



JW MARRIOTT
SAN ANTONIO RIVER WALK
AT IBC CENTRE

OHP FINAL APPROVAL
05.28.2026

GENERAL PROJECT OVERVIEW

The project includes the adaptive reuse and renovation of the existing office building into a full-service hotel containing approximately 301 guestrooms, lobby and event spaces, restaurant and food & beverage venues, and supporting guest amenities. The historic Texas Theater façade will remain preserved and intact and will serve as a secondary pedestrian entrance into the hotel. The proposed development also includes construction of a new mixed-use tower and structured parking podium adjacent to the existing building. The new construction consists of approximately fourteen levels with a maximum height of approximately 197'-6" above grade. The structured parking component accommodates approximately 403 parking spaces. At the corner of St. Mary's Street and East Houston Street, the project introduces a new open-air, double-height bar and dining terrace intended to activate the public realm along Houston Street. Additional site improvements include the infill of the existing sunken plaza to create a new motorcourt for vehicular drop off, the construction of an outdoor lounge and terrace, and the construction of a new pedestrian entrance within the proposed interior, along with enhanced pedestrian connectivity throughout the site.

JW MARRIOTT
SAN ANTONIO RIVER WALK

RECOMMENDATION:

ITEMS 1 AND 2

STAFF RECOMMENDS CONCEPTUAL APPROVAL BASED ON FINDINGS A THROUGH P WITH THE FOLLOWING STIPULATIONS:

I. THAT ALL MECHANICAL EQUIPMENT SHOULD BE SCREENED BY ARCHITECTURAL ELEMENTS, AS NOTED IN FINDING G.

ALL MECHANICAL EQUIPMENT IS FULLY SCREENED.

REFER TO PLAN SHEETS A2-014-1, A2-015-1, AND A2-015-2, AS WELL AS ELEVATIONS ON SHEETS A5-010, A5-011, A5-012, AND A5-013.

RECOMMENDATION:

ITEMS 1 AND 2

STAFF RECOMMENDS CONCEPTUAL APPROVAL BASED ON FINDINGS A THROUGH P WITH THE FOLLOWING STIPULATIONS:

II. THAT THE APPLICANT PROVIDED EXAMPLES OF THE PROPOSED GARAGE SCREENING FROM PRECEDENT PROJECTS TO ENSURE MAXIMUM SCREENING OF VEHICLES FROM VIEW FROM THE RIGHT OF WAY AND NEIGHBORING STRUCTURES. ADDITIONALLY, STAFF RECOMMENDS THAT NIGHT PHOTOS AND NIGHT RENDERINGS BE PROVIDED TO CONFIRM APPROPRIATENESS.

PLEASE REFER TO THE EPIC DALLAS PRECEDENT PROJECT IMAGERY IN THE ATTACHED NARRATIVE (PAGE 05). THE PRECEDENT INCLUDES BOTH DAYTIME AND NIGHTTIME PHOTOGRAPHS ILLUSTRATING THE APPLICATION OF THE EXTRUDED METAL MESH AT THE PARKING PODIUM LEVELS.

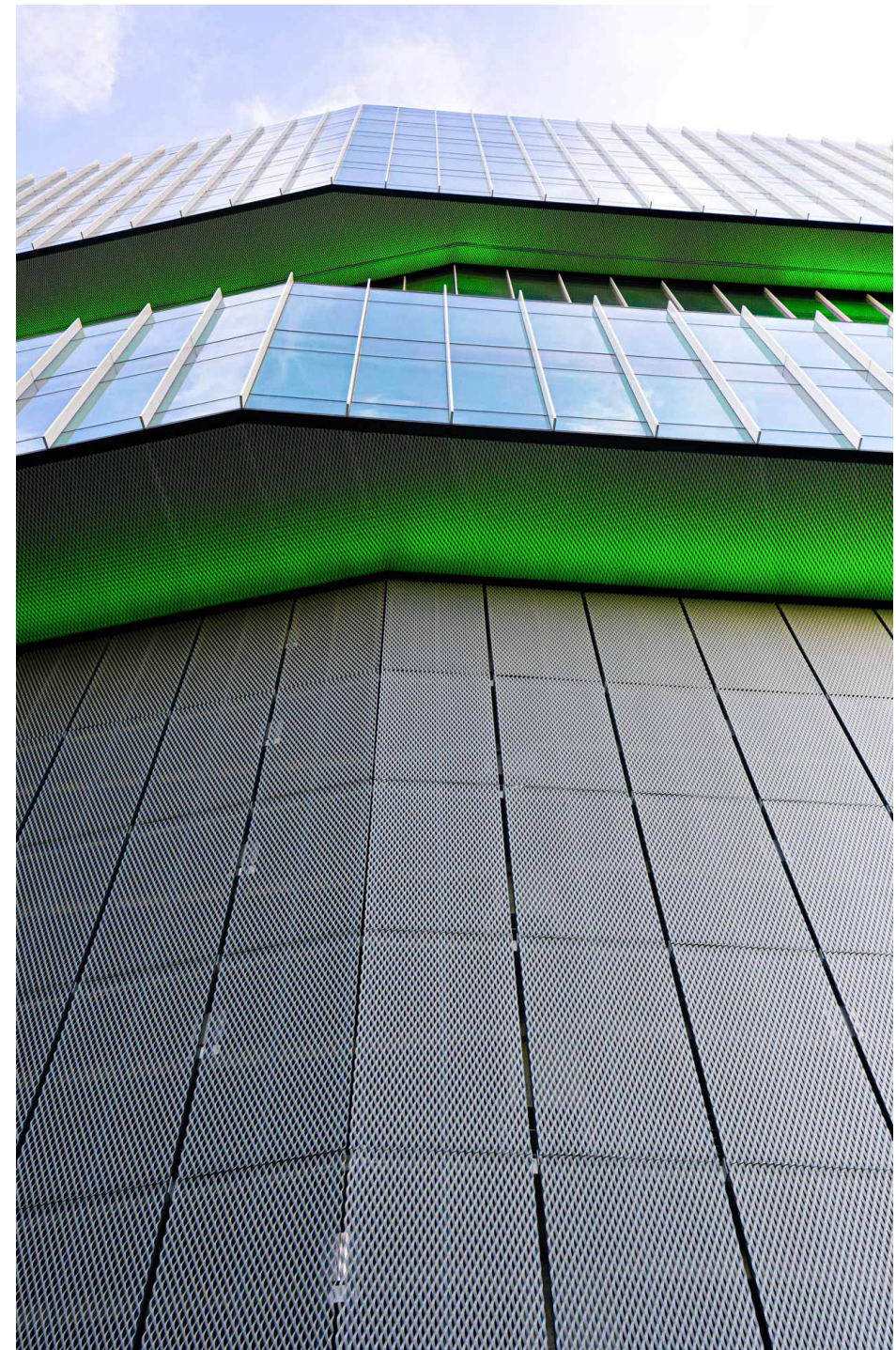
OUR INTENT IS TO ORIENT THE METAL MESH HORIZONTALLY, AS SHOWN IN THE TYPICAL PRECAST PANEL BLOW-UP ON PAGE 06, TO HELP SCREEN UNWANTED VIEWS OF PARKED VEHICLES WHILE ALSO MITIGATING HEADLIGHT GLARE AT NIGHT.

ADDITIONALLY, WE HAVE COORDINATED CLOSELY WITH OUR LIGHTING CONSULTANT TO MAINTAIN A CONSISTENT AND SOFT GLOW THROUGHOUT THE GARAGE.



