



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

Architectural Review Board Meeting
March 17, 2026 – 5:30 P.M.

Take notice that a regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, March 17, 2026 at 5:30pm** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects with may come before it.

Case No. 1022F – 6800 Block of Broadway St & 116 Tuxedo Ave

Request of Eric Baumgartner of LPA Design Studios, applicant, representing Alamo Heights ISD, owner, for the final review of the proposed improvements located at 6801 Broadway St, 6815 Broadway St, 6823 Broadway St, and 116 Tuxedo Ave under Chapter 2 Administration for Architectural Review.

Chapter 5 of Code of Ordinances (Buildings and Building Regulations) requires City Council to consider the ARB's recommendation for all demolition/final design review applications. Please check the ARB posted results on the City's website after the ARB meeting to confirm any future meeting dates.

Plans may be viewed online* (www.alamoheightstx.gov/departments/planning-and-development-services/public-notices) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Garrett Pringle, Planner, (gpringle@alamoheightstx.gov), Tyler Brewer, Senior Planner, (tbrewer@alamoheightstx.gov), or Lety Hernandez, Director, (lhernandez@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information regarding this case. Please note floor plans will not be available online.

January 26, 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 the demolition of the existing apartment building at 6823 Broadway and residential structure and accessory structures at 116 W Tuxedo Ave. The existing buildings, located on Broadway and Tuxedo Ave, will be demolished and developed into a permanent parking lot to serve the Alamo Heights High School Campus as well as a public “Mules Plaza”. The property is currently divided into four lots and zoned MF-D and SF-A. We propose to replat to consolidate lots and rezone as a parking district.

The proposed demolition preserves the existing heritage oak trees present on the site and provides 101 parking spaces for the High School Campus.

Please find the attached documents exhibiting the proposed demolition and proposed development. We thank you for your consideration and look forward to working with you on this important project.

Sincerely,

A handwritten signature in black ink that reads 'Eric Baumgartner'.

Eric Baumgartner
Project Manager
LPA Design Studios

CC: Mike Hagar, Sara Flowers

6823 Broadway

Existing Building



East Face (Broadway)



West Face (Rear)



North Face (Tuxedo)



South Face (Side)

116 Tuxedo

Existing Building



LPA



North Face (Tuxedo)



