



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

**Planning & Zoning Commission Meeting
Monday, May 06, 2024 – 5:30 P.M.**

Take notice that a regular Planning & Zoning Commission Meeting of the City of Alamo Heights will be held on **Monday, May 06, 2024 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.

INSTRUCTIONS FOR TELECONFERENCE: Members of the public may also participate via audio by dialing 1-346-248-7799 and entering Meeting ID 89047228116. If you would like to speak on a particular item, when the item is considered, press *9 to “raise your hand”. Citizens will have three (3) minutes to share their comments. The meeting will be recorded.

The City cannot guarantee participation by phone due to unforeseen technical difficulties or provide prior notice if they occur; therefore, the City urges your in-person attendance if you require participation.

Case No. 438 – Public hearing, consideration, and action will take place on **Monday, May 06, 2024 at 5:30pm** regarding the request of the Alamo Heights Independent School District, owner, represented by Eric Baumgartner of LPA Design Studios, applicant, for a Specific Use Permit (SUP) for the construction of a new 3-story academic building with new visitor side bleachers and field house building on the identified as **CB 4024 LOT ALL OF BLK ALAMO HEIGHTS HIGH SCHOOL SITE**, also known as **6900 Broadway St** zoned Single Family District (SF-A).

The City Council of the City of Alamo Heights will conduct a public hearing on **Monday, May 13, 2024 at 5:30pm** relating to the recommendations of the Planning and Zoning Commission regarding the same issues.

April 14, 2024

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 recently passed 2023 Bond program, is proposing replacement of the main Academic Building on the High School Campus and replacement of the existing Visitor Side Bleachers. The existing academic building, located on Broadway and Castano Ave, will be demolished and a newly constructed 153,000 square foot academic building is proposed in a similar building footprint. The new building will hold administrative, counseling, and teacher support offices in addition to bringing the academic areas up to TEA and 21st century educational standards.

The proposed academic building design draws many elements from the existing high school on the street facing facades to continue the long-standing character of the High School campus. The building is proposed as three stories and set amongst the numerous heritage oaks on the site. To reduce the impact of the increased building height (48'-6"), the third floor of the building is set back from the main façade. The preserved heritage oaks further screen the impact of the taller building.

The proposed Visitor Side Bleacher Replacement along Vanderhoeven is proposed for a similar footprint of the existing building and stand 36' above grade.

Due to the current zoning, we are applying for a special use permit for the campus to include variances from the building height, front yard setback, front yard impervious area, front yard driveway, covered parking, and accessory structure located in the front yard. The following Table 1.0 and attached documents indicate the proposed construction and the requested variances from SF-A zoning ordinances.

As part of the previous SUP approved in 2019, the Code of Ordinances was revised to include Sec. 3-87. This notes that "Public School Facilities withing the property of 6900 Broadway may be developed without regard to SF-A zoning District requirements applicable to building setbacks, articulation, lot coverage, looming, and floor to area ratios, except that height and street setback requirements shall require SUP approval."

The assumption in the following documentation is that Broadway is the front yard condition, Castano Ave and Fair Oaks are side yard conditions, and Vanderhoeven St is a second front yard condition.

We thank you for your consideration and look forward to working with you on this important project.