GARAGE LEVELS

THE EPIC DALLAS | PROJECT REFERENCE
EXTRUDED METAL MESH AT GARAGE | STREET LEVEL |
NIGHT VIEW



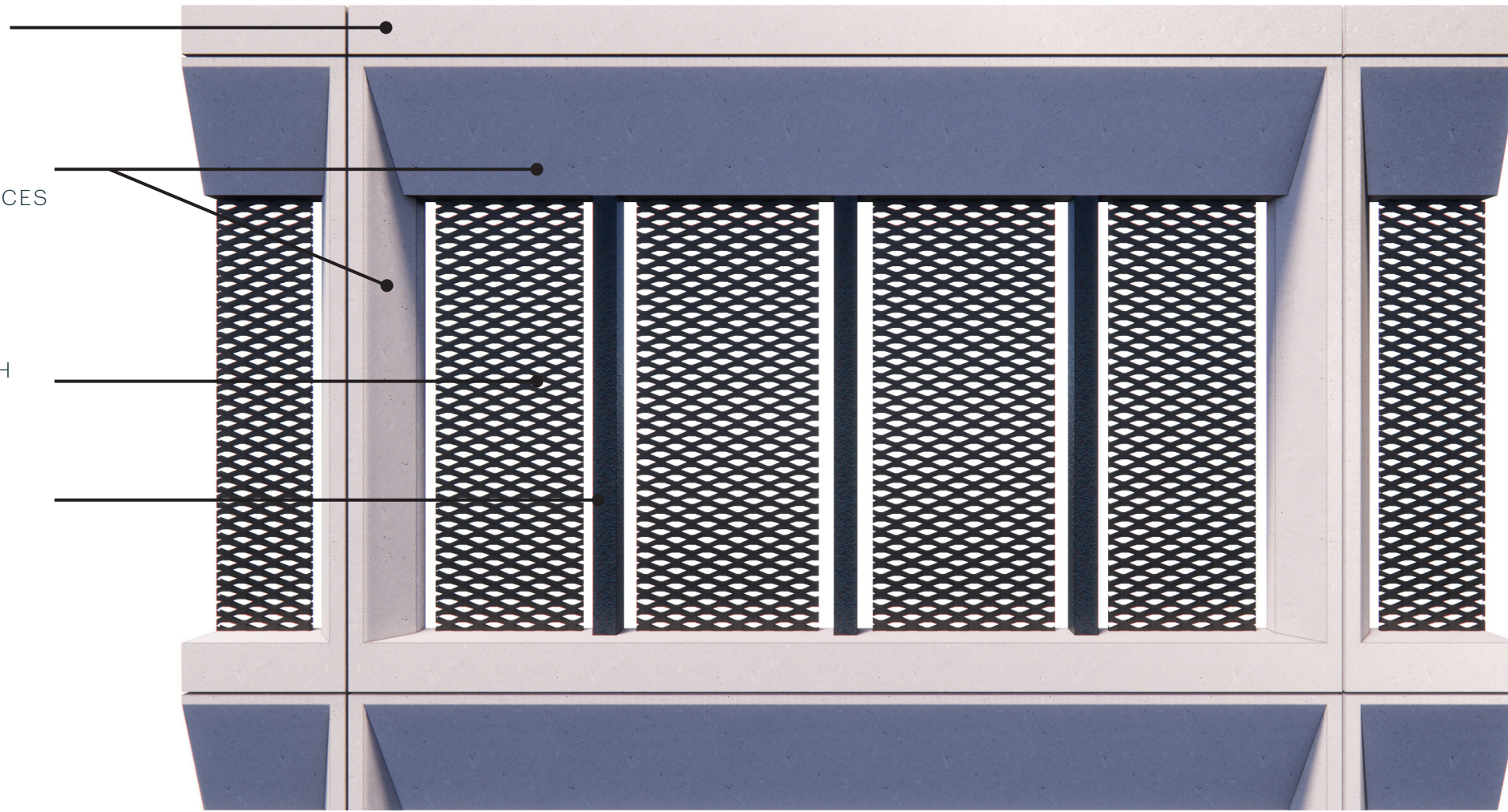
THE EPIC DALLAS | PROJECT REFERENCE
EXTRUDED METAL MESH EYE LEVEL LOOKING UP
DAY VIEW

LIGHT PRECAST
POLISH FINISH
AT FLAT SURFACES
(APC-02A)

LIGHT PRECAST
SANDBLASTED FINISH
AT CHAMFERED SURFACES
(APC-02B)

EXTRUDED METAL MESH
HORIZONTAL
(EMM-01)

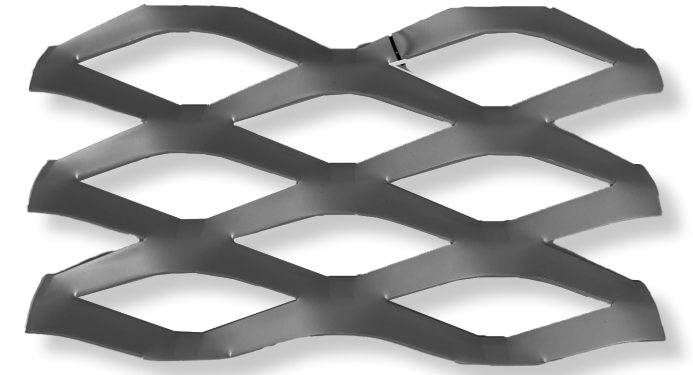
DARK PRECAST
AT POSTS
SANDBLASTED FINISH
(APC-03B)



TYPICAL PRECAST PANEL 3D VIEW



LIGHT PRECAST



EXTRUDED METAL MESH

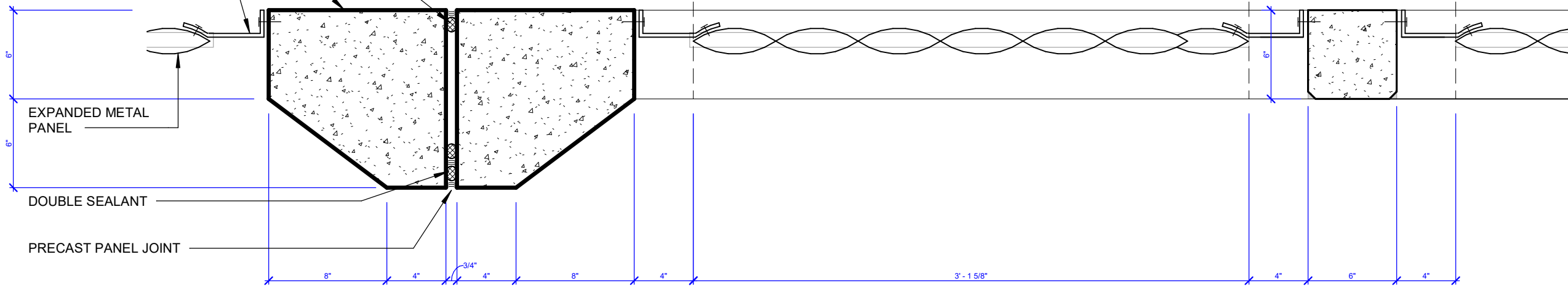


DARK PRECAST

CONT BACKER ROD AND
SEALTN AT THIS JOINT

PRECAST PANEL

EXPANDED METAL
PANEL ATTACHMENT



TYPICAL PRECAST PANEL PLAN DETAIL

1 1/2" = 1'-0"

RECOMMENDATION:

ITEMS 1 AND 2

STAFF RECOMMENDS CONCEPTUAL APPROVAL BASED ON FINDINGS A THROUGH P WITH THE FOLLOWING STIPULATIONS:

III. THAT ADDITIONAL MATERIALS BE ADDED TO THE CIRCULATION CONNECTOR'S MASSING (RENDERED AS DARK BLUE), AS STAFF HAS CONCERNS REGARDING BLOCK MASSING AND LACK OF FAÇADE ARTICULATION. ALTERNATIVELY, STAFF RECOMMENDS THAT THE INCORPORATION OF A CHANGE IN MATERIALS COULD ALSO REDUCE THE STRUCTURE'S PERCEIVED MASSING.

