



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

Planning & Zoning Commission Meeting
Monday, August 03, 2026 – 5:30 P.M.

Take notice that a regular Planning & Zoning Commission Meeting of the City of Alamo Heights will be held on **Monday, August 03, 2026 at 5:30pm** in the City Council Chamber, located at 6116 Broadway, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

Case No. 473 – Public hearing, consideration, and action regarding the request of Brad Knolle of Embrey Partners, applicant, on behalf of Trebes Sasser, Jr. of Ridgemont Properties, owner, for approval of a Specific Use Permit (SUP) authorizing certain variances to the City of Alamo Heights' Zoning Code regulations to allow for the construction of a new multifamily apartment project on the properties identified as 102 Arcadia Pl and 141 Grove Pl, both zoned Multiple-Family Dwelling District (MF-D).

The City Council of the City of Alamo Heights will conduct a public hearing on **Monday, September 14, 2026 at 5:30pm** relating to the recommendations of the Planning and Zoning Commission regarding the same issues.



7600 BROADWAY SUITE 300
SAN ANTONIO TEXAS 78209
210.824.6044

embrey.com

Date: July 6, 2026

To: Lety Hernandez

Director, Community Development, City of Alamo Heights

6116 Broadway

San Antonio, TX 78209

Subject: Planning and Zoning Commission Project Review Application – 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-stories with a basement level and will provide up to 305 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 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. 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

ORDINANCE NO. _____

**A ZONING ORDINANCE GRANTING A SPECIFIC USE PERMIT
RELATED TO THE OPERATION OF A MULTI-FAMILY APARTMENT
COMPLEX LOCATED AT 102 ARCADIA PLACE AND 141 ARCADIA ,
AS AUTHORIZED BY SECTION 3-87(B) OF THE CODE OF
ORDINANCES; PROVIDING FOR SEVERABILITY; AND SETTING AN
EFFECTIVE DATE.**

WHEREAS, The tract located at 102 Arcadia Place is currently being operated as a multi-family apartment complex; and

WHEREAS, The tract located at 141 Grove Place has historically been used as a private school for primary education; and

WHEREAS, 102 Arcadia Place and 141 Grove Place shall be replatted into a single property, contingent upon approval by Planning & Zoning Commission & City Council and readdressed to 102 Arcadia Place (102 Arcadia Place and 141 Grove Place are hereinafter collectively referred to as the “Property”); and

WHEREAS, EMBREY submitted its application for a Special Use Permit (this “SUP”) on _____, 2026; and

WHEREAS, Embrey Partners, LLC, a Texas limited liability company, and/or its assigns (collectively, “EMBREY”) shall acquire the Property upon approval of the SUP and closing of a construction loan for the purpose of construction a multi-family apartment complex the on Property; and

WHEREAS, two public hearings were held to discuss the SUP application described herein; with the first public hearing being conducted by the Planning & Zoning Commission of the City of Alamo Heights (hereinafter referred to as (“City”) on August 3, 2026 and the second public hearing being conducted by City Council on _____ PM CST; each being conducted for the purpose of providing all interested persons the opportunity to be heard concerning the proposed SUP described herein; and

WHEREAS, the Planning and Zoning Commission, having considered this SUP application following due notice and a public hearing, and having considered all required factors and made all required findings set forth in Texas Local Government Code and the City Code of Ordinances, [approved/disapproved] by majority vote to recommend to City Council that the SUP be [approved/disapproved]; and

WHEREAS, the City Council, having considered this SUP application following due notice and a public hearing, and having considered all required factors and made all required findings set forth in the Texas Local Government Code and the City Code of Ordinances, has determined that this SUP should be [approved/disapproved] subject to certain terms and conditions set forth herein; and

WHEREAS, legal notice notifying the public of both public hearings on the requested SUP was posted on the City's official website and published in the *San Antonio Express News*, a newspaper of general circulation in the City of Alamo Heights, on July 15, 2026;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS:

SECTION 1. SPECIFIC USE PERMIT APPROVED. EMBREY is granted this SUP, pursuant to Section 3-87(B) of the Zoning Code, to build, operate, lease, transfer, sell or assign, subject to the conditions herein stated, a multi-family apartment complex (the "Project") on the Property:

- 1) **ZONING REQUIREMENTS.** Subject to the conditions herein, the Project shall conform to the following zoning requirements:
 - a. **Number of Units.** The number of apartment units shall be limited to a maximum of 300 units.
 - b. **Setbacks.** The Project shall comply with the following setback requirements and will be allowed to make the following improvements:
 - i. The Project shall have frontages designated along Arcadia Place, Cleveland Court, and Grove Place.
 - ii. There shall be a twenty-five-foot (25') setback along Arcadia Place, Cleveland Court, and Grove Place.
 - iii. There shall be a fifteen-foot (15') setback along the western boundary line of the Property abutting the adjoining alley (the "Alley").
 - iv. The following shall be permitted within the front yard setback along Arcadia Place:
 - Stoops may encroach into the front yard setback a maximum of fifteen feet (15') and private yard and pool fences permitted within the front yard setback shall not exceed a maximum height of four feet (4') and be constructed of metal pickets or mesh framed with metal; and
 - An entry porch and columns at the leasing office may be up to eighteen feet (18') tall and may encroach up to ten feet (10') into the front yard setback; and
 - A gas fire pit and built-in benches may encroach up to ten feet (10') into the front yard setback.
 - v. The following shall be permitted within the front yard setback along Grove Place:
 - Stoops may encroach into the front yard setback a maximum of fifteen feet (15') and private yard and pool fences permitted within the front

yard setback shall not exceed a maximum height of four feet (4') and be constructed of metal pickets or mesh framed with metal; and

