

P&Z CASE NO. 461 AHISD SUP

MAY 04, 2026

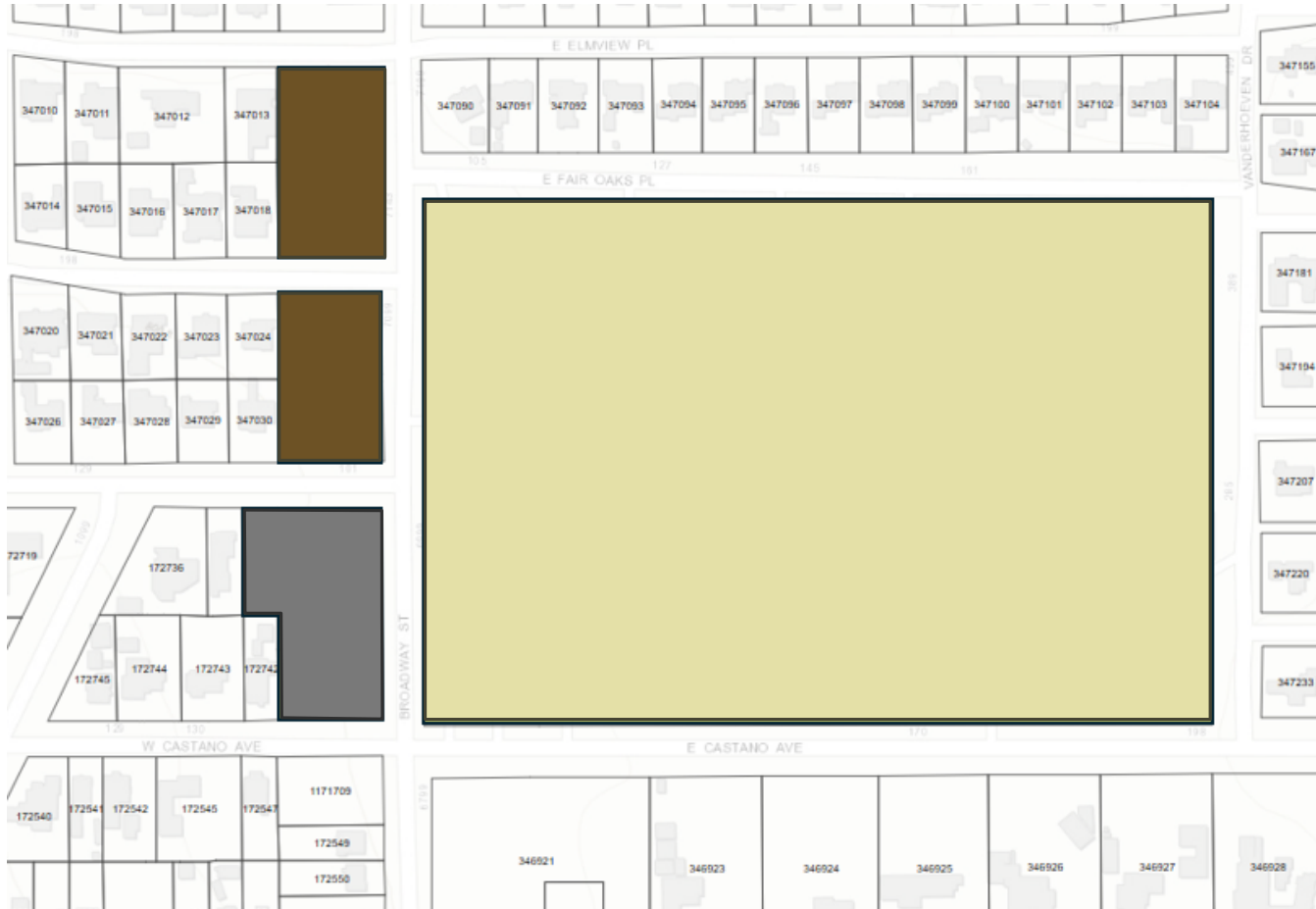


COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner



SUMMARY



- Multi-Family District (MF-D), Single-Family Dwelling District A (SF-A), and Parking District (P)
- 6900 Broadway St (AHISD High School Campus), 6801 Broadway St, 7001 Broadway St, and 7101 Broadway St
- SUP