REFER TO THE EAST ELEVATION ON SHEET A5-010 AND RENDERINGS 02, 05, AND 08 ON SHEET A5-001. THE DARK GREY PRECAST MIX WAS DEVELOPED TO ESTABLISH A CLEAR VISUAL DISTINCTION BETWEEN THE EXISTING OFFICE BUILDING AND THE NEW TOWER ADDITION. ALTHOUGH THE PRECAST READS AS A CHARCOAL GREY TONE, THE MIX INCORPORATES RED GRANITES AND AGGREGATES THAT SUBTLY REFERENCE THE TONAL QUALITIES OF THE EXISTING OFFICE BUILDING. THE MATERIAL IS FURTHER ENHANCED THROUGH A MULTI-FINISH TREATMENT COMBINING SANDBLASTED AND POLISHED SURFACES TO CREATE DEPTH, RICHNESS, AND A SUBTLE SHEEN AND SPARKLE. REFER TO MATERIAL PAGE 14 (MATERIAL APC-03A) WITHIN THE NARRATIVE FOR ENLARGED MATERIAL SAMPLES.

THE EXISTING OFFICE BUILDING IS CHARACTERIZED BY ITS PINK PRECAST EXPRESSION, WHILE THE NEW TOWER INTRODUCES A CONTEMPORARY PALETTE CONSISTING OF WHITE PRECAST GARAGE PANELS WITH A SILVER FRITTED GLASS AND WHITE METAL "JEWEL BOX" ELEMENT ABOVE. THE RECESSED DARK GREY PRECAST PANELS PROVIDE VISUAL RELIEF AND SEPARATION TO HELP ARTICULATE THE TRANSITION BETWEEN THESE ARCHITECTURAL COMPONENTS.

VERTICAL AND HORIZONTAL REVEALS WITHIN THE PRECAST COMPOSITION REINFORCE THE OVERALL FAÇADE RHYTHM BY ALIGNING WITH THE VERTICAL EXPRESSION OF THE JEWEL BOX ABOVE AND THE HORIZONTAL DATUMS ESTABLISHED BY THE EXISTING OFFICE TOWER. THESE DESIGN GESTURES WERE INTENTIONALLY INCORPORATED TO CREATE CONTINUITY WITH THE EXISTING BUILDING WHILE ALLOWING THE NEW INTERVENTION TO MAINTAIN ITS OWN CONTEMPORARY ARCHITECTURAL IDENTITY.

RECOMMENDATION:

ITEMS 1 AND 2

STAFF RECOMMENDS CONCEPTUAL APPROVAL BASED ON FINDINGS A THROUGH P WITH THE FOLLOWING STIPULATIONS:

IV. THAT A DETAILED SITE AND ARCHITECTURAL LIGHTING PLAN SHOULD BE SUBMITTED FOR REVIEW AND APPROVAL WHEN RETURNING TO THE COMMISSION FOR FINAL APPROVAL.

REFER TO THE ATTACHED ARCHITECTURAL SITE PLAN.
FOLDER_ "ARCHITECTURAL SITE PLAN"
FILE: "JWMSAR_OHP_ILLUSTRATIVE LANDSCAPE PLAN_260527_V2"

REFER TO THE ATTACHED SITE LIGHTING PLAN INDICATING LIGHTING FIXTURE LOCATIONS, FIXTURE TYPES, AND LIGHTING INTENSITY LEVELS FOR THE GROUND LEVEL, PLAZA, AND STREETScape.
FOLDER_ "ARCHITECTURAL SITE LIGHTING PLAN"
FILE: "JWMSAR_OHP_SITELIGHTINGPLAN_260527_V2"

REFER TO THE LIGHTING DRAWINGS, CUTSHEETS, AND SCHEDULES FOR ADDITIONAL INFORMATION, INCLUDING LIGHTING CONDITIONS AT OTHER LEVELS.
FOLDER_ "CONSTRUCTIONSETS_75%"
SUBFOLDER_ "ELECTRICAL" - (FOR LIGHTING DWGS AT ALL LEVELS)

NOTE:
ELECTRICAL PLAN SHEETS COVER BOTH EXTERIOR LANDSCAPE LIGHTING IN ADDITION TO JEWEL BOX LIGHTING AT LEVEL 11, LEVEL 12, & LEVEL 13.
ELECTRICAL RCP SHEETS COVER EXTERIOR LIGHTING (SCONCES/ SOFFIT LIGHTING, FACADE LIGHTING, CANOPY LIGHTING).

LEVEL 03 GARDEN TERRACE: E2.003.1 (PLAN) / E4. 003.1 (RCP)
LEVEL 10 TERRACE: E2.010.2 (PLAN) / E4.010.2 (RCP)
LEVEL 13 GUESTROOM TERRACE: E2.013 (PLAN) / E4.013.1 (RCP)
LEVEL 14 POOL DECK: E4.014.2 (PLAN)/ E4.014.2 (RCP)

REFER TO SUBFOLDER BELOW FOR LIGHT CUTSHEETS AND SCHEDULES:
SUBFOLDER_ "LIGHTINGCUTSHEETSSCHEDULES"

RECOMMENDATION:

ITEMS 1 AND 2

STAFF RECOMMENDS CONCEPTUAL APPROVAL BASED ON FINDINGS A THROUGH P WITH THE FOLLOWING STIPULATIONS:

V. ARCHAEOLOGY - AN ARCHAEOLOGICAL INVESTIGATION IS REQUIRED. THE PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS REGARDING ARCHAEOLOGY, AS APPLICABLE.

ARCHAEOLOGY STUDY TO BE SUBMITTED 6/11/2026

**REVIEW TO BE COORDINATED ONCE COMPLETE WITH MATTHEW ELVERSON,
CITY ARCHAEOLOGIST (MATTHEW.ELVERSON@SANANTONIO.GOV).**

RECOMMENDATION:

