



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

Planning & Zoning Commission Meeting
Monday, July 06, 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, July 06, 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. 469 – 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).

The City Council of the City of Alamo Heights will conduct a public hearing on **Monday, July 13, 2026 at 5:30pm** relating to the recommendations of the Planning and Zoning Commission regarding the same issues.

**PROPOSED DEVELOPMENT REGULATION AMENDMENTS* FOR
7001 BROADWAY ST**

- A. Authorize a variance from Section 3-45(9)(b) (Maximum Side Yard Set Back) from a maximum of eight (8) feet to a maximum of thirteen (13) feet from Tuxedo Avenue.
- B. Authorize a variance from Section 3-50(2) (Minimum Side Yard Landscape Area) from a minimum of eight (8) feet to a minimum of six (6) feet along W Fair Oaks Place.
- C. Authorize a variance from Section 3-50(2) (Minimum Side Yard Landscape Area) from a minimum of eight (8) feet to a minimum of zero (0) feet along Tuxedo Avenue.
- ~~B.D.~~ Authorize a variance from Section 3-50(1) (Minimum Rear Yard Landscape Area) from a minimum of eight (8) feet to a minimum of six (6) feet.

** Redlined language reflects proposed amendments to development regulations in SUP Ordinance No. 2258 approved on May 11, 2026.*

June 5, 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 at 7001 Broadway zoned MF-D. We are applying to amend the existing SUP previously approved for the High School properties to include two additional variances that allow for additional parking and clarify conflicting zoning ordinances for the property.

The first requested variance includes a reduction in rear yard landscape buffer from 8' to 6'. This will allow for 10 additional parking spaces to serve the district offices. This was previously presented to both City Council and Planning and Zoning Board, however not fully incorporated into the final SUP language.

The second requested variance includes a reduction in the side yard landscape buffer from 8' to 0'. The intent of this variance is to clarify the conflicting zoning ordinance requirements

- 3-45(9) For properties with frontage along Broadway. a. Minimum side setback of zero (0) feet.
- 3-50(2) A Minimum eight-foot-wide landscape area shall be provided on each side yard property line bordering a street.
-

Our building setback is proposed at approximately 13' set back from the property line as approved by the current SUP to allow for building access and preservation of trees along Tuxedo. This 13' zone is proposed with landscape pavers, flat work, seat walls, and limited planting area as shown on the site plan below.

Due to the wide ROW along Tuxedo, there will remain a 21'-4" area for landscape and 6' sidewalk between the property line and the curb, which the District will plant and maintain.

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



District Community Center
7001 Broadway



Special Use Permit | **7001 Broadway**



proposed development

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

requested SUP modifications

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 landscape buffer on Tuxedo
 - Proposed 0'
 - (MF-D - 8' min conflicts with 0' side yard set back)



INTERIM REVIEW ONLY
DOCUMENT INCOMPLETE NOT
TO BE USED FOR PERMITTING,
BIDDING, OR CONSTRUCTION

ARCHITECTURE FIRM:
LPA, INC. 85-18733

ARCHITECT: ERIC BAUMGART
TX ARCH. REG. NO 26081

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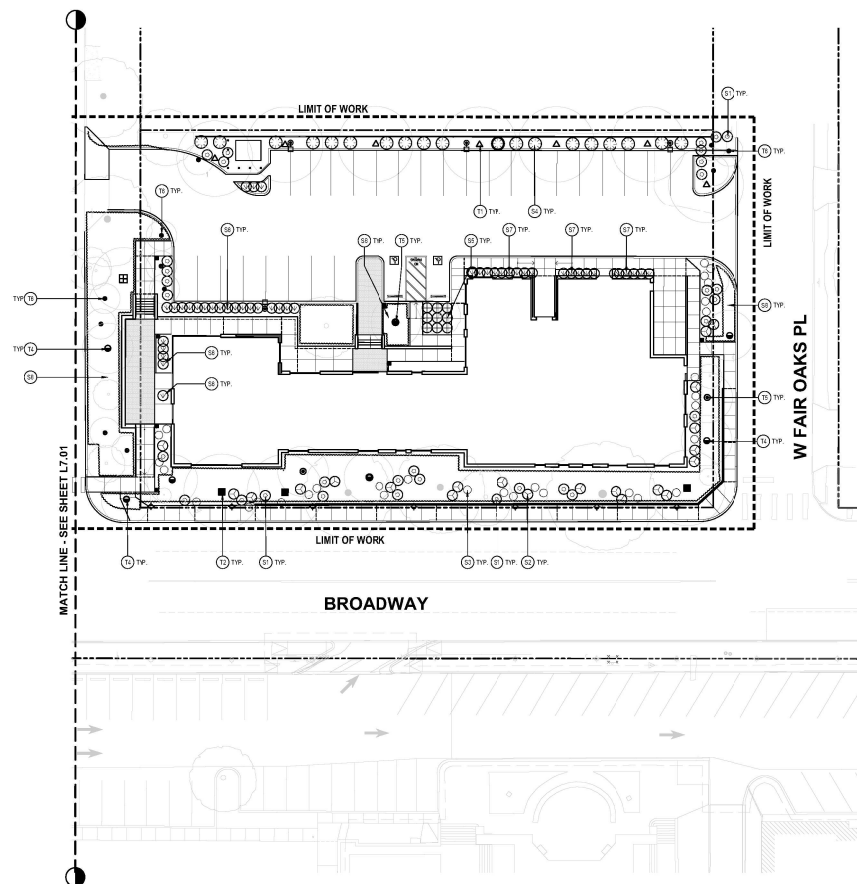
CLPA, Inc.

