



CITY OF ALAMO HEIGHTS

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

Architectural Review Board Meeting June 16, 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, June 16, 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. 1039F – 6333 Broadway St

Request of Lorena Gomez-Farias of KP&J, applicant, representing Benjamin Dreszer of Mule Ventures LTD, owner, for the final design review of the proposed commercial use structure on the property located at 6333 Broadway St 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.



April 2, 2026

To: City of Alamo Heights
City Hall
6116 Broadway
San Antonio, TX 78209

RE: Cover Letter – 6333 Broadway

Dear City of Alamo Heights Representatives,

On behalf of the property owner, Mule Ventures, LTD, KP+J is pleased to submit this proposal for a new project located at 6333 Broadway.

Project Scope

The proposed development occupies a .68-acre site and involves the construction of a two-story, 38' tall, 20,800-square-foot mixed-use retail building with underground parking. The scope of work includes site excavation, select fill, compaction, parking, landscaping, and the installation of an elevated concrete foundation to be level with Broadway. The structure will feature metal framing, structural steel columns, steel roof joists with metal decking, and PVC roofing over rigid insulation. Additional components include aluminum storefronts, tempered glazing, stucco, exterior brick veneer, and utility systems (electrical, sanitary, cold water, gas, and communications).

Development Goals

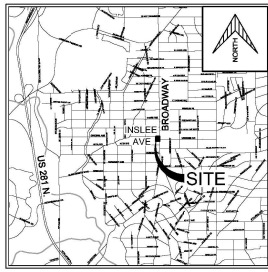
The building will provide 14,905 square feet of leasable space for multi-tenant use (Occupancy Classifications B, M, or A-2). We are developing the project as a shell building; individual tenants will be responsible for submitting their own interior build-out drawings to the City for review and approval.

We look forward to collaborating with the City of Alamo Heights on this project.

Sincerely,

Jolly Thulaseedas. AIA, NCARB, LEED AP BD+C
Managing Partner

Lorena Gomez-Farias
Senior Project Manager

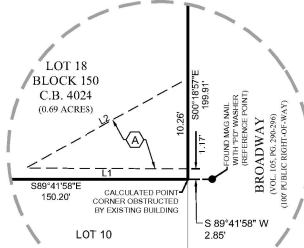


LOCATION MAP
NOT TO SCALE

- LEGEND:**
- VOL. --- VOLUME
 - PG. --- PAGE
 - DPR --- DEED PLAT RECORDS OF BEXAR COUNTY TEXAS
 - C.B. --- COUNTY BLOCK
 - CENTERLINE
 - (A) --- VAR. WD. ELECTRIC ESMT.
 - 1/2" IRON ROD WITH 1" CAP STAMPED "MBC ENGINEERS" SET
 - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - EXISTING CONTOURS

- CPS NOTES:**
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS 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 SAID LINES AND APPURTENANCES THERETO IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

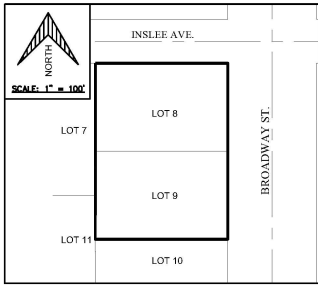
- SURVEYOR'S NOTES:**
- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "MBC ENGINEERS" UNLESS NOTED OTHERWISE.
 - BEARINGS AND COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAZD11) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.



DETAIL "A"

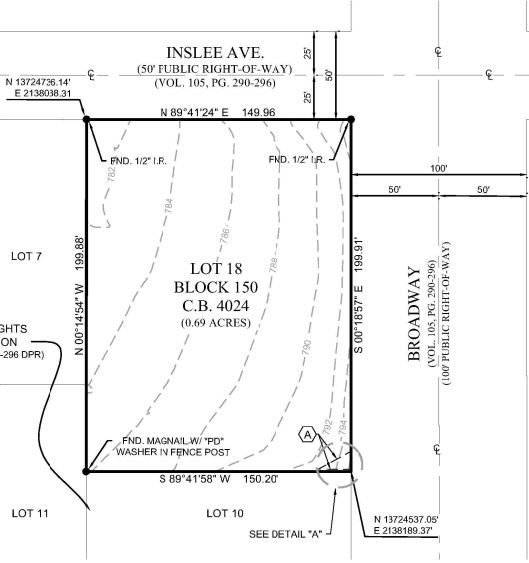
SCALE = 1:10

Line Table		
Line #	Bearing	Length
L1	N 89°58'41" E	18.36'
L2	S 60°43'16" W	20.99'



AREA BEING REPLATTED

THE AREA BEING REPLATTED ARE LOTS 8 & 9, BLOCK 150, COUNTY BLOCK 4024, OF THE ALAMO HEIGHTS SUBDIVISION, AS PREVIOUSLY RECORDED IN VOLUME 105, PAGES 290-296, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



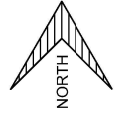
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR
JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578

REPLAT
ESTABLISHING
BROADWAY & INSLEE AVE.

BEING A TOTAL OF 0.68 ACRES ESTABLISHING LOT 18, BLOCK 150, COUNTY BLOCK 4024, BEING COMPRISED OF LOTS 8 & 9, BLOCK 150, COUNTY BLOCK 4024, OF THE ALAMO HEIGHTS SUBDIVISION, AS PREVIOUSLY RECORDED IN VOLUME 105, PAGES 290-296, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1" = 50'



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 546-1122 Fax: (210) 546-9322 www.mbcengineers.com
TEXAS FIRM REGISTRATION # ENGINEERING: F-734 & SURVEYING: 10011700

DATE: 05/07/2025 JOB NO.: 340341372

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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: BENJAMIN DRESZLER
MILE VENTURES, LTD
3005 N. W. MILITARY HWY, SUITE 2205
SAN ANTONIO, TEXAS 78231

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BENJAMIN DRESZLER 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., 2025

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

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

DATED THIS ___ DAY OF _____ A.D., 2025.

