

City of Alamo Heights
PLANNING AND ZONING COMMISSION
MINUTES
April 6, 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, April 6, 2026, at 5:30 p.m.

Members present and composing a quorum of the Board:

Lori Becknell, Chairman
Stephen McAllister, Vice-Chair
Banks Smith
Madison Marceau – (Arrived at 5:33pm)
Richard Bilanceri
Una Cuffy
Richard Garison
E.J. Bartolomei
Nikki Graham

Members absent:

Elizabeth Haynes
Tobin Smith
Laura Propp

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 5:31 p.m.

Commissioner Marceau arrived at 5:33pm

Approval of Meeting Minutes: March 2, 2026

Vice-Chair McAllister motioned to approve the March 2, 2026, meeting minutes as presented.
Commissioner Cuffy seconded the motion.

In Favor: Becknell, McAllister, B. Smith, Marceau, Bilanceri, Cuffy, Garison, Bartolomei, Graham
Against:

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). *(Withdrawn by Applicant on March 27, 2026).*

Mr. Brewer mentioned that the applicant has withdrawn this case.

Case No. 468

Public hearing, consideration, and action regarding the request of MBC Engineers, applicant, on behalf of Mule Ventures, Ltd., owner, to replat the properties identified as CB 4024 BLK 150 LOT 8, and CB 4024 BLK 150 LOT 8, also known as 6333 Broadway St.

Mr. Brewer presented the case. He mentioned that there were no plans provided beyond this request.

Chairman Becknell asked if both lots were zoned the same. Mr. Brewer confirmed they are both zoned B-1.

Benjamin Dreszer of Fulcrum Development and Joe Freisenhan MBC Engineers approached the Commission. They spoke of plans to develop commercial space on the lot. They mentioned plans to build a two-story building with services on the first floor and offices on the second floor.

At 5:39pm Chairman Becknell opened the public comment section of the meeting. With no one coming forward to comment, Chairman Becknell closed the public comment section of the meeting at 5:39pm.

Vice-Chair McAllister made a motion to recommend approve the replat as requested. Commissioner Bilanceri seconded the motion.

In Favor: Becknell, McAllister, B. Smith, Marceau, Bilanceri, Cuffy, Garison, Bartolomei, Graham
Against:

Case No. 466

Public hearing, consideration, and action regarding the request of Jessica Berry, applicant, on behalf of Kristen D. Robinson, owner, to replat the properties identified as CB 4024 BLK 160 LOT W IRR 134 FT OF 1, also known as 316 La Jara Blvd, and CB 4024 BLK 160 LOT W. 75 FT OF E 125 FT OF 1, also known as 536 College Blvd.

Mr. Brewer presented the case.

Commissioner Garrison asked if there were any issue with there being two single family residences on the lot after the replat. Mr. Brewer mentioned that this is typically not allowed

but the applicant is removing cooking equipment from one structure so that it is not longer considered a primary structure.

Commissioner B. Smith asked if the current front yard setback of 536 College Blvd. would have a smaller minimum setback area after the replat if it is considered the side yard. Ms. Hernandez confirmed this would be the case.

The applicant, Jessica Berry, approached the board. She stated that the intent would be to construct a fence on the College Blvd.

Chairman Becknell opened the public comment portion of the meeting at 5:51pm. With no one coming forward for comment, Chairman Becknell closed the public comment portion of the meeting at 5:51pm.

Will Newton came forward to answer questions from the Commission on parking and materials of the planned fence. He mentioned the intent being to have off street parking and for the fence to be a rod iron fence.

Commissioner Garrison made a motion to recommend approval of the replat. Commissioner Bilanceri seconded the motion.

In Favor: Becknell, McAllister, B. Smith, Marceau, Bilanceri, Cuffy, Garison, Bartolomei, Graham
Against:

Case No. 464

Public hearing, consideration, and action regarding the request of Patrick Christensen, applicant, representing Schroeder Management Trust, owner, to rezone the property identified as CB 4050 BLK 75 LOTS 23 & 24 also known as 5701 N New Braunfels Ave zoned Multi-Family District (MF-D) to Office District (O-1).

Mr. Brewer presented the case. He referred to a recent Boad of Adjustment case that granted seven variances contingent on this rezoning case. While this lot width is below the minimum allowed for the Office District, one of the variances grants by the BOA was to allow this.

Commissioner McAllister asked what the current use was on the lot. Mr. Brewer stated that it was single family use.

Commissioner Bilanceri asked if Office District zoning had a precedent in the immediate area. Mr. Brewer confirmed and referenced other lots nearby zoned Office District.

Perry Donop approached the Commission and showed a picture from his phone of the current conditions on the lot. The architect of the proposed plans, Don Seidel, came forward and generally spoke of the need to request a replat if this rezoning request we to be approved.

Chairman Becknell opened the public comment portion of the meeting at 6:06pm. With no one coming forward for comment, Chairman Becknell closed the public comment portion of the meeting at 6:06pm.

Commissioner McAllister made a motion to recommend approval of the rezone. Commissioner Cuffy seconded the motion.

