ORDINANCE NO. 2258

A ZONING ORDINANCE REPEALING ORDINANCE NO. 2124A AND ORDINANCE 2221 GRANTING A SPECIFIC USE PERMIT RELATED TO THE DEVELOPMENT OF SCHOOL FACILITIES AT 6900 BROADWAY STREET, AND GRANTING A SPECIFIC USE PERMIT FOR THE DEVELOPMENT OF SCHOOL FACILITIES AT 6801 BROADWAY STREET, 7001 BROADWAY STREET, AND 7101 BROADWAY STREET, INCLUDING THE FOLLOWING MODIFICATIONS TO SF-A AND MF-D ZONING DISTRICTS, AND AMENDING THE CODE OF ORDINANCES TO AUTHORIZE A SPECIFIC USE PERMIT AT 6900 BROADWAY, 6801 BROADWAY ST, 7001 BROADWAY ST, AND 7101 BROADWAY ST; PROVIDING FOR SEVERABILITY; AND SETTING AN EFFECTIVE DATE

WHEREAS, Ordinance 2124A, was adopted by the City Council on April 08, 2019 granting a Specific Use Permit (hereinafter referred to as "SUP") to (1) authorize a height limit of 60 feet for the Alamo Heights High School press box of its Athletic Complex, located within the SF-A Zoning District, as authorized in Section 3-87(15) of the Code of Ordinances and (2) to waive certain zoning code requirements for future facilities located within the boundaries of school district property at 6900 Broadway Street, and excepting certain zoning code requirements specifically; and

WHEREAS, the school district property at 6900 Broadway Street is generally bounded on the west by Broadway Street, on the north by East Fair Oaks Place, on the east by Vanderhoeven Drive and on the south by East Castano Avenue; and

WHEREAS, the school district, as part of their 2023 Bond program, is proposing new construction of a District Community Center, parking lot, public plaza, , and renovations to the existing District Administration Building on school district-owned properties surrounding the existing high school campus at 6900 Broadway; and

WHEREAS, the school district is applying to replace the existing SUPs (Ordinance No. 2124A and Ordinance No. 2221) with a new SUP inclusive of all High School area properties including 6900 Broadway, 6801 Broadway, 7001 Broadway, and 7101 Broadway; and

WHEREAS, the SUP application and zoning code amendment in support of this SUP was duly considered by the Planning and Zoning Commission at a public hearing on May 04, 2026, and after consideration, the Planning and Zoning Commission recommended that this SUP and a zoning code amendment in support of this SUP be approved; and

WHEREAS, the City Council considered the recommendation of the Planning and Zoning Commission at a public hearing held on May 11, 2026, and after consideration of the application for this SUP and the zoning code amendment in support of this SUP, and after hearing comments from the public concerning the application, finds that this SUP and a zoning code amendment in support of the SUP should be approved.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITYOF ALAMO HEIGHTS, TEXAS:

Section 1. This ordinance confirms the granting of a Specific Use Permit through Ordinance 2124A and Ordinance 2221, to allow the following:

A. Authorize a sixty (60)-foot height limit for its press box located at the Athletic Complex within the SF-A Zoning District as authorized in Section 3-87(15) of the Code of Ordinances and a new Section 3-87(20) of the Code of Ordinances.

B. Authorize a height limit of forty-eight (48) feet six (6) inches for the three-story academic building and thirty-six (36) feet for the accessory bleachers of its Athletic Complex within the SF-A Zoning District as authorized in Section 3-87 of the Code of Ordinances.

C. Authorize a variance from Section 3-14 (Maximum Front Yard Set Back), with one hundred sixteen (116) feet from Broadway St and twenty-one (21) feet from Vanderhoeven Drive.

D. Authorize a variance from Section 3-18 (Maximum Front Yard Impervious Cover) with sixty-six (66) percent in the Broadway Street front yard and ninety-six (96) percent in the Vanderhoeven Drive front yard.

E. Authorize a variance from Section 3-21 (Driveway Specifications) allowing a twenty-six (26) foot wide fire lane and a twenty-four (24) foot wide driveway on Vanderhoeven Drive for ambulance access.

