



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

**Architectural Review Board Meeting**  
**July 22, 2025 – 5:30 P.M.**

Take notice that a special Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, July 22, 2025 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 Meeting ID 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. 993F – 5307 Broadway St**

Request of Richard Garrod of Studios8 Architects, applicant, representing 5307 Broadway, Ltd., owner, for the final review of the proposed redesign to the existing commercial use structure located at 5307 Broadway St under Chapter 2 Administration for Architectural Review.

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. You may contact Sarah Olivares, Planner at 210-882-1505 ([solivares@alamoheightstx.gov](mailto:solivares@alamoheightstx.gov)) or Lety Hernandez, Director, at 210-832-2250 ([lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov)), or our office at (210) 826-0516 for additional information regarding this case.

07.22.2025

## Final ARB Review for 5307 Broadway

To: City of Alamo Heights  
Company: Architectural Review Board  
Address: 6116 Broadway Street, San Antonio, TX 78209

On behalf of Trebes Sasser, Jr., Vice President of Ridgemont Properties; Studio8 Architects would like to update the recipients of this letter on the continued progress of the proposed renovation of the existing building located at 5307 Broadway St, Alamo Heights, TX 78209.

The proposed scope of work includes renovating the existing two-story building into a mixed-use commercial building with ground level restaurant spaces and second level multi-tenant offices. Notable areas of new work include: facade improvements at all four (4) elevations, most impactfully along Broadway and Kennedy; restoring the original ground level breezeway into an improved public realm, partial demolition of the existing exterior wall along Broadway, the addition of a new freestanding exterior canopy at the rear elevation; and landscaping & sitework improvements throughout the site.

Existing building height is to remain at approximately 26'-1 3/8", with the top of a new rear canopy to be 28'-10".

Please see the included presentation deck showcasing the proposed design.

The project team has previously met with Architectural Review Board on June 17<sup>th</sup> 2025 for the initial Preliminary Review, as well as the Board of Adjustment on July 2<sup>nd</sup> 2025 to present a Parking Variance Request.

The project team is committed to ensure that the proposed design is compatible with the existing neighborhood. The renovation has taken into account to retain much of the building's original character in order to stay true to its original context; while simultaneously enhancing the public realm experience through the restoration of the building's original breezeway and the inclusion of new exterior patios that interface with the Broadway corridor. The property's zoning is to remain as B-1, P, and MF-1 uses as well.

We look forward to further discussing this project in further detail with the Architectural Review Board, and are happy to discuss any questions the Board may have regarding the project and the proposed scope of work.

*Thank you and kind regards,*

Richard Garrod, AIA, LEED AP BD+C  
Architect



# Index

3	Project Overview
5	Existing Conditions
11	Proposed Design
21	Building Elevations
27	Demolition Plans
30	Area Plans



## Project Summary

- Adaptive-reuse renovation to an existing two-story former medical office building at 5307 Broadway.
- New occupancy uses to be two ground level restaurant tenant spaces, with leasable as multi-tenant commercial offices above.
- Partial demolition of existing structure at level 1 to introduce new outdoor patio space for restaurant tenants.
- Restoration of existing exterior breezeway; complimented with new enhanced landscaping.
- Renovation to existing exterior walkway canopies, with a new structural canopy at the rear facade.
- Additional landscaping and sitework improvements throughout.
- Applied for a parking variance request to address existing site parking surface lot conditions.



## Project Timeline

- June 17, 2025: Preliminary ARB Review
- July 2, 2025: Board of Adjustment - Parking Variance Request



