

City of Alamo Heights
PLANNING AND ZONING COMMISSION
MINUTES
May 4, 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, May 4, 2026, at 5:30 p.m.

Members present and composing a quorum of the Board:

Stephen McAllister, Vice-Chair
Banks Smith
Madison Marceau
Richard Bilanceri
Una Cuffy
Richard Garison
E.J. Bartolomei
Tobin Smith
Elizabeth Haynes
Nikki Graham-Spector

Members absent:

Lori Becknell, Chairman
Laura Propp

Staff members present:

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

Call Meeting to Order

The meeting was called to order by Vice-Chairman McAllister at 5:30 p.m.

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

In Favor: McAllister, Marceau, B. Smith, Bilanceri, Cuffy, Garison, Bartolomei, T. Smith, Haynes, Graham-Spector

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). *(Tabled from March 02, 2026).*

Mr. Brewer presented the case.

Vice-Chairman McAllister opened the board for questions.

Commissioner B. Smith expressed general concerns and questions over whether the language on the agenda and in the public notices mailed to property owners adequately reflected the nature of the SUP and the properties that would be impacted by the SUP. He stated that he was comfortable making a recommendation on the substance of the SUP, but wanted his concerns noted for the record so that the City Attorney and the City Council could weigh in on the adequacy of the notice before deciding whether it would be appropriate for City Council to make a final vote on the matter.

Commissioner Marceau made a to recommend approval of the case, as presented. Commissioner Graham-Spector seconded the motion.

In Favor: McAllister, Marceau, B. Smith, Bilanceri, Cuffy, Garison, Bartolomei, T. Smith, Haynes, Graham-Spector

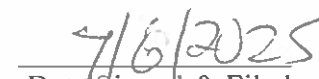
Against:

Adjournment

With there being no further business, Commissioner B. Smith made a motion to adjourn which Commissioner Cuffy seconded. The meeting closed at 6:00 pm 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)


Date Signed & Filed


Max Houser, Permit Technician
Community Development Services