F. Authorize a variance from Section 3-21 (Required Off-Street Parking) allowing zero (0) covered parking spaces.

Section 2. Public school facilities within the property at 6900 Broadway St may be developed without regard to SF-A Zoning District requirements applicable to building setbacks, articulation, lot coverage, looming, and floor to area ratios. Public school facilities within the properties at 7001 Broadway St and 7101 Broadway St shall be developed in accordance with MF-D Zoning District requirements, except as authorized by this SUP. Any future variance to height and public street setback requirements shall require SUP approval through the Planning and Zoning Commission and City Council. The property at 6801 Broadway St, zoned Parking District, will comply with that zoning district's requirements.

Section 3. Public school facilities within the property at 6900 Broadway St are authorized per this SUP to do the following:

A. Authorize a sixty (60)-foot height limit for its press box located at the Athletic Complex within the SF-A Zoning District as authorized in Section 3-87(15) of the Code of Ordinances and a new Section 3-87(20) of the Code of Ordinances.
B. Authorize a height limit of forty-eight (48) feet six (6) inches for the three-story academic building and thirty-six (36) feet for the accessory bleachers of its Athletic Complex.

C. Authorize a variance from Section 3-14 (Maximum Front Yard Set Back), with one hundred sixteen (116) feet from Broadway St and twenty-one (21) feet from Vanderhoeven Drive.

D. Authorize a variance from Section 3-18 (Maximum Front Yard Impervious Cover) with sixty-six (66) percent in the Broadway Street front yard and ninety-six (96) percent in the Vanderhoeven Drive front yard.

E. Authorize a variance from Section 3-21 (Driveway Specifications) allowing a twenty-six (26) foot fire lane and a twenty-four (24) foot driveway on Vanderhoeven Drive for ambulance access.

G. Authorize a variance from Section 3-21 (Required Off-Street Parking) allowing zero (0) covered parking spaces.

Section 4. This ordinance grants a Specific Use Permit for the property at 7001 Broadway Street, to allow the following:

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.

Section 5. This ordinance grants a Specific Use Permit for the property at 7101 Broadway Street, to allow the following:

A. Authorize variance from Section 3-50(1) (Minimum Rear Yard Landscape Area) from a minimum of eight (8) feet to a minimum of one (1) foot along the west property line.

Section 6. In addition to the foregoing and in conformance with Sec. 3-87(20), the property owner shall:

A. Pay for the installation of any infrastructure, such as water, sewer and stormwater connections or enhancements required to support its facilities.

B. Obtain City Council approval, after Architectural Review Board ("ARB") review, of the facade of structures which face the public streets surrounding the property.

C. Obtain City Council approval, after ARB review, for new signage which face the public streets surrounding the property.

D. Provide adequate on-site parking for students and staff.

E. Comply with all building codes and other governmental requirements pertaining to the construction of structures on the subject properties.

Section 7. PUBLIC PURPOSE. The City Council finds that the Specific Use Permit herein approved complies with all applicable rules and regulations set forth in the City's Code of Ordinances and other law and is consistent with the City's Comprehensive Master Plan.

Section 8. INCORPORATING RECITALS. The City Council approves the recitals hereto and incorporates them herein as findings of fact.

Section 9. REPEALING ORDINANCES IN CONFLICT AND SAVINGS CLAUSE. All ordinances or parts of ordinances in conflict herewith (including the Prior Entitlements) are hereby repealed to the extent of such conflict with all remaining portions not conflicting being saved from repeal herein.

Section 10. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or illegal, such decision shall not affect the validity of the remaining sections of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared void.

Section 11. REVOCATION OF SPECIFIC USE PERMIT. The Specific Use Permit may be suspended, revoked, or modified by the City Council, after public hearing, notice and report by Planning and Zoning Commission pursuant to Texas Local Government Code 211 to determine whether any condition, stipulation, or term of the approval of the Specific Use Permit has been violated.

Section 12. EFFECTIVE DATE. The Ordinance shall be effective immediately following approval by City Council

PASSED AND APPROVED this the **11th** day of **MAY, 2026**.

ALBERT HONIGBLUM, MAYOR

ATTEST:

ELSA T. ROBLES, CITY SECRETARY

CITY OF ALAMO HEIGHTS, TEXAS

APPROVED AS TO FORM:

FRANK J. GARZA, CITY ATTORNEY