TREE LIST			(N/A) - NO COMMON NAME	(?) - UNLESS NOTED ON PL.	
REF.	SYMB.	QTY.	BOTANICAL NAME/ COMMON NAME	SIZE/ SPACING	COMMENTS
T1		-	PLATANUS HYCINX/ MEXICAN SYCAMORE	STD PER PLAN.	1' CALI L7.03
T2		-	ULMUS CRASSIFOLIA/ CEDAR ELM	STD PER PLAN.	1' CALI L7.03
T3		-	QUERCUS BROYENI/ TEXAS RED OAK	STD PER PLAN.	1' CALI L7.03
T4		-	DIOSPIROS TEXANA TEXAS PERUVIAN	MULTI PER PLAN.	4' CALI L7.03
T5		-	RHUS LANCEOLATA PAWEE FLAVESCENT SHAG	CLUMP PER PLAN.	4' CALI L7.03
T6		-	SOPHORA SECURIFOLIA/ TEXAS BECOTTA LAUREL	MULTI PER PLAN.	10' BAR L7.03

93	AS	LEX (VOTER) PANI	54.0° E	17.0° N
	REF	DIARY (VOTER) HALL	48.0° E	17.0° S
	AS	WANDER (FEED) TADGE	54.0° E	17.0° S
	REF	AGARITA	48.0° E	17.0° S
94	AS	GREEN LENS (FEED) GREEN CLOSET	54.0° E	17.0° S
	REF	GREEN LENS (FEED) GREEN CLOSET	48.0° E	17.0° S
95	AS	GARITA (VOTER) SUG (LUMBER)	54.0° E	17.0° S
	REF	WANDER (FEED) TADGE	48.0° E	17.0° S
	AS	RINGS ARMATICA	54.0° E	17.0° S
	REF	FRONT (FEED) TADGE	48.0° E	17.0° S
	AS	MUNDERSBURG (LUMBER)	54.0° E	17.0° S
	REF	BIG HOLE	38.0° E	17.0° S
	AS	HILL COUNTRY (WOLFGANG DEER)	54.0° E	17.0° S
	REF	BURR (GARAGE) & FORKS (LUMBER)	48.0° E	17.0° S
	AS	ELMERSON (CELLAR)	54.0° E	17.0° S
	REF	FINN (MUSE)	38.0° E	17.0° S
	AS	NOBLE (TOWN)	54.0° E	17.0° S
	REF	BEAR (GARS)	38.0° E	17.0° S
	AS	YOS (VAPOR) CALA	54.0° E	17.0° S
	REF	THIRTEEN (VOTER)	48.0° E	17.0° S
	AS	YOS (VAPOR) CALA	54.0° E	17.0° S
	REF	PAUL (VOTER)	48.0° E	17.0° S
	AS	MELAPOND (LUMBER)	54.0° E	17.0° S
	REF	BLACK (FEED) DASH	48.0° E	17.0° S
	AS	TETRAPOD (VOTER)	54.0° E	17.0° S
	REF	FOUR (FEED) DASH	48.0° E	17.0° S
	AS	CHICKEN (FEED) DASH	54.0° E	17.0° S
	REF	PAIN (PAIN) FORK	48.0° E	17.0° S
910	AS	CHAMPA (FEED) LUTOLUM	54.0° E	17.0° S
	REF	BLANK (FEED) DASH	48.0° E	17.0° S

G1		AS REQ'D	SHADE FRIENDLY GRASS MIX NATIVE AMERICAN SEED	SEED	-1 LT03
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	LINEAR ROOT BARRIER	UB-48	L7.01
	MULCHED AREA	4" BARK	SEE SPECS
	SOIL SAMPLE LOCATION (XX TOTAL)		

