



CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Planning & Zoning Commission Meeting
Monday, March 02, 2026 – 5:30 P.M.

Take notice that a regular Planning & Zoning Commission Meeting of the City of Alamo Heights will be held on **Monday, March 02, 2026 at 5:30pm** in the City Council Chamber, located at 6116 Broadway, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

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).

The City Council of the City of Alamo Heights will conduct a public hearing on **Monday, March 23, 2026 at 5:30pm** relating to the recommendations of the Planning and Zoning Commission regarding the same issues.

February 6, 2026

Lety Hernandez
Community Development Services Director
City of Alamo Heights
6116 Broadway
San Antonio, TX 78209

Dear Ms. Hernandez:

Alamo Heights Independent School District, as part of their 2023 Bond program, is proposing new construction of a District Community Center, parking lot, public plaza, covered athletic structure, and renovations to the existing District Administration Building on AHISD owned properties surrounding the existing High School campus at 6900 Broadway. We are applying to amend the existing SUPs previously approved for 6900 Broadway (Ordinance No. 2124A and Ordinance No. 2221) to be inclusive of all High School area properties including 6801 Broadway, 7001 Broadway, and 7101 Broadway.

Due to the current zoning on each of these properties, we are applying for a special use permit for the campus to include the following variances specifically applicable to each lot.

6900 Broadway, we apply for the existing 60' building height variance specific to the Athletic Complex press box to apply across the site (Ordinance No2124A). This would allow for future development of a covered athletic practice facility on campus to meet potential forthcoming UIL heat guidelines.

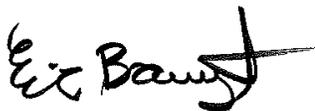
6801 Broadway, we have separately applied for replat and rezoning of this property into a Parking district. If approved, no variances will be required for development of the permanent 101 space student parking lot.

7001 Broadway is zoned MF-D and will site the new District Community Center with associated parking. We apply for variances including reduction in rear yard landscape buffer from 8' to 6'. This will allow for 10 additional parking spaces to serve the district offices. Additionally, we apply for a variance from the site yard setback along Tuxedo, increasing the maximum set back from 8' to 13', to allow for public circulation and preserve existing trees.

7101 Broadway will include the interior renovations of the existing Administration offices to host the District's 09 academy as well as site work improvements. Site work improvements including additional parking, sidewalk improvements, and wayfinding. The existing conditions on site, does not comply with current zoning requirements, so we are applying for a variance to reduce buffer requirements.

We appreciate your time and consideration on this important project for the District and the community.

Sincerely,



Eric Baumgartner
Project Manager
LPA Design Studios

CC: Mike Hagar, Sara Flowers



Table 1.0

6900 Broadway (SF-A)

Zoning Ordinance Reference		Zoning Requirement	Existing Condition	Proposed Condition
3-19	Height (Entire Campus)	33' +2' bonus = 35'	Press box = 60'	Campus Wide = 60'

7001 Broadway (MF-D)

Zoning Ordinance Reference		Zoning Requirement	Existing Condition	Proposed Condition
3-45 (9)	Side Yard Setbacks	0' Min – 8' Max	Colony House = 24'	Tuxedo = 13'
3-50 (1)	Landscaping Area	8' wide min	Colony House = 1'	6' wide min

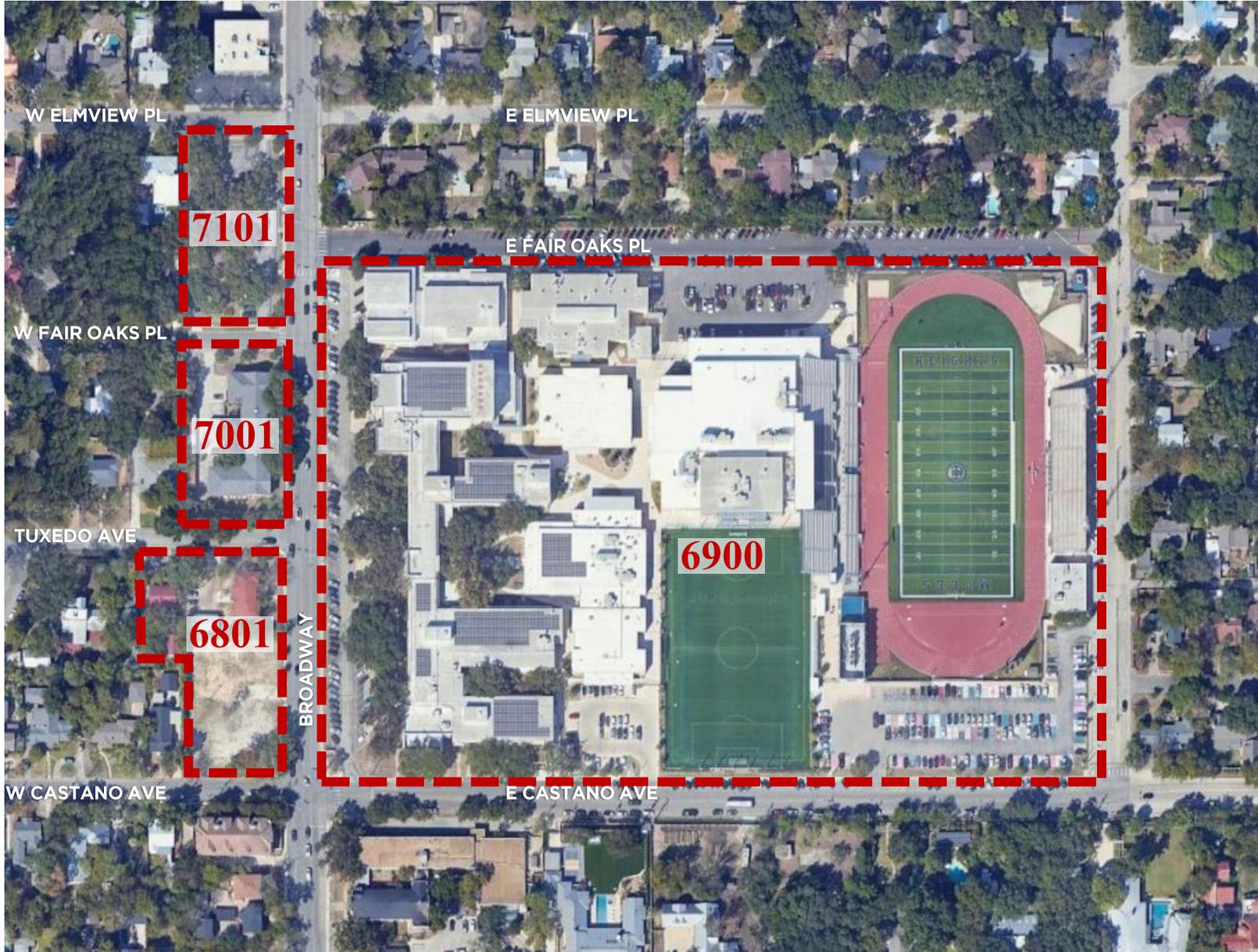
7101 Broadway (MF-D)

