CITY OF ALAMO HEIGHTS
6116 BROADWAY
SAN ANTONIO, TEXAS 78209
210-822-3331

PUBLIC NOTICE OF MEETING

Take notice that a **Regular City Council Meeting** of the governing body of the City of Alamo Heights will be held on **Monday, September 14, 2026** at **5:30 p.m.** in the City Council Chamber, located at 6116 Broadway, San Antonio, Texas, to consider and act upon any lawful subjects which may come before it.

This supplemental written notice, the meeting agenda, and the agenda packet, are posted online at www.alamoheightstx.gov.

AGENDA

1. Approval of Minutes:

    a. August 24, 2026 City Council Meeting

2. Announcements

    a. Annual Howdy Night Parade, September 23rd – Lety Hernandez
    b. 19th Annual Race for Rescues 5K, September 26th – Lety Hernandez
    c. 15th Annual National Night Out, October 6th – Jennifer Reyna
    d. Update on Storm Debris Cleanup – Phillip Laney

3. Citizens to be heard

Consent Agenda

4. A Resolution designating one mailing address and one electronic mail address for receiving written requests for public information per HB 4212 subsection 552.234 (c) – Elsa T. Robles, City Secretary

Items for Individual Consideration

5. **Public Hearing – Planning and Zoning Case No. 473**. A request by 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 multi-family apartment project on the properties identified as **102 Arcadia Pl** and **141 Grove Pl**, both zoned Multiple-Family Dwelling District (MF-D) – Lety Hernandez, Director of Community Development Services

6. Discussion and possible action on **Planning and Zoning Case No. 473**, a 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 multi-family apartment project on the properties identified as **102 Arcadia Pl** and **141 Grove Pl**, both zoned Multiple-Family Dwelling District (MF-D) – Lety Hernandez, Director of Community Development Services

7. **Public Hearing – Planning and Zoning Case No. 474**. A request by Brad Knolle of Embrey Partners, applicant, on behalf of Trebes Sasser, Jr. of Ridgemont Properties, owner, to **replat** the properties identified as **CB 4050 BLK 6 LOT 4 THRU 9**, **17 THRU 20**, **PTS OF 10, 21, 22 & 23**, also known as **102 Arcadia Pl**, and **CB 4050 BLK 6 LOT 11, 12, 13, 24, 25, 26** & **PTS OF 10, 21, 22 & 23**, also known as **141 Grove Pl** – Lety Hernandez, Director of Community Development Services

8. Discussion and possible action on **Planning and Zoning Case No. 474**, a request of Brad Knolle of Embrey Partners, applicant, on behalf of Trebes Sasser, Jr. of Ridgemont Properties, owner, to **replat** the properties identified as **CB 4050 BLK 6 LOT 4 THRU 9**, **17 THRU 20**, **PTS OF 10, 21, 22 & 23**, also known as **102 Arcadia Pl**, and **CB 4050 BLK 6 LOT 11, 12, 13, 24, 25, 26** & **PTS OF 10, 21, 22 & 23**, also known as **141 Grove Pl** – Lety Hernandez, Director of Community Development Services

9. **Architectural Review Board Case No. 1050F**, 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** – Lety Hernandez, Director of Community Development Services

10. A Resolution approving an Interlocal Agreement between the cities of Alamo Heights, Olmos Park and Terrell Hills to provide Emergency Medical Services (EMS) until September 30, 2029, and authorizing the Mayor to execute an agreement for such services – Allen Ottmers, Fire Chief

11. A Resolution approving an Interlocal Agreement between the cities of Alamo Heights, Olmos Park and Terrell Hills to provide Emergency Dispatching / 911 Services until September 30, 2029, and authorizing the Mayor to execute an agreement for such services – Allen Ottmers, Fire Chief

NOTICE

The City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the TEXAS GOVERNMENT CODE §551.071, (Consultation with Attorney), §551.072, (Deliberations about Real Property), §551.074, (Personnel Matters), §551.076, Deliberations about Security Devices or any other exception authorized by Chapter 551 of the Texas Government Code.

DISABILITY ACCESS STATEMENT

This meeting site is wheelchair accessible. The accessible entrance and visitor parking spaces are located at the rear of the facilities, 6116 Broadway. Accommodations or interpretive services are available upon request and must be made seventy-two [72] hours prior to the meeting. For assistance, call the City Secretary at (210) 882-1508.

CERTIFICATE

I certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Alamo Heights, Texas on September 08, 2026, at 1:30 p.m.

CITY OF ALAMO HEIGHTS, TEXAS

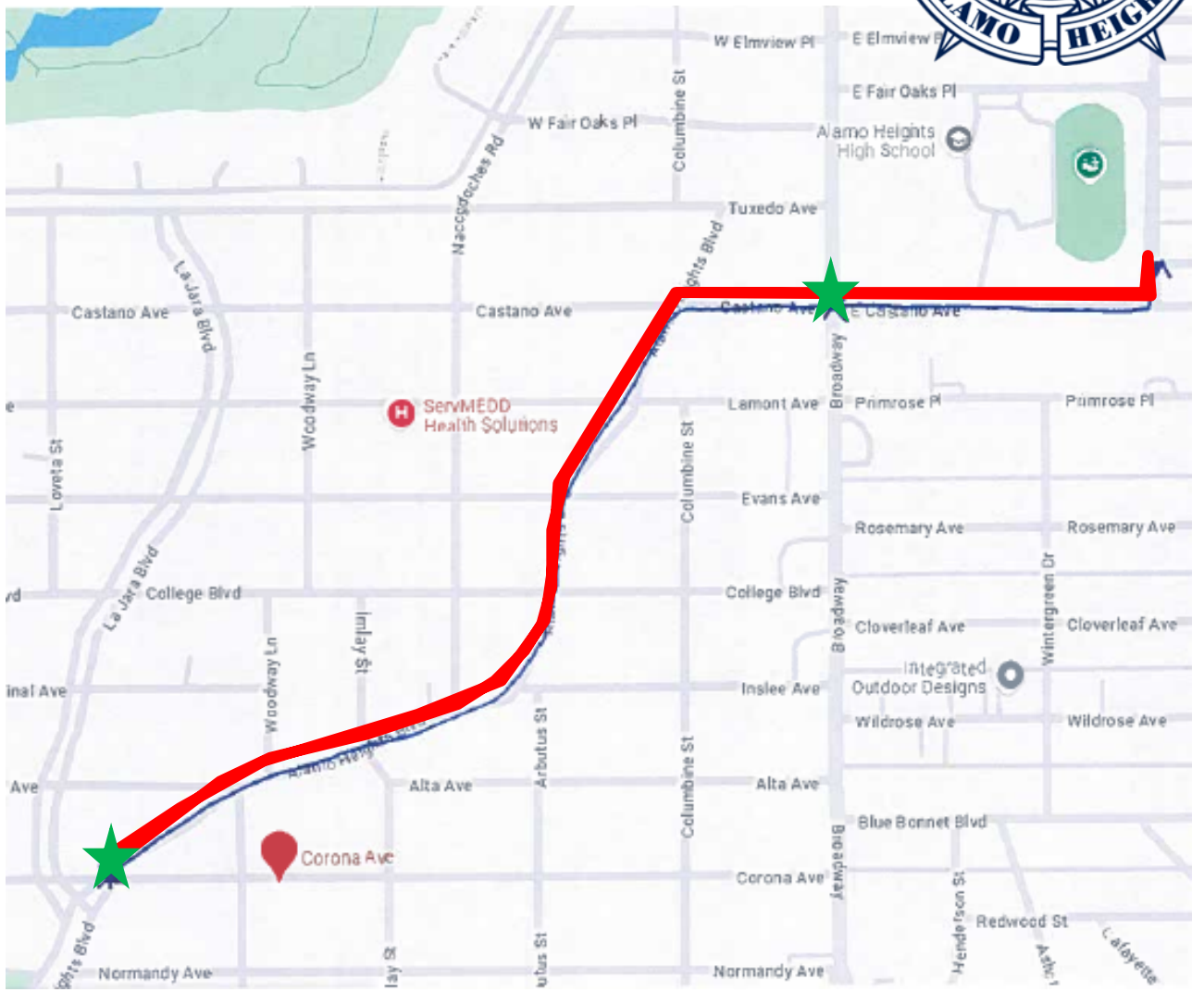
Elsa T. Robles, TRMC
City Secretary



ANNOUNCEMENTS

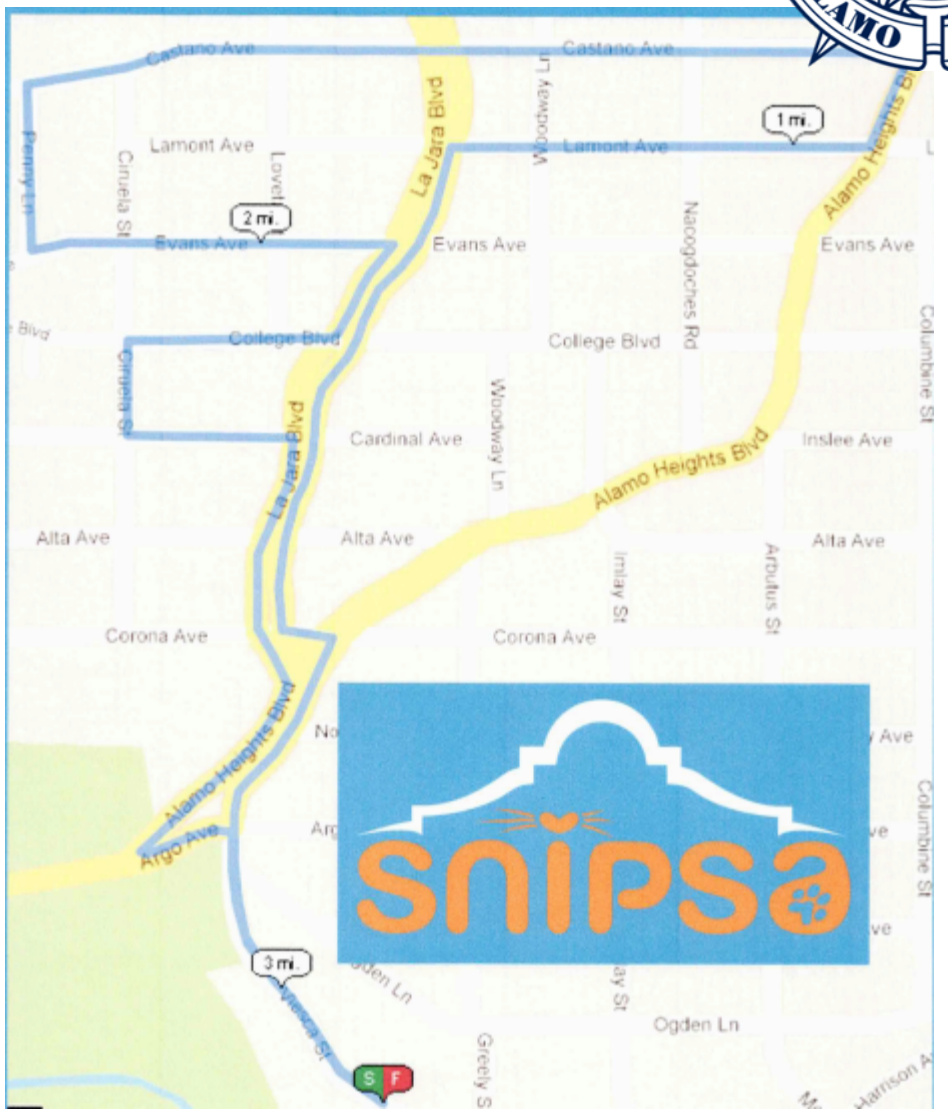
ANNUAL HOWDY NIGHT PARADE (AH MULE PUSHERS)

- **Wednesday, September 23rd**
  - 103 Alamo Heights Blvd
    - Setup – 3:30pm
    - Start – 4:30pm
  - 6900 Broadway St (AHHS)
    - End – 5:00pm



19TH ANNUAL RACE FOR RESCUES 5K

- **Spay Neuter Inject Protect San Antonio (SNIPSA)**
- **Saturday, September 26th**
  - AH Pool – 250 Viesca Ave
  - Setup – 6:00am
  - Start – 8:00am
  - End – 11:00am



15TH ANNUAL NATIONAL NIGHT OUT

- Tuesday, October 6th at Alamo Heights City Hall, rear
- Begins at 5:30 p.m. to 7:30 p.m.
- Free hot dogs, chips, sodas & bottled water
- First Responders, Public Safety, Public Works, and First Responders vehicles
- Face Painting and children activities







STORM CLEANUP

- On Friday, August 28th, 2026, around 8:30 pm, two dry lines converged over NE Bexar County
- Storm produced a severe thunderstorm that packed straight line winds, SA Airport measured highest gust at 81mph
- The tri-city area sustained widespread tree damage and minor structural damage in isolated cases
- Power was not fully restored to entire city until September 01

STORM CLEANUP

- Operations began that night to clear streets and ROW
- Multiple off-duty staff recalled from Fire, PW and police along with extra dispatching crews
- Operations continued from Friday night until 6pm Saturday – clean-up delayed due to electrical lines in downed trees
- Damage assessments city wide began, and city staff met with TDEM officials

STORM CLEANUP

- Coordination also with COSA officials
- Damage assessments county wide must hit at least $9.7 million in structural damages to unlock disaster funds
- On September 09, Governor Abbott encouraged county officials to seek a disaster declaration – TBD
- If approved, may unlock funding to assist communities with storm clean-up

STORM CLEANUP

- Storm debris from streets and alleys hauled to nature trails parking lot for staging
- Staff reached out to several other municipalities for assistance and most sent resources including manpower, chain saws, dump trucks and grapple trucks
- Cities included Selma, Bulverde, Shavano Park and other communities
- TDEM also deployed two hand crews to assist
- City also rented an additional 40-yard grapple truck to supplement the one already owned by the city

STORM CLEANUP

- The pile of brush is currently estimated to be in excess of 4,000 cubic yards
- The city has contracted with a trucking company to haul away debris, 22 yards at a time, hauling will take several additional weeks
- Crews have continued working overtime to clear streets
- Current cleanup cost will be in excess of $100K and a budget amendment will be necessary

STORM CLEANUP



STORM CLEANUP



STORM CLEANUP



STORM CLEANUP



STORM CLEANUP



STORM CLEANUP



CITY OF ALAMO HEIGHTS
ADMINISTRATION AND FINANCE DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM

TO: Mayor and City Council

FROM: Elsa T. Robles, City Secretary

SUBJECT: A Resolution designating one mailing address and one electronic mail address for receiving written requests for public information.

DATE: September 14, 2026

SUMMARY

A Resolution designating one mailing address and one electronic mail address for receiving written requests for public information per HB 4212 subsection 552.234 (c).

BACKGROUND INFORMATION

HB 4214 became effective on June 20, 2025. This bill requires each governmental body, no later than October 1st of each year, to notify the Office of the Attorney General of the current mailing address and electronic mail address designated by the governmental body under subsection 552.234 (c) for receiving written requests for public information.

POLICY ANALYSIS

The City Council is required by state law to designating one mailing address and one electronic mail address for receiving written requests for public information by October 1st of each year.

FISCAL IMPACT

No fiscal impact to the City.

ATTACHMENTS

Attachment A – Resolution

RESOLUTION NO. 2026R - 251

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS, DESIGNATING METHODS, ADDRESSES, AND LOCATIONS FOR RECEIVING PUBLIC INFORMATION REQUESTS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Texas Public Information Act (the "Public Information Act"), Section 552.234, Texas Government Code, provides that the City of Alamo Heights is to designate one mailing address and one electronic mail address for receiving written requests for public information, and;

WHEREAS, the City Council of the City of Alamo Heights believes that the designation of one mailing address and one electronic mail address for receiving written request for public information will be beneficial to the City and to public information recipients in that it will facilitate the prompt receipt of and prompt response to public information request;

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

Section 1. The City Council hereby designates the following methods, addresses, and locations for receiving Public Information Requests:

- United States Mail to the following address:

  City of Alamo Heights
  Public Information Officer, City Secretary
  6116 Broadway
  San Antonio, TX 78209

- Electronic Mail (E-Mail) to the following address:

  erobles@alamoheightstx.gov

- Hand delivery to Alamo Heights City Hall at:

  Public Information Officer
  Attn: City Secretary
  6116 Broadway
  Alamo Heights, TX 78209

Section 2. This Resolution shall be effective on passage and adoption.

PRESENTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS THIS 14th DAY OF SEPTEMBER, 2026

_____
ALBERT HONIGBLUM, MAYOR

ATTEST:

_____
ELSA T. ROBLES, CITY SECRETARY

APPROVED AS TO FORM:

_____
FRANK J. GARZA, CITY ATTORNEY

RESOLUTION DESIGNATING MAILING ADDRESS AND ELECTRONIC MAIL ADDRESS FOR RECEIPT OF PUBLIC INFORMATION

ITEM # 4

SEPTEMBER 14, 2026

ADMINISTRATION

Presented by:
Elsa T. Robles
City Secretary

SUMMARY

- A Resolution designating one mailing address and one electronic mail address by the governmental body under subsection 552.234 (c) for receiving written requests for public information.

BACKGROUND

- HB 4214 subsection 552.234 (c) effective June 20, 2025.
  - Requires governmental body notify the Office of the Attorney General of current mailing & electronic mailing address to receive public information requests by October 1st of each year

POLICY ANALYSIS

- The City Council required by state law to designating one mailing address and one electronic mail address for receiving written requests for public information by October 1st of each year.
- City website updated with information

COORDINATION

- City Secretary
- City Attorney
- City Manager

FISCAL IMPACT

- No fiscal impact upon resolution adoption

CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM

TO: Mayor and City Council Members

FROM: Lety Hernandez, Director of Community Development Services

SUBJECT: **Case No. 473 – Specific Use Permit (SUP)**
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).

Case No. 474 - Replat
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, to replat the properties identified as **CB 4050 BLK 6 LOT 4 THRU 9, 17 THRU 20, PTS OF 10, 21, 22 & 23**, also known as 102 Arcadia Pl, and **CB 4050 BLK 6 LOT 11, 12, 13, 24, 25, 26 & PTS OF 10, 21, 22 & 23,** also known as 141 Grove Pl.

Case 1050F – Final Review
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.

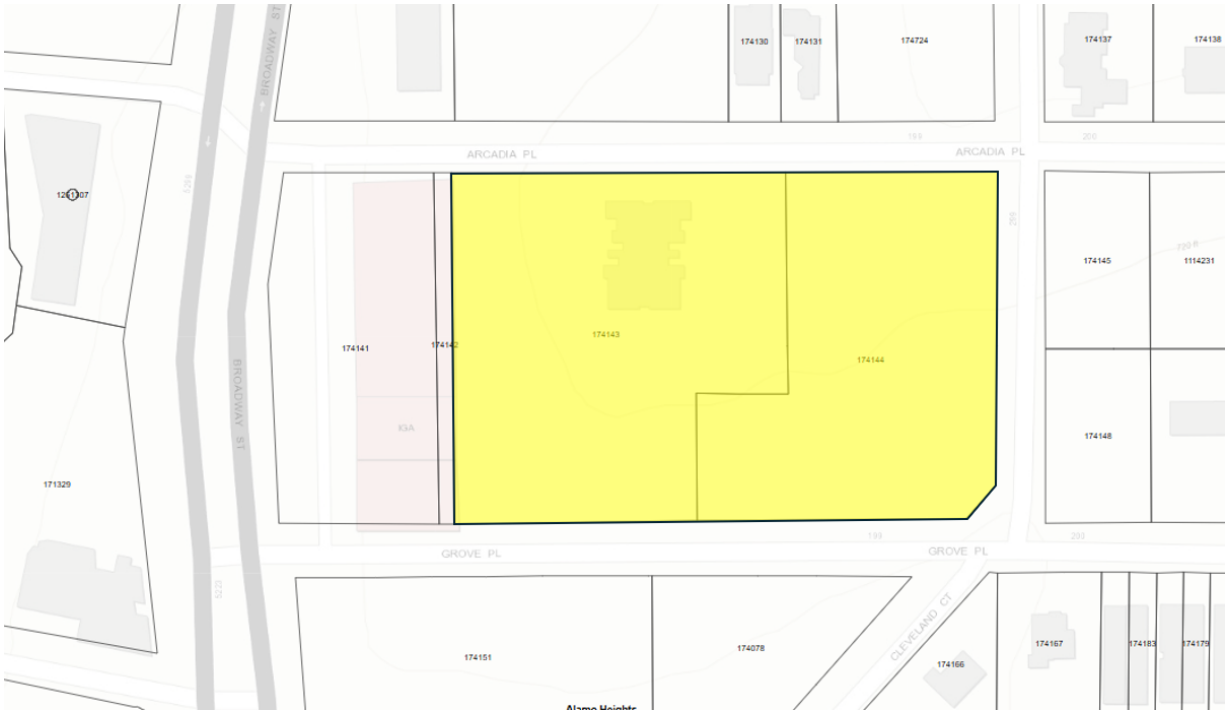
DATE: September 14, 2026

SUMMARY
The applicant is seeking to construct a new multifamily use building with amenities.

BACKGROUND INFORMATION
The properties in question are currently zoned Multi-Family District (MF-D) and are located to the east of Broadway St and front Arcadia Pl, Grove Pl, and Cleveland Ct. The current zoning designation allows for use of multiple-family dwellings by right.

As part of the SUP, the applicant is seeking approval of variances to the current MF-D zoning regulations applicable to the district. The requested variances include encroachment into minimum required setbacks, overall height of the main structure, density, parking, and landscaping requirements.

The site is comprised of two (2) individual properties known as 102 Arcadia Pl and 141 Grove Pl. In order to be able to construct the proposed project, the two individual properties would need to be replatted, formally combining them, to establish one (1) lot to allow development across the entire site.



POLICY ANALYSIS

The applicant has not formally submitted for plan review but will be required to complete the review process, where staff will review required applications and final construction documents, to ensure compliance with current zoning regulations, the SUP, and adopted building and fire codes prior to approval of a building permit.

In addition to the SUP, and as a condition of approval, the applicant is required to replat the two (2) properties into one (1). The applicant has requested to submit the SUP and replat requests concurrently through the Planning & Zoning Commission and City Council.

On August 03, 2026, the P&Z considered both the SUP and replat requests at their regular meeting. With regards to the SUP, the Commission voted to recommend approval of the request with the condition that City Council take into consideration the eleven (11) points that were summarized and brought up by the public and determine what points are appropriate for a Specific Use Permit (SUP) as they review it and that the City's attorney review Section 2 that was brought up in the public hearing to confirm that the language is appropriate and meets what

the commission is intending. With regards to the replat, the Commission voted to recommend approval of the request, as written, contingent upon the SUP.

Review and approval by CPS, SAWS, and Public Works is required prior to releasing an approved plat for recordation.

On August 18, 2026, the Architectural Review Board completed the Final Design review during their regular meeting and the motion to recommend approval of the proposed design as presented was approved with a 3 to 1 vote per Section 2-48(a) of the City's Code of Ordinances (**Ayes**: Gaines, Gottsman, McFarland and **Nays**: Armes).

FISCAL IMPACT

No projected fiscal impact from this project has been calculated.

ATTACHMENTS

Attachment A (1) – Web Packet (SUP)
Attachment A (2) – Postcard Responses (SUP)
Attachment A (3) – Draft SUP with Exhibits
Attachment B (1) – Web Packet (Replat)
Attachment B (2) – Postcard Responses (Replat)
Attachment C (1) – Web Packet (Final Review)
Attachment C (2) – Postcard Responses (Final Review)
Attachment D (1) – Chapter 3 Zoning – MF-D Regulations

APPROVED

Lety Hernandez
Director

APPROVED

Buddy Kuhn
City Manager

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.

EMBREY

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

DRAFT

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

DRAFT

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 heigh 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.

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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.

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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.

DRAFT

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.

DRAFT

_____
ALBERT HONIGBLUM, MAYOR

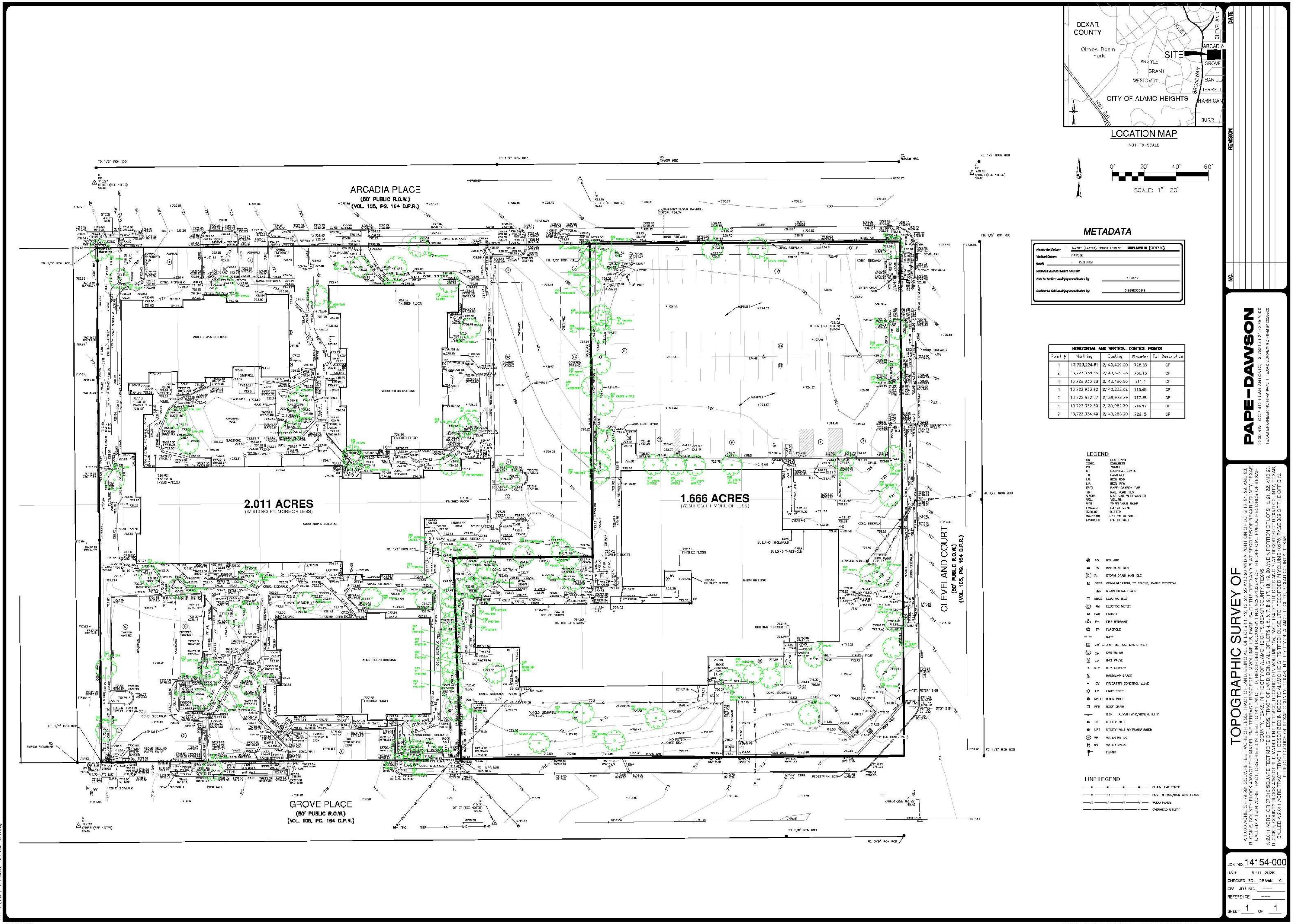
ATTEST:

_____
ELSA T. ROBLES, CITY SECRETARY

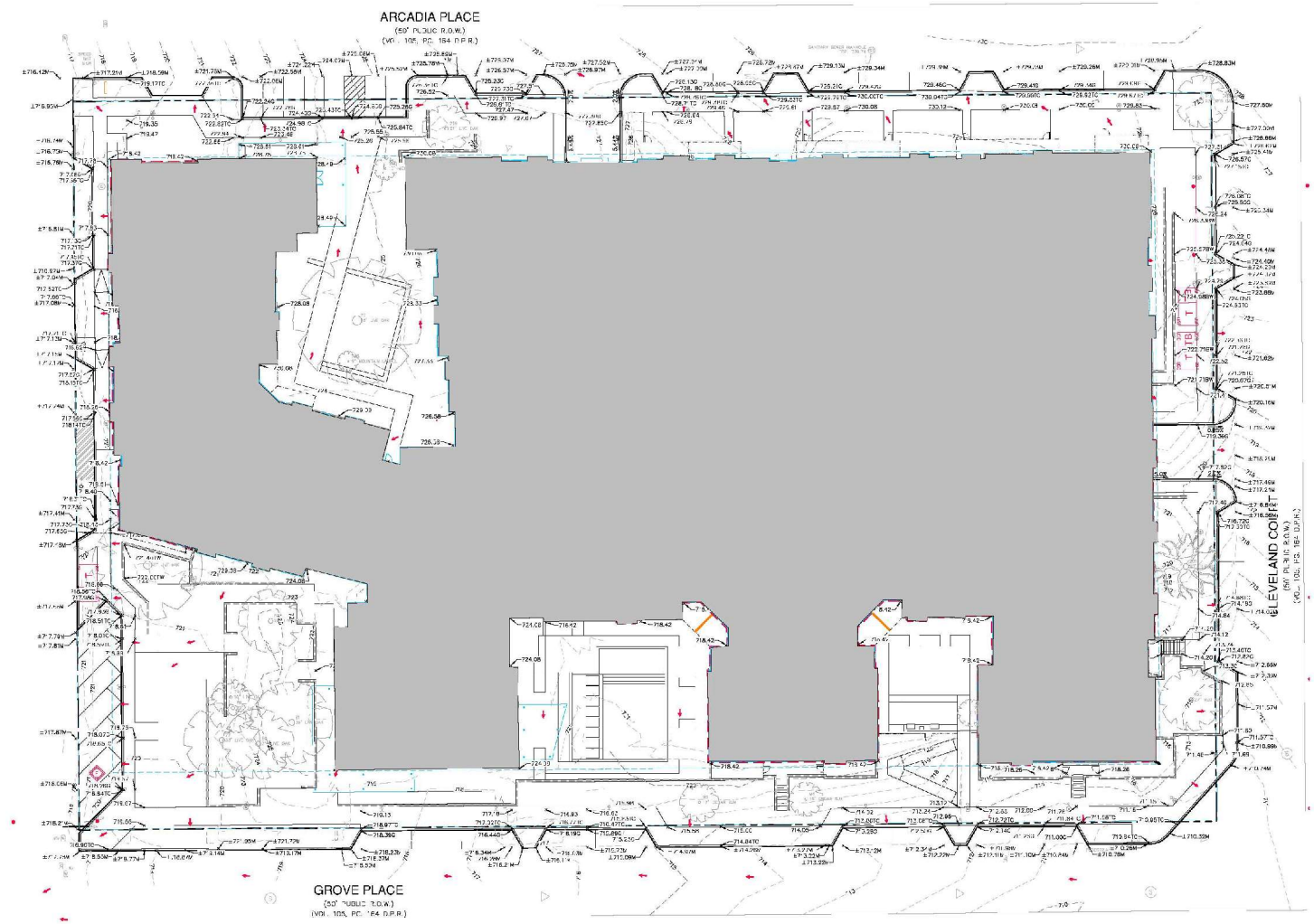
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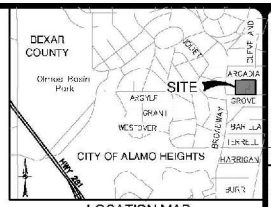
_____
FRANK J. GARZA, CITY ATTORNEY

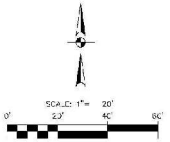
Attachment A-1



PROJECT NAME: TREE HOUSE







LEGEND

- PROPERTY LINE
- 880 EXISTING CONTOURS MAJOR
- 880 EXISTING CONTOURS MINOR
- (880) PROPOSED CONTOURS
- SAWCUT
- RETAINING WALL (SEE STRUCTURAL PLANS)
- ADA ROUTE
- SWALE INLET
- CURB INLET
- JUNCTION BOX
- 1000 PROPOSED SPOT ELEVATION
- (1000) EXISTING SPOT ELEVATION
- TC TOP OF CURB
- G GUTTER
- TW TOP OF WALL
- BW BOTTOM OF WALL
- LIGHTING BOLLS (PLEASE REFER TO PHOTOMETRIC PLAN IN COORDINATION WITH LANDSCAPE ARCHITECT)
- FF = XXXX.XX FINISHED FLOOR ELEVATION
- PROPOSED FLOW ARROWS
- PROPOSED FLOW ARROWS

NOTE

1. SEE SHEET C0.10 FOR CONSTRUCTION NOTES.
2. THE SLOPE OF ACCESSIBLE SIDEWALK LANDINGS AND PARKING LOT AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE. CURB RAMPS SHALL NOT EXCEED 8% RUNNING SLOPE AND 2% CROSS SLOPE. NOTIFY ENGINEER OF ANY DISCREPANCIES.
3. REFERENCE (B17) FOR RETAINING WALL PERMIT REQUIREMENTS.

CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL SURFACE OR SUBSURFACE UTILITIES INCLUDING BUT NOT LIMITED TO, WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, CITY TRAFFIC SIGNAL SYSTEMS, ELECTRIC, GAS, ELECTRIC DISTRIBUTION, AND CABLE TELEVISION FACILITIES. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND/OR GOVERNING AGENCIES AND ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 811 OR 1-800-DIG-TESS 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 REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

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 CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGNS, GEOTECHNICAL, SAFETY, EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR ALL TRENCH EXCAVATIONS IN THE TYPE SOIL ENCOUNTERED. SUCH MEASURES, INFORMATION OF THEIR SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

NO.	REVISION	DATE

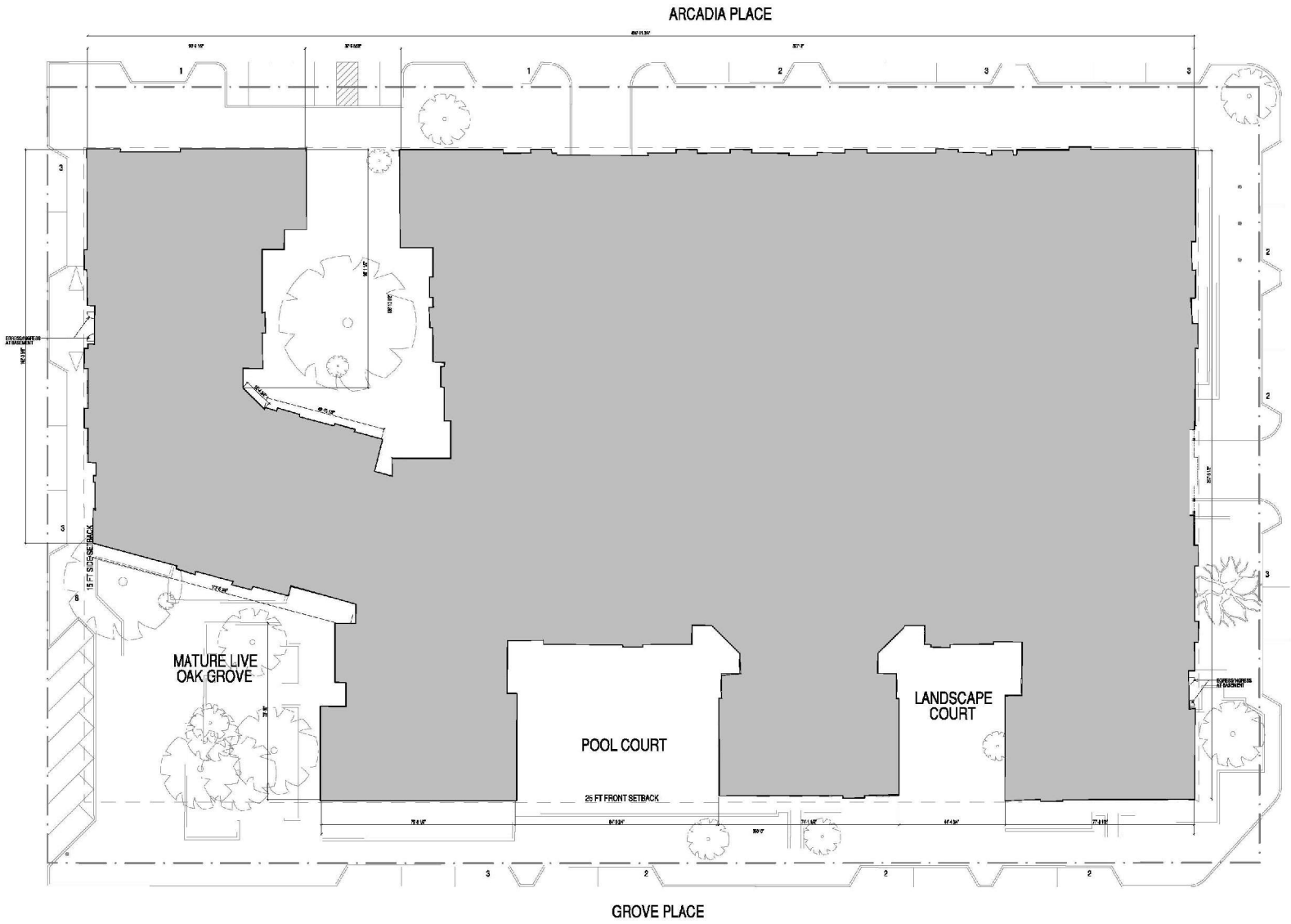
This document is released for INTERIM REVIEW purposes ONLY under the authorization of ANDREW J. SOLON, P.E. #91088 on 7/24/2026. This document is not to be used for CONSTRUCTION.

PAPE-DAWSON
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210 375 9000
TBPELS FIRM REG. NO. 470 | TBPELS FIRM REG. NO. 10028800

GROVE PLACE APARTMENTS
CITY OF ALAMO HEIGHTS, TEXAS

OVERALL GRADING PLAN

PLAT NO. -
JOB NO. 41541 10
DATE JULY 2026
DESIGNED BK
DRAWN TR
CHECKED BK
SHEET C2.00



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

PARKING GARAGE ANALYSIS

LEVEL	STANDARD	ACCESSIBLE HC	ACCESSIBLE VAN	TOTAL
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:
EMBREY DEVELOPMENT COMPANY

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

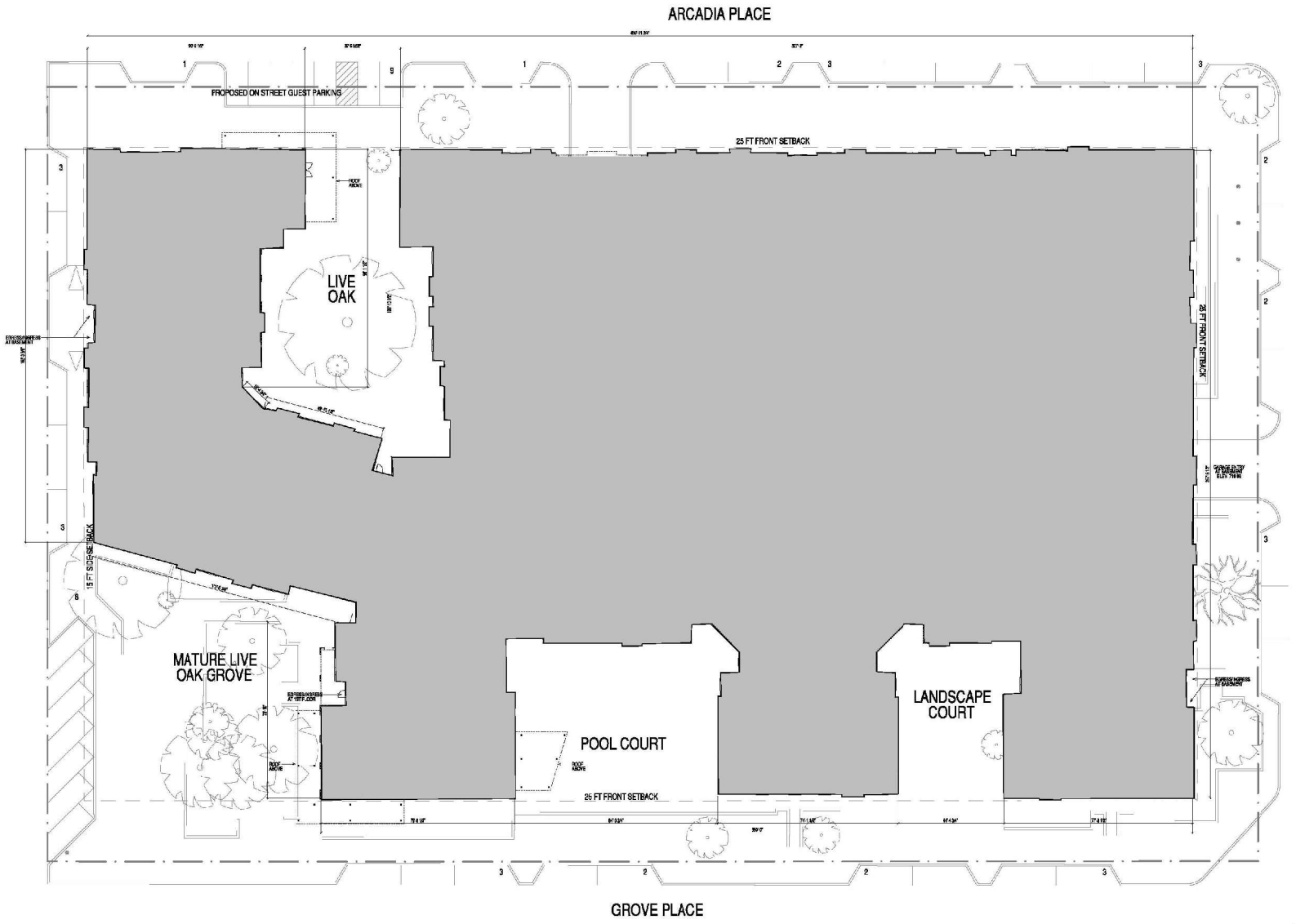
HEDK ARCHITECTS
4225 EXCEL PARKWAY, ADDISON, TX 75001
214.520.2525

DATE
07-06-2026

PROJECT
26101

SHEET NUMBER
A3-00
BUILDING PLAN BASEMENT

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

PARKING GARAGE ANALYSIS

LEVEL	STANDARD	ACCESSIBLE HC	VAN	TOTAL
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	486

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 RELIED UPON FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

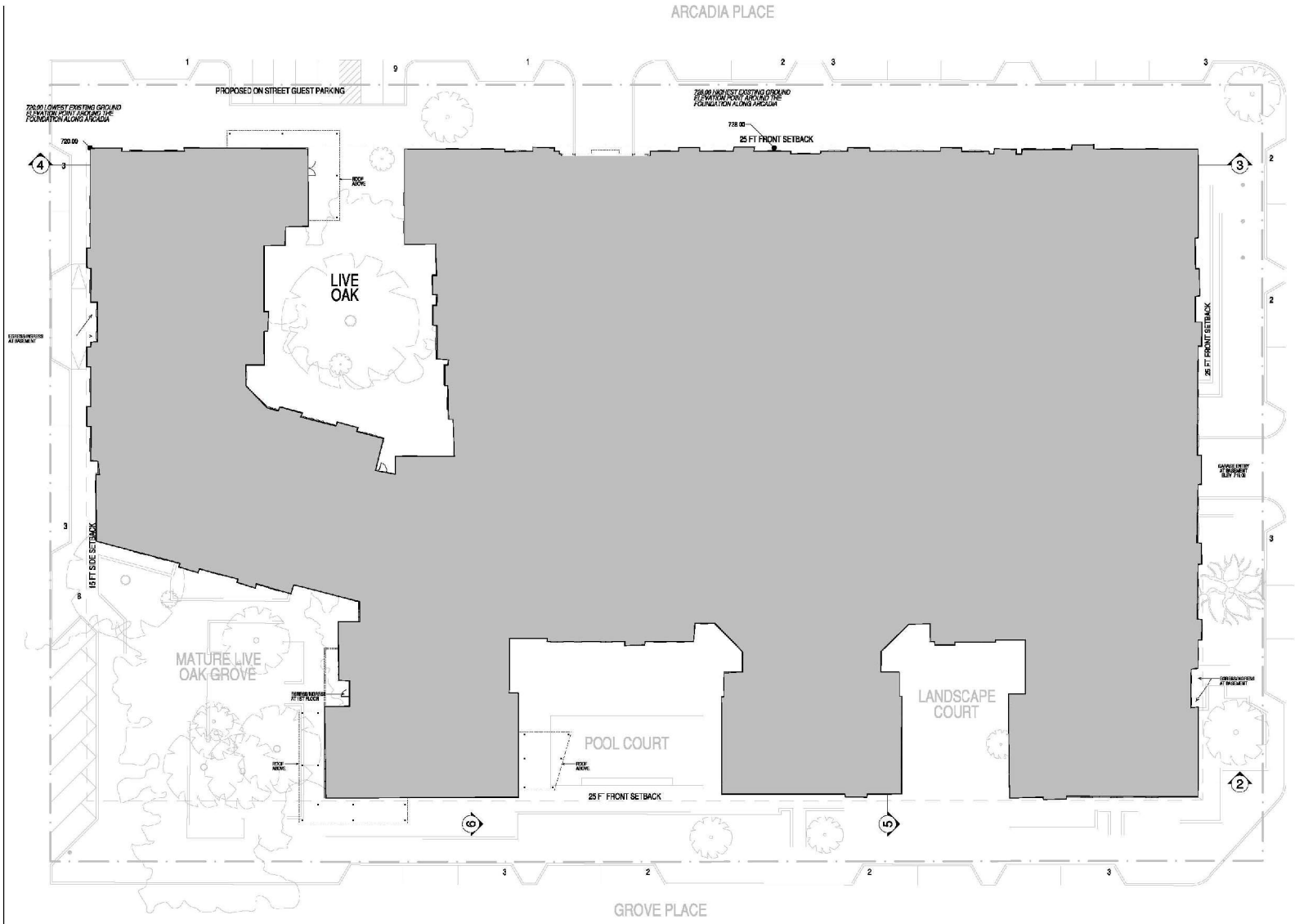
HEDK ARCHITECTS
4828 EDGE PARKWAY, ADDISON, TX 75001
214.520.5515

DATE
07-06-2026

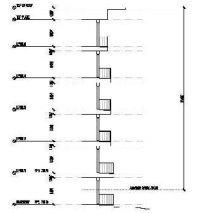
PROJECT
26101

SHEET NUMBER
A3-01
BUILDING PLAN
FIRST FLOOR

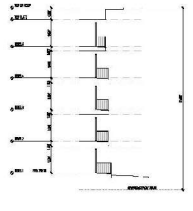
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1 SITE PLAN
SCALE: 1" = 20'-0"

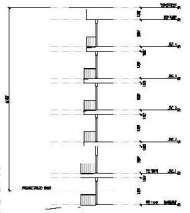


2 CORNER OF GROVE PLACE & CLEVELAND COURT
SCALE: 1" = 20'-0"

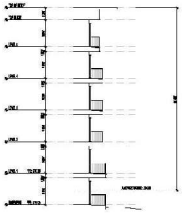


3 CORNER OF ARCADIA & CLEVELAND COURT
SCALE: 1" = 20'-0"

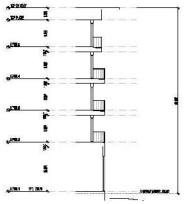
CLEVELAND COURT



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 ROOF'S SURFACE IF A FLAT SURFACE; (2) THE DECK LINE OF MANSARD ROOFS; OR (3) 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 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

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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, PERMITTING, OR CONSTRUCTION.

HDK ARCHITECTS
4595 EXCEL PARKWAY, ADDISON, TX 75001
214.520.8878
hedk.com

DATE 07-06-2026

PROJECT 26101

SHEET NUMBER A1-02

SITE SECTIONS

CONCEPT ELEVATIONS



NORTH ELEVATION - ARCADIA PLACE



SOUTH ELEVATION - GROVE PLACE

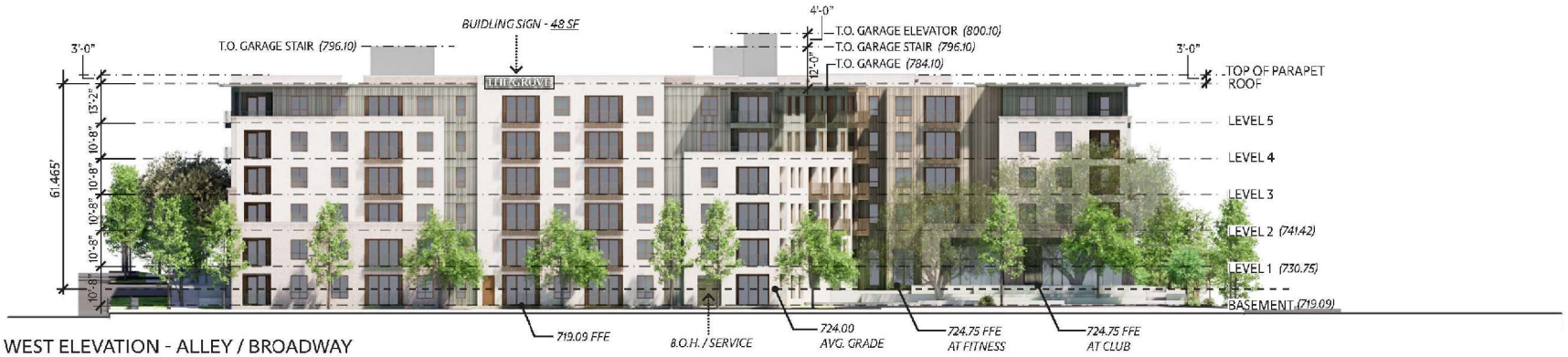
KEY

BRICK | STUCCO | COMPOSITE SIDING

CONCEPT ELEVATIONS



EAST ELEVATION - CLEVELAND COURT



WEST ELEVATION - ALLEY / BROADWAY



SOUTHWEST ELEVATION - OAK GROVE

KEY

BRICK | STUCCO | COMPOSITE SIDING



VIEW FROM NORTHWEST ON ARCADIA

Treehouse Apartments | July 2026



VIEW FROM NORTHEAST ON ARCADIA



VIEW FROM SOUTHEAST ON GROVE PLACE



VIEW FROM SOUTHWEST ON GROVE PLACE

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 ACCOMONDATE THE PRESERVATION OF EXISTING TREES.