- A porch and columns at the clubroom and fitness center may be up to eighteen feet (18') tall and may encroach up to ten feet (10') into the front yard setback;
- A swimming pool may encroach up to ten feet (10') into the front yard setback;
- A pool equipment room with a shade structure up to fourteen feet (14') tall and a six-foot (6') screen wall for the pool may encroach up to ten feet (10') into the front yard setback;
- An outdoor kitchen which is to include gas grills and sink may encroach up to ten feet (10') into the front yard setback;
- A gas fire pit and built-in benches may encroach up to ten feet (10') into the front yard setback; and
- A pet park with pet play equipment, pet drinking fountains, shade structures up to fifteen feet (15'), and a fence up to four feet (4') tall constructed of metal pickets or mesh framed with metal may encroach up to fifteen (15') into the front yard setback.

c. **Impervious Cover.** Any reductions in the impervious cover in any right of way shall be credited to the impervious cover calculation for the Project.

d. **Sidewalks.** Perimeter sidewalks along Arcadia, Cleveland, and Grove shall be a minimum of eight feet (8') in width and may be placed partially or wholly on the Property or within a City right of way. Perimeter sidewalks along the Alley shall be a minimum of six feet (6') in width and may be placed wholly on the Property. Any sidewalk on private property will require EMBREY to establish a public access easement in accordance with Section 3-50(7) of the City Code of Ordinances.

e. **Height.** The Project shall meet the following height requirements:

- i. The "Average Grade" is calculated as the average of the highest and lowest existing ground elevation points along the proposed foundation facing Arcadia. The low point is 720 feet and the high point is 728 feet, making the Average Grade 724 feet.
- ii. The maximum height of sixty-five feet (65') as measured to the top of the plate plus an additional eight feet (8') exclusion for the parapet wall shall be calculated from the proposed Average Grade of 724 feet to include seven (7) stories of a garage wrapped by a building that is five (5) stories plus a basement per the International Building Code and six (6) stories per the City Zoning Code definition.
- iii. The top level of the parking garage will be at approximately the same level as the roof of the apartment building.

- iv. Only the stair and elevator towers of the garage seventh (7th) floor will extend beyond the allowed eight feet (8') up to twelve feet (12') taller than the maximum height.
- f. **Landscaping.** The Project shall conform to the following landscaping requirements:
 - i. An eight-foot (8') wide landscape area or landscape screening will not be required along the Alley frontage or between the sidewalk and the building at future resident parking, leasing, and the clubhouse.
 - ii. Electric transformers, water and gas meters, and other utility equipment may be located within the eight-foot (8') wide landscape area.
 - iii. Required canopy street trees may be planted within setback adjacent to on-street parallel parking if the existing curb at such location does not allow space for planting in the right of way.
 - iv. All required canopy trees shall have a minimum caliper of six inches (6"). Canopy trees are not required within the Alley.
 - v. Up to three parallel parking spaces may be provided in a row before separating them with a required five-foot by five-foot (5' x 5') planting area for required canopy of street trees.
- g. **Signage.** The Project shall be permitted to construct and maintain the following signs:
 - i. One (1) monument sign up to thirty-two (32) square feet located at west end of the Property facing Arcadia Place.
 - ii. A building mounted sign up to forty-eight (48) square feet mounted on the west end side of the Project facing Broadway.
 - iii. A canopy/awning sign up to twenty-four (24) square feet mounted on canopy at leasing office along Arcadia Place.

2) **WATER RIGHTS.**

- a. **Water Supply.** EMBREY shall purchase up to 40 acre-feet of water and convey all holdings to City's permit. Final amount to be agreed will be based on the increased demand between existing/historic use on the Property and proposed use on the Property. If water rights cannot be acquired before final certificate of occupancy, EMBREY shall pay the City the current market rate per acre foot to purchase up to 40-acre feet.
- b. **Water and Sewer Demands.** Any existing water and sewer infrastructure surrounding the Project that needs to be extended or upsized to meet the demands of the Project will be reviewed with the Public Works Director and any costs to extend or upsize services to the Project shall be borne by EMBREY. City agrees that it will not use or reallocate the water purchased by EMBREY for another use

and will not impose any costs or fees for EMBREY's use of such water after transfer to City's water permit.

3) **PARKING.** The following requirements shall apply to on-street and off-street parking:

- a. **Off-Street Parking Ratio.** There shall be an off-street parking ratio for multi-family of at least 1.65 parking spaces per apartment unit.
- b. **Compact Parking.** Up to twenty percent (20%) of parking spaces in the parking structure may be compact parking spaces with dimensions of 8 foot by 16 foot (8' x 16').
- c. **Parking Along Arcadia.** Up to seven (7) head-in parking spaces shall be provided along Arcadia Place by the leasing office. These spaces will be partially in the right of way (behind the existing curb line) and partially on the Property. These spaces shall have signs designating them "For Future Resident Parking Only 9am-6pm Daily". Outside of those designated hours, the parking spaces will be available for public use.
- d. **Public Parallel Parking.** Public parallel parking spaces may be provided along Arcadia Place, Cleveland Court, and Grove Place. Parallel parking spaces may be behind the existing curb line and in the city right of way.
- e. **Alley Parking.** Parallel and forty-five (45) degree angled parking spaces for public use may be provided along the Alley frontage.
- f. **Access to Alley Parking.** Access shall be from the Alley, but the dimensions of the spaces shall be wholly on the Property with a public access easement.