Zoning Ordinance Reference		Zoning Requirement	Existing Condition	Proposed Condition
3-50 (1)	Landscaping Area	8' wide min	1' min	1' min



ALAMO HEIGHTS
INDEPENDENT SCHOOL DISTRICT
ADMINISTRATION OFFICE
7101

Alamo Heights ISD
Notice of Intent for Development
at the Full High School Campus
January 26, 2026



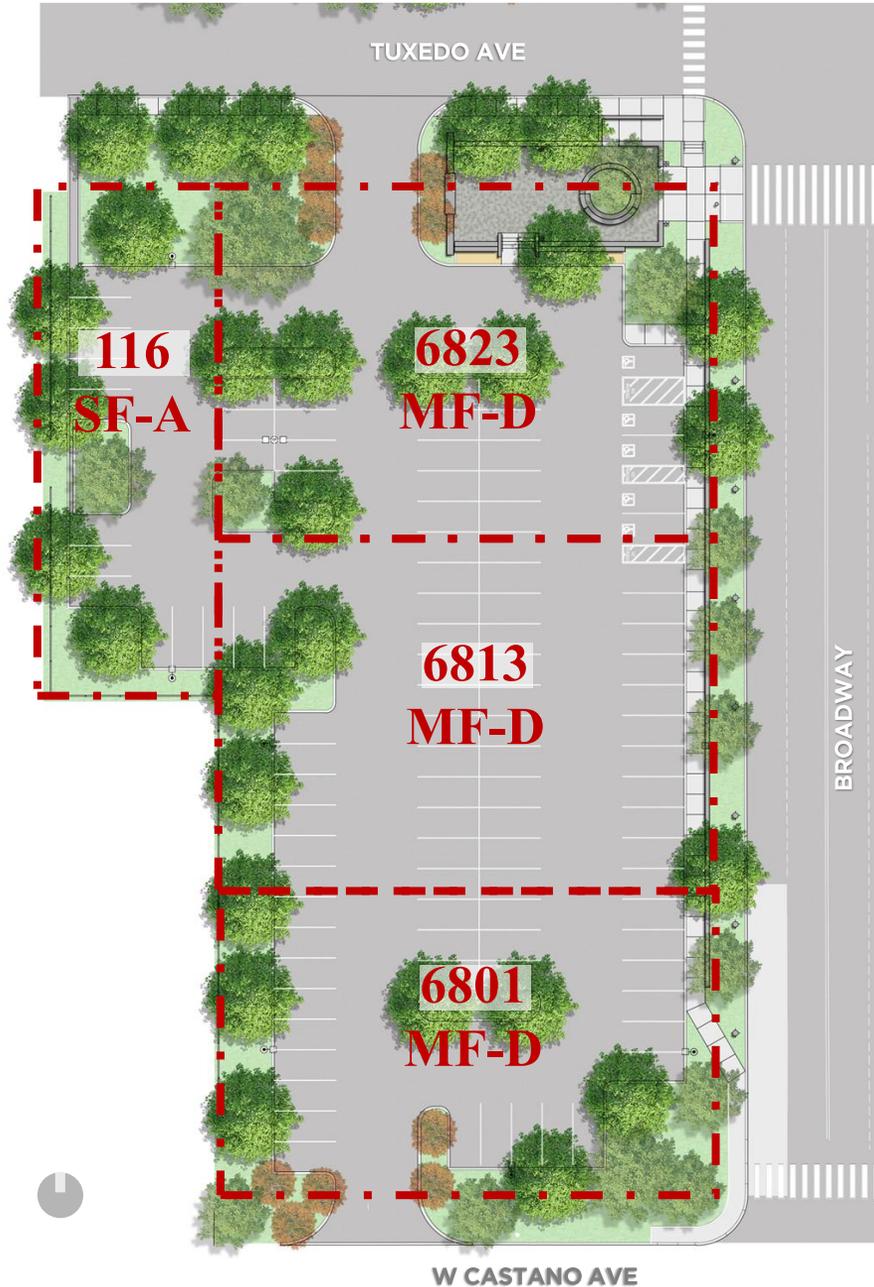
focus areas

1. Broadway Improvement Corridor

surrounding areas

2. Arrival plaza + front door