BY: _____

CHAIRMAN _____

BY: _____

SECRETARY _____

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

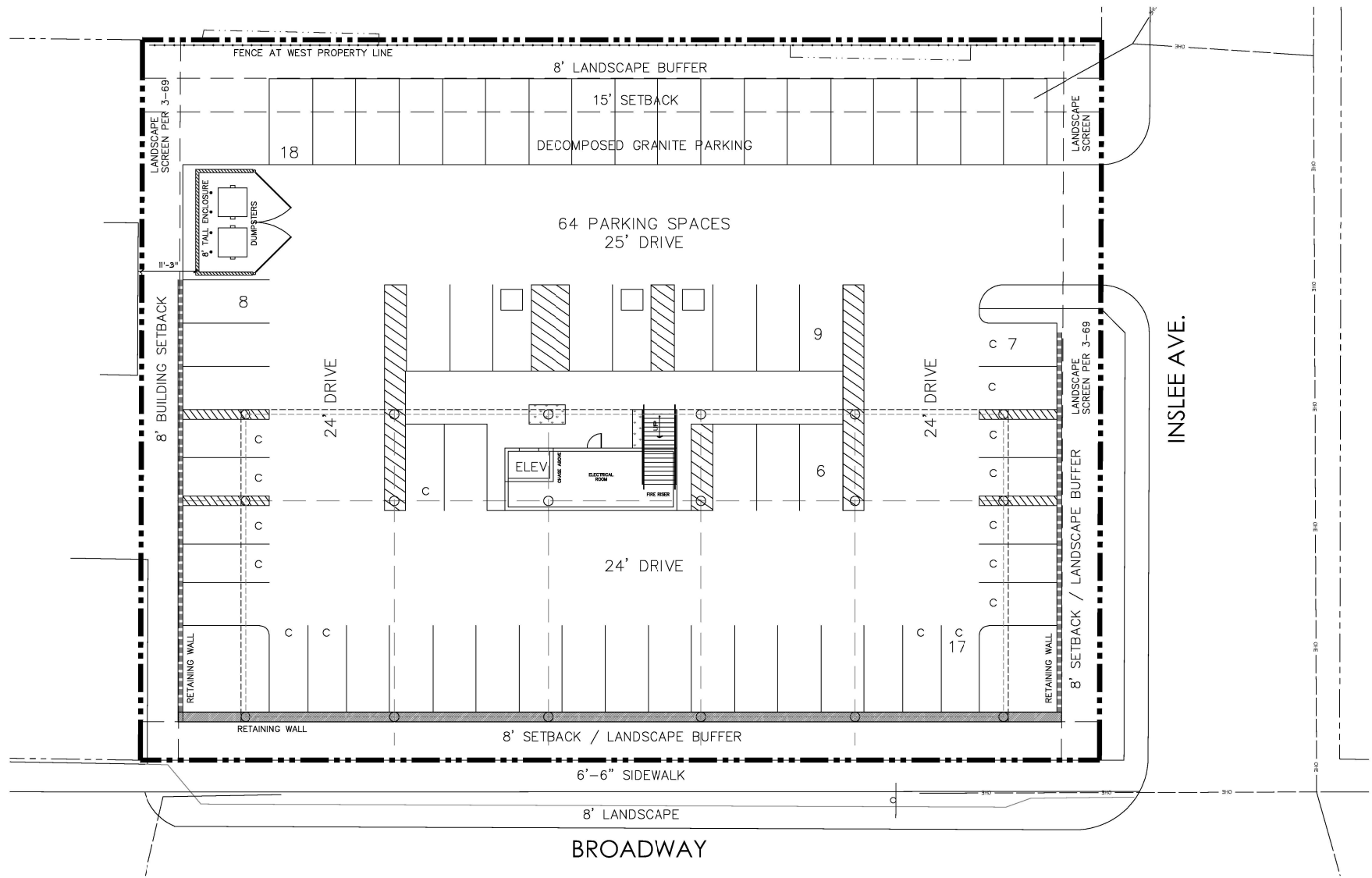
DATED THIS ___ DAY OF _____ A.D., 2025.

BY: _____

MAYOR _____

ATTEST: _____

CITY SECRETARY _____



ALL INFORMATION SUBJECT TO FURTHER VERIFICATION IN FIELD

G LEASE PLAN - GROUND FLOOR

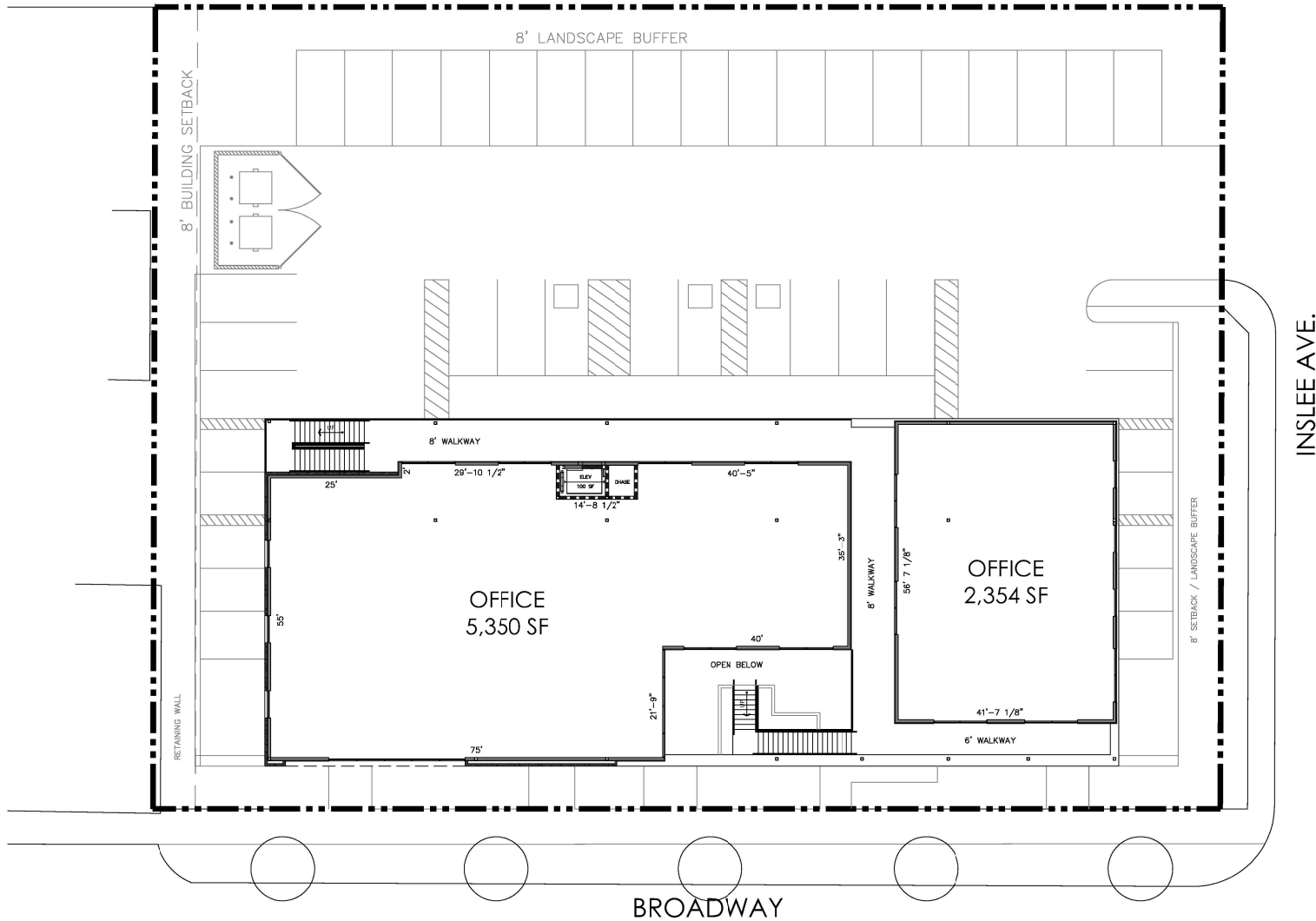
SCALE: 0 8 20'