SECTION 2. PUBLIC PURPOSE. The City Council finds that this SUP herein approved complies with all applicable rules and regulations set forth in the City's Code of Ordinances and other law and is consistent with the City's Comprehensive Master Plan. The provisions of this SUP shall be construed to accommodate the construction of the Project as set out herein. Such variances, approvals, or exceptions necessary for the development and use of the Project as set out herein shall be deemed to be granted by this SUP.

SECTION 3. INCORPORATING RECITALS. The City Council approves the recitals hereto and incorporates them herein as findings of fact.

SECTION 4. REPEALING ORDINANCES IN CONFLICT AND SAVINGS CLAUSE. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict with all remaining portions not conflicting being saved from repeal herein.

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or illegal, such decision shall not affect the

validity of the remaining sections of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared void.

SECTION 6. REVOCATION OF SPECIFIC USE PERMIT. The SUP may be suspended, revoked, or modified by the City Council, after public hearing, notice and report by Planning and Zoning Commission pursuant to Texas Local Government Code 211 to determine whether any condition, stipulation, or term of the approval of the SUP has been knowingly violated.

SECTION 7. PENALTY. Any person or corporation who shall fail to comply with any of the provisions of this chapter or fail to comply with any of the requirements hereof, or who shall build or alter any building in violation of any detailed statement or plan submitted and approved hereunder, or who commits, takes part, directs, or assists in any such violation or who maintains or uses any building or premises or part thereof in which any violation exists, shall be guilty of a misdemeanor, and any such person or corporation, upon conviction thereof in the corporation court of the city, shall be fined in an amount not exceed two thousand dollars (\$2,000.00) per Section 1-5 of the City Code of Ordinances. Each day that such violation shall occur, continue or be permitted to exist shall constitute a separate offense.

SECTION 8. EFFECTIVE DATE. The Ordinance shall be effective immediately following approval by City Council

ORDERED this _____ day of _____, 2026.

ATTEST:

ALBERT HONIGBLUM, MAYOR

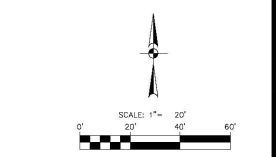
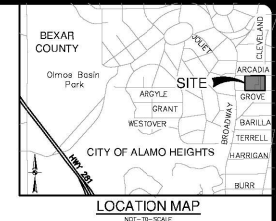
ELSA T. ROBLES, CITY SECRETARY

ATTEST:

FRANK J. GARZA, CITY ATTORNEY



DATE: JUL 22, 2024, 2:28PM, USER: DJ, TOWN: ...



LEGEND	
[Symbol]	PROPERTY LINE
[Symbol]	EXISTING CONTOURS MAJOR
[Symbol]	EXISTING CONTOURS MINOR
[Symbol]	PROPOSED CONTOURS
[Symbol]	GRADE BREAK
[Symbol]	RETAINING WALL (SEE STRUCTURAL PLANS)
[Symbol]	ADA ROUTE
[Symbol]	GATE INLET
[Symbol]	CURB INLET
[Symbol]	JUNCTION BOX
[Symbol]	PROPOSED SPOT ELEVATION
[Symbol]	EXISTING SPOT ELEVATION
[Symbol]	TOP OF CURB
[Symbol]	OUTLET
[Symbol]	TOP OF WALL
[Symbol]	BOTTOM OF WALL
[Symbol]	EXISTING TREES TO REMAIN (SEE TREE PRESERVATION PLAN & SOCCORRATIVE W/ LANDSCAPE ARCHITECT)
[Symbol]	FINISHED FLOOR ELEVATION
[Symbol]	PROPOSED FLOW ARROWS
[Symbol]	PROPOSED FLOW ARROWS

- NOTE
- SEE SHEET 02.10 FOR CONSTRUCTION NOTES.
 - THE SLOPE OF ACCESSIBLE SIDEWALK LANDINGS AND PARKING LOT AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE SIDEWALKS SHALL NOT 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. SITE LOCATING EQUIPMENT INCLUDING PRIMARY AND SECONDARY UTILITIES SHALL BE LOCATED AND MARKED. THE CONTRACTOR SHALL CONTACT 1-800-368-5878 A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE RETAIN SHALL BE AT CONTRACTOR'S SOLE EXPENSE. WHETHER THE UTILITY IS SHOWN ON THE PLAN OR NOT.

CAUTION!!
EXISTING UTILITIES ARE LOCATED WITHIN THE LIMITS OF THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE UTILITY LOCATIONS 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 CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEES OR SUBCONTRACTORS, DESIGN PROFESSIONAL SAFETY EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOLOGICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IDENTIFY CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEES OR SUBCONTRACTORS SHALL MAINTAIN A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS COVERING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

DATE: JUL 22, 2024, 2:28PM, USER: DJ, TOWN: ...