3. New Academic Building
4. Existing parking lots
5. New parking lots
6. New District Administration and Community Center
7. Convert Existing Admin Building into Excel and '09 Academy





proposed development

1. 101 Space Student Parking Lot
2. Mules Public Plaza

reviews required

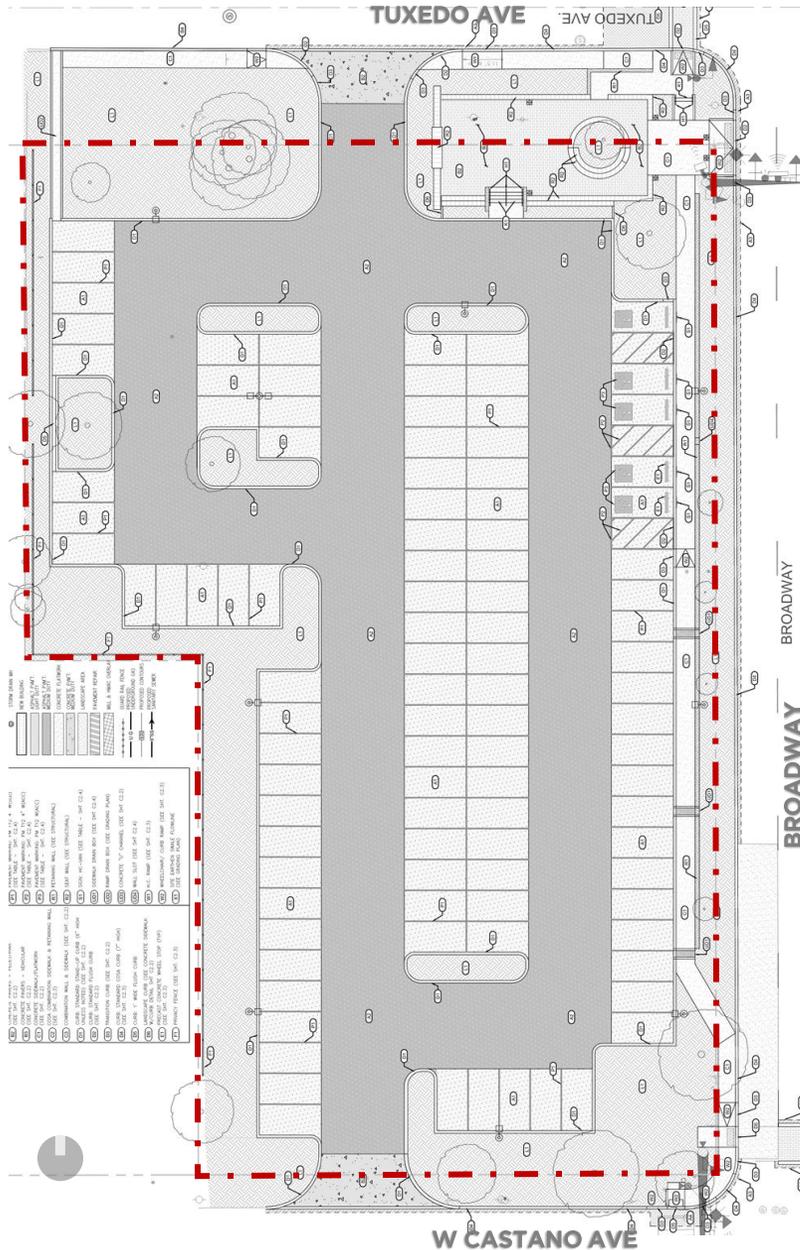
Consolidate and Replat

- 6823 Broadway
- 6813 Broadway
- 6801 Broadway
- 116 W Tuxedo Ave

Rezone from MF-D and SF-A to Parking (P)