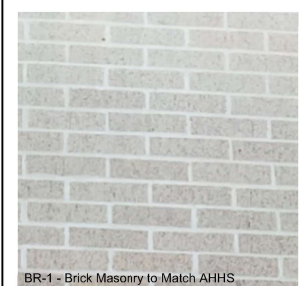
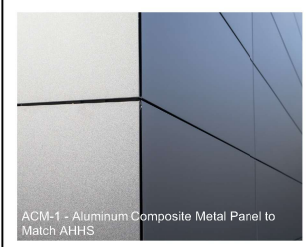
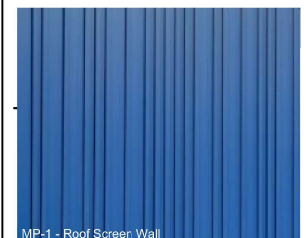


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KEYNOTES

LEGEND

- (BR-1) MASONRY VENEER, TO MATCH HIGH SCHOOL
- (ACM-1) ALUMINUM COMPOSITE METAL - TEXTURE A
- (ACM-2) ALUMINUM COMPOSITE METAL - TEXTURE B
- (WD-1) WOOD PANEL SIDING
- (GL-1) INSULATED LOW-E VISION GLAZING
- (CMA-1) CONCRETE MASONRY UNIT



ALAMO HEIGHTS ISD ADMINISTRATION BUILDING

7001 BROADWAY
SAN ANTONIO, TX 78209
Developed for
ALAMO HEIGHTS ISD

Date	Revision

DATE: 02/20/2024 BY: E.B.	DATE: 02/20/2024 BY: E.B.
DATE: 02/20/2024 BY: E.B.	DATE: 02/20/2024 BY: E.B.
DATE: 02/20/2024 BY: E.B.	DATE: 02/20/2024 BY: E.B.
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DATE: 02/20/2024 BY: E.B.	DATE: 02/20/2024 BY: E.B.

Job Number	33300
Checked By	Checker
Scale	1/8" = 1'-0"

EXTERIOR ELEVATIONS

ARB 1.0

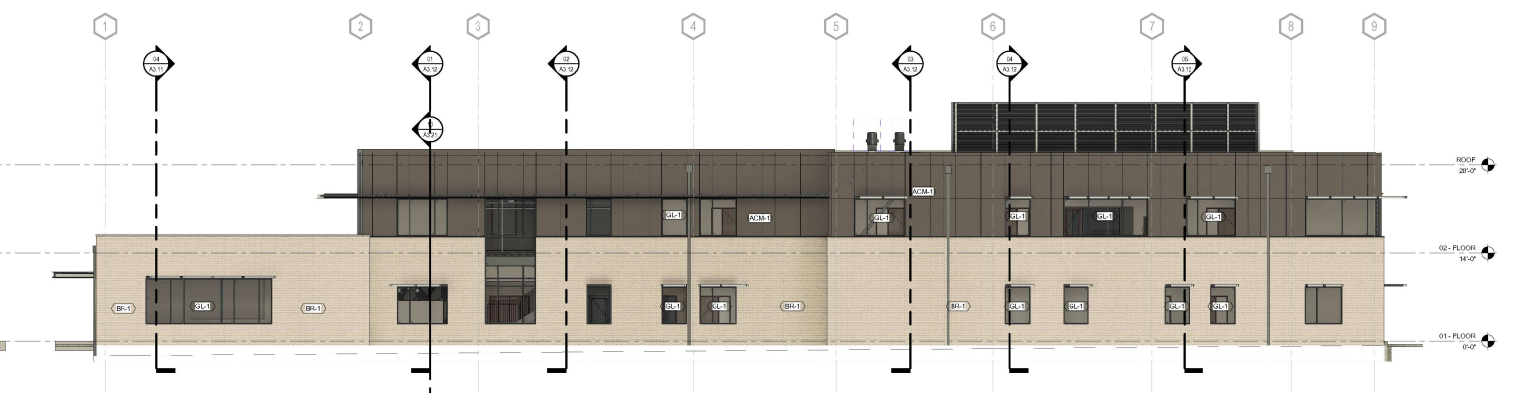


BUILDING ELEVATION - WEST Copy 2 1/8" = 1'-0" ARB 1.0 05



BUILDING ELEVATION - NORTH Copy 2 1/8" = 1'-0" ARB 1.0 3

BUILDING ELEVATION - SOUTH Copy 2 1/8" = 1'-0" ARB 1.0 02



BUILDING ELEVATION - EAST Copy 2 1/8" = 1'-0" ARB 1.0 01

District Community Center

Rendering at Main Entry



District Community Center

Rendering at Broadway & Tuxedo



LPA