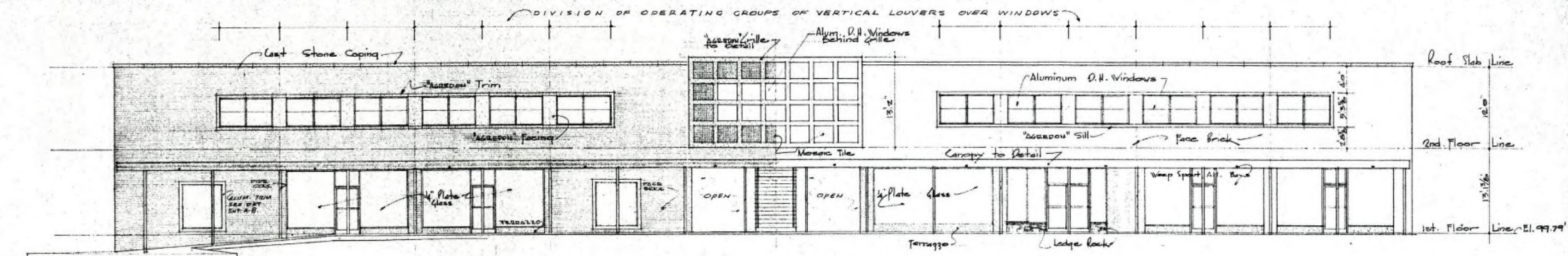




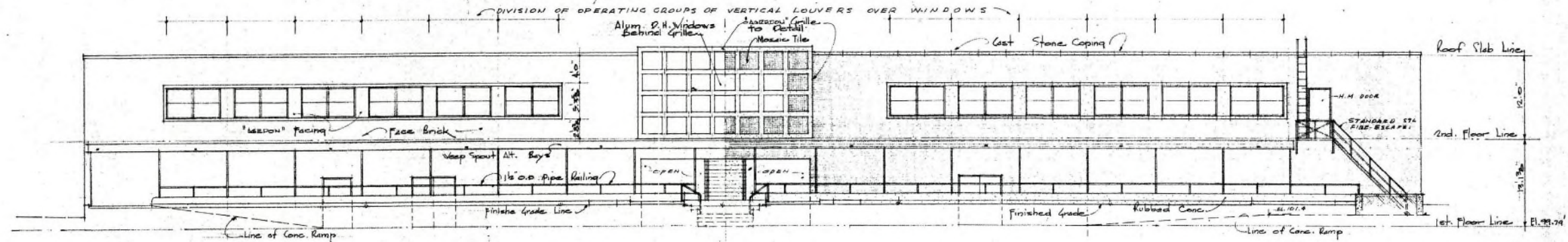




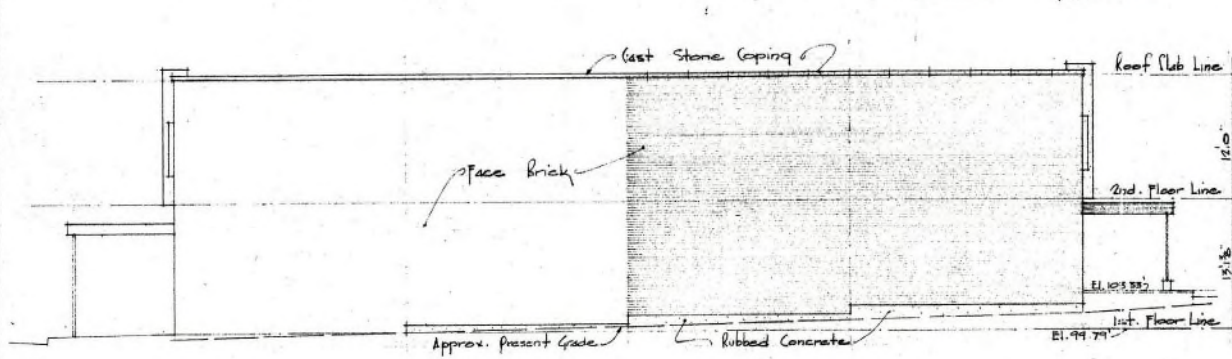




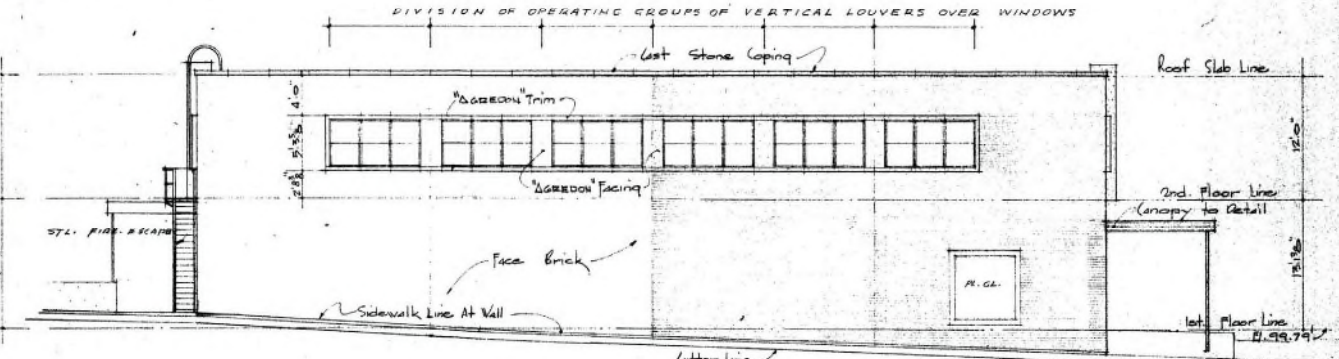
FRONT (EAST) ELEVATION  
SCALE 1/8" = 1'-0"