ARB Demolition Review

ROW Encroachment Agreement for Plaza



proposed development

1. 101 Space Student Parking Lot
2. Mules Public Plaza

reviews required

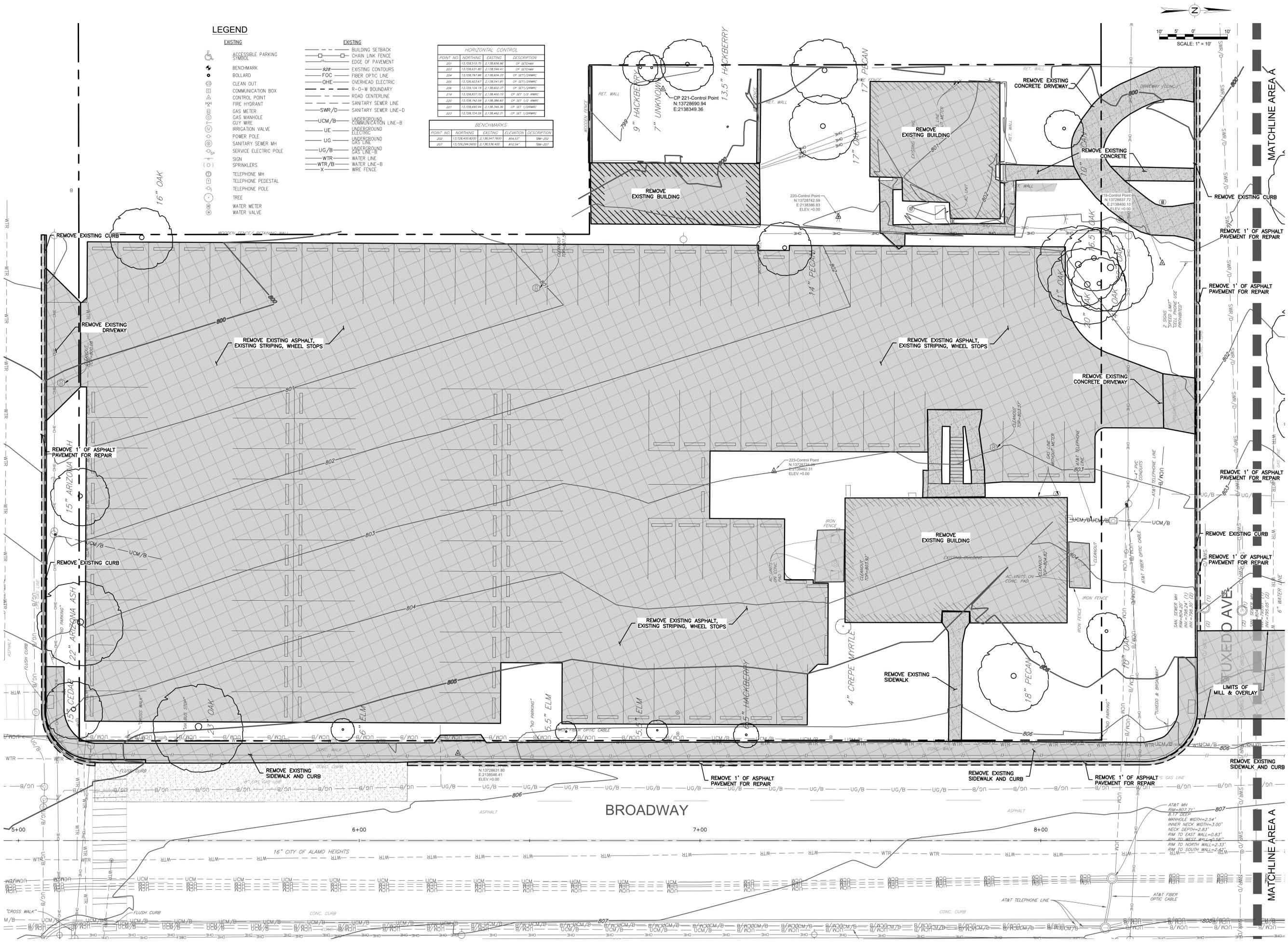
Consolidate and Replat

- 6823 Broadway
- 6813 Broadway
- 6801 Broadway
- 116 W Tuxedo Ave

Rezone from MF-D and SF-A to Parking (P)

ARB Demolition Review

ROW Encroachment Agreement for Plaza

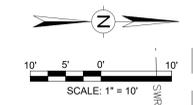


LEGEND

- | EXISTING | | EXISTING | |
|----------|-----------------------|----------|----------------------------------|
| | ACCESSIBLE PARKING | | BUILDING SETBACK |
| | BENCHMARK | | CHAIN LINK FENCE |
| | BOLLARD | | EDGE OF PAVEMENT |
| | CLEAN OUT | | EXISTING CONTOURS |
| | COMMUNICATION BOX | | FIBER OPTIC LINE |
| | CONTROL POINT | | OVERHEAD ELECTRIC |
| | FIRE HYDRANT | | R-O-W BOUNDARY |
| | ROAD CENTERLINE | | ROAD CENTERLINE |
| | GAS METER | | SANITARY SEWER LINE |
| | GAS MANHOLE | | SANITARY SEWER LINE-D |
| | GUY WIRE | | UNDERGROUND COMMUNICATION LINE-B |
| | IRRIGATION VALVE | | UNDERGROUND ELECTRIC |
| | POWER POLE | | UNDERGROUND GAS LINE |
| | SANITARY SEWER MH | | UNDERGROUND WATER LINE-B |
| | SERVICE ELECTRIC POLE | | WATER LINE |
| | SIGN | | WATER LINE-B |
| | SPRINKLERS | | WIRE FENCE |
| | TELEPHONE MH | | |
| | TELEPHONE PEDESTAL | | |
| | TELEPHONE POLE | | |
| | TREE | | |
| | WATER METER | | |
| | WATER VALVE | | |

