

City of Alamo Heights
PLANNING AND ZONING COMMISSION
MINUTES
March 2, 2026

The Planning and Zoning Commission held a regularly scheduled meeting in the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St on Monday, March 2, 2026, at 5:30 p.m.

Members present and composing a quorum of the Board:

Lori Becknell, Chairman
Tobin Smith
Banks Smith
Laura Propp
Madison Marceau
Richard Bilanceri
Una Cuffy
Richard Garison
E.J. Bartolomei
Nikki Graham
Elizabeth Haynes

Members absent:

Stephen McAllister, Vice-Chair

Staff members present:

Phil Laney, Assistant City Manager
Lety Hernandez, Community Development Services Director
Tyler Brewer, Senior Planner
Garrett Pringle, Planner

Call Meeting to Order

The meeting was called to order by Chairman Becknell at 5:30 p.m.

Approval of Meeting Minutes: January 5, 2026

Commissioner B. Smith motioned to approve the January 5, 2026 meeting minutes as presented. Commissioner Cuffy seconded the motion.

In Favor: Becknell, T. Smith, B. Smith, Propp, Marceau, Bilanceri, Cuffy, Garison, Bartolomei, Graham, Haynes

Against:

Case No. 456

Public hearing, consideration, and action regarding a request by Frank B. Burney and Carter F. Scharmen of Martin & Drought, applicants, representing Meredith K. Morrill, owner, as authorized by Section 16-105 of the Code of Ordinances to close, vacate, abandon, and sell a portion of public right-of-way, approximately 4557sq ft (0.1046 acre tract) that adjoins the eastern side of the property identified as CB 4024, BLK 58, LOT 1, EXCEPT NW 3FT, also known as 401 Harrison Ave, of the City of Alamo Heights, Texas. (Tabled from January 05, 2026 regular meeting) (Rescheduled from February 02, 2026).

Mr. Brewer presented the case in conjunction with Case No. 457 due to their relation to each other. He showed the modified proposal that reduced the width of the purchase down to 15ft from the originally proposed 31ft width. He mentioned that the fire department and public works department no longer oppose the request.

Mr. Burney approached the commission and handed out documents. He explained the reasoning of the reduced request and his belief that the proposal would satisfy the concerns from the previous meeting.

Commissioner B. Smith asked the applicant if the city had ever gifted right-of-way to neighbors

Mr. Laney clarified that the city did not gift land in that instance, that it was sold

Chairman Becknell asked the applicant why they would like to pursue a sale when there are other options to achieve the stated goals of building a staircase and making repairs. She listed options such as right of way agreements with the city and variance requests. She also spoke to how the minimum setback line would move, and construction could take place closer to the street if this sale was approved.

Mr. Burney stated he would not advise his clients to build on leased land. Commissioner T. Smith responded in saying the agreement is in perpetuity and this route allows the city to make improvements later if desired.

The board generally discussed and questioned why the applicant did not want to pursue a variance to achieve the stated goals.

Commissioner Bartolomei asked staff if the homeowners knew they would have issues with the stairs needing a variance when they removed them in order to replace them. Ms. Hernandez affirmed that they did. Commissioner T. Smith emphasized that the stairs would be within the property line so a variance would be applicable.

Chairman Becknell opened the public comment portion of the meeting at 6:12pm

Jim Taylor approached and spoke in opposition to the purchase,
Yvette Almendarez approached and spoke in opposition to the purchase
Ed Dinqavan approached and spoke in favor of the purchase

Chairman Becknell closed the public comment portion of the meeting at 6:35pm

Commissioner B. Smith made a motion to close, abandon, and sell a portion of public right-of-way conditioned on a 10ft width by 147ft depth (1470sq ft) instead of the amended request of 15ft width by 147ft depth (2205sq ft). Commissioner Garrison seconded the motion. The motion failed with the following vote of 6 against and 5 in favor.

In Favor: Bilanceri, Propp, Becknell, Garrison, B Smith
Against: Cuffy, Maceau, Spector, Hayes, Bartolomei, T Smith

Case No. 457

Public hearing, consideration, and action regarding a request by Frank B. Burney and Carter F. Scharmen of Martin & Drought, applicants, representing Meredith K. Morrill, owner, as authorized by Section 16-105 of the Code of Ordinances to close, vacate, abandon, and sell a portion of public right-of-way, approximately 1643sq ft (0.0377 acre tract) that adjoins the eastern side of the property identified as CB 4024, BLK 58, LOT 18 & NW 3FT OF LOT 1, also known as 213 Allen St, of the City of Alamo Heights, Texas. (Tabled from January 05, 2026 regular meeting) (Rescheduled from February 02, 2026).

Chairman Becknell opened the public comment portion of the meeting at 7:00pm

Jim Taylor approached and spoke in opposition to the purchase,
Yvette Almendarez approached and spoke in opposition to the purchase

With no one else coming forward to comment, Commissioner Becknell closed the public comment portion of the meeting at 7:14pm

Commissioner Bilanceri made a motion to recommend denial of the requested purchase. Commissioner Marceau seconded the motion. The motion to deny the request succeeded with the following vote:

In Favor: Becknell, T. Smith, Propp, Marceau, Bilanceri, Cuffy, Garison, Bartolomei, Graham, Haynes
Against: B. Smith

Case No. 462

Public hearing, consideration, and action regarding the request of Fred Hutt and Hunter Boldt of Corie Properties, applicant, on behalf of Patel Pratik A & Mona P, owner, to rezone the property identified as CB 4024 BLK 191 LOT N ½ of 9, also known as 6715 Broadway St, from Multiple-Family Dwelling District (MF-D) to Office District (O-1).

