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

Board of Adjustment Meeting
Wednesday, July 02, 2025 – 5:30 P.M.

Take notice that a special meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, July 02, 2025, at 5:30pm** in the City Council Chambers, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

INSTRUCTIONS FOR TELECONFERENCE: The City will make reasonable efforts to allow members of the public to participate via audio by dialing 1- 346-248-7799 and enter access number 893 9488 9735#. 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.

The City cannot guarantee participation by phone due to unforeseen technical difficulties or provide prior notice if they occur; therefore, the City urges your in-person attendance if you require participation.

Case No. 2446 – 5307 Broadway St

Application of Richard Garrod of Studio8 Architects representing 5703 Broadway LTD, owner, requesting the following self-identified variance(s) in conjunction with renovations on the property located at **CB 4024 BLK 33 LOT 3, 5, 6, E 50ft of 2 & LOT 7 EXP SW 71.36FT**, also known as **5307 Broadway St,** zoned B-1/P/MF-D:

1. Use the building's net square footage of Office (1:300) and Restaurant (1:100) parking spaces instead of the building's Gross Square Footage to calculate the minimum off-street parking requirements as outlined by Section 3-84(1)e of the City's Zoning Code.

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 Sarah Olivares, Planner, (solivares@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.

07.02.2025

Parking Variance Request for 5307 Broadway

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

The following narrative is a parking variance request regarding the minimum required off-street parking for the proposed renovation of the existing building located at 5307 Broadway St, Alamo Heights, TX 78209.

The project is to be a renovation of the existing building to accommodate ground level leasable restaurant spaces; and multi-tenant leasable offices at level two. The following calculations illustrate the building square footage and existing parking space counts per the current architectural design:

- Total Gross Building Square Footage: 29,710 GSF
- Total Usable Building Square Footage (excludes common areas, restaurant BOH, & exterior patios): 16,942 USF
- Total Existing Parking Spaces: 111 spaces (106 standard + 6 ADA)

As defined by the City of Alamo Heights Code of Ordinances Sec. 3-84 Special Parking Regulations: restaurants are defined as one (1) space for every one hundred (100) gross square feet of area; and offices are defined as one (1) space for every three hundred (300) gross square feet of gross floor area. Based on these calculations, the project will not meet the minimum off-street parking requirements:

- Level One Restaurant Gross Building Square Footage: 13,305 GSF at 1:100 = 133 spaces
- Level Two Office Gross Building Square Footage: 16,405 GSF at 1:300 = 55 spaces
- Total Minimum Required Off-Street Parking: 188 spaces
- Current Parking Space Deficit: 77 spaces required

The project team humbly requests a parking requirement variance in order to meet the 1:100 restaurant ratio and the 1:300 office ratio. To accomplish this, the project team proposes that the building's usable square footage (excluding common area, back of house, and exterior patio spaces) is used in lieu of the building's gross square footage to calculate the minimum parking requirements. If approved, the parking ratio requirements will have the following calculations:

- Level One Restaurant Usable Building Square Footage: 8,076 USF at 1:100 = 81 spaces
- Level Two Office Usable Building Square Footage: 8,866 USF at 1:300 = 30 spaces
- Total Minimum Required Off-Street Parking: 111 spaces
- Total Provided Off-Street Parking: 111 spaces

Your consideration for this parking variance request will be greatly appreciated and we look forward to discussing any questions you may have regarding the project.

Thank you and kind regards,
Richard Garrod, AIA, LEED AP BD+C
Architect

Studio8 is located at 1608 West 5th Street, Suite 100, Austin, Texas 78703. We're on the line at (512) 473.8989 or visit: studio8architects.com