HORIZONTAL CONTROL			
POINT NO.	NORTHING	EASTING	DESCRIPTION
201	13,728,510.75	2,138,406.84	CP SETTING
203	13,728,631.80	2,138,346.47	CP SETTING
204	13,728,797.88	2,138,304.23	CP SETTING
205	13,728,923.87	2,138,241.87	CP SETTING
206	13,729,104.74	2,138,403.22	CP SETTING
216	13,728,837.22	2,138,403.22	CP SETTING
220	13,728,742.59	2,138,386.83	CP SETTING
221	13,728,690.84	2,138,346.26	CP SETTING
222	13,728,724.02	2,138,462.27	CP SETTING

BENCHMARKS			
POINT NO.	NORTHING	EASTING	DESCRIPTION
202	13,728,405.8200	2,138,247.7800	BM-202
207	13,728,294.2600	2,138,236.4600	BM-207



LPA
 ARCHITECTURE ENGINEERING INTERIOR DESIGN
 LANDSCAPE ARCHITECTURE PLANNING
 210-829-1737 Office
 LPADesignStudios.com
 1811 South Alamo Street, Suite 100
 San Antonio, Texas 78204

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CDS
 muery
 ENGINEERS | SURVEYS
 901 N. LOOP W. STE. 300 SAN ANTONIO, TEXAS 78208
 (202) 544-5911 TSP# NO. F-1723 TSP# NO. 10506-00

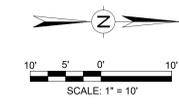
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ALAMO HEIGHTS ISD ADMINISTRATION BUILDING & BROADWAY IMPROVEMENTS

BROADWAY
 SAN ANTONIO, TX 78204
 Developed for
 ALAMO HEIGHTS ISD

Date	10/22/2025
Revision	10/22/2025
Submitted	10/22/2025
100% SCHEMATIC DESIGN	10/22/2025
100% DESIGN DEVELOPMENT	10/22/2025
Job Number	125201
Checked By	KER
Scale	SEE PLAN

EXISTING CONDITIONS & DEMOLITION PLAN (2)



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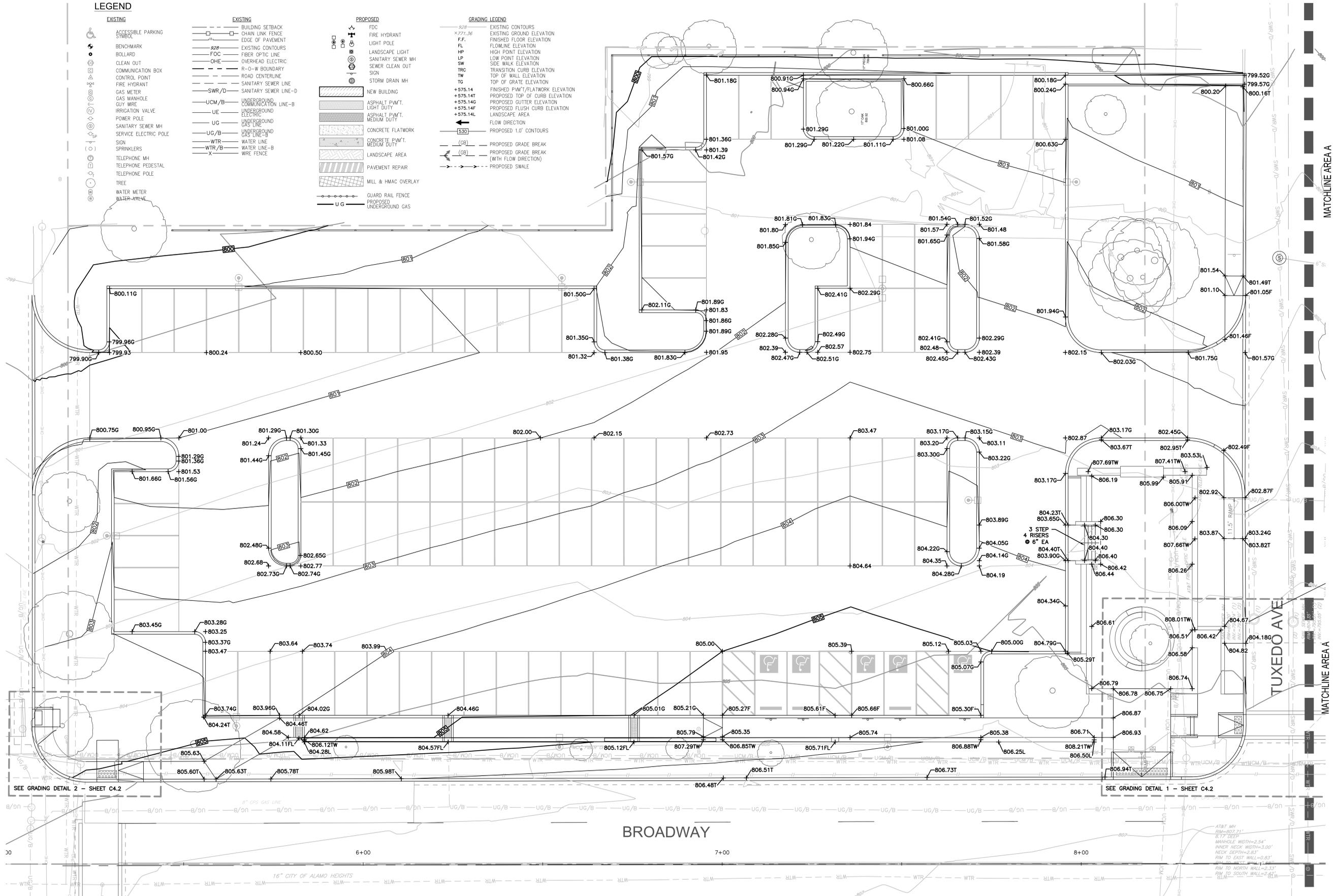


