



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

**Architectural Review Board Meeting**  
**January 16, 2024 – 5:30 P.M.**

Take notice that a Regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, January 16, 2024 at 5:30pm** in the City Council Chambers, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects with may come before it.

***INSTRUCTIONS FOR TELECONFERENCE:** The City will make reasonable efforts to allow members of the public to participate via audio by dialing 1-346-248-7799 and entering access number 86801845240#. 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. 918F – 6900 Broadway St (Significance Only)**

Request of Eric Baumgartner of LPA Design Studios, applicant, representing the Alamo Heights Independent School District, owner, for the significance review of an existing academic building located at 6900 Broadway St in order to demolish 100% of the existing structure fronting Broadway St and Castano Ave under Demolition Review Ordinance No. 1860 (April 12, 2010).

Chapter 5 of Code of Ordinances (Buildings and Building Regulations) requires City Council to consider the ARB's recommendation for all demolition/final design review applications. Please check the ARB posted results on the City's website after the ARB meeting to confirm any future meeting dates.

Plans are available for public viewing on the City's website, with the exception of floor plans, (<http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/>) and at the Community Development Services Department located at 6116 Broadway St, 2<sup>nd</sup> floor. You may also contact Michelle Ramos ([mramos@alamoheightstx.gov](mailto:mramos@alamoheightstx.gov)) or Lety Hernandez ([lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov)) by email or our office at (210) 826-0516 for additional information regarding this case.

December 22, 2023

Lety Hernandez  
Community Development Services Director  
City of Alamo Heights  
6116 Broadway  
San Antonio, TX 78209

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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. The existing building, located on Broadway and Castano Ave, will be demolished and a newly constructed 148,350 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 21<sup>st</sup> century educational standards.

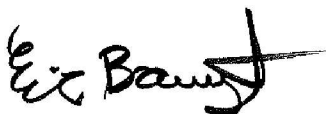
The proposed design draws many elements from the existing high school on the street facing facades to continue the long-standing character of the High School campus. The building is proposed as three stories and set amongst the numerous heritage oaks on the site. To reduce the impact of the increased building height (50'), the third floor of the building is set back from the main façade.

During the construction phase, temporary facilities to maintain school operations will be required. Portable classrooms are proposed on the southeast corner of campus on the existing artificial turf soccer field and on the parking lot. The proposed portable classroom layout will hold 60 classrooms along with administration, counseling, and special education spaces. Additionally, to partially offset the loss of parking spaces on campus due to the construction, a temporary parking lot with 98 spaces will be constructed on the Southwest corner of Castano Ave and Broadway. The total overall parking during construction will be approximately 92 fewer spaces than existing. The school district is exploring additional ways to alleviate the impact of parking spaces on the neighborhood during this two-year period.

Due to the current zoning, we anticipate applying for a special use permit for the campus to include variance from the building area, building height, front yard set back, front yard impervious area, front yard driveway, and campus floor area ratio. Documentation required for this permit will be forthcoming in 2024.

Please find the attached documents exhibiting the proposed construction and temporary facilities. 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

ALAMO HEIGHTS HIGH SCHOOL - CLASSROOM BUILDING  
REPLACEMENT

Developed for  
ALAMO HEIGHTS INDEPENDENT SCHOOL DISTRICT



1. ALL TREES ARE TO REMAIN, UNLESS OTHERWISE NOTED. SEE SHEET L0.02
2. ALL PROTECTED TREES SHALL COMPLY WITH ALAMO HEIGHTS TREE PRESERVATION ORDINANCE.
3. NOTES HERE...

[illegible]