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			
65	Live Oak	38			38				
67	Live Oak	20							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					
95	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	Eucalyptus	45							In Decline - Insect Damage and Infestation
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	16							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	Yaupon Holly	14	14						
228	Yaupon Holly	13							In Decline - Canopy Dieback
229	Crape Myrtle	13	13						
230	Hackberry	8	8						
231	Photinia	11							Not Counted - Large Shrub Specie
232	Photinia	16							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 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 Species
255	Photinia	8							Not Counted - Large Shrub Specie
256	Mountain Laurel	12							In Decline - Gana
257	Photinia	9							Not Counted - Large Shrub Specie
258	Photinia	11							Not Counted - Large Shrub Specie
259	Photinia	8							Not Counted - Large Shrub Species
260	Photinia	8							Not Counted - Large Shrub Species
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	493	98	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

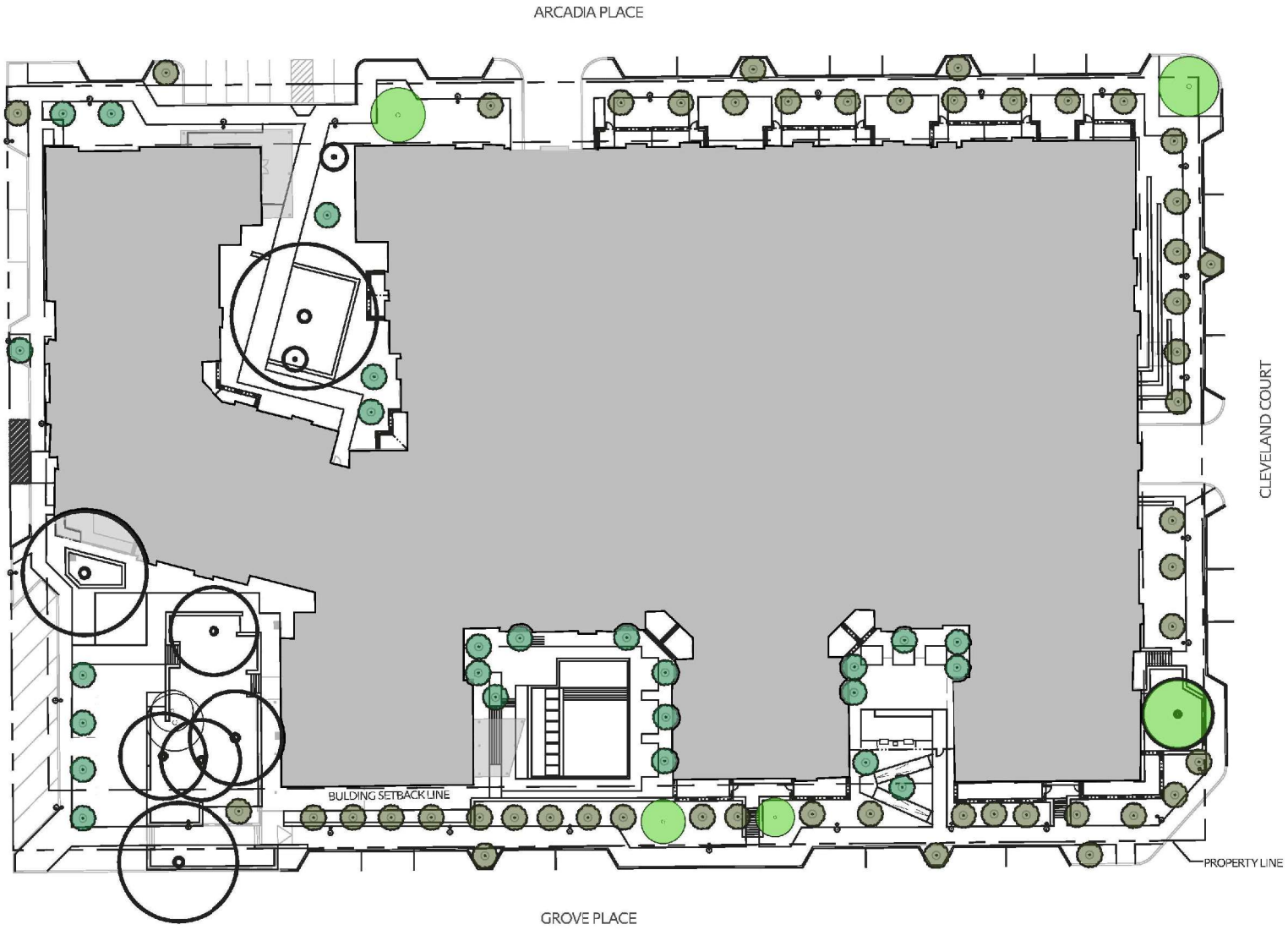
NOTES:
1. FEES IN LIEU OF MITIGATION OF $300 AN INCH SHALL BE PAID PER EACH INCH OF HERITAGE TREE REMOVED.
2. MITIGATION AND MITIGATION COST IS SCHEMATIC IN NATURE. FINAL TABULATIONS SUBJECT TO CHANGE.

SITE CONCEPT TREE PLAN

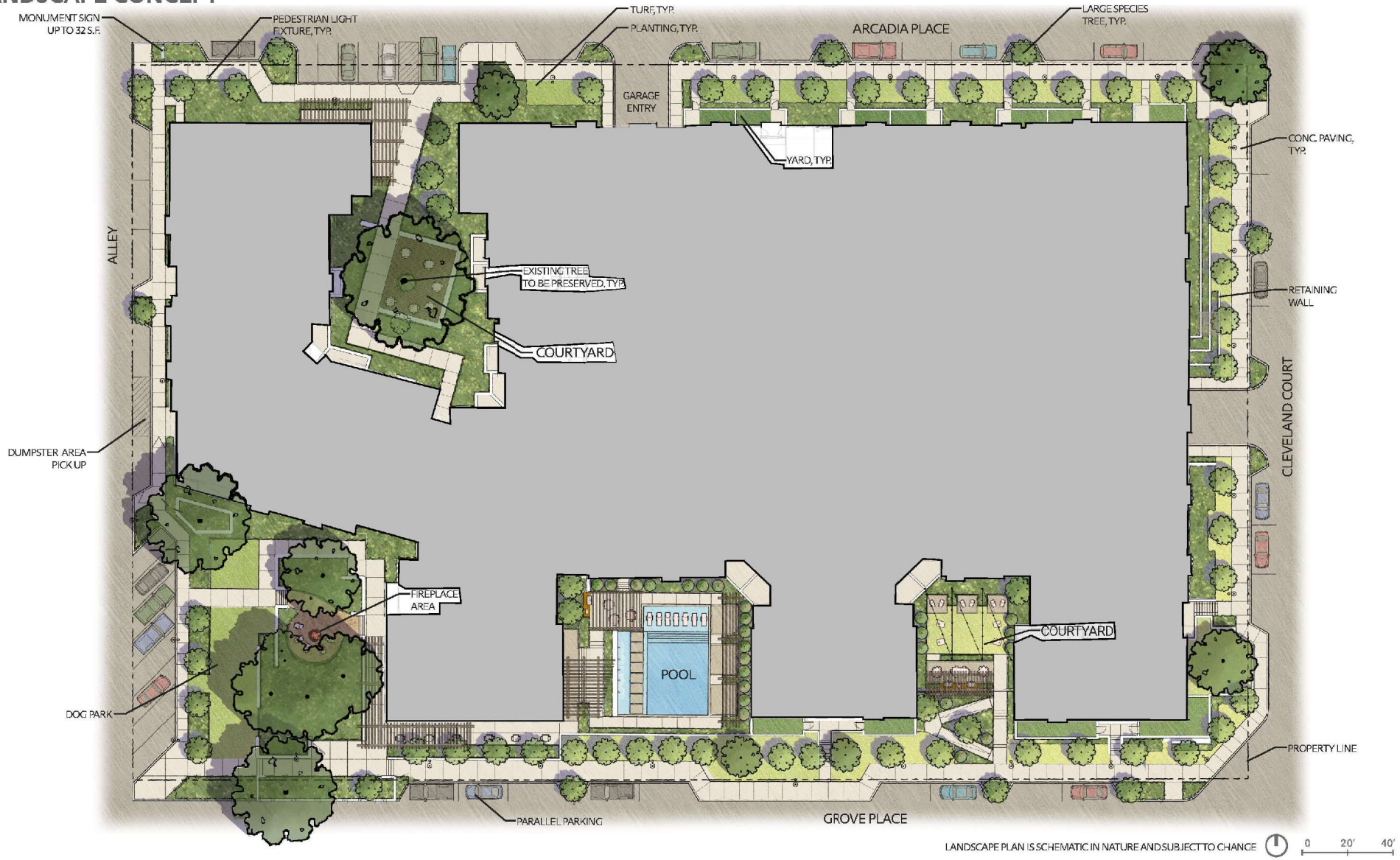
- EXISTING NON HERITAGE TREE -PRESERVED
- EXISITING HERITAGE TREE - PRESERVED
- EXISTING STREET TREE - PRESERVED
- PROPOSED 4" CALIPER TREE
- PROPOSED 4" CALIPER STREET TREE

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

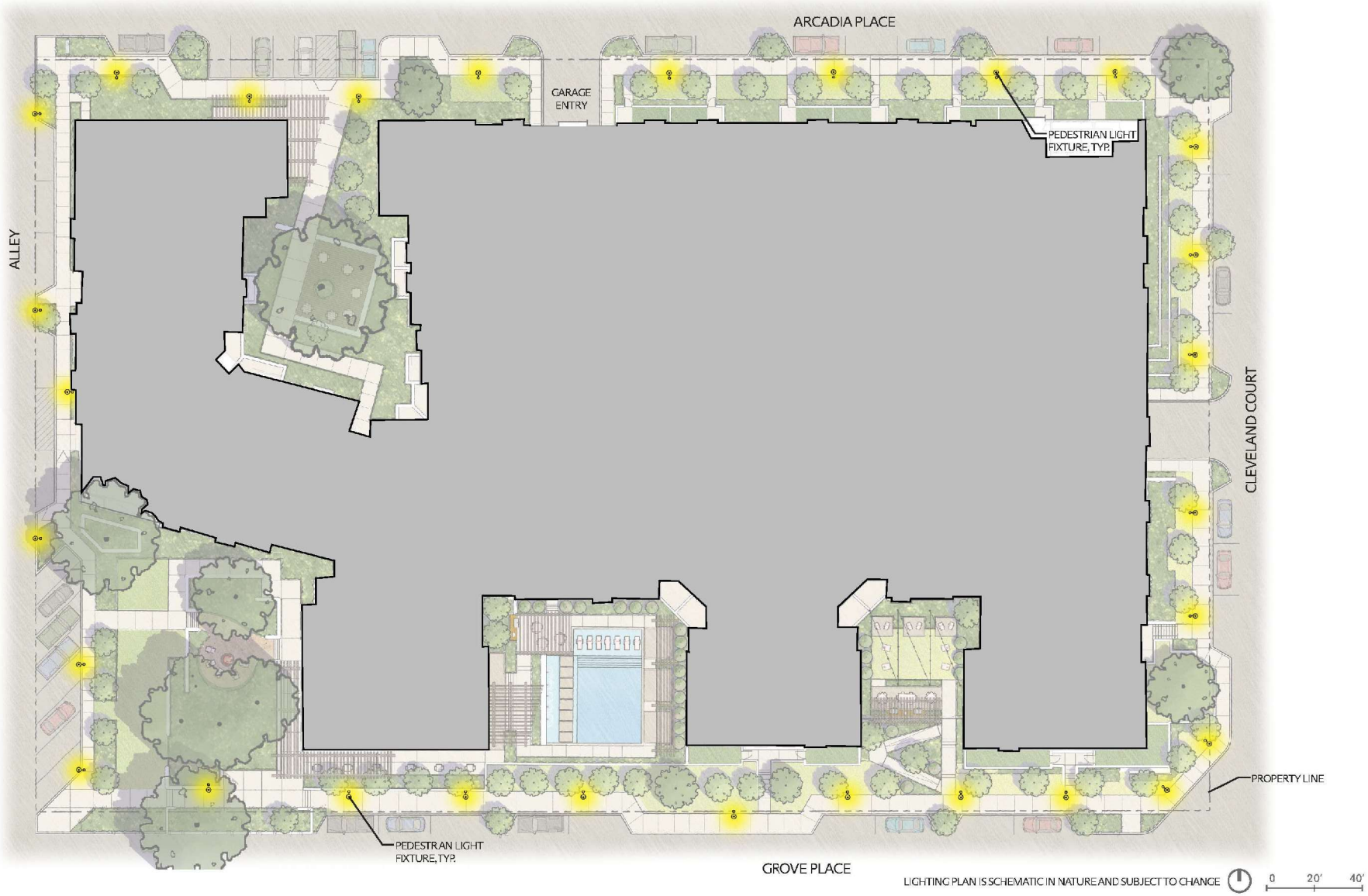
0 25' 50'



LANDSCAPE CONCEPT

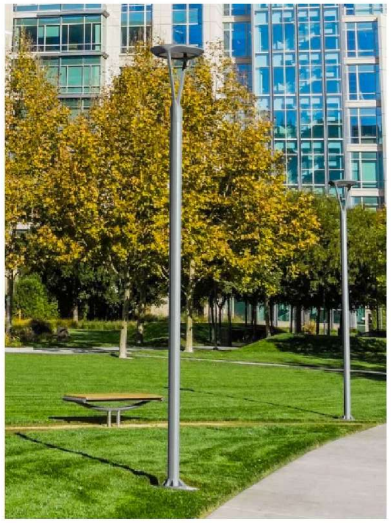


LIGHTING CONCEPT



SITE MATERIALS INSPIRATION











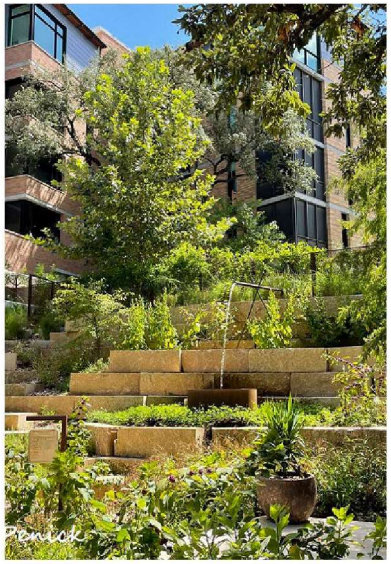





PLANTING INSPIRATION





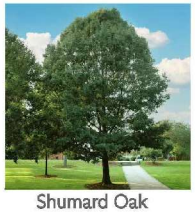



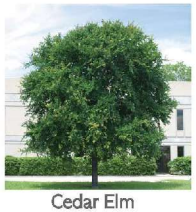



PLANTING PALETTE

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. Texansis


Texas Mountain Laurel
Dermatophyllum secundiflorum


Dwarf Palmetto
Sabal minor


Desert Museum Polo Verde
Cercidium x 'Desert Museum'


'Bubba' Desert Willow
Chilopsis Linaeris 'Bubba'

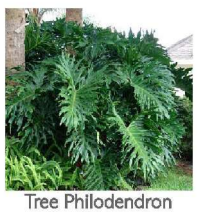

Yaupon Holly
Ilex Vomitoria

SHRUBS

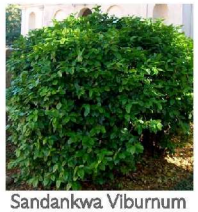

Texas Sage
Leucophyllum frutescens

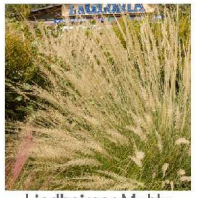

Golden Thryallis
Galphimia glauca


Mexican Honeysuckle
Justicia spicigera


Tree Philodendron
Philodendon selloum


Blue Plumbago
Plumbago auriculata


Sandankwa Viburnum
Viburnum suspensum


Lindheimer Muhly
Muhlenbergia lindheimerii


Chinese Fringe Flower
Loropatelum 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
Hesperalo parvifolia


Cruve 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

Maxwell Houser

From: Angela Carral <[redacted]>
Sent: Sunday, July 26, 2026 4:22 PM
To: Permits; lhernandez@alamoheightstx.com
Subject: P&Z Case No. 473- Oppose as currently Filed- 117 Arcadia

Hello,

I am writing regarding P&Z Case No. 473, the proposed Grove Place Apartments at 102 Arcadia Place and 141 Grove Place. I **oppose** the project as currently filed. I am not opposed to redevelopment of this property, but the scale of what has been filed is not acceptable for this neighborhood. Please include my opposition in the record for the August 3 hearing.

Angela Carral
117 Arcadia Pl, San Antonio TX 78209

From: Angela Carral < >
Sent: Friday, September 11, 2026 2:20 PM
To: Lety Hernandez <lhernandez@alamoheightstx.gov>
Subject: P&Z Case No. 473- - 117 Arcadia- Change of Position

> Hello,
>
> I would like to withdraw my previous opposition to the Embrey development. After meeting with the Embrey team and reviewing the plans, I appreciate that they have worked with me in good faith and made meaningful changes to address many of my concerns, including relocating the parking entrance, widening the street in front of our homes, and adding a landscaped buffer between the development and the neighboring single-family homes.
>
> Angela Carral
> 117 Arcadia Pl, San Antonio TX 78209

Lety Hernandez

Subject: Grove Place Owners/Embrey Asbestos Concern and Request for Support

From: Jack Garcia < >
Sent: Monday, August 3, 2026 2:34 PM
To: Lety Hernandez <lhernandez@alamoheightstx.gov>
Subject: Fwd: Grove Place Owners/Embrey Asbestos Concern and Request for Support

Appreciate the Contruction project and approve. Hopefully this will come to fruition without any flaws.

Jack Garcia
132 Grove Place
San Antonio 79209

Sent from my iPhone

Begin forwarded message:

> **From:** Brad Knolle < >
> **Date:** July 30, 2026 at 6:27:45 AM PDT
> **To:**
> **Subject: Fw: Grove Place Owners/Embrey Asbestos Concern and Request for Support**
>
> Jack,
>
> On behalf of Embrey, I want to thank you for supporting our project. Public support goes a long way towards influencing City Council.
>
> Please send your support to:
>
> Lety Hernandez
> Lhernandez@alamoheightstx.gov
> Please reference: Planning and Zoning Case Number 473
>
> As far as your question about timing, our current plan shows us starting demolition in May of 2027. We have to secure entitlements and finish designing the project before we close on the land.
>
> If you have any questions, please let me know.
>
> Thanks again,
> Brad

BRAD KNOLLE
EXECUTIVE VICE PRESIDENT OF DEVELOPMENT

MOBILE 210.268.8620
OFFICE 210.824.6044
EMAIL

embrey.com

Tyler Brewer

Subject: RE: Case P&Z 473, Grove Place

From: Maggie Simpson <>
Sent: Friday, August 7, 2026 12:40 PM
To: Permits <permits@alamoheightstx.gov>
Cc: Maggie Simpson <>; Daniel Simpson <>
Subject: Case P&Z 473, Grove Place

To: City Permits,

We oppose the Grove Place proposal in its current form. Yes, we have reviewed the plans.

Existing zoning allows 35 feet and three stories. The applicant is requesting up to 65 feet and six stories which nearly twice the permitted height. The portions along Arcadia reaching approximately 74 feet and rooftop structures extending even higher.

This scale is not compatible with the surrounding residential streets or the small-town character that makes Alamo Heights distinctive.

Before this project moves forward, we ask the City to require:

- Meaningfully reduced height and massing along every edge facing single-family homes, keeping the residential edges consistent with the 35-foot, three-story code and requiring substantial setbacks for any additional height farther inside the site
- A complete, publicly available traffic impact analysis before approval, including school-year and peak-hour conditions, cut-through traffic on Arcadia, Grove, and Cleveland, pedestrian safety, parking spillover and the cumulative effect on Broadway, New Braunfels, and surrounding streets
- A redesigned project that respects and honors Alamo Heights' unique architectural history, historic homes and established residential scale rather than overwhelming them with incompatible height and mass.
- Firm, enforceable limits on height, unit count, setbacks, parking and other commitments written directly into the special permit

This is not opposition to redevelopment. It is a request for responsible development that follows the City's own code and Comprehensive Plan, protects surrounding neighborhoods and preserves the architectural character that generations of residents have worked to maintain.

Please do not approve the current proposal.
Direct the applicant to return with a substantially *reduced* design and the necessary traffic studies so the City and its residents can evaluate the project responsibly.

Respectfully,

Dan and Maggie Simpson
140 Grandview Place

Sent from my iPhone

Tyler Brewer

Subject: RE: Proposed project on Arcadia Place

-----Original Message-----
From: Ron Tietz <>
Sent: Monday, August 3, 2026 11:28 AM
To: Permits <permits@alamoheightstx.gov>
Subject: Proposed project on Arcadia Place

Currently, there is a large structure at Broadway and Austin Hwy. One side is five stories tall, however; it's primarily in a commercial area. The project proposed on Arcadia Place is in a residential area. It's impossible to understand how this project could be approved. I have a question. What will happen to the city of charm?

Ron Tietz
312 Joliet Ave.
Sent from my iPad

Lety Hernandez

Subject: FW: Grove Place Case No. 473

From: Phillip Laney <planey@alamoheightstx.gov>
Sent: Tuesday, August 18, 2026 3:35 PM
To: Lety Hernandez <lhernandez@alamoheightstx.gov>
Subject: FW: Grove Place Case No. 473

Lety,

Please see comment re: Embrey SUP project.

Thanks,

Phil Laney
Assistant City Manager
City of Alamo Heights
6116 Broadway
San Antonio, TX 78209
(210) 832-2241

From: Al Honigblum <ahonigblum@alamoheightstx.gov>
Sent: Tuesday, August 18, 2026 2:22 PM
To: Buddy Kuhn <bkuhn@alamoheightstx.gov>; Phillip Laney <planey@alamoheightstx.gov>
Subject: Fw: Grove Place Case No. 473

Just an fyi for the records.

Get Outlook for iOS

From: Francisco Covarrubias < >
Sent: Tuesday, 18 August 2026 08:13:17
To: Al Honigblum <ahonigblum@alamoheightstx.gov>; Lawson Jessee <ljessee@alamoheightstx.gov>; Karl Baker <kbaker@alamoheightstx.gov>; Blake Bonner <bbonner@alamoheightstx.gov>; Lynda Billa-Burke <lbillaburke@alamoheightstx.gov>; Trey Jacobson <tjacobson@alamoheightstx.gov>
Subject: Grove Place Case No. 473

Dear Mayor Honigblum and Esteemed Members of the Alamo Heights City Council,

I have been a homeowner at 411 Cleveland Court for over 19 years and support thoughtful redevelopment in Alamo Heights, including the former Treehouse Apartments and St. Peter's School. I have also been in real estate development for 20+ years and I am a big advocate for the industry. However, I strongly oppose the Embrey Grove Place proposal in its current form.

MF-D zoning regulations generally allow 35 feet and three stories. The applicant is requesting up to 65 feet and five stories, with rooftop structures extending even higher. This scale is not compatible with the surrounding residential streets, including Cleveland Court.

I was surprised to read recent statements from Embrey's Executive VP who stated that "*We understand the concerns... but the reality is,* ***we need the height to get the density to make the deal work***" (Alamo Heights neighbors push back on planned 5-

story apartments). I have worked on multiple multifamily development projects and there are plenty of actionable levers to "*make the deal work*", none of which impact the community at large. To name a few:

- Negotiate a lower price for the land;
- Increase target rents;
- Lower development fees;
- Reduce construction costs;
- Reduce financing costs;
- Optimize the project's capital structure;
- Reduce the Internal Rate of Return promised to equity providers;
- Secure property tax incentives from local authorities.

While I recognize that redevelopment is desirable, I strongly believe that the project (as planned) will be detrimental to the quality of life and to property values north of Barilla Pl and south of Kampmann Ave. Cleveland Court, in particular, is not equipped to handle the traffic of a 300-unit multifamily development.

This is not opposition to redevelopment. It is a request for responsible development that follows the City's own code and Comprehensive Plan.

Please do not approve Embrey's current proposal. Please include this email in the public record for Grove Place, Case No. 473.

Respectfully,

Francisco S. Covarrubias
411 Cleveland Court, 78209
210.315.5114

Aug 5, 2026

Dear Alamo Heights Mayor and City Council,

I am very sad to find out about a 6 story building being planned on Arcadia Place. I'm told it will be across from my dear friend Betty Gerlock's home.

I have spent hours on her porch visiting and working on water colors. Listening for taps at Fort Sam and visiting with neighbors walking by. A tall building will ruin the neighborhood charm we have known for so long.

Please find a different place for your building.

Thank You,

Shawn Bridges

Aug 5, 2026

To Alamo Heights City Council,

The apartment building that is being planned for Arcadia Place will spoil a charming neighborhood. I've spent many hours on Betty Gerlach's porch visiting in her porch swing and painting water colors. We have listened to taps from Fort Sam and seen fire works.

Please make this project much lower than five stories or better yet just put it somewhere else.

Thank You,

Shawn Bridges

Lety Hernandez

Subject: Planning and Zoning Case 473Ms.

From: Melissa Robinson < >
Sent: Sunday, August 2, 2026 3:05 PM
To: Lety Hernandez <lhernandez@alamoheightstx.gov>
Subject: Planning and Zoning Case 473Ms.

Ms. Hernandez,

I am writing to you as a resident of 210 Arcadia Place. I have lived in my condo property for over seven years in Alamo Heights. I purchased this property because of the great location surrounded by density and the diverse set of property types.

I wanted to share my full support for the proposed project that Embrey plans to build on the next block. They have been very thoughtful to reach out during the design process with me and my neighbors to review their plans, including the density of the development, landscaping, setbacks, and height. This development brings new life into two dilapidated properties and provides more residents to support the local businesses and community. This improved property also adds value to the tax base and provides a new asset that will create lasting value for the neighborhood, including uplifting the property values of all properties adjacent and around the new development.

I have no reservations regarding the height necessary to support the density of units requested for this land. This will be a welcome addition of new development by a very qualified, competent, and respected local developer. I have had the privilege to work with Embrey and have full trust in the quality and care they will deliver with this project. I fully trust their understanding of the neighborhood and the positive nature of their investment in our community.

I look forward to seeing this project progress with all required approvals. I would be happy to visit more if needed.

Thank you,
Melissa

Hemisfair

Melissa Robinson
CEO
(775) 224-0099 | hemisfair.org
630 E. Nueva, San Antonio, Texas 78205

If you choose to do so, please return this card to our office via US Mail, in-person, or via email to permits@alamoheightstx.gov. Please submit all comments *before July 30, 2026* 174126

PZ Case No. 472 – 102 Arcadia Pl. and 141 Grove Pl. (SUP)

Name: Tom Mendlovitz

Check one: I X **support** ____**oppose** the project.

Address: 136 Grandview Pl.

Check one: I ____**have** ____**have not** reviewed the project's plans or packet submittal items (if applicable)

Date: 7-23-26

Comments: I support the project contingent upon improvements made to Mr. Sasser's EXISTING properties. Make the Treehouse Landscape pick up the dumpsters on!

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

Planning & Zoning Commission Meeting
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).

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.

If you choose to do so, please return this card to our office via US Mail, in-person, or via email to permits@alamoheightstx.gov. Please submit all comments *before July 30, 2026* ***1310685***

PZ Case No. 472 – 102 Arcadia Pl. and 141 Grove Pl. (SUP)

Check one: I ✓ **support** ____ **oppose** the project.

Check one: I ✓ **have** ____ **have not** reviewed the project's plans or packet submittal items (if applicable)

Name: Milton Spencer Rigney

Address: 138 Grandview Pl.

Date: 7/27/26

Comments: I welcome replacing the Tree House Apartments

Tyler Brewer

Subject: RE: P&Z Case 473

From: Norma Bodevin <>
Sent: Tuesday, July 28, 2026 9:52 AM
To: Permits <permits@alamoheightstx.gov>
Subject: P&Z Case 473

Hello,

I am writing regarding P&Z Case No. 473, the proposed Grove Place Apartments at 102 Arcadia Place and 141 Grove Place. I oppose the project as currently filed. I am not opposed to redevelopment of this property, but the scale of what has been filed is not acceptable for this neighborhood. Please include my opposition in the record for the August 3 hearing.

Norma Cotti Bodevin
201 Grandview Pl.
Alamo Heights, TX. 78209

Tyler Brewer

Subject: RE: PZ Case No 472 (SUP)

From: Cassidy Luitjen <>
Sent: Thursday, July 23, 2026 4:58 PM
To: Permits <permits@alamoheightstx.gov>; Lety Hernandez <lhernandez@alamoheightstx.gov>
Subject: PZ Case No 472 (SUP)

Hello City of Alamo Heights,

This email is to state the following:

Cassidy Luitjen and Eric Minoff
203 Arcadia Pl, San Antonio, TX 78209

- **Oppose the project PZ Case No 472 SUP and yes, we have reviewed the project plans**
- **Grove Place Apartments 102 Arcadia Place/141 Grove Place**
- Case 472 SUP
- We have co-signed the joint comments submitted by Doug and Natalie Smith

Thank you,
Cassidy

Maxwell Houser

From: Shannon Gallagher <[redacted]>
Sent: Thursday, July 30, 2026 7:04 AM
To: Permits; Lety Hernandez
Subject: Fwd: P & Z case #473

Sent from my iPad

Begin forwarded message:

> **From:** Shannon Gallagher <[redacted]>
> **Date:** July 30, 2026 at 6:44:26 AM CDT
> **To:** lhernandez@alamoheightstx.com
> **Subject: P & Z case #473**
>
> Hello,
> I am writing in regards to p&z case 473, the proposed Grove Place Apartments at 102 Arcadia Place and 141 Grove Place.
> I fully support redevelopment of this property, but oppose the project as currently filed. The scale of what has been filed is not acceptable for our neighborhood. Please include my opposition in the record for the August 3 hearing. Thank you!
> Regards,
> Shannon Gallagher
> 327 Cleveland Court
>
> Sent from my iPad

317 CLEVELAND CT

Tyler Brewer

Subject: RE: P&Z case # 473

From: CECIL CULVERHOUSE <>
Sent: Monday, July 27, 2026 2:53 PM
To: Permits <permits@alamoheightstx.gov>; lhernandez@alamoheightstx.com
Subject: P&Z case # 473

Hello,

I am writing regarding P&Z Case No. 473, the proposed Grove Place Apartments at 102 Arcadia Place and 141 Grove Place. I oppose the project as currently filed. I am not opposed to redevelopment of this property, but the scale of what has been filed is not acceptable for this neighborhood. Please include my opposition in the record for the August 3 hearing.

Maida Culverhouse
403 Cleveland Ct. San Antonio, TX 78209

Lety Hernandez

Subject: 102 Arcadia Pl & 141 Grove Pl - Response Cards

From: Trebes Sasser Jr < >
Sent: Monday, July 27, 2026 4:58 PM
To: Lety Hernandez <lhernandez@alamoheightstx.gov>
Subject: RE: 102 Arcadia Pl & 141 Grove Pl - Response Cards

I have reviewed the material and support with "Yes" for each case for each of these properties. Thank you!

Trebes Sasser, Jr.
Vice President | 210.593.3125
Ridgemont Properties, Inc.
200 Austin Hwy, Ste 301, San Antonio, Texas 78209
www.RidgemontProperties.com

From: Lety Hernandez <lhernandez@alamoheightstx.gov>
Sent: Monday, July 27, 2026 4:56 PM
To: Trebes Sasser Jr <>
Subject: 102 Arcadia Pl & 141 Grove Pl - Response Cards

Mr. Sasser,

Case numbers for the proposed development at 102 Arcadia Pl and 141 Grove Pl are as follows:
Architectural Review Board – Case No. 1045P (Preliminary Review)
Planning & Zoning Commission – Case No. 473 (Specific Use Permit)
Planning & Zoning Commission – Case No. 474 (Replat)

Notice was mailed to properties within 200ft. Are these the properties you inquired about?

174144	141 GROVE PL, ALAMO HEIGHTS, TX 78209	141 LAND LTD
174143	102 ARCADIA PL, ALAMO HEIGHTS, T 78209	ALAMO HEIGHTS TREEHOUSE LTD
174149	209 GROVE PL, ALAMO HEIGHTS, TX 78209	TOWNSEND APARTMENTS LTD
174151	5170 BROADWAY ST, ALAMO HEIGH 78209	ALAMO HEIGHTS CENTER LTD
174123	101 ARCADIA PL, ALAMO HEIGHTS, T 78209	ALAMO HEIGHTS TREEHOUSE LTD

As discussed, please respond with your stance regarding the project and let us know if you wish for staff to use the one response for all three (3) cases.

Thank you,
Lety Hernandez
Director
Community Development
City of Alamo Heights
O: 210-826-0516
F: 210-832-2299

If you choose to do so, please return this card to our office via US Mail, in-person, or via email to permits@alamoheightstx.gov. Please submit all comments *before July 30, 2026* 174130

PZ Case No. 472 – 102 Arcadia Pl. and 141 Grove Pl. (SUP)

Check one: I ____**support** ✓ **oppose** the project. at this time

Check one: I ____**have** ____**have not** reviewed the project's plans or packet submittal items (if applicable)

Name: Betty Gerlach

Address: 115 Arcadia Pl

Date: 7-22-26

Comments: I'd like to see the proposal amended.

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

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August 03, 2026 – 5:30 P.M.

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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.

If you choose to do so, please return this card to our office via US Mail, in-person, or via email to permits@alamoheightstx.gov. Please submit all comments *before July 30, 2026* ***174141***

PZ Case No. 472 – 102 Arcadia Pl. and 141 Grove Pl. (SUP)

Check one: I ✓ **support** ____ **oppose** the project.

Check one: I ✓ **have** ____ **have not** reviewed the project's plans or packet submittal items (if applicable)

Name: Kenneth Schneider
Manager, M. Evans Holdings, LLC.
Address: 265 Wexford Ct., Altamonte Springs Fl. 32714
Date: 7/30/2026

Comments: _____

Tyler Brewer

Subject: RE: Case 473 - Letter of Support

From: George Wommack <>
Sent: Thursday, July 30, 2026 5:38 PM
To: Lety Hernandez <lhernandez@alamoheightstx.gov>
Subject: Case 473 - Letter of Support

Ms. Hernandez,

Please find attached letter of support for Planning and Zoning Case 473.

George Wommack
President & CEO
Headwall
INVESTMENTS

2101 McCullough Ave, Ste. 200
San Antonio, TX 78212
M (210) 268-6932
O (210) 343-2186 ext. 710

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Headwall Investments, LLC | Fifth Corner
george@headwallinvestments.com

July 30, 2026

Lety Hernandez
Community Development Services Department
City of Alamo Heights
6116 Broadway
San Antonio, Texas 78209

Re: Letter of Support for Planning and Zoning Case #473

Dear Ms. Hernandez:

We are writing jointly to express our strong support for the multifamily residential development that Embrey has proposed for the block immediately north of the Stewart Center. The Stewart Center is owned through a partnership between Headwall Investments, LLC and Fifth Corner. George Wommack is the Chief Executive Officer of Headwall, and Tenel Taylor is the Managing Partner of Fifth Corner. George also submits these comments personally, as a resident of Terrell Hills.

We are genuinely excited to see this project proposed. It would add a substantial number of households to the immediate area, and that increase in residential density is exactly what surrounding retail and services need in order to thrive. Greater density supports a stronger tenant base at the Stewart Center, which in turn benefits the entire community that the center serves.

The most important metric in evaluating how well a shopping center's tenants will perform is the purchasing power of the surrounding trade area. Purchasing power is the product of the number of households and their disposable income. A trade area with more households and healthy income levels generates a larger pool of spending that nearby businesses can capture. The higher an area's purchasing power, the better its tenants perform, and the more that area can support excellent restaurants, quality stores and boutiques, and a broader range of everyday services.

By adding households in close proximity to the Stewart Center, the Embrey project would meaningfully raise the purchasing power of this trade area. That improvement would help us attract and retain stronger tenants, which is a benefit not only to our property but to every resident and visitor who enjoys the shops, restaurants, and services in this part of Alamo Heights. Well-planned residential density and vibrant neighborhood retail reinforce one another, and this proposal advances both.

For these reasons, we respectfully urge the City to support Embrey's proposed development. Thank you for your consideration, and please do not hesitate to contact us if we can provide any additional information.

Respectfully,

George Wommack
Chief Executive Officer
Headwall Investments, LLC

Tenel Tayar
Managing Partner
Fifth Corner

Tyler Brewer

Subject: RE: Case No. 473 (P&Z) / Case No. 1045P (ARB), 102 Arcadia Place and 141 Grove Place: Neighbor Conditions Letter for the Record

Thanks,

Tyler Brewer, AICP
Senior Planner
City of Alamo Heights
210.832.2239

From: Douglas Smith <>
Sent: Thursday, July 30, 2026 5:08 PM
To: Lety Hernandez <lhernandez@alamoheightstx.gov>
Cc: Tyler Brewer <tbrewer@alamoheightstx.gov>; Garrett Pringle <gpringle@alamoheightstx.gov>; Natalie Smith <>
Subject: Case No. 473 (P&Z) / Case No. 1045P (ARB), 102 Arcadia Place and 141 Grove Place: Neighbor Conditions Letter for the Record

Dear Ms. Hernandez,

We are submitting the attached letter and its roster of supporting households for the record on Case No. 473 and Case No. 1045P, ahead of the confirmed P&Z packet cutoff at noon tomorrow, Friday, July 31.

We met with Brad Knolle and the Embrey team on July 20, and spoke briefly with Mr. Knolle and Mr. Albea following the ARB preliminary review on July 28. We appreciate their engagement to date. The letter sets out the conditions under which the undersigned neighboring households, all on Arcadia Place, Cleveland Court, or Grandview Place, would support this project through P&Z and Council. We remain glad to continue that conversation with Embrey at any point before or after the hearing.

To be clear about our position: we are not opposed to redeveloping this property. Our concern is the scale of what has been filed relative to the confirmed base standard, and our support is contingent on these conditions being incorporated into the adopted SUP ordinance and specifically identified, dated exhibits.

Please confirm this has been entered into the case file for Case No. 473 and Case No. 1045P, and let us know if any additional format or documentation is needed before tomorrow's cutoff.

Thank you for your continued attention to this.

Sincerely,
Doug and Natalie Smith
201 Arcadia Place
On behalf of the 13 households listed on the attached roster.

July 27, 2026

Brad Knolle
Executive Vice President of Development, EMBREY
7600 Broadway, Suite 300, San Antonio, TX 78209

Re: Case No. 1045P (Alamo Heights ARB) / P&Z Case No. 473, Grove Place Apartments, 102 Arcadia Place & 141 Grove Place: Conditions for Neighbor Support

Brad,

Thank you again for meeting with us at our home on July 20, and for your responsiveness since, including the height and unit information you've already begun providing and your written confirmations of July 23. We're writing on behalf of the 13 neighboring households listed on the attached roster of supporting households. All of them live on Arcadia Place, Cleveland Court, or Grandview Place, immediately adjacent to the project site, directly across from it, or overlooking it from elevated ground to its north.

We want to be direct about where we stand. We are not opposed to redeveloping this property. The existing uses do not serve the site or the surrounding neighborhood well, and a well-designed project here can be a genuine asset. Our concern has always been scale: the distance between the City's base standard of 35 feet and three stories and what has been filed.

Below, organized by the sections of your draft SUP ordinance dated July 6, 2026, is the set of conditions under which the undersigned households would support this project through P&Z and Council. Our support is contingent upon these conditions being incorporated into the adopted SUP ordinance and into specifically identified, dated exhibits. Verbal commitments, unincorporated plans, or documents subject to administrative change will not satisfy these conditions.

This proposal is designed to preserve the project's core program while reducing its impacts on the surrounding neighborhood.

1. Unit Count and Bedroom Count (Ordinance §1(a))

Filed history: Embrey's Notice of Intent submission (June 8, 2026), as presented to City Council on June 22, 2026: up to 320 units. Draft SUP ordinance (July 6, 2026): 305 units maximum. Schematic site plan and traffic study (May and June 2026): 299 units. Discussed July 20: openness to amending the cap to 300.

Requested: That §1(a) be amended to no more than 250 dwelling units. The cap may be achieved through consolidation of the unit mix rather than a reduction in net rentable square footage; the undersigned do not require removal of a floor solely to meet the unit cap.

We want to be precise about this request, because it can be misread as a demand to cut a floor or shrink the building. It is not. You explained on July 20 that RCLCO's methodology treats unit count as, in your words, "simple division" of the net rentable square footage the project requires: the same square footage can be delivered as roughly 300 smaller units or 250 larger ones, without changing the building's footprint, floor count, or overall square footage. We would expect the market study's primary market area data to bear on this question, which is why we have asked for the study's unit-mix conclusions, a

request that remains outstanding. We understand this to be a materially different, and materially less costly, change than the floor-removal scenario you described.

Because consolidation preserves the building's footprint, floor count, and square footage, it also satisfies the condition in your July 21 note that the unit cap assumes the site plan "generally stays the same." The project's own filings over the past six weeks (320, 305, 299, 300) show the unit count is the program's most flexible variable; this request asks only that it flex once more, in the neighborhood's direction, and then be fixed.

Bedroom cap: Embrey's July 20 summary states a total of 392 bedrooms, while the unit mix listed in that same summary (22 studio, 186 one-bedroom, 80 two-bedroom, 12 three-bedroom) calculates to 382 conventional bedrooms. The earlier schematic site plan separately identifies thirty "one-bedroom and den" units that do not appear in the July 20 mix. We ask that Embrey provide a unit-by-unit schedule, before the August 3 P&Z hearing, separately identifying legal bedrooms, studio sleeping areas, dens, flex rooms, studies, and similar spaces, and reconciling the ten-bedroom discrepancy. The SUP should then establish a reconciled cap on total bedrooms and sleeping spaces, expressly counting each studio as one sleeping space and each den, flex room, study, or similar space designed, marketed, or readily convertible for sleeping as one additional sleeping space, so that unit consolidation cannot later be offset by a denser mix. Any subsequent increase in units, bedrooms, or sleeping spaces should require a public SUP amendment.

2. Height and Massing (Ordinance §1(e))

Filed: 65 feet from average grade (724'), described as six stories under the City's zoning definition wrapping a seven-story garage, with stair and elevator towers permitted up to 12 feet above the 65-foot maximum.

Our analysis, and how "65 feet" was calculated: The height-definition note on the architect's site-sections sheet (A1-02, July 6, 2026) derives the 724-foot average grade solely from the highest and lowest ground points along the Arcadia Place frontage (728.00' and 720.00', per the sheet's own callouts). The draft ordinance, however, designates double frontage along both Arcadia Place and Grove Place, and the Grove Place frontage falls to approximately 711 feet. We do not suggest the calculation misapplies the code; we note that "65 feet" depends on a discretionary choice of measuring datum (the reference elevation from which height is counted) on a site that fronts three streets and slopes 19 feet. Embrey's July 23 note confirms the point directly: "the zoning ordinance is unclear" on how to document building height, and Embrey is now working with City staff on methodology. For that reason, the only unambiguous height control is a set of fixed elevations above sea level: numbers that remain valid regardless of how the methodology question is resolved.

Requested (absolute elevation caps): That §1(e) state separate, fixed maximum elevations (in feet above sea level, consistent with the project survey) for each of: (a) the main building roof structure; (b) parapets and mechanical screening; and (c) stair towers, elevator overruns, and every other rooftop appurtenance. These elevations should be incorporated into the SUP as a dated exhibit and binding at every subsequent submission. The needed figures already appear in Embrey's submissions, but they conflict. Appendix A to the applicant's June 22 traffic study adds another figure: its May 11 preliminary site plan states "BLDG HEIGHT (PROPOSED): 85 FEET MAX." That figure should also be reconciled. The July 6 drawings place the top of the garage at 784.1', and the draft SUP states that the garage's top level is at the same level as the apartment roof; Embrey's July 20 corner exhibit places the roof at 785.5'. The

stair towers (796.1') and elevator overrun (800.1') appear only on the drawings, with a parapet three feet above the roof. We ask that these figures be reconciled in the controlling exhibit, and that the SUP provide that where exhibits conflict, the lower elevation controls.

Requested (enforceable street-facing massing standards): That the SUP establish measurable massing requirements on the Arcadia Place and Cleveland Court frontages, in place of unenforceable commitments to "study" alternatives. We propose: no more than three (3) stories presenting to the Arcadia Place and Cleveland Court street faces, consistent with the City's base standard for this district, demonstrated on dimensioned building sections incorporated into the SUP as dated exhibits; and no uninterrupted façade plane longer than 100 feet on those frontages without a full-height building recess, extending from the lowest exposed occupied level through the roofline, at least 10 feet deep and 20 feet wide. In practical terms: a three-story wall may stand at the 25-foot building setback line, and any portion of the building above the third story, and any stair or elevator tower, mechanical penthouse, or other rooftop structure, must sit at least 60 feet from the Arcadia Place and Cleveland Court property lines, roughly halfway back into the residential wings, keeping the street experience at three stories. For purposes of this condition, stories are counted under the City's zoning definition, regardless of whether a level is classified as a basement under the International Building Code. These additional massing controls supplement and do not replace or reduce any otherwise applicable MF-D design requirement, including the thirty-foot main-structure articulation standard in the City's MF-D district regulations. We recognize this concentrates the project's height elsewhere on the site, and we support shifting that height toward the alley and Broadway-facing edge.

Requested (massing alternative): That the materially reduced street-facing massing alternative, which Embrey confirmed on July 20 has not been studied, be prepared and presented before any P&Z recommendation, final ARB action, or Council action, whichever occurs first, and delivered to the neighbors no later than 5:00 PM on Thursday, July 30, 2026, so it can be meaningfully reviewed before the P&Z packet cutoff at noon on Friday, July 31. The alternative should shift height and mass away from Arcadia Place and Cleveland Court and toward the alley and Broadway-facing edge of the site, supported by dimensioned sections and eye-level model views from the neighboring viewpoints already requested, showing the roof, parapets, elevator and stair towers, mechanical screening, and trees at planting size. Embrey confirmed on July 23 that it maintains a full SketchUp model of the project, so producing these views is not a heavy lift.

The interior oak grove: Embrey has told us that preserving the interior oak grove and associated pocket-park amenity is a significant driver of the building's height and massing on the residential-facing sides. Preservation of an interior project amenity cannot justify excessive massing along residential streets. We ask that the massing alternative be free to evaluate redesign, relocation, or selective removal of that amenity, with full tree mitigation, rather than treating it as fixed.

3. Access, Portals, and Right-of-Way (Ordinance §1(b), §3(c))

Requested (portal relocation): That the primary garage entrance be relocated from Arcadia Place to Grove Place. Grove Place is a street the applicant's own traffic study groups with Broadway and New Braunfels as providing regional access, while Arcadia and Cleveland provide direct local access; Arcadia Place is the project's single-family street and should not carry the project's primary garage portal. In support of that relocation, Embrey should prepare a comparative engineering exhibit evaluating the Grove Place entrance against the proposed Arcadia Place entrance under the same criteria: grades, internal queue storage, measured sight distance, headlight paths, emergency access, refuse and move-in

routes, pedestrian conflicts, and impacts on each residential frontage. The final portal configuration should then be fixed in the SUP exhibits before any P&Z recommendation.

Requested (portal impacts): For any portal on Arcadia Place or Cleveland Court, that the SUP require: (a) demonstrated internal queue storage sufficient that vehicles do not queue into the street; (b) verified sight distance at the Arcadia/Cleveland and Grove/Cleveland intersections, measured rather than assumed; and (c) headlight and glare screening designed into the portal. The overlay provided on July 23 is a helpful site-plan section, but it is marked for interim review and is not a photometric analysis: it does not address headlamp height, beam angle and spread, intensity, window elevations, or nighttime conditions, and its conclusion rests on an assumption that only standard-height vehicles will use the garage, an assumption no leasing policy can enforce against the range of pickups and SUVs legally able to enter. We ask for an engineered headlight-path and glare analysis, supported by photometric modeling at the affected windows, including the headlight sweep during turning movements in each direction along the exit paths (for Cleveland Court, including the homes north of the portal toward Arcadia) and accounting for exit-ramp grades, covering the full range of vehicles the garage can physically admit, for both the Arcadia and Cleveland Court portals. This should occur in two stages: a comparative headlight, grade, queue, and sightline analysis before any P&Z recommendation, and a final engineered analysis before building-permit approval. Screening performance should be achieved through design rather than vehicle assumptions.

Requested (§3(c) head-in spaces): That the head-in parking spaces proposed along Arcadia Place, which would be signed for reserved resident use during business hours despite sitting partially in the public right-of-way, be reconsidered in light of the requested portal decision, and in any case not be counted toward satisfying the project's parking requirement. (The filed draft authorizes up to nine such spaces; Embrey's July 23 correspondence references seven. We have asked for reconciliation.) We note that Embrey's own July 6 cover letter to the City describes the right-of-way parking as intended to "help to accommodate the adjacent retail along Broadway." We ask that this stated public purpose be honored: spaces in the public right-of-way remain public at all hours and are not reserved for residents.

4. Parking (Ordinance §3)

Requested: That §3 require no fewer than 495 striped parking spaces located entirely on the Property, and no fewer than 1.65 on-site spaces per approved dwelling unit, whichever is greater, sufficient to accommodate residents, guests, employees, leasing and maintenance personnel, accessible and EV spaces, deliveries, and ordinary move-in activity without reliance on public parking. All public, right-of-way, alley, and on-street spaces (including the 12 spaces shown in Appendix A of the traffic study and the approximately 50 public spaces Embrey has referenced publicly) are supplemental to the neighborhood and shall not be counted toward the project's parking compliance, nor shall the project's approval or operation depend on them. We note that the schematic site plan's own parking tabulation counts the 12 on-street spaces toward a "Total Parking" figure of 510, while the garage alone provides 498 spaces against a 459-space requirement. The condition we request therefore imposes no burden on the current design; it makes binding what the current plan already provides on-site, and what Embrey's July 23 note confirms: "The parking garage will have sufficient parking for all residents." That confirmation addresses residents; the condition above covers the project's full ordinary operation.

We do not object to the requested compact-parking allowance, defined precisely as: no more than 20% of garage spaces, minimum dimensions of 8 feet by 16 feet, clearly marked as compact, and not counted toward accessible-space requirements.

5. Impervious Cover and Drainage (Ordinance §1(c))

Requested: That the proposed right-of-way credit in §1(c) be deleted, and that impervious cover be calculated solely within the private property boundaries and comply with the applicable 85% maximum. Embrey's own impervious cover exhibit shows proposed coverage of 69.75%, comfortably within the 85% maximum without any credit. The credit is unnecessary to the project as designed; its only function would be to enable additional coverage later, which is the reason to remove it. We further ask that the SUP require an engineer-sealed stormwater plan demonstrating no adverse drainage impact on neighboring properties, reviewed and approved by City engineering before issuance of any demolition, excavation, or site-work permit.

6. Tree Preservation

The need for binding conditions is illustrated by the applicant's own submissions: the reported non-heritage preservation percentage declined from 22% in the June concept plan to 17% in the July plan, heritage preservation declined from 49% to 44%, and fee-in-lieu mitigation rose from $78,600 to $87,300, and both plans are stamped "schematic in nature and subject to change." Embrey's July 23 note commits to six-inch caliper street trees, which we appreciate; both filed plans still specify 4-inch stock, and the commitment should extend to all replacement and mitigation plantings, consistent with the July 14 open house discussion.

We ask that the SUP include:

- A buildable tree-preservation plan in which the project arborist has overlaid the critical root zone of every tree marked "preserved" against actual excavation, shoring, utility routing, and construction-access limits, not the schematic-level plan currently on file;
- A five-year survivability guarantee for preserved heritage trees, running from certificate of occupancy, with independent inspections during the guarantee period, a defined replacement deadline, and a remedy if a guaranteed tree dies within that period;
- Six-inch caliper replacement stock for all replacement and mitigation plantings, not street trees alone, as a binding condition;
- An independent arborist, selected or approved by the City and paid for by Embrey, conducting inspections during construction, not merely plan review.

7. Construction Management

Given that several surrounding homes are pier-and-beam structures and date to 1897, 1904, 1907, 1910, and 1930 according to Bexar County Appraisal District records, we ask that the SUP require a construction management plan, approved before any demolition permit issues, that includes:

- Independent pre-construction photographic and elevation surveys, performed by a qualified firm approved by the City and paid for by Embrey, of the neighboring homes, accessory structures, driveways, retaining walls, and hardscape on Arcadia Place, Grandview Place, Cleveland Court, and Grove Place adjacent to or facing the site, with post-construction condition documentation. Each neighboring owner may opt in, each participating owner receives a copy of the survey of their own property, and participation expressly does not waive or limit any claim;

- A binding no-blasting commitment, which Embrey confirmed in writing on July 23;
- Pre-demolition asbestos and lead-based paint surveys of the existing 1970s apartment buildings and the former school by licensed inspectors, completion of all legally required licensed abatement before demolition, and perimeter air monitoring during abatement and demolition, with survey and monitoring results provided to the City;
- Specification of excavation and rock-removal means and methods within the plan itself, since without blasting, rock removal implies sustained mechanical methods (hydraulic breakers, rock saws or trenchers, drilling, and other mechanical rock-removal methods) whose cumulative vibration effects the plan must address;
- Continuous vibration and ground-movement monitoring during every material risk period (demolition, excavation, drilling, mechanical rock removal, Geopier or aggregate-pier installation if used, and foundation work), including settlement monitoring points and crack gauges on consenting neighbors' structures, with defined numerical thresholds established by an independent qualified engineer approved by the City that trigger work stoppage and investigation;
- An engineered dewatering plan, prepared and permitted before excavation begins, designed to prevent off-site groundwater drawdown, settlement, and any discharge toward neighboring properties, with groundwater monitoring during excavation, consistent with Embrey's July 21 statement that dewatering is not anticipated;
- Advance written notice to neighbors at least seven days before demolition, major excavation, drilling, geopier installation, or heavy rock removal, and construction updates to the neighborhood no less than monthly and before each major phase change (demolition, excavation, foundation, and vertical construction);
- A written claim procedure and designated Embrey contact, established and communicated to neighbors before demolition begins, with inspection and a written response to any damage claim within thirty days, and independent review of any disputed claim by a neutral engineer approved by the City at Embrey's expense;
- Evidence, provided to the City before any demolition permit issues, of commercial general-liability and other applicable contractor insurance, in forms and limits approved by the City, together with any bond the City determines appropriate, covering damage to neighboring properties and public infrastructure;
- Dust, mud, noise-hour, and runoff controls, and repair at Embrey's expense of damage to neighborhood streets, curbs, and sidewalks caused by construction traffic;
- Defined construction access, staging, worker parking, and haul routes that do not rely on Arcadia Place, Grandview Place, or Cleveland Court frontages adjacent to homes;
- Continuous resident, emergency, and service access to the surrounding homes throughout construction.