Sincerely,



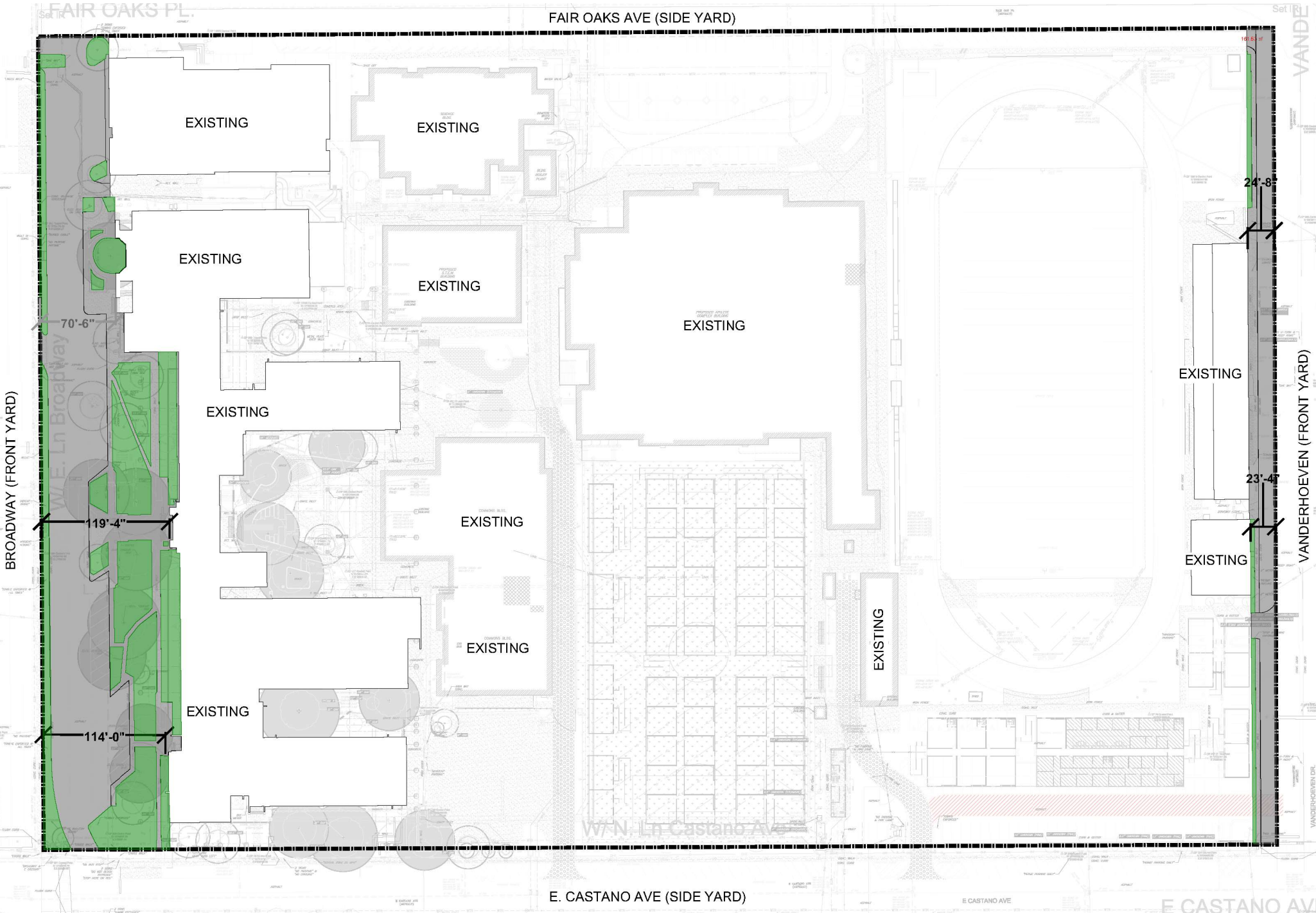
Eric Baumgartner
Project Manager
LPA Design Studios