N



LEASE PLAN
6333 BROADWAY, SAN ANTONIO, TX

DATE : 02/18/2026
 KPJ-TX-25-0007
 (210) 384-8900



ALL INFORMATION SUBJECT TO FURTHER VERIFICATION IN FIELD

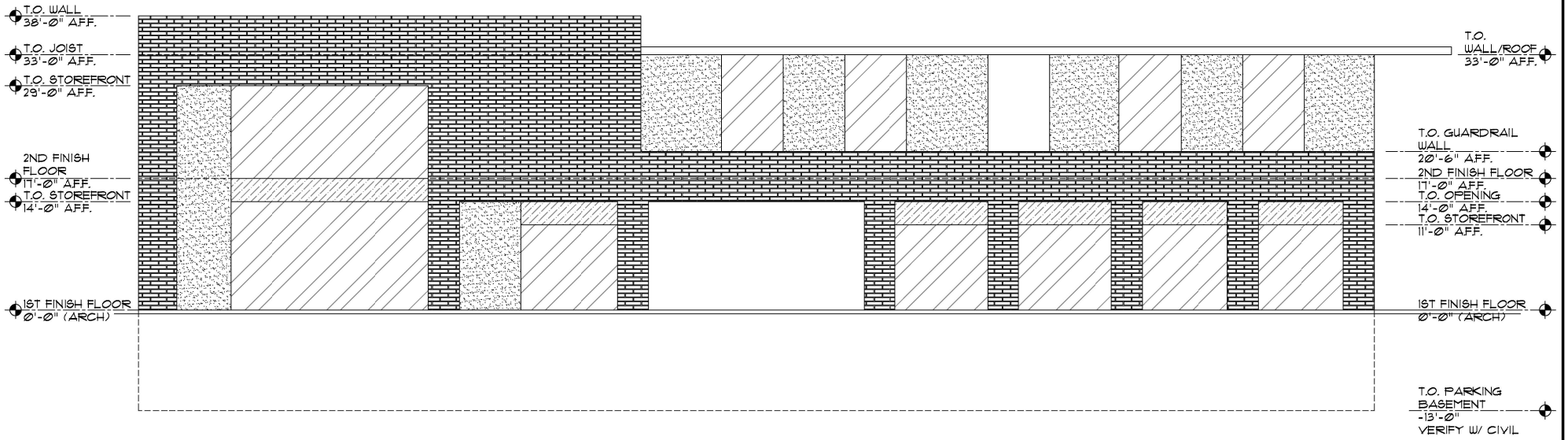
2 LEASE PLAN - SECOND FLOOR

SCALE: 0 8 20'



LEASE PLAN
6333 BROADWAY, SAN ANTONIO, TX

DATE : 02/18/2026
 KPJ-TX-25-0007
 (210) 384-8900



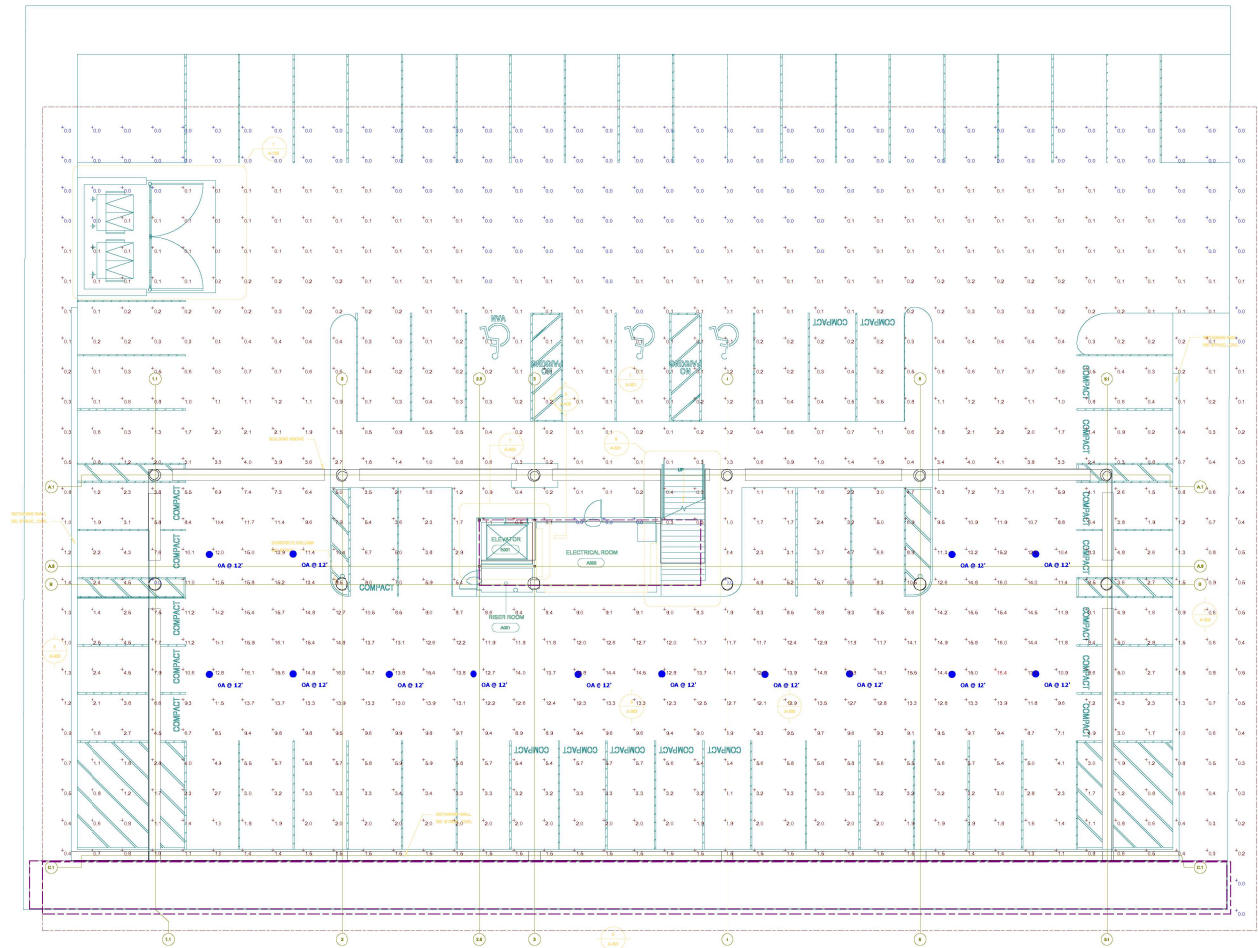
ALL INFORMATION SUBJECT TO FURTHER VERIFICATION IN FIELD

2 LEASE PLAN - SECOND FLOOR



ELEVATION
6333 BROADWAY, SAN ANTONIO, TX

DATE : 02/18/2026
KPJ-TX-25-0007
(210) 384-8900



Plan View

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	OA		14	Lithonia Lighting	VCPQ LED P3 40% TSM MVOL1	VCPQ LED WITH P3 - PERFORMANCE PACKAGE - 400% 15M OPTIC TYPE	1	6253	1	43.37	

