



## PLANNING AND ZONING COMMISSION

### AGENDA

March 02, 2026

### **RESULTS**

Take notice that a regular meeting of the Planning & Zoning Commission of the City of Alamo Heights will be held on **March 02, 2026, at 5:30 p.m.** in the City Council Chambers located at 6116 Broadway St, San Antonio, Texas, 78209, 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](http://www.alamoheightstx.gov).

#### **A. CALL MEETING TO ORDER**

**B. APPROVAL OF MINUTES:** January 05, 2026 (*Rescheduled from February 02, 2026*)  
*Approved as presented*

#### **C. CASES**

##### **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*).

*The motion to recommend approval 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) failed with a 6 to 5 vote per Section 2-46(a) of the City's Code of Ordinances – Aye: 5 (Chairman Becknell, Commission Member B. Smith, Commission Member Garison, Commission Member Propp, Commission Member Bilanceri), Nay: 6 (Commission Member T. Smith, Commission Member Bartolomei, Commission Member Haynes, Commission Member Graham, Commission Member Marceau, Commission Member Cuffy). To be considered at the regularly scheduled City Council meeting of March 23, 2026 at 5:30pm.*

##### **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*).

*Recommended denial as requested by a vote of 10-1. To be considered at the regularly scheduled City Council meeting of March 23, 2026 at 5:30pm.*

### **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).

***Tabled for the regularly scheduled P&Z meeting of April 6, 2026 at 5:30pm***

### **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).

***Recommended approval as requested. To be considered at the regularly scheduled City Council meeting of March 23, 2026 at 5:30pm.***

### **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.

***Recommended approval as requested. To be considered at the regularly scheduled City Council meeting of March 23, 2026 at 5:30pm.***

### **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).

***Tabled for the regularly scheduled P&Z meeting of April 6, 2026 at 5:30pm.***

## **D. ADJOURNMENT**

*The Planning and Zoning Commission 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) 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 is located at 6116 Broadway St. Accessible visitor parking spaces are located at the rear entrance of City Hall. 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, February 23, 2026, at 4:30 p.m.

---

Elsa T. Robles  
City Secretary