PAPE-DAWSON
2805 W. LOOP #11, SUITE 400, DALLAS, TEXAS 75243
214.343.1111
TEXAS ENGINEERING FIRM #1 TEXAS SURVEYING FIRM #00000000

GROVE PLACE APARTMENTS
CITY OF ALAMO HEIGHTS, TEXAS

OVERALL GRADING PLAN

PLAT NO.: 14155-12
JOB NO.: 14155-12
DATE: JULY 2024
DESIGNER: [Signature]
CHECKED BY: [Signature]
SHEET: C2.00



1 BUILDING PLAN - BASEMENT

SCALE: 1" = 20'-0"

PARKING GARAGE ANALYSIS				
LEVEL	STANDARD	ACCESSIBLE		TOTAL
		HC	VAN	
BASEMENT	44	0	0	44
1	78	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	488	8	2	498

DATE
07-06-2026

PROJECT
26101

SHEET NUMBER
A3-00

BUILDING PLAN
BASEMENT

NOT FOR
REGULATORY APPROVAL,
PERMITTING,
OR CONSTRUCTION

REVISIONS

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

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

HECK
ARCHITECTS
4836 EXCEL PARKWAY, ADDISON, TX 75001
972.255.8875



1 BUILDING PLAN - FIRST FLOOR
SCALE: 1" = 20'-0"

PARKING GARAGE ANALYSIS				
LEVEL	STANDARD	ACCESSIBLE		TOTAL
		HC	VAN	
BASEMENT	44	0	0	44
1	78	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	488	8	2	498

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS

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

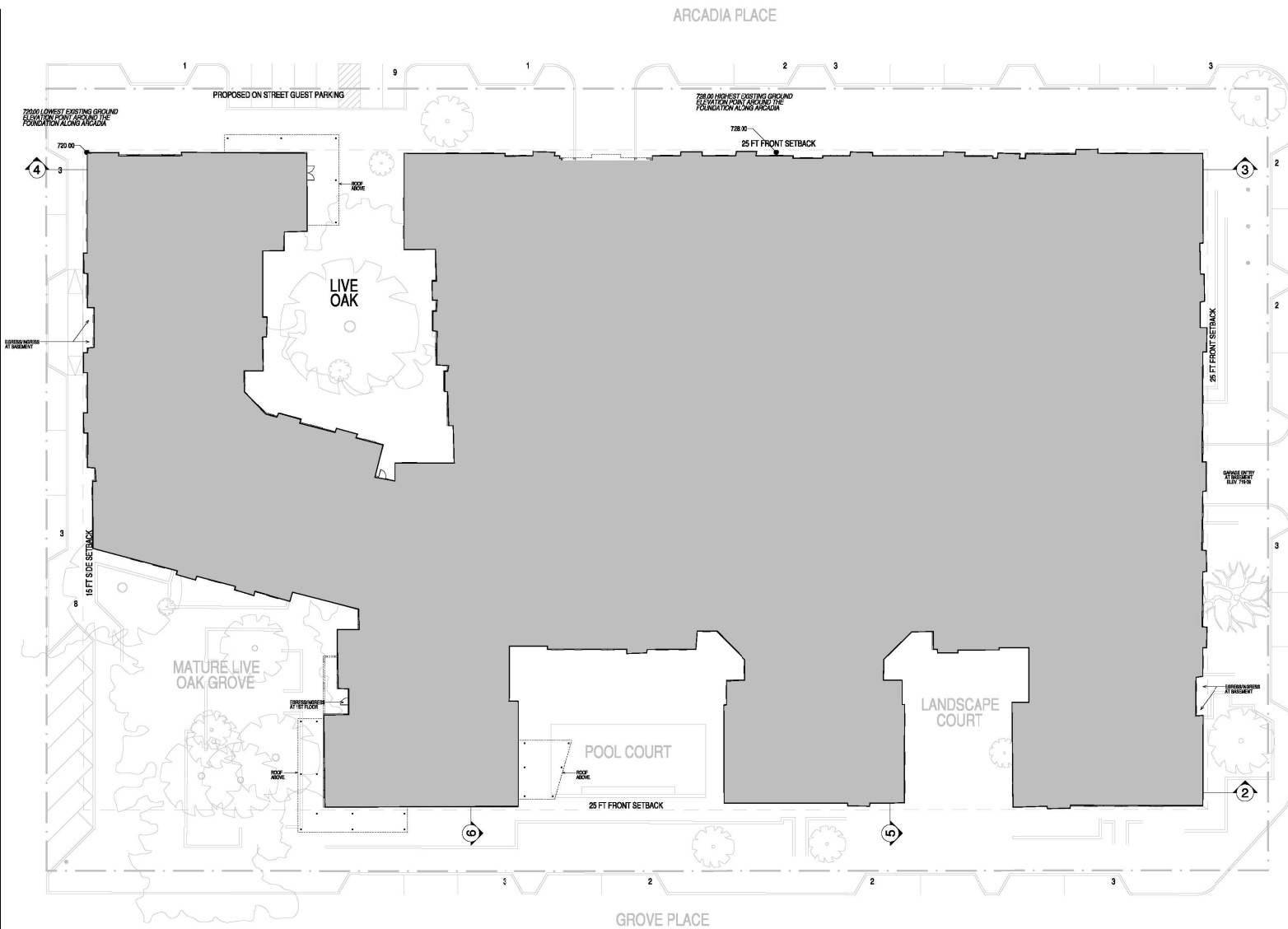
REVIEW SET NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION

FECK ARCHITECTS
4595 EXCEL PARKWAY, ADDISON, TX 75001
972.255.5875

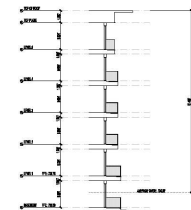
DATE
07-06-2026

PROJECT
26101

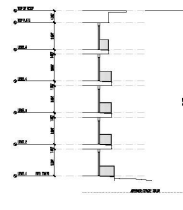
SHEET NUMBER
A3-01
BUILDING PLAN
FIRST FLOOR



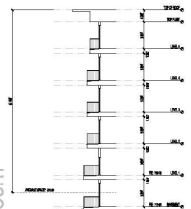
1 SITE PLAN
SCALE: 1" = 20'-0"



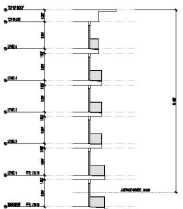
2 CORNER OF GROVE PLACE & CLEVELAND COURT
SCALE: 1" = 20'-0"



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 (1) THE HIGHEST POINT OF THE ROOFS SURFACE, EXCEPT IN THE CASE OF THE LINE OF MANSARD ROOFS, OR (2) THE MEAN HEIGHT LEVEL 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 SHAFTS, 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 APARTMENTS IN ALAMO HEIGHTS, TX FOR: EMBREY DEVELOPMENT COMPANY	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 07-06-2026 PROJECT 26101	SHEET NUMBER A1-02 SITE SECTIONS
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CONCEPT ELEVATIONS



NORTH ELEVATION - ARCADIA PLACE

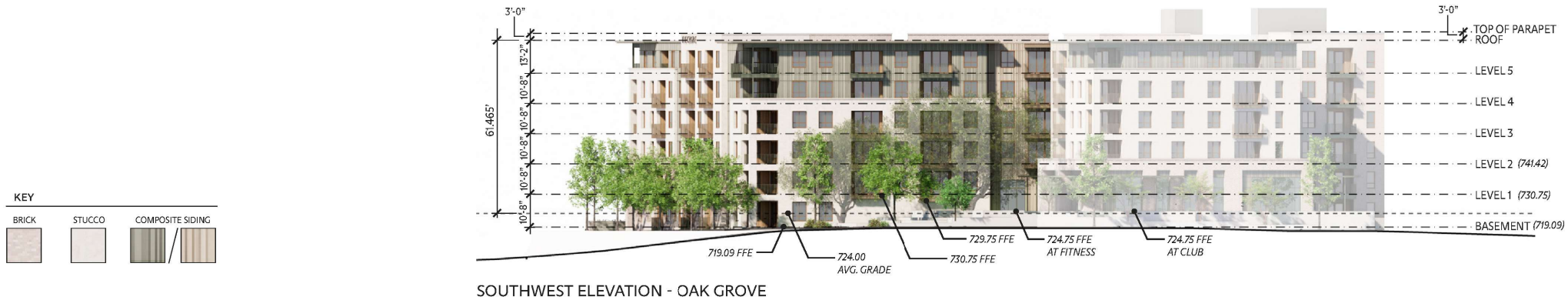
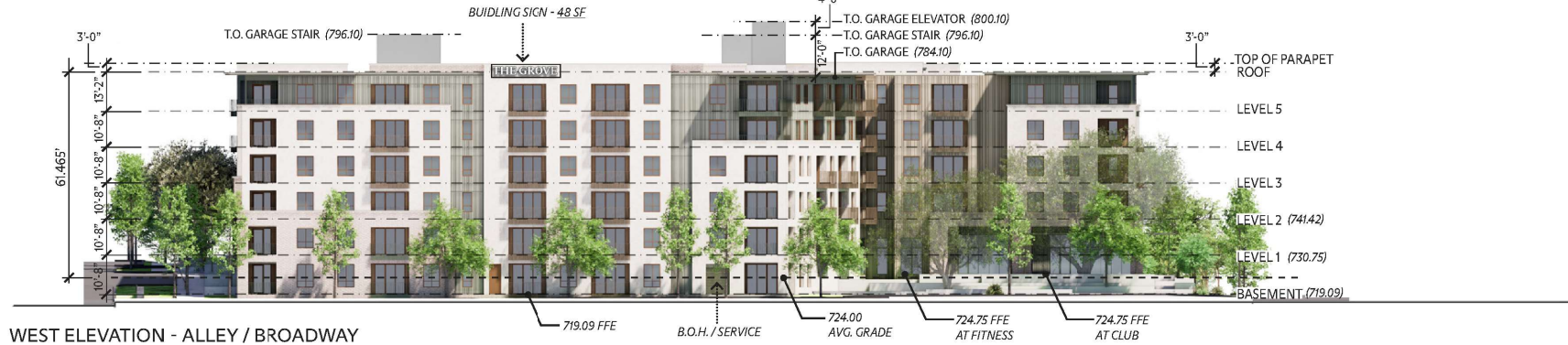
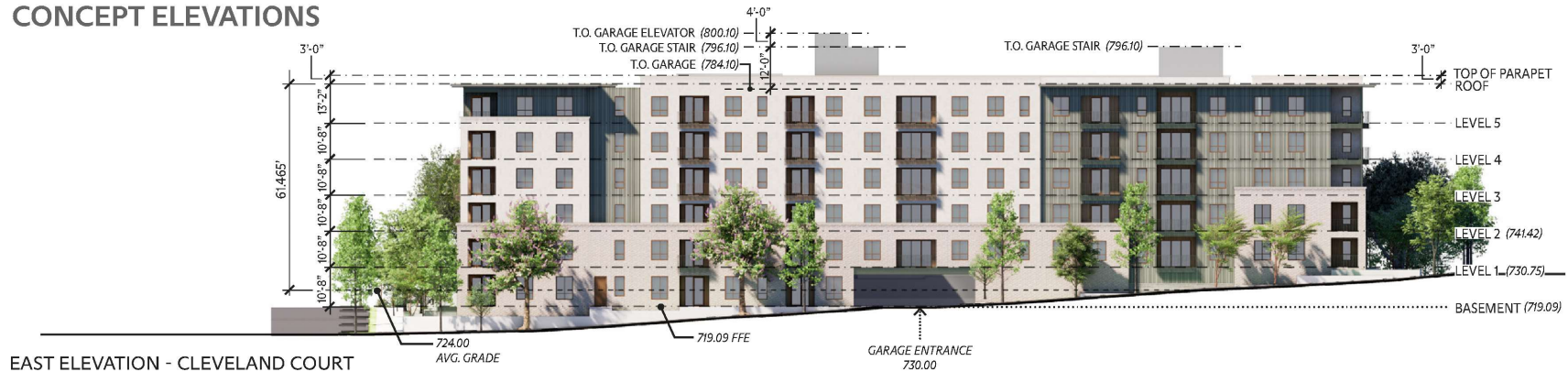