We expect the geotechnical response Embrey has promised to identify the anticipated foundation system, rock-removal methods, recommended vibration limits, monitoring locations, groundwater

conditions, and the specific measures protecting the adjacent pier-and-beam homes; the construction management plan should incorporate those findings.

8. Lighting, Noise, and Mechanical Systems

Requested: That the SUP govern all rooftop and exterior mechanical equipment, including the approximately 300 individual condensing units described to us on July 20, any emergency equipment, and the garage ventilation and exhaust systems, and require stated numerical noise and light limits, with measurement locations and operating assumptions, at the nearest residential property lines and window elevations, with enforceable limits rather than plans alone. Photometric modeling shall evaluate those locations, not solely the pedestrian realm, followed by post-installation field measurements at the same locations before final certificate of occupancy. The comparison projects Embrey provided demonstrate that central placement is feasible; feasibility is not performance, and those examples sit in busier commercial settings than these quiet residential blocks. We therefore ask that the SUP require: condensers over interior corridors and away from building edges; parapet screening; vibration-isolating mounts, with mounting specifications submitted with the permit documents; a cumulative acoustic analysis of the full condenser array at the nearest residential property lines and upper-story windows; and post-installation verification testing at those same locations before final certificate of occupancy, with corrective obligations if measured levels exceed the permitted limits. The numerical limits themselves should be stated in the SUP: proposed by Embrey's acoustic engineer based on the cumulative analysis, reviewed and approved by the City, distinguishing daytime and nighttime levels, and no less protective than the City's existing noise regulations. Exterior-lighting limits shall likewise state maximum vertical illuminance in foot-candles at the nearest residential property lines and affected windows, with post-installation nighttime verification and the same corrective obligations. Projected levels alone do not demonstrate performance. Embrey confirmed the corridor-placement, parapet-screening, and vibration-isolated mounting approach in writing on July 23; this section converts that confirmation into ordinance form.

9. Utility Infrastructure and Service Protection (Ordinance §2(b))

The draft ordinance's §2(b) anticipates water demand potentially exceeding the capacity associated with the meters currently installed on the Property, and answers with a fee of up to $15,000 per acre-foot. Payment alone does not demonstrate distribution capacity, pressure, fire flow, or sanitary-sewer capacity. The existing site consists of a 42-unit apartment complex and a closed school that most recently operated at approximately 120 students, per the applicant's own traffic study; the project proposes roughly 300 dwelling units, with actual present occupancy and utility demand to be verified.

Requested: That the SUP require an engineer-sealed utility capacity study, reviewed and approved by the City, with water, sewer, fire-flow, and stormwater elements approved before issuance of any demolition, excavation, or site-work permit, and electrical and telecommunications coordination completed before building-permit issuance, covering: (a) domestic water demand and distribution capacity, measured against actual verified use, not prior or theoretical uses; (b) fire flow and residual pressure at the hydrants serving the site and surrounding blocks, demonstrating compliance with City and fire-code requirements under peak-demand and required fire-flow conditions, without material adverse degradation of service to neighboring properties; (c) sanitary sewer capacity and the condition of the receiving mains; (d) stormwater conveyance consistent with Section 5; and (e) electrical and telecommunications service coordination, including transformer and feeder work and its location. Any

upgrades the study identifies should be constructed at Embrey's expense before certificate of occupancy, with the §2(b) fee a supplement to, not a substitute for, demonstrated capacity. Utility tie-ins affecting neighboring service should require written notice to affected residents at least seven days in advance, be scheduled during daytime hours and limited to the shortest feasible duration, with any planned interruption expected to exceed four hours requiring prior City approval and same-day restoration, and with emergency work excepted subject to notice as soon as practicable. Water, sewer, electrical, and telecommunications service to surrounding homes should otherwise be maintained throughout construction.

10. Traffic Analysis (Embrey Obligation)

Requested: That Embrey submit its traffic impact analysis to the City, and disclose in that submission: (a) the site's actual current occupancy and use, including the closed school; (b) any prior-use baseline Embrey contends is legally permissible; and (c) the effect of each baseline on projected net trips. The analysis should not be relied upon at P&Z or Council until independently reviewed by the City. We understand from the City's Community Development Department (July 23) that no traffic analysis has been submitted by the applicant and that none is required by the City's code. This condition is therefore the only mechanism by which the traffic representations made publicly on the project's behalf become part of a reviewable record. The City has further confirmed (July 24) that a submitted analysis would become part of the case file subject to the Public Information Act, that its engineering consultant usually reviews such analyses during formal plan review, and that earlier review can occur if directed. We ask that Embrey's submission include a request that this review be directed to occur before P&Z action.

11. A Single Controlling Document

We ask that Embrey provide one dated, signed project data sheet controlling unit count, legal-bedroom count, total sleeping-space count, the separate maximum elevations described in Section 2, street-facing story limits, upper-story and rooftop-structure setbacks, façade-recess dimensions, portal locations, garage levels, parking counts, impervious cover, and tree mitigation figures. The record to date shows why: the unit count has appeared as 320, 305, 299, and 300 in successive documents, and the reserved leasing-office spaces as nine in the filed draft and seven in Embrey's July 23 correspondence. That data sheet should be incorporated into the SUP as an exhibit, expressly controlling over other submissions, binding on successors and assigns, and not subject to change through administrative approval. Specifically, any increase in units, bedrooms, sleeping spaces, height, garage levels, or impervious cover; any reduction in setbacks, stepbacks, on-site parking, or tree preservation; any change to portal locations; any weakening of screening, construction-management, or mechanical conditions; or any new reliance on public parking should require a further public SUP amendment. Where submissions or exhibits conflict, the lower height, unit, bedroom, and sleeping-space figures and the greater setback, parking, and tree-preservation requirements control.

If the City Attorney determines that any condition in this letter cannot legally be included in the SUP ordinance, we ask that it instead be placed in another written and, where legally available, recorded instrument approved by the City and binding on the owner, developer, contractors, successors, and assigns. Neighbor support remains contingent on execution of that instrument.

12. Enforcement (Ordinance §6)

Requested: That the word "knowingly" be removed from Section 6 of the draft ordinance, so that the SUP's conditions are enforceable upon violation without requiring proof of the owner's state of mind.

Closing

We recognize this is a substantial list. These conditions operate as an integrated package: several establish the project's permitted scale, while the remainder largely convert commitments Embrey has already made to us, many now in writing, into the enforceable form this process requires, and ensure those protections remain effective through permitting, construction, and operation.

We would like to reach an agreement that lets us support this project through the P&Z hearing on August 3 and the Council hearing on September 14. We are glad to meet again before then. Absent an agreement, we expect to submit this letter and its attachments into the P&Z record by 5:00 PM on Thursday, July 30, 2026, ahead of the City's confirmed P&Z packet cutoff of noon on Friday, July 31. Thank you for your continued engagement with this neighborhood.

Sincerely,
Doug & Natalie Smith
201 Arcadia Place

On behalf of the 13 households listed on the attached roster of supporting households (signed authorizations on file)

cc: Mayor Al Honigblum (by separate transmittal) | Attachment: Roster of Supporting Households

Roster of Supporting Households

Grove Place Apartments — Case No. 1045P (Alamo Heights ARB) / P&Z Case No. 473

Attachment to letter of July 27, 2026, from Doug & Natalie Smith to Brad Knolle, EMBREY. Thirteen households. Each household below has executed a signed authorization for this letter to be submitted on its behalf. The signed originals are retained by the coalition and are available for inspection on request; this roster lists name and address only, as agreed with the signers.

Printed Name(s)	Property Address	Owner / Resident / Both	Signed Authorization on File
Norma C. Bodevin	201 Grandview Place	Owner	Yes
Barbara Warren	206 Grandview Place	Owner	Yes
Mady Culverhouse, Frederick Culverhouse, and Maida Culverhouse; Culverhouse Family Trust	403 Cleveland Court	Owner	Yes
Maureen McCann	202 Grandview Place	Owner	Yes
Betty Gerlach	115 Arcadia Place	Owner	Yes
Maggie and Dan Simpson	140 Grandview Place	Owner	Yes
Eric Minoff	203 Arcadia Place	Owner	Yes
Kristine L. Davis	315 Cleveland Court	Owner	Yes
Angela Carral	117 Arcadia Place	Owner	Yes
Claudia Carlos and Casey Thomas	121 Arcadia Place	Owner	Yes
Sandra East	204 Grandview Place	Owner	Yes
Shannon Gallagher	317 Cleveland Court	Owner	Yes
Natalie Vasquez Smith and Douglas Smith	201 Arcadia Place	Owner	Yes

Tyler Brewer

Subject: RE: Grove Place: status of outstanding items and P&Z record submission

Thanks,

Tyler Brewer, AICP
Senior Planner
City of Alamo Heights
210.832.2239

From: Douglas Smith <>
Sent: Friday, July 31, 2026 8:51 AM
To: Lety Hernandez <lhernandez@alamoheightstx.gov>
Cc: Tyler Brewer <tbrewer@alamoheightstx.gov>; Garrett Pringle <gpringle@alamoheightstx.gov>; Natalie Cell <>
Subject: Fwd: Grove Place: status of outstanding items and P&Z record submission

Ms. Hernandez, for the record in Case No. 473, please find the applicant's written response of July 30, 2026 to our July 27 conditions letter, together with its five attachments and our clarification from this morning (email below). We ask that these be included in the Commission packet, or, if the packet has closed, distributed to commissioners as supplemental material for Monday's hearing. Please confirm receipt and how they will be provided.

Additionally, the attachments are rather large so could you please confirm receipt of all five?

Thanks again!

- Doug and Natalie Smith
201 Arcadia Place

On Fri, Jul 31, 2026 at 8:26 AM Douglas Smith < > wrote:

> Brad, one clarification for the record: our July 27 letter did not state that preservation of the interior oak grove is unimportant to neighboring residents. It stated that preservation of an interior project amenity cannot justify excessive massing along residential streets, and asked that alternatives be free to evaluate redesign, relocation, or selective removal with full mitigation. Please do not characterize our position as opposing preservation of the oak grove.
> Thanks, Doug

---------- Forwarded message ---------
From: **Brad Knolle** < >
Date: Thu, Jul 30, 2026 at 7:31 PM
Subject: Re: Grove Place: status of outstanding items and P&Z record submission
To: Douglas Smith < >
Cc: Joel Albea < >, Natalie Smith < >

Douglas,

I apologize for missing your deadline for the written response. I assure you that Joel and I have been working diligently on your requests below. We are still working on a few items that you have requested and will follow up with those in the coming days.

Please see my responses below in red and the attachments.

BRAD KNOLLE
EXECUTIVE VICE PRESIDENT OF DEVELOPMENT

MOBILE 210.268.8620
OFFICE 210.824.6044
EMAIL

embrey.com

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EST. 1974

From: Douglas Smith < >
Sent: Thursday, July 30, 2026 5:21 PM
To: Brad Knolle < >
Cc: Joel Albea < >; Natalie Smith < >
Subject: Grove Place: status of outstanding items and P&Z record submission

*** THINK BEFORE YOU CLICK!!! This email was sent from OUTSIDE of EMBREY. Do not click links or open attachments unless you recognize the sender and know the content is safe. ***

Brad,

As indicated in our July 27 letter, absent an agreement by 5:00 PM today the letter and its attachments have been submitted into the P&Z record for Case No. 473 ahead of the City's packet cutoff.

This we are working from a shared record, the following remain outstanding as of this evening, with references to our correspondence of July 20 through 24:

1. A written response to the July 27 conditions letter, requested by 5:00 PM today. Please see the attached document "Alamo Heights - Douglas Smith Response"

2. The materially reduced street facing massing alternatives requested in July 27 letter, with dimensioned sections and eye level views, also requested by 5:00 PM today. This will be forthcoming but is not an option we are considering.

3. Your geotechnical engineer's response on the foundation system and vibration protections for the adjacent pier and beam homes, which your July 23 email said would arrive the next day or early the following week. Please see the attached document "Alamo Heights - Geopier Vibration Letter"

4. The eye level renderings from the nine viewpoints we provided on July 24 at your request, per your July 21

commitment to provide views from the model, including the rooftop stair and elevator towers. Please see the attached "2026.07.30 Grove Pl - Neighborhood Views"

5. The one page controlling exhibit consolidating the four corner spot elevations, parapet and tower heights, average grade calculation, and unit and bedroom counts, committed in your July 21 email and refined in our July 22 exchange. This will be part of the final SUP. Nothing has changed from what you have seen thus far. We can have a draft prepared for the upcoming meeting for you to review.

6. Reconciliation of the seven leasing office spaces in your July 23 response against the nine in the filed SUP draft at Section 3(c), raised in our July 22 email. Please refer to the document "Alamo Heights - Douglas Smith Response". We agree to limit to seven spaces.

7. The garage queuing and traffic flow data from comparable projects, which your July 21 email described as available but needing formatting. Please see the attached "Alamo Heights - Parking Report Can Plant"

8. The conclusions of the RCLCO market study referenced at our July 20 meeting and at the open house (July 14). The RCLCO market study does not give definitive "conclusion" but rather recommendations on: program, asking rents, absorption, and amenities. It also analyzes supply and demand. If there are specific questions, please let me know and I will be happy to try to answer.

9. The office working meeting you and Joel offered after the ARB session on July 28. We said then we would be glad to attend and have not heard back on scheduling. Please suggest a couple of options next week.

I have also attached our acoustical analysis for the mechanical equipment on the roof for your review. Please see the attached document "Condenser Acoustics"

We remain willing to meet and our support remains available on the terms in the letter. If any of the items above are in progress, receiving them with enough time to review before Monday would be genuinely useful on our end.

Best,
Doug and Natalie Smith
201 Arcadia Place

Brad Knolle

Embrey Builders, LLC

7600 Broadway; Suite 300

San Antonio, TX 78209

July 27, 2026

RE: Embrey Grove Place Parking Garage - Geopier Vibratory Compaction Means, Methods, and Impact

Brad:

In response to your question regarding means, methods, and potential property impact to neighboring structures across the street (Arcadia Place) from the jobsite , we are providing the response below.

From a vibration standpoint, Geopier has performed a number of studies, and have found that Geopier installation puts less vibration in the ground than what occurs with a medium size vibratory roller typically used to place compacted fill during construction.

We find that depending on the soil conditions and the installation methods used to construct the Geopier elements that vibrations drastically drop off to near zero within 2 to 10 feet of the actual installation point.

Based on the distance of these houses across the street (Arcadia Place) from the current location of the Proposed Parking Garage , I do not foresee any potential concerns with damage. We have installed Geopiers in a number of urban settings and what we have done is set up a vibration monitoring system at the edges of the property line and even near the concerned homeowners. Then we will typically install in the middle of the site with Geophones/ Receivers at a horizontal distance that models the distance away from the homeowners to confirm that there are no issues. Then we can move from the center of the site towards the edges.

We have found that a large truck running down the street may also produce more vibration that the Geopier Installation.

We have installed numerous projects like this with no issue and do not see any issue at this site for installation of the Proposed Parking Garage with the adjacent homeowners across the street (Arcadia Place).

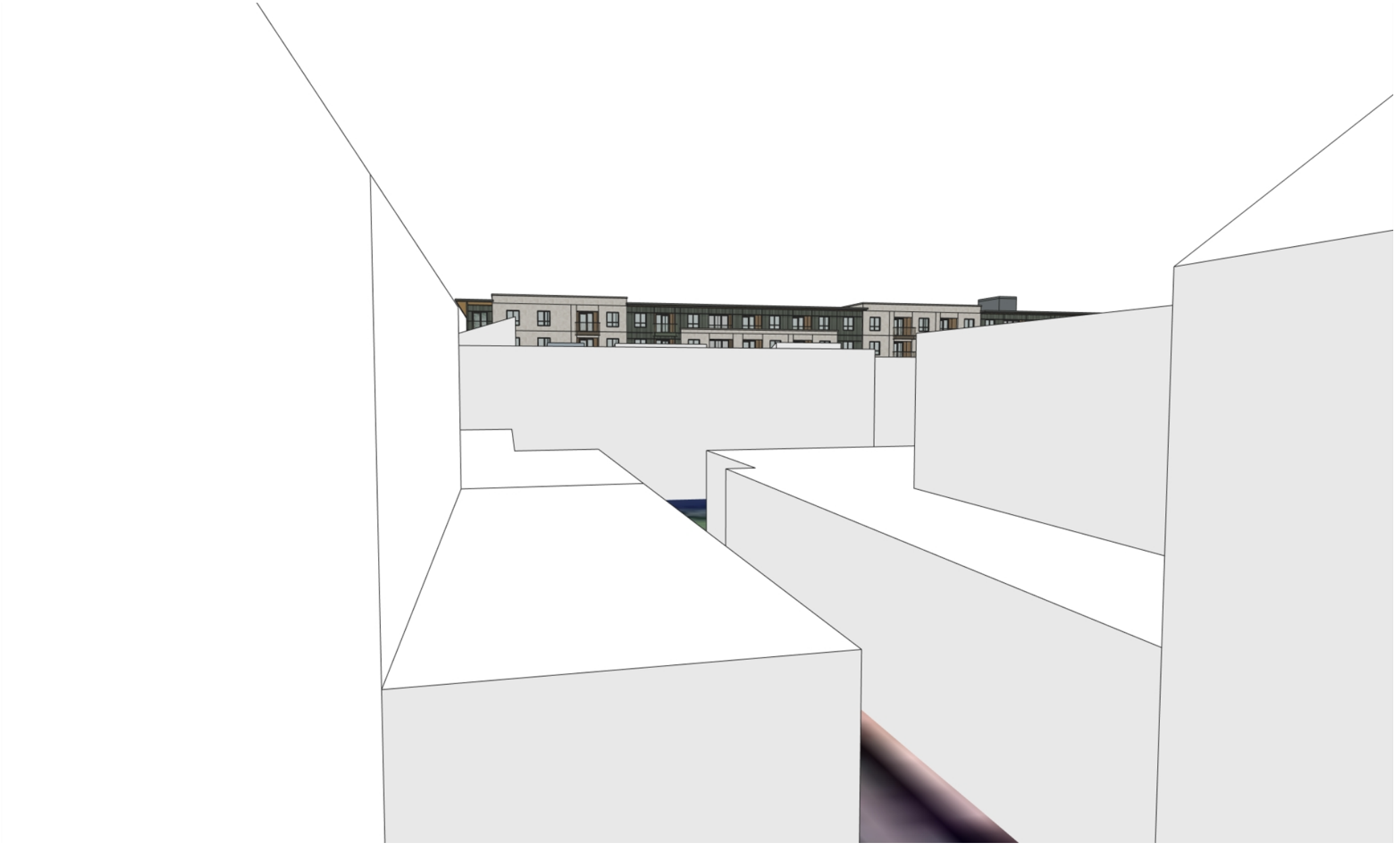
We hope this answers your question.

Sincerely,

Zaid Abuhamdeh, P.E, PMP
Region Engineer – South Texas
Zaid.Abuhamdeh@cmc.com

Steven Werling,
Area Director – South
Steve.werling@cmc.com





201 Arcadia View

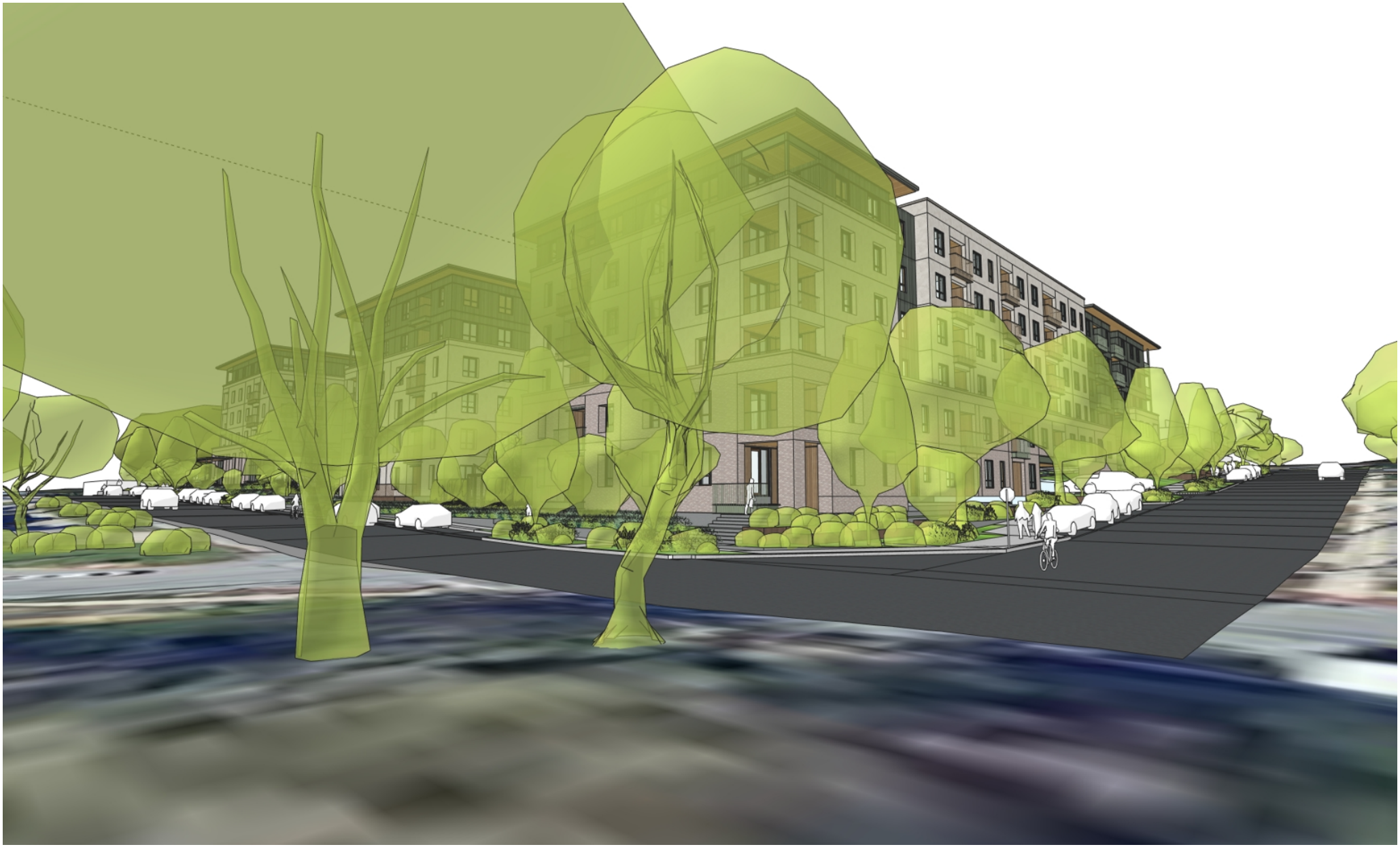


202 Grandview View

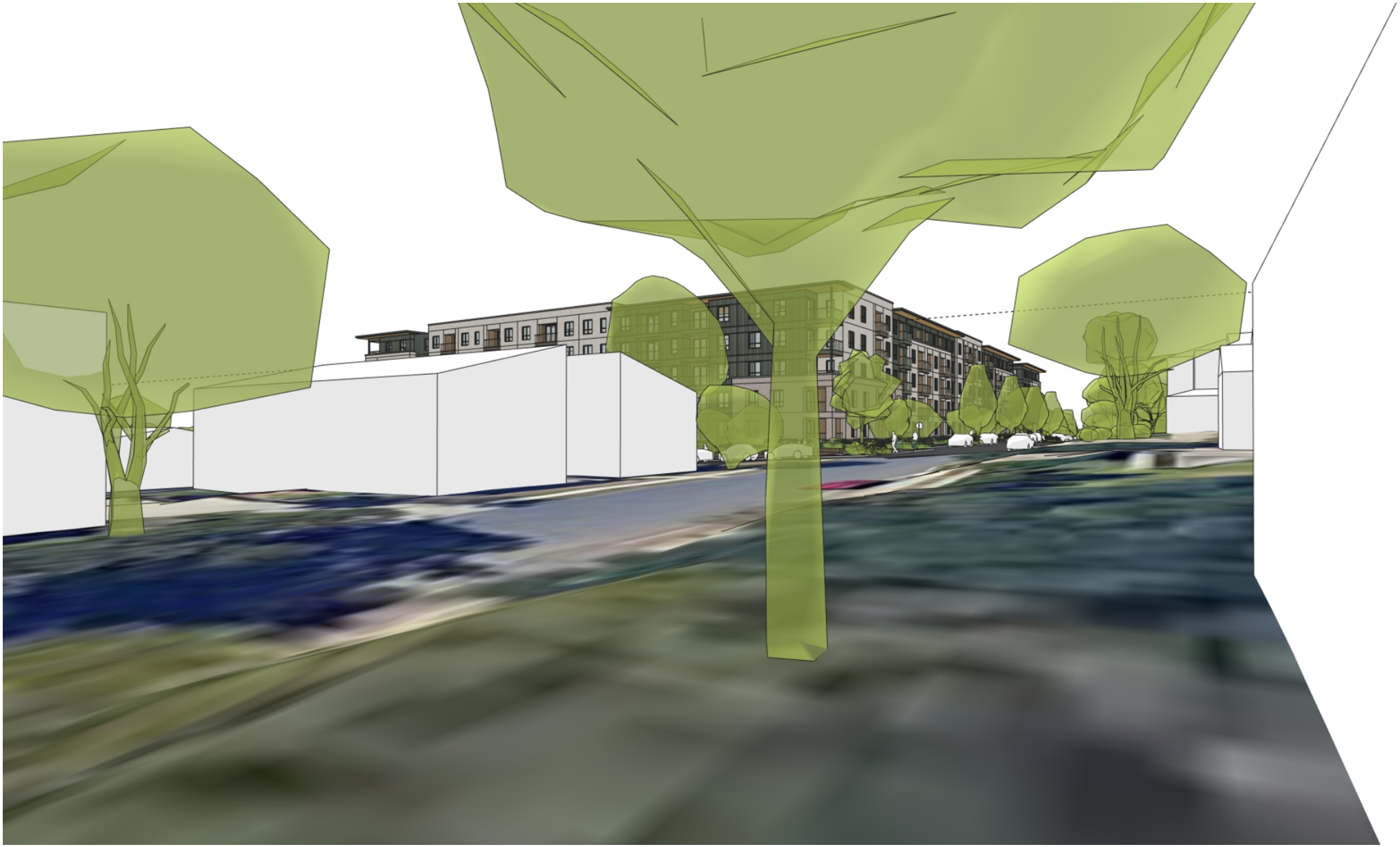


202 Grove View

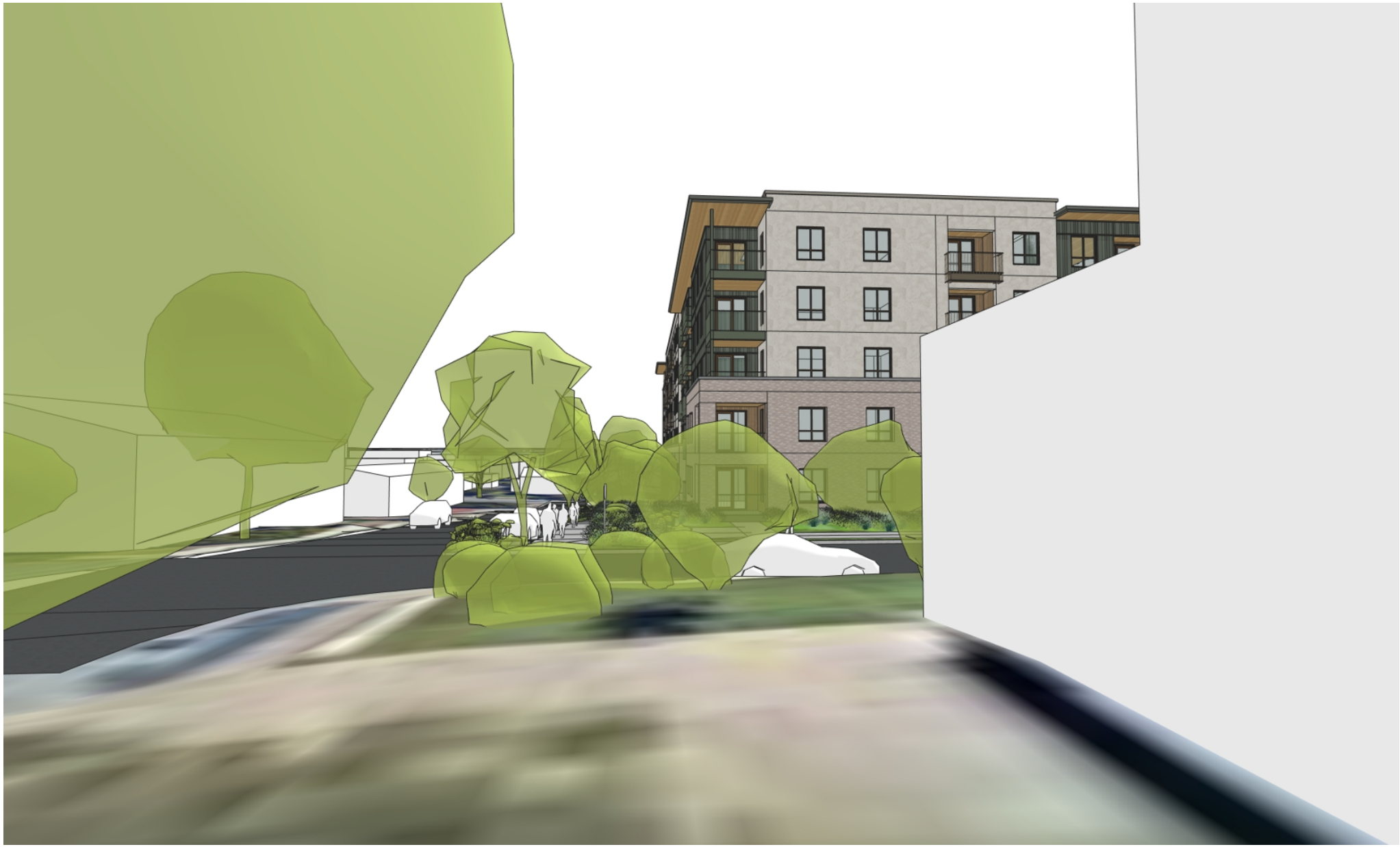
Attachment A-2



203 Arcadia View

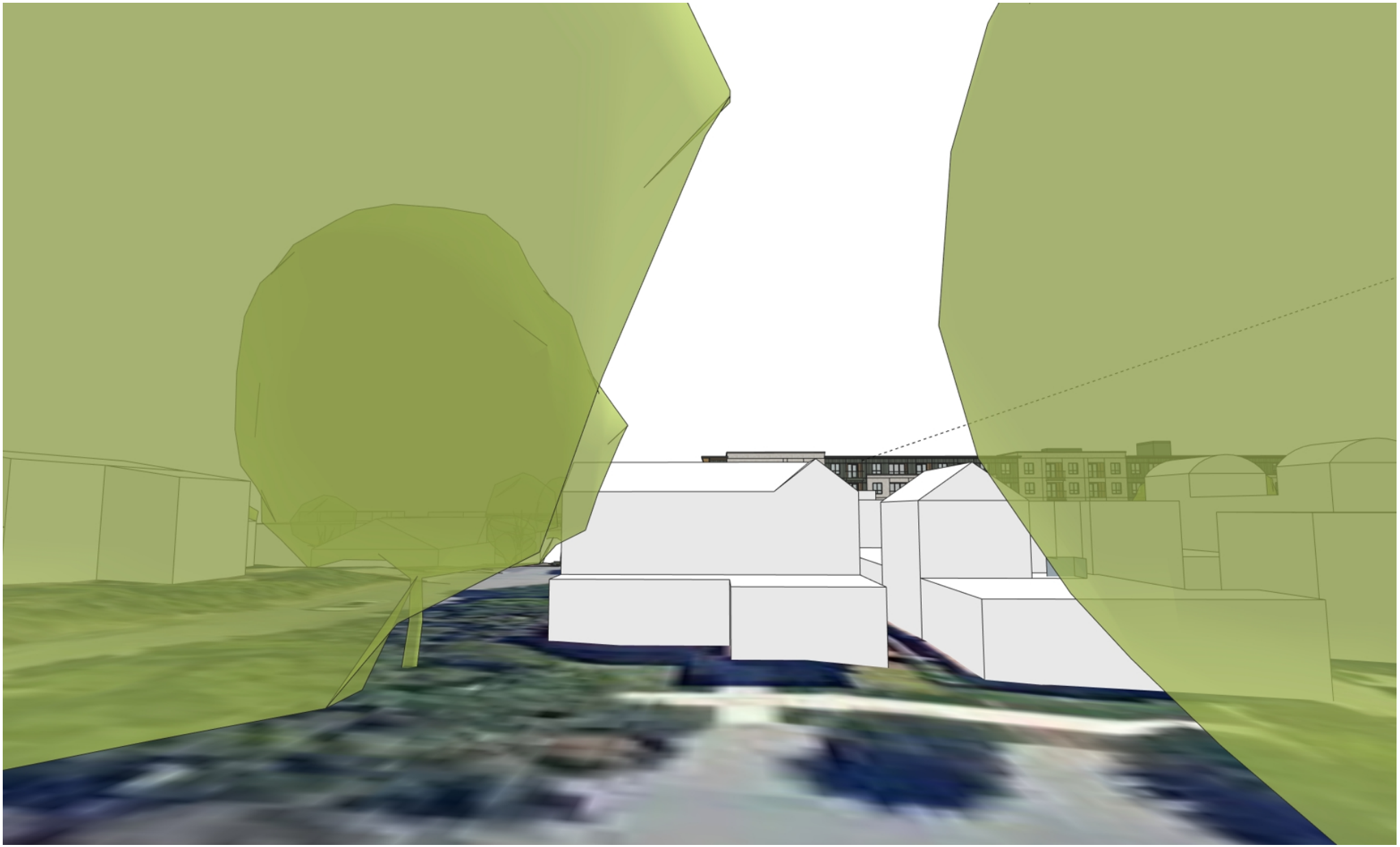


315 Cleveland View



403 Cleveland View

Attachment A-2



115 Arcadia View



117 Arcadia View



Can Plant Residences – Pearl

Flash Valet

Can Plant Residences - Pearl SA

Vehicles Per Hour

Location	Period	Parked
Can Plant Residences - Pearl SA	12:00 am to 1:00 am	1
	1:00 am to 2:00 am	1
	2:00 am to 3:00 am	1
	3:00 am to 4:00 am	0
	4:00 am to 5:00 am	0
	5:00 am to 6:00 am	0
	6:00 am to 7:00 am	3
	7:00 am to 8:00 am	3
	8:00 am to 9:00 am	5
	9:00 am to 10:00 am	8
	10:00 am to 11:00 am	8
	11:00 am to 12:00 pm	8
	12:00 pm to 1:00 pm	13
	1:00 pm to 2:00 pm	10
	2:00 pm to 3:00 pm	15
	3:00 pm to 4:00 pm	23
	4:00 pm to 5:00 pm	29
	5:00 pm to 6:00 pm	40
	6:00 pm to 7:00 pm	24
	7:00 pm to 8:00 pm	20
	8:00 pm to 9:00 pm	19
	9:00 pm to 10:00 pm	15
	10:00 pm to 11:00 pm	6
	11:00 pm to 12:00 am	7

This carrier unit was specified on a similar project in Austin, TX.

GH5SAN5
Single-Stage Heat Pump
with Puron Advance™ Refrigerant
1.5 To 5 Tons

Carrier

Product Data



Puron ADVANCE

This unit has been designed utilizing Carrier's non-ozone depleting and low global warming potential Puron Advance™ refrigerant.
Heat pumps with Puron Advance™ refrigerant provide a collection of features unmatched by any other family of equipment.

Industry leading Features / Benefits

Efficiency
- 14.3 - 16.0 SEER2 / 10.0 - 12.5 EER2 / 7.5 - 7.8 HSPF2 (depending on unit size and indoor combination installed)
- Microtube technology refrigeration system
- Indoor air quality accessories available

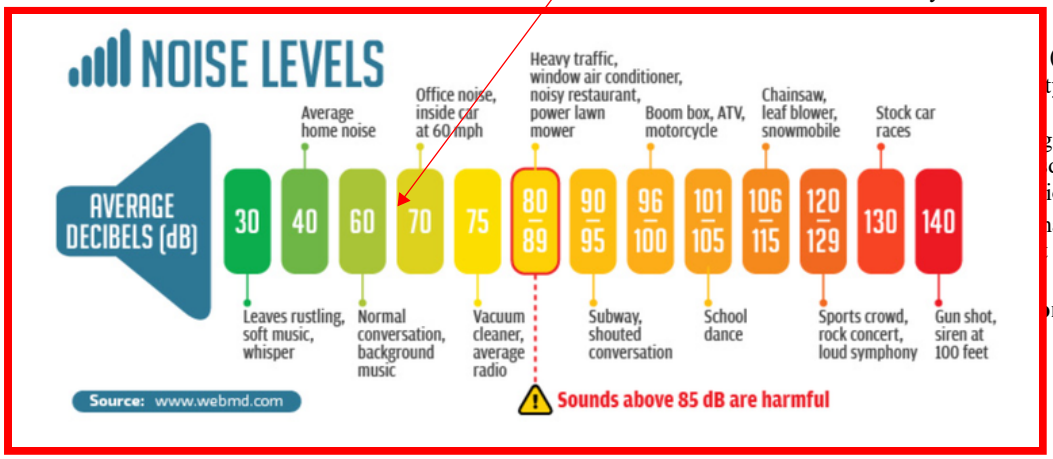
Comfort
- System supports programmable or standard thermostat controls

Sound
- Sound levels as low as 68 dBA

Reliability
- Non-ozone depleting and low global warming potential Puron Advance™ refrigerant
- Scroll compressor
- Internal pressure relief valve
- Internal thermal overload
- Loss of charge switch
- Filter drier
- Balanced refrigeration system for maximum reliability

Durability
Protection Package:
- Solid, durable sheet metal construction
- Dense wire coil guard

Applications
- Long line - up to 250 feet (76.20 m) total equivalent length, up to 200 feet (60.96 m) condenser above evaporator, or up to 80 ft. (24.38 m) evaporator above condenser (See Long Line Guide for more information.)
- Low ambient cooling (down to 0°F/-17.8°C) with approved low ambient accessory kits



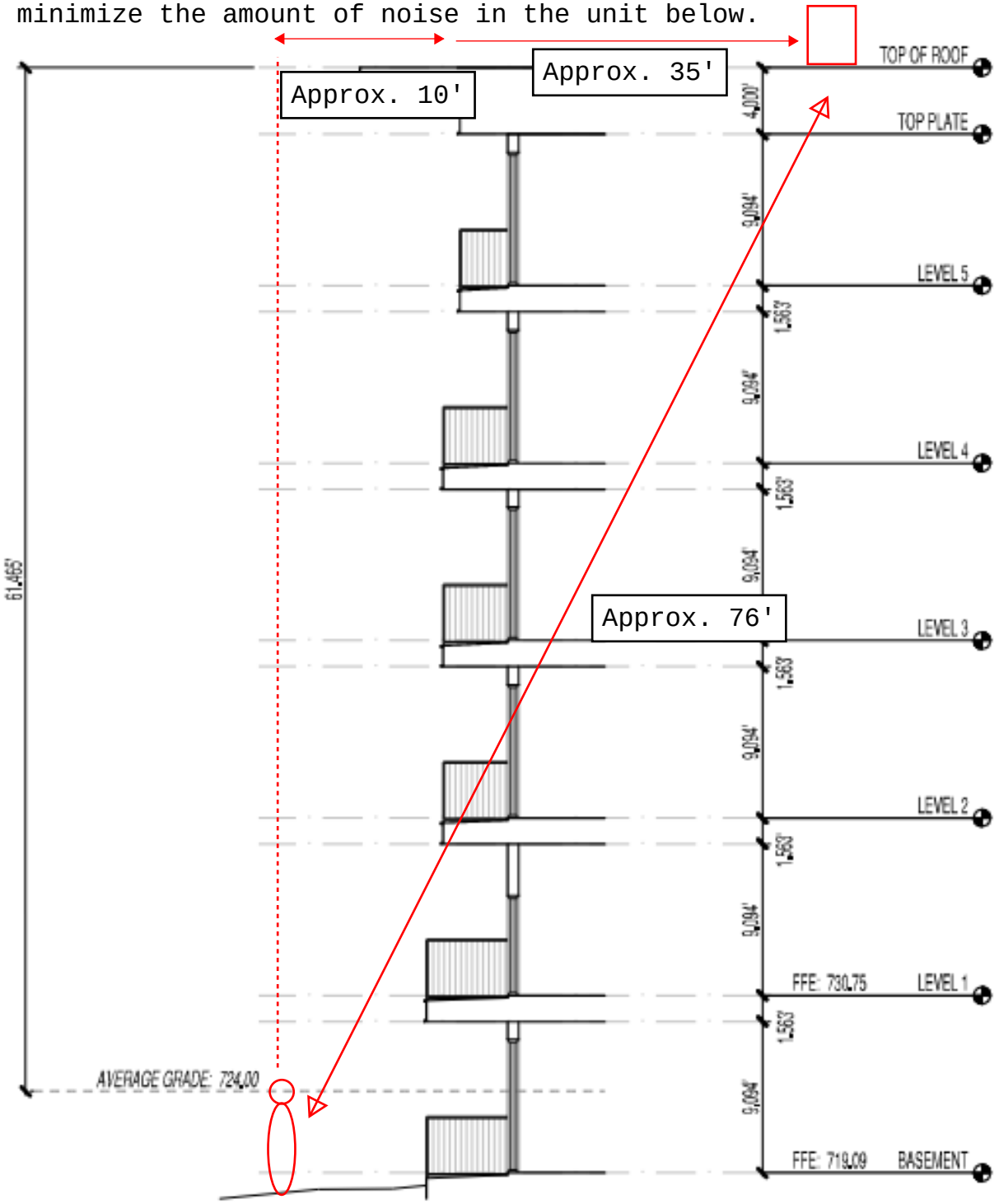
(including compressor and coil)
ty (including compressor and coil) with

gistered within 90 days of original
dictions where warranty benefits cannot
ion.

haser/homeowner and not available to
in jurisdictions where applicable laws

mplete details and restrictions.

Condensing units are typically located over corridors to minimize the amount of noise in the unit below.



4 CORNER OF ARCADIA & ALLEY

SCALE: 1" = 20'-0"

Calculate Target Decibel Level (L_2)

Initial Decibel Level (L_1) (dB)

68

Reference Distance (R_1)

1 Feet

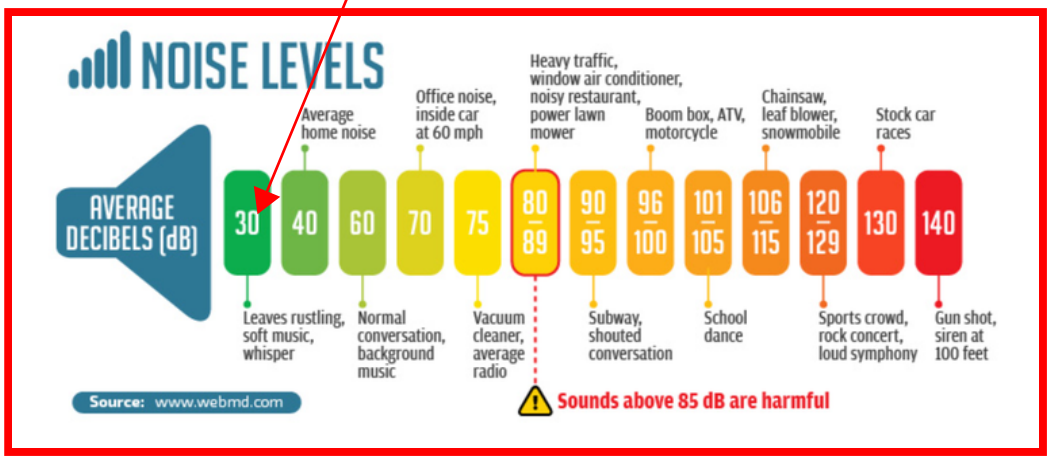
Target Distance (R_2)

76 Feet

Calculate Reset

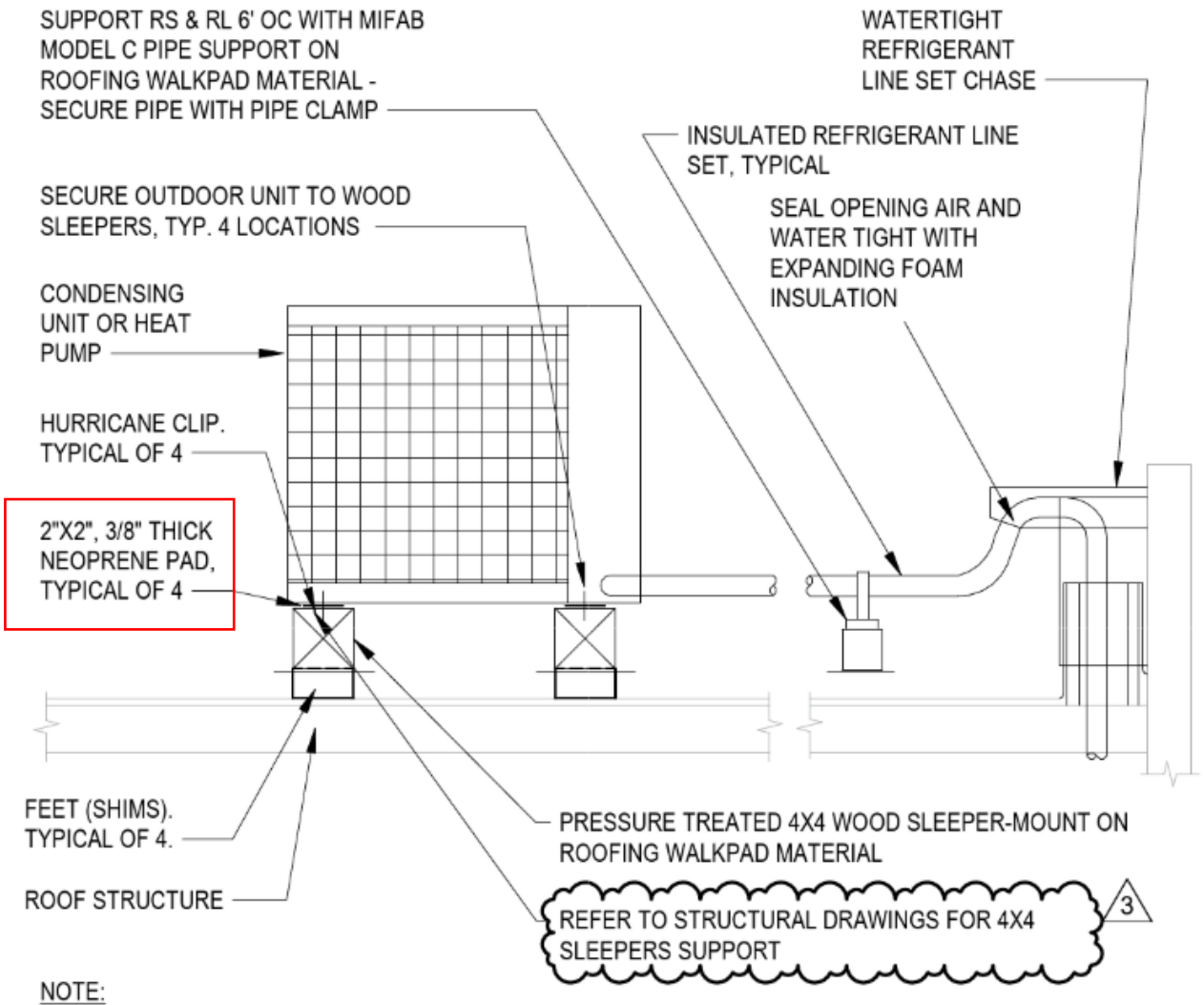
Calculation Results

The Target Decibel Level (L_2) at the new distance is: 30.38 dB



Note that this quick calculation does not take into account acoustical loss / dampening from the building or numerous other exterior elements. Standing immediately in front of our proposed building one would experience less noise from the roof top condensing units than one would experience in a quiet home. This noise would further deteriorate to a theoretical level at neighboring property boundaries.

Example roof top condensing unit mounting detail. Condensing units are mounted above corridors and vibration isolation pads (sample product noted on following page)are installed to minimize noise experienced in the units below.



NOTE:

1. MIFAB PIPE SUPPORT TO HAVE 14 GA. X 3/16" WIDE GALVANIZED CHANNEL. LENGTH TO SUIT QUANTITY OF PIPING SUPPORTED. PROVIDE INSULATION SHIELD WHERE STRUT CLAMP COMES IN CONTACT WITH INSULATION.
2. ENSURE QUANTITY OF OUTDOOR UNITS ON EACH 4X4 RAIL MEET THE WIND UPLIFT RESISTANCE REQUIREMENTES.

OUTDOOR UNIT ROOF MOUNTING DETAIL

SCALE: NTS

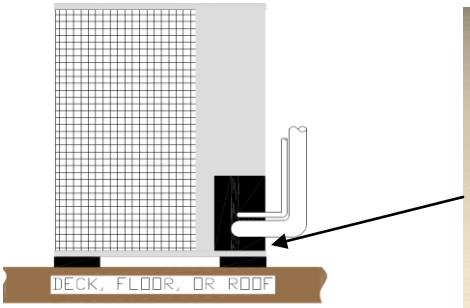
Vibration Isolation Pads/Precut Pad Packs

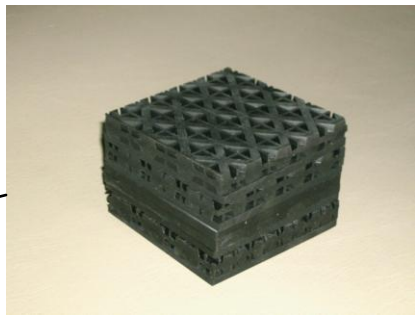
Quiet Vibrating A/C Condenser Units

Issue: Frequently home, apartment, or condo A/C condenser units are installed on roofs, decks and upper floors. Occupants of space adjacent to or below these units experience disturbing noise/vibration when they are operating.

Application: By installing AirLoc Precut Pad Pack Neoprene pads under the corners of these units, the structure-borne noise transferred to the support structure can be greatly reduced.

Recommendation: Use the Max Steady Load values in pounds (lb.) shown below when selecting Vibration Isolation Pads for optimum performance. Most residential units weigh in the 200-500 pound range and the Grainger 3ECK4 pack of 4 pads will work fine. For better isolation, pads can be stacked 2 high in each corner! For larger commercial units, pads are available to support higher loads, as shown below!





Grainger Item No	Size (in)	Max Steady Load
Neoprene Pre-Cut Pad Packs – Pkg. of 4		
3ECK4	2 X 2	1000 lb.
3ECK5	4 X 4	2500 lb.
3ECK6	6 X 6	4000 lb.
3ECK7	8 X 8	10,000 lb.

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EMBREY

7600 BROADWAY SUITE 300
SAN ANTONIO TEXAS 78209
210.824.6044

embrey.com

July 30, 2026

Doug Smith
201 Arcadia Place
San Antonio, TX 78209

RE: Response to Letter dated July 27, 2026 regarding P&Z Case 473

Doug,

I am responding to your letter dated July 27, 2026. I have attempted to respond to all of the questions and requests that are embedded within the body of your letter.

Unit Count and Bedroom Count
We will agree to cap the number of residential units at 300. **The revised SUP will reflect this.**

The market study will not be shared but I am willing to answer specific questions about the study if provided. Please provide specific questions in writing.

We are not willing to increase the average size of the units in order to keep the net rentable square footage the same while decreasing the density. We desire to have a variety of unit sizes that cater to a wide range of prospective tenants. Larger units lease at a slower absorption than smaller units therefore affecting the absorption timeline of the development.