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LEGEND

- | | | |
|---------------------------|---------------------|----------------------------------|
| EXISTING | EXISTING | PROPOSED |
| ACCESSIBLE PARKING SYMBOL | BUILDING SETBACK | NEW BUILDING |
| BENCHMARK | CHAIN LINK FENCE | FDC |
| BOLLARD | EDGE OF PAVEMENT | FIRE HYDRANT |
| CLEAN OUT | EXISTING CONTOURS | LIGHT POLE |
| COMMUNICATION BOX | FOC | LANDSCAPE LIGHT |
| CONTROL POINT | FIBER OPTIC LINE | SANITARY SEWER MH |
| FIRE HYDRANT | OVERHEAD ELECTRIC | SEWER CLEAN OUT |
| GAS METER | R-O-W BOUNDARY | SIGN |
| GAS MANHOLE | SANITARY SEWER LINE | STORM DRAIN MH |
| GUY WIRE | SWR/D | SANITARY SEWER LINE-D |
| IRRIGATION VALVE | UCM/B | UNDERGROUND COMMUNICATION LINE-B |
| POWER POLE | UE | UNDERGROUND ELECTRIC |
| SANITARY SEWER MH | UG | UNDERGROUND GAS |
| SERVICE ELECTRIC POLE | UG/B | UNDERGROUND GAS LINE-B |
| SIGN | WTR | WATER LINE |
| SINKERS | WTR/B | WATER LINE-B |
| TELEPHONE MH | X | WIRE FENCE |
| TELEPHONE PEDESTAL | | |
| TELEPHONE POLE | | |
| TREE | | |
| WATER METER | | |
| WATER VALVE | | |

- | |
|--|
| GRADING LEGEND |
| EXISTING CONTOURS |
| EXISTING GROUND ELEVATION |
| FINISHED FLOOR ELEVATION |
| FLOWLINE ELEVATION |
| HIGH POINT ELEVATION |
| LOW POINT ELEVATION |
| SIDE WALK ELEVATION |
| TRANSITION CURB ELEVATION |
| TOP OF WALL ELEVATION |
| TOP OF GRATE ELEVATION |
| FINISHED PAV'T/FLATWORK ELEVATION |
| PROPOSED TOP OF CURB ELEVATION |
| PROPOSED GUTTER ELEVATION |
| PROPOSED FLUSH CURB ELEVATION |
| LANDSCAPE AREA |
| PROPOSED 1.0' CONTOURS |
| PROPOSED GRADE BREAK |
| PROPOSED GRADE BREAK (WITH FLOW DIRECTION) |
| PROPOSED SWALE |



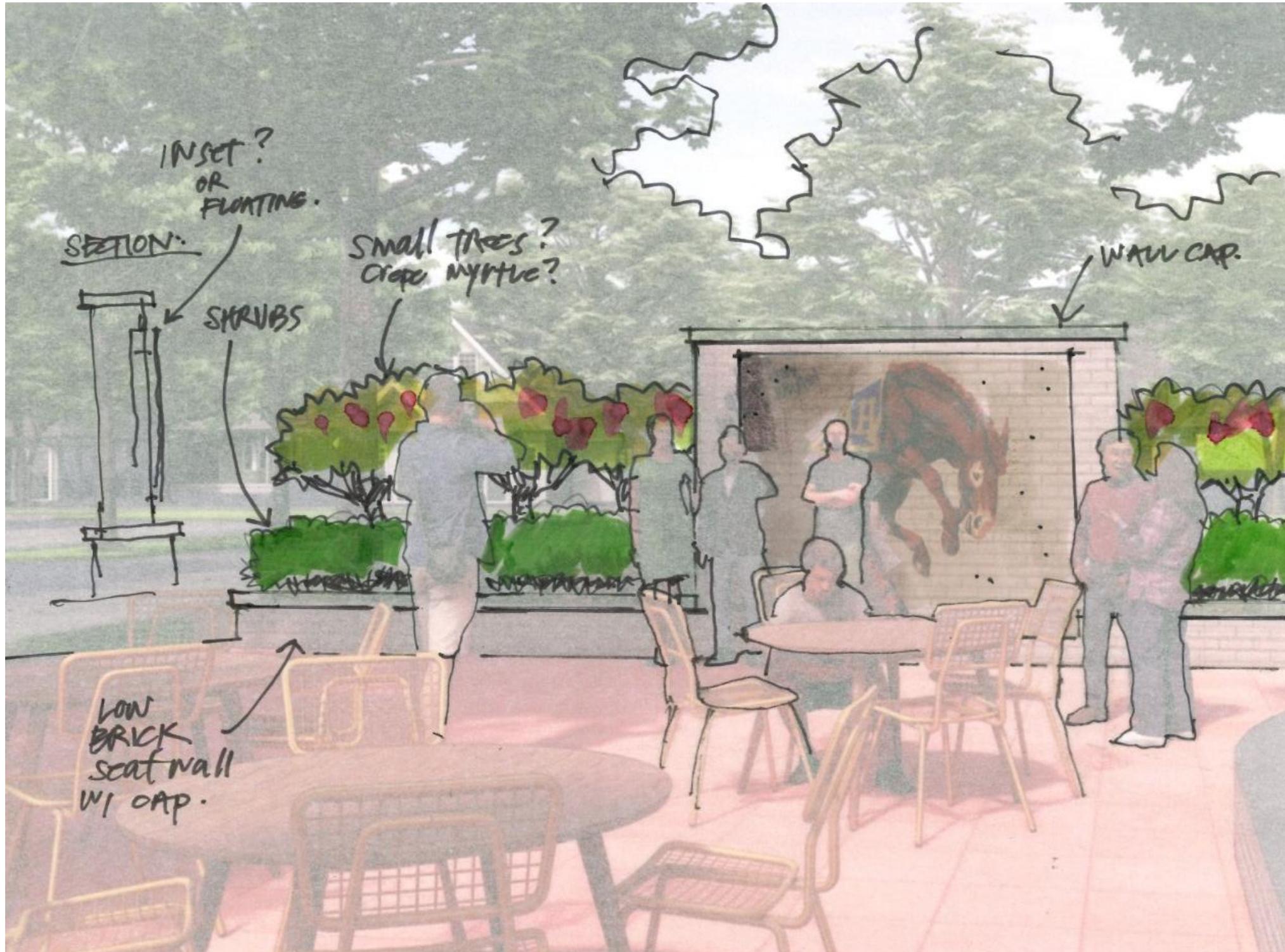
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BROADWAY
SAN ANTONIO, TX 78204