Statistics						
Description	Symbol	Avg	Min	Max	Avg/Min	Max/Min
PARKING	+	3.3 fc	0.0 fc	16.4 fc	N/A	N/A



VIEW 1 | REAR ENTRY PLANTING



6333 BROADWAY

1 - 02 / 24 / 26



6333 BROADWAY

2-02 / 24 / 26



6333 BROADWAY

3-02 / 24 / 26



6333 BROADWAY

4-02 / 24 / 26



6333 BROADWAY

5-02 / 24 / 26



6333 BROADWAY

6-02 / 24 / 26



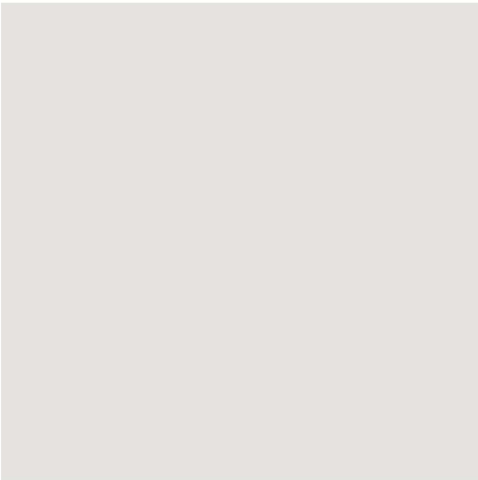
TILE WALL: CLAY IMPORTS
NATURAL TERRACOTTA-SMOOTH MATTE 8X8



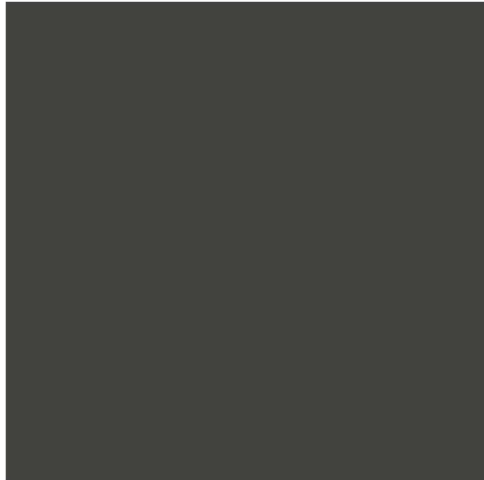
BRICK VENEER WALL:
ARRISCRAFT - ARCHITECTURAL LINEAR SERIES BRICK - WALNUT



EXTERIOR FLOOR:
TILEBAR 2X7" BROWNSTONE TEXTURED CLAY THIN BRICK TILE-GRAY



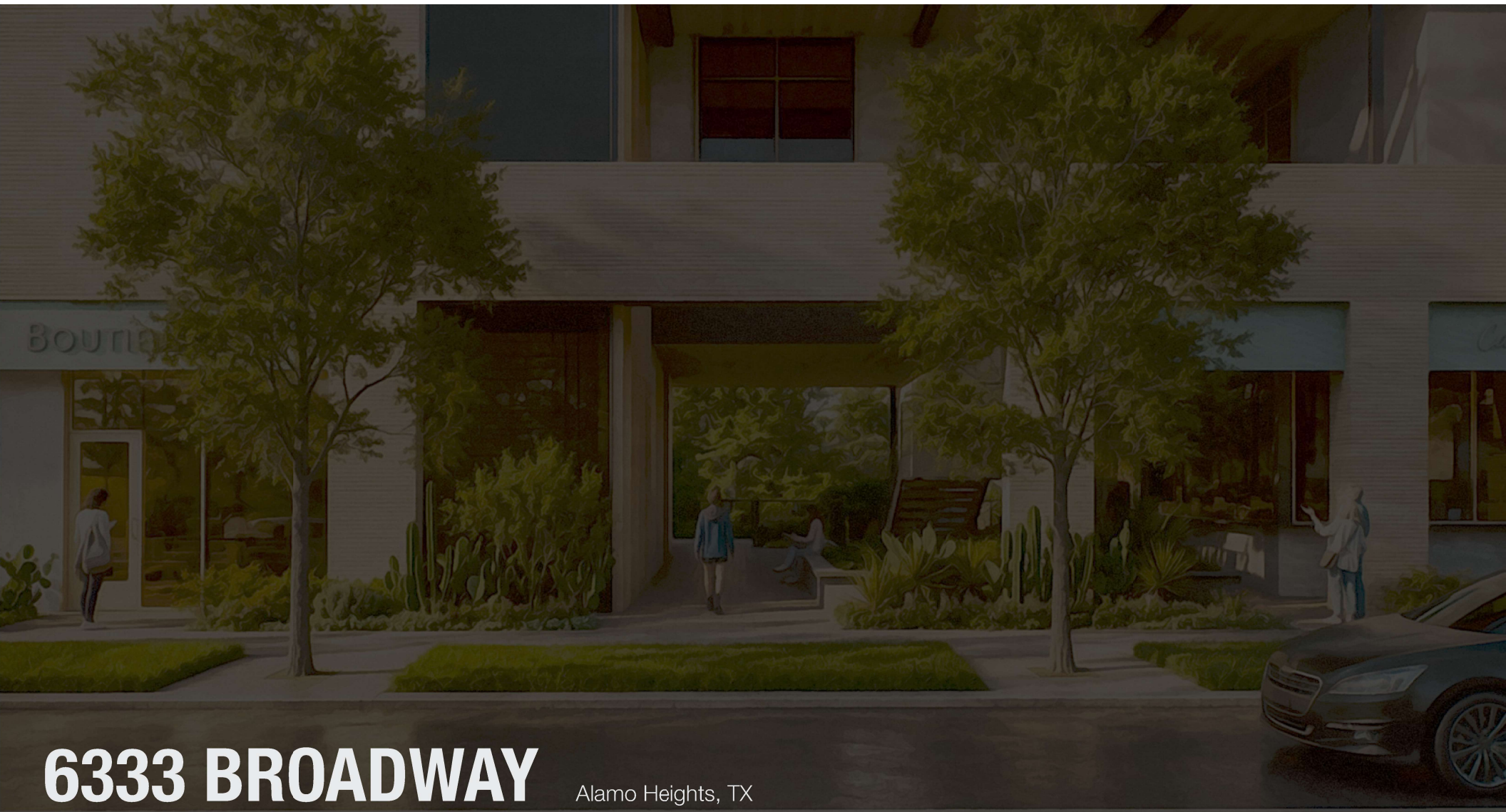
PAINT:
SW 7004 SNOWBOUND



PAINT:
SW 7069 IRON ORE



SOFFIT:
VICWEST BELLARA WARM ROSEWOOD

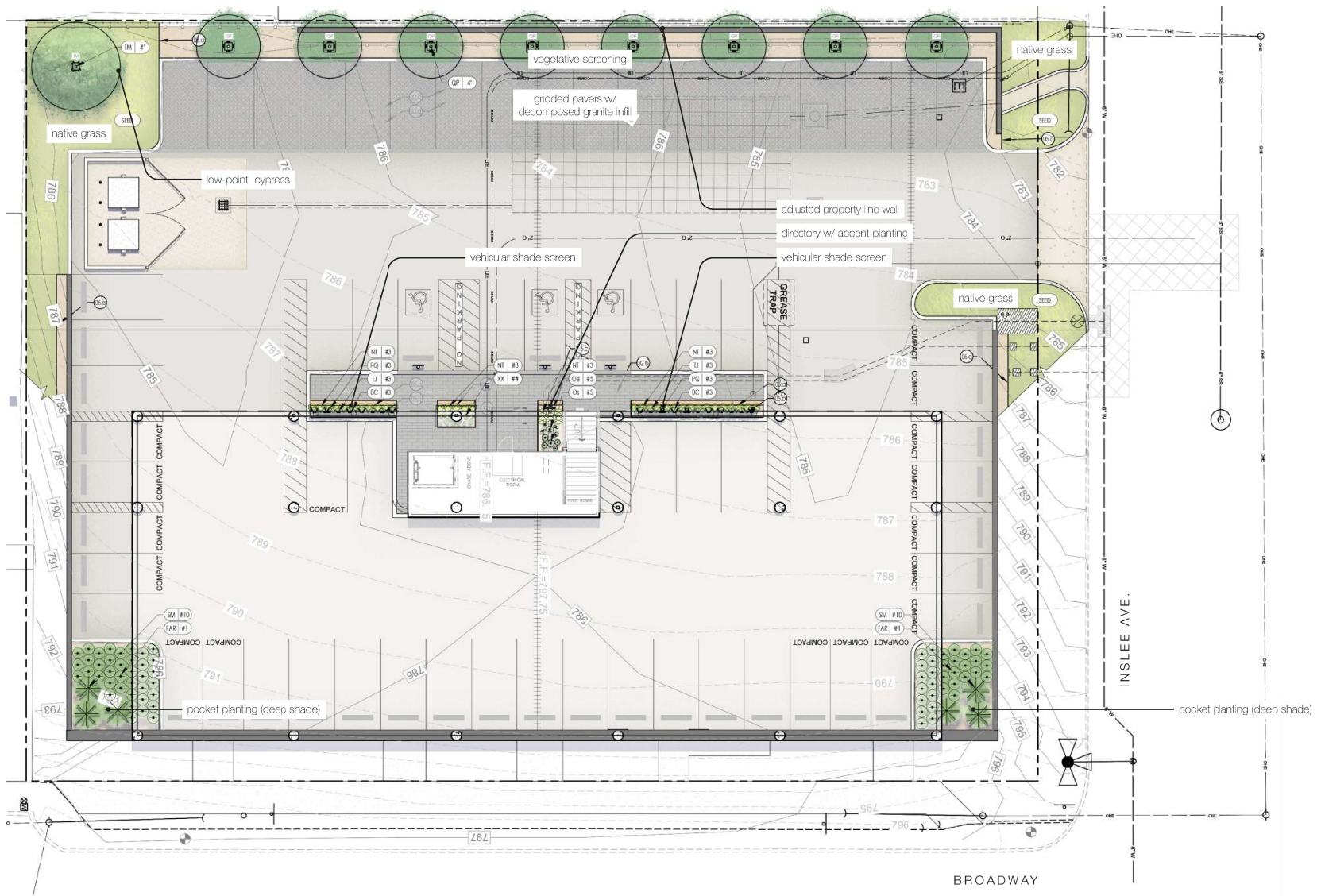


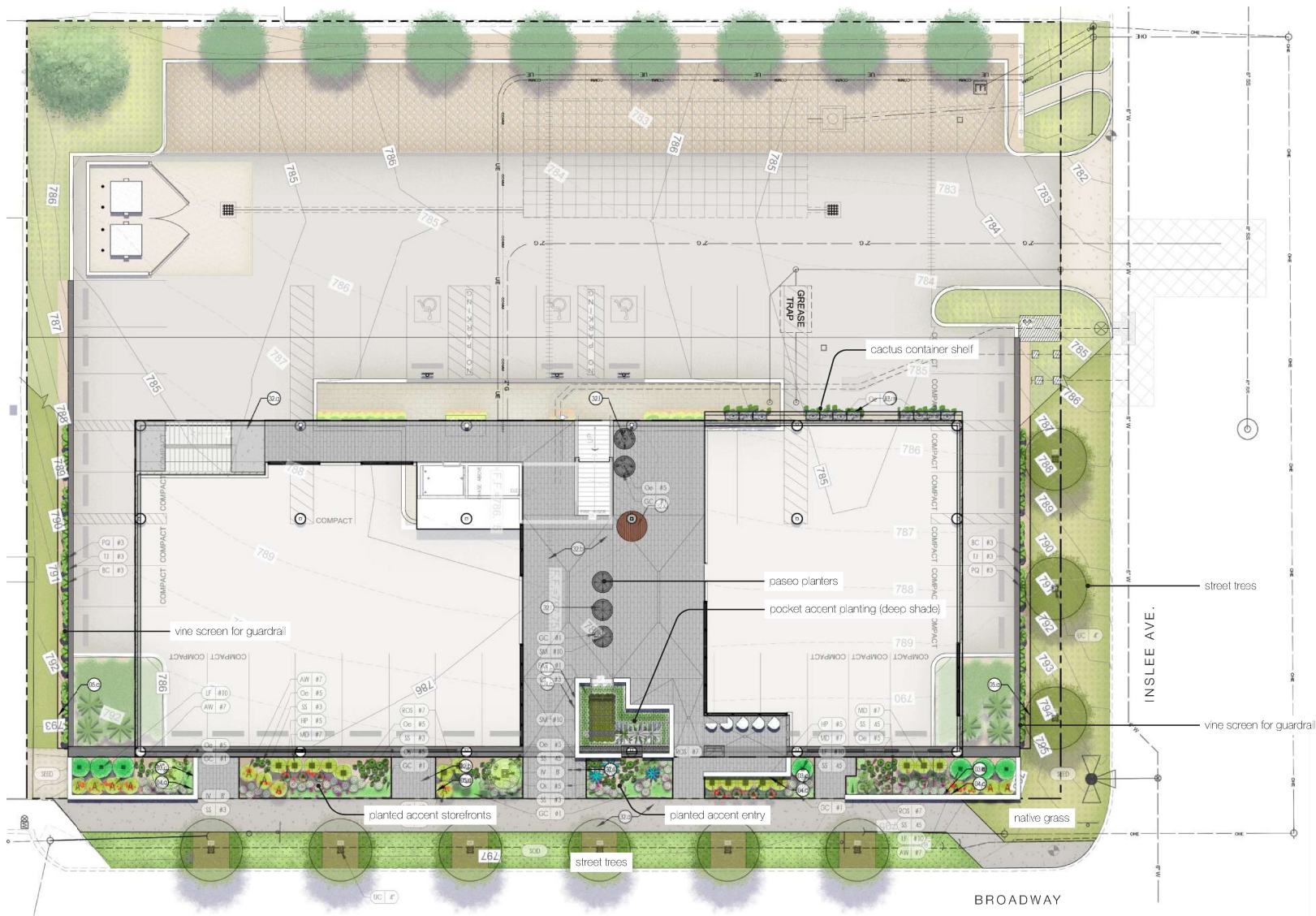
6333 BROADWAY

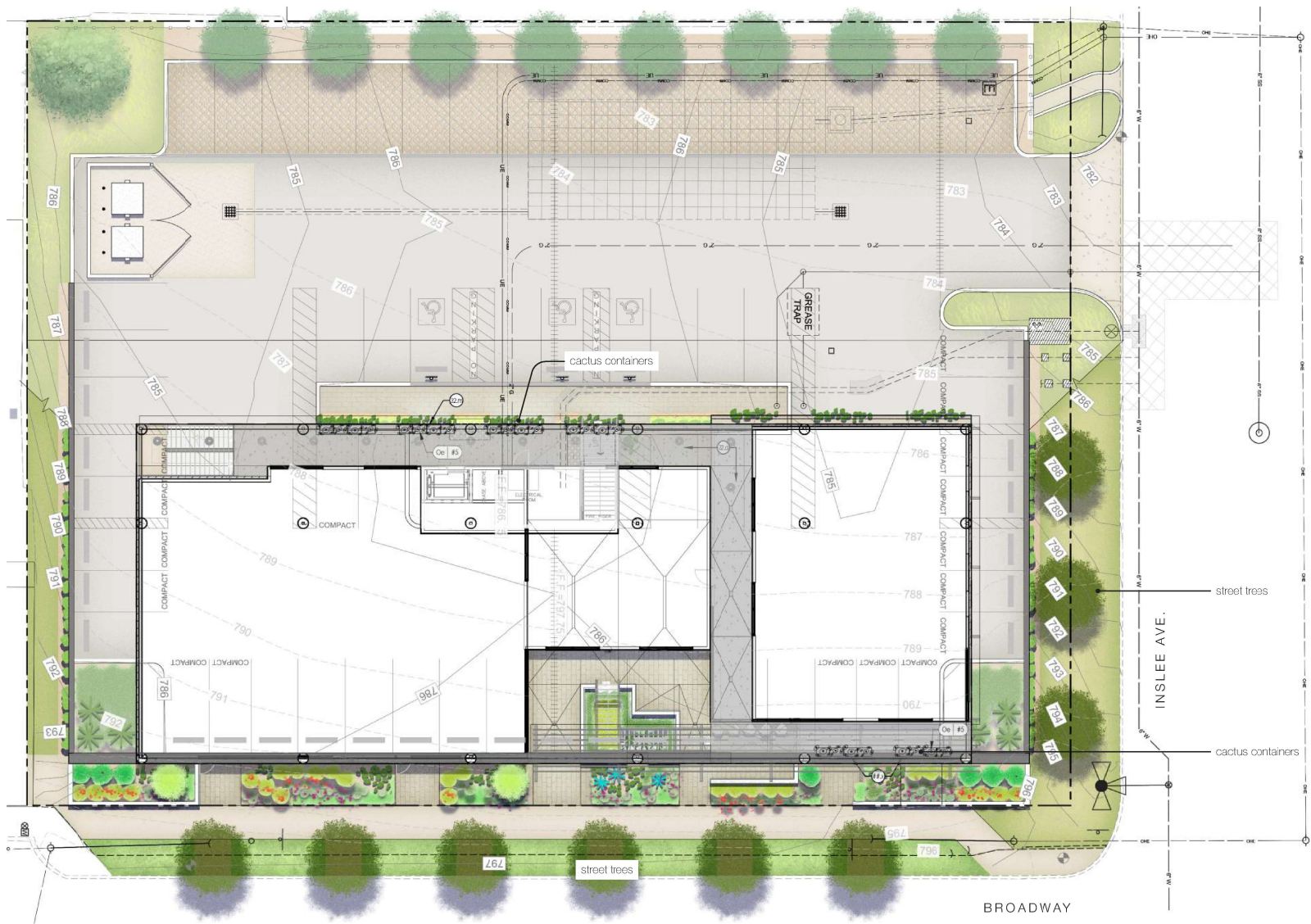
Alamo Heights, TX

Schematic Review of 50% Construction Documentation

2026.05.22



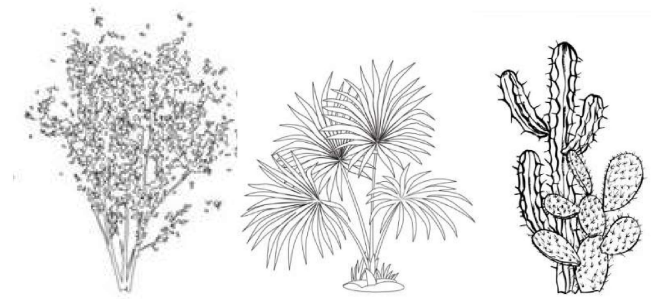






fine

broad



complementary

accent



Copyright © Robert O'Brien

Street Trees
Cedar Elm (native)
Ulmus crassifolia



Copyright © Robert O'Brien

Vegetative Screening
Monterrey Oak (native)
Quercus polymorpha



Copyright © Robert O'Brien

Vegetative Screening