We classify a studio unit as a 1 bedroom unit. We do have 1 bedroom units that have a study/den. We are not counting the study/den towards our bedroom count. We have study/den spaces for the resident who wants a home office. If a resident needs a two bedroom unit, we encourage them to lease a 2 bedroom/2 bathroom unit. Our SUP will stipulate the number of units, not the number of bedrooms. The number or bedrooms will be reflected in the building permit submission set of plans.

We will provide an exhibit that shows the building height from all 4 primary corners. That exhibit will be forthcoming. We are in support of having a final exhibit that governs the building height as part of the final SUP.

We have studied different massing including 3 story on the East end of the project and 7 story on the West side. This type of structure is not financially feasible to build. This is due to: increased cost of concrete podium construction for the transfer slab needed to go seven stories and the cost of exposing and then screening the parking garage behind the 3 story (placing the garage 3 levels below ground so that the top floor would be as the same elevation as a 3 story building is not a realistic option).

Included with this letter are the various view exhibits that have been requested in previous correspondence.

Access Portals and Right of Way Ordinance

We continue to study options to adjust the Arcadia garage entrance and move it further West towards Broadway. The location(s) being studied would eliminate the large tree (the interior oak grove) that we were trying to save although we do acknowledge that saving that large tree is not of importance to the neighboring residents. We understand your concern about headlights shining into homes and car queueing into the garage although we do not agree that it will be an issue due to the grades and allowable car height. It is worth noting that the existing apartments have driveways that currently align with single family. The garage entrance on Cleveland Court will remain as is thus allowing us to have two full ingress and egress garage entry points.

We have studied the parking queueing on similar developments with the proposed density. During peak hours, we did not exceed an average of one car per minute entering or exiting the garage. We do not anticipate any issue with car queuing at this development.

Residents are encouraged and expected to park in the parking garage as that is the purpose of the garage. There will be ample parking available in the garage. With the exception of the 7 proposed head in parking spaces along Arcadia at our Leasing Center, the additional parking that we are proposing to construct is all public parking and not reserved for residents.

Parking

We are proposing a minimum of 495 spaces in our garage. This will accommodate residents, guests, and operation personnel. If requested by the City, we will stipulate this in the SUP

Impervious Cover

Embrey will follow the permitting process dictated by the City of Alamo Heights. As we have shown, we are not impacting the City with additional impervious cover compared to the existing conditions.

Tree Preservation

Embrey will plant 6 inch caliper trees for tree mitigation. **The SUP is being updated to reflect this.** The tree preservation plan will be part of a later submittal to the City. Considering that a large portion of the preserved trees are located in an area that will be accessible to the public, we do not agree to a "five year survivability guarantee for preserved heritage trees". As with all of our developments where saving trees is part of the development plans, we will have an arborist conduct routine inspections and correct deficiencies if any.

Construction Management

Embrey will make reasonable accommodations to survey and inspect residences within 200' of the site boundaries both pre construction and post construction.

Embrey agrees that there will be no blasting during demolition or construction.

Embrey will follow the laws of the State of Texas and the City of Alamo heights regarding asbestos abatement and demolition. This does include air monitoring.

Embrey will follow the City of Alamo Heights Code of Ordinances and Building Codes to address means and methods of construction, which will include: hours of operation, construction access, temporary street closures (if any) and environmental controls.

Groundwater was not encountered in our geotechnical investigation. During construction, if groundwater if found, it will be addressed at that time.

Embrey agrees to a monthly email sent to residents that outlines major milestones and activities during construction. It will be up to the individual resident to notify Embrey of their desire to be included in the update.

Embrey has confirmed that our general liability insurance policy will cover damage to neighboring properties if any damage occurs where Embrey is at fault. If the City requests a copy of the policy, we will provide.

Lighting, Noise, and Mechanical Systems

Embrey will place all condensing units on the roof over the corridors so that they are not visible from street level. This is a standard practice for Embrey. As stated above, Embrey will be in compliance with all Building Codes adopted by the City of Alamo Heights. Enclosed is an exhibit provided by our mechanical consultant.

Embrey has provided and will provide a photometrics plan for the City to review, comment on, and approve prior to commencing construction.

Utility Infrastructure and Service Protection

Embrey is proposing language in the SUP that stipulates that all utility upgrades will be at the expense of Embrey. Additionally, there is language in the draft SUP that stipulates that Embrey will be purchasing up to 40 additional acre feet of water for the City of Alamo Heights.

The City of Alamo Heights will review and approve all engineering plans which will include utility plans prior to commencing construction.

City Public Service will be tasked with the design and construction of all electrical upgrades and services to the site. If upgrades to the infrastructure are required, it will be up to Embrey and CPS to negotiate those fees.

Traffic Impact Analysis

Embrey hired Pape Dawson to do a limited TIA. The TIA was not a requirement of the City but voluntarily done by Embrey and shared with you. If the City requests a copy of the TIA, we will provide it to them.

Single Controlling Document

The Single Controlling Document will be the final Specific Use Permit as well as all engineering and building permits submitted to and approved by the City. If the City Attorney requests additional information to be included in the SUP, then Embrey will comply with that request.

Closing

Please understand that the contents outlined in the SUP are subject to final approval by the City of Alamo Heights. At this time, Embrey is not agreeing to any additional form of document that encumbers the property. If the City of Alamo Heights objects to a condition being stipulated in the SUP, we will have to mutually agree on another avenue to address it that does not involve a recorded document. As with any development, we have to submit and have approved civil engineered site plans and building permit plans that will also govern what can be built on the site. In order to receive a certificate of occupancy, we have to build per the approved plans and pass all inspections throughout the process.

We have spent considerable time analyzing different options for the site and believe in our proposal. We are very proud of our proposal and believe that this will be a great asset for the City of Alamo Heights. Embrey will remain available for any discussion that you or your neighbors want to have. We too would like to come to an agreement with you and earn your support for the project.

Sincerely,

Brad Knolle
Executive Vice President - Development

ORDINANCE NO. _____

A ZONING ORDINANCE GRANTING A SPECIFIC USE PERMIT RELATED TO THE OPERATION OF A MULTI-FAMILY RESIDENTIAL COMPLEX LOCATED AT 102 ARCADIA PLACE AND 141 GROVE PLACE, 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 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, an application for this Specific Use Permit (this "SUP") was submitted by Embrey Partners, LLC, a Texas limited liability company, and/or its successors and assigns (collectively, "EMBREY") to the City of Alamo Heights on July 6, 2026; and

WHEREAS, the applicant seeks the SUP for the purpose of construction of a multi-family residential complex with related amenities 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 on August 3, 2026, and the second public hearing being conducted by the Alamo Heights City Council on September 14, 2026; providing all interested and present 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, by majority vote to recommend to City Council that the SUP be approved with the condition that Section 2 of the draft SUP Ordinance be reviewed by the City Attorney; 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 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. A Specific Use Permit is approved for the Property addressed as 102 Arcadia Place and 114 Grove Place, pursuant to Section 3-87(B) of the Zoning Code subject to the conditions herein stated, for a multi-family residential complex (the "Project") on the Property as described in the Site Plan and incorporated into this SUP as Exhibit A:

1) **ZONING REQUIREMENTS**. Subject to the conditions herein, the Project shall conform to the following zoning and development standards:

   a. **Number of Units**. The number of residential units shall be limited to a maximum of three hundred (300) units.

   b. **Setbacks**. The Project shall comply with the following setback requirements and will be allowed to make the following improvements:

      i. Building frontages along Arcadia Place, Cleveland Court, and Grove Place shall each be designated as a front yards and require a twenty-five-foot (25') building setback from the respective right-of-way line, except as provided below.

      ii. A fifteen-foot (15') building setback shall be required between from the western boundary line of the Property abutting the adjoining alley (the "Alley"), except as provided below.

      iii. The following exceptions shall be permitted within the front yard building setback along **Arcadia Place**:

         1. Covered entry stoops are permitted within the front yard building provided that stoops are setback no less than 10 feet from the Arcadia Place right-of-way line.

         2. A single covered entry for the building leasing/management office, with columns, is permitted within the front yard setback provided that (a) the entry is no less than fifteen feet from the Arcadia Place right-of-way line, and (b) the height of the entry covering structure does not exceed eighteen feet (18') in height.

         3. A fire pit and built-in benches are permitted within the front yard setback, provided that said items are located no less than fifteen feet from the Arcadia Place right-of-way line and conform to fire code requirements.

         4. Fences that create private yards for residential units are permitted within the front yard setback, provided that such fences shall not exceed a

maximum height of four feet and be constructed of metal pickets or mesh framed with metal.

iv. The following shall be permitted within the front yard setback along **Grove Place**:

1. Covered entry stoops are permitted within the front yard building provided that stoops are setback no less than 10 feet from the Grove Place right-of-way line.

2. A single covered entry for the building clubroom and fitness center, with columns, is permitted within the front yard setback provided that (a) the entry is no less than fifteen feet from the Grove Place right-of-way line, and (b) the height of the covering structure does not exceed eighteen feet (18') in height.

3. A swimming pool for the Project is permitted within the front yard setback, provided that the pool and surrounding surface areas are located no less than fifteen feet from the Grove Place right-of-way line.

4. A pool equipment area with a shade structure is permitted within the front yard setback, provided that (a) all equipment and shade structure is located no less than fifteen feet from the Grove Place right-of-way line, and (b) the height of the shade structure does not exceed fourteen feet in height.

5. A six-foot tall screen for the pool is permitted within the front yard setback, provided that it is located no less than fifteen feet from the Grove Place right-of-way line, and constructed of metal, stucco and/or brick materials. Chain-link fencing is not allowed.

6. A six-foot tall screen for the pool equipment room is permitted within the front yard setback, provided that it is located no less than fifteen feet from the Grove Place right-of-way line, and constructed of stucco and/or brick materials. A fourteen-foot-tall shade structure above the equipment is permitted. Chain-link fencing is not allowed.

7. An outdoor kitchen, including gas grills and sink, are permitted within the front yard setback, provided that said items are located no less than fifteen feet from the Grove Place right-of-way line and conform to fire code requirements.

8. A fire pit and built-in benches are permitted within the front yard setback, provided that said items are located no less than fifteen feet from the Grove Place right-of-way line and conform to fire code requirements.

9. A pet park with pet play equipment, pet drinking fountains, shade structures (up to fifteen feet in maximum height), and perimeter fence are

permitted within the front yard setback, provided that said items are located no less than ten feet from the Grove Place right-of-way line.

10. Fences that create private yards for residential units are permitted within the front yard setback, provided that such fences shall not exceed a maximum height of four feet and be constructed of metal pickets or mesh framed with metal.

11. Fences surrounding a swimming pool are permitted within the front yard setback, provided that such fences shall have a height up to six feet, and be constructed of metal pickets or mesh framed with metal.

12. Fences surrounding a pet park are permitted within the front yard setback, provided that such fences shall not exceed a maximum height of four feet and be constructed of metal pickets or mesh framed with metal.

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

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

i. For purposes of this section, "Average Grade" shall be calculated as the average of the highest and lowest existing ground elevation points along the proposed foundation proximate to Arcadia Place. Per the project survey, the low elevation point is 720 feet and the high elevation point is 728 feet along Arcadia Place, then making the Average Grade for the Project 724 feet. The elevations and materials described in Exhibit B are hereby incorporated into this SUP.

ii. A maximum building height of the Project (the "Maximum Building Height") sixty-five feet (65') is permitted for the Project, as measured at the building setback line along Arcadia Place, and shall be verified by comparing the elevation of the Average Grade to the elevation of the top floor wall plate of the building at the same point. The actual building height of the Project may vary from place to place on the Property due to changes in grade.

iii. In addition to the Maximum Building Height, up to eight feet (8') in additional height above the top floor wall plate is permitted to accommodate

a parapet wall and other items permitted in Section 3-2 (Height) of the City Code of Ordinances.

iv. In addition to Maximum Building Height permitted by this SUP, an additional twelve feet (12') of height shall be permitted for rooftop enclosures necessary to provide elevator and/or stair access to the top level of the Project parking garage, provided that such enclosures are situated no closer than twenty-five feet from any perimeter parapet wall of the Project. The top concrete parking level of the parking garage will be at approximately the same level as the roof of the Project building, and any surrounding walls of the garage parking garage will be treated as parapet walls and exceptions to the building height limitation.

f. **Landscaping**. The Project shall conform to the following landscaping standards:

i. **Near Alley**. There shall be no requirement for a landscape area or canopy street trees between the New Alley Parking Spaces and any required sidewalk, nor shall there be a requirement for landscaping between New Alley Parking Spaces and the Project building proximate to the Alley.

ii. **Near Certain Entries**. There shall be no requirement for a landscape area between (a) the canopy entries of the leasing office and the Project fitness center/clubhouse, and (b) any required sidewalk

iii. **Certain Street Canopy Trees**. In areas along Arcadia Place, Cleveland Court, and Grove Place frontages where canopy street trees are typically required by City code to be planted within the right of way, but a sufficient tree planting area (5'x5' minimum) is not available within the right of way, required canopy street trees may be placed adjacent to the right of way within the building setback.

iv. **Required Tree Size**. All required canopy trees shall have a minimum caliper of six inches (6") at DBH (54" inches above the ground).

v. **Utility Equipment**. Electric transformers, water and gas meters, and other utility equipment may be located within the eight-foot (8') wide landscape areas of the Project.

g. **Signage**. The Project shall be permitted to construct and maintain the following signs:

i. One monument sign with a sign area of up to thirty-two (32) square feet located at west end of the Property generally facing Arcadia Place.

ii. A building mounted sign with a sign area of up to forty-eight (48) square feet mounted on the west side of the Project building facing Broadway Street.

iii. A canopy/awning sign with a sign area of up to twenty-four (24) square feet mounted on the canopy entry stoop of at leasing office along Arcadia Place.

2) **WATER RIGHTS**.

a. **Water Supply Acquisition Required**. Property owner shall purchase up to forty (40) acre-feet of Edward Aquifer water pumping rights and convey all such rights into the City's water permit. Notwithstanding the foregoing, the final amount of water rights required for the Project amount shall be determined by the City Manager based on increased demand between existing/historic uses on the Property and comparable multifamily residential properties with a similar use and parking structure serviced by San Antonio Water System plus a 35% drought factor. If such water rights cannot be acquired before final certificate of occupancy is issued by the City, Property owners shall pay the City the then-current market rate per acre-foot to purchase up to 40-acre feet of Edward Aquifer water pumping rights. City will not impose any additional costs or fees for Property owner's use of such water (e.g., impact fee) following the transfer to City's water permit, but customer(s) on the Property will be charged or water and wastewater usage in accordance with the City adopted rates for each.

b. **Water and Sewer Infrastructure**. 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 wholly borne by Property owner.

3) **PARKING**. For the Project, the following parking standards shall apply:

a. **Off-Street Parking Required**. Within the Property, the Project shall provide no less than 1.65 parking spaces per residential unit.

b. **Compact Parking Allowed**. Up to twenty percent (20%) of required off-street parking spaces may be designated as compact parking spaces with parking space dimensions of 8 foot by 16 foot (8' in width x 16' in length).

c. **Public Parallel Parking Required**. In addition to the off-street parking required for the Project, a minimum of twenty-four (24) unrestricted public parallel parking spaces shall be provided along Arcadia Place, Cleveland Court, and Grove Place (the "New On-Street Parking Spaces"). The New On-Street Parking Spaces may be behind the existing curb line within the city right of way, provided that required sidewalks and landscape areas are provided pursuant to this SUP. 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.

d. **Leasing Office Parking Along Arcadia Place**. In addition to other parking required by this SUP, up to four (4) head-in, temporary-use parking spaces may be placed along Arcadia Place near the Project leasing office. Such spaces will be located partially in the right of way (behind the existing curb line) and partially

within the Property. Such parking spaces may have signs installed by property owner designating each as for leasing office use during designated times.

e. **Alley Parking Required**. In addition to the other parking required by this SUP, a minimum of four (4) parallel parking spaces and a minimum of seven (7) head-in, angled parking spaces shall be provided within the Property along the Alley for public use (the "New Alley Parking Spaces"). Vehicular access to Alley Parking shall be from the Alley but the area of the parking spaces shall be wholly on the Property. Such parking spaces shall be accessible for public use in accordance with a public access easement for such area.

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 detailed in this ordinance and necessary for the development and use of the Project as set out herein shall be deemed to be granted by this SUP. Any additional variances, approvals, or exceptions needed to accommodate the Project will require an amendment of this SUP and approval through the City's Zoning process.

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

SECTION 4. APPLICATION OF OTHER CITY ORDINANCES. Unless otherwise specified in this SUP, all other development ordinances of the City of Alamo Heights shall apply to this Property and Project.

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 following written notice to EMBREY or its affiliates, specifying the violation and a period of thirty (30) days to cure (or, if the violation is not reasonably curable within thirty (30) days, such longer period as is reasonably required so long as cure is diligently pursued), 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. If EMBREY or its affiliates do not obtain a building permit for the Project within three (3) years after the approval of this SUP (subject to extension due to force majeure), then this SUP may be terminated by the City according to the applicable rules and procedures for terminating specific use permits.

SECTION 7. **RUNS WITH THE LAND**. At the time a final certificate of occupancy is issued for the Project, this SUP shall run with the land, be binding upon and inure to the benefit of

EMBREY and its successors and assigns, and no consent or approval of the City shall be required for any transfer or assignment.

SECTION 8. 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 the maximum permitted by law. Each day that such violation shall occur, continue or be permitted to exist shall constitute a separate offense.

SECTION 9. EFFECTIVE DATE. The Ordinance shall be effective immediately following approval by City Council

ORDERED this _____ day of September 2026.

_____
ALBERT HONIGBLUM, MAYOR

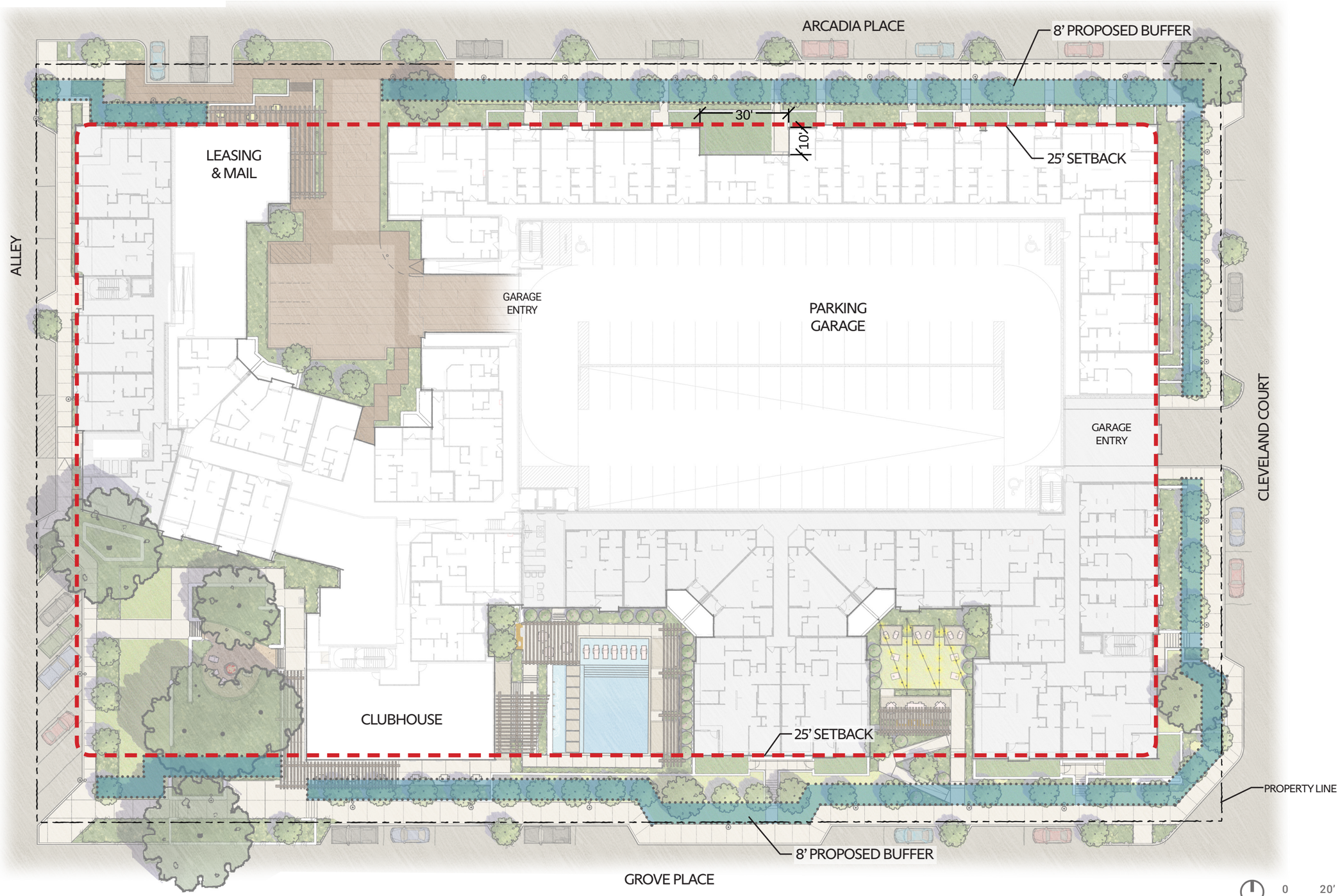
ATTEST:

_____
ELSA T. ROBLES, CITY SECRETARY

APPOVED AS TO FORM:

_____
FRANK J. GARZA, CITY ATTORNEY

EXHIBIT A



Preliminary site plan is schematic in nature and intended to depict the general arrangement of such uses and improvements on the site. Since the project has not undergone the design development and construction phases, the final layout, location and sizes of the development and site elements depicted on this preliminary site plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the Specific Use Permit (SUP) provisions.

RIALTO STUDIO | LAKE FLATO

EXHIBIT B



NORTH ELEVATION - ARCADIA PLACE



SOUTH ELEVATION - GROVE PLACE

KEY

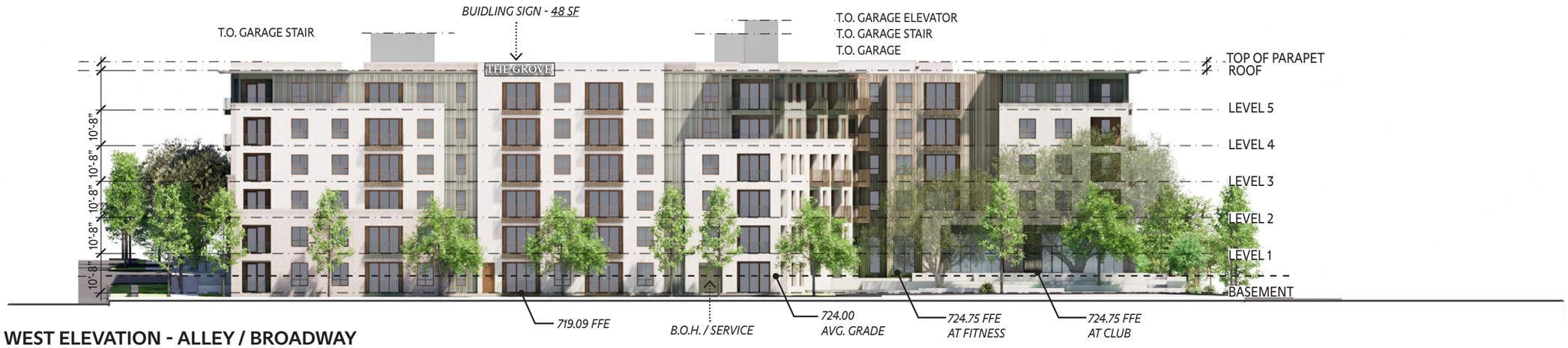
BRICK | STUCCO | COMPOSITE SIDING

Preliminary Elevations are schematic in nature and intended to depict the general arrangement of such uses and improvements on the site. Since the project has not undergone the design development and construction phases, the final layout, location and sizes of the development and site elements depicted on this preliminary site plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the Specific Use Permit (SUP) provisions. Exterior material use will be within +/- 10% of what is shown on these preliminary elevations.

EXHIBIT B



EAST ELEVATION - CLEVELAND COURT



WEST ELEVATION - ALLEY / BROADWAY

Preliminary Elevations are schematic in nature and intended to depict the general arrangement of such uses and improvements on the site. Since the project has not undergone the design development and construction phases, the final layout, location and sizes of the development and site elements depicted on this preliminary site plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the Specific Use Permit (SUP) provisions. Exterior material use will be within +/- 10% of what is shown on these preliminary elevations.

KEY

BRICK | STUCCO | COMPOSITE SIDING



SOUTHWEST ELEVATION - OAK GROVE

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. 474 – 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, to replat the properties identified as **CB 4050 BLK 6 LOT 4 THRU 9, 17 THRU 20, PTS OF 10, 21, 22 & 23**, also known as 102 Arcadia Pl, and **CB 4050 BLK 6 LOT 11, 12, 13, 24, 25, 26 & PTS OF 10, 21, 22 & 23,** also known as 141 Grove Pl.

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.

PAPE-DAWSON

July 6, 2026

City of Alamo Heights
Planning Department
6116 Broadway Street
San Antonio, Texas 78209

Re: Grove Place – Letter of Intent

To Whom It May Concern:

The area of interest is a 3.678-acre tract of land recorded as lots 4-13 and 17-26, block 6, county block 4050, County Block 4050 of the Madeliene Terrace Subdivision, Volume 105, Page 164 of the Deed and Plat Records of Bexar County, Texas. The entirety of this tract is being platted into a single legal lot. The tract is located east of Cleveland Court, south of Arcadia Place, and north of Grove Place. The proposed development consists of one (1) building, associated utilities, and parking.

If you have any questions or require any additional information, please do not hesitate to contact our office at your earliest convenience.

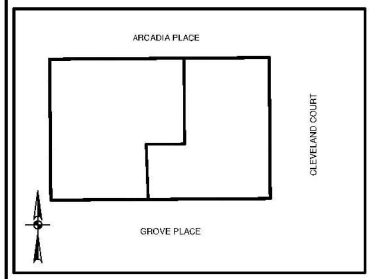
Sincerely,
Pape-Dawson

Tyler Kozma, P.E.
Project Manager

P:\141\54\10\5_Deliverables\51_Submittals\260706-Preliminary Plat Submission\260706 - Letter of Intent.docx

Attachment B-1

LOCATION MAP
NOT-TO-SCALE



CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS OF WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT", "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT" "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

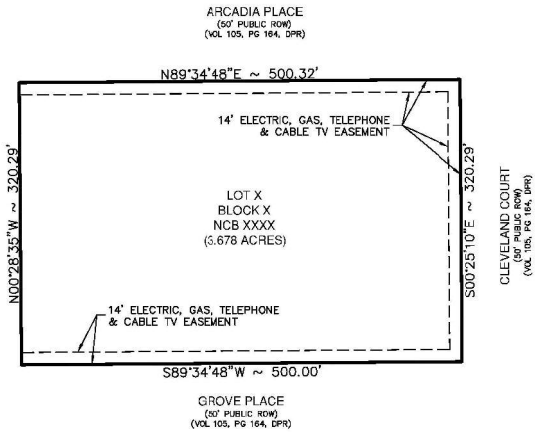
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

CITY OF ALAMO HEIGHTS NOTE:

NEW CONSTRUCTION SHALL ADHERE TO THE REGULATIONS FOUND IN THE CITY'S ADOPTED ZONING CODE, AT THE TIME OF PERMITTING.



REPLAT ESTABLISHING

GROVE PLACE

BEING A TOTAL OF 3.678 ACRES, ESTABLISHING LOT X, BLOCK X, IN NEW CITY BLOCK XXXXX, IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS, BEING LOTS 4-13 AND 17-26, BLOCK 6, COUNTY BLOCK 4050 OF MADELIENE TERRANCE RECORDED IN VOLUME 105, PAGE 164 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'

0' 100' 200' 300'

PAPE-DAWSON
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: July 06, 2026

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: EMBREY
BY: JOEL ALBEA
7600 BROADWAY
SAN ANTONIO, TX 78209
(210) 824-5044

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOEL ALBEA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, A.D. 20_____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF GROVE PLACE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ALAMO HEIGHTS, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D. 20 ____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

THIS PLAT OF GROVE PLACE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS, AND THE GOVERNING BODY OF SUCH CITY, AND IS HEREBY APPROVED.

DATED THIS _____ DAY OF _____, A.D. 20 ____.

BY: _____
MAYOR

BY: _____
CITY SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN "HIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTLAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES:

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH ½" IRON ROD WITH WITH YELLOW CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH WASHER MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE. DISPLAYED IN US SURVEY FEET GRID VALUES.
3. DIMENSIONS SHOWN ARE SURFACE IN US SURVEY FEET, WITH SURFACE ADJUSTMENT FACTOR: 1.00XX
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
5. CONTOURS SHOWN ARE BASED ON XXXXX DATE: XXXXXX

SHEET 1 OF X

GROVE PLACE

Civil Job No. 14154-10; Survey Job No. 14154-00

Date: Jul 06, 2026, 2:32pm User ID: bmoth
File: P:\Civil\14154-10_Grove\14154-10_Grove_Plat.dwg

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

Planning & Zoning Commission Meeting
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. 474 – 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, to replat the properties identified as **CB 4050 BLK 6 LOT 4 THRU 9, 17 THRU 20, PTS OF 10, 21, 22 & 23**, also known as 102 Arcadia Pl, and **CB 4050 BLK 6 LOT 11, 12, 13, 24, 25, 26 & PTS OF 10, 21, 22 & 23,** also known as 141 Grove Pl.

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.

If you choose to do so, please return this card to our office via US Mail, in-person, or via email to permits@alamoheightstx.gov. Please submit all comments *before July 30, 2026* *1310685*

PZ Case No. 474 – 102 Arcadia Pl. and 141 Grove Pl. (Replat)

Check one: I ✓ **support** ____ **oppose** the project.

Check one: I ✓ **have** ____ **have not** reviewed the project's plans or packet submittal items (if applicable)

Name: Wilton Spencer Rigney

Address: 138 Grandview Pl

Date: 7/27/26

Comments: _____

If you choose to do so, please return this card to our office via US Mail, in-person, or via email to permits@alamoheightstx.gov. Please submit all comments *before July 30, 2026* *1310686*

PZ Case No. 474 – 102 Arcadia Pl. and 141 Grove Pl. (Replat)

Check one: I ____ **support** X **oppose** the project.

Check one: I X **have** ____ **have not** reviewed the project's plans or packet submittal items (if applicable)

Name: Dan and Maggie Simpson

Address: 140 Grandview PL.

Date: 25 July 2026

Comments: We have co-signed the comments submitted by Doug and Natalie Smith.

If you choose to do so, please return this card to our office via US Mail, in-person, or via email to permits@alamoheightstx.gov. Please submit all comments ***before July 30, 2026*** 174137

PZ Case No. 474 – 102 Arcadia Pl. and 141 Grove Pl. (Replat)

Name: Natalie + Doug Smith

Check one: I ____ **support** ✓ **oppose** the project.

Address: 201 Arcadia Pl

Check one: I ✓ **have** ____ **have not** reviewed the project's plans or packet submittal items (if applicable)

Date: 7/25/2026

Comments: Please see extended comments co-signed by 13 households.

Maxwell Houser

From: Cassidy Luitjen <[redacted]
Sent: Thursday, July 23, 2026 8:02 PM
To: Permits; Lety Hernandez
Subject: PZ Case 474 - 102 Arcadia Pla adn 141 Grove Pl (Replat)

Hello City of Alamo Heights,

This email is to state the following:

Cassidy Luitjen and Eric Minoff
203 Arcadia Pl, San Antonio, TX 78209

- **Oppose the project 474 (Replat) and yes, we have reviewed the project plans**
- **Grove Place Apartments 102 Arcadia Place/141 Grove Place**
- Case 474 (Replat)
- We have co-signed the joint comments submitted by Doug and Natalie Smith

Thank you,

Cassidy Luitjen and Eric Minoff
203 Arcadia Pl, San Antonio, TX 78209

Lety Hernandez

Subject: 102 Arcadia Pl & 141 Grove Pl - Response Cards

From: Trebes Sasser Jr < >
Sent: Monday, July 27, 2026 4:58 PM
To: Lety Hernandez <lhernandez@alamoheightstx.gov>
Subject: RE: 102 Arcadia Pl & 141 Grove Pl - Response Cards

I have reviewed the material and support with "Yes" for each case for each of these properties. Thank you!

Trebes Sasser, Jr.
Vice President | 210.593.3125
Ridgemont Properties, Inc.
200 Austin Hwy, Ste 301, San Antonio, Texas 78209
www.RidgemontProperties.com

From: Lety Hernandez <lhernandez@alamoheightstx.gov>
Sent: Monday, July 27, 2026 4:56 PM
To: Trebes Sasser Jr <>
Subject: 102 Arcadia Pl & 141 Grove Pl - Response Cards

Mr. Sasser,

Case numbers for the proposed development at 102 Arcadia Pl and 141 Grove Pl are as follows:
Architectural Review Board – Case No. 1045P (Preliminary Review)
Planning & Zoning Commission – Case No. 473 (Specific Use Permit)
Planning & Zoning Commission – Case No. 474 (Replat)

Notice was mailed to properties within 200ft. Are these the properties you inquired about?

174144	141 GROVE PL, ALAMO HEIGHTS, TX 78209	141 LAND LTD
174143	102 ARCADIA PL, ALAMO HEIGHTS, T 78209	ALAMO HEIGHTS TREEHOUSE LTD
174149	209 GROVE PL, ALAMO HEIGHTS, TX 78209	TOWNSEND APARTMENTS LTD
174151	5170 BROADWAY ST, ALAMO HEIGH 78209	ALAMO HEIGHTS CENTER LTD
174123	101 ARCADIA PL, ALAMO HEIGHTS, T 78209	ALAMO HEIGHTS TREEHOUSE LTD

As discussed, please respond with your stance regarding the project and let us know if you wish for staff to use the one response for all three (3) cases.

Thank you,
Lety Hernandez
Director
Community Development
City of Alamo Heights
O: 210-826-0516
F: 210-832-2299

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.

EMBREY

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.

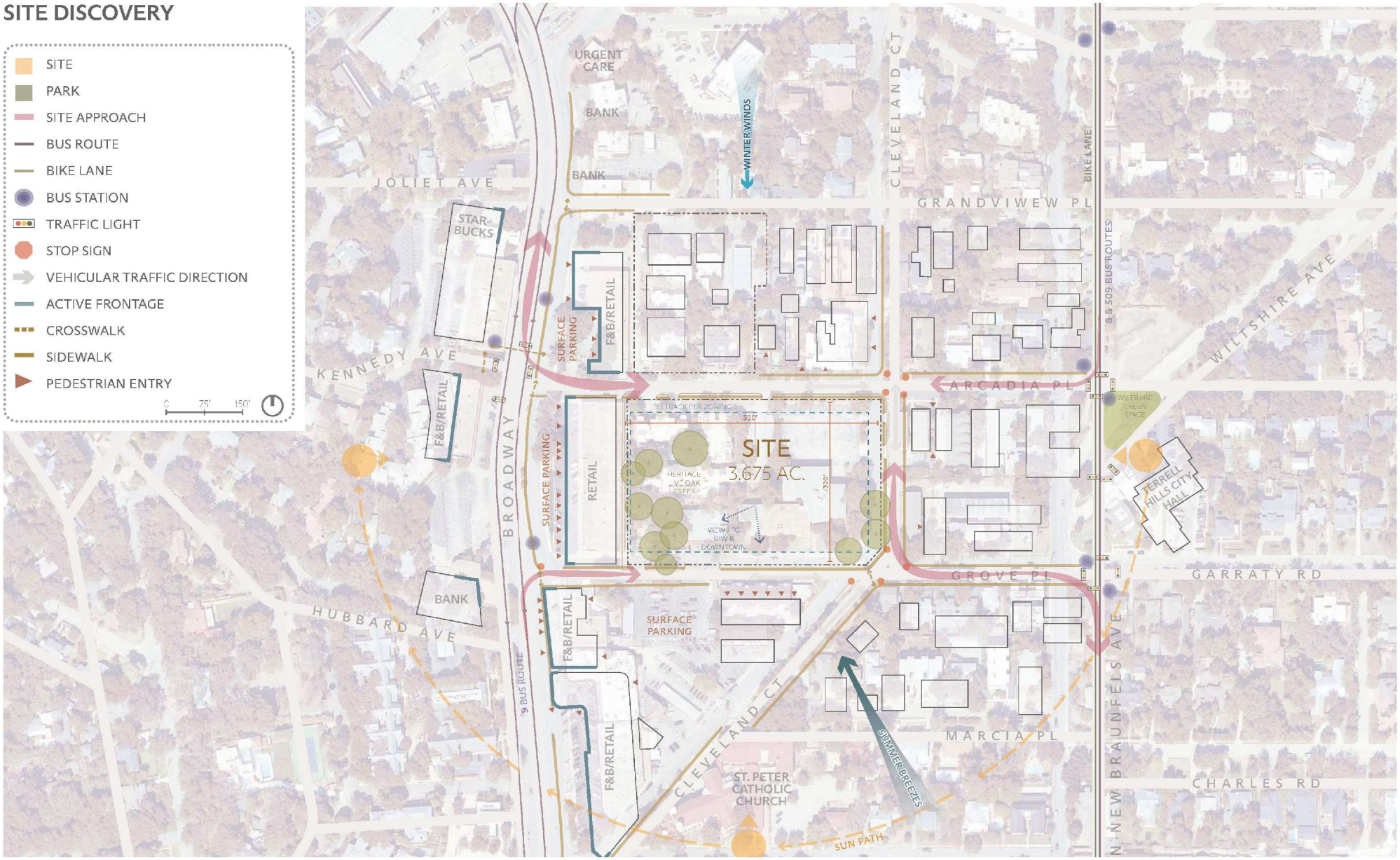
Lake Flato has designed a contemporary and sophisticated building with colors and materiality that align with the existing character of the neighborhood. The architectural style of the building envelope and the selected materials, such as the white stucco and light brick, are based on the look of many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

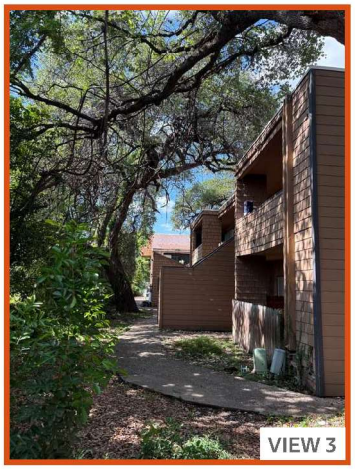
Sincerely,

Brad Knolle
Executive Vice President of Development
EMBREY

SITE DISCOVERY



EXISTING BUILDINGS
TREEHOUSE APARTMENTS











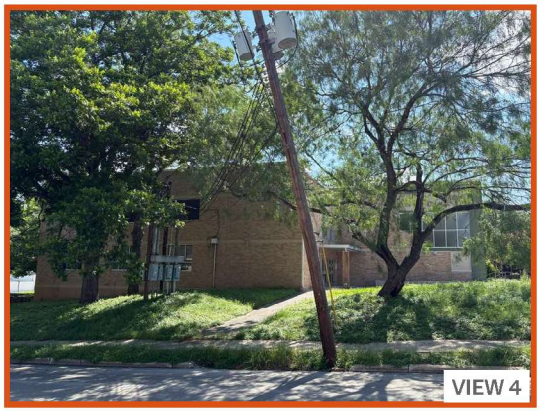






EXISTING BUILDINGS
ST. PETER'S SCHOOL















OPPOSING STREET ELEVATIONS



GROVE PLACE FACING SOUTH



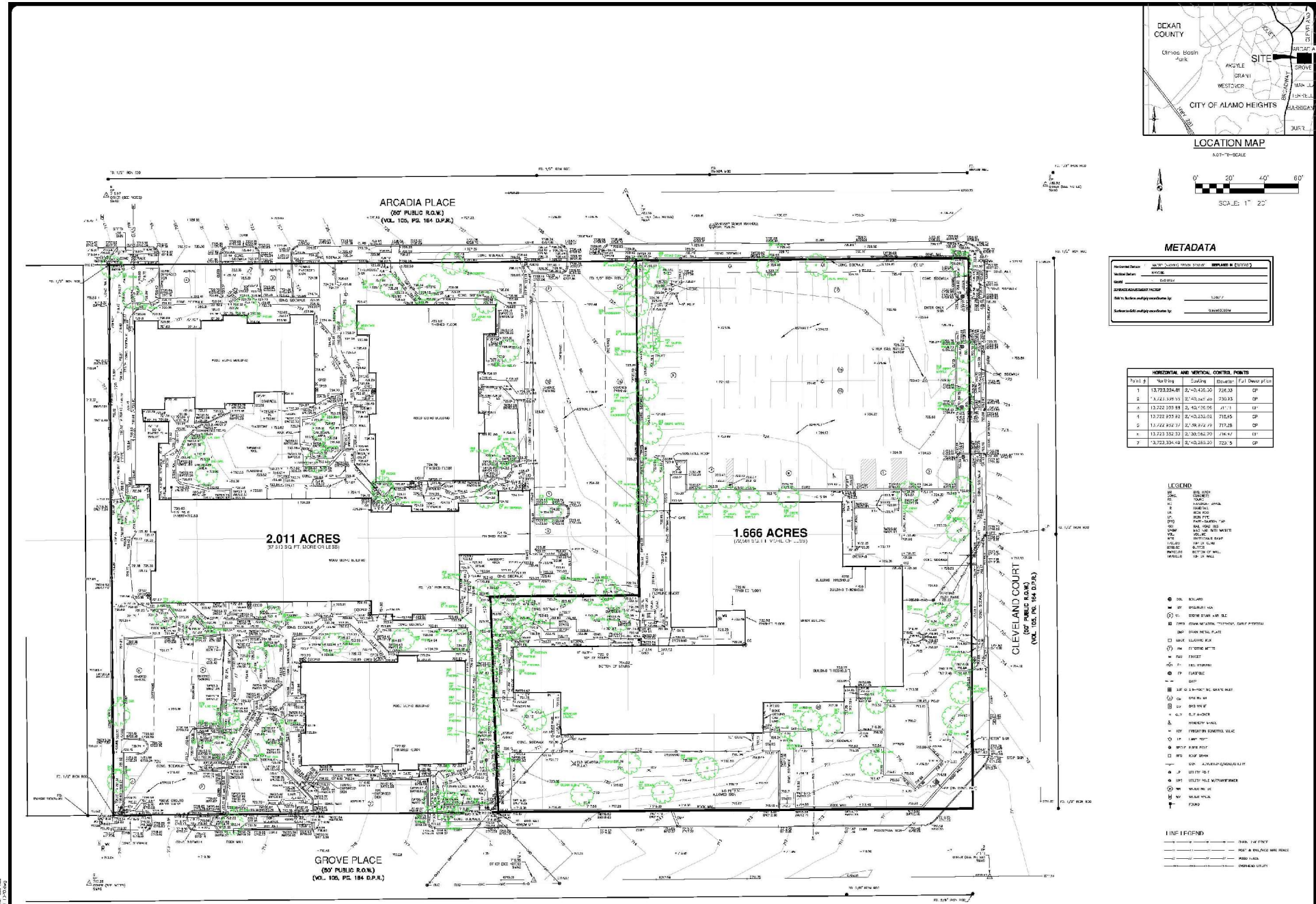
ARCADIA PLACE FACING NORTH



CLEVELAND COURT FACING EAST



ACCESS DRIVE FACING WEST



LOCATION MAP

NOT-TO-SCALE

0' 20' 40' 60'

SCALE: 1" = 20'

METADATA

Horizontal Datum:	NORTH AMERICAN DATUM OF 1983 (NAD83)
Vertical Datum:	NAVD88
Units:	US SURVEY FOOT
SURFACE ADJUSTMENT FACTOR	
Grid to Surface multiply coordinates by:	1.000117
Surface to Grid multiply coordinates by:	0.99988300

HORIZONTAL AND VERTICAL CONTROL POINTS

Point #	Northing	Easting	Elevation	Full Description
1	13,723,224.81	2,140,436.30	726.33	CP
2	13,723,339.93	2,140,247.49	730.93	CP
6	13,722,933.98	2,140,126.06	717.1	CP
4	13,722,953.92	2,140,232.01	715.65	CP
5	13,722,952.77	2,139,972.79	717.28	CP
6	13,723,332.33	2,139,962.70	716.47	CP
7	13,723,334.49	2,140,262.20	723.5	CP

LEGEND

BOL	BOLLARD
BFP	BACKFLOW PREVENTER
CO	CLEAN OUT
DMH	DRAIN MANHOLE
ELEC	ELECTRIC BOX
FH	FIRE HYDRANT
FIRE DEPARTMENT CONNECTION	
FP	FLAGPOLE
GATE	
GRATE INLET	
GM	GAS METER
GV	GAS VALVE
GUY ANCHOR	
HANDICAP RAMP	
IRRIGATION CONTROL VALVE	
LAMP POST	
MPOLE	MONITOR POLE
ROOF DRAIN	
SIGN	SIGN (VERIFY ACCURACY)
UP	UTILITY POLE
UPT	UTILITY POLE WITH TRANSFORMER
WM	WATER METER
WV	WATER VALVE
FOUND	

LINE LEGEND

	CHAIN LINK FENCE
	POST & RAILROAD TIE FENCE
	WOOD FENCE
	OVERHEAD UTILITY

NO.	REVISION	DATE

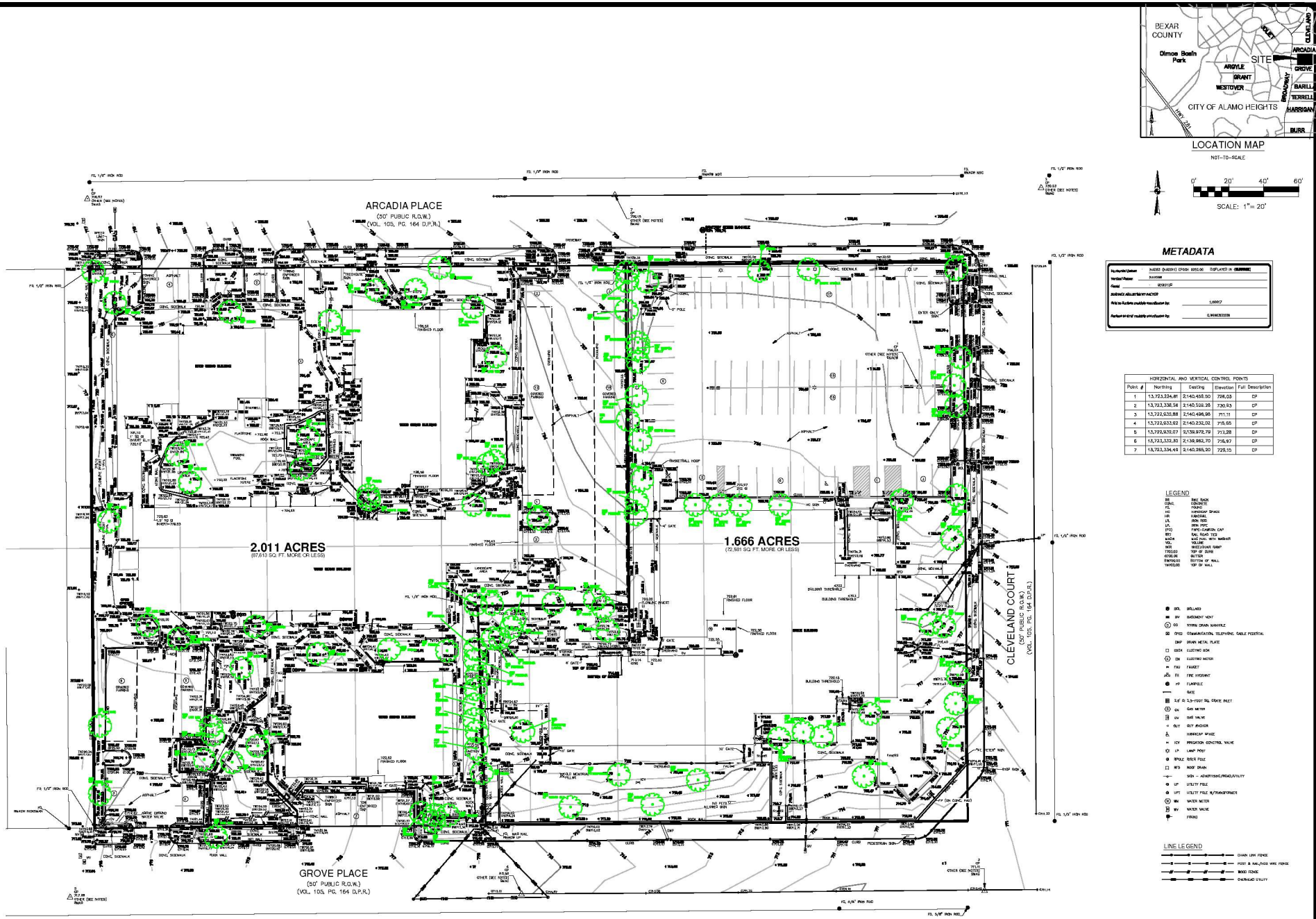
PAPE-DAWSON

TOPOGRAPHIC SURVEY OF

A 1.666 ACRE (72,581 SQUARE FEET) TRACT OF LAND SITUATED IN THE J. LEAL SURVEY NO. 314, ABSTRACT 314, COUNTY BLOCK 4300, NEW CITY BLOCK 13131, BEXAR COUNTY, TEXAS, BEING ALL OF LOTS 1 AND 2, BLOCK 1, NEW CITY BLOCK 13131, ALAMO HEIGHTS SUBDIVISION, AS RECORDED IN VOLUME 105, PAGE 184 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND A 2.011 ACRE (87,613 SQUARE FEET MORE OR LESS) TRACT OF LAND SITUATED IN THE J. LEAL SURVEY NO. 314, ABSTRACT 314, COUNTY BLOCK 4300, NEW CITY BLOCK 13131, BEXAR COUNTY, TEXAS, BEING ALL OF LOTS 1, 2, 22 AND 23, BLOCK 1, NEW CITY BLOCK 13131, ALAMO HEIGHTS SUBDIVISION, AS RECORDED IN VOLUME 105, PAGE 184 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF CLEVELAND COURT, A 50' PUBLIC RIGHT-OF-WAY, AS RECORDED IN VOLUME 105, PAGE 184 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00)

JOB NO. 14154-000
DATE 4/11/2025
CHECKED BY: DRAWN BY:
DIV. JOB NO.:
REFERENCE:
SHEET 1 OF 1

PROJECT NAME: TREE HOUSE



LOCATION MAP

NOT-TO-SCALE

0' 20' 40' 60'

SCALE: 1" = 20'

METADATA

Horizontal Datum	NAD83 (NA2011) EPOCH: 2010.00 DISPLAYED IN (SURVEY)
Vertical Datum	NAVD88
Geoid	GEOID18
Distance adjustment anchor	
Point to Surface multiply error/scale by:	1.00017
Surface to ground multiply error/scale by:	0.99983000039

HORIZONTAL AND VERTICAL CONTROL POINTS

Point #	Northing	Easting	Elevation	Full Description
1	13,723,224.81	2,140,455.50	726.05	CP
2	13,723,338.56	2,140,528.25	730.93	CP
3	13,722,935.88	2,140,496.95	711.11	CP
4	13,722,933.92	2,140,232.02	715.65	CP
5	13,722,932.07	2,139,972.79	717.28	CP
6	13,723,332.30	2,139,982.70	716.97	CP
7	13,723,334.49	2,140,285.30	729.15	CP

LEGEND

BM		BENCH MARK
CONC.		CONCRETE
FD.		FOUND
HC		HANDICAP SPACE
HR		HUNDRAL
I.R.		IRON ROD
I.P.		IRON PIPE
(PC)		PAPE-DAWSON CAP
RR		RAIL ROAD TIES
WASH		WASHER
W.M.		WATER METER
WV		WATER VALVE
TOS=000		TOP OF SURF
BOT=000		BOTTOM OF WALL
TOW=000		TOP OF WALL

BOL BOLLARD
BV BASEMENT VENT
CO CLEAN OUT
CATV CABLE TV RISER
DMP DRAIN METAL PLATE
EBOX ELECTRIC BOX
EM ELECTRIC METER
FAU FAUCET
FH FIRE HYDRANT
FP FLAGPOLE
GATE
GI 2.0' O 2.5-FOOT SQ. GRATE INLET
GM GAS METER
GV GAS VALVE
GUY GUY ANCHOR
HC HANDICAP SPACE
ICV IRRIGATION CONTROL VALVE
LP LAMP POST
POLE UTILITY POLE
RD ROOF DRAIN
SIGN SIGN - ADVERTISING/ROAD/UTILITY
UP UTILITY POLE
UPT UTILITY POLE W/TRANSFORMER
WM WATER METER
WV WATER VALVE
FOUND

LINE LEGEND

CHAIN LINK FENCE
POST & RAIL/WIRE WIRE FENCE
WOOD FENCE
OVERHEAD UTILITY

REVISION

NO.	DATE

PAPE-DAWSON

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

TOPOGRAPHIC SURVEY OF

A 1.666 ACRE OR 72,581 SQUARE FEET MORE OR LESS TRACT OF LAND, BEING ALL OF LOTS 11, 12, 13, 24, 25 AND 26 AND A PORTION OF LOTS 10, 21, 22, AND 23, BLOCK 6, COUNTY BLOCK 4050, OF THE MADELEINE TERRACE, RECORDED IN VOLUME 105, PAGE 164 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, CALLED A 1.664 ACRE TRACT, DESCRIBED IN DEED TO 141 LAND, LTD. RECORDED IN DOCUMENT NO. 20250153874, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, IN THE CITY OF ALAMO HEIGHTS BEXAR COUNTY, TEXAS

AND

A 2.011 ACRE OR 87,615 SQUARE FEET MORE OR LESS TRACT OF LAND, BEING ALL OF LOTS 10, 21, 22, AND 23, BLOCK 6, COUNTY BLOCK 4050, OF THE MADELEINE TERRACE, RECORDED IN VOLUME 105, PAGE 164 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, CALLED A 2.011 ACRE TRACT, DESCRIBED IN DEED TO 141 LAND, LTD. RECORDED IN VOLUME 19791, PAGE 2012 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, IN THE CITY OF ALAMO HEIGHTS BEXAR COUNTY, TEXAS

JOB NO. 14154-000
DATE APRIL 2026
CHECKED BDL DRAWN IG
OWL JOB NO. ------
REFERENCE: ------
SHEET 1 OF 1

PROJECT NAME: TREE HOUSE

REFERENCE ---

Date: Apr 23, 2026, 11:20am User ID: Adrian
File: N:\2026\14154-000\Survey\Dwg\14154-000 TOPO.dwg

Watershed	Precipitation Area	PA3							
	Area	C/CN	Tc	Intensity (in/hr)			Peak Flow (cfs)		
	(ac)	(unitless)	(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



SCALE: 1" = 50'
0' 50' 100' 150'

NO. REVISION DATE

PAPE-DAWSON
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING: TBPE-455 | TEXAS SURVEYING FIRM: 10028800

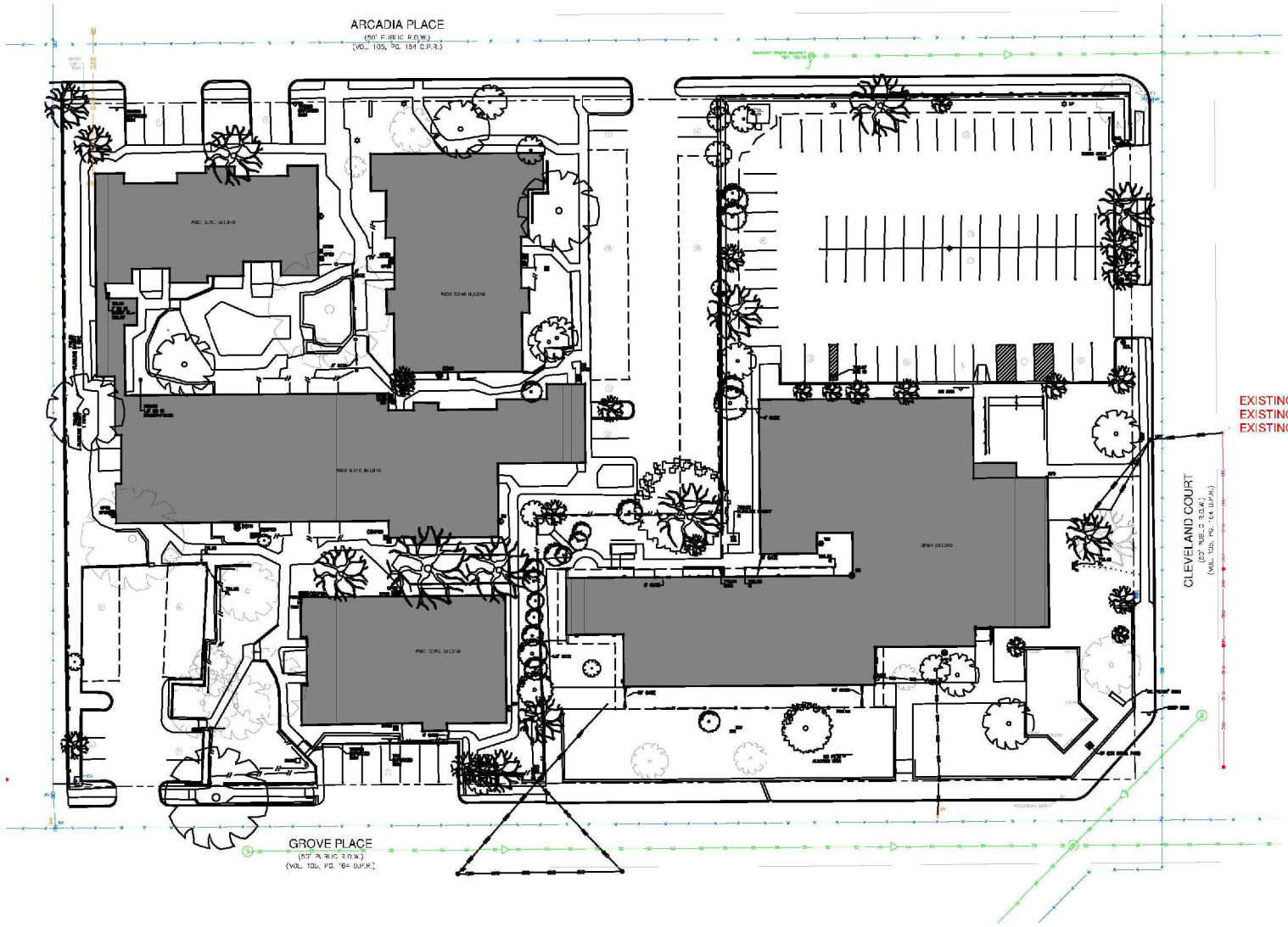
EMBREY GROVE PLACE
CITY OF ALAMO HEIGHTS, TEXAS

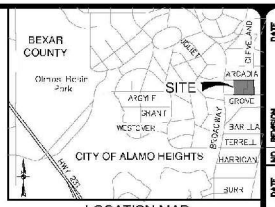
EXISTING DRAINAGE AREA MAP EXHIBIT

PLAT NO. -
JOB NO. 14154-10
DATE JULY 2026
DESIGNER TR
CHECKED TK DRAWN TR
SHEET EX-1

Date: July 1, 2026, 3:40 PM – User ID: jennifer.sanchez
File: P:\Art\01\Design\22_CIVIL\222_Exhibits\260701 – Existing Drainage Area Map.dwg

THIS DOCUMENT WAS NOT PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. ONLY THE SIGNED AND SEALED HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL SHALL BE CONSIDERED TO BE THE PROFESSIONAL WORK PRODUCT PREPARED BY CONSULTANT. ESRI, Imagery © 2026, DigitalGlobe, Maxar Technologies, USDA Farm Service Agency.