In Favor: Becknell, McAllister, B. Smith, Marceau, Bilanceri, Cuffy, Garison, Bartolomei, Graham
Against:

Case No. 467

Public hearing, consideration, and action regarding a request by Robert S. and Sue McClane, owners, as authorized by Section 16-105 of the Code of Ordinances to close, vacate, abandon, and sell two portions of public right-of-way, one approximately 100sq ft (0.0023 acre) tract ("Tract 2") that adjoins the southern side of the property identified as CB 4024, BLK 11, LOT 59, also known as 132 Grant Avenue, of the City of Alamo Heights, Texas and one approximately 300sq ft (0.0069) acre tract ("Tract 3") that adjoins the southern side of the property identified as CB 4024, BLK 11, LOT 59, also known as 132 Grant Avenue, of the City of Alamo Heights, Texas.

Mr. Brewer presented the case. He mentioned that no concerns were stated by the Public Works Department.

Chairman Becknell asked about access to utilities in the alley way. Mr. Brewer referred to the utility easement currently present within Tract 2.

Robert McClane approached the Commission. He stated that his reason for seeking the purchase was to straighten his property line and to make room for a generator.

Chairman Becknell asked about garage access for 132 Grant Ave. to which Mr. McClane stated there was access from the front of the property. He spoke of a plan to pave a portion of the Tract 2 to enable his neighbors to have access to their covered parking.

Chairman Becknell opened the public comment portion of the meeting at 6:25pm.

Luci Lykeum of 225 Westover approached the Commission for comment. She identified her home as the one almost directly to the rear of 132 Grant Ave. She cited concerns of access to utilities and access to her covered parking. She stated that while Mr. McClane has verbally agreed to pave part of the potential purchase to give her access to covered parking in her rear yard, that it's possible she could lose access if future homeowners of 132 Grant Ave. do not maintain the paved portion.

Amongst the Commission, Ms. Lykeum, and Mr. McClane there was a general conversation to understand Ms. Lykeum's concerns and solutions that may resolve them.

Ben Setteville approached the Commission and spoke on behalf of Mr. McClane and spoke to the reasoning of Mr. McClane for pursuing the purchase.

Mr. Marceau asked if the applicant would be willing to lessen the width of the purchase of Tract 2 to limit the area to that which encompasses the utility easement and area of the planned generator in order to leave access to the rear parking of their neighbors. Mr. Setteville stated

he thought that would likely allow enough room for the generator that Mr. McClane plans to add.

With no one else coming forward for comment, Chairman Becknell closed the public comment portion of the meeting at 6:53pm

Commissioner Marceau made a motion to recommend approval request to close, vacate, abandon, and sell both Tract 2 and Tract 3 with condition that all applicable utilities give approval for the sale of Tract 2. Commissioner Cuffy seconded the motion.

In Favor: Becknell, McAllister, B. Smith, Marceau, Cuffy, Garison, Bartolomei, Graham

Against: Bilanceri

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 from March 02, 2026).*

Mr. Brewer presented the case. He made mention that the addresses listed on the 6800 block of Broadway St. have been replated into one address since this request was originally submitted. He reviewed the variances within the proposed SUP and indicated which addresses those variances would apply to.

Commissioner B. Smith referenced a previous ordinance that only made mention of 6900 Broadway and his concern that it would only allow for that address to receive an SUP. Ms. Hernandez affirmed that the SUP before the commission tonight would effectively repeal that ordinance and replace it.

Commissioner B. Smith reiterated his concern that without an ordinance mentioning each of the addresses in the proposed SUP that there might not be authority to do so. Mr. Laney approached the Commission. He stated that there is a precedent for combining multiple addresses into a single SUP and that this would repeal the existing SUP. He explained the omnibus SUP approach is for simplicity rather than apply individual SUPs for each address.

In further dialogue, Mr. Laney affirmed that the proposed SUP would only grant specific variances to specific addresses that each variance is listed under in the proposal. The Commission generally discussed concerns with the wording of the proposed SUP with City staff that were present.

Sarah Flowers, of LPA Design approached the Commission for questions on the proposal. With no questions from the Commission, she returned to her seat.

Chairman Becknell opened the public comment portion of the meeting at 7:30pm.

Vicki Philips approached the Commission with concerns on traffic impact.

With no one else coming forward for comment, Chairman Becknell closed the public comment portion of the meeting at 7:35pm.


Vice-Chair McAllister made a motion to table the case for the May 4th, 2026, P&Z meeting. Commissioner B. Smith seconded the motion.

In Favor: Becknell, McAllister, B. Smith, Marceau, Cuffy, Garison, Bartolomei, Graham, Bilanceri
Against: Cuffy

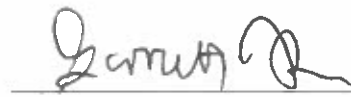
Adjournment

With there being no further business, Commissioner Bartolomei made a motion to adjourn which Commissioner Cuffy seconded. The meeting closed at 7:36pm 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)

5-4-26
Date Signed & Filed


Garrett Pringle, Planner
Community Development Services