



**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. 1023F – 7001 Broadway St**

Request of Eric Baumgartner of LPA Design Studios, applicant, representing Alamo Heights ISD, owner, for the final review of the proposed Alamo Heights District Community Center located at 7001 Broadway St 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](http://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](mailto:gpringle@alamoheightstx.gov)), Tyler Brewer, Senior Planner, ([tbrewer@alamoheightstx.gov](mailto:tbrewer@alamoheightstx.gov)), or Lety Hernandez, Director, ([lhernandez@alamoheightstx.gov](mailto: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

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Dear Ms. Hernandez:

Alamo Heights Independent School District, as part of their 2023 Bond program, is proposing new construction of a District Community Center to serve as their administrative offices, board rooms, technology network operations center, and educational foundation offices. Located along on the west side of Broadway across from the High School Campus, the building will be bound by W Tuxedo Ave and W Fair Oaks Ave. The existing temporary parking lot is to be demolished and a newly constructed 20,000 square foot building is proposed in a similar building footprint to the previous Colony House Apartment building.

The proposed District Community Center design draws many elements from the existing high school on the street facing facades to expand on the the long-standing character of the High School campus and unify District properties on both sides of Broadway. Materials include the blonde campus brick, anodized aluminum windows, and limited ornamentation, all reflective of the existing campus architecture. The building is proposed as two stories and set amongst the existing trees on the site.

The proposed Visitor Side Bleacher Replacement along Vanderhoeven is proposed for a similar footprint of the existing building with bleachers extending 36' above grade. The flanking field house buildings, serving as athlete and fan amenities, draw from the same materials and design palette as the rest of campus, rather than the current industrial bleacher building.

The building will comply with requirements including height limit, front and rear yard setbacks, and impervious cover requirements as outlined in the MF-D zoning requirements and the landscape buffer, side yard setback, and parking tree cover as proposed in the Specific Use Permit currently under consideration.

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



ALAMO HEIGHTS  
INDEPENDENT SCHOOL DISTRICT  
ADMINISTRATION OFFICE  
7101

**Alamo Heights ISD**  
**Architectural Review Board**  
February 17, 2026



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# Overall AHHS Area Development















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# District Community Center

ALAMO HEIGHTS INDEPENDENT SCHOOL DISTRICT

## 7001 Broadway

ADMINISTRATION OFFICE



# District Community Center

Previous Development - Colony House Apartment



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EXISTING NORTH ELEVATION - CASTANO AVE