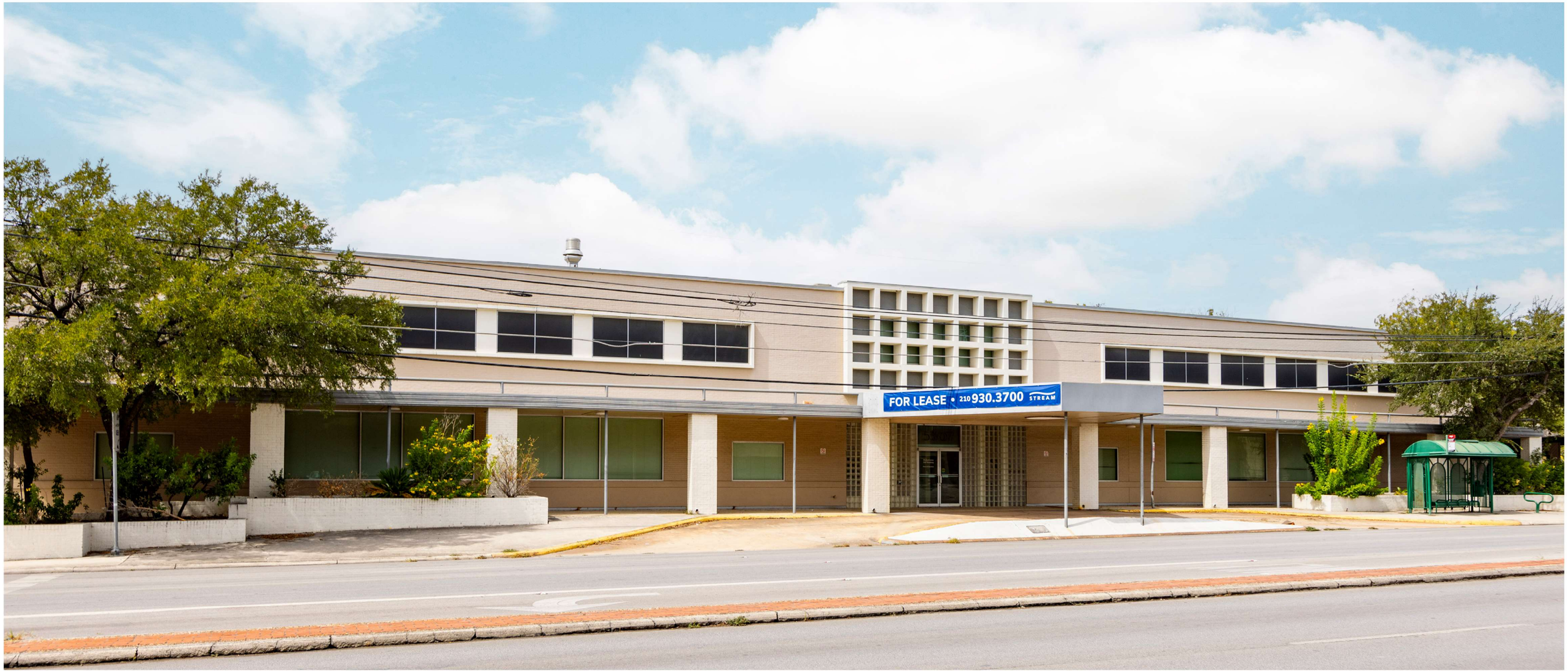
Use / Location	Total GSF	Total USF	Parking Ratio	Req'd Spaces per GSF	Req'd Spaces per USF	Notes
LEVEL 1						
Gross Square Footage Only	13,305		1/100	133.05		
Scenario 1: F&B *(interior dining + patio + BOH)*		14,894	1/100		148.94	*USF excludes common area core*
Scenario 2: F&B *(interior dining + patio)*		10,763	1/100		107.63	*USF excludes common area core*
Scenario 3: F&B *(interior dining only)*		8,076	1/100		80.76	*USF excludes common area core*
LEVEL 2						
Offices	16,405	8,866	1/300	54.68333333	29.55333333	*USF excludes common area core*
TOTALS						
Gross Square Footage Total	29,710			187.7333333		
GROSS TOTAL ROUNDED				**188 spaces required**		
Scenario 1 Total		23,760			178.4933333	
SCENARIO 1 TOTAL ROUNDED					**179 spaces required**	
Scenario 2 Total	19,629			137.1833333		
SCENARIO 2 TOTAL ROUNDED					**138 spaces required**	
Scenario 3 Total	16,942			110.3133333		
SCENARIO 3 TOTAL ROUNDED					**111 spaces required**	