LOCATION MAP
NOT TO SCALE

SCALE: 1" = 20'
0' 20' 40' 60'

LEGEND

- PROPERTY LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAINAGE
- TREE PROTECTION FENCING (REF. LANDSCAPE PLANS FOR DETAILS)
- EXISTING SIDEWALKS, PAVEMENT, STRUCTURES, CURB, ETC. TO BE DEMOLISHED PRIOR TO CONSTRUCTION
- TREES TO REMAIN
- TREES TO BE REMOVED

EXISTING ROOF AREA = 48,747 SF
EXISTING ROOF AREA TO BE DEMOLISHED = 48,747 SF
EXISTING ROOF AREA TO REMAIN = 0 SF

CAUTION!!

DEMOLITION CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO, WATER, SEWER, TELEPHONE AND ELECTRICAL COMPANIES, CITY DEPARTMENTS, ETC. PRIOR TO THE START OF DEMOLITION. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND SHALL PROTECT EACH UTILITY FROM DAMAGE. IF ANY UTILITIES ARE DISCOVERED, CONTACT THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 811 OR 1700 A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGES TO EXISTING UTILITIES SHALL BE THE SOLE 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!!

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 SHALL NOTIFY THE ENGINEER IMMEDIATELY IF CONFLICTS ARE FOUND.

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL, DESIGN/ GEOTECHNICAL/ SAFETY/ EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW TYPICAL PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR ITS EMPLOYEES IN SITUATIONS WHERE TRENCHES OR EXCAVATIONS WILL BE DEEPER THAN FIVE FEET (5') BELOW GRADE. IF CONDITIONS ENCOUNTERED IN THE FIELD INDICATE ANALYSIS INDICATES THAT PROVISIONS FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT EXCEED THOSE AS A MINIMUM BY THE APPLICABLE OSHA STANDARDS CONTAINED IN SUBPART P, SECTION 5, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION

NO.	REVISION	DATE
NO.	REVISION	DATE

This document is released for the purpose of review under the authorization of ANDREW G. BELTON, P.E. #126698 on 7/2/2026. It is not to be used for CONSTRUCTION.

PAPE-DAWSON
TBPELS FIRM REGISTRATION #470 | TBPELS FIRM REGISTRATION #10028800

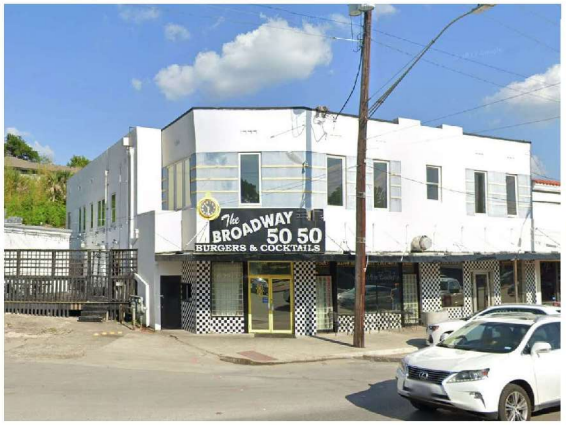
GROVE PLACE APARTMENTS
CITY OF ALAMO HEIGHTS, TEXAS

EXISTING CONDITIONS AND DEMOLITION PLAN

PLAT NO. -
JOB NO. 14184-10
DATE JULY 2026
DESIGNED RF
DRAWN TR
CHECKED TX SWAN TR
SHEET C0.40

ALAMO HEIGHTS PRECEDENTS

LOCAL ARCHITECTURE: HISTORIC & NEW







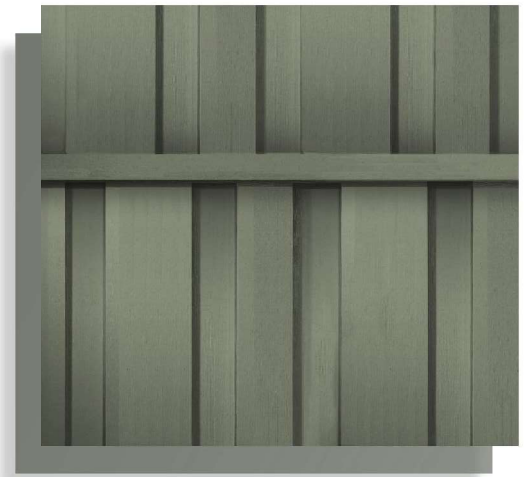




PROPOSED MATERIAL PALETTE



SIDING & TRIM COLOR *LIGHT BRONZE*

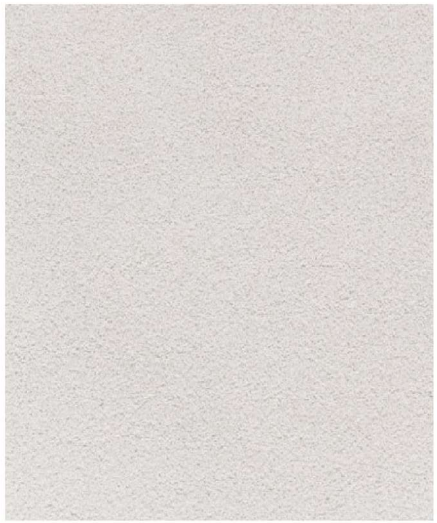


SIDING & TRIM COLOR *SAGE GREEN*



HARDWARE TBD

STATUARY BRONZE



STUCCO *FINE SAND FINISH*



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



WOODTONE SIDING *SUMMER WHEAT ALLURA (SHOWN)*

CONCEPT ELEVATIONS



NORTH ELEVATION - ARCADIA PLACE

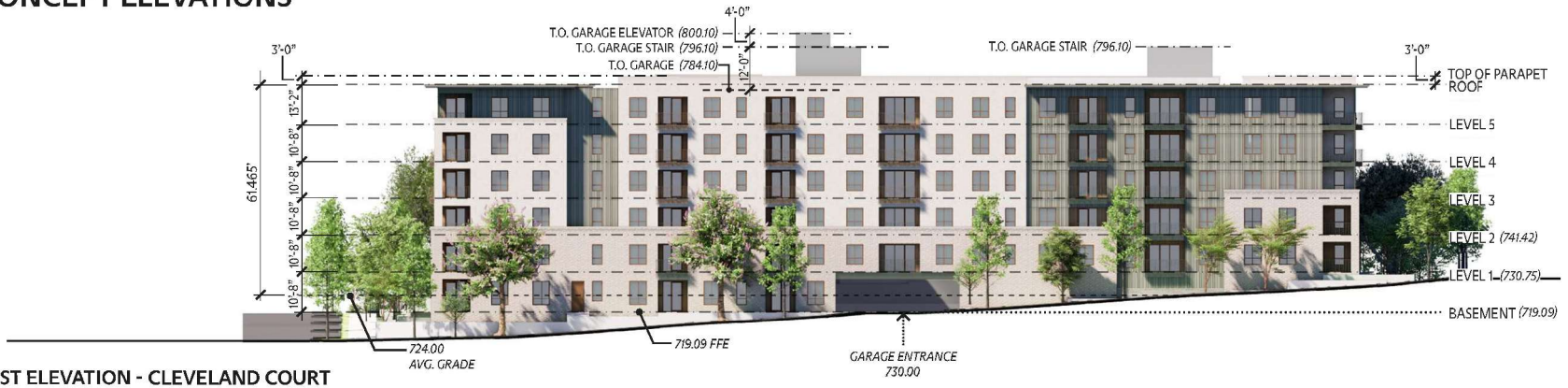


SOUTH ELEVATION - GROVE PLACE

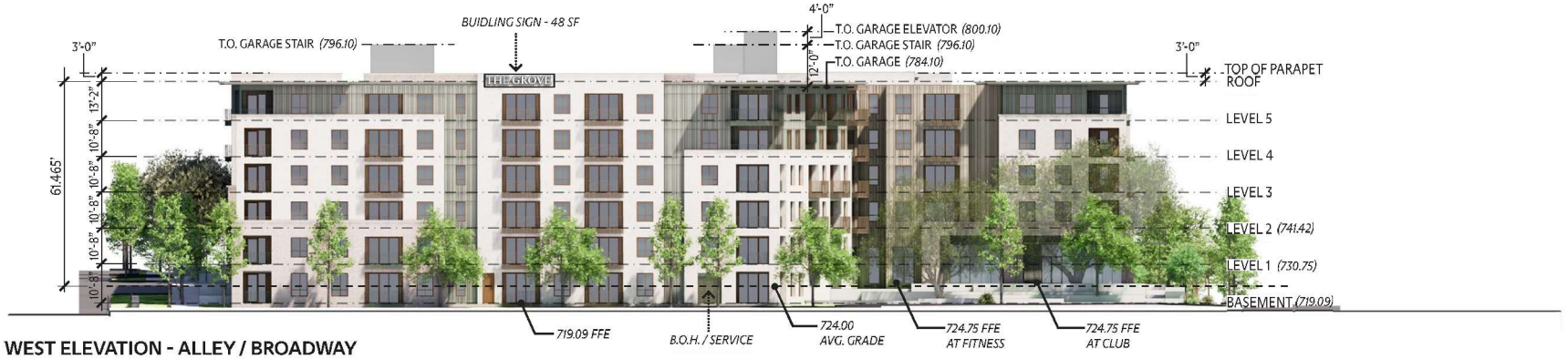
KEY

BRICK | STUCCO | COMPOSITE SIDING

CONCEPT ELEVATIONS



EAST ELEVATION - CLEVELAND COURT



WEST ELEVATION - ALLEY / BROADWAY



SOUTHWEST ELEVATION - OAK GROVE

KEY

BRICK | STUCCO | COMPOSITE SIDING



NORTHWEST CORNER - ARCADIA PLACE

Treehouse Apartments | July 2026



NORTHEAST CORNER- ARCADIA PLACE / CLEVELAND CT



SOUTHEAST CORNER- CLEVELAND CT / GROVE PL



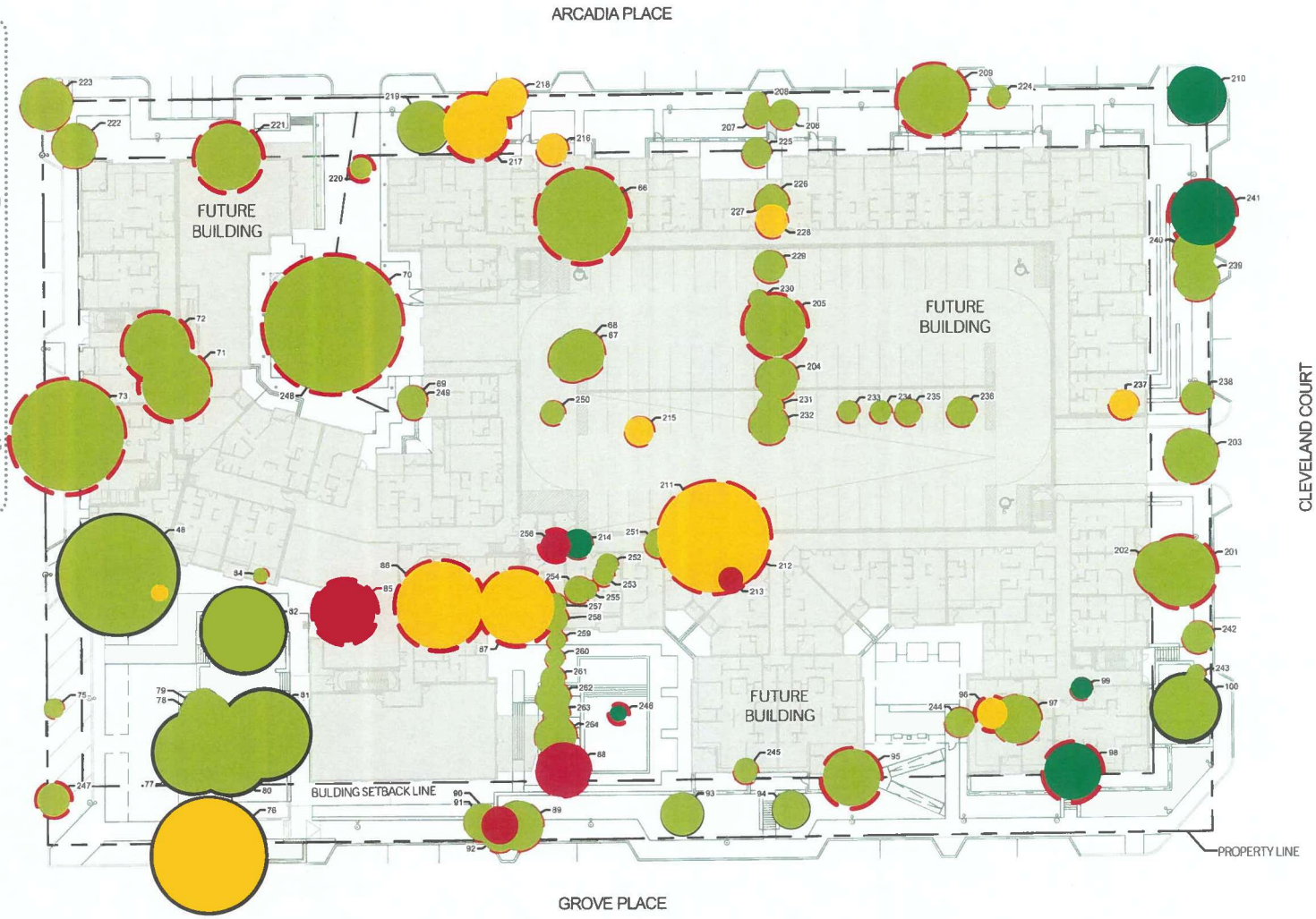
FITNESS / OAK GROVE PATIO - GROVE PLACE

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 ACCOMONDATE THE PRESERVATION OF EXISTING TREES.

0 25' 50'

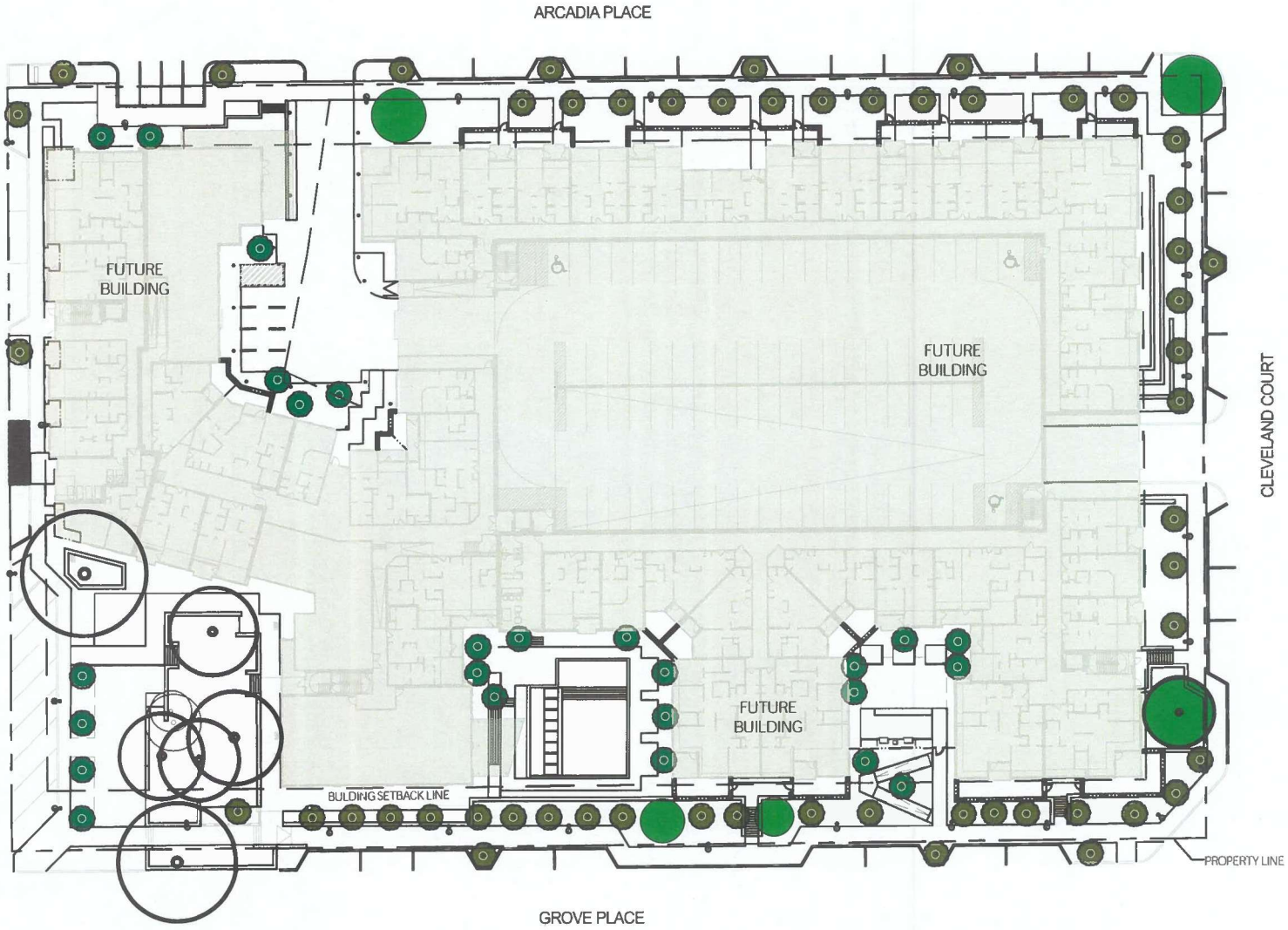


SITE CONCEPT TREE PLAN

- EXISTING NON HERITAGE TREE -PRESERVED
- EXISITING HERITAGE TREE PRESERVED
- EXISTING STREET TREE PRESERVED
- PROPOSED 6" CALIPER TREE
- PROPOSED 6" 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	
66	Live Oak	38			38				
67	Live Oak	20							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				
44	Live Oak	48				48			
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	16	16						
92	Hackberry	15	15						
93	Cedar Elm	17		17					
94	Cedar Elm	15		15					
95	Anacua	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	28			28				
206	Cedar Elm	12	12						
207	Mesquite	11	11						
208	Hackberry	6	6						
209	Pecan	29			29				
210	Red Oak	23		23					
211	Ligustrum	45							In Decline - Insect Damage and Invasive
212	Pecan	31			31				
213	Pecan	10	10						

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	
214	Walnut	12	12						
215	Pecan	12							In Decline - Basal Decay
216	Mountain Laurel	13							In Decline - Ganoderma
217	Mountain Laurel	27							In Decline - Ganoderma
218	Hackberry	16							In Decline - Basal Decay and Cracking
219	Live Oak	21				21			
220	Mountain Laurel	10			10				
221	Pecan	28			28				
222	Pecan	16	16						
223	Pecan	21	21						
224	Crape Myrtle	9	9						
225	Hackberry	12	12						
226	Hackberry	9	9						
227	Yaupon Holly	14	14						
228	Yaupon Holly	13							In Decline - Canopy Dieback
229	Crape Myrtle	13	13						
230	Hackberry	8	8						
231	Photinia	11							Not Counted - Large Shrub Specie
232	Photinia	16							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	434	122	458	238	0	0
Total inches by category	556		696		0	
Preservation percentage	22%		34%		-	
Mitigation required (Commercial) =	N/A		458		0	

Total Mitigation Required (inches)	**458**

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: (54) 6" CALIPER TREES

TOTAL STREET TREES PROVIDED: (59) TREES

TREE MITIGATION:

TOTAL INCHES TO BE MITGATED: (458")

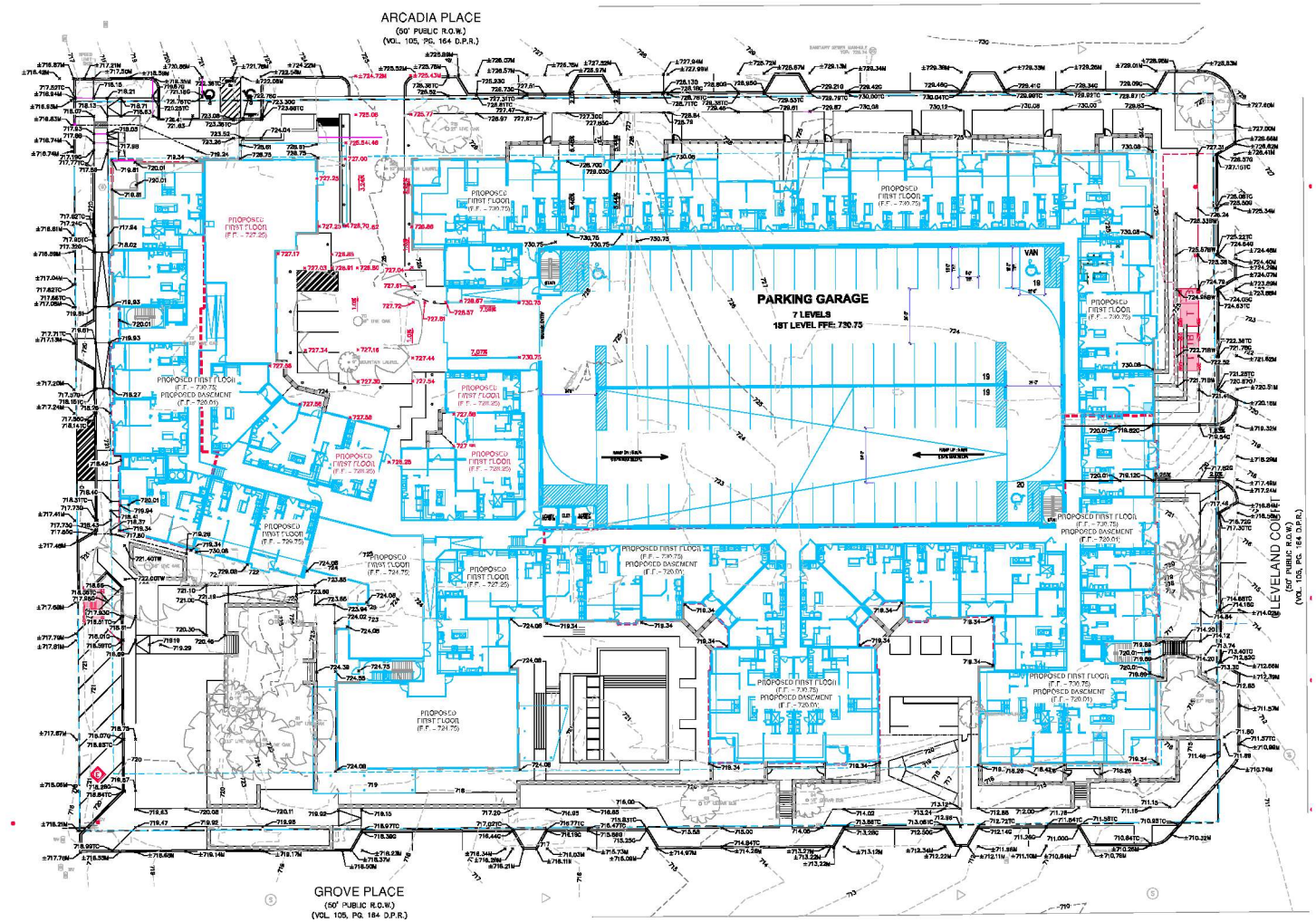
PROPOSED TREES: (25) 6" CALIPER TREES

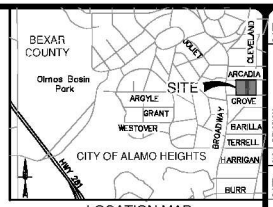
PROVIDED MITIGATED INCHES: (150")

NET MITIGATION: 458" - 150" =308"

MITIGATION COST: $92,400

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.





LOCATION MAP
NOT-TO-SCALE

SCALE: 1" = 20'
0' 20' 40' 60'

LEGEND

- PROPERTY LINE
- 730 EXISTING CONTOURS MAJOR
- 730 EXISTING CONTOURS MINOR
- 730 PROPOSED CONTOURS
- GRADE BREAK
- RETAINING WALL (SEE STRUCTURAL PLANS)
- ADA ROUTE
- GRATE INLET
- CURB INLET
- JUNCTION BOX
- +1000 PROPOSED SPOT ELEVATION
- +1000 EXISTING SPOT ELEVATION
- TC TOP OF CURB
- G GUTTER
- TW TOP OF WALL
- BW BOTTOM OF WALL
- EXISTING TREES TO REMAIN (SEE TREE PRESERVATION PLAN & COORDINATE WITH LANDSCAPE ARCHITECT)
- FF - XXXX.XX FINISHED FLOOR ELEVATION
- PROPOSED FLOW ARROWS
- PROPOSED FLOW ARROWS

NOTE

1. SEE SHEET C0.10 FOR CONSTRUCTION NOTES.
2. THE SLOPE OF ACCESSIBLE SIDEWALK LANDINGS AND PARKING LOT AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE. CURB RAMPS SHALL NOT EXCEED 8% RUNNING SLOPE AND 2% CROSS SLOPE. NOTIFY ENGINEER OF ANY DISCREPANCIES.
3. REFERENCE (B17) 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 FIBER OPTIC LINES, GAS LINES, ELECTRICAL SERVICE AND ANY EXISTING PRIVATE IRRIGATION, DRAINAGE, LANDSCAPE LIGHTING FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE CONSULTED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS 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 REPAIRS SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

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 CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL, DESIGN/ GEOTECHNICAL/ SAFETY/ EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO SUFFICIENTLY 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 PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION AND COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

NO.	REVISION	DATE

This document is released for INTERIM REVIEW pursuant ONLY under the authorization of ANDREW L. BELTON, P.E. #121688 on 5/12/2026. This document is not to be used for CONSTRUCTION.

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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

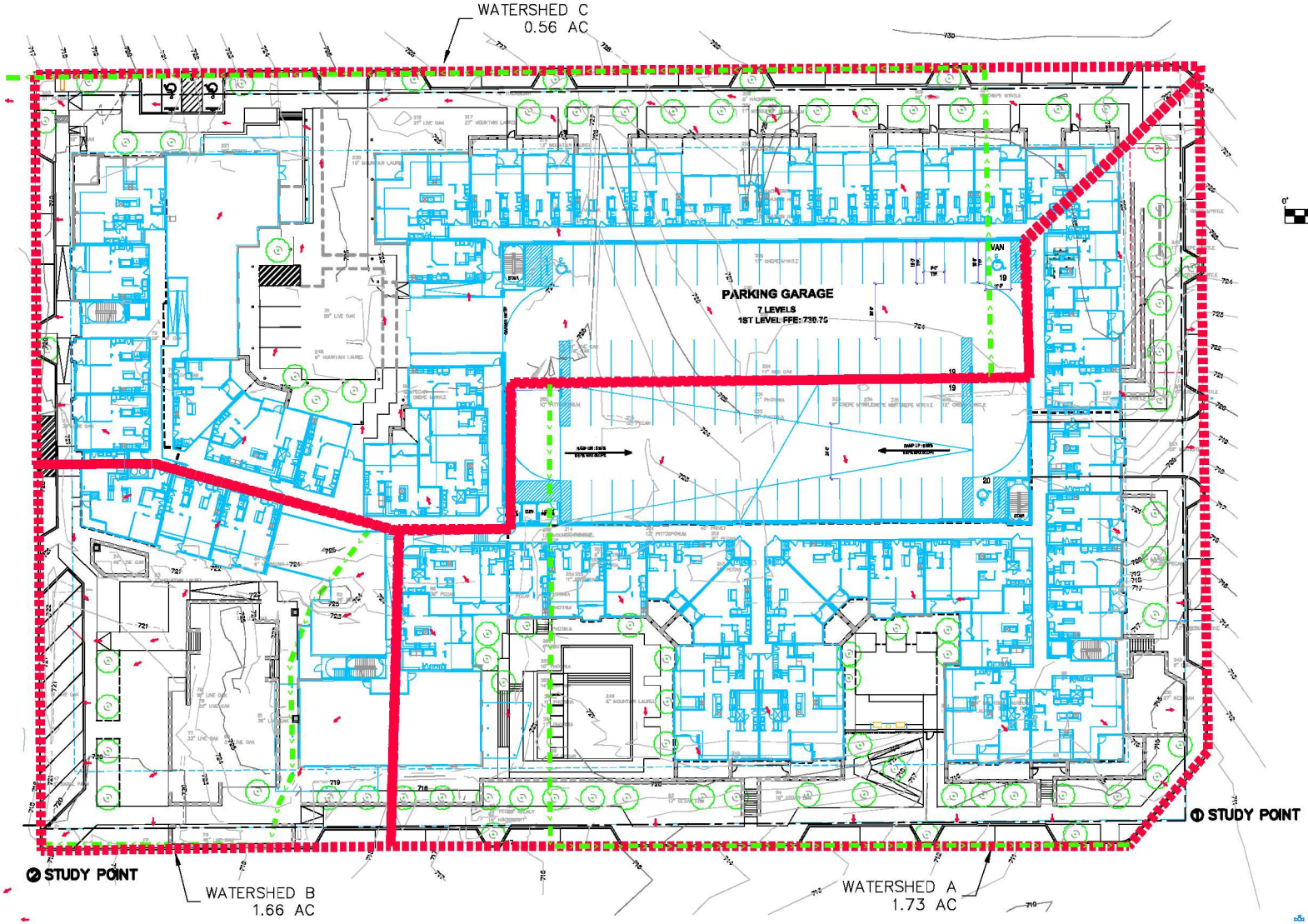
GROVE PLACE APARTMENTS
CITY OF ALAMO HEIGHTS, TEXAS

OVERALL GRADING PLAN

PLAT NO. -
JOB NO. 14154-10
DATE JULY 2026
DESIGNED TR
DRAWN TR
CHECKED TK
SHEET C2.00

Date: Apr 13, 2026, 8:39am User ID: Thomas
File: P:\14154\10\Design\Civil\Plan\14154-10-C2.00-Overall Grading Plan.dwg

Watershed	Area	C/CN	Tc	Intensity (in/hr)			Peak Flow (cfs)		
	(ac)	(unitless)	(min)	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	4.65	5.83
Watershed C	1.73	0.75	6	7.45	10.43	13.08	9.66	13.51	16.95



NO. REVISION DATE

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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING: TBPE-470 | TEXAS SURVEYING FIRM: #10095600

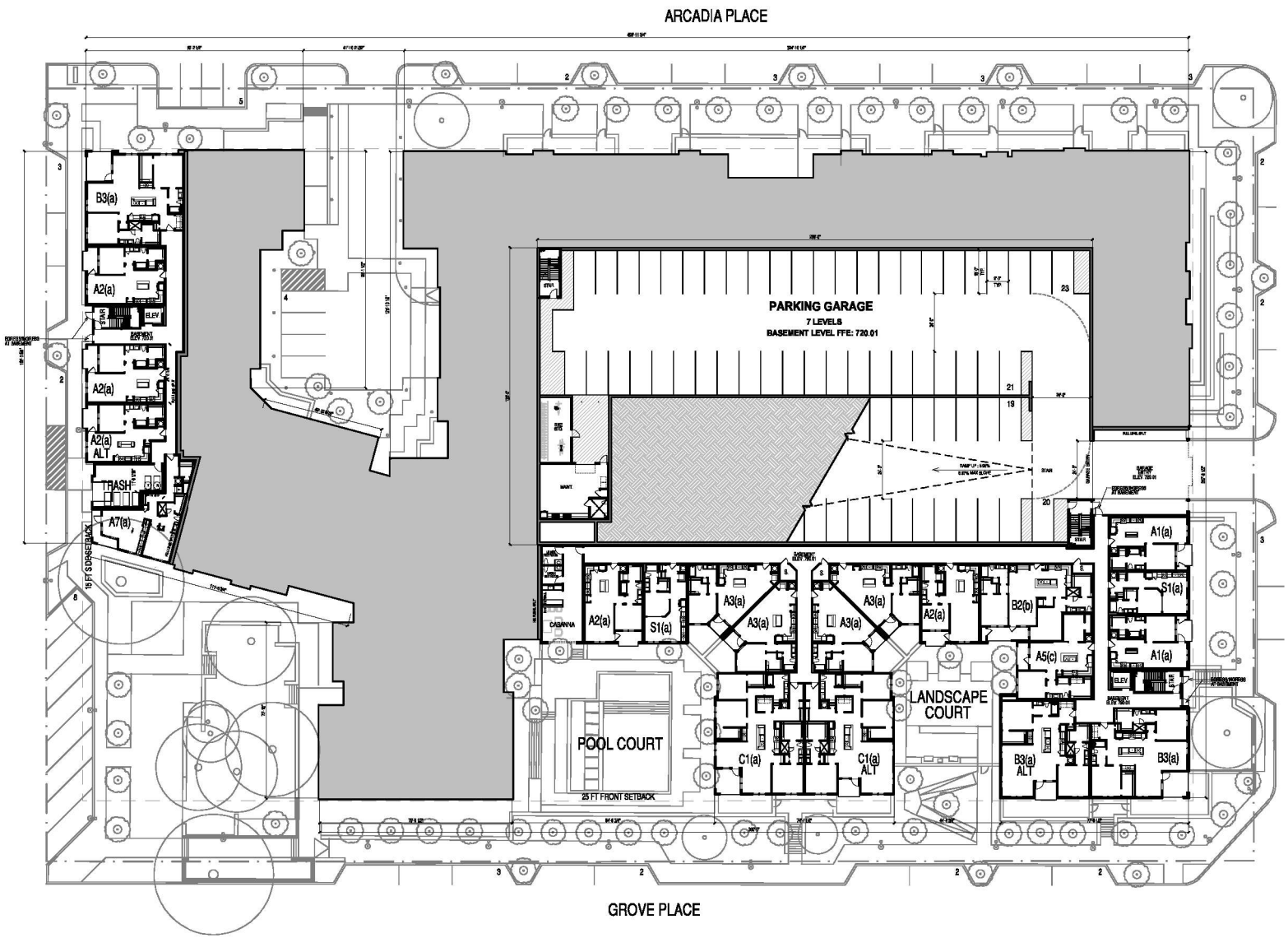
EMBREY GROVE PLACE
CITY OF ALAMO HEIGHTS, TEXAS

PROPOSED DRAINAGE AREA MAP EXHIBIT

PLAT NO. -
JOB NO. 14154-10
DATE JULY 2026
DESIGNER TR
CHECKED TK DRAWN TR
SHEET EX-2

Date: July 1, 2026, 2:05 PM – User ID: Jennifer.sanchez
File: P:\Art\Civil\Design\22_Civil\222_Exhibits\260701 – Drainage Area Maps\260702 – Proposed Drainage Area Map.dwg

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

PARKING GARAGE ANALYSIS				
		ACCESSIBLE		
LEVEL	STANDARD	HC	VAN	TOTAL
BASEMENT	44	0	0	44
1	77	1	2	80
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	9	2	499

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.

HDK ARCHITECTS
4595 EXCEL PARKWAY, ADDISON, TX 75001
214.523.8978
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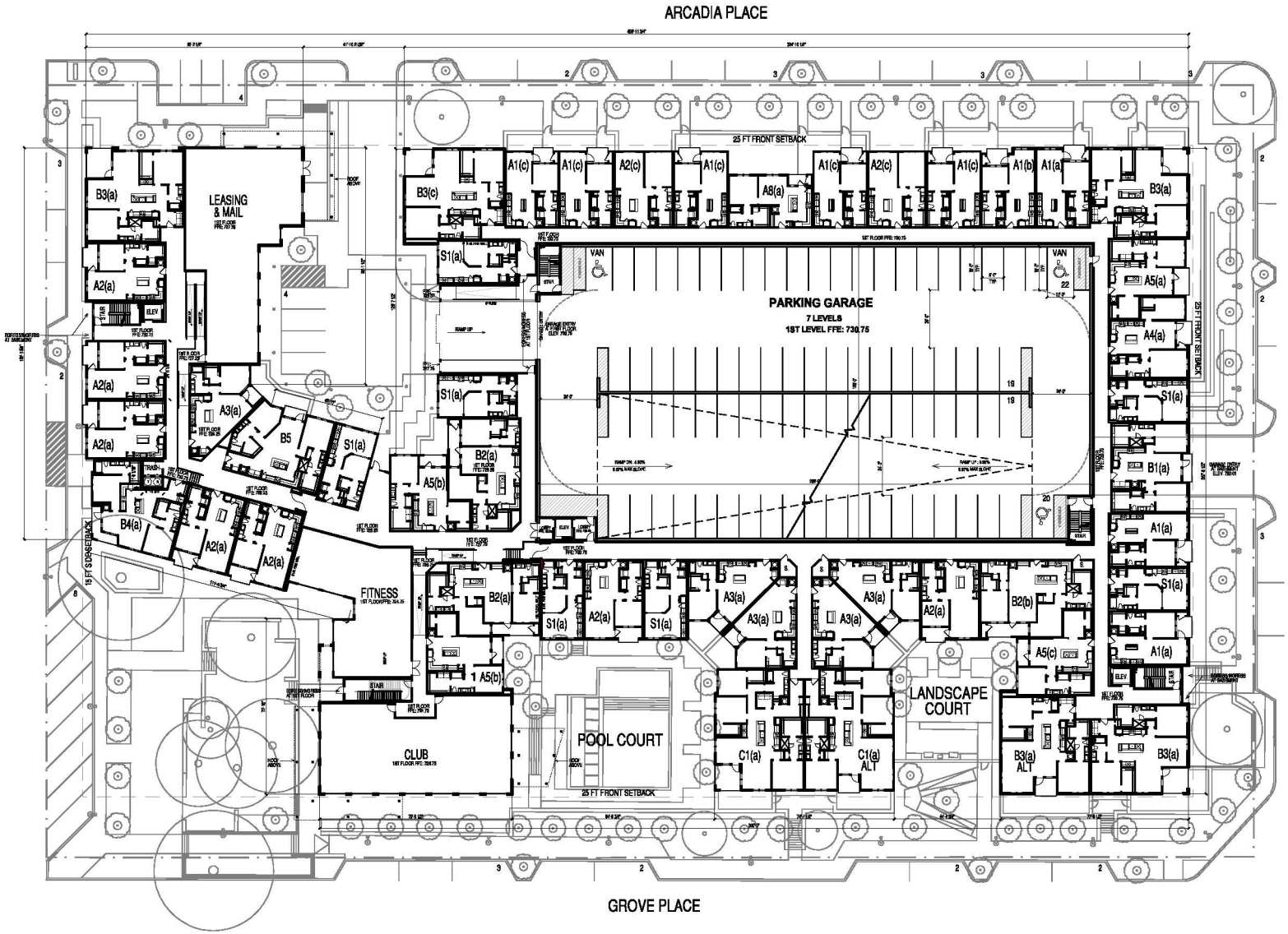
DATE
08-12-2026

PROJECT
26101

SHEET NUMBER
A3-00

BUILDING PLAN
BASEMENT

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

PARKING GARAGE ANALYSIS				
		ACCESSIBLE		
LEVEL	STANDARD	HC	VAN	TOTAL
BASEMENT	44	0	0	44
1	77	1	2	80
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	9	2	499

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REVISIONS

EMREY GROVE PLACE

APARTMENTS IN ALAMO HEIGHTS, TX FOR:
EMBREY DEVELOPMENT COMPANY

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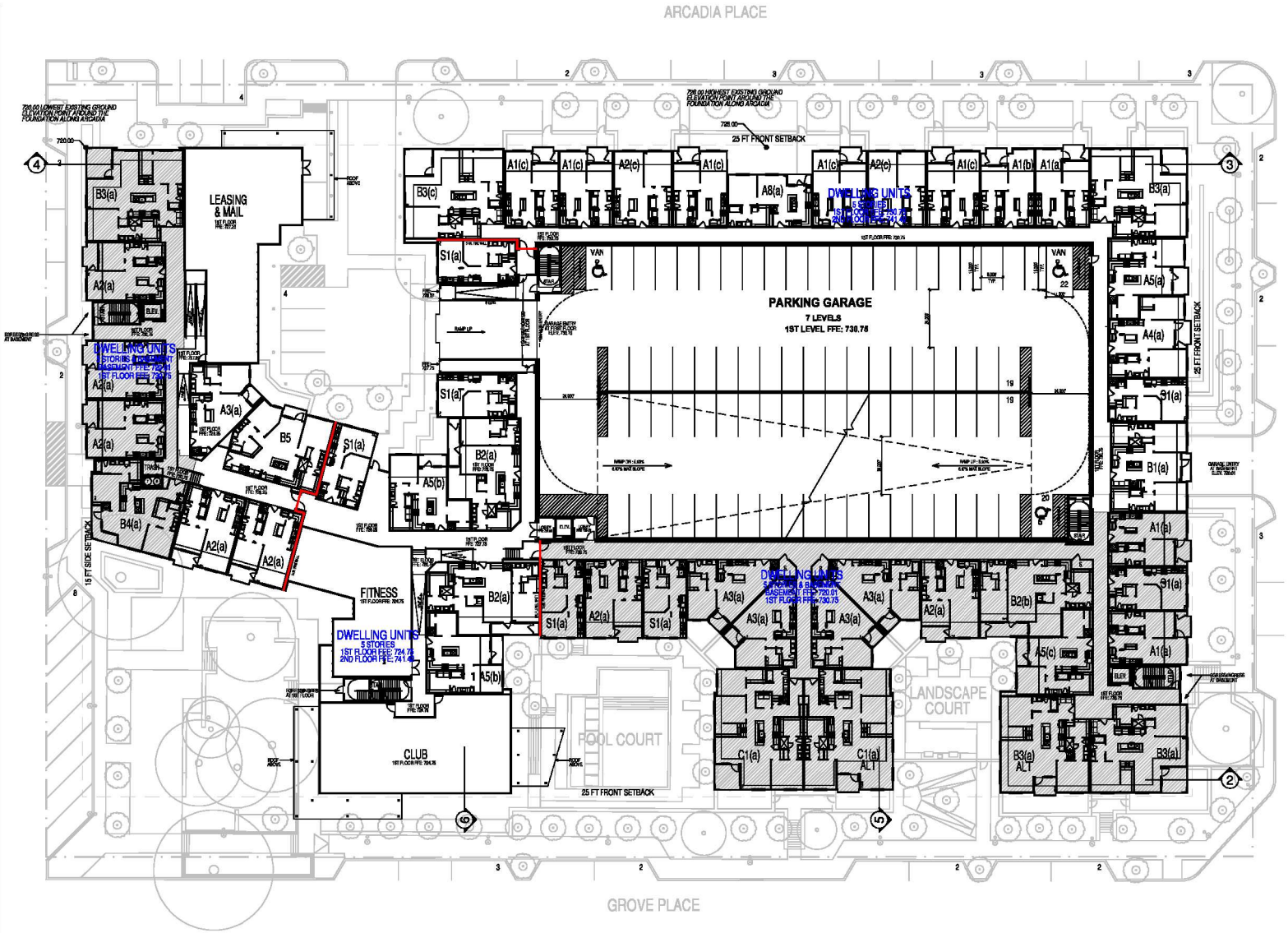
DATE
08-12-2026

PROJECT
26101

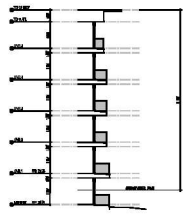
SHEET NUMBER
A3-01

BUILDING PLAN
FIRST FLOOR

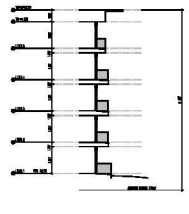
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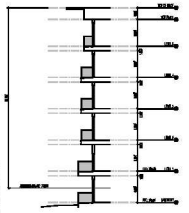
1 SITE PLAN
SCALE: 1" = 20'-0"



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



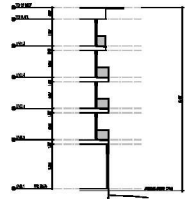
3 CORNER OF ARCADIA & CLEVELAND COURT
SCALE: 1" = 20'-0"



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 ROOF'S SURFACE IF A FLAT SURFACE; (2) THE DECK LINE OF MANSARD ROOFS; OR (3) 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 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

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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.

HEDK ARCHITECTS
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214.520.8978
hedk.com

DATE 08-12-2026

PROJECT 26101

SHEET NUMBER A1-02

SITE SECTIONS

Project Tabulation

Project Name: **Embrey Grove Place**

Project Location: **Alamo Heights, Texas**

Developer: **Embrey**

HEDK Architects

HEDK Project Number: **26101**

Date: **8/12/2026**

Site Acreage	3.678 Acres	Average 1 BDRM SF	707.57 S.F.
FAR	1.76	Average 2 BDRM SF	1270.29 S.F.
Project Density	81.02 Units/Acre	Average 3 BDRM SF	1747.50 S.F.
Project Efficiency	77.31%	Average Unit SF	913.06 S.F.