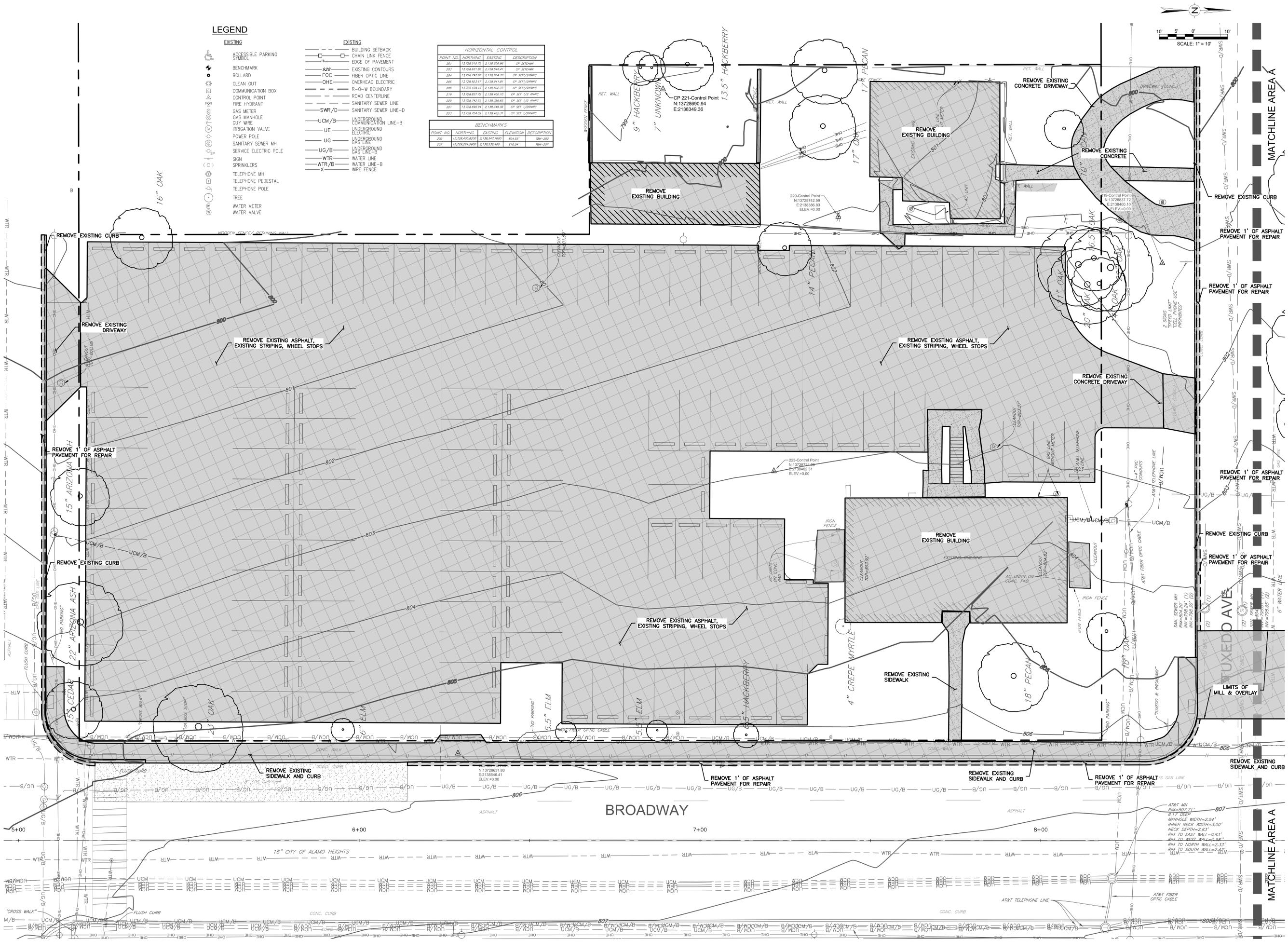
South Face (Rear)



East Face (Side)



West Face (Side)

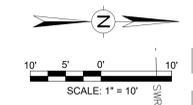


LEGEND

- | 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 |
| | GAS METER | | ROAD CENTERLINE |
| | GAS MANHOLE | | SANITARY SEWER LINE |
| | GUY WIRE | | SANITARY SEWER LINE-D |
| | IRRIGATION VALVE | | UCM/B |
| | POWER POLE | | UG |
| | SANITARY SEWER MH | | UG/B |
| | SERVICE ELECTRIC POLE | | UG/B |
| | SIGN | | WTR |
| | SPRINKLERS | | WTR/B |
| | TELEPHONE MH | | X |
| | 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 SETBACK
203	13,728,631.80	2,138,346.47	CP SETBACK
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 SET L.P. MARK
220	13,728,742.59	2,138,386.83	CP SET L.P. MARK
221	13,728,690.84	2,138,346.26	CP SET L.P. MARK
222	13,728,724.02	2,138,462.27	CP SET L.P. MARK

BENCHMARKS			
POINT NO.	NORTHING	EASTING	ELEVATION
202	13,728,405.8200	2,138,247.7800	804.51
207	13,728,294.2600	2,138,236.4600	810.54



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

"This document is released for the purpose of interim review under the authority of Kenneth Rothe, P.E. 61459 on 1/13/26. It is not to be used for construction, bidding or permit purposes."