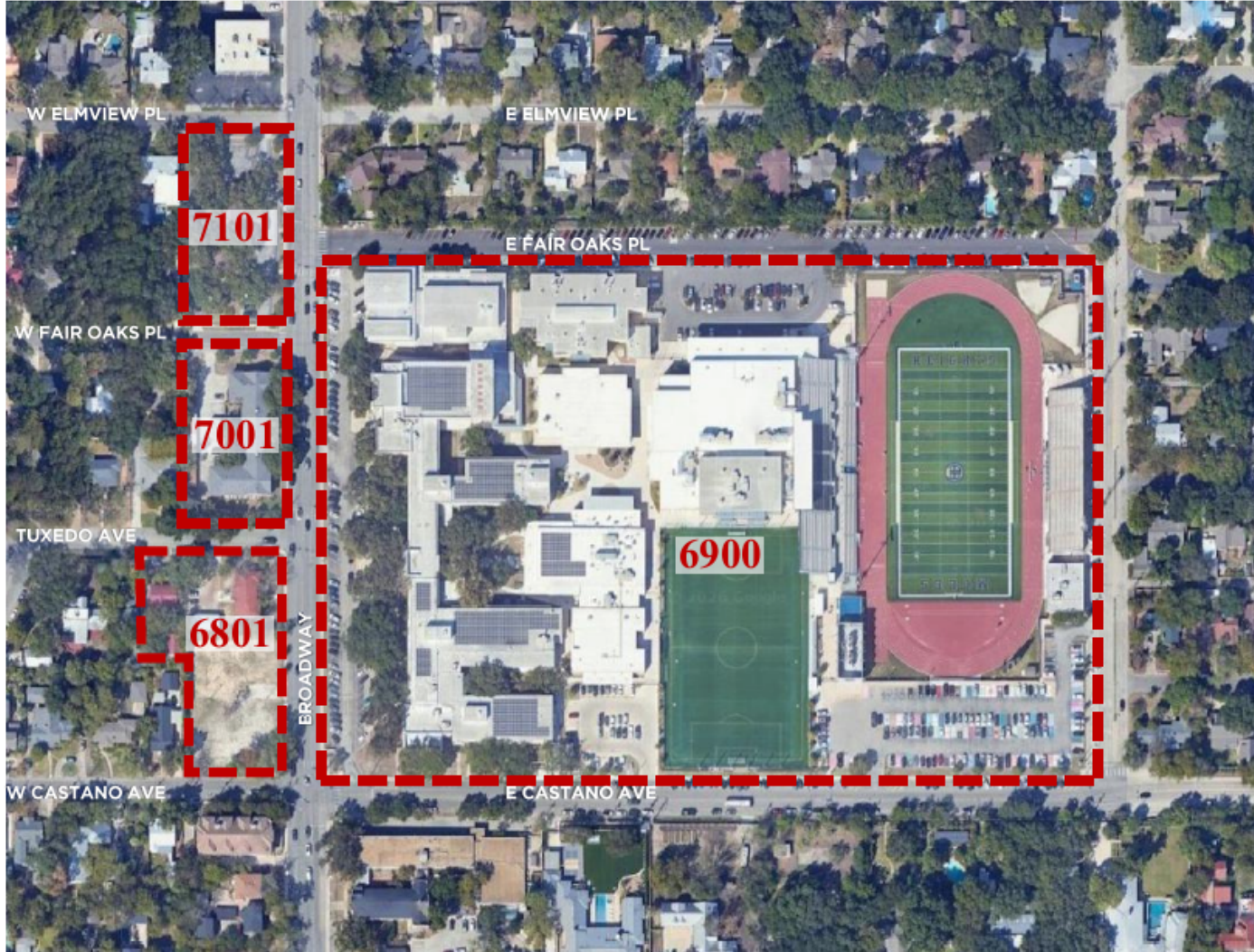


SUMMARY

- Proposal to replace the existing SUPs previously approved for 6900 Broadway St with a new SUP that consolidates those ordinances into one and expands the scope of the ordinance to include the other AHISD properties on the west side of Broadway St between Castano Ave and E Elmview Pl.
- Variances to City's Zoning Code requested through SUP