SOUTH ELEVATION - GROVE PLACE

KEY

BRICK	STUCCO	COMPOSITE SIDING
		

CONCEPT ELEVATIONS



KEY		
BRICK	STUCCO	COMPOSITE SIDING



VIEW FROM NORTHWEST ON ARCADIA

Treehouse Apartments | July 2026



VIEW FROM NORTHEAST ON ARCADIA

Treehouse Apartments | July 2026

LAKE FLATO



VIEW FROM SOUTHEAST ON GROVE PLACE

Treehouse Apartments | July 2026



VIEW FROM SOUTHWEST ON GROVE PLACE

Treehouse Apartments | July 2026

TREE CONDITION AND PRESERVATION PLAN

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 ACCOMODATE THE PRESERVATION OF EXISTING TREES.

025'50'

ARCADIA PLACE

CLEVELAND COURT

GROVE PLACE

BUILDING SETBACK LINE

PROPERTY LINE

Tree symbols are numbered and color-coded according to the legend:

- 06, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Grove Place Apartments | July 2026

RIALTO
STUDIO

LAKE FLATO

2

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						
70	Live Oak	56				56			
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	36				36			
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	Sycamore	46							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

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

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.

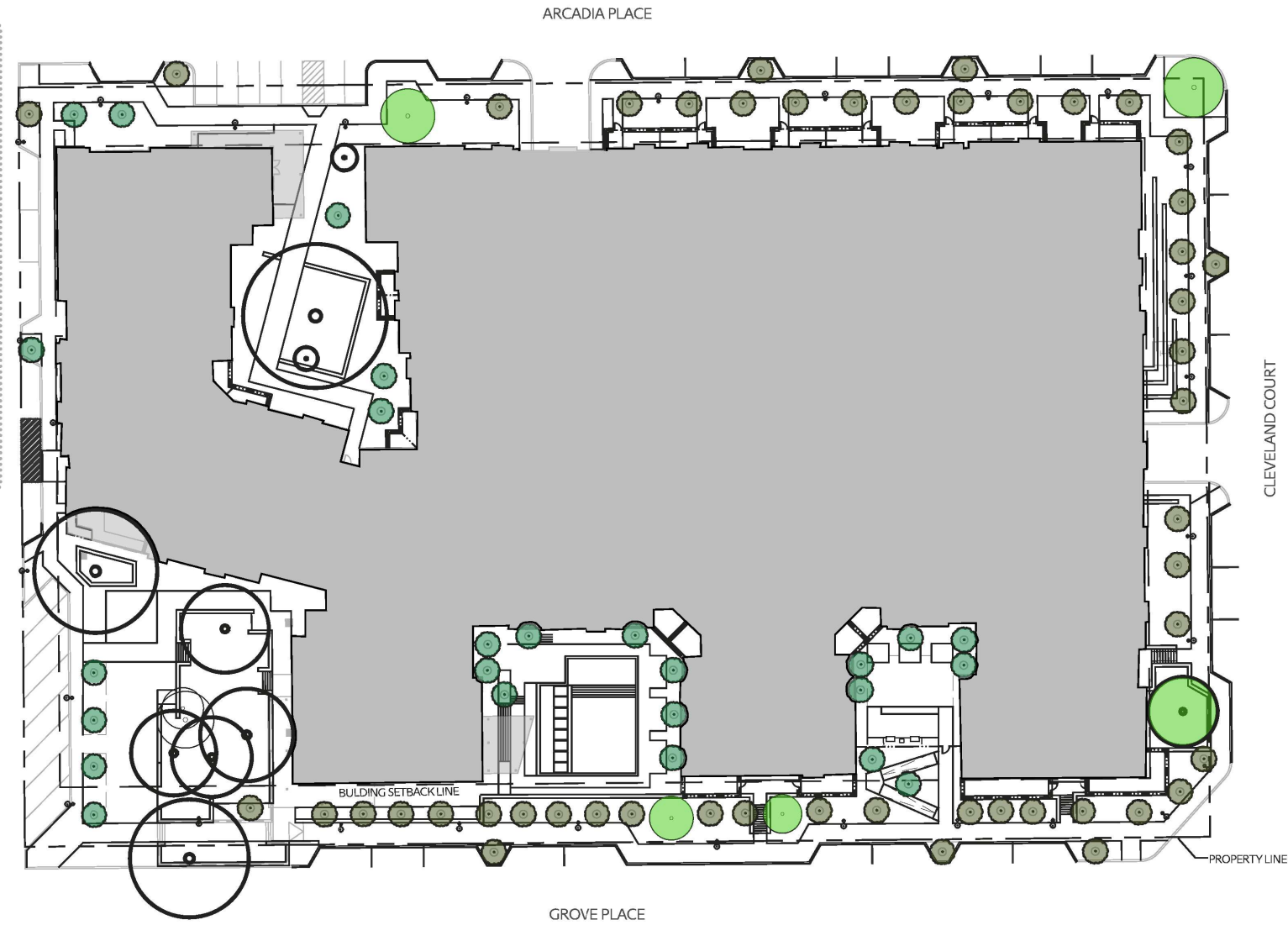
SITE CONCEPT TREE PLAN

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

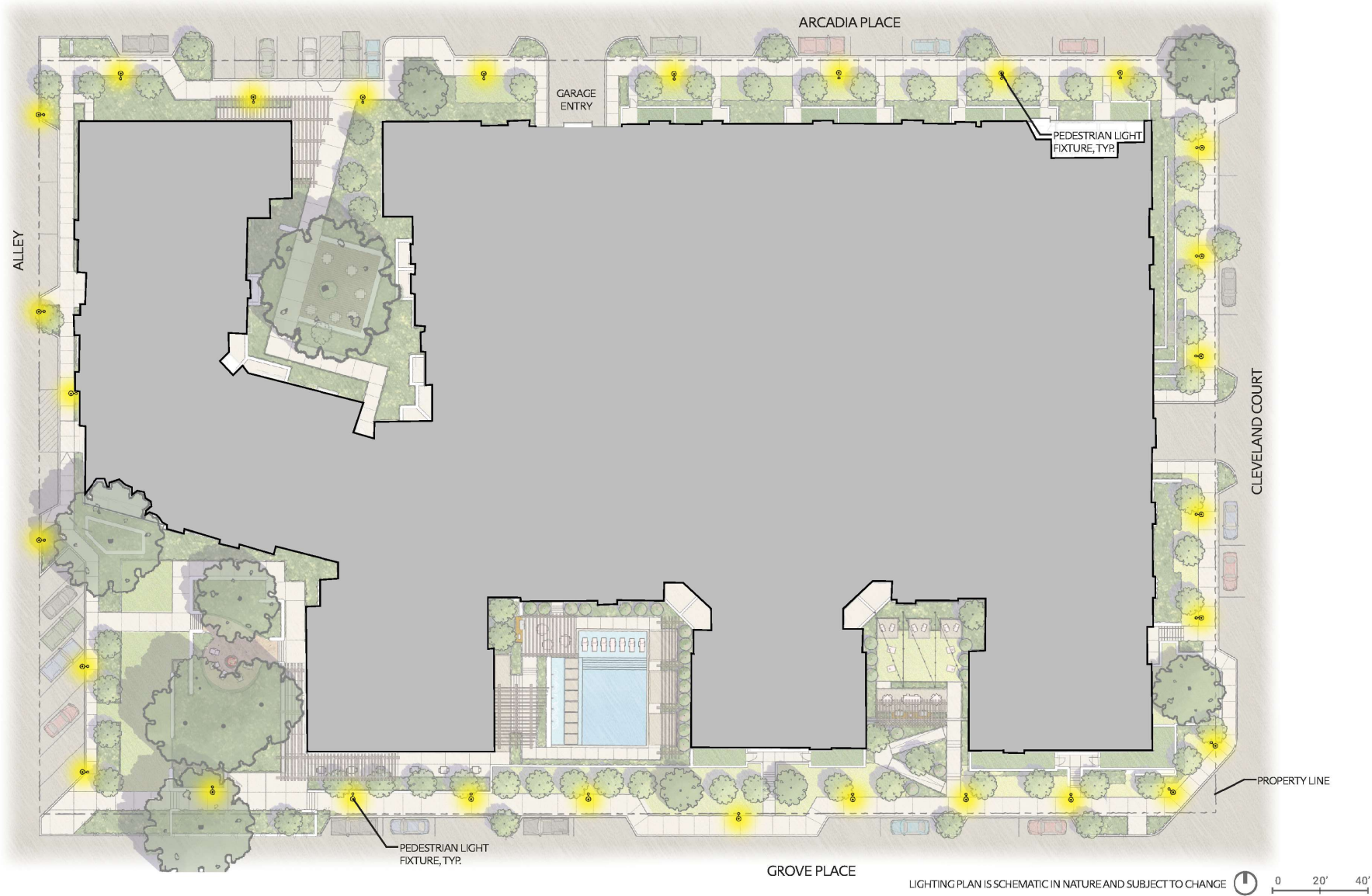
025'50'