CDS
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 ENGINEERS | SURVEYS
 901 N. LOOP W. STE. 300 SAN ANTONIO, TEXAS 78208
 (202) 560-5911 TSP# NO. F-1723 TSP# NO. 10506-00

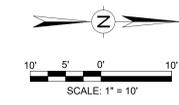
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ALAMO HEIGHTS ISD ADMINISTRATION BUILDING & BROADWAY IMPROVEMENTS

BROADWAY
 SAN ANTONIO, TX 78204
 Developed for
 ALAMO HEIGHTS ISD

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

EXISTING CONDITIONS & DEMOLITION PLAN (2)



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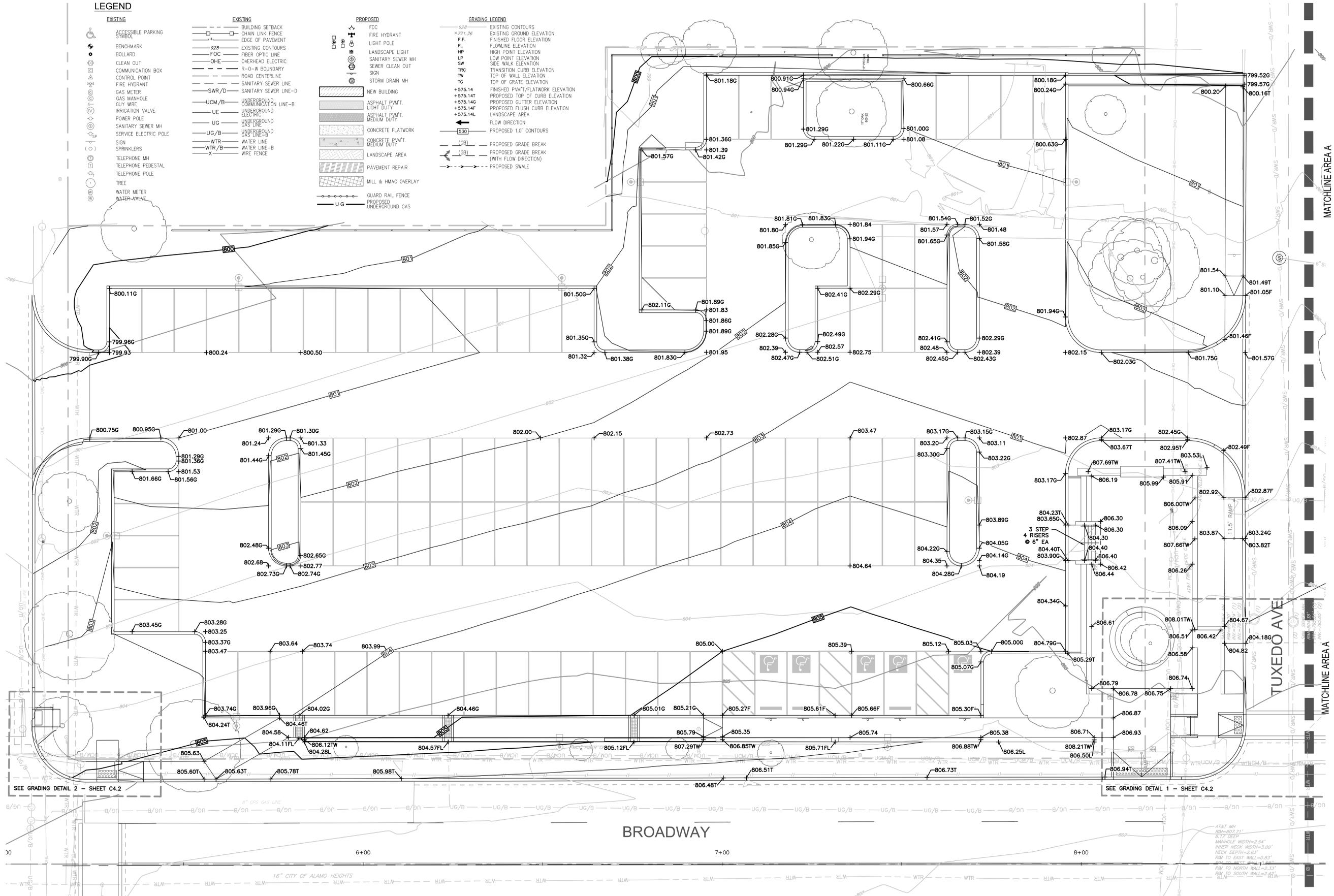


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LEGEND

- | | | |
|---------------------------|---------------------|----------------------------------|
| 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 LINE |
| 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 |