Montezuma Cypress
Taxodium mucronatum

PLANTING SCHEDULE

symbol	label	species	size	remarks
SHADE TREES				
QP 4"	Monterrey Oak (native)	<i>Quercus polymorpha</i>	4" Caliper	Single straight leader
UC 4"	Cedar Elm (native)	<i>Ulmus crassifolia</i>	4" Caliper	Single straight leader
TM 4"	Montezuma Cypress	<i>Taxodium mucronatum</i>	4" Caliper	Single straight leader
ORNAMENTAL TREES				
IV 8"	Yaupon Holly (native)	<i>Ilex vomitoria</i>	45 Gallon	Tall w/ Sculptural limb pattern
UNDERSTORY SHRUBS				
AW	Flame Acanthus (native)	<i>Anisacanthus quadrifidus var. wrightii</i>	7 Gallon	Full and shrubby Spacing as shown on plan.
LF	Texas Sage "Greencloud" (native)	<i>Leucophyllum frutescens</i> "Green Cloud"	10 Gallon	Full and shrubby Spacing as shown on plan.
MD	Turk's Cap (native)	<i>Malvaviscus drummondii</i>	7 Gallon	Full and shrubby Spacing as shown on plan.
ROS	Rosemary	<i>Rosmarinus</i> spp.	7 Gallon	Upright and full Spacing as shown on plan.
SS	Pink Skullcap (native)	<i>Scutellaria suffrutescens</i>	3 Gallon	Triangular spacing at 18" o.c.
ACCENTS & GRASSES				
CL	Inland Sea Oats (native)	<i>Chasmanthium latifolium</i>	3 Gallon	Full and shrubby Linear spacing at 12" o.c.
HP	Red Yucca "Brakelights" (native)	<i>Hesperaloe parviflora</i>	5 Gallon	Full and showy Spacing as shown on plan.