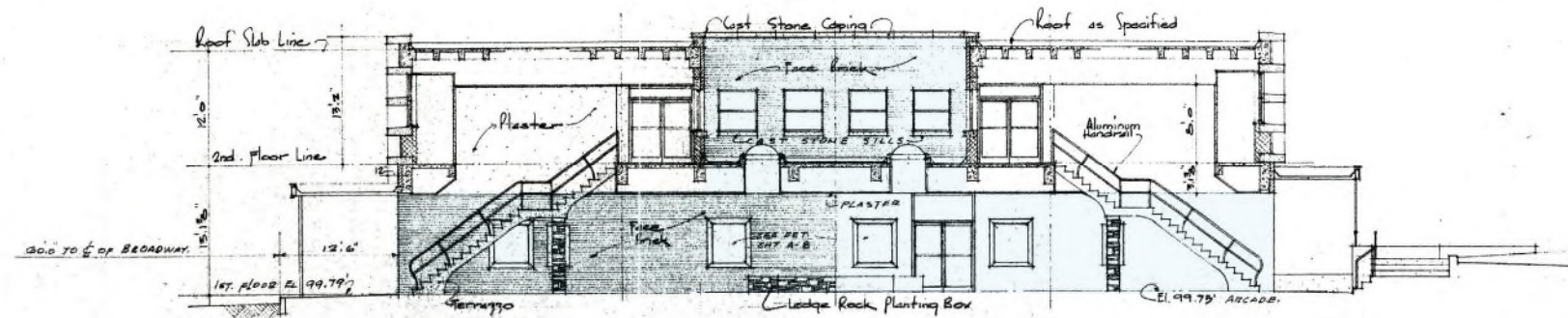
REAR (WEST) ELEVATION  
SCALE 1/8" = 1'-0"



SIDE (NORTH) ELEVATION  
SCALE 1/8" = 1'-0"



SIDE (SOUTH) ELEVATION  
SCALE 1/8" = 1'-0"



CROSS SECTION Thru ARCADE  
SCALE 1/8" = 1'-0"

ELEVATIONS

DATE 3 AUG 50  
DRAWN BY J. M. KELL  
CHECKED BY E. M. HOLLAND  
NOTED BY J. M. KELL

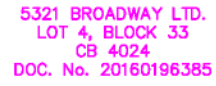
STORE & OFFICE BLDG  
FOR  
MR. DON DAUVEN  
BROADWAY SAN ANTONIO  
BARTLETT COCKE  
ARCHITECTS  
SAN ANTONIO

NO. 90  
9006  
SHEET NO.



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

CONC.		CONC.
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ADJOINING  
BLDG.

(S 87°26'52" E 174.82')  
S 82°29'10" E 174.80'  
PARTY WALL

POINT  
OF BEGINNING

1. - R.D.

ASPHALT

S 07°57'46" W 191.84'  
(S 02°56'31" W 191.93')

**BROADWAY**  
(120' R.O.W.)

**KENNEDY AVENUE**  
(50' R.O.W.)

Project Data

JurisdictionCity of Alamo Heights

ZoningB-1 Business District  
P Parking District

Area of Special Flood HazardRegulatory Floodway

Adopted Codes

2021 IBC  
2021 IEBC  
2023 IECC  
2021 IMC  
2020 NEC  
2021 IPC  
2021 IGFC

Construction Type

II-B

Occupancy Type

Level 1: A2  
Level 2: B

Occupant Load

849 total occupants  
718 ccupants  
21 occupants  
110 occupants

Parking Calculations

Existing Parking111 Spaces  
(106 Standard + 5 ADA)