PROPOSAL - OVERVIEW

Special Use Permit | **AHHS Campus**



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

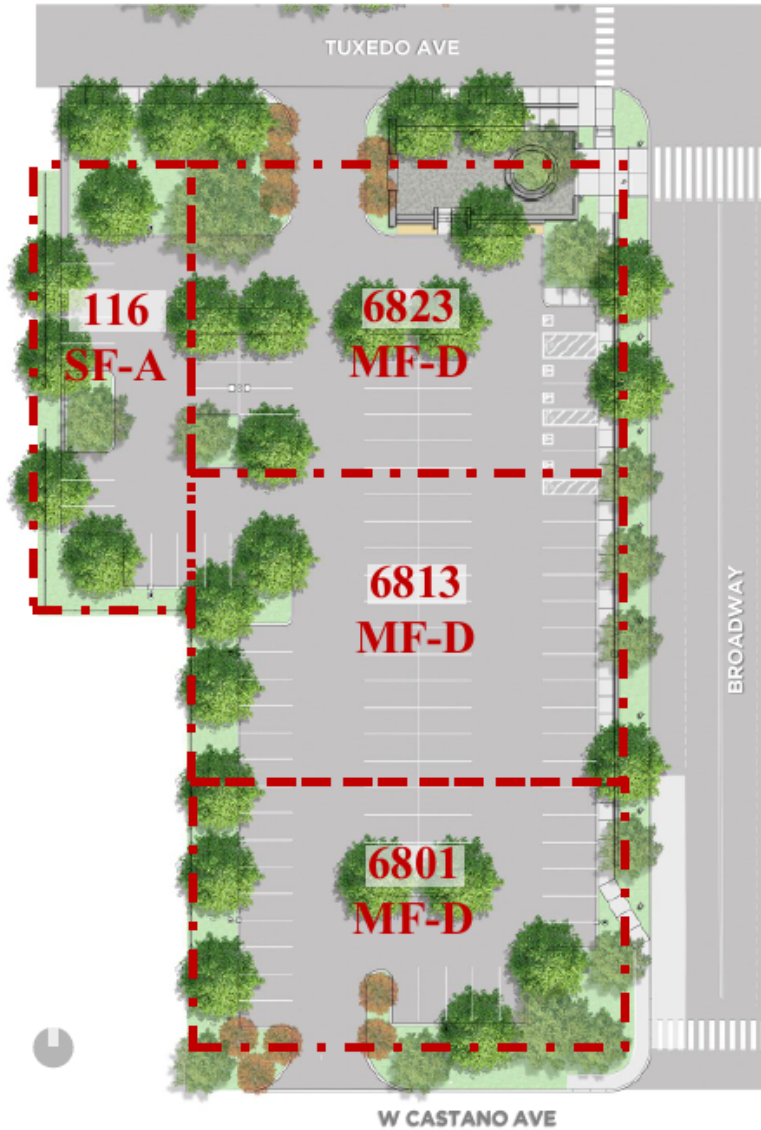
PROPOSAL – CONCEPT PLAN

envisioning | **site plan concept**



PROPOSAL – 6801 BROADWAY ST

Special Use Permit | **6801 Broadway**



proposed development

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

reviews required

Consolidate and Replat - **Complete**

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

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

ARB Demolition Review & **Council Review - Complete**

ROW Encroachment Agreement for Plaza

No variances sought on property

PROPOSAL — 6801 BROADWAY ST

envisioning | **previous concept**



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

PROPOSAL — DISTRICT COMMUNITY CENTER



Special Use Permit | **7001 Broadway**



proposed development

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

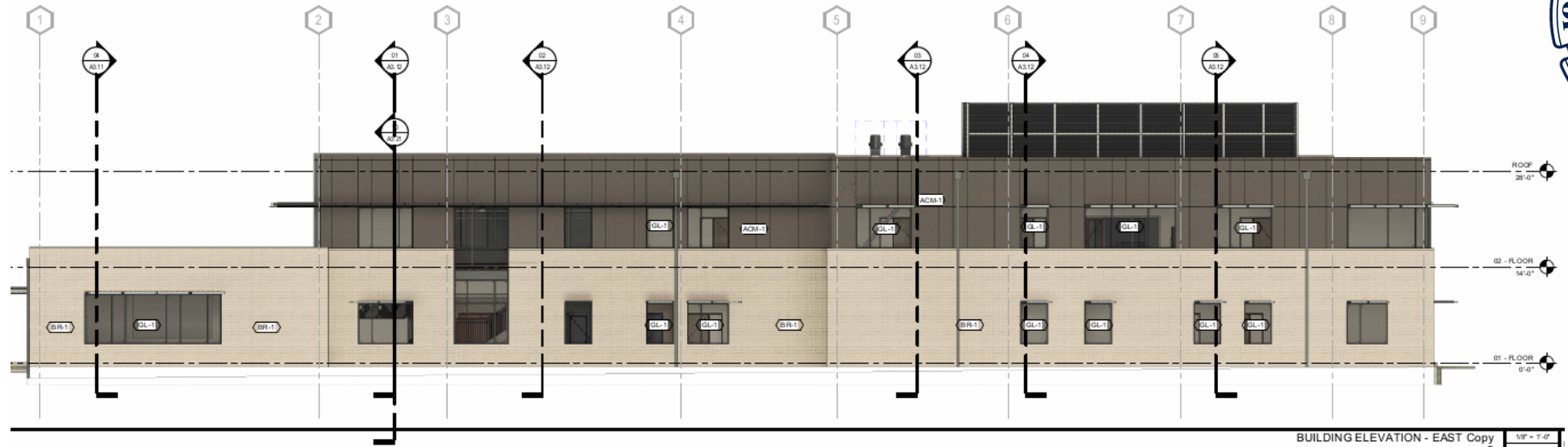
required reviews

Incorporate property into AHHS SUP

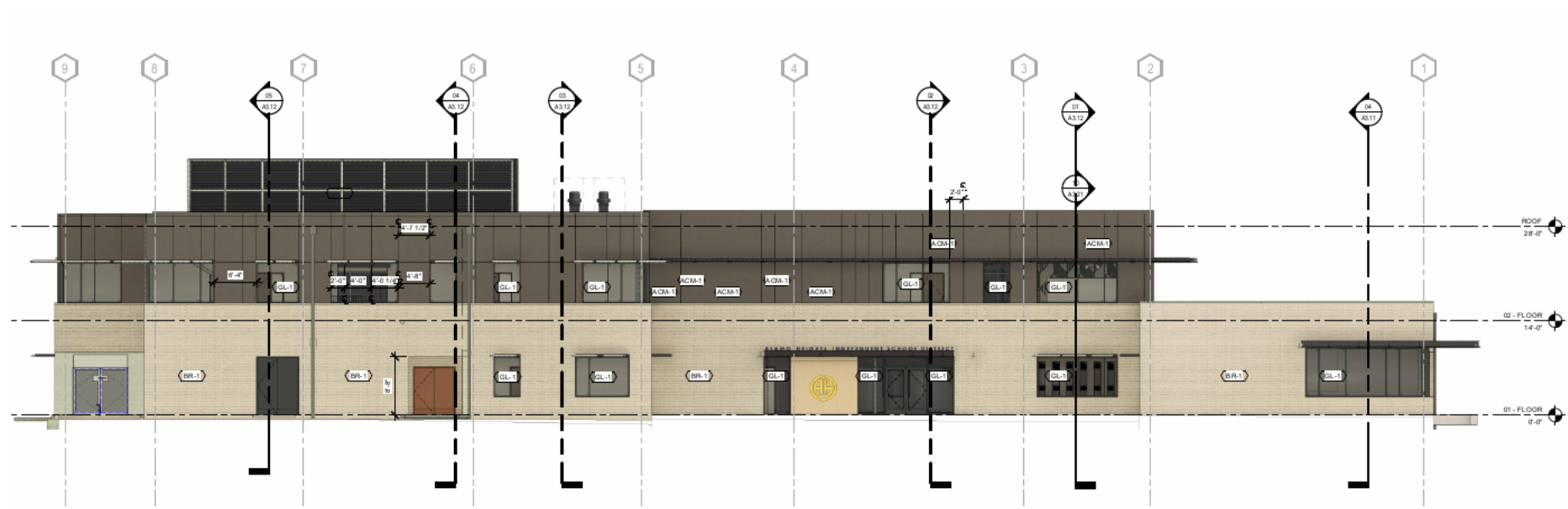
- Rear yard landscape buffer reduction
 - Proposed 6' (MF-D - 8' min)
 - Parking Impact: 19 - 90 degree vs 9 parallel
- Side yard setback on Tuxedo
 - Proposed 13' (MF-D - 8' max)

ARB Review & Council Review - Complete

PROPOSAL — DISTRICT COMMUNITY CENTER



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