Developed for
ALAMO HEIGHTS ISD

Date	
Revision	
Date	10/22/2025
Submittal	10% SCHEMATIC DESIGN
	100% DESIGN DEVELOPMENT
Job Number	125201
Checked By	KER
Scale	SEE PLAN

GRADING PLAN (2)



Mule's Plaza

1. Pedestrian Node
2. Space for 20-60 people
3. Instagram / Photo spot
4. Community space
5. Student pausing space day-to-day



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District Community Center

ALAMO HEIGHTS INDEPENDENT SCHOOL DISTRICT

7001 Broadway

ADMINISTRATION OFFICE





proposed development

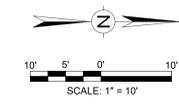
1. 20,000 SF District Community Center
2. 29 parking spaces

required reviews

Incorporate property into AHHS SUP

- Rear yard landscape buffer reduction
 - Proposed 6' (MF-D - 8' min)
- Parking Impact: 19 - 90 degree vs 9 parallel
- Side yard setback on Tuxedo
 - Proposed 13' (MF-D - 8' max)

ARB Review

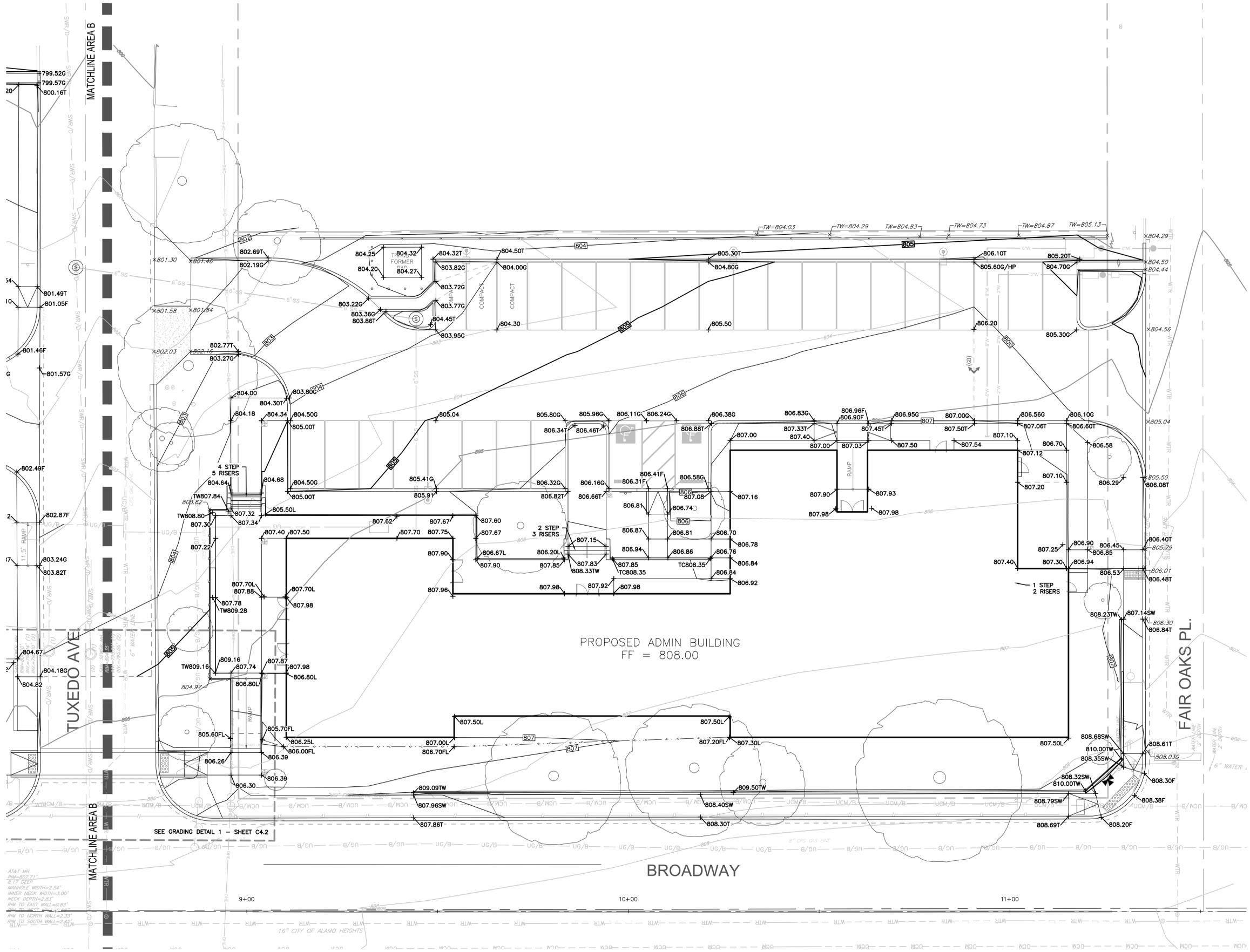


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LEGEND

- EXISTING**
- ACCESSIBLE PARKING SYMBOL
 - BENCHMARK
 - BOLLARD
 - CLEAN OUT
 - COMMUNICATION BOX
 - CONTROL POINT
 - FIRE HYDRANT
 - GAS METER
 - GAS MANHOLE
 - GUY WIRE
 - IRRIGATION VALVE
 - POWER POLE
 - SANITARY SEWER MH
 - SERVICE ELECTRIC POLE
 - SIGN
 - SPRINKLERS
 - TELEPHONE MH
 - TELEPHONE PEDESTAL
 - TELEPHONE POLE
 - TREE
 - WATER METER
 - WATER VALVE

- EXISTING**
- BUILDING SETBACK
 - CHAIN LINK FENCE
 - EDGE OF PAVEMENT
 - EXISTING CONTOURS
 - FIBER OPTIC LINE
 - OVERHEAD ELECTRIC
 - R-O-W BOUNDARY
 - ROAD CENTERLINE
 - SANITARY SEWER LINE
 - SANITARY SEWER LINE-B
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND WATER LINE
 - WATER LINE-B
 - WIRE FENCE

- PROPOSED**
- FDC
 - FIRE HYDRANT
 - LIGHT POLE
 - LANDSCAPE LIGHT
 - SANITARY SEWER MH
 - SEWER CLEAN OUT
 - SIGN
 - STORM DRAIN MH
 - NEW BUILDING
 - ASPHALT P.M.T. MEDIUM DUTY
 - ASPHALT P.M.T. MEDIUM DUTY