DEMOLITION PLAN



NOT FOR REGULATORY APPROVAL  
PERMITTING OR CONSTRUCTION

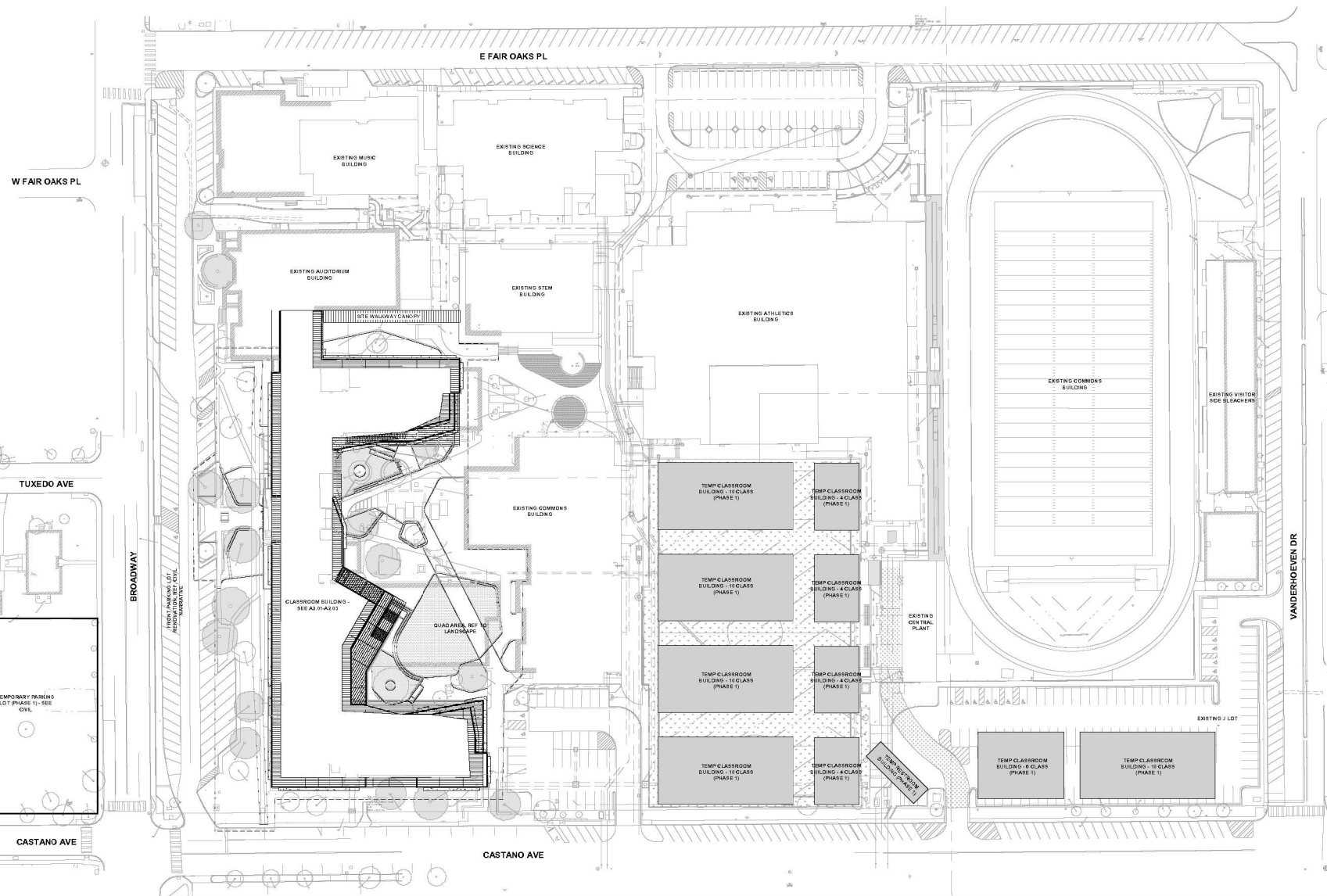
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## ALAMO HEIGHTS HIGH SCHOOL - CLASSROOM BUILDING REPLACEMENT

Developed for  
ALAMO HEIGHTS INDEPENDENT SCHOOL DISTRICT



00 - SITE PLAN

1" = 40'-0"	02
A021	

## KEY NOTES

1. ALL TREES ARE TO REMAIN, UNLESS OTHERWISE NOTED. SEE SHEET L0 02
2. ALL PROTECTED TREES SHALL COMPLY WITH ALAMO HEIGHTS TREE PRESERVATION ORDINANCE.
3. NOTES HERE..

## GENERAL NOTES

LEGEND

IMAGINARY LINE  
LIMIT OF WORK (L.O.W.)

[illegible][illegible]

Job Number	31545
Checked By	Checker
Scale	As indicated

## SITE PLAN

A0.21

A0.21