NT	Mex can Feathergrass	<i>Nassella tenuissima</i>	3 Gallon	Full and shrubby Linear spacing at 18" o.c.
Oe	Spineless Prickly Pear Cactus	<i>Opuntia ellisiana</i>	5 Gallon	Full and showy Spacing as shown on plan.
Os	Cactus spp.	Botanical name	5 Gallon	Full and showy Spacing as shown on plan.
SM	Dwarf Palmetto (native)	<i>Sabal minor</i>	10 Gallon	Full and abundant fronds Spacing as shown on plan.
YR	Soft Leaf Yucca	<i>Yucca recurvifolia</i>	5 Gallon	Full and showy Spacing as shown on plan.
YRos	Beaked Yucca	<i>Yucca rostrata</i>	3' - 4' Height; Box-grown	Showy specimen; Spacing as shown on plan
PERENNIALS				
FAR	Leopard Plant	<i>Farfugium japonicum</i>	1 Gallon	Triangular spacing at 12" o.c.
VINES & GROUND COVER				
BC	Crossvine	<i>Bignonia capreolata</i>	3 Gallon	Linear, randomized spacing along guardrail
GC	Silver Ponyfoot (native)	<i>Dichondra argentea</i>	1 Gallon	Triangular spacing at 12" o.c.; 40% coverage in groundcover areas denoted on plan
GC	Wocly Stemodia (native)	<i>Stemodia lanata</i>	1 Gallon	Triangular spacing at 12" o.c.; 40% coverage in groundcover areas denoted on plan
PQ	Virginia Creeper (native)	<i>Parthenocissus quinquefolia</i>	3 Gallon	Linear, randomized spacing along guardrail
TJ	Star Jasmine	<i>Trachelospermum jasminoides</i>	3 Gallon	Linear, randomized spacing along guardrail