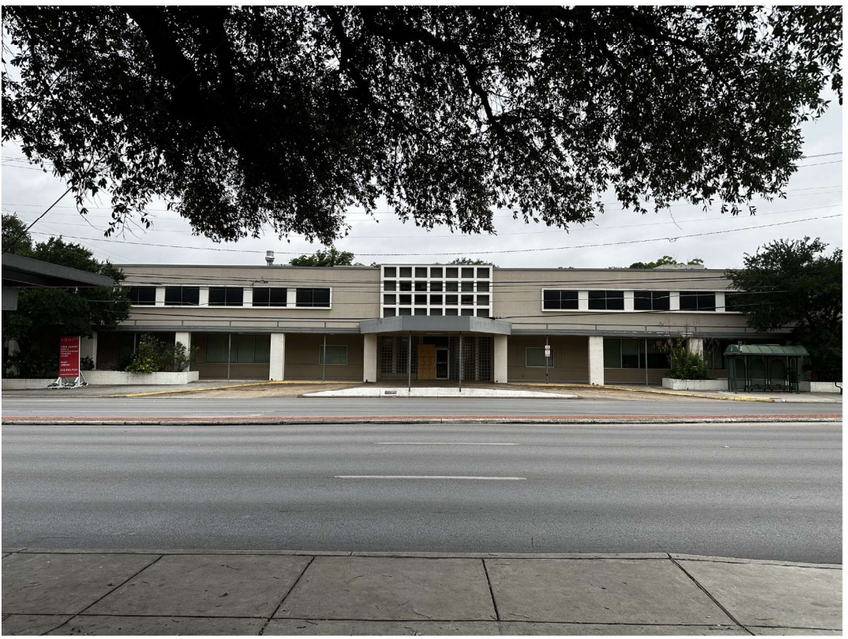
NOTE: Preliminary USF is approximate and a work in progress. Finalized usable square footage will be based upon refined F&B tenant space requirements.

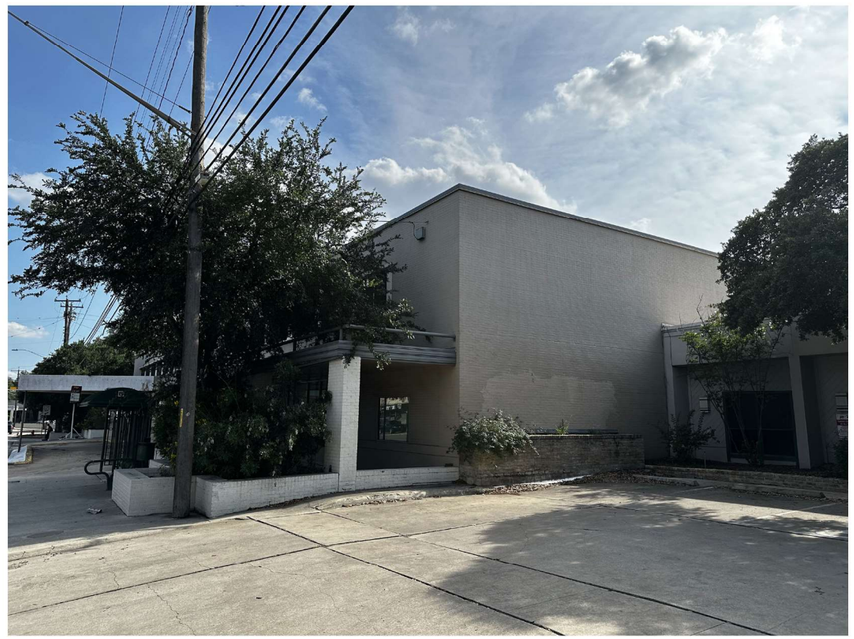
From the tested scenarios, the project team is requesting to utilize Scenario 3 (interior dining only) as the means to calculate the building's usable sqaure footage for the minimum off-street parking requirements.

