

City of Alamo Heights
PLANNING AND ZONING COMMISSION
MINUTES
July 06, 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, July 06, 2026, at 5:30 p.m.

Members present and composing a quorum of the Board:

Stephen McAllister, Vice-Chair
Richard Bilanceri
Una Cuffy
Madison Marceau
Banks Smith
Nikki Graham-Spector

Members absent:

Lori Becknell, Chairman
E.J. Bartolomei
Richard Garison
Tobin Smith

Staff members present:

Lety Hernandez, Community Development Services Director
Tyler Brewer, Senior Planner
Garrett Pringle, Planner

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

Commissioner B. Smith moved to approve the May 4, 2026 meeting minutes as presented. Commissioner Graham-Spector seconded the motion.

The motion was approved with the following vote:

FOR: McAllister, Bilanceri, Cuffy, Smith, Graham-Spector

AGAINST: None

Case No. 469 – 7001 Broadway

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 amend Specific Use Permit (SUP) Ordinance No. 2258 for the purpose of amending certain development regulations related to required landscape buffers on the property located at 7001 Broadway St, zoned Multiple-Family Dwelling District (MF-D).

Mr. Brewer presented the case. Eric Baumgartner was present and addressed the commission.

Commissioner Marceau arrived at 5:34p.m. and joined quorum.

Ms. Graham-Spector asked who tree maintenance responsibilities fall upon which Mr. Brewer responded it is maintained by the property owner.

Vice Chairman McAllister opened public hearing at 5:46p.m.. No one requested to speak regarding this case. Vice Chairman McAllister closed public hearing at 5:46p.m..

Commissioner B. Smith moved to recommend approval as proposed. Commissioner Marceau seconded the motion.

The motion was approved with the following vote:

FOR: McAllister, Bilanceri, Cuffy, Marceau, Smith, Graham-Spector

AGAINST: None

Case No. 470

Public hearing, consideration, and action regarding proposed amendments to Chapter 3, Zoning, Article I, Section 3-2 ("Definitions") and Article II, Section 3-8 ("Use of land and buildings") of the City's Code of Ordinances.

Mr. Brewer presented case. He provided background regarding the request and current definitions per the current zoning code.

Commissioner McAllister discussed operational dynamics, comparing the concept to grab-and-go bakeries, coffee shops, and existing businesses in neighboring cities. Open discussion followed regarding the proposal and parking requirements.

Commissioner Marceau expressed support of regulatory options such as allowing the land to be used by right versus requiring a Specific Use Permit on a case-by-case basis to maintain oversight.

Commissioner B. Smith asked city staff about their efforts to make the city a more walkable community. Mr. Brewer responded stating that efforts to make the city more pedestrian centered have been limited but remain an objective for staff. Open discussion followed regarding allowing for walk-up facilities on a case by case bases as opposed to by-right.

Vice Commissioner McAllister opened Public hearing at 6:12 p.m.. With no public comment, Vice Chairman McAllister closed public hearing at 6:12 p.m..

Commissioner Cuffy moved to recommend approval as discussed. Commissioner Marceau amended the motion to recommend approval of the definition as proposed with a requirement for a Specific Use Permit (SUP). The motion died due to lack of a second.

Commissioner B. Smith moved to recommend review by the city attorney to better define and clarify the amendment and return to the commission for further review. The motion died due to lack of a second.

Commissioner Marceau moved to recommend approval of definition in zoning as presented with an SUP requirement.

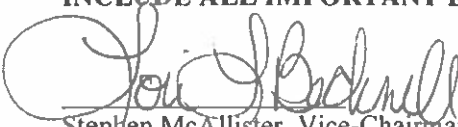
The motion was approved with the following vote:

FOR: McAllister, Bilanceri, Cuffy, Marceau, Graham-Spector

AGAINST: Smith

There being no further business, Commissioner Graham-Spector moved to adjourn the meeting. Commissioner Cuffy seconded the motion. The meeting was adjourned at 6:22p.m..

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.


Stephen McAllister, Vice-Chairman
(Board Approval) chairman

8/3/26
Date Signed & Filed


Max Houser, Permit Technician
Community Development Services