Ornamental Tree
Yaupon Holly (native)
Ilex vomitoria



Evergreen Shrub
Texas Sage (native)
Leucophyllum frutescens var.



Flowering Shrub
Turk's Cap (native)
Malvaviscus drummondii



Flowering Shrub
Flame Acanthus (native)
Anisacanthus quadrifidus var.



Evergreen Shrub
Upright Rosemary
Rosmarinus spp.



Flowering Shrub
Pink Skullcap (native)
Scutellaria suffrutescens

PLANTING SCHEDULE

symbol	label	species	size	remarks
SHADE TREES				
QP 4"	Monterrey Oak (native)	<i>Quercus polymorpha</i>	4" Caliper	Single straight leader
UC 4"	Cedar Elm (native)	<i>Ulmus crassifolia</i>	4" Caliper	Single straight leader
TM 4"	Montezuma Cypress	<i>Taxodium mucronatum</i>	4" Caliper	Single straight leader
ORNAMENTAL TREES				
IV 8"	Yaupon Holly (native)	<i>Ilex vomitoria</i>	45 Gallon	Tall w/ Sculptural limb pattern
UNDERSTORY SHRUBS				
AW	Flame Acanthus (native)	<i>Anisacanthus quadrifidus</i> var. <i>wrightii</i>	7 Gallon	Full and shrubby Spacing as shown on plan.
LF	Texas Sage 'Greencloud' (native)	<i>Leucophyllum frutescens</i> 'Green Cloud'	10 Gallon	Full and shrubby Spacing as shown on plan.
MD	Turk's Cap (native)	<i>Malvaviscus drummondii</i>	7 Gallon	Full and shrubby Spacing as shown on plan.
ROS	Rosemary	<i>Rosmarinus</i> spp.	7 Gallon	Upright and full Spacing as shown on plan.
SS	Pink Skullcap (native)	<i>Scutellaria suffrutescens</i>	3 Gallon	Triangular spacing at 18" o.c.
ACCENTS & GRASSES				
CL	Inland Sea Oats (native)	<i>Chasmanthium latifolium</i>	3 Gallon	Full and shrubby Linear spacing at 12" o.c.
HP	Red Yucca 'Brakelights' (native)	<i>Hesperaloe parviflora</i>	5 Gallon	Full and showy Spacing as shown on plan.
NT	Mex can Feathergrass	<i>Nassella tenuissima</i>	3 Gallon	Full and shrubby Linear spacing at 18" o.c.
Oe	Spineless Prickly Pear Cactus	<i>Opuntia ellisiana</i>	5 Gallon	Full and showy Spacing as shown on plan.
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SM	Dwarf Palmetto (native)	<i>Sabal minor</i>	10 Gallon	Full and abundant fronds Spacing as shown on plan.
YR	Soft Leaf Yucca	<i>Yucca recurvifolia</i>	5 Gallon	Full and showy Spacing as shown on plan.
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FAR	Leopard Plant	<i>Farfugium japonicum</i>	1 Gallon	Triangular spacing at 12" o.c.
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Accent (Specimen)
Beaked Yucca
Yucca rostrata



Accent
Spineless Prickly Pear
Opuntia ellisiana



Accent (Specimen)
Cactus spp.
Cactus spp.



Accent (Shade)
Dwarf Palmetto (native)
Sabal minor



Ornamental Grass (Shade)
Inland Sea Oats (native)
Chasmanthium latifolium



Perennial (Shade)
Leopard Plant
Farfugium japonicum



Accent
Red Yucca (native)
Hesperaloe parviflora



Accent
Soft Leaf Yucca
Yucca recurvifolia



Ornamental Grass
Mexican Feathergrass
Nassella tenuissima

PLANTING SCHEDULE

symbol	label	species	size	remarks
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UC 4"	Cedar Elm (native)	<i>Ulmus crassifolia</i>	4" Caliper 5' Clear height	Single straight leader
TM 4"	Montezuma Cypress	<i>Taxodium mucronatum</i>	4" Caliper	Single straight leader
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VINES & GROUND COVER				
BC	Crossvine	<i>Bignonia capreolata</i>	3 Gallon	Linear, randomized spacing along guardrail
GC	Silver Ponyfoot (native)	<i>Dichondra argentea</i>	1 Gallon	Triangular spacing at 12" o.c.; 40% coverage in groundcover areas denoted on plan
GC	Woolly Stemodia (native)	<i>Stemodia lanata</i>	1 Gallon	Triangular spacing at 12" o.c.; 40% coverage in groundcover areas denoted on plan
PQ	Virginia Creeper (native)	<i>Parthenocissus quinquefolia</i>	3 Gallon	Linear, randomized spacing along guardrail
TJ	Star Jasmine	<i>Trachelospermum jasminoides</i>	3 Gallon	Linear, randomized spacing along guardrail