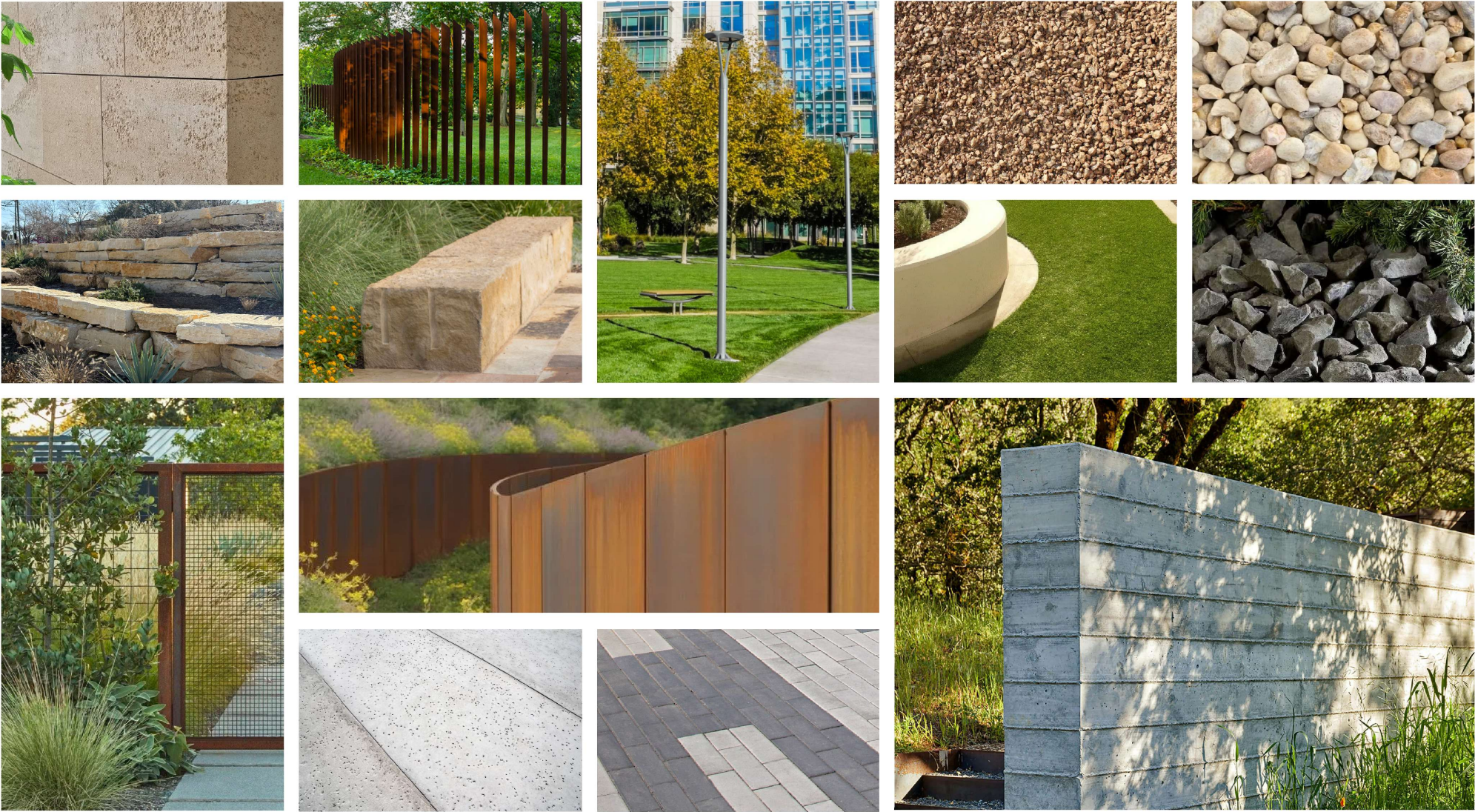
LANDSCAPE CONCEPT



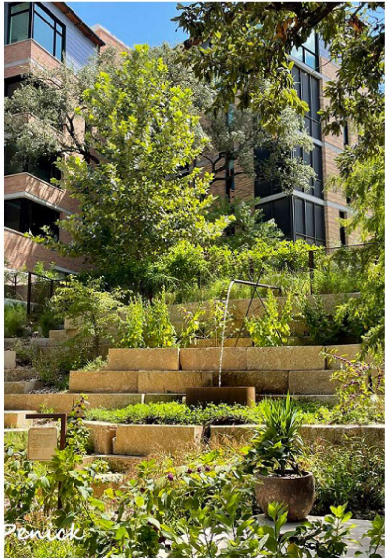
LIGHTING CONCEPT



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
Polo 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