Total Gross Square Footages

Level 1 Gross Square Footage

13,276 GSF

Level 1 Total Common Area

142 USF

Level 2 Gross Square Footage

16,405 GSF

Level 2 Total Common Area

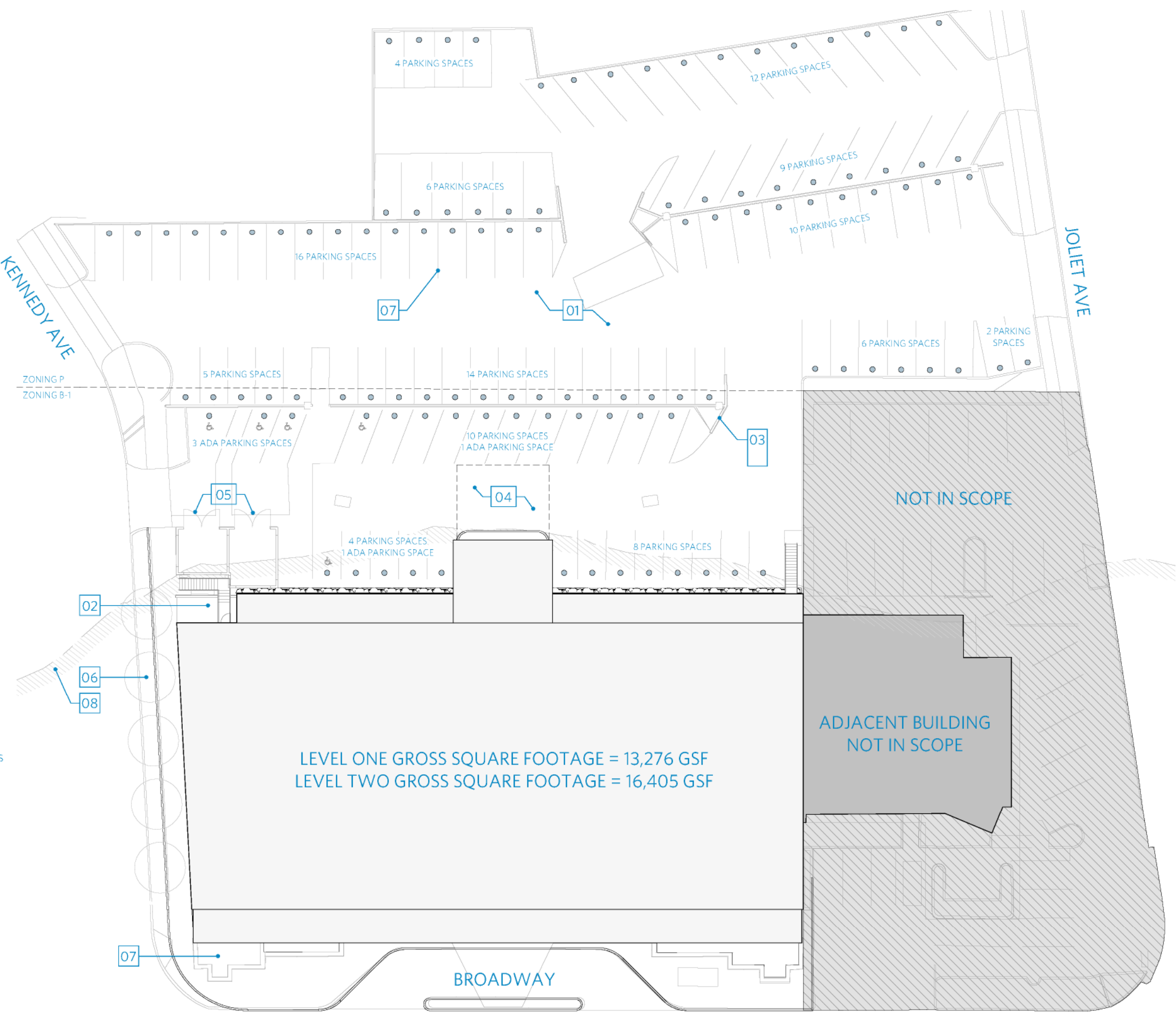
6,449 USF

Total Building Gross Square Footage

29,681 GSF

General Site Plan Notes

- 01Clean, Patch, and Repair Existing Concrete Parking Lot
- 02Clean, Patch, and Repair Existing Sidewalk at Rear Covered Walkways
- 03Clean, Patch, and Repair Existing Retaining Walls
- 04New Permeable Pavers at Future Valet
- 05New Metal Gates at Existing Utility Enclosure
- 06Remove Existing Trees and Replace with Young Oak Trees
- 07Restripe Parking Lot
- 08Area of Regulatory Floodway