 - CONCRETE FLATWORK
 - CONCRETE P.M.T. MEDIUM DUTY
 - LANDSCAPE AREA
 - GUARD RAIL FENCE
 - PROPOSED UNDERGROUND GAS
 - PROPOSED CONTOURS
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER MAIN
 - PRIVACY FENCE

- GRADING LEGEND**
- EXISTING CONTOURS
 - EXISTING GROUND ELEVATION
 - FINISHED FLOOR ELEVATION
 - FLOWING ELEVATION
 - HIGH POINT ELEVATION
 - LOW POINT ELEVATION
 - SIDE WALK ELEVATION
 - TRANSITION CURB ELEVATION
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 - PROPOSED FLUSH CURB ELEVATION
 - LANDSCAPE AREA
 - FLOW DIRECTION
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 - PROPOSED GRADE BREAK (WITH FLOW DIRECTION)
 - PROPOSED SWALE

ALAMO HEIGHTS ISD ADMINISTRATION BUILDING & BROADWAY IMPROVEMENTS

BROADWAY
 SAN ANTONIO, TX 78204
 Developed for
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Date	
Revision	
Date	10/22/2025
Date	11/25/2025
Submitted	
100% SCHEMATIC DESIGN	
10% DESIGN DEVELOPMENT	
Job Number	125201
Checked By	KER
Scale	SEE PLAN

GRADING PLAN (1)

District Community Center

Rendering at Main Entry



LPA



District Community Center

Rendering at Broadway & Tuxedo



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proposed development

1. Conversion of existing Admin building to educational space
2. Modifications to existing parking/site circulation

required reviews

- Incorporate property into AHHS SUP
 - Landscape buffer reductions
 - Impervious Cover



LPA

proposed development

1. Potential Covered/Indoor Practice facility over existing soccer field to meet proposed UIL heat requirements.

required reviews

- Incorporate potential project into AHHS SUP
- Building Height Increase
 - Proposed 50' (SF-A - 35' max)
 - ARB Review



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Additional Development Context

ALAMO HEIGHTS INDEPENDENT SCHOOL DISTRICT

ADMINISTRATION OFFICE