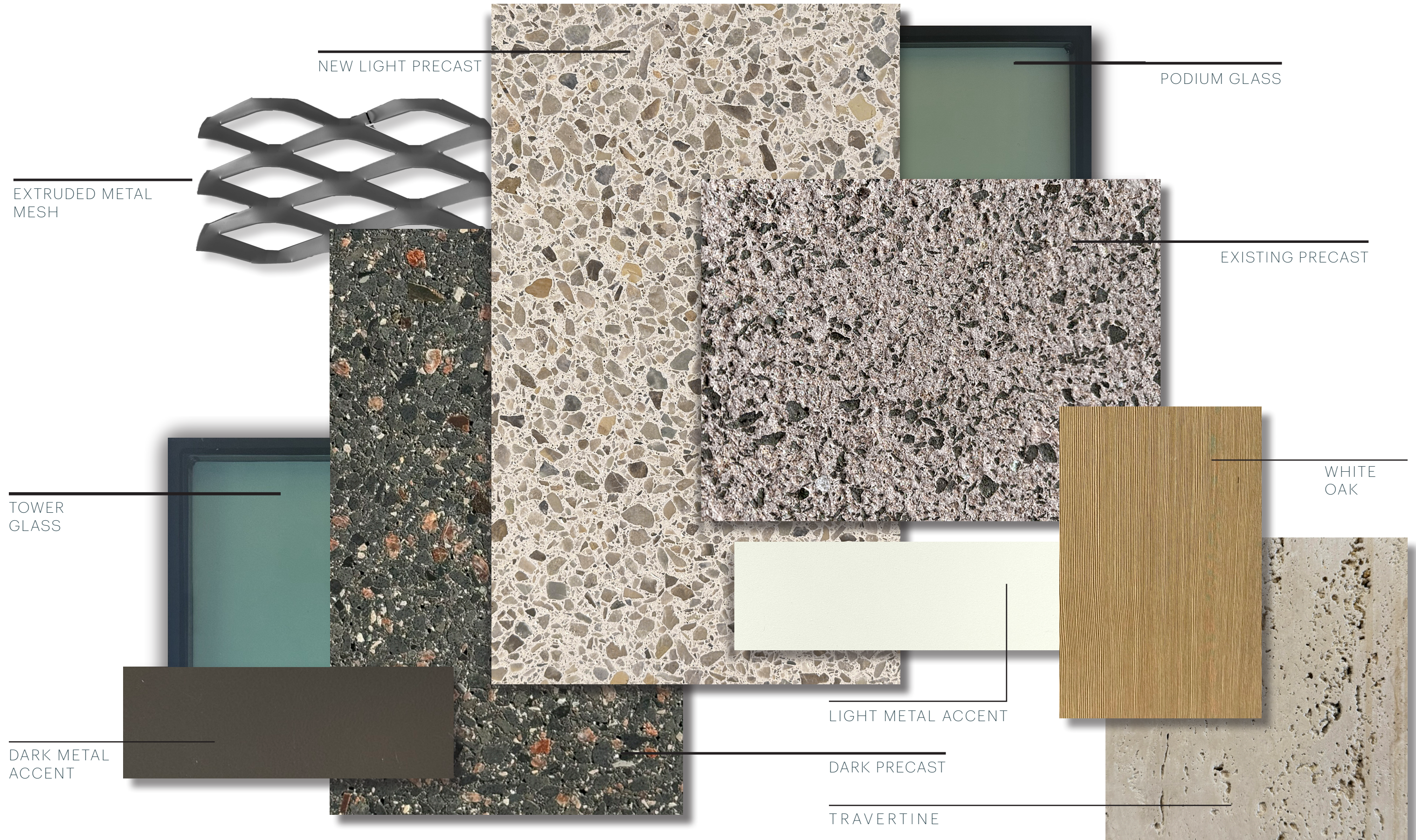
ITEM 3

STAFF DOES NOT RECOMMEND CONCEPTUAL APPROVAL OF THE PASSENGER DROP OFF ZONE ON HOUSTON STREET AT THIS TIME. MORE DETAIL IS NEEDED REGARDING RELOCATION OF AMENITIES AND UTILITIES FOR CONSIDERATION BY RELEVANT CITY DEPARTMENTS PRIOR TO A RECOMMENDATION FOR APPROVAL. NO ELEMENTS OF THE TEXAS THEATER SHOULD BE MODIFIED OR REMOVED TO ACCOMMODATE VEHICULAR ACCESS INTO THE SITE.

COMMISSION ACTION:

ITEM #3 WAS WITHDRAWN BY THE APPLICANT PRIOR TO THE HEARING.

ARCHITECTURE MATERIAL PALETTE



NEW LIGHT PRECAST

PODIUM GLASS

EXTRUDED METAL MESH

EXISTING PRECAST

TOWER GLASS

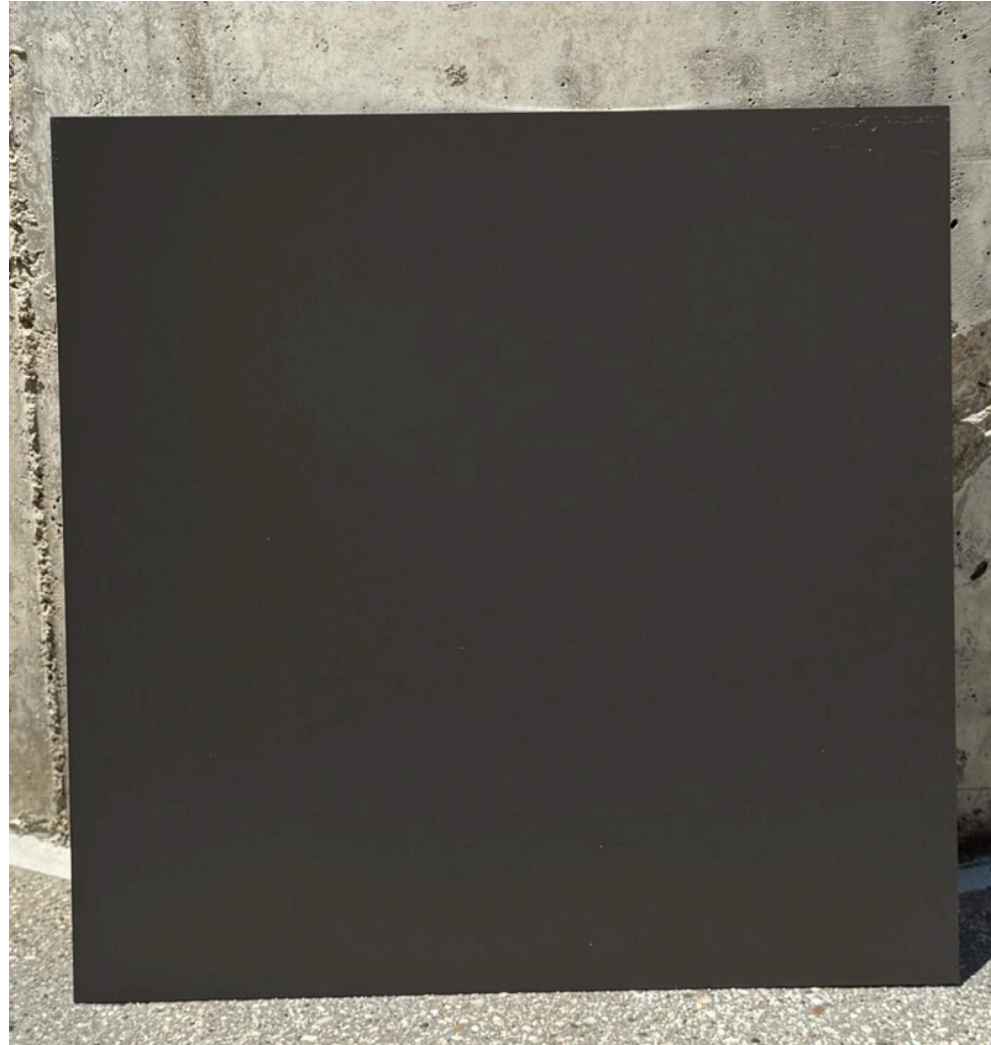
WHITE OAK

DARK METAL ACCENT

LIGHT METAL ACCENT

DARK PRECAST

TRAVERTINE



AMF-03 | DARK ARCHITECTURAL METAL FINISH
FINISH: HIGH-PERFORMANCE ORGANIC FLUOROPOLYMER
COATING COLOR: CHOCOLATE CHIP (E 397B830 C 437X2907)
NOTES: REF. TO A5.000 FOR ADDITIONAL NOTES