LEVEL ONE GROSS SQUARE FOOTAGE = 13,276 GSF  
LEVEL TWO GROSS SQUARE FOOTAGE = 16,405 GSF

















MARTINI HOUSE  
OYSTERS & RAW BAR

5307

THE GATSBY  
COFFEE BAKERY BREAKFAST BRUNCH LUNCH DINNER

























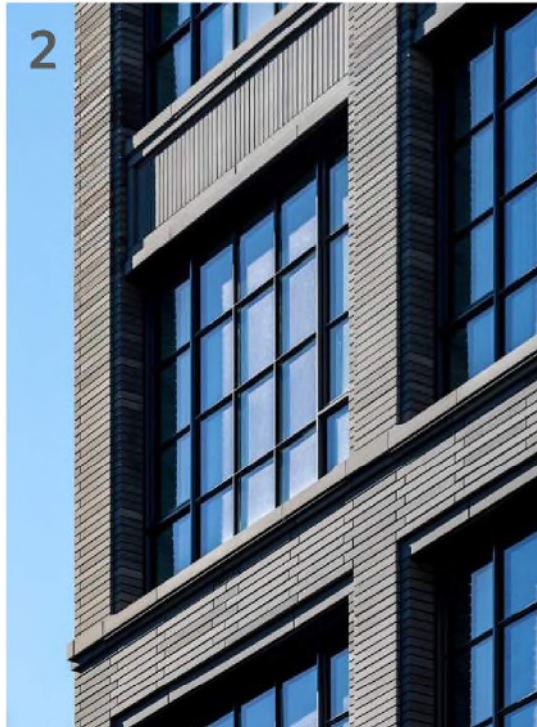
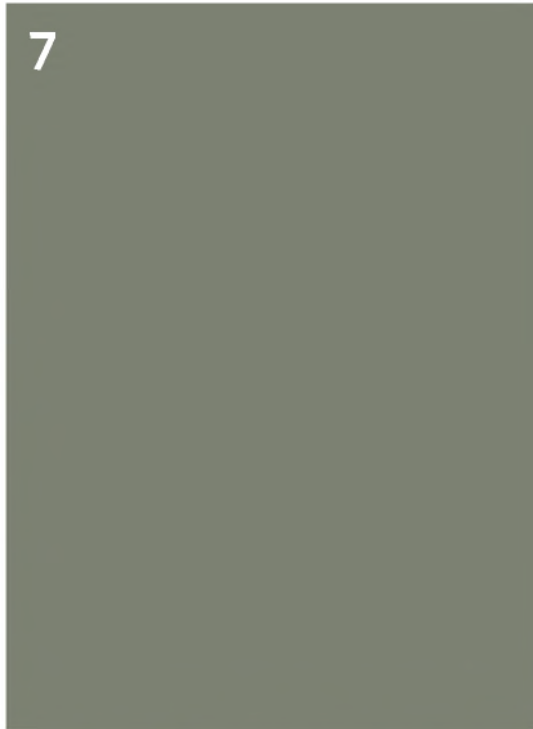
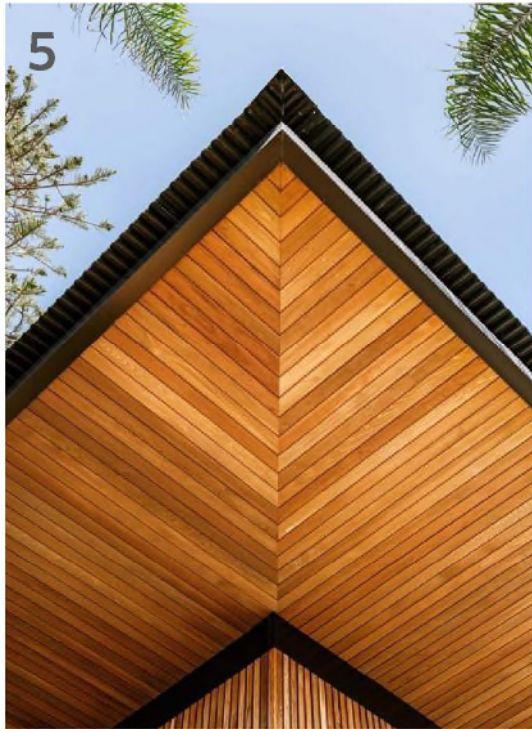




