

# P&Z CASE NO. 469 AHISD SUP AMENDMENT

JULY 06, 2026

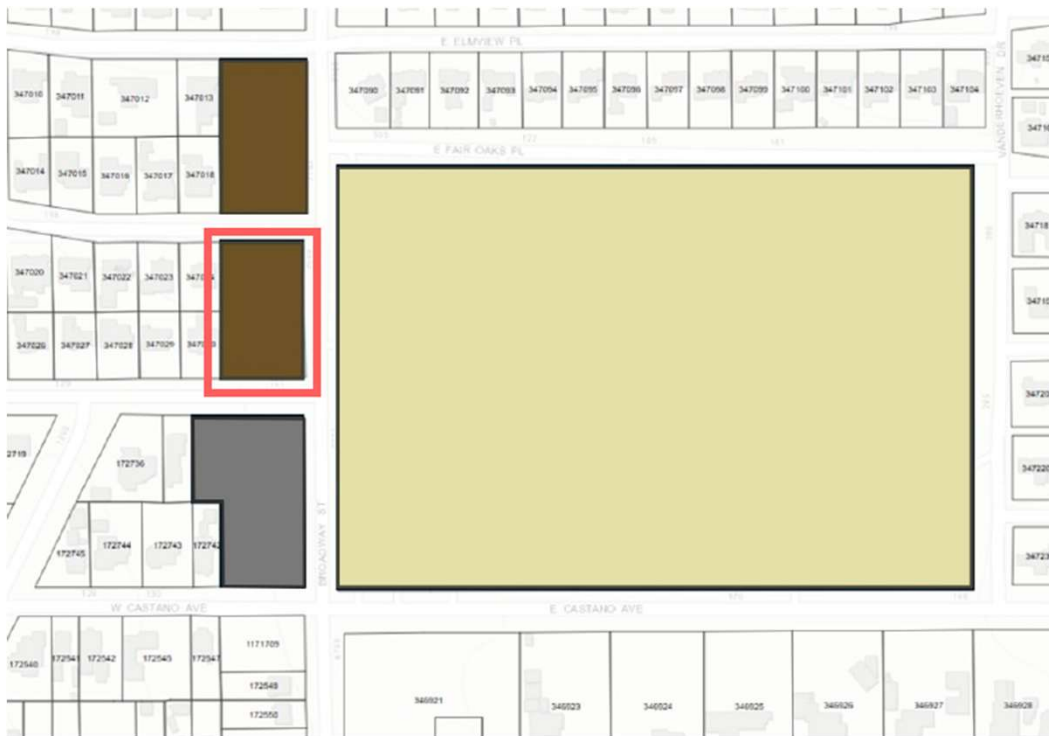


## COMMUNITY DEVELOPMENT

Presented by:  
Tyler Brewer  
Senior Planner



# SUMMARY



- Multi-Family District (MF-D)
- 7001 Broadway St
- SUP Amendment



# SUMMARY

- AHISD requesting an amendment to the side and rear yard landscape buffer regulations for the proposed District Community Center located at 7001 Broadway St
- Addresses landscape buffer conflicts discovered during plan review after the SUP was approved
- Amendment only affects 7001 Broadway St

# PROPOSAL — DISTRICT COMMUNITY CENTER





# PROPOSED SUP AMENDMENT\*



- 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.
- 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.

\*ONLY AFFECTS 7001 BROADWAY ST

# POLICY ANALYSIS

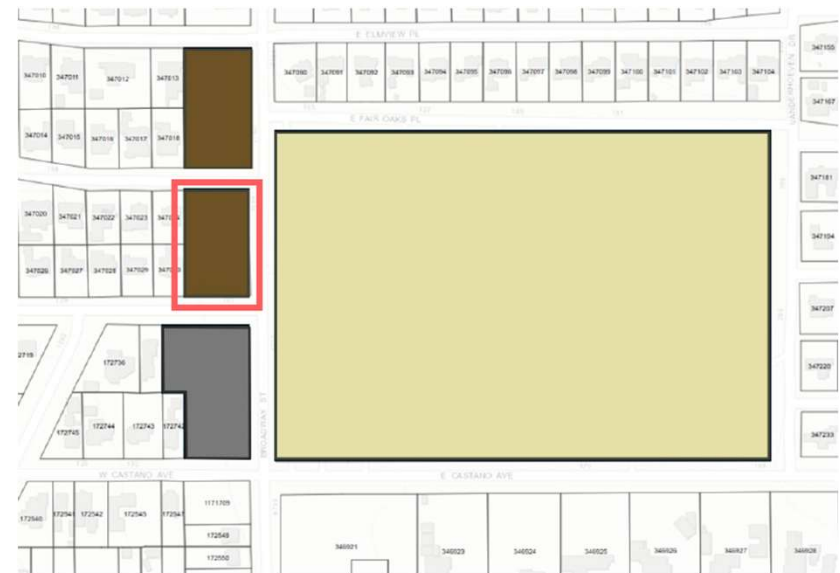


- To be considered at the regular City Council meeting of July 13, 2026, pending recommendation.



# 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)



# P&Z CASE NO. 470 CHAPTER 3 AMENDMENT FOR DEFINITIONS & LAND USE CHART

JULY 06, 2026



## COMMUNITY DEVELOPMENT

Presented by:  
Tyler Brewer  
Senior Planner



# SUMMARY

- Proposing “walk-up facilities” as a defined land use in the City’s Zoning Code
- Proposal would allow “walk-up facilities” by right in the City’s Business Zoning Districts



# BACKGROUND

- City's Zoning Code is periodically updated to provide greater clarity to property owners regarding the use and characteristics of buildings and structures on properties
- “Walk-up facilities” proposed to address current and prospective businesses in Alamo Heights

# PROPOSAL



- **Definition:** Walk-up facility. A business facility wherein accommodations are constructed on the exterior wall of the building that are accessible to pedestrians and allows for the dispensing of and payment for food and retail goods without either party to the transaction being required to enter or exit the facility.
- **Zoning Districts:**
  - B-1, B-2, B-3



# POLICY ANALYSIS

- City undertaking efforts to enhance the public realm along commercial corridors to create more vibrant, pedestrian-friendly environments
- Proposed land use allows for properties in our business districts to provide walk-up sales to pedestrians