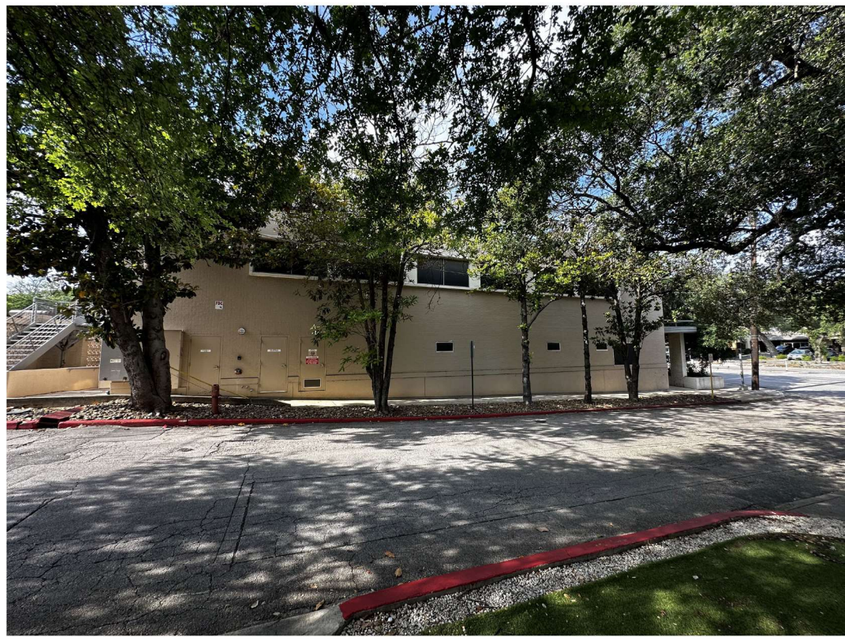
Project Summary

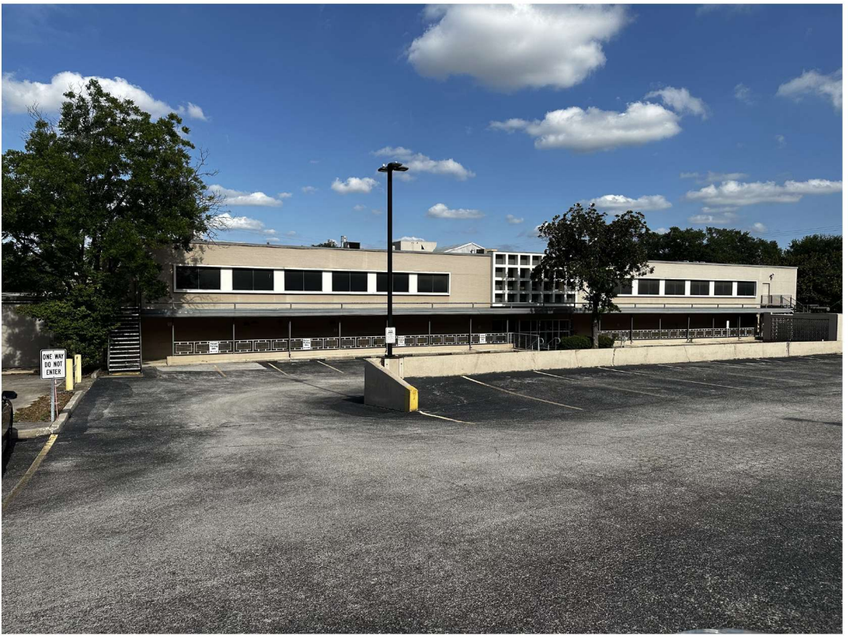
- Adaptive-reuse renovation to an existing two-story former medical office building at 5307 Broadway.
- New occupancy uses to be two ground level restaurant tenant spaces, with leasable as multi-tenant commercial offices at level two.
- Partial demolition of existing structure at level 1 to introduce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