AMF-04 | LIGHT ARCHITECTURAL METAL FINISH
FINISH: HIGH-PERFORMANCE ORGANIC FLUOROPOLYMER COATING
COLOR: SW 9166 DRIFT OF MIST (E 391C0740 C 431B2900)
NOTES: REF. TO A5.000 FOR ADDITIONAL NOTES



APC-02A | LIGHT PRE-CAST PANEL
COLOR: MATCH SAMPLE #GPH-2469
FINISH: MULTI FINISH, POLISHED #GPH -2469
NOTES: REF. TO A5.000 FOR ADDITIONAL NOTES



APC-02B | LIGHT PRE-CAST PANEL
COLOR: MATCH SAMPLE #GPH-2469
FINISH: SAND BLASTED MEDIUM W/ ACID ETCHED AFTER.
NOTES: REF. TO A5.000 FOR ADDITIONAL NOTES



APC-03A | DARK PRE-CAST PANEL
COLOR: MATCH SAMPLE #GPH-2461
FINISH: MULTI FINISH, ACID ETCHED, MEDIUM. POLISHED.
NOTES: REF. TO A5.000 FOR ADDITIONAL NOTES



APC-03B | DARK PRE-CAST PANEL
COLOR: MATCH SAMPLE #GPH-2461
FINISH: MULTI FINISH, SAND BLASTED DEEP
NOTES: REF. TO A5.000 FOR ADDITIONAL NOTES



ESC-01 | STONE
FINISH/COLOR: DURANGO VEIN-CUT TRAVERTINE ROUGH TEXTURED
+ UNFILLED SLAB (MA1177)
PATTERN AND SIZE: STACKED - (REF. TO ENLARGED ELEVATIONS)
NOTES: REF. TO A5.000 FOR ADDITIONAL NOTES



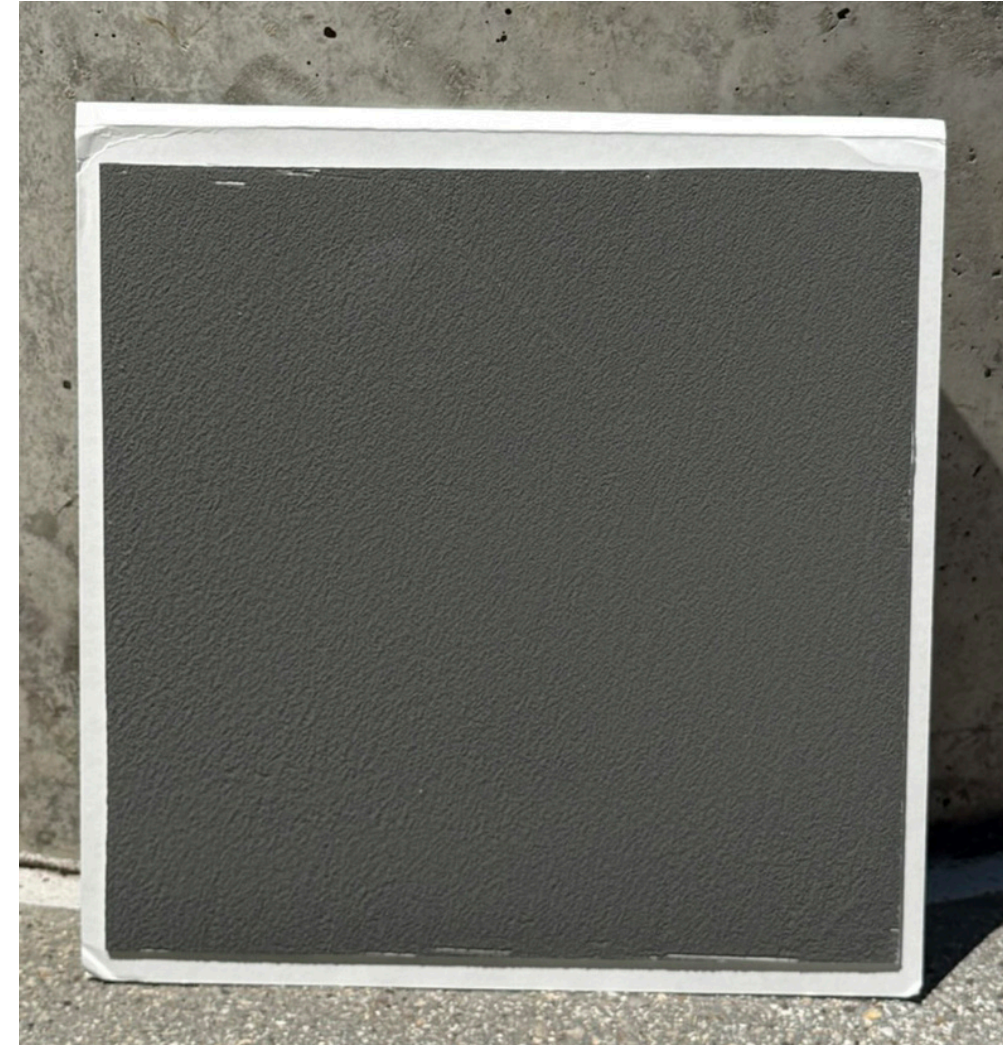
EMM-01 | EXPANDED METAL MESH
SHORT WAY DIAMOND: 3.05"
LONG WAY DIAMOND: 8"
VISUAL OPEN AREA: 40%
MECHANICAL OPEN AREA: 80%
FINISH: MATCH COLOR TO AMF-03
NOTES: REF. TO A5.000 FOR ADDITIONAL NOTES



WD-01 | EXTERIOR WOOD
SPECIES: THERMAL HEMLOCK
TEXTURE: SMOOTH
FINISH: SONOMA
GRADE: CLEAR VG
PROFILE: TONGUE AND GROOVE
NOTES: REF. TO A5.000 FOR ADDITIONAL NOTES



DEFS-01 | LIGHT SOFFIT
COLOR: SW9166 DRIFT OF MIST
TEXTURE: STOLIT FREEFORM
COATING: STOCOLOR ACRYL PLUS (MATTE SHEEN) -
TINTED TO SW9166
NOTES: REF. TO A5.000 FOR ADDITIONAL NOTES



DEFS-02 | DARK SOFFIT
COLOR: 16288
TEXTURE: STOLIT FREEFORM
COATING: STOCOLOR ACRYL PLUS (MATTE SHEEN) -
TINTED TO 16288
NOTES: REF. TO A5.000 FOR ADDITIONAL NOTES



DEFS-03 | LIGHT SOFFIT

COLOR: 16100

TEXTURE: STOLIT FREEFORM

COATING: STOCOLOR ACRYL PLUS (MATTE SHEEN) -
TINTED TO 16100

NOTES: REF. TO A5.000 FOR ADDITIONAL NOTES



ASP-01 | ALUMINUM SOFFIT PANEL
SYSTEM: FLUSH REVEAL SYSTEM
FINISH TYPE: PEARL WHITE OAK (STOCKED FINISH) #NL024
FINISH BRAND: PURE + FREEFORM
COATING COLOR: PEARL WHITE OAK (#NL024)
NOTES: REF. TO A5.000 FOR ADDITIONAL NOTES



AEB-01 | ALUMINUM EXTRUDED BAFFLES
SYSTEM: ALUM EXTRUDED BAFFLE
FINISH TYPE: PEARL WHITE OAK (STOCKED FINISH) #NL024
COATING COLOR: PEARL WHITE OAK (#NL024)
NOTES: REF. TO A5.000 FOR ADDITIONAL NOTES