Screen Vine
Crossvine
Eignonia capreolata



Screen Vine
Virginia Creeper (native)
Parthenocissus quinquefolia



Screen Vine
Star Jasmine
Trachelospermum jasminoides



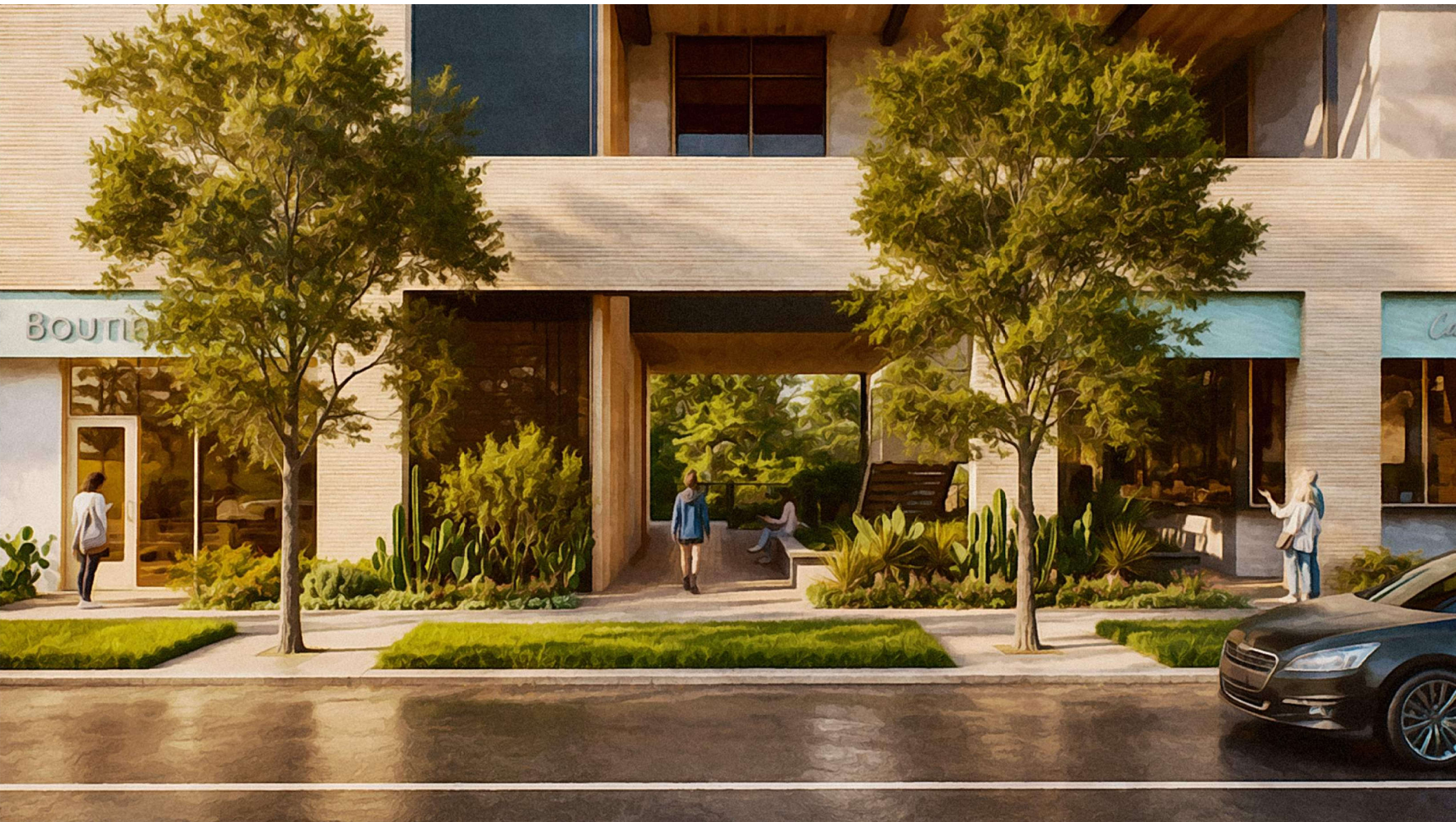
Groundcover & Planter Fill
Silver Ponyfoot (native)
Dichondra argentea



Groundcover & Planter Fill
Woolly Stemodia (native)
Stemodia lanata

PLANTING SCHEDULE

symbol	label	species	size	remarks
SHADE TREES				
QP 4"	Monterrey Oak (native)	<i>Quercus polymorpha</i>	4" Caliper 4' Clear height	Single straight leader
UC 4"	Cedar Elm (native)	<i>Ulmus crassifolia</i>	4" Caliper 5' Clear height	Single straight leader
TM 4"	Montezuma Cypress	<i>Taxodium mucronatum</i>	4" Caliper	Single straight leader
ORNAMENTAL TREES				
IV 8"	Yaupon Holly (native)	<i>Ilex vomitoria</i>	45 Gallon	Tall w/ Sculptural limb pattern
UNDERSTORY SHRUBS				
AW	Flame Acanthus (native)	<i>Anisacanthus quadrifidus var. wrightii</i>	7 Gallon	Full and shrubby Spacing as shown on plan.
LF	Texas Sage 'Greencloud' (native)	<i>Leucophyllum frutescens 'Green Cloud'</i>	10 Gallon	Full and shrubby Spacing as shown on plan.
MD	Turk's Cap (native)	<i>Malvaviscus drummondii</i>	7 Gallon	Full and shrubby Spacing as shown on plan.
ROS	Rosemary	<i>Rosmarinus spp.</i>	7 Gallon	Upright and full Spacing as shown on plan.
SS	Pink Skullcap (native)	<i>Scutellaria suffrutescens</i>	3 Gallon	Triangular spacing at 18" o.c.
ACCENTS & GRASSES				
CL	Inland Sea Oats (native)	<i>Chasmanthium latifolium</i>	3 Gallon	Full and shrubby Linear spacing at 12" o.c.
HP	Red Yucca 'Brakeights' (native)	<i>Hesperaloe parviflora</i>	5 Gallon	Full and showy Spacing as shown on plan.
NT	Mex can Feathergrass	<i>Nassella tenuissima</i>	3 Gallon	Full and shrubby Linear spacing at 18" o.c.
Oe	Spineless Prickly Pear Cactus	<i>Opuntia ellisiana</i>	5 Gallon	Full and showy Spacing as shown on plan.
Os	Cactus spp.	<i>Botanical name</i>	5 Gallon	Full and showy Spacing as shown on plan.
SM	Dwarf Palmetto (native)	<i>Sabal minor</i>	10 Gallon	Full and abundant fronds Spacing as shown on plan.
YR	Soft Leaf Yucca	<i>Yucca recurvifolia</i>	5 Gallon	Full and showy Spacing as shown on plan.
YRos	Beaked Yucca	<i>Yucca rostrata</i>	3' - 4' Height; Box-grown	Showy specimen; Spacing as shown on plan
PERENNIALS				
FAR	Leopard Plant	<i>Farfugium japonicum</i>	1 Gallon	Triangular spacing at 12" o.c.
VINES & GROUND COVER				
BC	Crossvine	<i>Bignonia capreolata</i>	3 Gallon	Linear, randomized spacing along guardrail
GC	Silver Ponyfoot (native)	<i>Dichondra argentea</i>	1 Gallon	Triangular spacing at 12" o.c.; 40% coverage in groundcover areas denoted on plan
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VIEW 1 | ACCENT PLANTING AT BROADWAY ENTRY



VIEW 2 | ACCENT PLANTING AT BROADWAY ENTRY





VIEW 4 | STAIRWAY SEATING PLANTING





VIEW 6 | PARKING FACADE PLANTING