EXISTING SOUTH ELEVATION - TUXEDO AVE



EXISTING EAST ELEVATION - BROADWAY

# District Community Center

Previous Development – Temporary Parking Lot



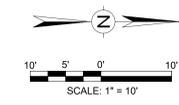
Temporary Parking Lot from Fair Oaks



Temporary Parking Lot from Tuxedo/Broadway





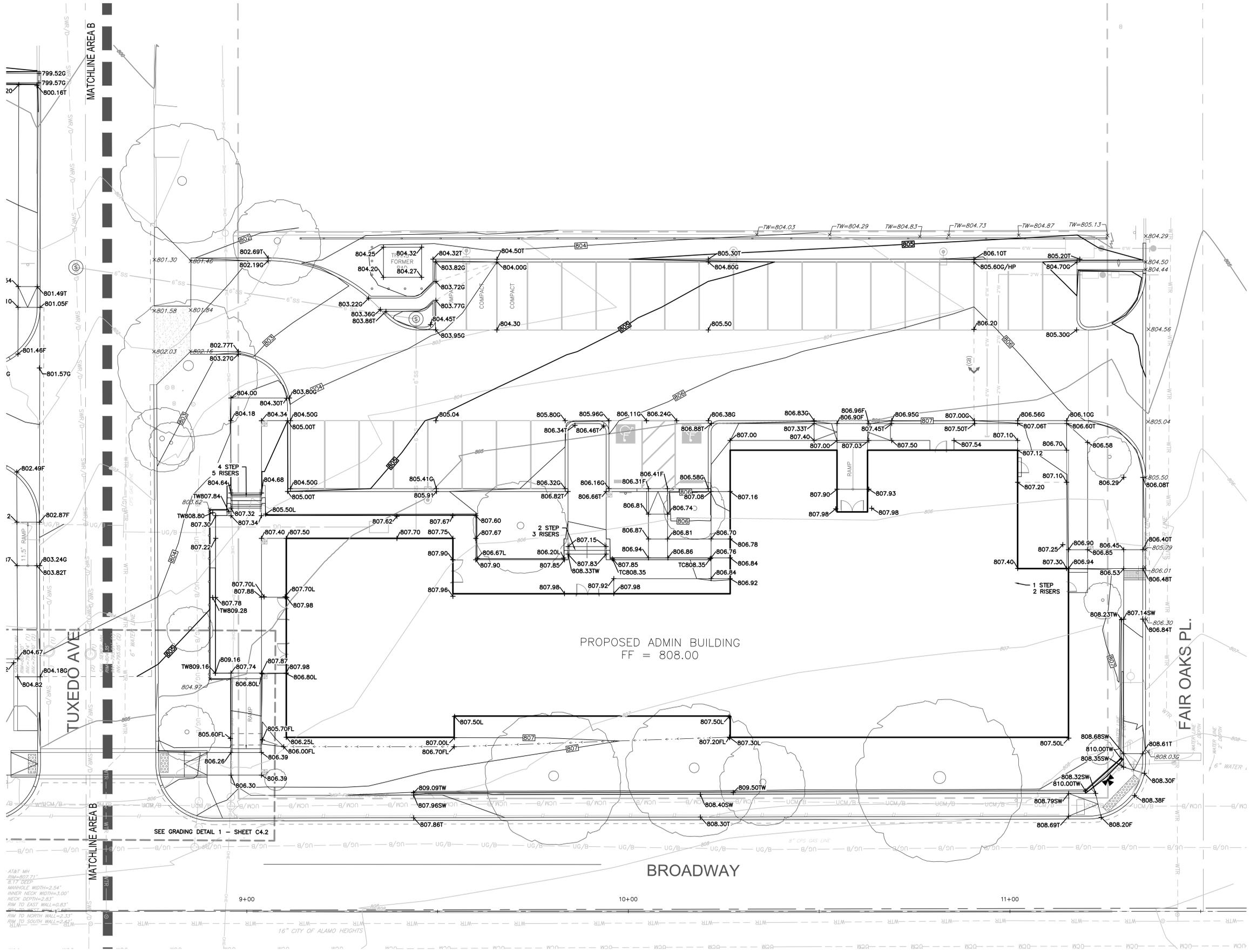


ARCHITECTURE ENGINEERING INTERIOR DESIGN  
LANDSCAPE ARCHITECTURE PLANNING  
210-829-1737 Office  
LPADesignStudios.com  
1811 South Alamo Street, Suite 100  
San Antonio, Texas 78204

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**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 COMMUNICATION LINE-B
  - UNDERGROUND ELECTRIC
  - UNDERGROUND GAS LINE
  - UNDERGROUND GAS LINE
  - 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. LIGHT 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
- TOP OF WALL ELEVATION
- TOP OF GRATE ELEVATION
- FINISHED P.M.T./FLATWORK ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED OUTER ELEVATION
- PROPOSED FLUSH CURB ELEVATION
- LANDSCAPE AREA
- FLOW DIRECTION
- PROPOSED 1.0' CONTOURS
- PROPOSED GRADE BREAK (WITH FLOW DIRECTION)
- PROPOSED SWALE

**ALAMO HEIGHTS ISD ADMINISTRATION BUILDING & BROADWAY IMPROVEMENTS**

BROADWAY  
SAN ANTONIO, TX 78204

Developed for  
ALAMO HEIGHTS ISD

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



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# District Community Center

Rendering at Broadway & Tuxedo



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Changing Lives by Design™