COLOR/FINISH:
VOLCANO GREY
THROUGH BODY

PROFILE AND SIZE:
SCALLOPED PANEL



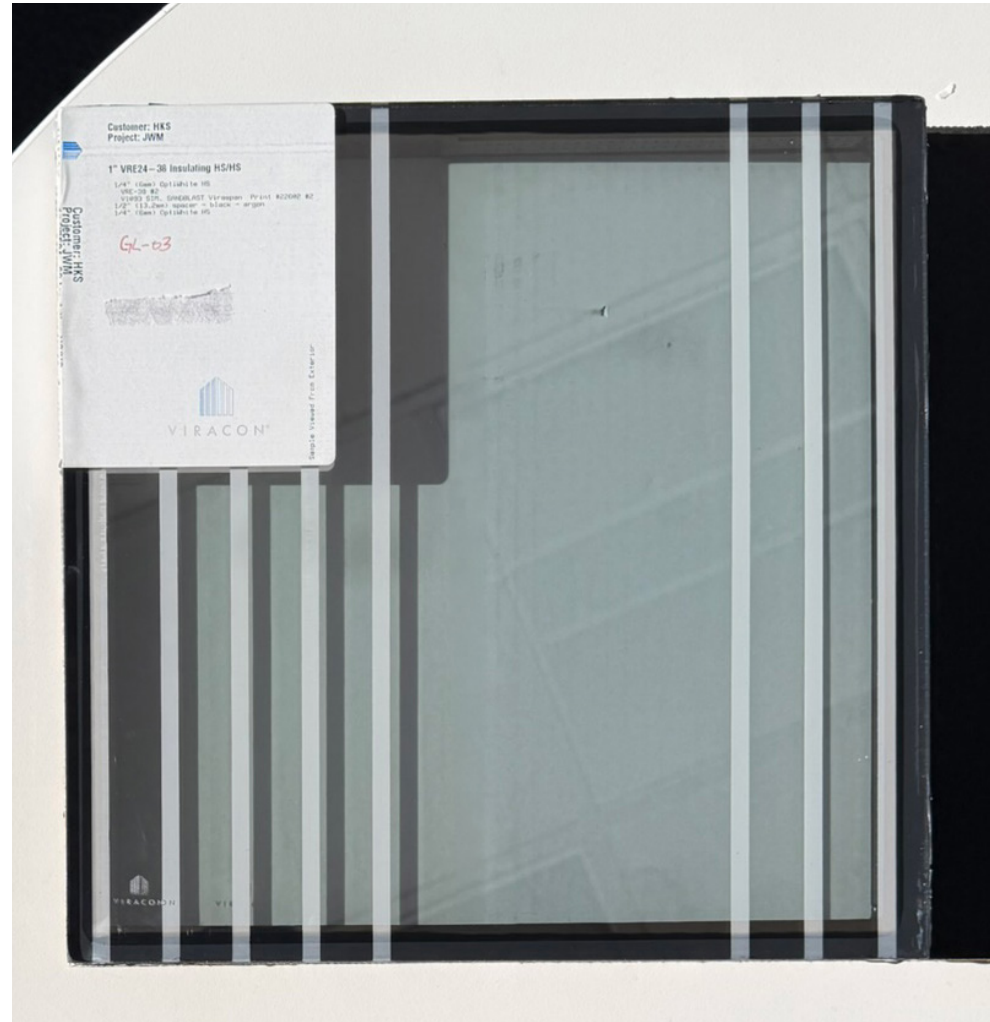
TRC-01 | TERRACOTTA RAINSCREEN
SYSTEM: M2 HORIZONTAL ALPHATON SMALL FORMAT
FINISH TYPE: VOLCANO GREY COLOR THROUGH BODY
COLOR: VOLCANO GREY
PROFILE AND SIZE : SCALLOPED PANEL
THICKNESS: MINIMUM PANEL THICKNESS 30MM
NOTES: REF. TO A5.000 FOR ADDITIONAL NOTES



GL-01 | IGU - VISION - PODIUM - L1 / L2
 VIRACON
 1" VE24 - 2M INSULATING HS/HS
 EXTERIOR GLASS PLY: 1/4" OPTIWHITE
 COATING: VE-2M ON #2 SURFACE
 SPACE: 1/2" VTS™ BLACK SPACER - ARGON FILLED
 SILICONE: BLACK
 INTERIOR GLASS PLY: 1/4" OPTIWHITE
 NOTES: REF. TO A5.000 FOR ADDITIONAL NOTES



GL-02 | IGU - VISION - TOWER "DARK"
 VIRACON
 1" VRE-19-54 INSULATING HS/HS
 EXTERIOR GLASS PLY: 1/4" CRYSTALGRAY
 COATING: VRE-54 ON #2 SURFACE
 SPACE: 1/2" VTS™ BLACK SPACER - ARGON FILLED
 SILICONE: BLACK
 INTERIOR GLASS PLY: 1/4" CLEAR
 NOTES: REF. TO A5.000 FOR ADDITIONAL NOTES



GL-03 | IGU - TOWER "JEWEL BOX"
 VIRACON
 EXTERIOR GLASS PLY: 1/4" OPTIWHITE
 COATING: VRE-38 ON #2 SURFACE
 CERAMIC FRIT: 17% V1093 ON #2 SURFACE
 SPACE: 1/2" VTS™ BLACK SPACER - ARGON FILLED
 SILICONE: BLACK
 INTERIOR GLASS PLY: 1/4" OPTIWHITE
 NOTES: REF. TO A5.000 FOR ADDITIONAL NOTES



LVR-01 | CONTINUOUS HORIZONTAL LOUVER
CONSTRUCTION SPECIALTIES
RS-7315
FINISH COLOR: MATCH AMF-03
NOTES: REF. TO A5.000 FOR ADDITIONAL NOTES