The applicant was not present. The Commission had general questions that they wanted the applicant present to be able to answer.

Commissioner Graham made a motion to table the case until the April 6, 2026, P&Z meeting. Commissioner Cuffy seconded the motion.

In Favor: Becknell, T. Smith, B. Smith, Propp, Marceau, Bilanceri, Cuffy, Garison, Bartolomei, Graham, Haynes

Against:

Case No. 459

Public hearing, consideration, and action regarding the request of Eric Baumgartner of LPA Design Studios, applicant, on behalf of Alamo Heights Independent School District, owner, to rezone the properties identified as CB 4024 BLK 305 LOT 7, also known as 6801 Broadway St; CB 4024 BLK 305 LOT 6, also known as 6815 Broadway St; and CB 4024 BLK 305 LOT 5, also known as 6823 Broadway St, from Multiple-Family Dwelling District (MF-D) to Parking District (P) and to rezone CB 4024 BLK 305 LOT 4, also known as 116 Tuxedo Ave from Single-Family Dwelling District A (SF-A) to Parking District (P).

Mr. Brewer presented the case. He spoke of Case No. 460 and Case No. 461 being related to Case No. 459 and presented the three cases together.

Eric Baumgartner approached the commission. He further elaborated on the improvements and changes planned in these cases and how they correspond to each other. He explained the desire to both rezone and replat the properties listed in Case No. 459 in order to create a parking lot

Mr. Baumgartner and the commission generally spoke of the existing SUPs of the school district and how the proposal incorporates the additional properties into one SUP. Chairman Becknell asked on how the variances on the SUP carry over to different lots. Mr. Brewer stated that the SUP would apply specific variances to each lot in order to address the needs of each lot.

Chairman Becknell opened the public comment portion of the meeting 7:49pm. With no one coming forward for comment, Chairman Becknell closed the public comment portion of the meeting at 7:49pm

Commissioner Garrison made a motion to approve the rezoning as requested. Commissioner Cuffy seconded the motion.

In Favor: Becknell, T. Smith, B. Smith, Propp, Marceau, Bilanceri, Cuffy, Garison, Bartolomei, Graham, Haynes

Against:

Case No. 460

Public hearing, consideration, and action regarding the request of Eric Baumgartner of LPA Design Studios, applicant, on behalf of Alamo Heights Independent School District, owner, to replat the properties identified as CB 4024 BLK 305 LOT 7, also known as 6801 Broadway St, CB 4024 BLK 305 LOT 6, also known as 6815 Broadway St, CB 4024 BLK 305 LOT 5, also known as 6823 Broadway St, and CB 4024 BLK 305 LOT 4, also known as 116 Tuxedo Ave.

Mr. Brewer presented the case.

Commissioner Haynes asked about landscape buffers and the impact on adjacent lots. Mr. Baumgartner spoke of the planned buffer between the parking lot and the adjacent lots.

Chairman Becknell opened the public comment portion of the meeting 7:55pm. With no one coming forward for comment, Chairman Becknell closed the public comment portion of the meeting at 7:55pm.

Commissioner T Smith made a motion to approve the replat as requested. Commissioner Bilanceri seconded the motion.

In Favor: Becknell, T. Smith, B. Smith, Propp, Marceau, Bilanceri, Cuffy, Garison, Bartolomei, Graham, Haynes

Against:

Case No. 461

Public hearing, consideration, and action regarding the request of Eric Baumgartner of LPA Design Studios, applicant, on behalf of Alamo Heights Independent School District, owner, for a Specific Use Permit (SUP) to consolidate all prior Specific Use Permits relating to 6900 Broadway St into an omnibus SUP located at 6900 Broadway St, zoned Single-Family Dwelling District A (SF-A); 116 Tuxedo Ave, zoned Single-Family Dwelling District A (SF-A) and pending consideration for rezoning to Parking District (P); 6801 Broadway St, 6815 Broadway St, and 6823 Broadway St, all zoned Multiple-Family Dwelling District (MF-D) and pending consideration for rezoning to Parking District (P); and 7001 Broadway St and 7101 Broadway St, both zoned Multiple-Family Dwelling District (MF-D).

Mr. Brewer presented the case. Mr. Baumgartner spoke to the proposal.

The Commission generally discussed the proposal.

Chairman Becknell opened the public comment portion of the meeting 8:06pm. With no one coming forward for comment, Chairman Becknell closed the public comment portion of the meeting at 8:06pm

Commissioner Bilanceri made a motion tabled the request until the April 6th meeting. Commissioner Marceau seconded the motion

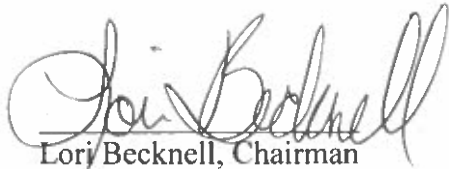
In Favor: Becknell, T. Smith, B. Smith, Propp, Marceau, Bilanceri, Cuffy, Garison, Bartolomei, Graham, Haynes

Against:

Adjournment

With there being no further business, Commissioner Bartolomei made a motion to adjourn which Commissioner Propp seconded. The meeting closed at 8:09pm with unanimous consent

THE PROCEEDINGS OF THE MEETING ARE ALSO DIGITALLY RECORDED, AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.



Lori Becknell, Chairman
(Board Approval)

4/6/26

Date Signed & Filed



Garrett Pringle, Planner
Community Development Services