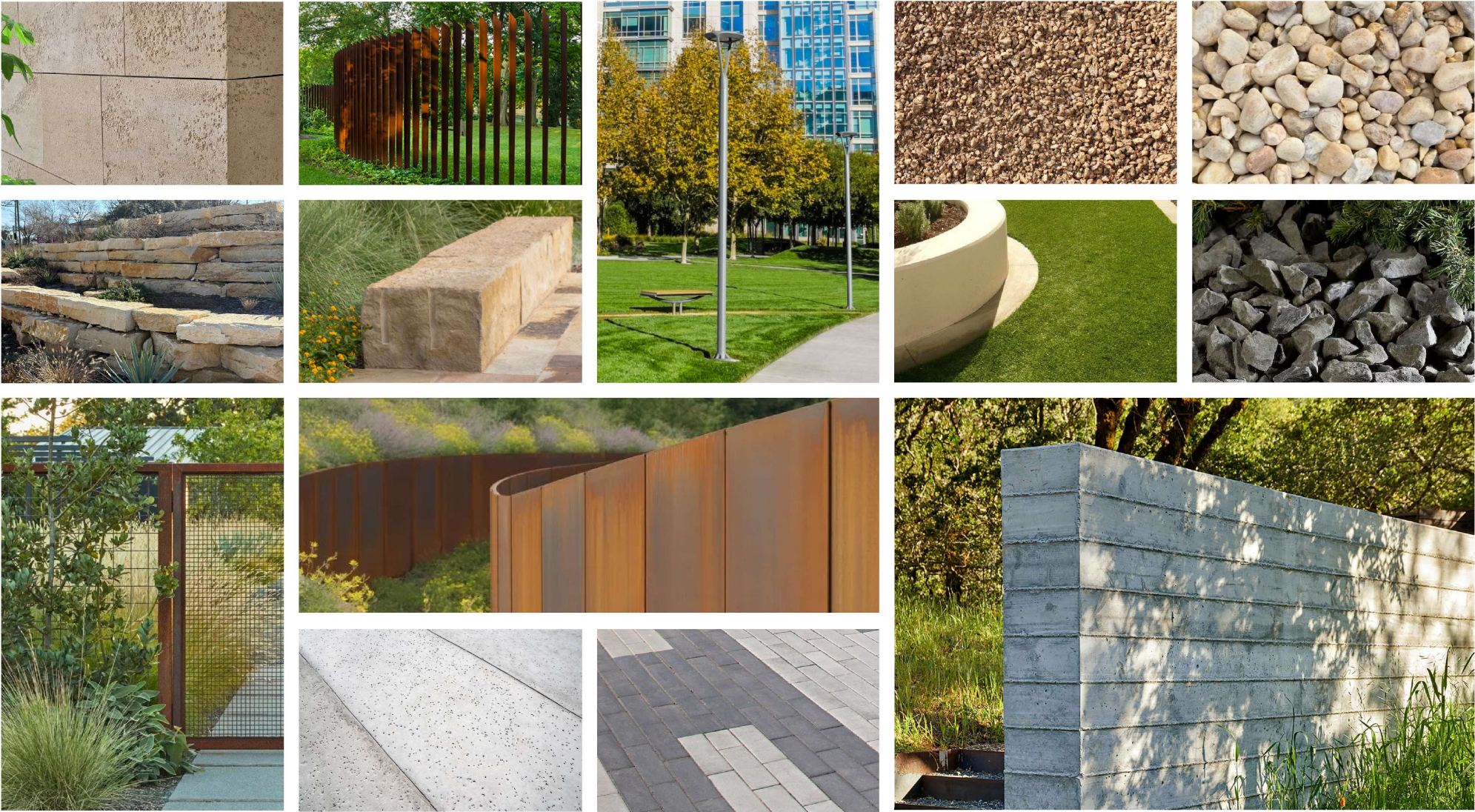
LANDSCAPE CONCEPT



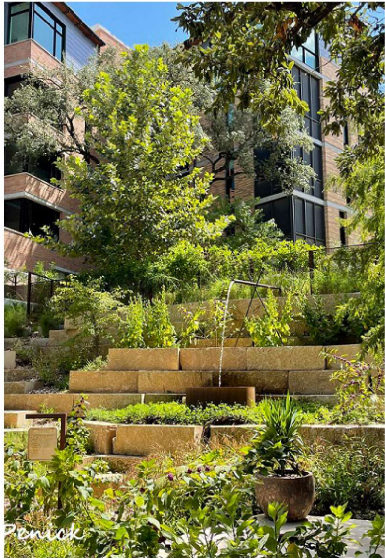
LIGHTING CONCEPT



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
Hesperaloe parvifolia



Crave 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