



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

**Architectural Review Board Special Meeting  
April 16, 2024 – 5:30 P.M.**

Take notice that a Regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, April 16, 2024 at 5:30pm** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects with may come before it.

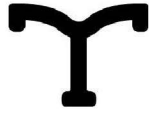
***INSTRUCTIONS FOR TELECONFERENCE: Members of the public may also participate via audio by dialing 1-346-248-7799 and entering access number 868 0184 5240#. If you would like to speak on a particular item, when the item is considered, press \*9 to “raise your hand”. Citizens will have three (3) minutes to share their comments. The meeting will be recorded.***

**Case No. 930F – 5330 Broadway St**

Request of James Deng, owner, represented by Brian Fox of Interior Architects, for the final design review of the proposed modifications to the exterior façade of the existing commercial use building located at 5330 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. Floorplans will not be available online. Contact Michelle Ramos, Planner, at 210-882-1505 or [mramos@alamoheightstx.gov](mailto:mramos@alamoheightstx.gov), Dakotah Procell, Planner, at 210-832-2239 or [dprocell@alamoheightstx.gov](mailto:dprocell@alamoheightstx.gov), or Lety Hernandez, Director, at 210-832-2250 or [lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov), or our office at (210) 826-0516 for information regarding this case.



5300 BROADWAY, SUITE  
5330, ALAMO HEIGHTS, TX  
78209

I CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS  
PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND  
THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF  
THE STATE OF TEXAS.



DATE: February 23, 2024

ARCHITECT: O'QUINN & WILLIAMS ARCHITECTS, P.C.  
TEXAS REG. NUMBER: 21919  
EXPIRES ON: 10/31/2024



DATE ISSUE DESCRIPTION DATE

IA INTERIOR  
ARCHITECTS

DALLAS  
2200 MAIN STREET, SUITE 100  
DALLAS, TX 75201  
TEL 214-745-1922

WITH REFERENCE TO ARCHITECT'S "PROFESSIONAL SEALS"  
AS REQUIRED BY THE STATE OF TEXAS, THE ARCHITECTS HEREBY CERTIFY THAT THE ARCHITECTS HAVE CONDUCTED  
A VISUAL CHECK OF THE DRAWINGS AND THE SEAL HAS NOT BEEN APPLIED TO ANY UNAPPROVED PAGE OR  
REVISION UNLESS THE ARCHITECT HAS REVIEWED THE SAME.

Owner Approval

PROJECT NUMBER  
JOB NO.

Scale

COVER SHEET  
A-0.0

PROJECT DIRECTORY

ARCHITECT OF RECORD:  
O'QUINN & WILLIAMS ARCHITECTS, P.C.  
2200 MAIN STREET, SUITE 100  
DALLAS, TX 75201  
WWW.OQANDW.COM

MEP ENGINEER:  
STYVA  
DEBBIE CANNON  
402 DRENNELL AVE.  
DALLAS, TX 75201  
DETC@STYVA.COM

CONTRACTOR  
TO BE DETERMINED

CLIENT CONTACT:  
TECOVAS  
JENNY LASHLEY  
201 MARSH STREET, SUITE 100  
DALLAS, TX 75201  
JLASHLEY@INTERIORARCHITECTS.COM