UNIT DATA

Unit Type	Net Square Footage (w/o Balc. Stg.)	Total Net Square Footage	Balcony Stg Square Footage	Net+Balc Stg Square Footage	Tot Net+Balc Stg Square Footage	Balcony Square Footage	Gross Square Footage	Total Gross Square Footage	Total Number Unit Conditions	Total Number Unit Types	Total Number Bedroom Types	Total Number Beds	% Unit Conditions	% Unit Types	% Bedroom Types
S1(a)	594	21,978	0	594	21,978	0	594	21,978	37	37	207	37	12.42%	12.42%	69.46%
A1(a)	688	11,696	11	699	11,883	57	756	12,852	17	47		17	5.70%	15.77%	
A1(b)	661	3,305	11	672	3,360	63	734	3,670	5			5	1.68%		
A1(c)	666	16,650	11	676	16,900	57	733	18,325	25			25	8.39%		
A2(a)	751	38,301	0	751	38,301	70	821	41,871	51	62		51	17.11%	20.81%	
A2(b)	772	0	0	772	0	0	772	0	0			0	0.00%		
A2(c)	784	7,840	0	784	7,840	0	784	7,840	10			10	3.36%		
A2-ALT(e)	702	702	0	702	702	70	772	772	1			1	0.34%		
A3(a)	786	22,802	0	786	22,802	48	834	24,186	29	29		29	9.73%	9.73%	
A4(a)	932	4,660	8	940	4,700	59	1,005	5,025	5	5		5	1.68%	1.68%	
A5(a)	833	4,165	0	833	4,165	78	908	4,545	5	21		5	1.68%	7.05%	
A5(b)	833	8,330	0	833	8,330	59	892	8,920	10			10	3.36%		
A5(c)	859	5,154	0	859	5,154	59	918	5,508	6			6	2.01%		
A6(a)	1,183	0	0	1,183	0	154	1,337	0	0	0		0	0.00%	0.00%	
A7(a)	860	860	0	860	860	86	946	946	1	1		1	0.34%	0.34%	
A8(a)	860	4,300	0	860	4,300	86	946	4,730	5	5		5	1.68%	1.68%	
B1(a)	1,155	10,395	0	1,155	10,395	46	1,201	10,809	9	9	79	19	3.02%	3.02%	26.51%
B2(a)	1,161	11,610	14	1,175	11,750	82	1,257	12,570	10	16		20	3.36%	5.37%	
B2(b)	1,189	7,134	22	1,211	7,268	121	1,332	7,992	6			12	2.01%		
B3(a)	1,330	27,930	0	1,330	27,930	114	1,444	30,324	21	40		42	7.05%	13.42%	
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	7,510	5			10	1.68%		
B3(d)	1,362	0	0	1,362	0	135	1,497	0	0			0	0.00%		
B3-ALT(e)	1,385	19,390	0	1,385	19,390	88	1,473	20,642	14			28	4.70%		
B4(a)	1,133	5,665	0	1,133	5,665	84	1,217	6,085	5	5		10	1.68%	1.68%	
B5(a)	1,241	6,205	0	1,241	6,205	53	1,294	6,470	5	5		10	1.68%	1.68%	
B6(a)	1,291	5,164	0	1,291	5,164	60	1,351	5,404	4	4		8	1.34%	1.34%	
C1(a)	1,720	10,320	0	1,720	10,320	114	1,834	11,004	6	12	12	18	2.01%	4.03%	4.03%
C1-ALT(a)	1,775	10,650	0	1,775	10,650	68	1,843	11,058	6			18	2.01%		
Totals		272,091			272,920			280,738			298	401			100.00%

PARKING GARAGE DATA

Parking Required			457
	Parking Garage		
		Standard	488
		Accessible	9
		Accessible Van	2
Parking Provided			499

2P/UNIT (1ST 20 UNITS) + 1.5P/UNIT (ADDITIONAL UNITS)

1.67 P/UNIT
1.24 P/BED

Floor	Basement	1	2	3	4	5	6
Total Gross /Floor	17,470	28,362	28,362	28,362	2,838	28,362	17,443
Total Gross	151,197						

APARTMENT BUILDING DATA

BLDG Type							Total
Floor	Basement	1	2	3	4	5	
Unit Type							
S1(a)	2	7	7	7	7	7	37
A1(a)	2	3	3	3	3	3	17
A1(b)		1	1	1	1	1	5
A1(c)		5	5	5	5	5	25
A2(a)	4	7	10	10	10	10	51
A2(b)							0
A2(c)		2	2	2	2	2	10
A2-ALT(e)	1						1
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
A8(a)		1	1	1	1	1	5
B1(a)		1	2	2	2	2	9
B2(a)		2	2	2	2	2	10
B2(b)	1	1	1	1	1	1	6
B3(a)	2	3	4	4	4	4	21
B3(b)							0
B3(c)		1	1	1	1	1	5
B3(d)							0
B3-ALT(e)	1	1	3	3	3	3	14
B4(a)		1	1	1	1	1	5
B5(a)		1	1	1	1	1	5
B6(a)			1	1	1	1	4
C1(a)	1	1	1	1	1	1	6
C1-ALT(a)	1	1	1	1	1	1	6
Totals Units /Floor	21	49	57	57	57	57	
Total Units /Fire Area	298						298
Total Unit Net /Floor	19,914	43,582	52,361	52,361	52,361	52,361	
Total Unit Net /Fire Area	272,920						272,920
Cabana Square Footage	729						729
Leasing Square Footage		3,161					3,161
Fitness Square Footage		2,163					2,163
Club Square Footage		3,046					3,046
Total Net /Fire Area	282,019						282,019
Total Gross /Floor	28,389	69,149	86,809	86,809	86,809	86,809	
Total Gross /Fire Area	364,774						364,774

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.

HEDK ARCHITECTS
4555 EXCEL PARKWAY, ADDISON, TX 75001
214.520.8878
hedk.com

DATE
08-12-2026

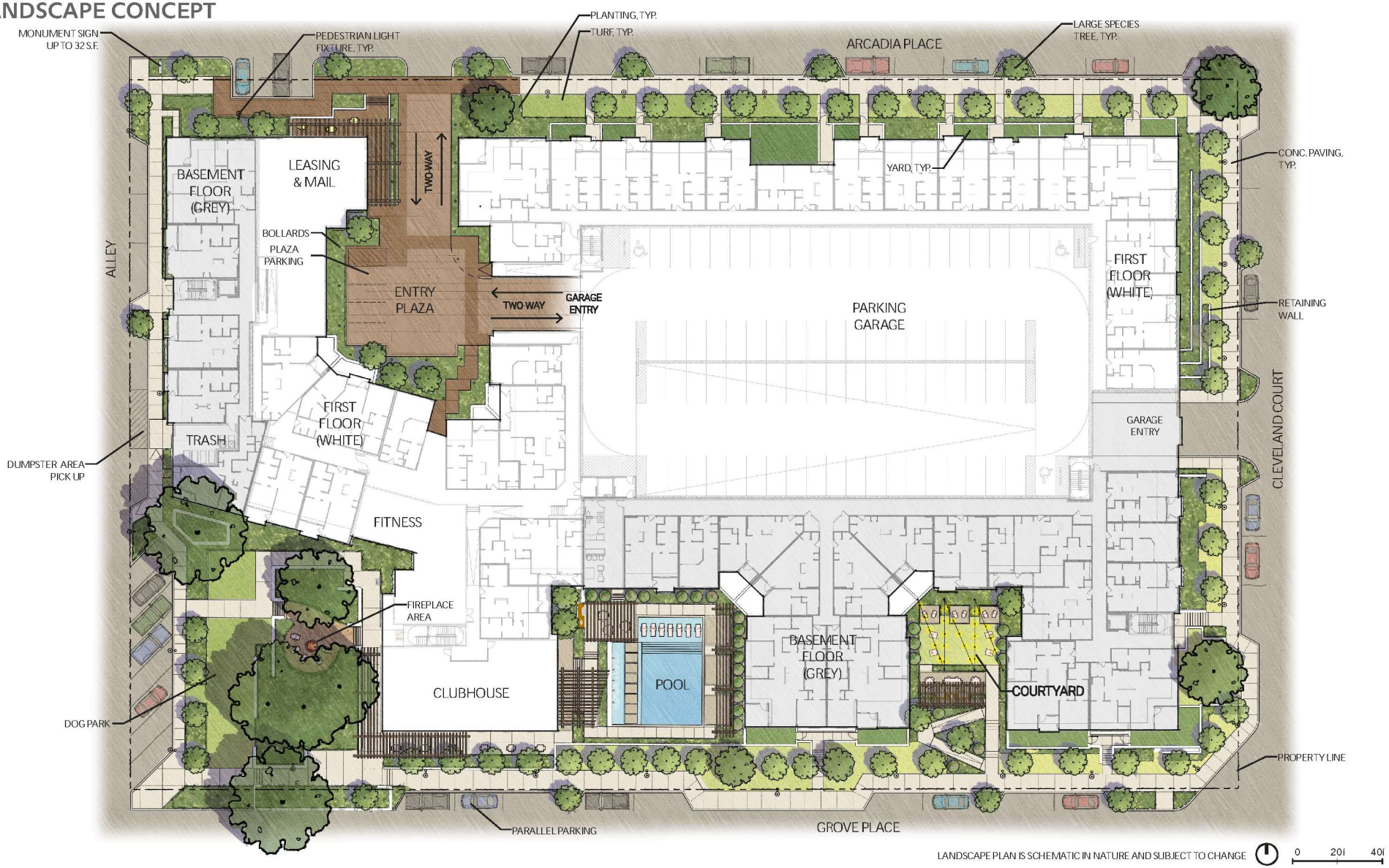
PROJECT
26101

SHEET NUMBER
A0-02

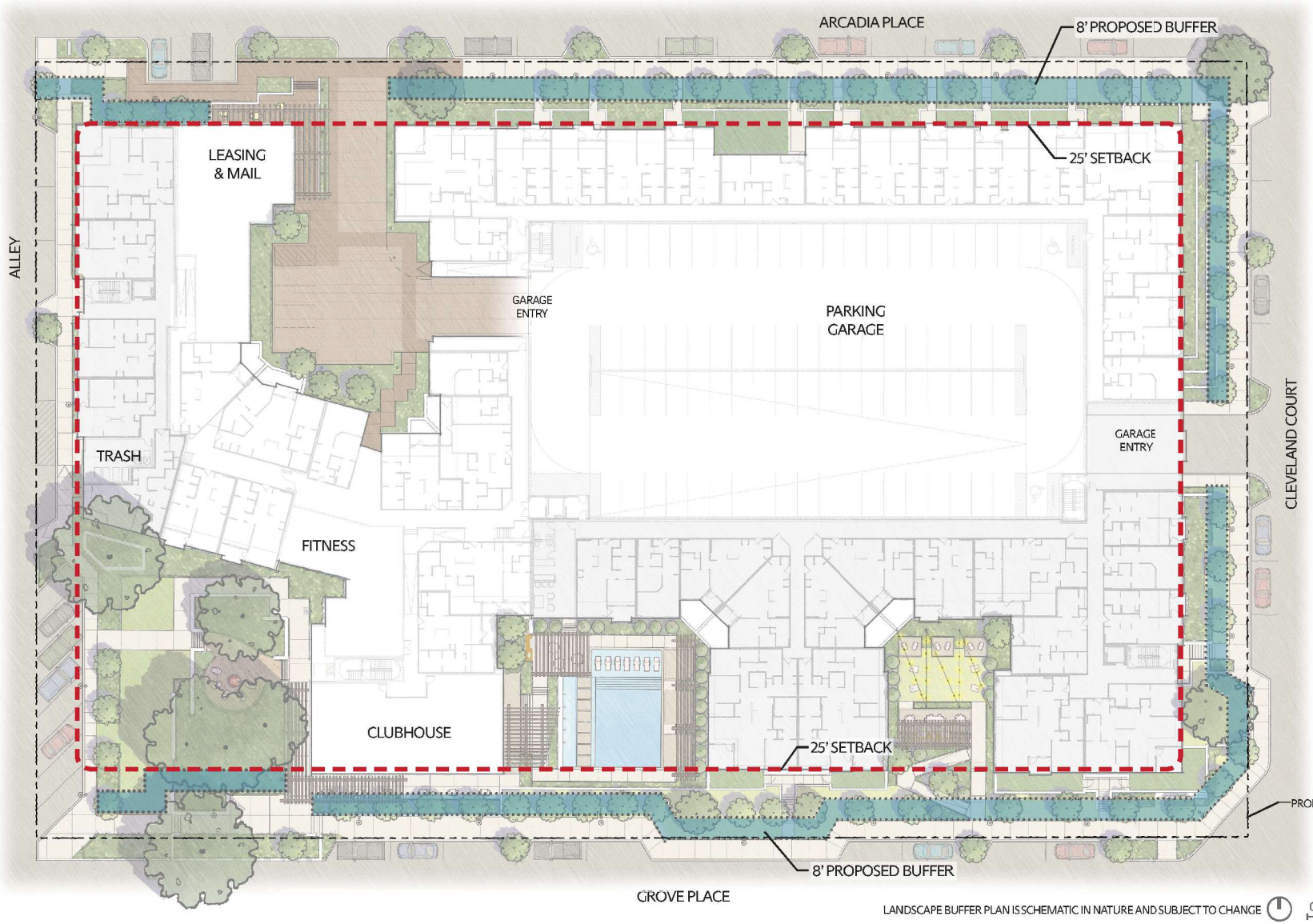
UNIT TABULATION

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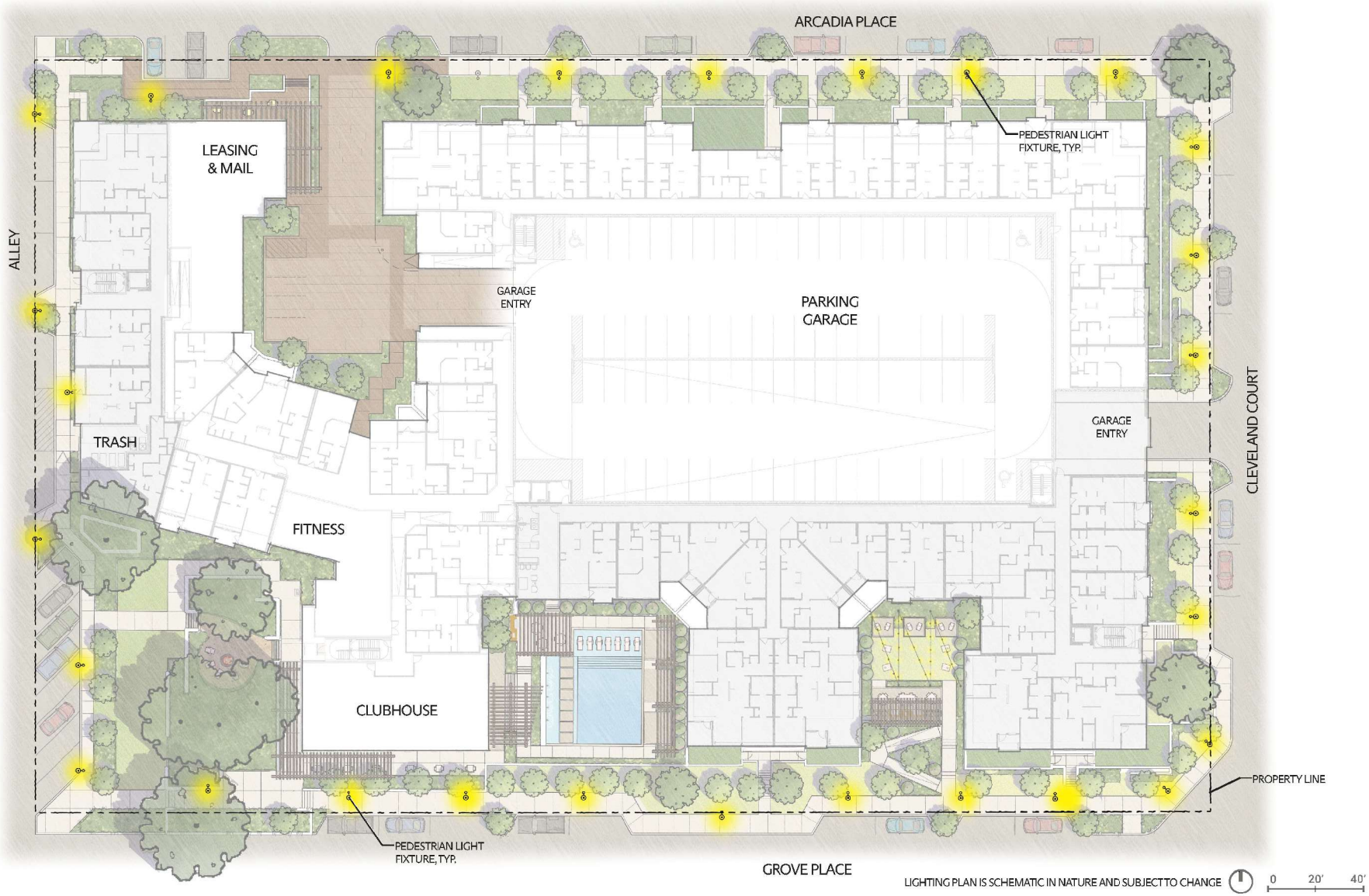
LANDSCAPE CONCEPT



LANDSCAPE BUFFER CONCEPT

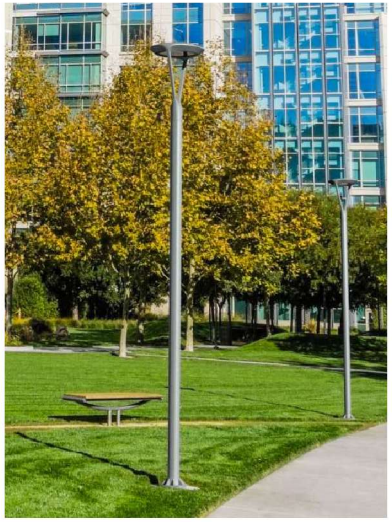


LIGHTING CONCEPT



SITE MATERIALS INSPIRATION







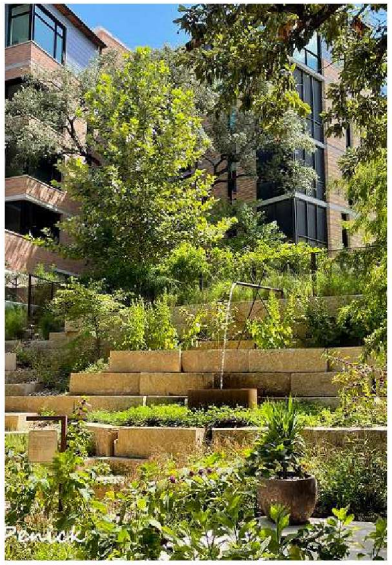


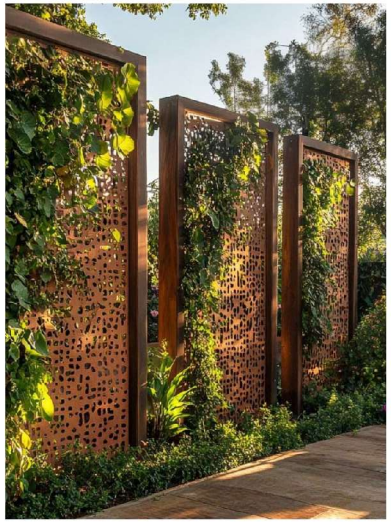


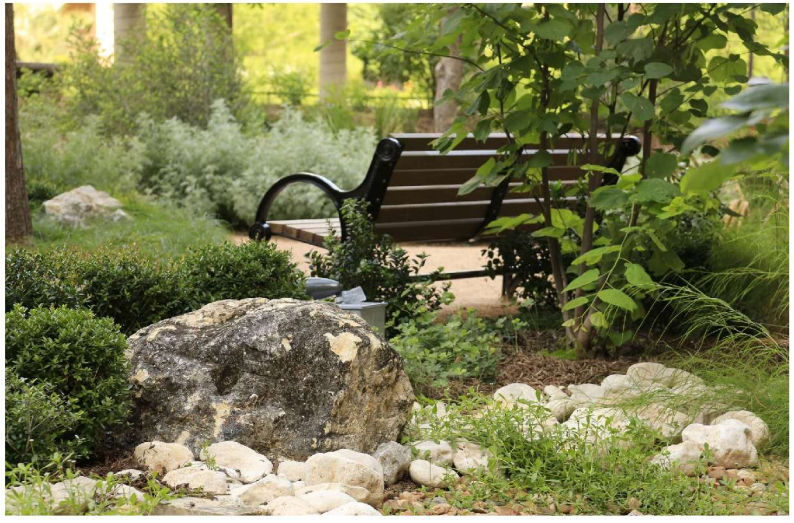





PLANTING INSPIRATION








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. Texansis


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

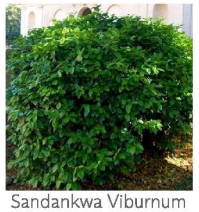

Texas Sage
Leucophyllum frutescens


Golden Thryallis
Galphimia glauca


Mexican Honeysuckle
Justicia spicigera


Tree Philodendron
Philodendon selloum


Blue Plumbago
Plumbago auriculata


Sandankwa Viburnum
Viburnum suspensum


Lindheimer Muhly
Muhlenbergia lindheimerii


Chinese Fringe Flower
Loropatelum 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

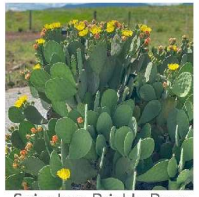

Liriope
Liriope muscari

ACCENT PLANTS / VINES


Red Yucca
Hesperalo parvifolia


Cruve 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

**If you choose to do so, please return this card to our office via US Mail or in-person. You may also submit your comments via email to permits@alamoheightstx.gov. Submit all comments *before August 14th, 2026*. 174123

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

Check one: I ✓ **support** _____ **oppose** the project.

Check one: I ✓ **have** _____ **have not** reviewed the project's plans or packet submittal items (if applicable)

Name: Alamo Height Treehouse, Ltd.

Address: 200 Austin Highway Suite 301 San Antonio iTx 78209

Date: 8-10-26

Comments: _____

**If you choose to do so, please return this card to our office via US Mail or in-person. You may also submit your comments via email to permits@alamoheightstx.gov. Submit all comments *before August 14th, 2026*. 174143

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

Check one: I ✓ **support** _____**oppose** the project.

Check one: I ✓ **have** _____**have not** reviewed the project's plans or packet submittal items (if applicable)

Name: Alamo Heights Treehouse, Ltd.

Address: 200 Austin Highway Suite 301 San Antonio, TX 78209

Date: 8-10-26

Comments: _____

**If you choose to do so, please return this card to our office via US Mail or in-person. You may also submit your comments via email to permits@alamoheightstx.gov. Submit all comments *before August 14th, 2026*. 174130

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

Check one: I ___ **support** ✓ **oppose** the project.

Check one: I ✓ **have** ___ **have not** reviewed the project's plans or packet submittal items (if applicable)

Name: Betty Gerlach

Address: 115 Arcadia Pl

Date: 8-10-2026

Comments: I have height concerns.

Maxwell Houser

From: Betty Gerlach <[redacted]>
Sent: Monday, August 10, 2026 1:41 PM
To: Permits
Subject: Case No. 1050F

I oppose the proposed project at !02 Arcadia Pl &141 Grove Pl on grounds that it violates existing height codes.

Betty Gerlach
115 Arcadia Pl
713-298-9823

Lety Hernandez

Subject: FW: Change status

From: Betty Gerlach < >
Sent: Monday, August 17, 2026 11:59 AM
To: Permits <permits@alamoheightstx.gov>
Subject: Change status

I would like to change my status on Case 1050F from opposing. I no longer oppose the proposal, but I am not supporting it unless they lower the height.
Betty Gerlach
115 Arcadia Pl
713-298-9823

NEUTRAL

**If you choose to do so, please return this card to our office via US Mail or in-person. You may also submit your comments via email to permits@alamoheightstx.gov. Submit all comments *before August 14th, 2026*. 1310686

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

Check one: I ____**support** X **oppose** the project.

Check one: I X **have** ____**have not** reviewed the project's plans or packet submittal items (if applicable)

Name: Dan + Maggie Simpson

Address: 140 Grandview Pl

Date: Aug 7, 2026

Comments: We do not oppose redevelopment. We oppose the height and mass of the proposed project. It is almost double in size to the zoning code of 3 stories and 35 feet. Ask the applicant to reduce height and build something appropriate to the neighborhood

**If you choose to do so, please return this card to our office via US Mail or in-person. You may also submit your comments via email to permits@alamoheightstx.gov. Submit all comments *before August 14th, 2026*. 174144

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

Check one: I ✓ **support** _____**oppose** the project.

Check one: I ✓ **have** _____**have not** reviewed the project's plans or packet submittal items (if applicable)

Name: 141 Land, Ltd.

Address: 200 Austin Highway Suite 301
San Antonio TX 78209

Date: 8-10-26

Comments: _____

Maxwell Houser

From: Maureen M <[redacted]
Sent: Saturday, August 8, 2026 10:41 AM
To: Permits
Subject: Opposed: Case No. 1050F - 102 Arcadia Pl & 141 Grove PL

Maureen McCann of 202 Grandview Pl opposes the above project based on the height and massing which is far too large for the residential edge of a neighborhood. I have reviewed all of the plans and packet submittals available. The height goes against city code (almost double) and exceeds the limit of units permitted by the city by 16%.

Thank you.

Maxwell Houser

From: Sandra East <[redacted]>
Sent: Friday, August 7, 2026 5:13 PM
To: Permits
Subject: Case No. 1050F 102 Arcadia Place and 141 Grove Place

I am OPPOSED to this case....,It needs to be revised and limited to the existing code.

Sandra East
204 Grandview Place
210-316-7296

Maxwell Houser

From: barbara warren <[redacted]>
Sent: Monday, August 10, 2026 8:18 PM
To: Permits
Subject: Case No 1050F-102 Arcadia Pl & 141 Grove Pl

Barbara and Jim Warren at 206 Grandview Place are writing in opposition to the proposed project above. Our opposition is based on the height and massive size of this project. We believe the proposed project is much too large for a neighborhood. We have listened to the presentation presented by Embrey and reviewed all the plans submitted.

Thank you

Maxwell Houser

From: Matt Bishop <[redacted]>
Sent: Wednesday, August 12, 2026 4:32 PM
To: Permits; Lety Hernandez
Cc: Frank Burney; 'brad@embrey.com'
Subject: Ltr in support of Case No. 1045P – 102 Arcadia & 141 Grove

Dear Lety,

I sent the letter of support below prior to the ARB hearing last month. I would like to make sure that my support is noted for the upcoming City Council meeting.

Regards,
Matt

Matt Bishop
Martin & Drought, P.C.
112 E. Pecan Street, Ste. 1616
San Antonio, Texas 78205
(210) 220-1329
(210) 227-7924 (fax)

From: Matt Bishop
Sent: Monday, July 13, 2026 11:26 AM
To: 'permits@alamoheightstx.gov' <permits@alamoheightstx.gov>; Leticia Hernandez (lhernandez@alamoheightstx.gov) <lhernandez@alamoheightstx.gov>
Cc: Frank Burney <[redacted]>
Subject: Ltr in support of Case No. 1045P - 102 Arcadia & 141 Grove

Lety,

I am the manager of Bexar Holdings, LLC which owns the properties at 202 Arcadia and 201 Grove – directly across Cleveland Court from the new multi-family development proposed by Embrey.

I support this project. The renderings look fantastic. This is the type of quality re-development we need in AH, and it will be an asset to the community.

Regards,
Matt
210-363-0840

**If you choose to do so, please return this card to our office via US Mail or in-person. You may also submit your comments via email to permits@alamoheightstx.gov. Submit all comments *before August 14th, 2026*. 174149

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

Check one: I ✓ **support** _____**oppose** the project.

Check one: I ✓ **have** _____**have not** reviewed the project's plans or packet submittal items (if applicable)

Name: Townsend Apartments, Ltd.

Address: 200 Austin Highway Suite 301
San Antonio TX 78209

Date: 8-10-26

Comments: _____

**If you choose to do so, please return this card to our office via US Mail or in-person. You may also submit your comments via email to permits@alamoheightstx.gov. Submit all comments *before August 14th, 2026*. 174151

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

Check one: I ✓ **support** _____**oppose** the project.

Check one: I ✓ **have** _____**have not** reviewed the project's plans or packet submittal items (if applicable)

Name: Alamo Heights Center, Ltd.

Address: 200 Austin Highway Suite 301 San Antonio, TX 78209

Date: 8-10-26

Comments: _____

Tyler Brewer

Subject: RE: Case No. 1050F - 102 Arcadia Pl & 141 Grove Pl

From: Natalie Vasquez Smith <>
Sent: Friday, August 7, 2026 4:55 PM
To: Permits <permits@alamoheightstx.gov>; lhernandez@alamogeoghtstx.gov; Tyler Brewer <tbrewer@alamoheightstx.gov>
Subject: Case No. 1050F - 102 Arcadia Pl & 141 Grove Pl

Natalie Smith and Douglas Smith of 201 Arcadia Pl oppose the above project based on the height and massing which is far too tall for the residential edge of a neighborhood. I have reviewed all the plans and packet submittals available.

Thank you.

CITY OF ALAMO HEIGHTS

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Architectural Review Board Meeting
August 18th, 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 18th, 2026 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.

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.

**If you choose to do so, please return this card to our office via US Mail or in-person. You may also submit your comments via email to permits@alamoheightstx.gov. Submit all comments *before August 14th, 2026*. 174078

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

Check one: I ✓ **support** ____ **oppose** the project.

Check one: I ✓ **have** ____ **have not** reviewed the project's plans or packet submittal items (if applicable)

Name: RICHARD & MARIA BLANCHER

Address: 126 GROVE PL

Date: 4.14.26

Comments: THE BENEFITS OF THIS PROJECT FAR OUTWEIGH THE HEIGHT CONCERNS. 9 HOMEOWNERS FACE THE PROJECT WHILE OTHERS HAVE INDIRECT OR NO VIEWS FROM THEIR PROPERTY

Maxwell Houser

From: Cassidy Luitjen <[redacted]>
Sent: Monday, August 17, 2026 11:15 AM
To: Permits
Cc: Eric Minoff
Subject: Opposition: Case No. 1050F

Hi, Cassidy Luitjen and Eric Minoff at 203 Arcadia Pl, San Antonio, TX 78209, oppose the project.
I have reviewed at length the project's plans and packet submittal items.

I'm writing in as part of the neighborhood group aligned with Natalie and Doug Smith's comments.

Additionally, I'd like to just express that it's appalling that someone would do all this work to build something knowing full well that their project is only possible if they break every rule about building multi-family apartments in Alamo Heights. I don't understand why developers who live in Terrell Hills think that they can come into AH and break all of our rules. I'm sure Trey Embrey would never consider doing a project of this scope and scale in Terrell Hills.

Also, I tried to get a variance to have my driveway 3" wider than the code allows and was told that there wouldn't even be a point in requesting the variance since it would never pass. THREE INCHES. The Embreys are asking to build nearly DOUBLE the code height allowed and yet it's being considered. Why? Why would my driveway width have been an impossible barrier and somehow negatively impact the beauty and charm of Alamo Heights, when a giant building is totally fine?

Also, since this is an Architectural review, let me just say that the various different surface treatments proposed by Lake Flato to reduce the impression of 'massing' look absolutely awful. Honestly I'd rather it all be one single material rather than an awful hodgepodge. You're not fooling anyone - the building will be an eyesore if built as currently proposed.

And creating an entrance on Arcadia Place mere feet from the giant oak tree that pinches Arcadia into a narrow corridor where only 1 car can pass comfortably just shows that the team at Embrey has not spent any time in this location. That little corner is such a mess with the various exits from strip centers, the tree, the on-street parking, and the existing traffic - adding an entrance where traffic already gets backed up 5 cars deep in the morning on the way to school is just irresponsible on the part of the city. The traffic backup is already that bad in the mornings and AHISD hasn't even started up yet.

Thanks for your time, please acknowledge receipt of this opposition.
Cassidy

Maxwell Houser

From: Mady Stovall <[redacted]>
Sent: Sunday, August 16, 2026 1:50 PM
To: Permits
Cc: Lety Hernandez; Tyler Brewer
Subject: Opposition Case No. 1050F

Please let it be known that Maida Culverhouse, Zenon Culverhouse, and Mady Stovall-Culverhouse of the Culverhouse Family Trust at 403 Cleveland Ct, San Antonio, TX 78209 OPPOSE the Case No 1050F - 102 Arcadia Pl & 141 Grave Pl.

Our opposition is based on the HEIGHT and MASSING which is far too large for the residential edge of a neighborhood.

Please stick to the Alamo Heights code of no taller than 35 feet for this historic Alamo Heights neighborhood and future neighborhoods.

Thank you

Maxwell Houser

From: Francisco Covarrubias <[redacted]>
Sent: Tuesday, August 18, 2026 6:49 AM
To: Permits; Lety Hernandez; Tyler Brewer
Subject: Case No. 1050F - Opposition to Redevelopment as Currently Proposed

Francisco S. Covarrubias and Betyna Ribeiro Almeida, owners for the past 19 years of the property located at 411 Cleveland Ct, San Antonio, TX 78209, hereby write to OPPOSE Case No. 1050F - 102 Arcadia Place & 141 Grove Place, as currently proposed.

Although we support redevelopment in the neighborhood, our opposition is based on the HEIGHT and MASSING of the current plan, which is too large for this particular section of Alamo Heights.

We request that the project adheres to the Alamo Heights MF-D zoning regulations of no more than 35 feet in height for this historic neighborhood.

Thank you and regards,

Francisco S. Covarrubias & Betyna Ribeiro Almeida

Tyler Brewer

Subject: RE: Change status

Thanks,

Tyler Brewer, AICP
Senior Planner
City of Alamo Heights
210.832.2239

From: Betty Gerlach <>
Sent: Monday, August 17, 2026 11:59 AM
To: Permits <permits@alamoheightstx.gov>
Subject: Change status

I would like to change my status on Case 1050F from opposing. I no longer oppose the proposal, but I am not supporting it unless they lower the height.
Betty Gerlach
115 Arcadia Pl
713-298-9823

City of Alamo Heights, TX
Thursday, April 2, 2026

Chapter 3. Zoning

ARTICLE VI. MULTIPLE-FAMILY DWELLING DISTRICT (MF-D)

[1] ***Editor's note—****Ordinance 2037, adopted November 9, 2015, repealed art. VI in its entirety and enacted new provisions to read as herein set out. Former art. VI, secs. 3-42—3-50, pertained to similar subject matter, and derived from Ord. 1750-C, sec. 2, adopted January 28, 2008; Ord. 1774, adopted June 9, 2008; and Ord. 1776, adopted July 21, 2008.*

§ 3-40. Preamble.

(a) Purpose. The multi-family zoning standards provide for a mix of multi-family types and style of development intended to reinforce the neighborhood and small town character desired by Alamo Heights residents. The standards permit multi-family buildings of two (2) to four (4) stories in height, depending on location, and require mixed uses along Broadway south of Albany Street in order to encourage pedestrian traffic and extended visits that are essential to a vibrant mix of retail, service and hospitality businesses.

(b) Variety. The standards are intended to allow a variety of desirable multi-family housing types as illustrated in the comprehensive plan adopted on May 26, 2009, including: duplex/triplex/quadplex and larger apartment buildings; attached townhouses; bungalow courts with attached or detached dwellings located around a central garden; courtyard housing with attached dwellings around a central linear walk; and garden walk or lane housing with detached or townhouse dwellings facing a well-landscaped central walk or winding car lane.

(c) Character. The multi-family zoning standards envision multi-family dwellings that are compatible with and reinforce the best design characteristics of Alamo Heights. Such characteristics include front doors and main entries that face the street (or common landscaped areas); front facades that mimic surrounding properties in scale, massing and articulation; building setbacks that respect traditional neighborhood or downtown street patterns; and off-street parking that is located to the rear (or underground), in open spaces or carports or garages, and hidden from (or not prominent in) street views.

(d) Public realm. The multi-family zoning standards are intended to promote a walkable, safe and pedestrian-friendly community. The standards require ample sidewalks, generous planting strips (or tree wells) located between the curb and the sidewalk, and regularly spaced, native canopy trees in the planting strips or tree grates. The standards are designed to promote water conservation and mitigate the effects of noise, dust, artificial lighting intrusions and "heat islands" in developed areas.

(Ordinance 2037 adopted 11/9/2015)

§ 3-41. Land uses.

(a) For any multi-family project located on Broadway, south of Albany Street, the 1st floor adjacent to the public rights-of-way shall only be utilized for "Commercial and Retail" land uses which are permitted in Business District One (B-1) and Office District (O-1), as permitted in article II, section **3-8.**

(b) One-family dwellings, attached and detached, are prohibited on properties that have their front lot line along Broadway or Austin Highway.

(Ordinance 2037 adopted 11/9/2015)

§ 3-42. Lot area.

The minimum lot area in the MF-D shall be in accordance with the following, and no lot existing at the time of passage of this ordinance shall be reduced in area below the minimum requirements set forth herein:

(1) One-family dwelling detached: Seven thousand five hundred (7,500) square feet.

(2) Two-family dwelling: Nine thousand (9,000) square feet.

(3) One-family dwelling attached: Three thousand seven hundred fifty (3,750) square feet. (The required lot area for the initial and final unit of one-family dwelling attached structures is three thousand seven hundred fifty (3,750) square feet for each unit. Each of the remaining (interior) units shall require a lot area equal to at least two thousand two hundred fifty (2,250) square feet per unit. This does not avoid the necessity to meet other requirements of the zoning code and other codes and ordinances.)

(4) Multiple-family dwelling up to thirty-five (35) feet: Nine thousand (9,000) square feet for first four (4) units plus one thousand five hundred (1,500) square feet for each added unit.

(5) Multiple-family dwelling over thirty-five (35) feet: Twelve thousand (12,000) square feet for first ten (10) units plus six hundred (600) square feet for each added unit.

(Ordinance 2037 adopted 11/9/2015)

§ 3-43. Lot width.

The minimum lot width in the MF-D shall be in accordance with the following, and no lot existing at the time of passage of this ordinance shall be reduced in width below the minimum requirements set forth herein:

(1) One-family dwelling detached: Fifty (50) feet.

(2) Two-family dwelling: Sixty (60) feet.

(3) One-family dwelling attached: Twenty-five (25) feet. (The required lot width of twenty-five (25) feet is for a one-family dwelling attached unit facing the street from which the address is derived. Units to the rear of the initial unit do not add to the required front yard width. This does not avoid the necessity to meet other requirements of the zoning code and other codes and ordinances.)

(4) Multiple-family dwelling: Seventy-five (75) feet.

(Ordinance 2037 adopted 11/9/2015)

§ 3-44. Front yard setbacks.

No building, structure or use shall hereafter be located, erected or altered in MF-D so as to have a smaller front yard than twenty (20) feet except as follows:

(1) Where the frontage on one (1) side of a street between two (2) street intersections is divided by two (2) or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire block.

(2) The front yard shall be measured from the property line to the front face of the building, covered porch, covered terrace or attached accessory building. Eaves and roof extensions may encroach into the required front yard for a distance not to exceed four (4) feet beyond the permitted porch or wall plane.

(3) Where a lot has double frontage, running through from one (1) street to another, the front yard requirements of this section shall apply to any yard of such double frontage lot that is directly across a street from the front property line of another lot.

(4) No fence, wall or other man-made, non-living barrier, other than the wall of a permitted structure, shall be erected or altered within the minimum required portion of a front yard in excess of three (3) feet in height measured from the lower side of the fence, wall or other barrier, or in excess of six (6) feet in height within the remaining portion of a front yard measured from the lower side of such fence, wall or other barrier. When the grade of the land adjacent to the location of a fence, wall or other barrier has been altered from its natural condition, the director shall determine the permissible height of a fence, wall or other barrier from the director's projection of the natural grade of the land.

(5) Main structure articulation: The maximum exterior front wall plane width without a minimum of a two-foot-deep by ten-foot-wide for the full height of the structure, above the first floor, offset is every thirty (30) feet. Modifications to the articulation standards may be modified by recommendations by the architectural review board and city council approval.

(6) For properties with frontage along Broadway, south of Albany:

   a. Minimum/maximum setback of zero (0) feet.

   b. Seventy-five (75) percent of building facade at maximum setback.

      i. The remaining area may be set back further to accommodate courtyards, sitting areas, or other public uses.

      ii. Minor adjustments to the "percent of the building facade at the maximum setback" may be adjusted based on recommendations from the architectural review board and after approval by city council.

   c. Eaves, balconies, roof extensions, and other similar features may encroach into the required front yard setback or rights-of-way for a distance not to exceed five (5) feet beyond the permitted porch or wall plane.

      i. A minimum of fifteen (15) feet clearance from the ground shall be provided.

   d. Canopies and other similar features may encroach into the required front yard setback or rights-of-way for a distance not to exceed ten (10) feet beyond the permitted porch or wall plane.

      i. A minimum of ten (10) feet clearance from the ground shall be provided.

For one-family dwellings attached, the units to the rear of the initial unit do not add to the required front yard depth. This does not avoid the necessity to meet other requirements of the zoning code and other codes and ordinances.

(Ordinance 2037 adopted 11/9/2015)

§ 3-45. Side yard setbacks.

No building, structure or use shall hereafter be located, erected or altered in MF-D so as to have a smaller side yard than hereinafter specified, except as follows:

(1) Minimum side yard for one-family and two-family residences is six (6) feet.

(2) For multiple-family dwellings a minimum setback for the structure shall be provided based on the following:

   a. Fifteen-foot setback; and

   b. For properties adjacent to a SF-A or SF-B zoning district a looming ratio of two to one (2:1) height looming applies.

(3) Where multiple structures are arranged on a singular lot and have a height less than thirty (30) feet a minimum building separation between structures shall be twelve (12) feet, provided that all fire and building codes have been met pertaining to construction types/standards.

(4) Detached garages or other detached accessory buildings shall be located as follows:

   a. Not less than four (4) feet from the main building.

   b. Not less than three (3) feet from the side property line for structures with a wall plate not to exceed ten (10) feet.

   c. Structures with a wall plate greater than ten (10) feet shall have a side setback based on a looming ratio of two to one (2:1).

(5) Every part of a required side yard for main structures shall be open and unobstructed except for the ordinary projections of window sills, roof eaves or overhangs, belt courses, cornices, roofs and other architectural features projecting not to exceed two (2) feet into the required side yard but not less than four (4) feet from the property line.

   a. Accessory structure roof eaves or overhangs are required to have a minimum two-foot side setback from the property line.

(6) No fence, wall or other man-made, non-living barrier, other than the wall of a permitted structure, shall be erected or altered in any side yard in excess of eight (8) feet in height measured from the lower side of such fence, wall or other barrier. When the grade of the land adjacent to the location of a fence, wall or other barrier has been altered from its natural condition, the city engineer shall determine the permissible height of a fence, wall or other barrier from the city engineer's projection of the natural grade of the land.

(7) Air conditioning units and pool units shall not encroach into any required side yard setback.

(8) Main structure articulation: The maximum exterior front wall plane width without a minimum of a two-foot deep by ten-foot wide for the full height of the structure, above the first floor, offset is every thirty (30) feet. Modifications to the articulation standards may be modified by recommendations by the architectural review board and city council approval.

(9) For properties with frontage along Broadway or Austin Highway:

   a. Minimum side setback of zero (0) feet.

   b. Maximum side setback of eight (8) feet.

      i. Exemptions to the maximum side yard setback may be provided to allow access to a rear parking facility if no other rear or alley access is provided and for any interior lot, where access to vehicular parking is required. In no case shall the maximum side yard setback be greater than twenty-six (26) feet.

   c. For properties adjacent to a SF-A or SF-B zoning district a looming ratio of two to one (2:1) height looming applies.

   d. Eaves, balconies, roof extensions, and other similar features may encroach into the required corner side yard setback or rights-of-way for a distance not to exceed five (5) feet beyond the permitted porch or wall plane.

      i. A minimum of fifteen (15) feet clearance from the ground shall be provided.

   e. Canopies and other similar features may encroach into the required corner side yard setback or rights-of-way for a distance not to exceed ten (10) feet beyond the permitted porch or wall plane.

      i. A minimum of ten (10) feet clearance from the ground shall be provided.

(Ordinance 2037 adopted 11/9/2015)

§ 3-46. Rear yard setbacks.

No building, structure or use shall hereafter be located, erected or altered in MF-D so as to have a smaller rear yard than twenty-five (25) feet, except as follows:

(1) Every part of a required rear yard for main structures shall be open and unobstructed except for permitted accessory buildings and ordinary projections of window sills, roof eaves or overhangs, belt courses, cornices and other architectural features projecting not to exceed four (4) feet into the required rear yard.

(2) Accessory structure roof eaves or overhangs are required to have a minimum two-foot rear setback from the property line.

(3) Detached garages or other detached accessory buildings shall be located as follows:

   a. Not less than four (4) feet from the main building

   b. Not less than three (3) feet from the rear property line for structures with a wall plate not to exceed ten (10) feet.

   c. Structures with a wall plate greater than ten (10) feet shall have a rear setback based on a looming ratio of two to one (2:1).

(4) No fence or wall, other than the walls of a permitted structure, shall be erected or altered in any rear yard to exceed a height of eight (8) feet measured from the lower side of such fence, wall or other structure. When the grade of the land adjacent to the location of a fence, wall or other barrier has been altered from its natural condition, the city engineer shall determine the permissible height of a fence, wall or other barrier from the city engineer's projection of the natural grade of the land.

(5) Air conditioning units and pool units shall not encroach into any required rear yard setback.

(6) For properties with frontage along Broadway or Austin Highway:

   a. Minimum rear setback of fifteen (15) feet.

   b. For properties adjacent to a SF-A or SF-B zoning district a looming ratio of two to one (2:1) height looming applies.

(7) Main structure articulation: The maximum exterior front wall plane width without a minimum of a two-foot deep by ten-foot wide for the full height of the structure, above the first floor, offset is every thirty (30) feet.

(Ordinance 2037 adopted 11/9/2015)

§ 3-47. Impervious cover.

The maximum percentage of any lot area in the MF-D which may be covered by the main building, all accessory buildings, and impervious cover on the lot or tract shall not exceed eighty-five (85) percent.

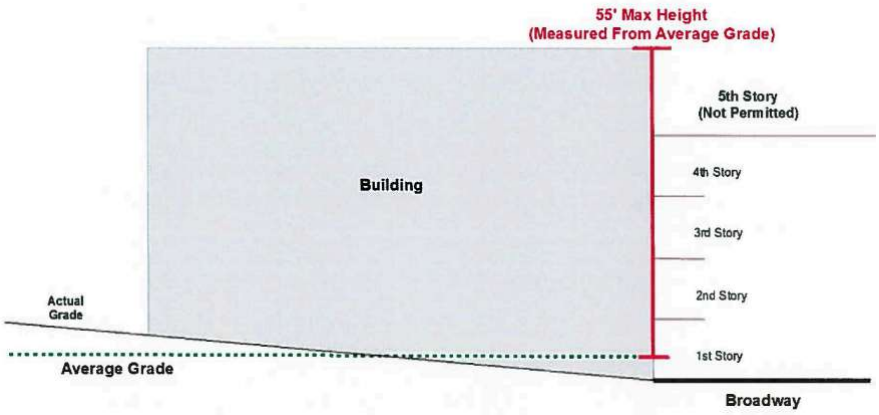
(1) For properties located on Broadway, south of Albany, and Austin Highway there shall be no impervious cover caps. This section does not waive any other landscaping requirements found within the zoning code.

(Ordinance 2037 adopted 11/9/2015)

§ 3-48. Height.

No main building or main structure shall be erected, altered or converted for any use permitted in MF-D to exceed the maximum height of thirty-five (35) feet, but not to exceed three (3) stories (see "Height" definition). Exceptions are as follows:

(1) For properties with frontage along Broadway, south of Albany, or Austin Highway a maximum height of fifty-five (55) feet, from average grade, but not to exceed four (4) stories from the grade of land adjacent to the public rights-of-way frontage shall be permitted.



a. For properties with frontage along Broadway and Austin Highway all main structures shall have a minimum of two (2) stories.

(2) No accessory structures shall be erected, altered, or converted for any use permitted in MF-D to exceed the maximum height of twenty-five (25) feet.

(Ordinance 2037 adopted 11/9/2015)

§ 3-49. Required off-street parking.

Off-street parking shall hereafter be provided on each lot or tract upon which a building is erected or upon a contiguous lot or tract, and no building or structure, or part thereof, shall be hereafter erected, altered, converted or enlarged for any permitted use in the district in which it is located unless off-street parking facilities are provided in accordance with the following:

(1) Parking must be located in the rear or side of the property, behind the front face of the building.

(2) Parking areas located on the side of a structure or adjacent to public rights-of-way shall be screened via a three-foot fence or screening wall.

(3) Properties shall provide off-street parking in accordance with the following:

a. For the first one (1) to twenty (20) units, two (2) parking spaces for each dwelling.

b. For each additional unit, over twenty (20), one and one-half (1.5) spaces shall be provided.

(4) Surface parking areas shall be developed in accordance with the following:

a. A landscape area shall be provided along all parking area boundaries with a minimum width of eight (8) feet. Breaks in the landscaping areas may be allowed for vehicular, pedestrian, and emergency services access.

b. One (1) four-inch caliper tree per eight (8) parking spaces shall be provided. Parking lot trees shall adhere to the following standards:

i. The planting area for each tree, whether located at an edge of the parking areas or designed as an interior island or median between parking modules, shall be no less than six (6) feet across in any horizontal direction.

ii. All planting areas shall have permeable surfaces and be planted with locally appropriate species as identified in sections **3-50** and **5-152**, which may include shrubs, groundcovers, or grasses. If a planting area is used as part of a biological stormwater treatment system, pursuant to an approved drainage plan, groundcovers shall be selected that are appropriate to that function.

(5) Parking structures shall not be considered accessory structures and shall be developed in accordance with the following:

a. Ground level parking structures. Ground level parking located under an elevated building shall be screened from public street rights-of-way and any abutting residentially zoned property.

i. Screening shall consist of vegetative screening, except at points of ingress and egress. Such screening may consist of shrubs, trees, and vines to form a continuous and solid visual screen, within one (1) year of planting. Such screening shall not be required where a parking structure is wrapped with liner buildings that accommodate active uses other than parking.

b. Upper level parking structures. Each level of a parking structure above the ground level shall be designed to include screening along any facade that is not visually screened by an intervening building or structure from public view.

i. Such screening shall consist of architectural and/or landscape elements that are at least three (3) feet six (6) inches in height, as measured from the floor of the level, to provide a continuous and solid visual screen that blocks headlight glare from vehicles parked within the structure.

(Ordinance 2037 adopted 11/9/2015)

§ 3-50. Landscaping, screening, sidewalks and lighting.

Any property within the MF-D is required to conform with section **3-88**, Landscaping regulations, in addition to the following:

(1) An eight-foot wide landscape area must be provided along the rear property line. The landscaping must be contiguous with the entire length of the property line, except where interrupted by a drive to an alley.

(2) Corner lots. A minimum eight-foot wide landscape area shall be provided along each side yard property line bordering a street. Landscaping within a triangular area formed by intersecting street lines shall comply with the requirements of sections **16-71** through **16-77** of the Code of Ordinances.

(3) Double frontage lots. The front yards of a double frontage lot shall be landscaped. For these lots both street frontages shall be considered front yards.

(4) Lots or tracts of land without buildings and used primarily for parking. The front yard of a lot or tract of land without buildings and used primarily for parking shall have a landscape area located along its entire length with a minimum width of twenty (20) feet. Each rear and side yard of such lots or tracts of land shall have a landscape area located along its entire length with a minimum width of eight (8) feet.

(5) Canopy street trees shall be planted at regular intervals, within the public street rights-of-way. There shall be at least one (1) tree planted for each twenty-five (25) feet of lot frontage, or portion thereof. Minor variations from the twenty-five (25) feet spacing requirement are permitted to avoid conflicts with driveway locations and accommodate other design considerations.

a. Allowable street trees shall be of the species identified in section **5-152** and must be a minimum size of four-inch caliper at planting. For trees located under overhead utilities, property owners may install tree species identified as allowable trees according to CPS Energy. The spacing requirements between trees shall be in accordance with the recommended spacing based on the type of tree planted.

b. Street trees shall be maintained to provide a clear canopy zone free of limbs, from ground level to eight (8) feet above ground level, for visibility and to avoid potential hazards to pedestrians and vehicles. Additional ground clearance may be required to accommodate emergency response vehicles.

(6) Planting strips shall be provided for street trees within the public street right-of-way adjacent to curbs and be a minimum of five (5) feet in width. The minimum width may be adjusted based on existing conditions.

(7) Sidewalks of no less than five (5) feet in width shall be installed according to ADA standards, located within the public street right-of-way along all street frontages, and adjacent to property lines. Sidewalk locations (adjacent to property lines) may be modified in order to preserve existing trees or natural terrain. Should the sidewalk encroach onto private property, a public access easement shall be provided.