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

PROPOSAL — DISTRICT COMMUNITY CENTER



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



BUILDING ELEVATION - SOUTH
Copy 2

PROPOSAL — DISTRICT COMMUNITY CENTER



PROPOSAL — 7101 BROADWAY ST

Special Use Permit | **7101 Broadway**



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

PUBLIC REALM IMPROVEMENTS



PUBLIC REALM IMPROVEMENTS



VARIANCE REQUESTS



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'	No Change

7001 Broadway (MF-D)

Zoning Ordinance Reference		Zoning Requirement	Existing Condition	Proposed Condition
3-45 (9)(b)	Side Yard Setbacks	0' Min - 8' Max	Colony House = 24'	Tuxedo = 13'
3-50(2)	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

6801 Broadway St (P) - No variances sought



POLICY ANALYSIS

- Improvements in SUP subject to plan review to ensure compliance with city codes as well as ARB and City Council review
- To be considered at the regular City Council meeting of May 11, 2026 pending recommendation.



PUBLIC NOTIFICATION

- Postcards – mailed to property owners within a 200-foot radius
- Notices – posted on City website and on the properties
- Legal Notice – posted in official newspaper of the City (SA Express News)
- Responses received (Inside 200-ft radius):
 - Support: (0) Opposed: (0) Neutral: (0)
- Responses received (Outside 200-ft radius):
 - Support: (0) Opposed: (0) Neutral: (0)