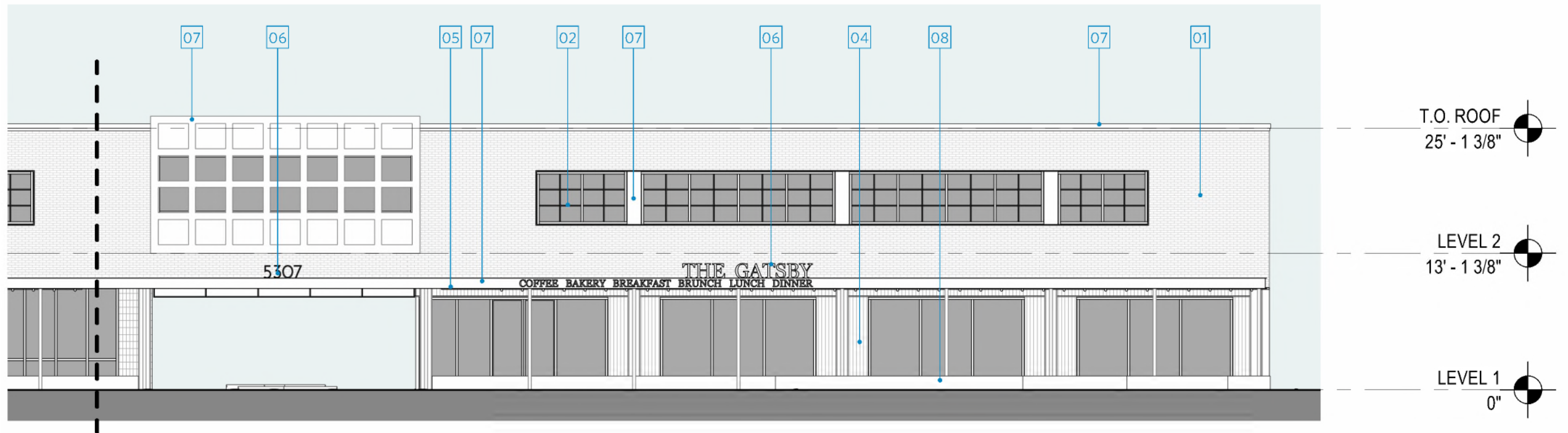


Exterior Material Key

- 1. Restored Original Brick Veneer
- 2. Storefront Windows with Divided Lites
- 3. Vertical Stack White Tile or Brick
- 4. Vertical Slat Wood Siding
- 5. Wood Soffit
- 6. Primary Canopy Mounted Signage with  
Secondary Fascia Mounted Signage
- 7. Accent Paint: SW 6186 Dried Thyme
- 8. Weathered Flat Plate Steel Planters