(8) Properties located on Broadway, south of Albany, shall be developed in accordance with the following additional regulations:

a. Corner lots: A landscape area shall be provided along each corner side yard property line bordering a street. The width of the landscape area shall be equal to the setback limits of the proposed structure. Landscaping within a triangular area formed by intersecting street lines shall comply with the requirements of sections **16-71** through **16-77** of the Code of Ordinances.

b. Street trees shall be installed in accordance with section **3-50(5)** above and be installed in tree openings with minimum dimensions of five (5) feet by eight (8) feet in the dimension parallel to the curb.

c. Sidewalks shall be installed in accordance with section **3-50(7)** above, except that the minimum width shall be ten (10) feet.

(9) Planting standards. All plantings in satisfaction of this section shall comply with the standards of this subsection:

a. Native and adaptive species are preferred in order to promote reduced water use and increased drought resistance.

i. The architectural review board may approve other species of plants as part of their review process.

b. Undesirable species: No proposed landscape material shall appear on the invasive and noxious weeds list for the State of Texas promulgated by the United States Department of Agriculture, nor on the Texas Noxious Weed List promulgated by the Texas Department of Agriculture.

c. Shrubs used for screening shall be three (3) feet or taller in height, as measured from the surrounding soil line, immediately upon planting. Such shrubs shall be maintained at this minimum height, and shall at no time exceed forty-two (42) inches in height.

d. Planting within city rights-of-way shall meet any applicable standards, to protect underground and overhead utilities, streets and sidewalks, drainage improvements, street lighting, sight distances, and the visibility of traffic control devices.

e. Replacement of required landscaping that is dead or otherwise no longer meets the standards of this section shall occur within sixty (60) days of notification by the city. Replacement material shall be of similar character and quality as the dead or removed landscaping. Failure to replace in a timely manner in accordance with this subsection shall constitute a violation of these regulations.

f. All landscape areas on properties with multi-family buildings shall be watered with drip irrigation systems in order to ensure continuous healthy plant growth and development while conserving water. Landscape irrigation systems shall be separately metered from building water uses.

(10) Property screening requirements. Where the property line of a multi-family district is adjacent to a single-family zoned district, an opaque wall or fence of eight (8) feet in height shall be erected separating the rear and/or side.

a. When a screening fence is required by this subsection, but where the property line abuts a single-family residential district and street rights-of-way, the screening fence shall have a maximum height of three (3) feet.

(11) Trash receptacles screening. All trash receptacles shall be visually screened from an abutting public street right-of-way and from adjacent property by means of a fence or wall.

a. All trash receptacles shall be located at least ten (10) feet from an adjacent lot in a residentially zoned district.

b. Enclosure shall extend at least one (1) foot above the container top.

c. Dumpsters and garbage bins shall be located behind principal buildings relative to public street frontage whenever practical, and such trash receptacles shall also be accessible from alleys or vehicular access points where available and practical.

d. Where site constraints and access make rear yard locations infeasible, containers may be placed in unobtrusive locations in side yards with appropriate screening.

e. Openings into enclosures shall be positioned so that view of the containers from the street right-of-way is eliminated.

f. Containers shall be located in such a manner that they can be serviced by a refuse hauling vehicle without such vehicle encroaching on or interfering with the public use of streets or sidewalks, and without such vehicle backing out of the property onto public right-of-way.

Containers shall be placed on a paved surface of either concrete or asphalt.

(12) Outdoor lighting or devices installed on the exterior of structures shall use "full cut-off" fixtures, low-output bulbs, shields, or other methods to reduce light trespass, glare, and light pollution, and to encourage energy conservation.

(Ordinance 2037 adopted 11/9/2015)

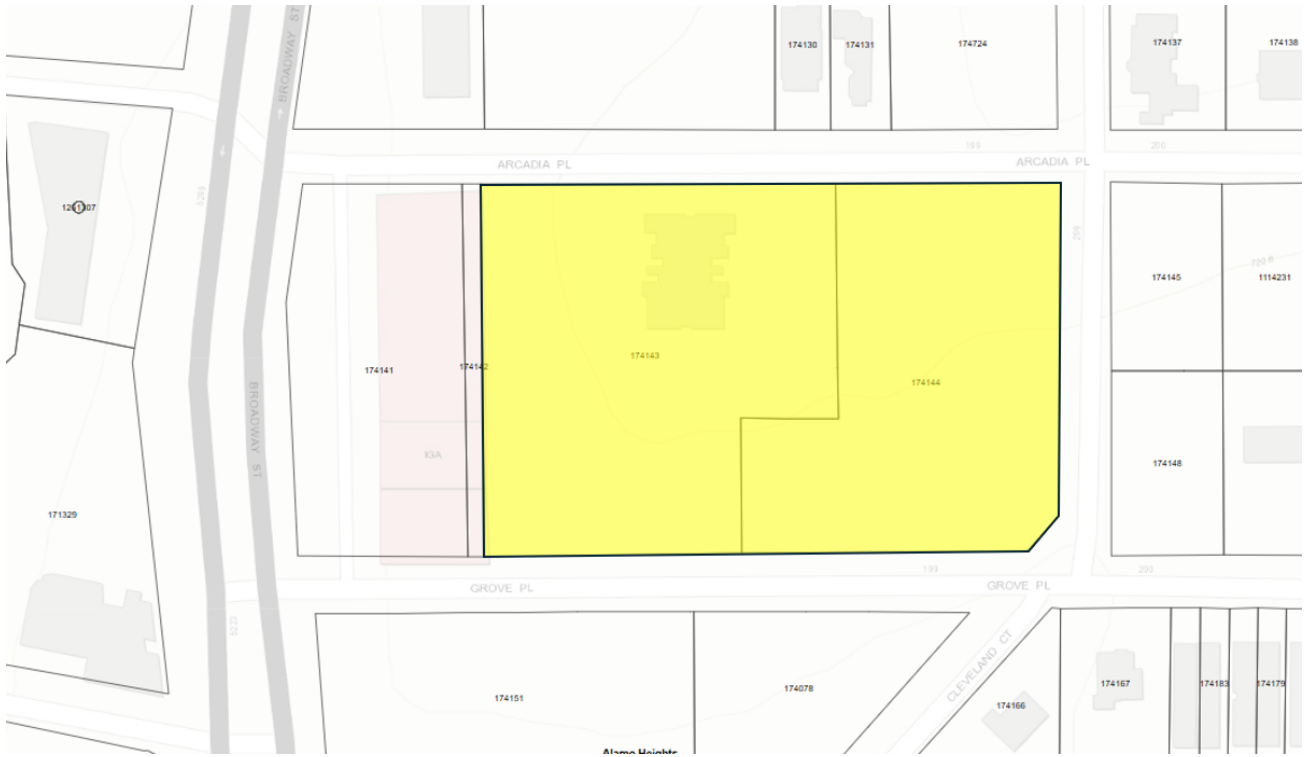
P&Z #473/474 & ARB #1050F
102 ARCADIA PL & 141 GROVE PL
ITEMS # 5-9

SEPTEMBER 14, 2026

COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

SUMMARY



- Multi-Family District (MF-D)
- South side of Arcadia Pl between Broadway St and Cleveland Ct
- SUP, Replat, & Final Review

SUMMARY

- Construct a new multifamily use building with amenities
  - Specific Use Permit
  - Replat
  - Final Design Review

EXISTING CONDITIONS

EXISTING BUILDINGS
TREEHOUSE APARTMENTS













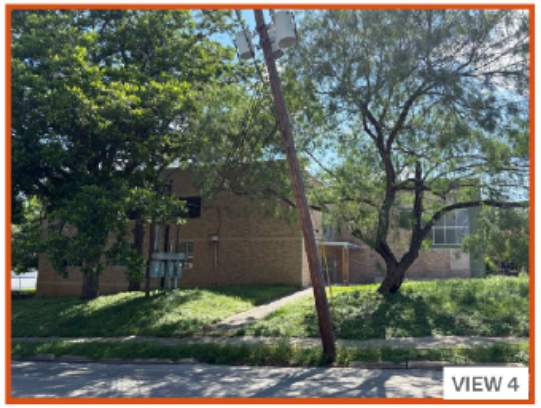




EXISTING CONDITIONS

EXISTING BUILDINGS
ST. PETER'S SCHOOL







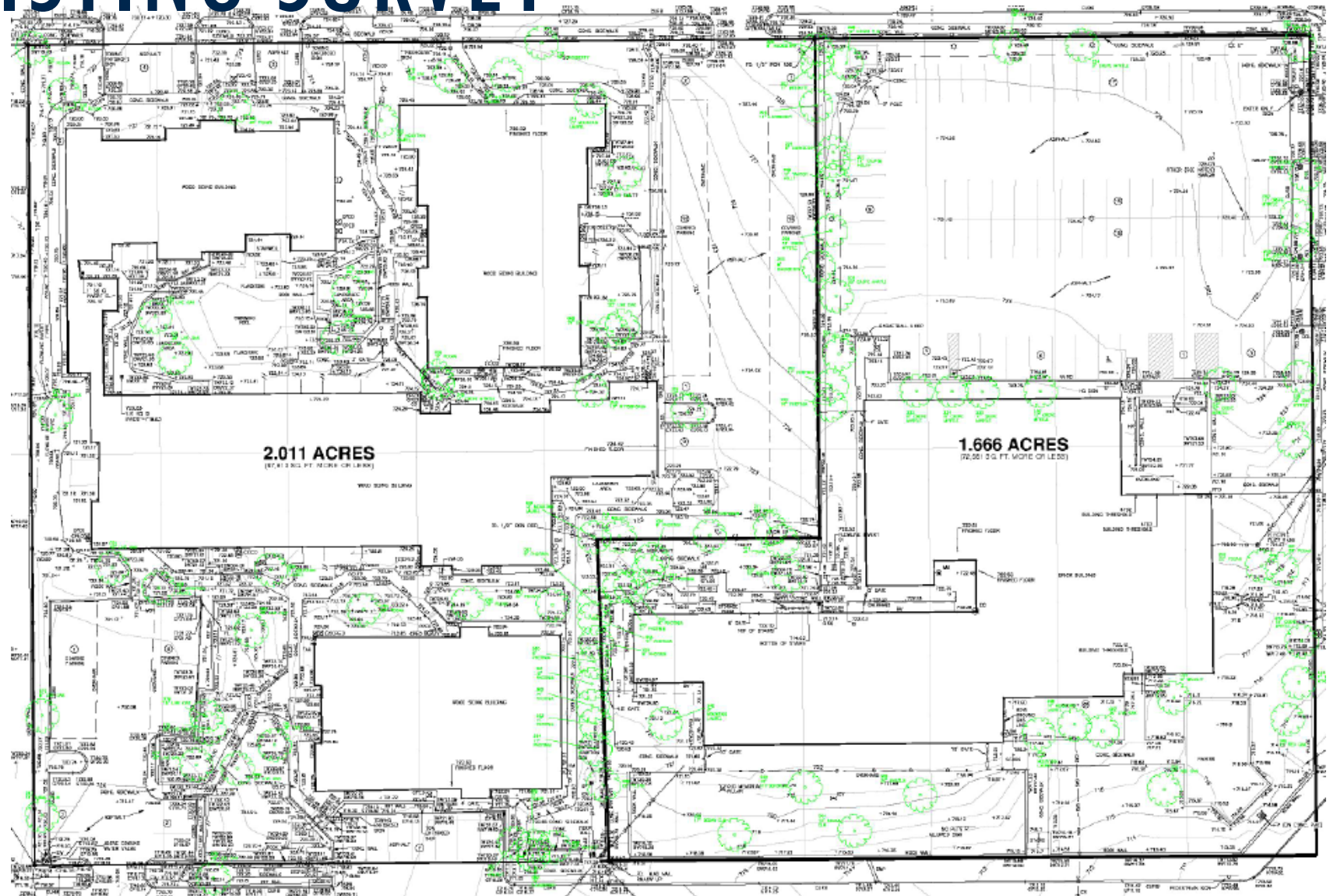








EXISTING SURVEY

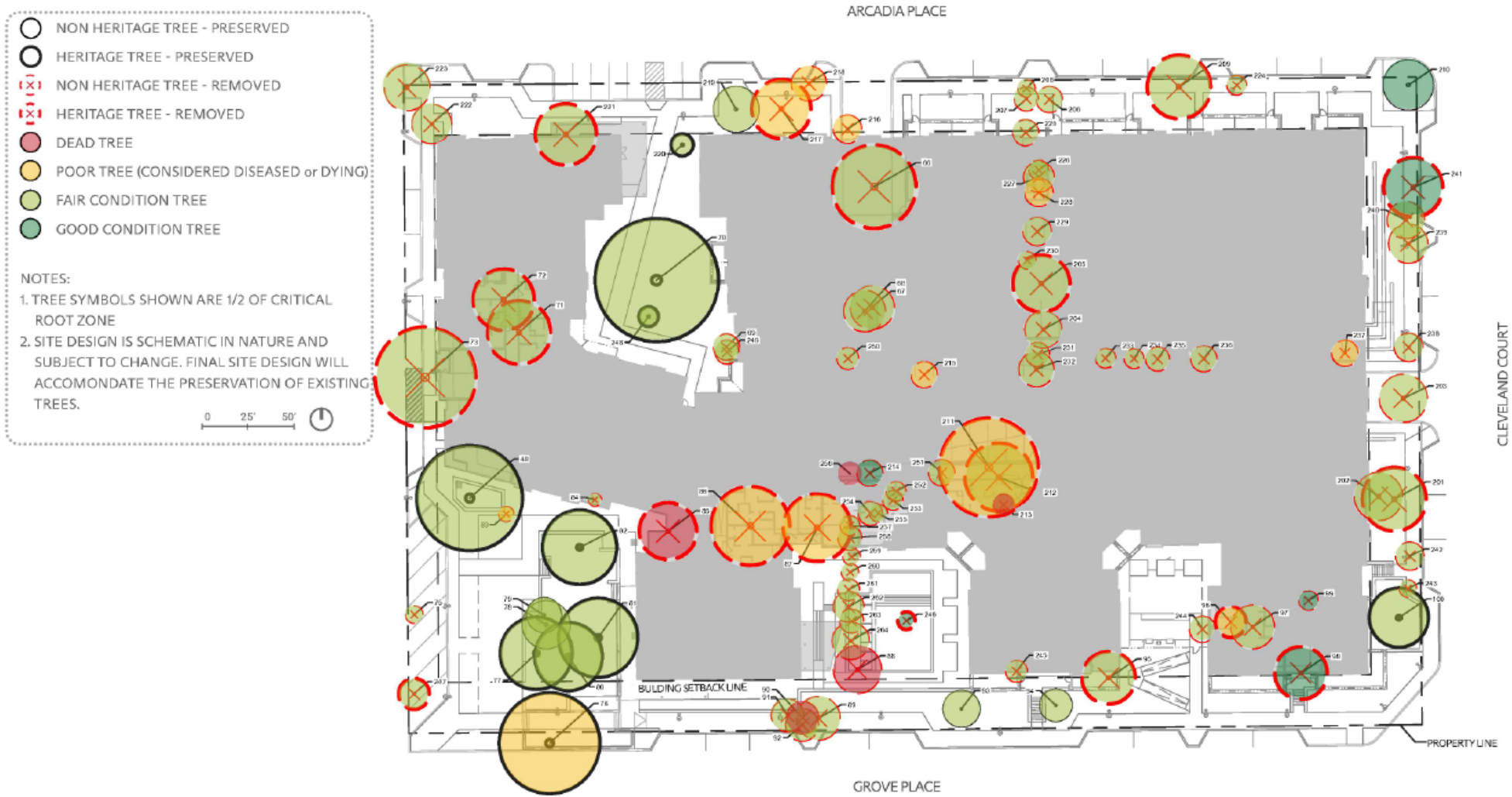


PROPOSED SITE PLAN



TREE PRESERVATION PLAN

TREE CONDITION AND PRESERVATION PLAN



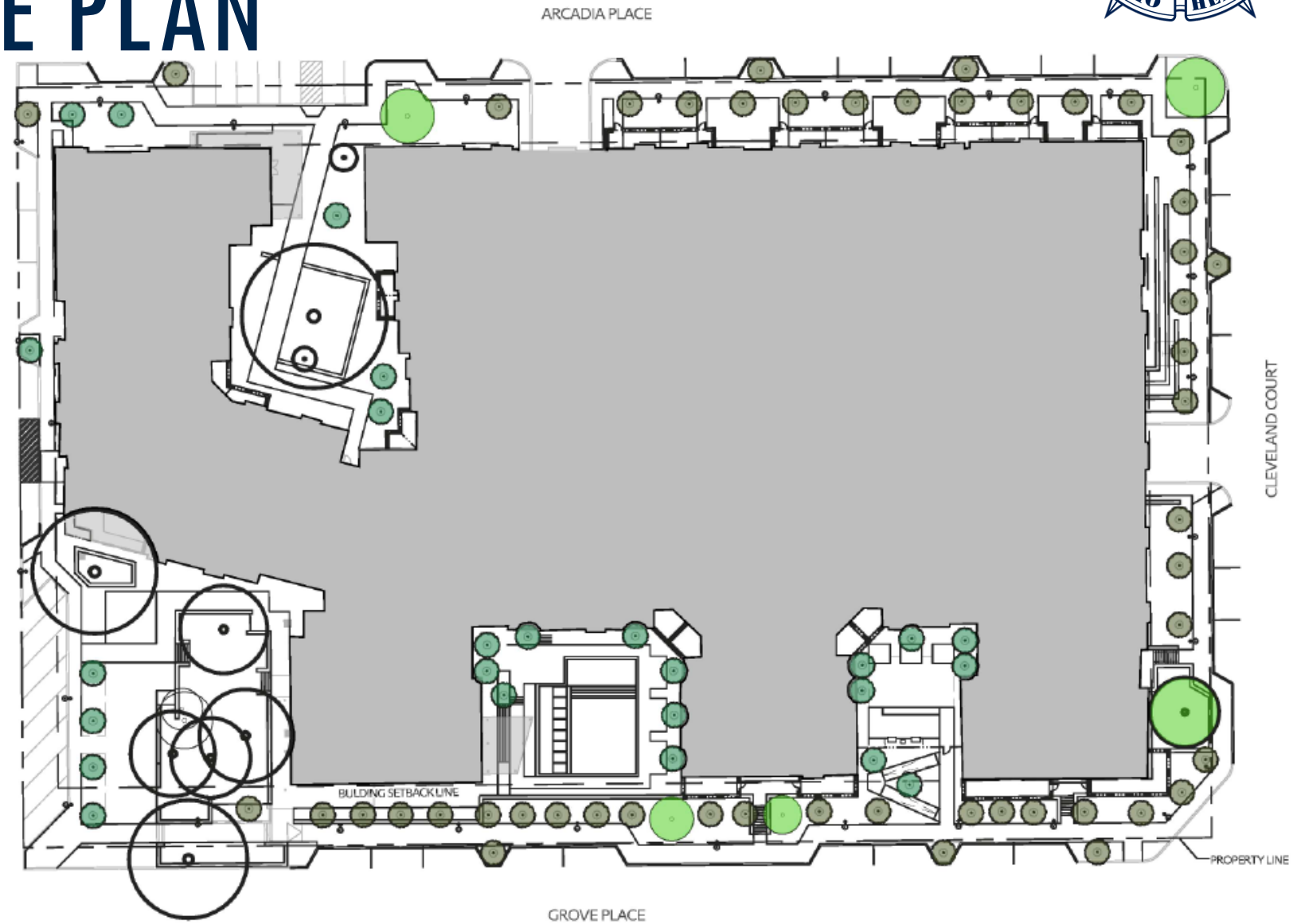
PROPOSED TREE PLAN

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:

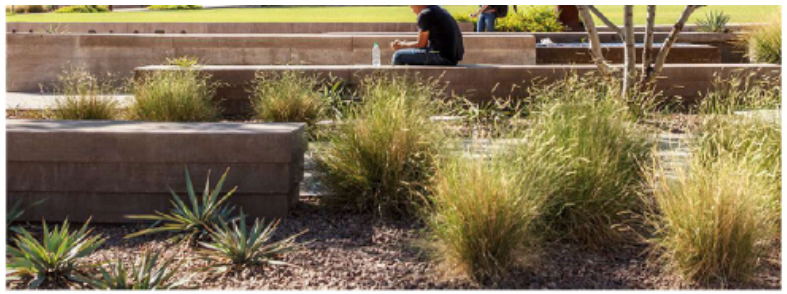
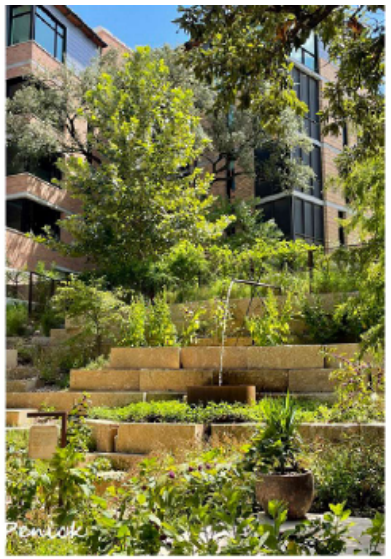
1. TREE SYMBOLS SHOWN ARE 1/2 OF CRITICAL ROOT ZONE
2. SITE DESIGN IS SCHEMATIC IN NATURE AND SUBJECT TO CHANGE. FINAL SITE DESIGN WILL ACCOMMODATE THE PRESERVATION OF EXISTING TREES.
3. PROPOSED TREE LOCATIONS ARE SCHEMATIC. FINAL LOCATIONS TO BE DETERMINED

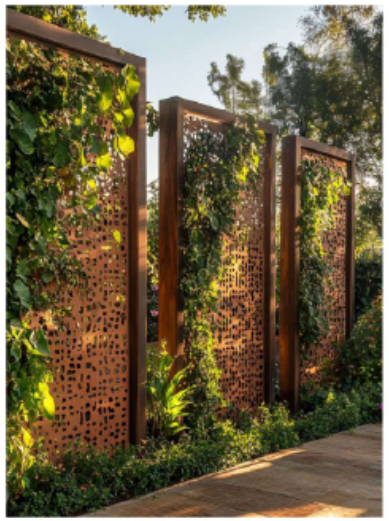


PROPOSED LANDSCAPE PLAN



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. Texansis


Texas Mountain Laurel
Dermatophyllum secundiflorum


Dwarf Palmetto
Sabal minor


Desert Museum Polo Verde
Cercidium x 'Desert Museum'

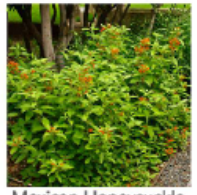

'Bubba' Desert Willow
Chilopsis Linaeris 'Bubba'


Yaupon Holly
Ilex Vomitoria

SHRUBS

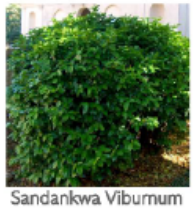

Texas Sage
Leucophyllum frutescens


Golden Thryallis
Galphimia glauca


Mexican Honeysuckle
Justicia spicigera


Tree Philodendron
Philodendon selloum


Blue Plumbago
Plumbago auriculata


Sandankwa Viburnum
Viburnum suspensum


Lindheimer Muhly
Muhlenbergia lindheimerii


Chinese Fringe Flower
Loropatelum chinense


Leopard Plant
Farfugium japonicum


Bicolored Iris
Dietes bicolor


Cast Iron Plant
Aspidistra elatior


River Fern
Thelypteris kunthii


Variegated Ginger
Alpinia zerumbet

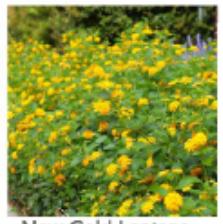

Asparagus Fern
Asparagus setaceus

PLANTING PALETTE

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
Hesperalo parvifolia

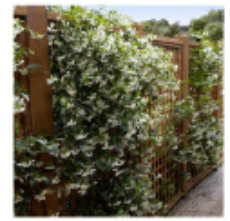

Cruve Leaf Yucca
Yucca recurvifolia var. tristis


Parry's Agave
Agave parryi

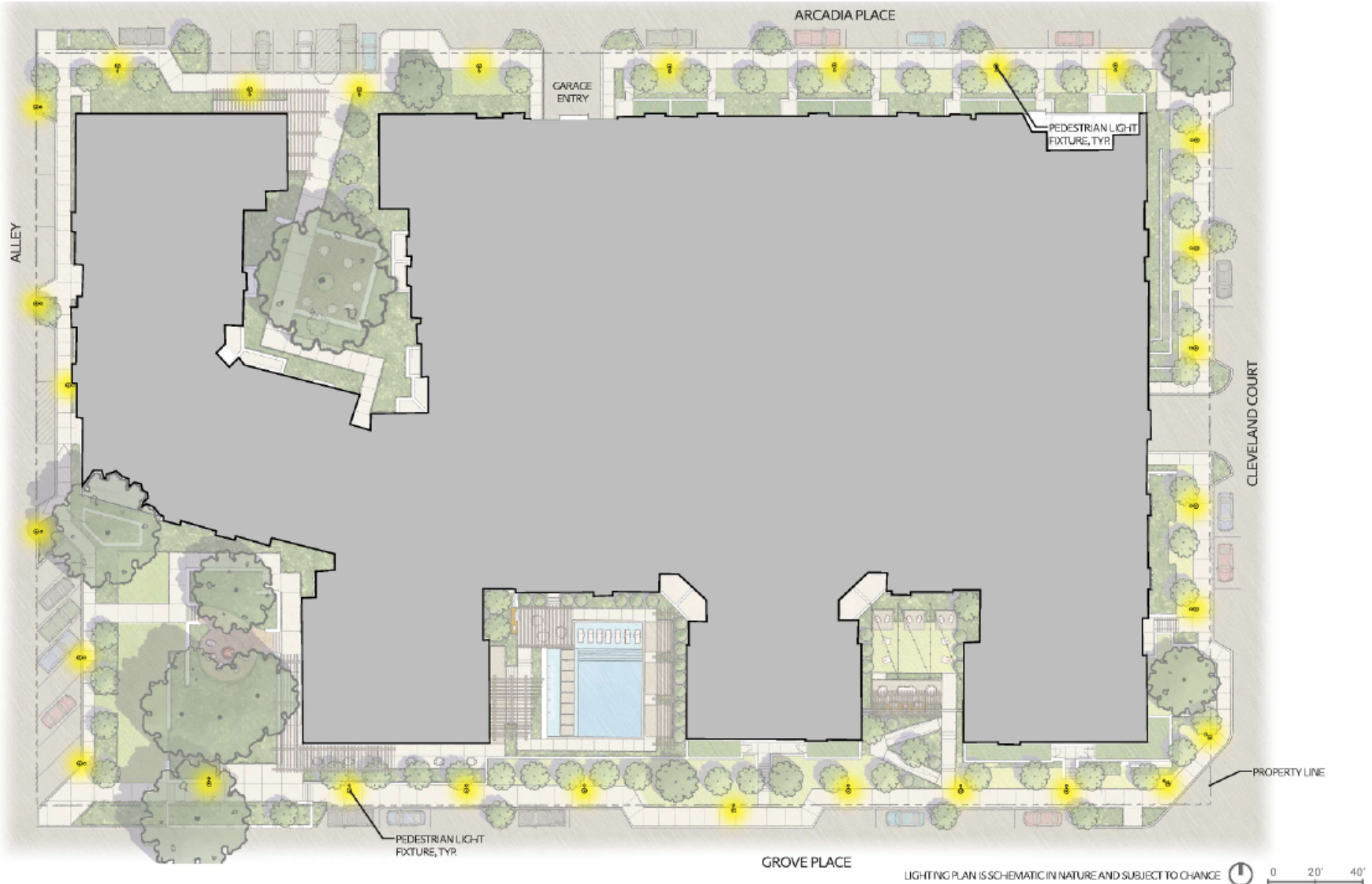

Spineless Prickly Pear
Opuntia ellisiana


White Spider Lily
Hymenocallis 'Tropical Giant'

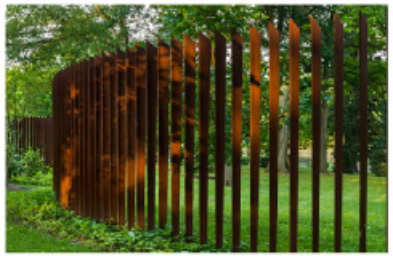
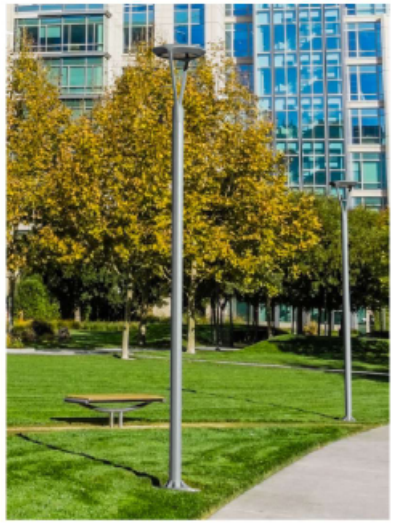

Cross Vine
Bignonia capreolata


Star Jasmine
Trachelospermum jasminoides

LIGHTING CONCEPT PLAN

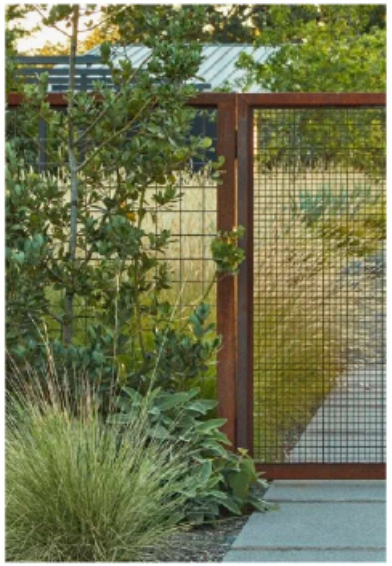


MATERIAL INSPIRATION









PROPOSED ELEVATIONS — NORTH & SOUTH



NORTH ELEVATION - ARCADIA PLACE



SOUTH ELEVATION - GROVE PLACE



PROPOSED ELEVATIONS — EAST & WEST

CONCEPT ELEVATIONS



EAST ELEVATION - CLEVELAND COURT



WEST ELEVATION - ALLEY / BROADWAY

PROPOSED ELEVATIONS – SOUTHWEST



SOUTHWEST ELEVATION - OAK GROVE



RENDERING – NORTHWEST ON ARCADIA



VIEW FROM NORTHWEST ON ARCADIA

RENDERING – NORTHEAST CORNER (ARCADIA/CLEVELAND CT)



NORTHEAST CORNER- ARCADIA PLACE / CLEVELAND CT

RENDERING – SOUTHEAST ON GROVE



VIEW FROM SOUTHEAST ON GROVE PLACE

RENDERING – SOUTHWEST ON GROVE



VIEW FROM SOUTHWEST ON GROVE PLACE

VARIANCE REQUESTS

Topic	Regulation	Request
Number of Units based on lot area	257 186,000sq ft	300 160,213.68sq ft
Height	35 ft / 3 stories measured from the avg. established grade at the street line or from the avg. natural front yard ground level, whichever is higher, to the highest point of the roof's surface	65 ft / 6 stories Measured from established average grade of 724 ft above sea level
Height Exceptions	Additional 8 ft above maximum height for: chimneys, cooling towers, elevator bulkheads, penthouses, tanks, water towers, ornamental cupolas, domes or spires, and parapet walls.	Exceptions in Zoning Code as well as an additional 12ft above maximum height for stair and elevator towers

VARIANCE REQUESTS

Topic	Regulation	Request
Front Yard Setback	20ft	25ft (deed restriction)
Side Yard Setback	15ft	No change
Sidewalks	Installed within right-of-way. If on private property, public easement required.	May be installed partially or wholly on the property or within city right-of-way.
Front Yard Setback Encroachments (Arcadia Pl)	Permanent structures not allowed to encroach in setback	• Encroachments: • Covered entry stoops (15ft) • Covered entry with columns, with a maximum 18ft height, for leasing office (10ft) • Gas fire pit and built-in benches (10ft)

VARIANCE REQUESTS

Topic	Regulation	Request
Front Yard Setback Encroachments (Grove Pl)	Permanent structures not allowed to encroach in setback	• Encroachments: • Stoops (15ft) • Covered entry with columns, with max 18ft height, at clubroom and fitness center (10ft) • Gas fire pit and built-in benches (10ft) • Swimming pool (10ft) • Pool equipment room with max 14ft high shade structure (10ft) • Outdoor kitchen with gas grills and sink (10ft) • Pet park with max 15ft high shade structure (15ft)
Fences	• Max 3ft height allowed within	• Residential units and pet park – Max 4ft height and constructed of metal pickets or mesh framed metal

VARIANCE REQUESTS

Topic	Regulation	Request
Landscape Buffer	8ft wide buffer required and must be contiguous with entire length of all property line except where interrupted by a drive to an alley	• No buffer required along alley side and between sidewalk and building at future resident parking, leasing, and the clubhouse • Allows for placement of electric transformers, water and gas meters, and other utility equipment within buffer
Impervious Cover	Stormwater credits for reductions in impervious cover exclude sidewalks	Any reduction of impervious cover in right-of-way (including sidewalks) are credited toward property

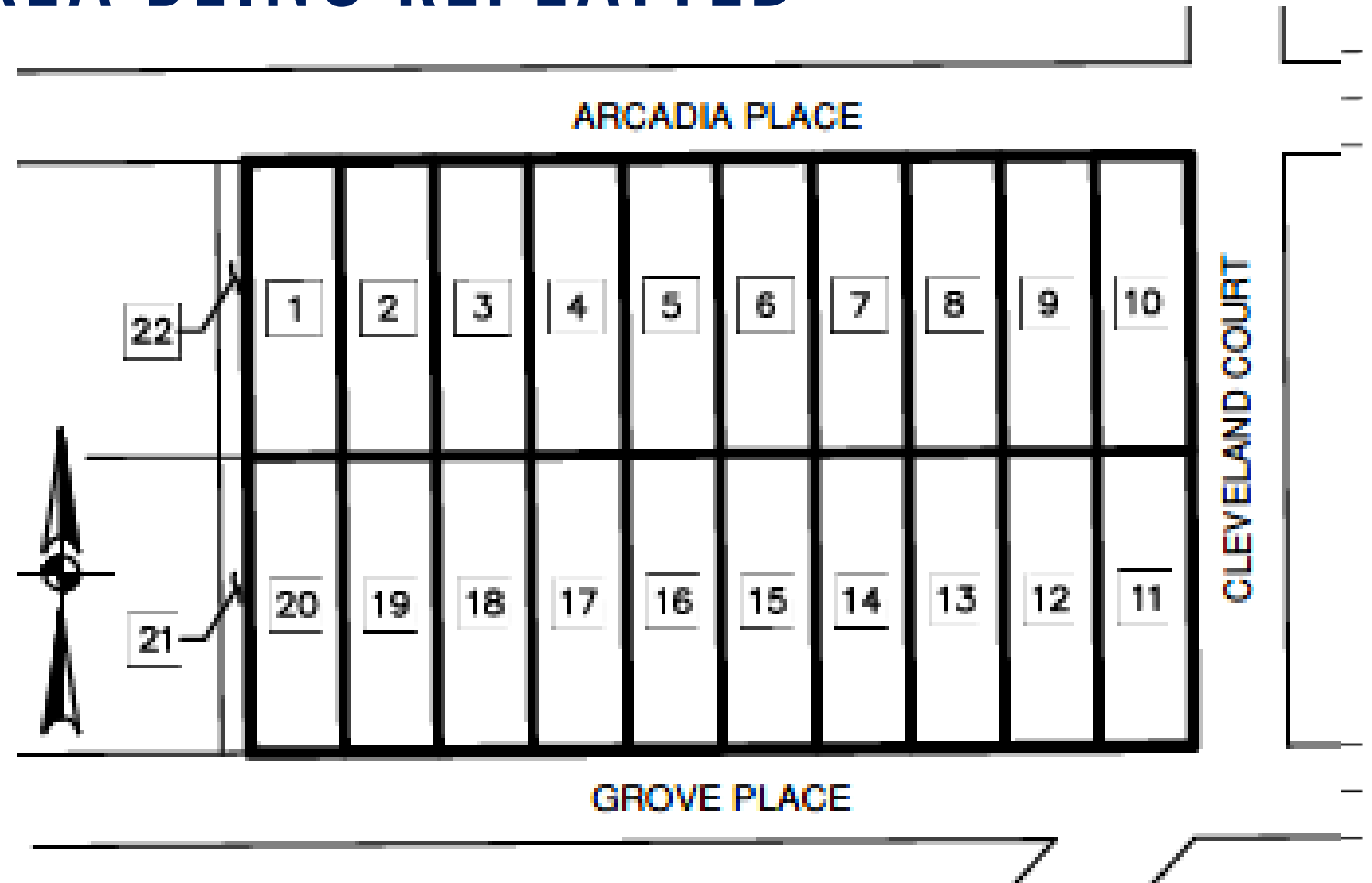
VARIANCE REQUESTS

Topic	Regulation	Request
Street Trees	Min. 4-inch caliper and installed within right-of-way	• Min. 6-inch caliper at DBH (54in above ground) but may be installed within the building setback if tree a minimum 5ft x 5ft minimum tree planting area is not available. • None required at alley side
Signage	• Monument Sign Max Size: 24 sq ft • Wall Sign Max Size: 24 sq ft • Canopy/Awning Sign Max Size: 24 sq ft	• Monument Sign: One 32 sq ft (max) at west end of property facing Arcadia Pl • Wall Sign Size: One 48 sq ft (max) at west end of building facing Broadway • Canopy/Awning Sign: One 24 sq ft (max) sign mounted on leasing office along Arcadia Pl (no variance)

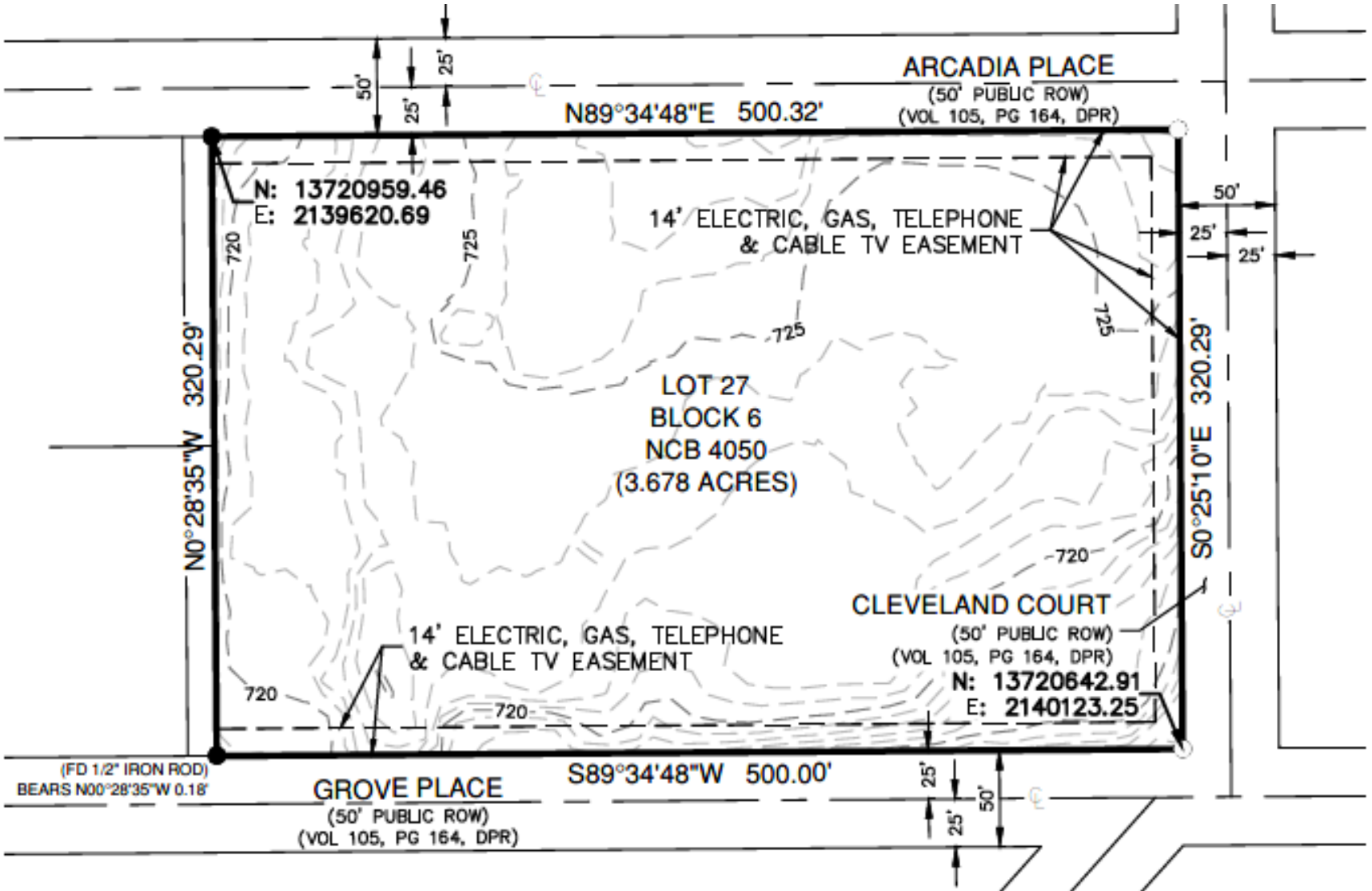
VARIANCE REQUESTS

Topic	Regulation	Request
Parking	• Spaces: 460 parking spaces required for 300 units • Size: 9ft x 18ft (depending on parking angle)	• Spaces: 495 parking spaces required for 300 units • Size: Up to 20% of spaces may be compact (8ft x 16ft) • Up to 4 head-in spaces provided along Arcadia for leasing office use during designated times • Min. 24 unrestricted public parallel parking spaces shall be provided along Arcadia, Cleveland, and Grove with max 3 before separation requirement • Min. 4 parallel and min. 7 head-in parking spaces on property for public use and accessible with a public access easement

AREA BEING REPLATTED



REPLAT ESTABLISHING



POLICY ANALYSIS

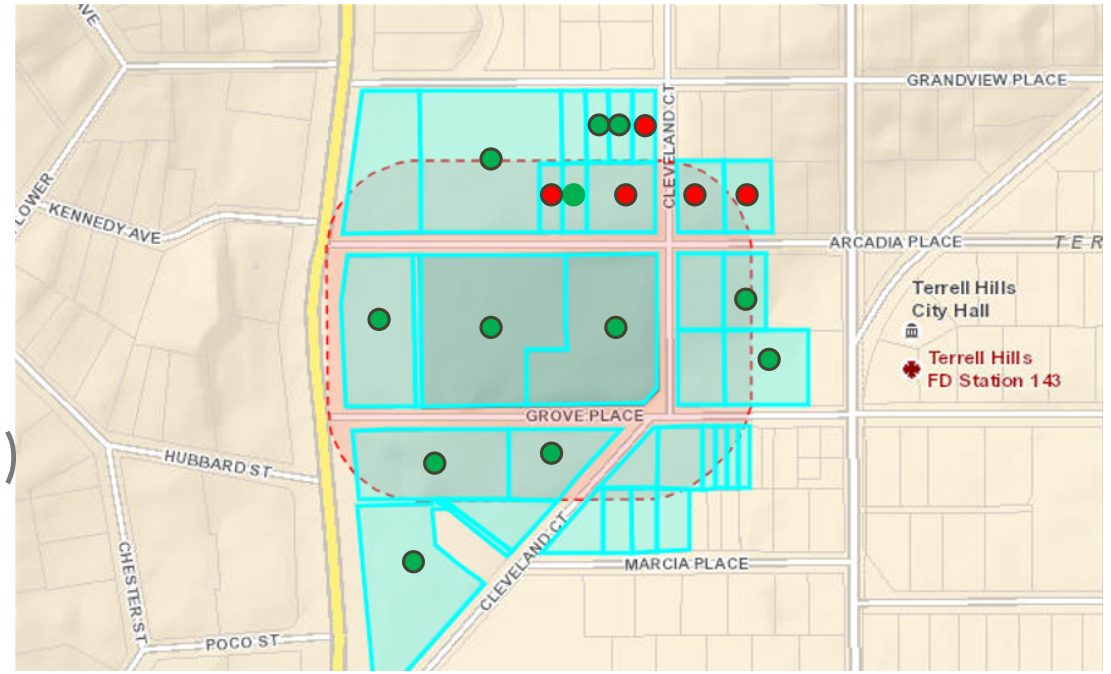
- **Sec. 3-42. – Lot Area**
  - (5) Multiple-family dwelling over thirty-five (35) feet: Twelve thousand (12,000) square feet for first ten (10) units plus six hundred (600) square feet for each added unit.
    - Minimum 186,000 sq ft for 300 units
    - Proposed 160,213.68 sq ft
      - Allows up to 257 units
- **Sec. 3-43. – Lot Width**
  - (4) Multiple-family dwelling: Seventy-five (75) feet
    - Proposed 500.32 ft

POLICY ANALYSIS - SUP

- Technical and administrative reviews required to ensure compliance with the City's Zoning Code and SUP in addition to current adopted Building/Fire codes.
- Replat required to be able to construct across the site.
- On August 03, 2026, the Planning & Zoning Commission considered the request and voted unanimously to recommend approval of the SUP with the condition that City Council take into consideration the eleven (11) points that were summarized and brought up by the public and determine what points are appropriate for a Specific Use Permit (SUP) as they review it and that the City's attorney review Section 2 that was brought up in the public hearing to confirm that the language is appropriate and meets what the commission is intending.

PUBLIC NOTIFICATION – SUP

- Postcards – mailed to property owners within a 200-foot radius
- Notices – posted on City website and on properties
- Legal Notice – posted in official newspaper of the City (SA Express News)
- Responses received within 200ft:
  - Support: (12) Opposed: (5) Neutral: (0)

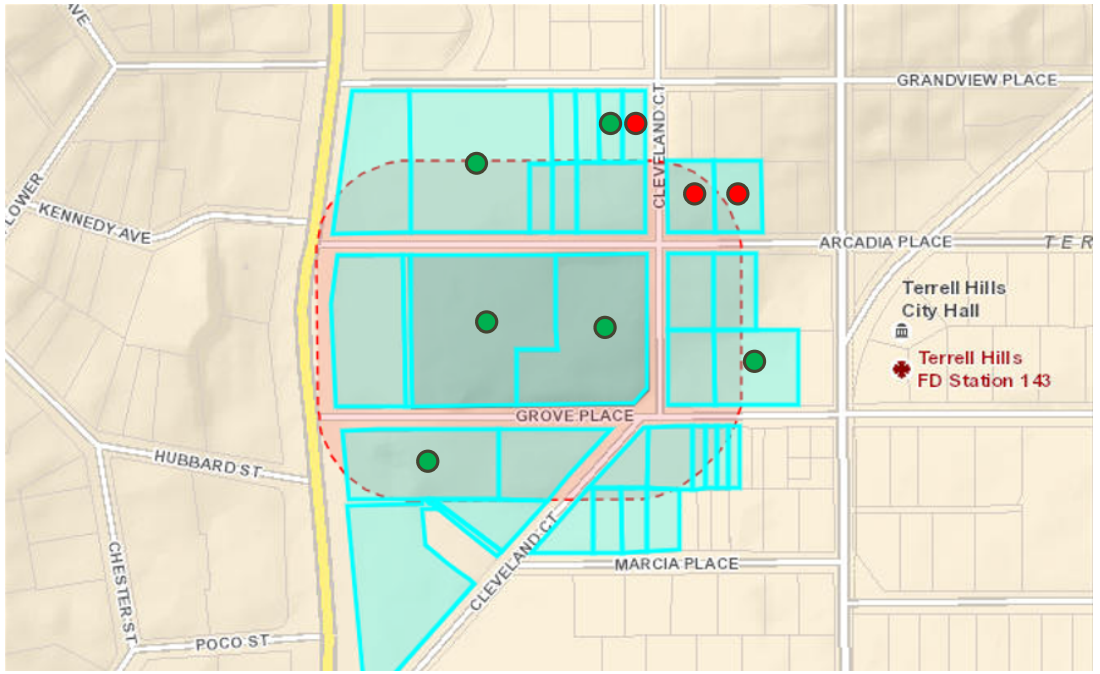


POLICY ANALYSIS - REPLAT

- Approval by CPS, SAWS, and Public Works is required prior to release for recordation.
- On August 03, 2026, the Planning & Zoning Commission considered the replat request and voted unanimously to recommend approval, as written, contingent upon the SUP.