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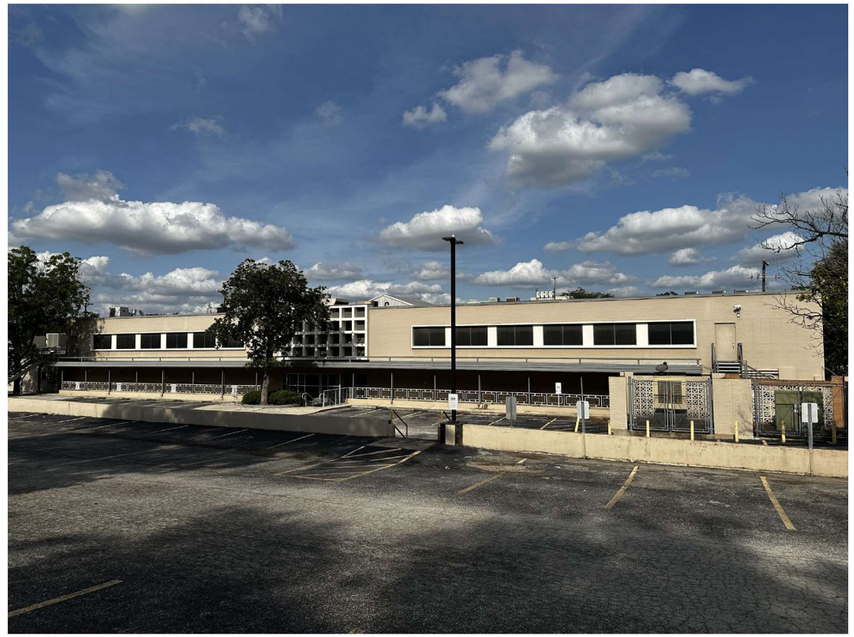

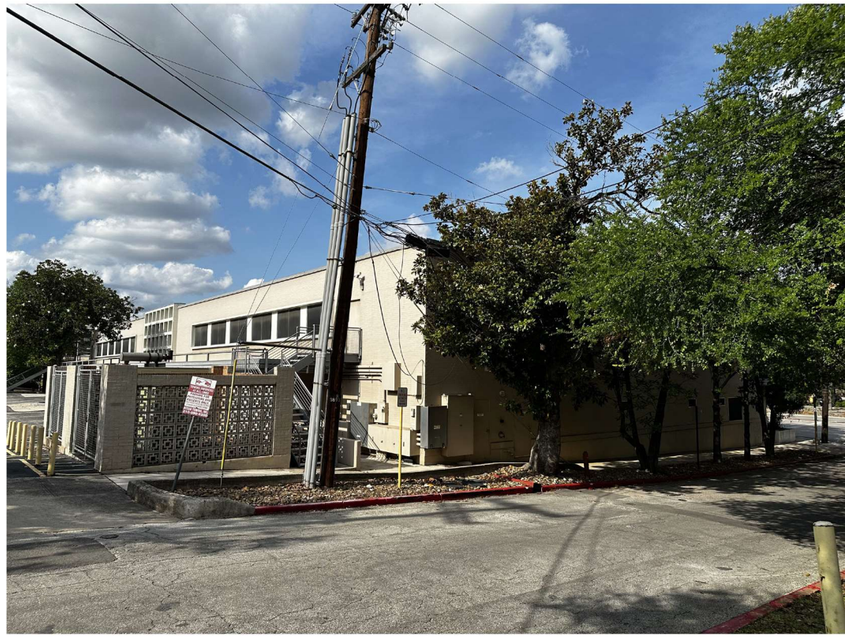


MARTINI HOUSE
OYSTERS & RAW BAR
5307
THE GATSBY
COFFEE BAKERY BREAKFAST BRUNCH LUNCH DINNER

Project Data

Jurisdiction	City of Alamo Heights
Zoning	B-1 Business District
Area of Special Flood Hazard	Regulatory 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
Level 1 Dining (1:15 net)	*718 ccupants*
Level 1 BOH (1:200 gross)	*21 occupants*
Level 2 Offices (1:150 gross)	*110 occupants*
Parking Calculations	111 Spaces
Existing Parking	*(106 Standard + 5 ADA)*

Total Gross Square Footages

Level 1 Gross Square Footage	**13,305 GSF**
Level 1 Total Common Area	226 USF
Level 2 Gross Square Footage	**16,405 GSF**
Level 2 Total Common Area	6,449 USF
Total Building Gross Square Footage	29,710 GSF

General Site Plan Notes

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