CC: Mike Hagar, Sara Flowers

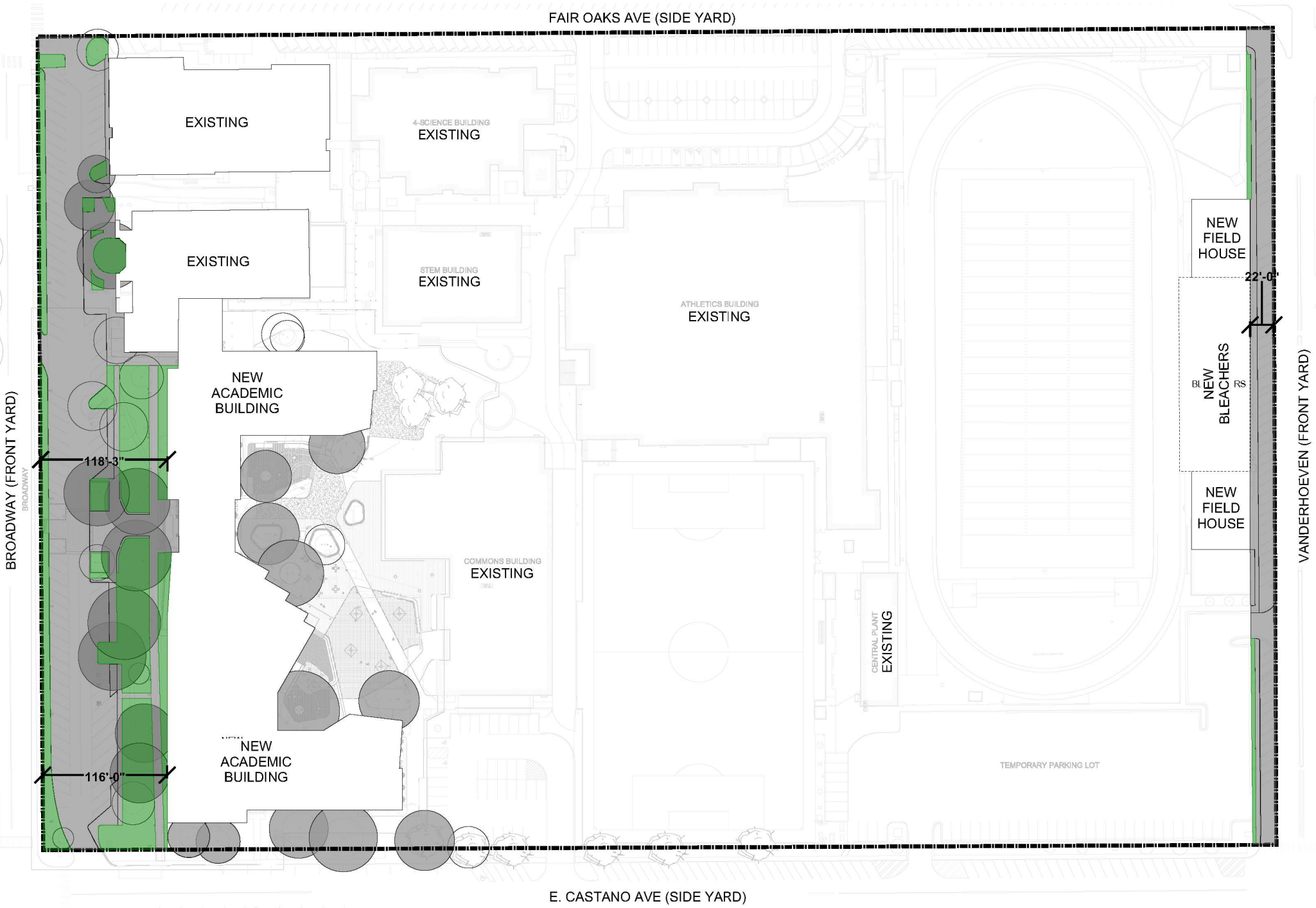


Table 1.0

Zoning Ordinance Reference		Zoning Requirement	Existing Condition	Proposed Condition
3-14 (See Exhibit 1.0 and 1.1)	Maximum Front Yard Set Back (Broadway)	Not greater than 35'	114'	116'
3-14 (See Exhibit 1.0 and 1.1)	Maximum Front Yard Set Back (Vanderhoeven)	Not less than 30'	23'-4"	22'
3-18 (See Exhibit 2.0 and 2.1)	Max Front yard Impervious Cover (Broadway)	30% Max	64%	67%
3-18 (See Exhibit 2.0 and 2.1)	Max Front yard Impervious Cover (Vanderhoeven)	30% Max	92%	93%
3-19 (See Exhibit 3.0)	Height (Academic Building)	33' +2' bonus = 35'	Academic Building - 32'6"	Proposed Academic Building - 48' 6"