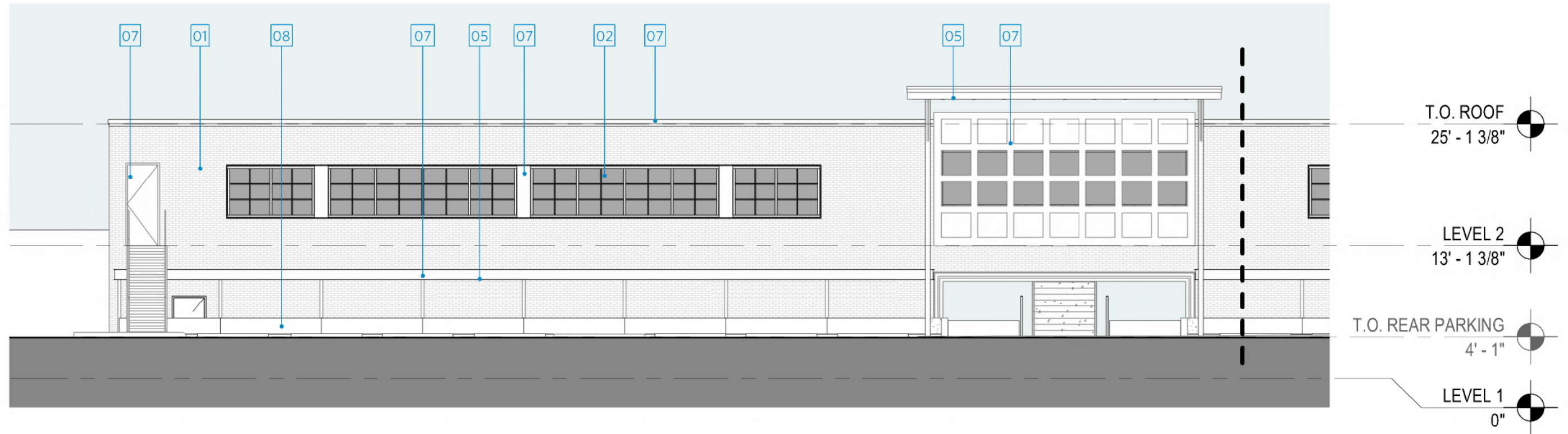




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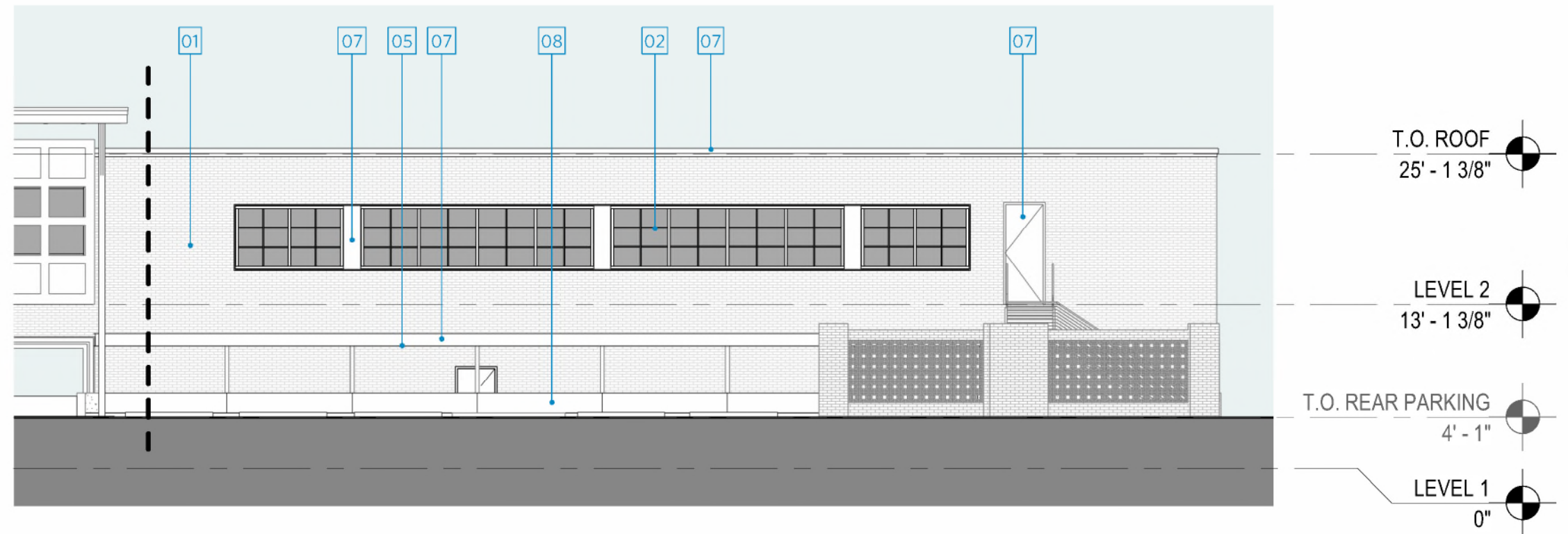
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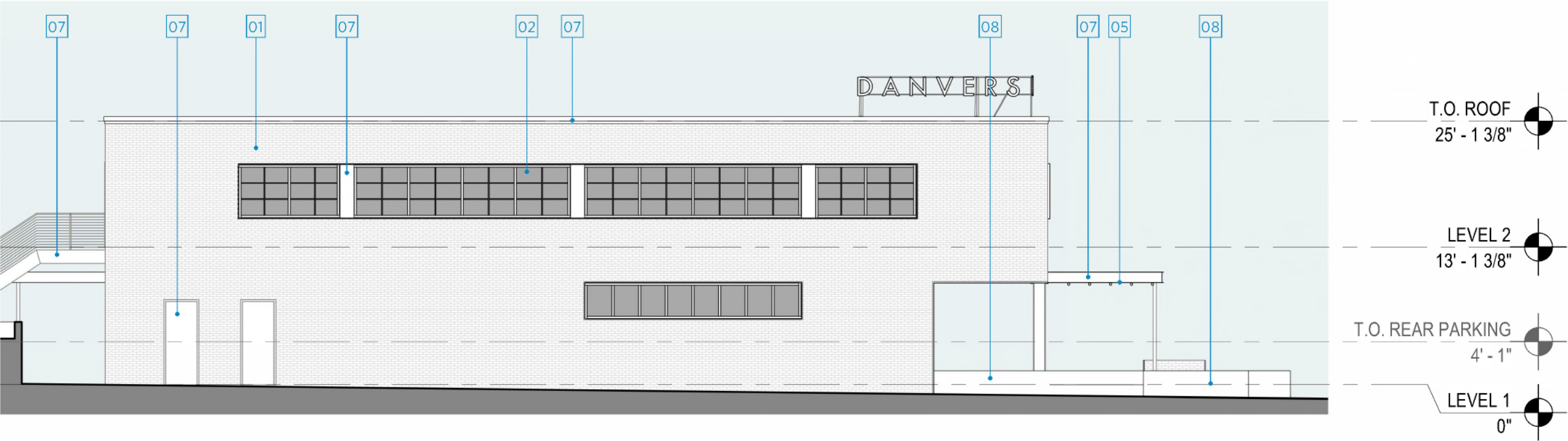
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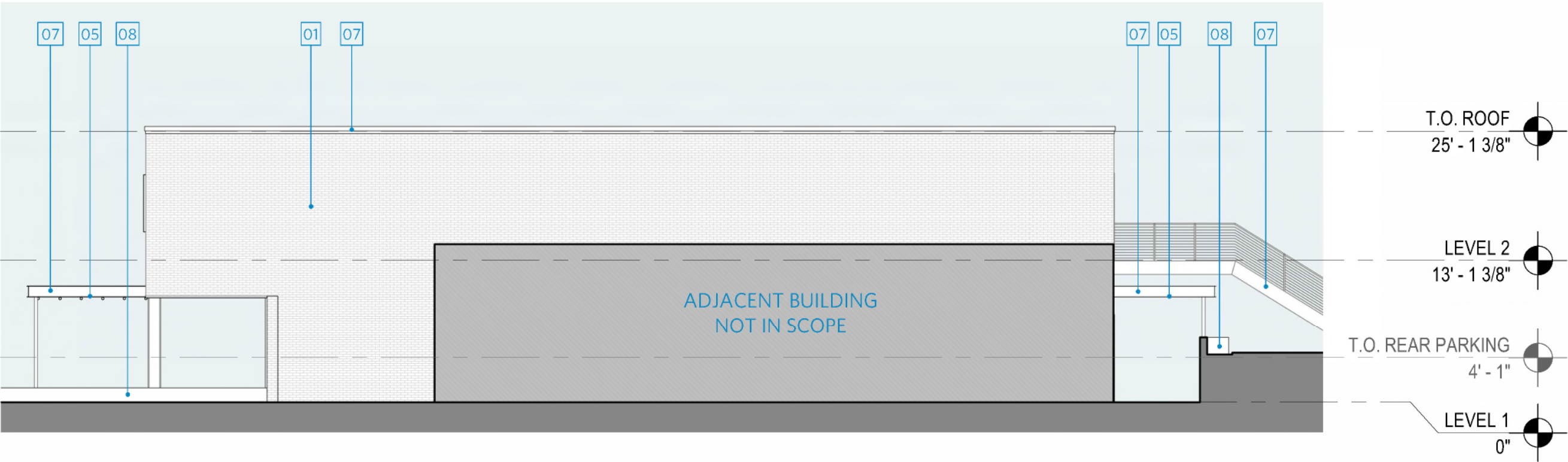
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Level 1 Floor Plan Notes

- 01 Breezeway
- 02 Level 1 Common Area Core
- 03 Tenant Space 1
- 04 Tenant Space 1 BOH
- 05 Tenant Space 1 Patio
- 06 Tenant Space 2
- 07 Tenant Space 2 BOH
- 08 Tenant Space 2 Patio

Legend

- Breezeway
- Common Area Core
- Tenant Space 1
- Tenant Space 1 BOH
- Tenant Space 1 Patio
- Tenant Space 2
- Tenant Space 2 BOH
- Tenant Space 2 Patio
- Ancillary Space

Usable Square Footage

Level 1 Total Usable Square Footage 14,894 USF  
(includes interior dining, patios, and BOH)

Tenant Square Footage Notes

Tenant Space 1 Usable Area (Dining + BOH) 6,359 USF  
Tenant Space 1 Patio 1,357 USF

Tenant Space 2 Usable Area (Dining + BOH) 5,848 USF  
Tenant Space 2 Patio 1,330 USF

Plumbing Calculations

Level 1 Assumed to be 718 Occupants

Required	
Water Closets	10 (5 Men + 5 Women)
Lavatories	4
Service Sink	1 (Provide min. 1 per tenant)
Drinking Fountain	Exempt per 2021 IPC 410.4