PUBLIC NOTIFICATION – REPLAT

- Postcards – mailed to property owners within a 200-foot radius
- Notices – posted on City website and on property
- Legal Notice – posted in official newspaper of the City (SA Express News)
- Responses received within 200ft:
  - Support: (6) Oppose: (3) Neutral: (0)

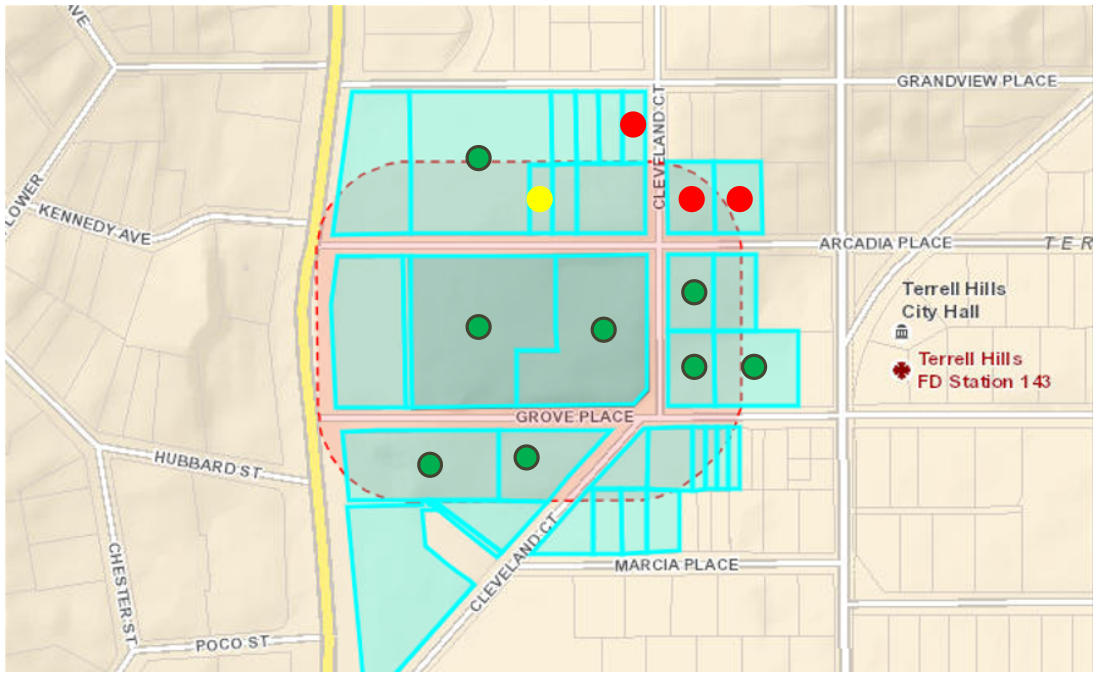


POLICY ANALYSIS

- Approval by CPS, SAWS, and Public Works is required prior to release for recordation.
- Pending approval of SUP and replat.
- On August 18, 2026, the Architectural Review Board completed the Final Design review during their regular meeting on August 18, 2026 and the motion to recommend approval of the proposed design as presented was approved with a 3 to 1 vote per Section 2-48(a) of the City's Code of Ordinances.
  - ***Ayes**: Gaines, Gottsman, McFarland* ***Nay**: Armes*

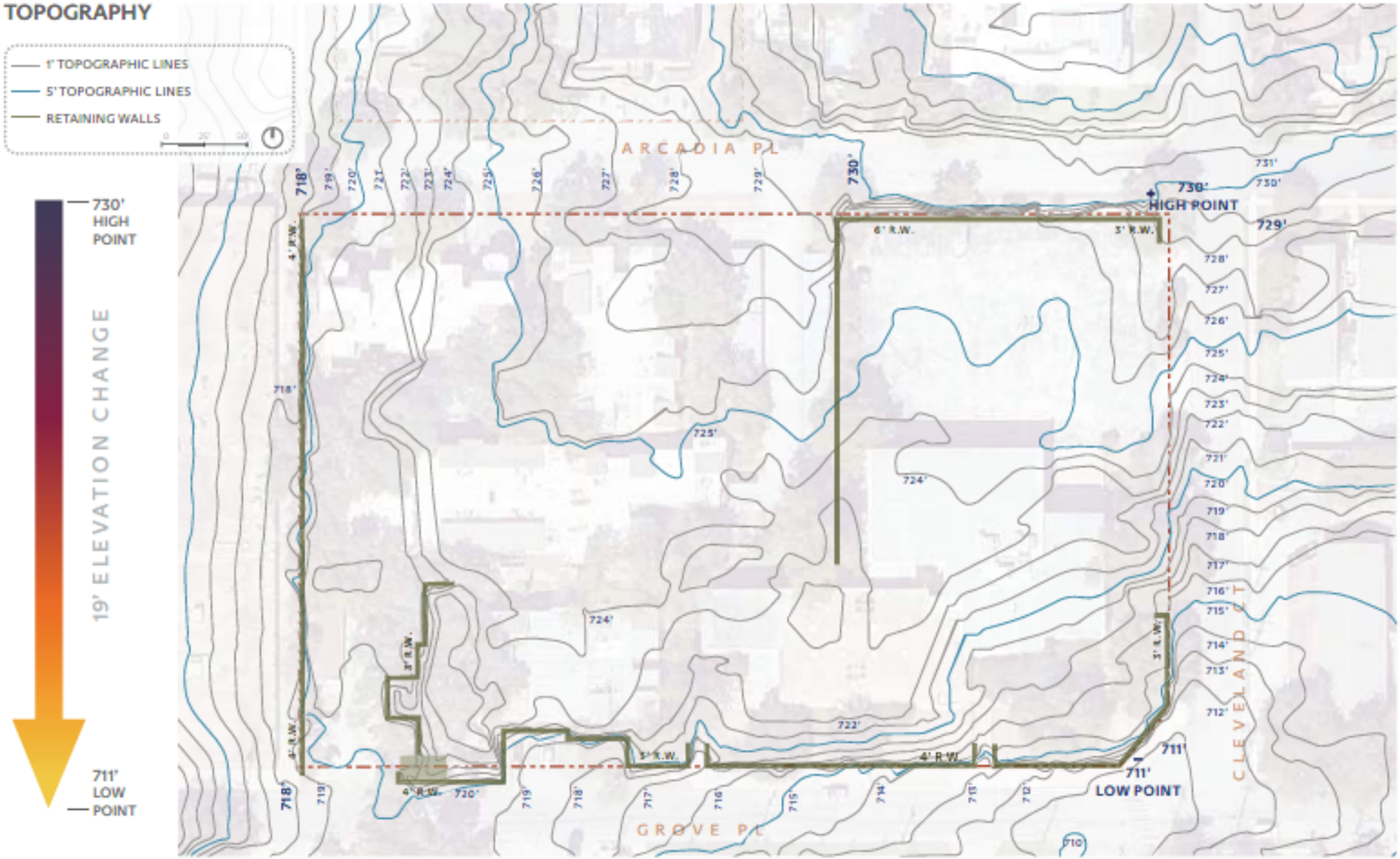
PUBLIC NOTIFICATION – FINAL REVIEW

- Postcards mailed to property owners within a 200-foot radius
- Notices – posted on City's website and on property
- Responses received within 200ft:
  - Support: (8) Oppose: (3) Neutral: (1)




JULY 2026
Treehouse Apartments
Alamo Heights, Texas
CONCEPT DESIGN
Treehouse Apartments | July 2026
LAKE FLATO

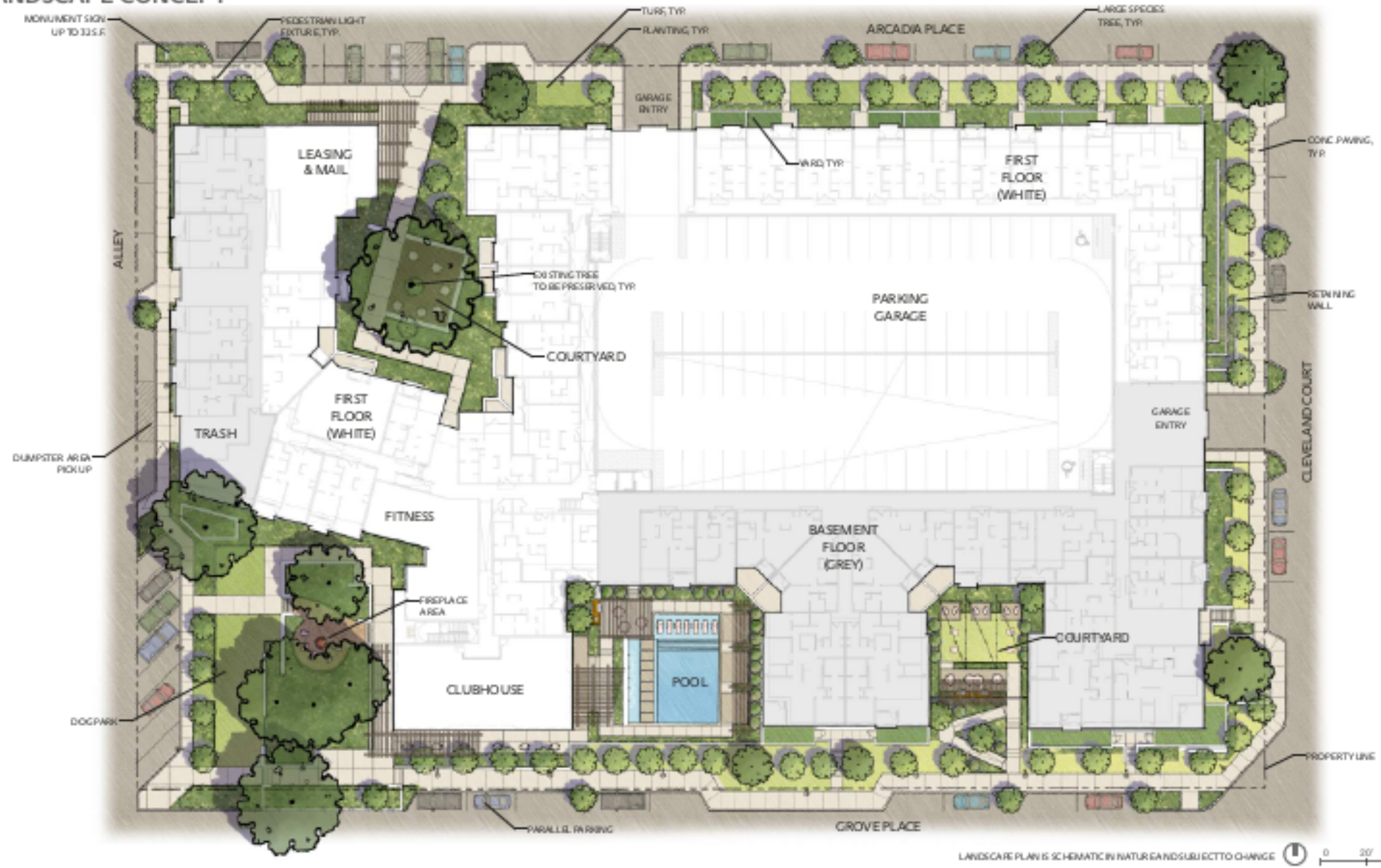
TOPOGRAPHY


1' TOPOGRAPHIC LINES
5' TOPOGRAPHIC LINES
RETAINING WALLS
0 25 50
730' HIGH POINT
19' ELEVATION CHANGE
711' LOW POINT
ARCADIA PL
GROVE PL
CLEVELAND CT
738' HIGH POINT
711' LOW POINT
6' R.W.
3' R.W.
4' R.W.


LEASING AMAL
FIRST FLOOR (WHITE)
PARKING GARAGE
COURTYARD
FIRST FLOOR (WHITE)
TRASH
FITNESS
BASEMENT FLOOR (GRAY)
COURTYARD
CLUBHOUSE
POOL


LEASING & MAIL
BASEMENT FLOOR (GREY)
BIKE/PLAZA
R&T FLOOR (WHITE)
PARKING GARAGE
TRASH
R&T FLOOR (WHITE)
FITNESS
BASEMENT FLOOR (GREY)
CLUBHOUSE
POOL
COURTYARD

LANDSCAPE CONCEPT



LANDSCAPE PLAN IS SCHEMATIC IN NATURE AND SUBJECT TO CHANGE

0 20' 40'

LANDSCAPE CONCEPT



CONCEPT ELEVATIONS



NORTH ELEVATION - ARCADIA PLACE

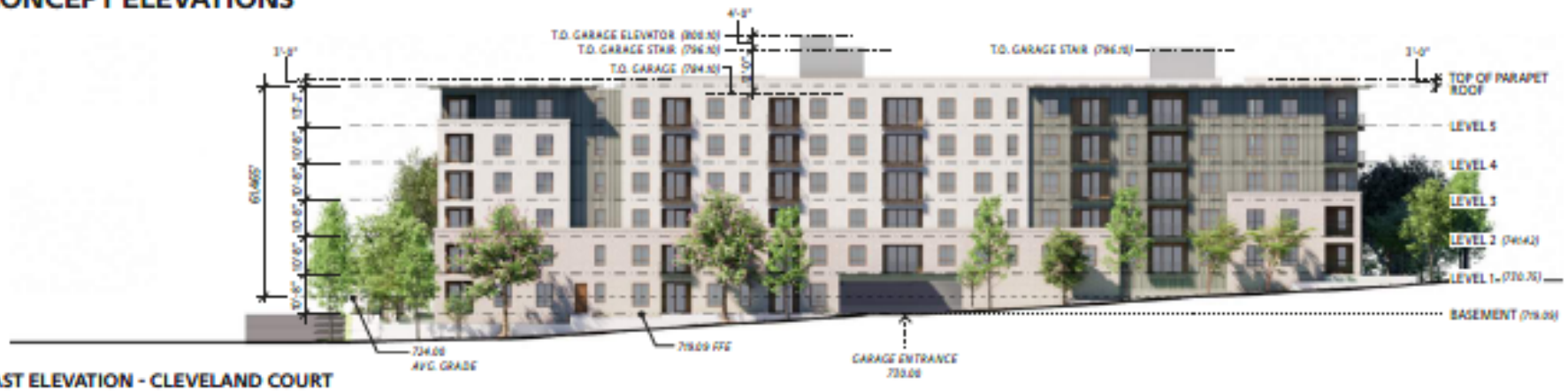


SOUTH ELEVATION - GROVE PLACE

KEY

BRICK | STUCCO | COMPOSITE SIDING

CONCEPT ELEVATIONS



EAST ELEVATION - CLEVELAND COURT



WEST ELEVATION - ALLEY / BROADWAY



SOUTHWEST ELEVATION - OAK GROVE

KEY

BRICK | STUCCO | COMPOSITE SIDING



NORTHWEST CORNER - ARCADIA PLACE

Treehouse Apartments | July 2026



NORTHEAST CORNER- ARCADIA PLACE / CLEVELAND CT



VIEW FROM SOUTHEAST ON GROVE PLACE



VIEW FROM SOUTHWEST ON GROVE PLACE

CITY OF ALAMO HEIGHTS
ADMINISTRATION
CITY COUNCIL AGENDA MEMORANDUM

TO: Mayor and City Council

FROM: Allen Ottmers, Fire Chief

SUBJECT: Resolution(s) approving a renewal of an inter-local agreement for Emergency Medical Services (EMS) and Emergency Dispatching and 911 (Dispatching) services between the Cities of Alamo Heights, Olmos Park, and Terrell Hills and authorizing the City Manager to negotiate and execute agreement(s) for such services

DATE: September 14, 2026

SUMMARY

The Resolution(s) authorizes the City Manager to execute a renewal of the inter-local agreement between Alamo Heights, Olmos Park, and Terrell Hills through September 30, 2029 for Emergency Medical Services (EMS) ***and*** Emergency Dispatching / 911 agreements which will expire on September 30, 2026. These agreements will supersede all prior EMS and Emergency Dispatching contracts and become effective at 12:01 A.M. on October 01, 2026 and expire concurrently on September 30, 2029. The two agreements are binding to one another and each city has the right to terminate the contract(s) in any rolling 12 month period.

BACKGROUND INFORMATION

Originally signed in 1982, the cities of Alamo Heights, Olmos Park, and Terrell Hills have had a longstanding contractual relationship to provide emergency medical services. This contract was negotiated annually until 2007 when a long-term contract was requested for a three-year term. The current contract will expire on September 30, 2026.

The current Dispatching agreement expires on September 30, 2026. The proposed new Dispatching agreement would expire concurrently with the EMS agreement and are binding to one another.

POLICY ANALYSIS

Negotiations have concluded and all parties are in agreement to the terms of new contracts for EMS and Dispatching through September 30, 2029. Renewal of these contracts will ensure that all involved cities will continue to receive the highest level of pre-hospital care and emergency dispatching services available with some of the lowest response times in the area.

FISCAL IMPACT EMS

The cost per city for EMS is determined by the total amount of calls for service per city from the prior three year period or January 01, 2023 through December 31, 2025. An evaluation of the prior three year call volume shows an increase in call volume for the City of Alamo Heights and an increase in call volume for the City of Olmos Park and a decrease in call volume for the City of Terrell Hills. This formula for what each city pays has been in effect since 2007. This formula

works efficiently in that the more a community uses in call volume, the more it pays for the service. While the percentages paid by each city remain fixed for the term ending September 30, 2029, other costs such as personnel expense improvements and capital improvements necessary to purchase equipment, medical supplies or other new items required by the medical director and approved jointly through the annual budget process will be increased based on the percentages noted below.

The new percentages are reflected as follows through September 30, 2029 for EMS:

City	2023-2026 %	2023-2026 %	Difference
Alamo Heights	69.11%	**69.50 %**	+0.4
Terrell Hills	18.49%	**14.70 %**	-3.8
Olmos Park	12.40%	**15.80%**	+3.4

FISCAL IMPACT EMERGENCY DISPATCHING

The dispatching agreement is based on an agreed upon split that has been unchanged since 2018. While the percentages paid by each city remain fixed for the term ending September 30, 2029, other costs such as personnel expense improvements and capital improvements necessary to purchase equipment and approved jointly through the annual budget process will be increased based on the percentages noted below.

The following is the current agreed upon percentage split between the communities:

Alamo Heights	60%
Olmos Park	20%
Terrell Hills	20%

ATTACHMENTS

Attachment A – Proposed EMS contract
Attachment B – Proposed EMS resolution
Attachment C – Proposed Dispatch contract
Attachment D – Proposed Dispatch resolution

APPROVED

Allen Ottmers
Fire Chief

APPROVED

Buddy Kuhn
City Manager

EMERGENCY MEDICAL SERVICES INTERLOCAL AGREEMENT

STATE OF TEXAS §

COUNTY OF BEXAR §

THIS AGREEMENT is entered into in Bexar County, Texas among the **CITY OF ALAMO HEIGHTS, TEXAS,** hereinafter referred to as "ALAMO HEIGHTS", the **CITY OF TERRELL HILLS, TEXAS,** hereinafter referred to as "TERRELL HILLS", and the **CITY OF OLMOS PARK, TEXAS,** hereinafter referred to as "OLMOS PARK", with all three (3) cities sometimes hereinafter referred to as "CITY OR **CITIES".**

RECITALS

WHEREAS, CHAPTER 791 of the TEXAS GOVERNMENT CODE, also known as the INTERLOCAL COOPERATION ACT, authorizes all local governments to contract with each other provide a governmental function or service that each party to the contract is authorized to perform individually and in which the contracting parties are mutually interested, **such** as animal control assistance and public health and welfare; and

WHEREAS, the City of Alamo Heights is a Home Rule municipality organized under the laws of Texas **and** is authorized to enter into this Agreement pursuant to the Texas Local Government Code; and

WHEREAS, the City of Terrell Hills is a Home Rule municipality organized under the laws of Texas and is authorized to enter into this Agreement pursuant to the Texas Local Government Code; and

WHEREAS, the City of Olmos Park is a General Law municipality organized under the laws of Texas and is authorized to enter into this Agreement pursuant to the Texas Local Government Code; and

WHEREAS, for and in consideration of the agreements herein contained, ALAMO HEIGHTS hereby agrees to own, maintain, and operate a 911 Pre-Hospital Emergency Medical Service (EMS) System and furnish EMS to the CITIES in compliance with the terms, conditions, covenants, and agreements hereinafter set forth; and

WHEREAS, each City anticipates sufficient funds available from current revenues to perform the functions contemplated by this Agreement; and

WHEREAS, the CITIES find it mutually desirable to enter into this Agreement.

NOW, THEREFORE, for and in consideration of the agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the CITIES agree as follows:

ARTICLE II EMERGENCY MEDICAL SERVICES AGREEMENT

1. The services to be provided hereunder are a continuation of the original EMS Service Agreement by and among the CITIES originally signed in 1982 ("1982 Agreement") and which has been extended through new EMS Agreements.. This Agreement shall replace and supersede the 2023 Agreement at 12:01 A.M. October 1, 2026, and shall terminate at 11:59 P.M. on September 30, 2029 unless earlier terminated as hereinafter provided. All future extensions of this Agreement will be for a period of three (3) years unless earlier terminated as hereinafter provided or upon written agreement between ALAMO HEIGHTS and subscriber cities.

2. During the term of this Agreement, ALAMO HEIGHTS shall dispatch an EMS unit to all medical emergencies in the CITIES for which a request is made. Request shall include, but not be limited to, calls from the various CITY dispatchers, police departments, fire departments, 911, and citizens. A Paramedic from Alamo Heights will be on each emergency call for service unless these resources have been depleted at which time the personnel with the highest EMS skill level available will be substituted including an Advanced EMT or EMT-Basic. An Advanced EMT, or EMT-Basic may also be substituted from Olmos Park or Terrell Hills for patient transport to the hospital should all Alamo Heights resources be depleted or when additional assistance may be needed for transport. The attending Paramedic and/or Emergency Medical Technician (EMT) shall provide an initial medical/trauma assessment and medical treatment as needed at the scene of a medical emergency. EMS shall transport the patient(s) from the scene of such medical emergency to the nearest appropriate medical facility if the attending Paramedic and/or EMT determines that medical necessity warrants transport.

3. TERRELL HILLS and OLMOS PARK will also dispatch a police and/or fire unit, If available, to medical emergencies that occur in their respective cities to assist EMS on scene and to assist in the transport of the patient(s) to the appropriate medical facility if determined necessary by the attending Paramedic and/or EMT. If the attending Paramedic and/or EMT determine after the initial medical/trauma assessment that no medical necessity exists for EMS transport, the attending Paramedic and/or EMT will advise the patient(s) and/or guardian of the patient(s) to contact a private ambulance service if the patient insists or desires ambulance transport to a medical facility. The

cost of obtaining a private ambulance service will be solely the responsibility of the patient(s) and/or the patient's legal guardian.

4. ALAMO HEIGHTS is responsible for developing an annual EMS Budget in consultation with TERRELL HILLS and OLMOS PARK. As part of the budget process, ALAMO HEIGHTS shall provide an annual report to TERRELL HILLS and OLMOS PARK reflecting the statistics on call volume, locations of calls, receipts from revenues generated from services provided, expenditures for providing EMS, and any liabilities incurred by the EMS System upon written request by either city. TERRELL HILLS and OLMOS PARK shall ensure any/all proposed budget requests are provided to ALAMO HEIGHTS prior to February 01 each year for consideration in the upcoming EMS budget. ALAMO HEIGHTS shall provide a draft budget to the CITIES for review. Dissenting views or unresolved issues with the proposed budget shall be presented for to the City Managers of the CITIES for reconciliation/resolution. City Managers of the CITIES may elect to gain opinion on resolutions with the EMS Medical Director. Upon agreement on the annual EMS budget for the following year, the budget is then taken to each of the three City Councils for approval. The target date for final approval of the annual EMS budget by the three City Councils is July of each year. The following three organizations will be involved in reviewing the annual EMS Budget:

   a. EMS Group: Composed of the Fire Chiefs from ALAMO HEIGHTS, TERRELL HILLS, and OLMOS PARK.
   b. EMS Board: Composed of the City Managers from ALAMO HEIGHTS, TERRELLS HILLS, and OLMOS PARK. Fire Chiefs serve as ex-officio members,

c. EMS Council: Composed of one elected official from ALAMO HEIGHTS, TERRELL HILLS, and OLMOS PARK. City Managers serve as ex-officio members.

5. The budget process shall be as follows:

a. Phase 1: EMS Group begins meeting no later than February each year to consider any proposed operational changes in the EMS System. With input from TERRELL HILLS and OLMOS PARK on operational issues, ALAMO HEIGHTS shall prepare a draft budget for review. The EMS Group shall meet a second time to review the proposed budget and suggest changes. If there are any dissenting views or unresolved issues, these are highlighted and presented with the proposed budget for consideration by the EMS Board.

b. Phase 2: EMS Board shall review the proposed budget and any unresolved issues from the EMS Group and makes recommendations for changes. If there are still unresolved issues, these shall be highlighted and options for solutions are recommended to the EMS Council.

c. Phase 3: EMS Council shall review the proposed budget with the EMS Board and the EMS Group and make final recommendations on changes and resolutions of unresolved issues if necessary.

6. When the EMS Council reaches agreement (if necessary) on the annual budget for the following year, the EMS budget is then taken to each of the three City Councils for approval. The target for final approval by the three City Councils is July of each year.
7. If the three (3) CITIES fail to reach agreement on the EMS budget, then any CITY has the right to require termination of the Agreement in accordance with the terms of Article II, Sections 11 or 12 herein. The final authority for determination of the annual EMS Budget, including fees charged for services provided, shall reside with ALAMO HEIGHTS as the owner of the EMS System and holder of the EMS Provider License.
8. The annual projections shall include an administrative fee for ALAMO HEIGHTS (which shall be 70% of the salary and benefits of the individual who performs the EMS Administrative Assistant duties), salaries and benefits for six (6) Paramedics assigned to the EMS Budget, actual cost of maintenance and operation of the EMS System and cost of capital equipment purchases and/or replacement of capital equipment. The salaries and benefits will be in accordance with the ALAMO HEIGHTS' approved salaries and benefits package offered to any of the ALAMO HEIGHTS Fire /EMS Department personnel. ALAMO HEIGHTS agrees not to add additional EMS personnel for the period covered by this agreement without the consent of all CITIES.
9. All costs and liabilities in excess of revenues generated and received from insurance and private payments for EMS services provided shall be borne by the CITIES on the following percentage splits which have been calculated based on the prior 3 years of run data in each City excluding the Agreement renewal year. TERRELL HILLS and OLMOS PARK shall pay to ALAMO HEIGHTS as their share of the cost of the EMS System the following percentages of the costs and liabilities of the EMS System for the period October 1, 2026 through September 30, 2029

:

Alamo Heights - 69.5%

Terrell Hills – 14.7%

Olmos Park -15.8%

Such share of costs shall be paid annually in four equal quarterly installments in advance on the first day of each January, April, July, and October during the term of this Agreement, commencing October 01, 2026. After the new EMS Budget is approved, future quarterly payments shall become effective with the date of the 1St quarterly payment after approval of the new EMS Budget. After completion of the EMS annual audit, there shall be a one-time quarterly adjustment in the first installment payment due after the annual audit with a credit or debit for TERRELL HILLS and OLMOS PARK, depending on what the annual audit determines to be the actual cost of EMS for the previous fiscal year. All amounts paid for the performance of governmental functions or services hereunder shall be paid from current revenues available to the paying City.

10. All personnel shall conform to the AHEMS Standard Medical Operational Protocols and directives as directed by the EMS Medical Director. First Responder Organization (FRO) shall conform to the Texas Administration Code Rule 157.14, Requirements for a First Responder Organization License. Any deviations from directives and protocols shall be reviewed by the EMS Medical Director. Personnel that deviate from the directives and protocols shall adhere to corrective actions imposed by the EMS Medical Director as part the QA / QI review meetings.

11. TERRELL HILLS and/or OLMOS PARK may with or without cause terminate this Agreement by furnishing at least one (1) year written notice of such intention to withdraw in any rolling twelve (12) month period. Both the Emergency Dispatching Agreement dated, September 30, 2026 by and among the CITIES and this Agreement are executed

in consideration of, and reliance upon, one another and will NOT be considered as "stand-alone" for purposes of the term and cancellation/termination provisions contained therein. Therefore, if TERRELL HILLS and/or OLMOS PARK provide notice of its or their intent to terminate this Agreement, such notice shall be deemed to concurrently serve as notice of termination of the Emergency Dispatch Agreement.

12. ALAMO HEIGHTS may terminate the EMS System and this Agreement with or without cause by furnishing at least one (1) year's prior written notice of such intention to terminate in any rolling twelve (12) month period. If ALAMO HEIGHTS provides notice of its intention to terminate this Agreement, it shall be deemed to concurrently serve as notice of ALAMO HEIGHTS' intention to also terminate the Emergency Dispatch Services Agreement. If TERRELL HILLS or OLMOS PARK withdraw from the EMS System and terminate this Agreement, ALAMO HEIGHTS and the remaining City may continue the Dispatch Agreement and Emergency Medical Services Agreement upon execution of new agreements for those services. Upon withdrawal by TERRELL HILLS and/or OLMOS PARK, the withdrawing CITY shall receive a payment from ALAMO HEIGHTS of 50% of the withdrawing CITY's share based upon the EMS System operating percentage split. Such payment for TERRELL HILLS shall be 7.35% (based on current contract term 2026-2029 of 14.7%) of and for OLMOS PARK shall be 7.9% (based on current contract term 2026-2029 of 15.8%) of the depreciated value of capital assets (ambulances, heart monitors, stretchers). Such payment for TERRELL HILLS and/or OLMOS PARK shall be based on current Agreement term of the depreciated value of capital assets to include:

Ambulances

Cardiac monitors

Stretchers

13. If ALAMO HEIGHTS terminates the EMS System and this Agreement, it shall pay 100% of the depreciated value of capital assets at the agreed percentage split to both TERRELL HILLS and OLMOS PARK. Such payment for TERRELL HILLS shall be 14.7% of depreciated asset values in the current EMS contract which expires 09/30/2026. Such payment for OLMOS PARK shall be 15.8% of the depreciated asset values in the current EMS contract which expires 09/30/2029. ALAMO HEIGHTS shall pay the required payment(s) within twelve (12) months after termination of service in the withdrawing city.

14. All insurance pertaining to the operations of the EMS System contracted for by ALAMO HEIGHTS will name the Cities of TERRELL HILLS and OLMOS PARK as "additional insured".

15. Advanced level training classes such as ACLS, PALS, CPR Updates, 12 lead ECG, ATLS, and any additional course deemed necessary by the EMS Medical Director, shall be completed by all medics as appropriate to their level of certification from ALAMO HEIGHTS, OLMOS PARK and TERRELL HILLS and shall be paid for by the EMS budget. Every reasonable effort shall be made by each CITY to attend required training given, directed or recommended by the EMS Medical Director. Required training is usually scheduled for three (3) consecutive training sessions according to the annual training calendar which is provided 12 months in advance. If any medic does not complete the required EMS training on the scheduled date(s), then the CITY for which that medic works shall obtain the training elsewhere at their own expense. Alamo Heights, Terrell Hills or Olmos Park will not schedule make-up training at an additional expense for required training as outlined by the EMS Medical Director. The EMS budget will NOT pay for initial EMS training at any level to include Paramedic.

16. If OLMOS PARK or TERRELL HILLS has not opted out of this Agreements provided herein, the newly adjusted rates for EMS shall become effective on October 1S[t] of each year during the term hereof. If TERRELL HILLS or OLMOS PARK withdraw from the ESCC agreement, ALAMO HEIGHTS may continue the agreement with the other non-withdrawing CITY in which event ALAMO HEIGHTS shall cover 80% of the cost of the ESCC and the non-withdrawing CITY shall cover 20% of such costs. If another City or Cities are accepted into the ESCC Agreement as a substitute for the withdrawing CITY, the cost share of ALAMO HEIGHTS shall be adjusted to reflect the cost sharing benefit of an additional City or Cities and the 20% share of the original non-withdrawing CITY shall remain the same.

ARTICLE III. MISCELLANEOUS

1. Any alterations, additions or deletions to the terms of the Agreement shall be by amendment in writing executed by the CITIES and evidenced by passage by the Governing Bodies of a subsequent CITY Ordinance or Resolution, as to each CITY'S approval.
2. If any clause or provision of this Agreement is held invalid, illegal or unenforceable under present or future federal, state or local laws, including but not limited to the CITIES' Charter, Code, or ordinances of any of the CITIES, then and in that event it is the intention of the parties hereto that such invalidity, illegality or unenforceability shall not affect any other clause or provision hereof and that the remainder of this Agreement shall be construed as if such invalid, illegal or unenforceable clause or provision was never contained herein; it is also the intention of the parties hereto that in lieu of each clause or provision of this Agreement that is invalid, illegal or unenforceable, there be added as a part of this Agreement a clause or provision as similar in terms to such invalid, illegal or unenforceable clause or provision as may be possible, legal, valid and enforceable.

3. This Agreement constitutes the entire and integrated Agreement among the CITIES hereto and contains all of the terms and conditions agreed upon, and supersede all prior negotiations, representations, agreements or contracts, either oral or written.

4. Each CITY has the full power and authority to enter into and perform this Agreement, and the person signing this Agreement on behalf of each party has been properly authorized and empowered to enter into this Agreement. The persons executing this Agreement hereby represent that they have authorization to sign on behalf of their respective CITY.

5. Any notice required under the provisions of this Agreement shall be in writing and delivered in person or deposited in the United States Mail, registered or certified, return receipt requested. Any such notice must be addressed to the following addresses. Any notice shall be deemed received three days after the date of deposit in the United States Mail, registered or certified, return receipt requested. Any such notice must be addressed to the following addresses. Any notice shall be deemed received three days after the date of deposit in the United States Mail, unless proof is offered to the contrary. Unless otherwise provided in this Agreement, all notices shall be delivered to the following addresses:

City of Alamo Heights	City of Terrell Hills	City of Olmos Park
City Manager	City Manager	City Administrator
6116 Broadway	5100 N. New Braunfels Ave	120 W. El Prado
San Antonio, Texas 78209	San Antonio, Texas 78209	San Antonio, Texas 78212
(210) 822-3331	(210) 824-7401	(210) 824-3281

6. Each CITY paying for the performance of governmental functions or services must make those payments from current revenues available to the paying CITY.

7. The relationship between the CITIES to this Agreement does not create a partnership or joint venture between the CITIES. This Agreement does not appoint any City as agent for another CITY.

8. This Agreement has been duly executed and delivered by the CITIES and constitutes a legal, valid, and binding obligation of the CITIES. This Agreement has been approved by the governing bodies of the CITIES and each person executing this Agreement on behalf of each party represents and warrants that they have full right and authority to enter into this Agreement.
9. This Agreement shall be interpreted in accordance with the laws of the State of Texas and venue shall be in Bexar County, Texas.

[SIGNATURES ON FOLLOWING PAGE]

CITY OF ALAMO HEIGHTS, TEXAS

ATTEST:

_____

Elsa T. Robles
City Secretary

By: _____

Name: Albert Honigblum

Title: Mayor

Date:

_____

CITY OF TERRELL HILLS, TEXAS

ATTEST:

By: _____

Bill Foley
City Manager/Secretary

Name: John Low

Title: Mayor

Date:

_____

CITY OF OLMOS PARK, TEXAS

ATTEST:

By: _____

Irma Duran
City Secretary

Name: Erin Harrison

Title: Mayor

Date:

RESOLUTION NO. 2026R - 252

A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT FOR EMERGENCY MEDICAL SERVICES (EMS) AMONG THE CITIES OF ALAMO HEIGHTS, TERRELL HILLS AND OLMOS PARK FOR A PERIOD NOT TO EXCEED SEPTEMBER 30, 2029 AND AUTHORIZING THE MAYOR TO EXECUTE INTERLOCAL AGREEMENT WITH SAID CITIES AND SETTING AN EFFECTIVE DATE.

WHEREAS, CHAPTER 791 of the TEXAS GOVERNMENT CODE authorizes all local governments to contract with each other provide a governmental function or service that each party to the contract is authorized to perform individually and in which the contracting parties are mutually interested, such as animal control assistance and public health and welfare; and

WHEREAS, the City of Alamo Heights has provided Emergency Medical Services (EMS) to the cities of Terrell Hills and Olmos Park for many years; and

WHEREAS, the City of Alamo Heights hereby agrees to own, maintain, and operate a 911 Pre-Hospital EMS System and continue to furnish EMS to Terrell Hills and Olmos Park in compliance with the terms, conditions, covenants to the attached Agreement; and

WHEREAS, it is the desire of the Cities of Alamo Heights, Terrell Hills and Olmos Park to replace the previous agreement for EMS services with a new agreement to become effective October 1, 2026 and to expire on September 30, 2029.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS that the City Council approves the proposed Interlocal Agreement for Emergency Medical Services among the Cities of Alamo Heights, Terrell Hills and Olmos Park attached hereto and authorizes the Mayor to execute said Agreement on behalf of the City of Alamo Heights. This Resolution shall be effective upon passage by the City Council.

PASSED AND APPROVED the 14th day of September 2026.

_____
ALBERT HONIGBLUM, MAYOR

ATTEST:

_____
ELSA T. ROBLES, CITY SECRETARY

APPROVED AS TO FORM:

_____
FRANCISCO J. GARZA, CITY ATTORNEY

EMERGENCY DISPATCH AGREEMENT

STATE OF TEXAS §

COUNTY OF BEXAR §

THIS AGREEMENT is entered into in Bexar County, Texas among the CITY OF ALAMO HEIGHTS, TEXAS, hereinafter referred to as "ALAMO HEIGHTS", the CITY OF TERRELL HILLS, TEXAS, hereinafter referred to as "TERRELL HILLS", and the CITY OF OLMOS PARK, TEXAS, hereinafter referred to as "OLMOS PARK", with all three (3) cities sometimes hereinafter referred to as "CITY OR CITIES". This agreement among the Cities is authorized by and subject to the Inter-local Cooperation Act, (Chapter 791, Texas Government Code.)

For and in consideration of the agreements herein contained, ALAMO HEIGHTS Hereby agrees to own, maintain, and operate an EMERGENCY SERVICES COMMUNICATION CENTER (ESCC) and furnish dispatch services for police, fire and EMS service to the CITIES in compliance with the terms, conditions, covenants, and agreements hereinafter set forth:

1. The services to be provided hereunder are a revision of the Emergency Dispatch Agreement signed in December 2023. This agreement shall replace the prior contract at 12:01 A.M. October 01, 2026, and shall terminate at 11:59 P.M. on September 30, 2029, unless terminated as hereinafter provided. All future agreements will be for a period of three (3) years unless terminated as hereinafter provided or upon agreement between ALAMO HEIGHTS and subscriber cities.

2. During the term of this agreement, ALAMO HEIGHTS shall provide emergency and non-emergency dispatch services to the CITIES for which a request is made for all calls for service, officer-initiated activities and other requests for data entry into the Computer Aided Dispatch (CAD) system to be stored on the servers owned and maintained by ALAMO HEIGHTS. Requests for service shall include, but not be limited to, calls from the various city dispatchers, police department personnel, fire department personnel, 911, and the general public.
3. The ALAMO HEIGHTS ESCC is a Designated Public Safety Answering Point (PSAP) for 911 callers. All 911 calls originating from land lines within subscriber CITIES will be routed directly to the ESCC for appropriate action. Calls made to 911 from cellular telephones may be directly routed to the ESCC depending upon technology factors outside the control of the ESCC. Therefore, ALAMO HEIGHTS does not assume responsibility for dropped cellular calls, misdirected cellular calls or any cellular system failures preventing a 911 call from being directed to the ESCC.
4. OLMOS PARK AND TERRELL HILLS shall provide at least two (2) dedicated in-coming lines for the use of each subscriber CITY.
5. A computer aided dispatch (CAD) system will be used by ESCC personnel to document emergency service provider and ESCC personnel activities, information related to calls for service and incident management. Printed call sheets, activity logs and other reports generated by the CAD system will be available upon request to the emergency service provider agencies in subscriber CITIES to the limits of the system reporting features within the CAD system. Requested copies of call sheets (ten or more), activity logs and other system generated reports will be furnished without cost

upon written request of a police or fire administrative officer or their designee. Requests may be made via letter or email. All requests from non-emergency service providers will be honored only upon receipt of a written open records request. Requests may be made via letter or email. All requests from non-emergency service providers will be honored only upon written open records requests.

6. Radio transmissions, telephone calls to and from the ESCC and 911 calls are recorded on a voice logging system owned and maintained by ALAMO HEIGHTS. Copies of recordings will be provided on request of a police or fire administrative officer or his designee. Requests may be made via letter or email. All requests from non-emergency service providers will be honored only upon receipt of a written open records request.
    a. The Alamo Heights Police Department has authorized access as a recognized ESCC for law enforcement agencies to the Texas Law Enforcement Telecommunications System (TLETS) through agreement with the Texas Crime Information Center (TCIC) and the Texas Department of Public Safety. Authorized law enforcement personnel will be allowed access to TLETS through the Alamo Heights dispatcher to allow information stored within the system to include files in the Texas Crime Information Center (TCIC) and the National Crime Information Center (NCIC). Access to TLETS through the Emergency Services Communication Center terminals is contingent upon the following certifications and provisions;
    b. Law enforcement and civilian personnel authorized by the Chief of Police of each subscriber CITY and have successfully completed the required course of training as designated by TCIC/NCIC;

c. Law enforcement and civilian personnel will not be granted access to the TLETS/TCIC/NCIC databases or records produced from those databases until proof of training and certification is provided;

d. Subscriber CITIES shall provide documented proof of required training to the ESCC upon request during TCIC, NCIC and Criminal Justice Information System (CJIS) audit periods;

e. Law enforcement officers shall provide copies of written reports when requesting entry or modification of TCIC/NCIC records or when clearing or canceling records in TCIC/NCIC for stolen property, missing persons, protective orders, warrants, and any other authorized transaction into TCIC/NCIC databases. Requests for TCIC/NCIC entry prior to preparing the official police report may be made in cases of emergency or entries that are time sensitive in nature (example: vehicle stolen during robbery, stolen police equipment, endangered missing person, etc.);

7. Requests by law enforcement personnel for computerized criminal history (CCH) must meet TCIC/NCIC criteria for access to those records. Requests meeting that criteria will be honored with the understanding the agency represented by the requestor will be responsible for any dissemination and final disposition of the CCH record. CCH record requests made by persons who are not sworn law enforcement personnel cannot be honored by TCIC/NCIC rule.

8. In the event of a catastrophic failure of the ESCC or loss of operational integrity to any major communications equipment component, dispatchers will relocate to the Bexar Metro Regional Dispatch Office where they will become fully functional while operating remotely.

9. The police chiefs and fire chiefs from ALAMO HEIGHTS, OLMOS PARK and TERRELL HILLS shall meet in January of each year to consider any proposed operational changes in the ESCC.

10. ALAMO HEIGHTS will determine the projected cost of emergency dispatching services for the next fiscal year and will furnish its proposed future costs of services to OLMOS PARK and TERRELL HILLS by May 31st of the contract year. Final budgeted costs will be provided to OLMOS PARK and TERRELL HILLS when the ALAMO HEIGHTS ESCC budget is approved. The final authority for determination of the annual ESCC budget, including fees charged for services provided, shall reside with ALAMO HEIGHTS as the owner of the ESCC. The annual proposed budget shall include an administrative fee for ALAMO HEIGHTS administrative support personnel (which shall be 10% of the salary and benefits of the Police Administrative Assistant and 8% of the salary and benefits of the Deputy Chief of Police who performs supervisory, administrative and back-up duties), salaries and benefits for ten (10) dispatch personnel assigned to the ESCC Budget and actual costs of maintenance and operation that are a part of the authorized costs of the ESCC. The salaries and benefits will be in accordance with the ALAMO HEIGHTS' approved salaries and benefits package offered to any of the ALAMO HEIGHTS ESCC personnel, to include the support personnel identified in this Section. ALAMO HEIGHTS agrees not to add additional ESCC personnel for the period covered by this agreement without the consent of the subscriber cities.
11. All costs and liabilities provided for in Section 10 of this agreement for ESCC services shall be borne by the CITIES on the following agreed shared operating cost percentage. TERRELL HILLS and OLMOS PARK shall pay to ALAMO HEIGHTS as their share of the cost of the ESCC in accordance with the following percentage scale for the new term effective October 01, 2026 through September 30, 2029:

ALAMO HEIGHTS	60%
OLMOS PARK	20%

TERRELL HILLS 20%

Such share of costs shall be paid annually in four equal quarterly installments in advance on the first day of each January, April, July, and October during the term of this Agreement, commencing October 01, 2026. The quarterly payments beginning October 01, 2026 shall be based on the projections of expenses in effect prior to October 01, 2026 with such projections to be utilized until a new ESCC Budget is finalized. After the new ESCC Budget is approved, the future quarterly payments shall become effective with the date of the 1st quarterly payment after approval of the new ESCC Budget. Within thirty (30) days after completion of the ALAMO HEIGHTS annual audit, there shall be a one-time quarterly adjustment in the first installment payment due after the annual audit with a credit or debit for TERRELL HILLS and OLMOS PARK, depending on what the annual audit determines to be the actual cost of ESCC for the previous year. All amounts paid for the performance of governmental functions or services hereunder shall be paid from current revenues available to the paying party.

12. Per a Memorandum of Understanding executed between ALAMO HEIGHTS and the San Antonio Police Department (SAPD), ALAMO HEIGHTS is the designated Sponsoring Agency for each subscriber CITY'S radio inventory authorized for use on the Alamo Area Regional Radio System (AARRS). As a part of this agreement, ALAMO HEIGHTS must maintain an inventory of all SAPD enabled radio equipment, both police and fire department, and a roster of all personnel qualified to operate it. It will be the responsibility of each CITY to provide ALAMO HEIGHTS an inventory of all radio equipment programmed to AARRS to include radio manufacturer, model, serial number, assigned LID number and assigned alias identification. It will be the responsibility of each CITY to send radio inventory updates of radios added or which have been de-programmed by SAPD or authorized radio technicians within ten (10) days of activation or de-activation. The City of San Antonio bills ALAMO HEIGHTS at the end of each month in bulk for all radios belonging to each CITY at the

rate per radio as set by the AARRS Executive Committee and Joint Operations Committee. In turn, ALAMO HEIGHTS will add the costs of each CITY'S radio inventory to the respective quarterly statement of each CITY as provided in Section 11.

13. The AARRS Executive Committee and Joint Operations Committee adopts policies and procedures for tenant accessibility, systems operations, and compatible and approved communications device models. In order to utilize the AARRS all devices must meet the minimum device features to ensure seamless functionality on the AARRS network and interoperability with public safety agencies. Additional features requiring software updates and security enhancements, including encryption, are at the sole discretion of the AARRS Executive Committee and the Joint Operations Committee. This agreement does not guarantee access to AARRS by devices not meeting the standards set forth by AARRS Executive Committee and Joint Operations Committee.
14. OLMOS PARK and TERRELL HILLS will have until July 31st of the contract year to opt out following ALAMO HEIGHTS projected cost of service of this agreement. The opt out effective date shall be September 30th of the contract year following the receipt by ALAMO HEIGHTS of the notice of intent from either CITY to opt out. If OLMOS PARK or TERRELL HILLS has not opted out as provided herein, the newly adjusted rates shall become effective on October 1st. ALAMO HEIGHTS may terminate the ESCC agreement with or without cause with any subscriber CITY by furnishing written notice of such intention to terminate no later than July 31st of the year of termination. If TERRELL HILLS or OLMOS PARK withdraw from the ESCC agreement, ALAMO HEIGHTS may terminate the agreement as to the other non-withdrawing City in which event ALAMO HEIGHTS shall cover 80% of the cost of the ESCC and the non-withdrawing City shall cover 20% of such costs. If another City or Cities are accepted into the ESCC as a substitute for the withdrawing City, the cost

share of ALAMO HEIGHTS shall be adjusted to reflect the cost sharing benefit of an additional City or Cities and the 20% share of the original non-withdrawing City shall remain the same.

15. Any alterations, additions or deletions to the terms hereof shall be by amendment in writing executed by the CITIES and evidenced by passage of a subsequent CITY Ordinance or Resolution, as to each CITY'S approval.

16. If any clause or provision of this Agreement is held invalid, illegal or unenforceable under present or future federal, state or local laws, including but not limited to the Cities' Charter, Code, or ordinances of any of the Cities, then and in that event it is the intention of the parties hereto that such invalidity, illegality or unenforceability shall not affect any other clause or provision hereof and that the remainder of this Agreement shall be construed as if such invalid, illegal or unenforceable clause or provision was never contained herein; it is also the intention of the parties hereto that in lieu of each clause or provision of this Agreement that is invalid, illegal or unenforceable, there be added as a part of this Agreement a clause or provision as similar in terms to such invalid, illegal or unenforceable clause or provision as may be possible, legal, valid and enforceable.

17. This Agreement constitutes the entire and integrated Agreement among the Cities hereto and contains all of the terms and conditions agreed upon, and supersede all prior negotiations, representations, agreements or contracts, either oral or written.

18. Each CITY has the full power and authority to enter into and perform this Agreement, and the person signing this Agreement on behalf of each party has been properly authorized and empowered to enter into this Agreement. The persons executing this Agreement hereby represent that they have authorization to sign on behalf of their respective CITY.

19. Any notice required under the provisions of this Agreement shall be in writing and delivered in

person or deposited in the United States Mail, registered or certified, return receipt requested. Any such notice must be addressed to the following addresses. Any notice shall be deemed received three days after the date of deposit in the United States Mail unless proof is offered to the contrary. Unless otherwise provided in the Agreement, all notices shall be delivered to the following addresses:

City of Alamo Heights City Manager 6116 Broadway San Antonio, Texas 78209 (210) 822-3331	City of Terrell Hills City Manager 5100 N. New Braunfels Ave San Antonio, Texas 78209 (210) 824-7401	City of Olmos Park City Administrator 120 W. El Prado San Antonio, Texas 78212 (210) 824-3281

20. Each CITY paying for the performance of governmental functions or services must make those payments from current revenues available to the paying CITY.
21. The relationship between the CITIES to this Agreement does not create a partnership or joint venture between the CITIES. This Agreement does not appoint any City as agent for another CITY.
22. This Agreement has been duly executed and delivered by the CITIES and constitutes a legal, valid, and binding obligation of the CITIES. This Agreement has been approved by the governing bodies of the CITIES and each person executing this Agreement on behalf of each party represents and warrants that they have full right and authority to enter into this Agreement.
23. This Agreement shall be interpreted in accordance with the laws of the State of Texas and venue shall be in Bexar County, Texas.

[SIGNATURES ON FOLLOWING PAGE]

EXECUTED this _____ day of_____ , 2026.

ATTEST:

_____

ELSA T. ROBLES
CITY SECRETARY

CITY OF ALAMO HEIGHTS

_____

ALBERT HONIGBLUM
MAYOR

ATTEST:

_____

IRMA DURAN
CITY SECRETARY

CITY OF OLMOS PARK

_____

ERIN HARRISON
MAYOR

ATTEST:

_____

BILL FOLEY
CITY SECRETARY/MANAGER

CITY OF TERRELL HILLS

_____

JOHN LOW
MAYOR

RESOLUTION NO. 253

A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT FOR EMERGENCY DISPATCH SERVICES AMONG THE CITIES OF ALAMO HEIGHTS, TERRELL HILLS AND OLMOS PARK FOR A PERIOD NOT TO EXCEED SEPTEMBER 30, 2029 AND AUTHORIZING THE MAYOR TO EXECUTE INTERLOCAL AGREEMENT WITH SAID CITIES AND SETTING AN EFFECTIVE DATE.

WHEREAS, CHAPTER 791 of the TEXAS GOVERNMENT CODE authorizes all local governments to contract with each other provide a governmental function or service that each party to the contract is authorized to perform individually and in which the contracting parties are mutually interested, such as animal control assistance and public health and welfare; and

WHEREAS, the City of Alamo Heights has provided Emergency Dispatch Services to the cities of Terrell Hills and Olmos Park for many years; and

WHEREAS, the City of Alamo Heights hereby agrees to provide emergency and non-emergency dispatch services to Terrell Hills and Olmos Park and the City of Alamo Heights shall maintain the data to be stored on the servers owned and maintained by Alamo Heights, and such calls include but not limited to calls from city dispatchers, police department personnel, fire department personnel, 911, and the general public; and

WHEREAS, it is the desire of the Cities of Alamo Heights, Terrell Hills and Olmos Park to replace the previous agreement for Emergency Dispatch Services with a new agreement to become effective September 30, 2026 and to expire on September 30, 2029.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS that the City Council approves the proposed Interlocal Agreement for Emergency Dispatch Services among the Cities of Alamo Heights, Terrell Hills and Olmos Park attached hereto and authorizes the Mayor to execute said Agreement on behalf of the City of Alamo Heights. This Resolution shall be effective upon passage by the City Council.

PASSED AND APPROVED this 14th day of September, 2026.

_____
ALBERT HONIGBLUM, MAYOR

ATTEST:

_____
ELSA T. ROBLES, CITY SECRETARY

APPROVED AS TO FORM:

_____
FRANCISCO J. GARZA, CITY ATTORNEY

RENEWAL OF AN INTERLOCAL AGREEMENT FOR EMS AND DISPATCHING SERVICES

ITEMS # 10 & 11

SEPTEMBER 14, 2026

FIRE & POLICE DEPTS.

Presented by:
Allen Ottmers-Fire Chief
Rick Pruitt-Chief of Police

SUMMARY

- Authorizes the City Manager to execute a new interlocal agreement between the cities of Alamo Heights, Olmos Park, and Terrell Hills to provide emergency medical services (EMS) and Emergency Dispatching / 911 services
- Chapter 791 of the Texas Government Code authorizes local government to enter into these type of agreements

BACKGROUND

- The EMS agreement between Alamo Heights, Olmos Park, and Terrell Hills began in 1982
- Current EMS contract expires on September 30, 2026
- Dispatch agreement expires 09/30/2026
- Both new agreements will expire 09/30/2029

BACKGROUND

- Cost sharing assures that quality Emergency Medical Services and 911 dispatching is achieved at a low cost to its' citizens
- Citizens are assured quick access to 911 and emergency medical care and transport to area hospital
- With a single dispatch answering point, residents of the tri-cities can call in with requests for extra patrols, notice for out-of-town information and other more personalized services
- Alamo Heights remains the owner of both the 911 call center and EMS division and is the managing partner - will work with each community on an annual basis to negotiate budgets, equipment upgrades, etc.

POLICY ANALYSIS

- Dispatch contract will continue to expire concurrently with the EMS and Medical Director agreements
- Cancellation is a one year notice by any city on a rolling 12 month basis
- Both the EMS and Emergency Dispatching agreement are binding to each other and will not be considered as stand-alone for purposes of the term and cancellation / termination provisions contained therein
- If either Olmos Park or Terrell Hills withdraws from the agreement(s), then Alamo Heights may continue with a new agreement for Dispatching and EMS services with the remaining city

COORDINATION

- Olmos Park and Terrell Hills have no opposition to the proposed contracts
- City Managers, Police and Fire Chiefs in agreeance with proposed agreements
- City Attorneys have reviewed and approved agreements

FISCAL IMPACT - EMS

- Negotiations for a new three-year contract have concluded with all parties in agreement with fixed percentages**
- Fringe and other costs adjusted annually during budget cycle
- The cost share arrangement changes for the next 3-year term are as follows, based on the total number of EMS calls per city in the prior three-year period January 01, 2023 – December 31, 2025

City	2023-2026 %	2026-2029 %	Difference	Cost
Alamo Heights	69.11%	69.5 %	+0.4	$562,627
Terrell Hills	18.49%	14.7%	-3.8	$119,002
Olmos Park	12.40%	15.8%	+3.4	$127,907

FISCAL IMPACT - DISPATCH

- Negotiations for a new three-year contract have concluded with all parties in agreement with fixed percentages**
- Fringe and other costs adjusted annually during budget cycle
- The cost share arrangement changes for the next 3-year term are as follows, based on based on Alamo Heights at 60% and Olmos Park and Terrell Hills at 20% each respectively

City	2023-2026 %	2027-2029 %	Difference	Cost
Alamo Heights	60%	60 %	0%	$555,606
Terrell Hills	20%	20%	0%	$185,202
Olmos Park	20%	20%	0%	$185,202