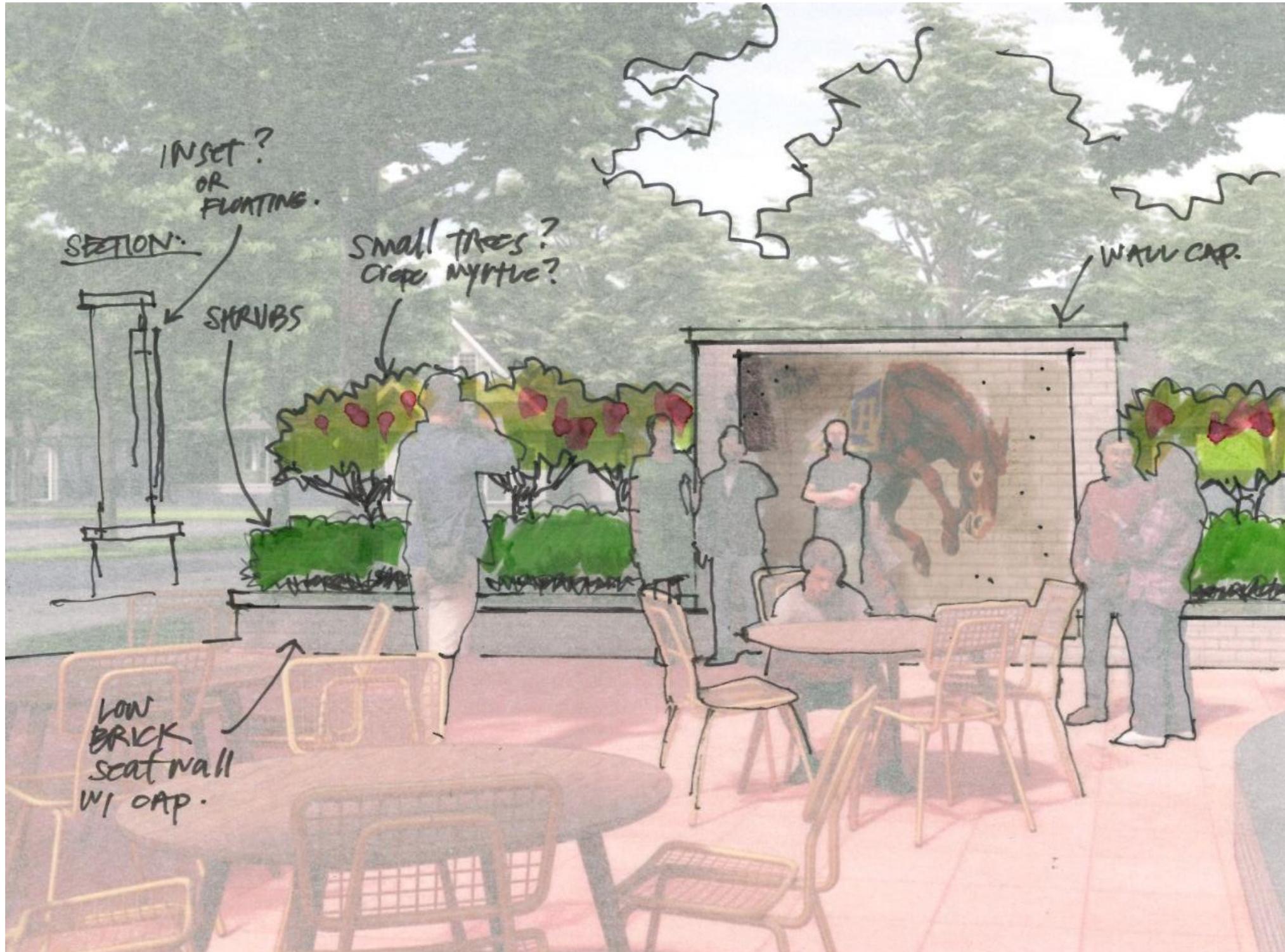
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	100% DESIGN DEVELOPMENT
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Scale	SEE PLAN

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