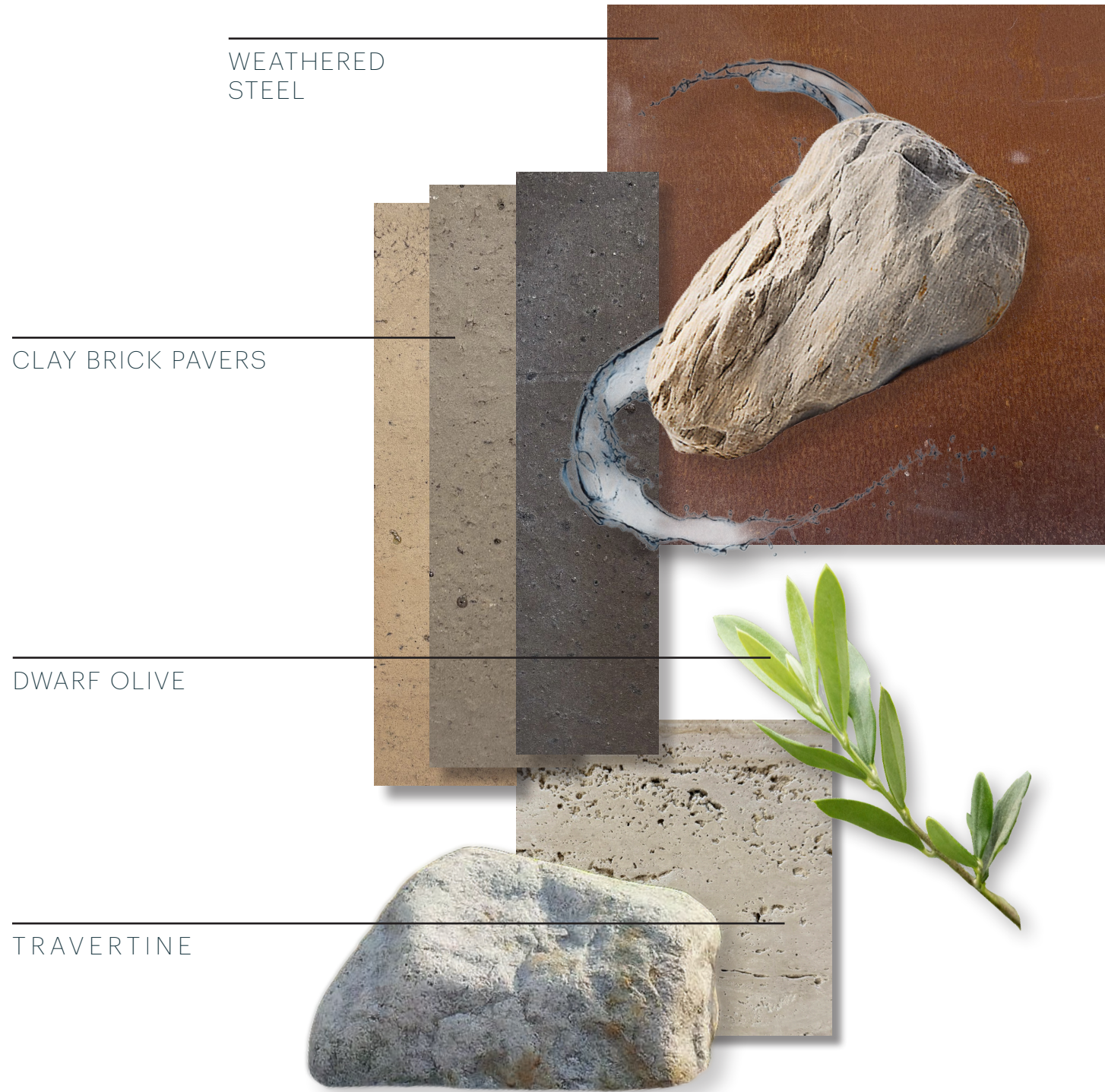


LVR-02 | CONTINUOUS VERTICAL LOUVERS
CONSTRUCTION SPECIALTIES
RSV-5700
FINISH COLOR: MATCH AMF-03
NOTES: REF. TO A5.000 FOR ADDITIONAL NOTES

LANDSCAPE MATERIAL PALETTE

LEVEL 01

LEVEL 03 / 10 / 14

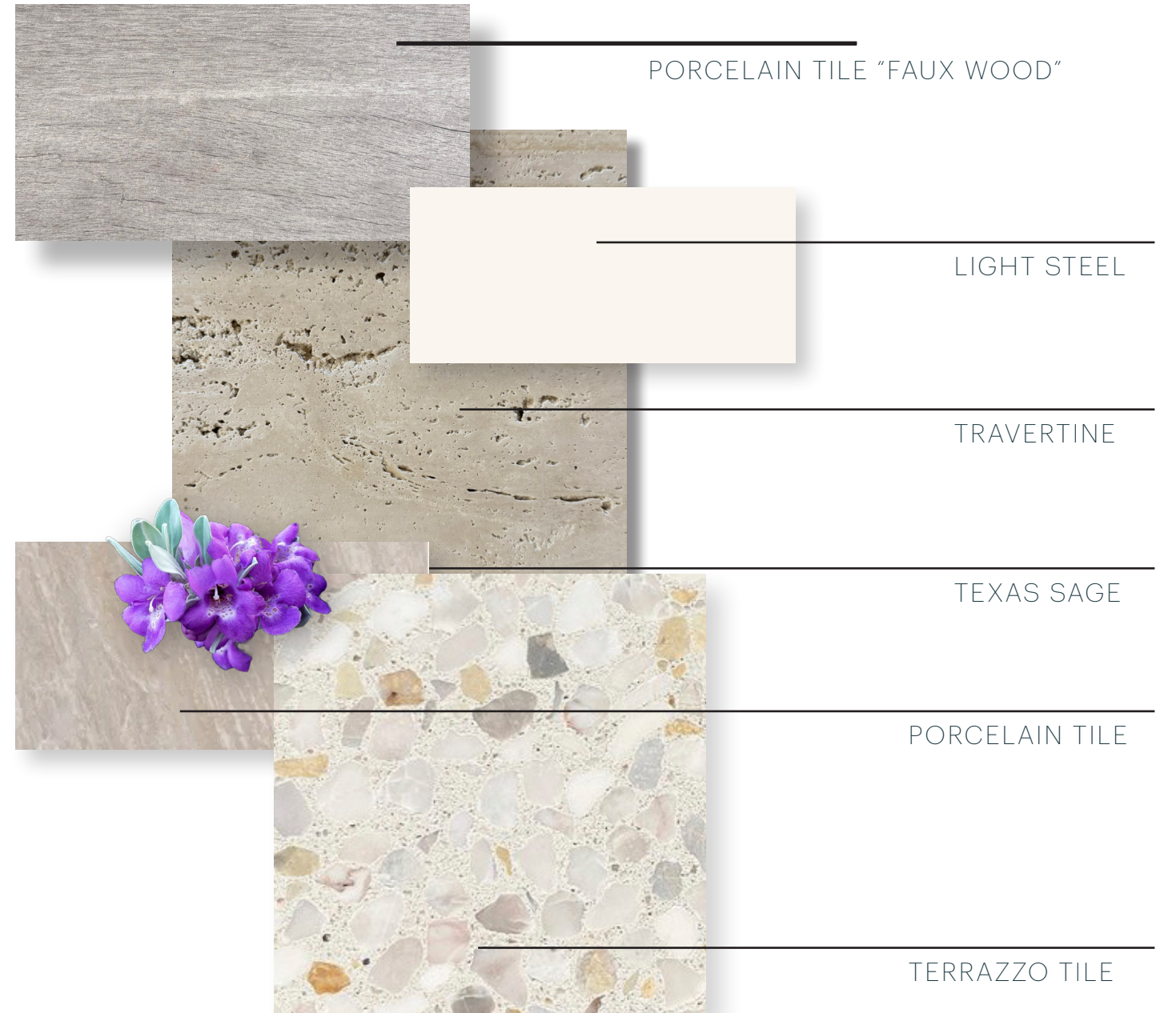


WEATHERED STEEL

CLAY BRICK PAVERS

DWARF OLIVE

TRAVERTINE



PORCELAIN TILE "FAUX WOOD"

LIGHT STEEL

TRAVERTINE

TEXAS SAGE

PORCELAIN TILE

TERRAZZO TILE



P.07 | CLAY PAVERS
COLOR: BEIGE / DOVE GREY / EBONY
FINISH: SOLID WIRECUT
NOTES: REF TO SCHEUDLE FOR STRETCHER FACED EXPOSED LOCATIONS



M.09 | WEATHERED STEEL
COLOR: WEATHERED FINISH - PRIMED AND PAINTED
FINISH: AUTOMOTIVE SEALER TO BE APPLIED AFTER OXIDIZATION PERIOD.