3-19 (See Exhibit 3.0)	Height (Visitor Side Bleachers)	33' +2' bonus = 35'	Visitor Side Bleachers - 32'	Proposed visitor side bleacher - 36'
3-21 (See Exhibit 4.0 and 4.1)	Driveway Specs (Broadway)	Max 14'	20'6"	26' Fire lane
3-21 (See Exhibit 4.0 and 4.1)	Driveway Specs (Vanderhoeven)	Max 14'	24'	24' Ambulance Access
3-21	Covered Parking	2 spaces min	0	0
3-81 and 3-85	Accessory Building in Front Yard (Vanderhoeven)	Must be in rear of main building	In Vanderhoeven Front Yard area	In Vanderhoeven Front Yard area



FRONT YARD SETBACK - EXISTING
EXHIBIT 1.0





BROADWAY:

Impervious -	50, 732 SF
Pervious -	28, 127 SF
	64 %

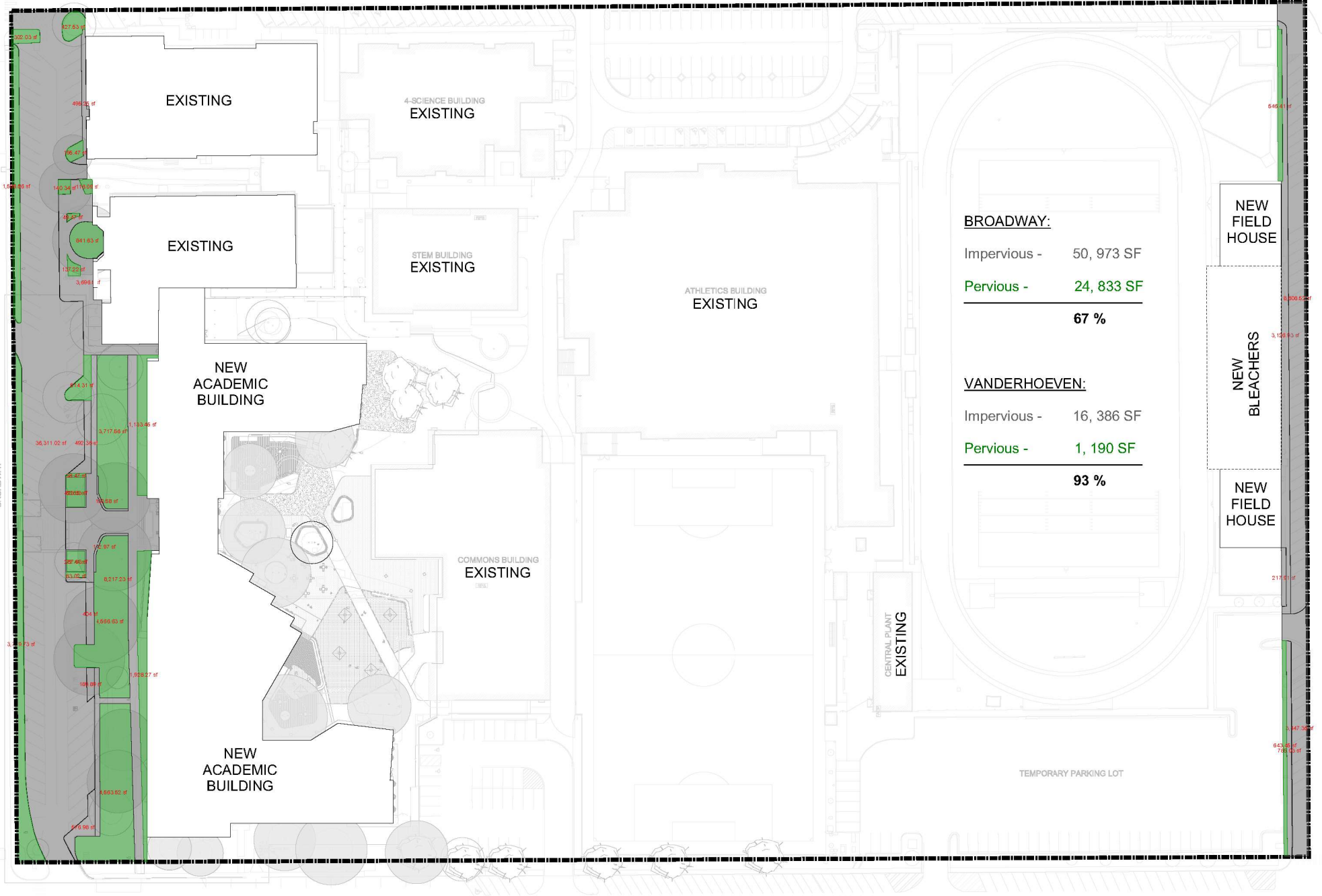
VANDERHOEVEN:

Impervious -	16, 515 SF
Pervious -	1, 543 SF
	92%

FRONT YARD IMPERVIOUS - EXISTING
EXHIBIT 2.0

FAIR OAKS AVE (SIDE YARD)

BROADWAY (FRONT YARD)



E. CASTANO AVE (SIDE YARD)

BROADWAY:

Impervious - 50, 973 SF

Pervious - 24, 833 SF

67 %

VANDERHOEVEN:

Impervious - 16, 386 SF

Pervious - 1, 190 SF

93 %

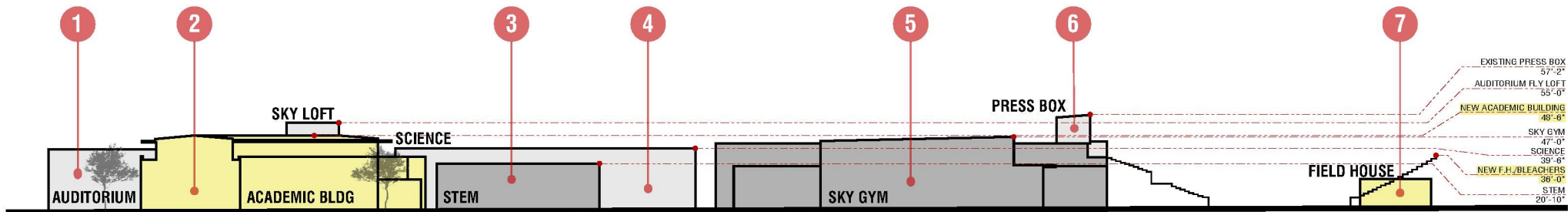
NEW FIELD HOUSE

NEW BLEACHERS

NEW FIELD HOUSE

VANDERHOEVEN (FRONT YARD)

1. AUDITORIUM FLY LOFT: **55'-0"**
2. NEW ACADEMIC BUILDING: **48'-6"**
3. STEM: **20'-10"**
4. SCIENCE BUILDING: **39'-6"**
5. SKY GYM: **47'-0"**
6. EXISTING PRESSBOX: **57'-2"**
7. NEW FIELD HOUSE(F.H.)/BLEACHERS: **36'-0"**



FAIR OAKS PL.

FAIR OAKS AVE (SIDE YARD)

Set 1
VANDE

BROADWAY (FRONT YARD)

20'-0"

18'-8"

20'-6"

24'-0"

VANDERHOEVEN (FRONT YARD)

VANDERHOEVEN DR.

EXISTING

EXISTING

EXISTING

EXISTING

EXISTING

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EXISTING

E. CASTANO AVE (SIDE YARD)

E CASTANO AVE

E CASTANO AVE

DRIVEWAY - EXISTING
EXHIBIT 4.0