LANDSCAPE ARCHITECT:  
STEFAN COHEN  
1917 JEFFERSON  
DALLAS, TEXAS 75201  
WWW.STEFANCOHEN.COM

CLIENT CONTACT:  
TECOVAS  
BREN PATTON  
901 WINTER SPRINGS RD, 10TH FL  
AUSTIN, TX 78704  
B.PATTON@TECOVAS.COM

ARCHITECTURAL	MECHANICAL	ELECTRICAL	PLUMBING
A0.2 COVER DRAWING	A4.1 SMALL WORK ELEVATIONS	E0.1 ELECTRICAL COVER SHEET	P0.1 PLUMBING COVER SHEET
A0.3 COVER SHEET	A4.2 TYPICAL METAL STUD FRAMING DETAILS	E0.2 SPECIFICATIONS	P0.2 SCHEDULES
A0.4 PROJECT INFORMATION	A4.3 CONCRETE FLOOR AND WELLS/CONCRETE DECK	E0.3 SPECIFICATIONS	P0.3 PLUMBING DEMOLITION PLAN
A0.5 DEMOLITION PLAN	A4.4 TYPICAL FRAMING DETAILS AND FINISH NUMBER	E0.4 SPECIFICATIONS	P0.4 PLUMBING PLAN
A0.6 DEMOLITION SPECIFIC SCHEDULES PLAN	DE DETAILS	E0.5 PLUMBING DEMOLITION PLAN	P0.5 DETAILS
A0.7 SITE DIMENSION VERIFICATION FLOOR PLAN	A4.5 TYPICAL DETAILS	E0.6 MECHANICAL DEMOLITION PLAN	P0.6 MECHANICAL PLAN
A0.8 PARTITION PLAN	A4.6 INTERSECTIONS & DETAILS	E0.7 MECHANICAL PLAN	P0.7 DETAILS
A0.9 DOOR AND WINDOW SCHEDULES	A4.7 RISERS/DECKS	E0.8 ELECTRICAL COVER SHEET	E0.9 SPECIFICATIONS
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A0.11 DEMOLITION ROOF PLAN		E0.10 SPECIFICATIONS	E0.11 PLUMBING DEMOLITION PLAN
A0.12 ROOF PLAN		E0.11 PLUMBING DEMOLITION PLAN	E0.12 LIGHTING PLAN
A0.13 POWER AND GROUND PLAN		E0.12 LIGHTING PLAN	E0.13 POWER AND DEMOLITION PLAN
A0.14 FINISH PLAN		E0.13 POWER AND DEMOLITION PLAN	E0.14 POWER PLAN
A0.15 FINISH SCHEDULE		E0.14 POWER PLAN	E0.15 LIGHTING COVER SHEET
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M0.3 SPECIFICATIONS	E0.3 SPECIFICATIONS	
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CLIENT VENDOR DIRECTORY

LIGHTING AND CONTROLS  
LUMINANCE  
NICOLE BARRETT  
2025 SPRING  
NEARFIELD @ DOLBY LIGHTING.COM

LOW VOLTAGE  
PINDER INC.  
BOB HULLIN  
8705 STEVEN  
BOB.HULLIN@PINDER.COM

EXTERIOR SIGNAGE  
ION ART  
MONICA SOLTAN  
17520B-001  
MONICAG@IONART.COM

FAUXE CONTRACTOR  
RAL WOODCREATORS  
DAVE WOODS  
DWOODS@RALWOOD.COM

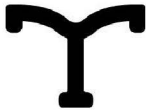
DOORS, FRAMES, HARDWARE  
LA FORCE  
AMY JOYSON  
AMJOYSON@LAFORCE.COM

INDUSTRIAL  
MMI STORAGE SOLUTIONS  
LINDA DEAN  
C.DL@MMI-S98  
OFFICE: (800)948-8887 EXT 9554









5300 BROADWAY, SUITE  
5330, ALAMO HEIGHTS, TX  
78209

I CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS  
PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND  
THAT I AM ONLY A LICENSED ARCHITECT UNDER THE LAWS OF  
THE STATE OF TEXAS.



DATE: February 23, 2024

ARCHITECT: O WILLIAM THUNDER GRAY  
TEXAS REG NUMBER: 16119  
EXPIRATION: 10/31/2024



1 ENTRY RENDERING  
1/4" = 1'-0"



2 BAR RENDERING  
1/4" = 1'-0"



3 APPAREL RENDERING  
1/4" = 1'-0"



4 ACCESSORIES RENDERING  
1/4" = 1'-0"



5 HATS RENDERING  
1/4" = 1'-0"



6 BOOT LOUNGE RENDERING  
1/4" = 1'-0"

DATE ISSUE DESCRIPTION DATE

IA INTERIORS  
ARCHITECTS

DALLAS  
2200 MAIN STREET, SUITE 100  
DALLAS, TX 75201  
TEL 214-745-1322

WITH MY EYE OR BY MEAN OF MY "REGISTERED SEAL"  
I DO WARRANT AND CERTIFY TO THE ACCURACY AND COMPLETION  
DATE OF THE SPECIFICATIONS AND THE DATE AND ANY REVISIONS THEREOF OR  
REVISIONS HERETO AS APPLICABLE TO THE PROJECT.

Owner Approval  
PROJECT NO. 000-000  
DATE

RENDERINGS  
A-9.0