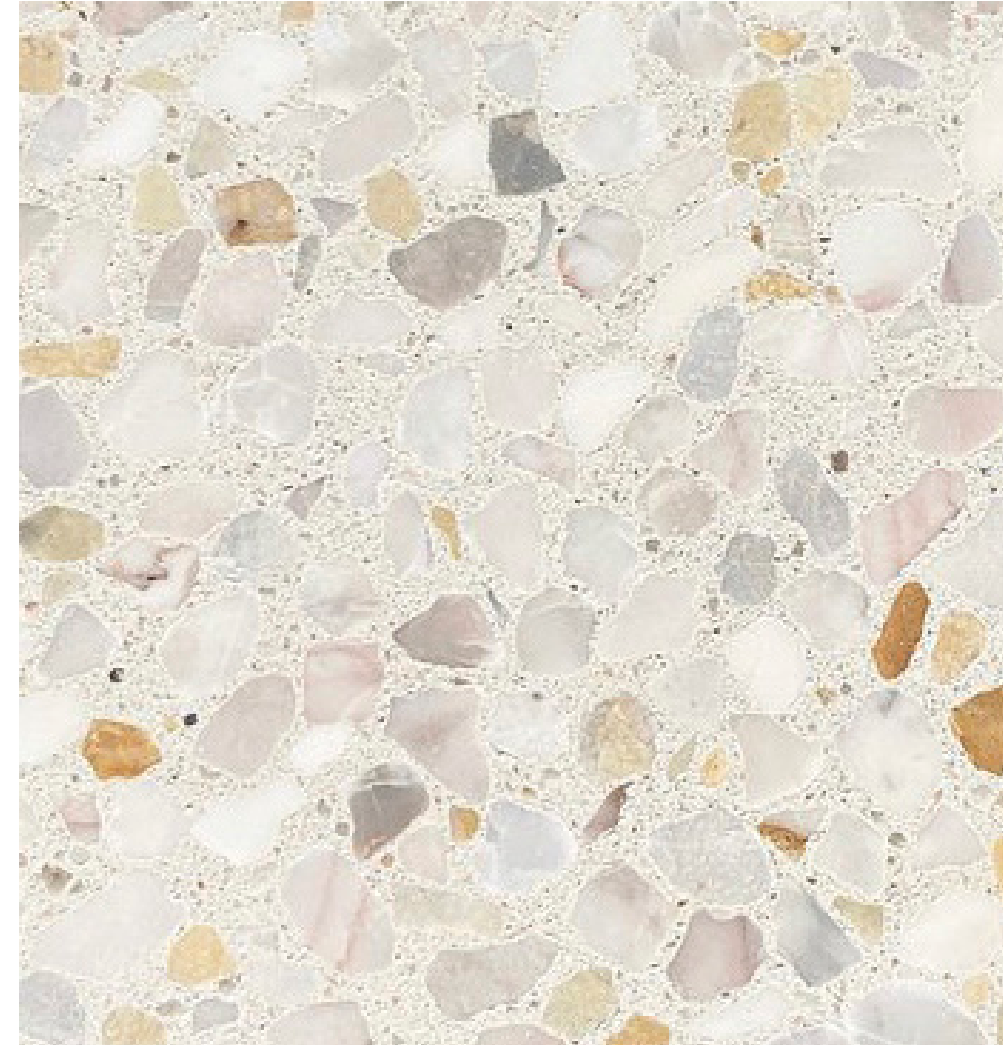
P.07 | WOOD LOOK PORCELAIN PAVER
COLOR: DRIFTWOOD GREY
FINISH: PORCELAIN FAUX WOOD



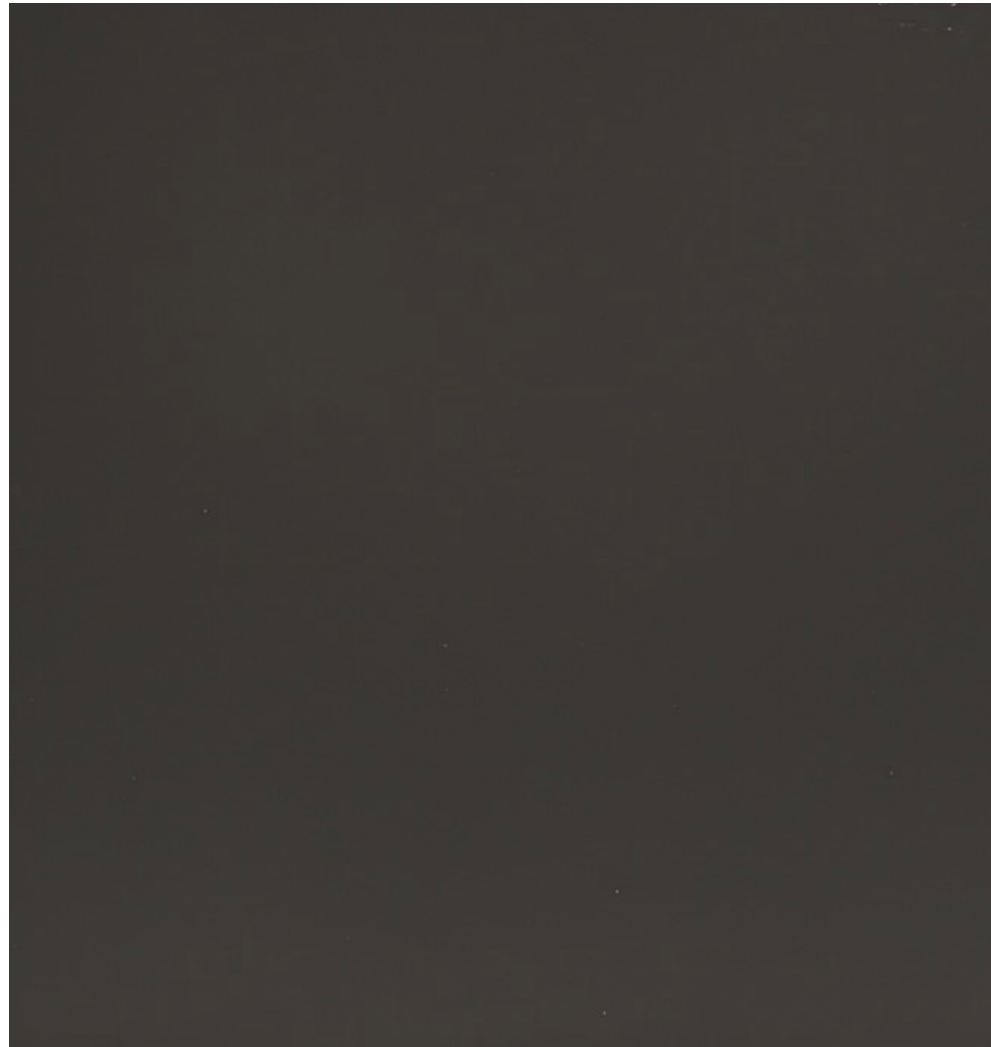
W.01 / W.04 / W.08 | STONE VENEER WALL-TRAVERTINE
COLOR: DURANGO VEIN CUT
FINISH: ROUGH TEXTURED AND UNFILLED



P.12 | LARGE PORCELAIN PAVER
COLOR: HP5400
FINISH: MANHATTAN



P.14 / 14A / P.15 | TERRAZZO PAVER
COLOR: MEDIUM MARBLE
FINISH: TERRAZZO TRAILS



M.02 / M.03 | STEEL PLANTERS
COLOR: DARK AMF-03
FINISH: POWDER COAT



M.04 | STEEL PLANTERS
COLOR: LIGHT AMF-04
FINISH: POWDER COAT