

ORDINANCE NO. 2263

A ZONING ORDINANCE AMENDING ORDINANCE NO. 2258 GRANTING A SPECIFIC USE PERMIT RELATED TO THE DEVELOPMENT OF SCHOOL FACILITIES AT 6900 BROADWAY STREET, 6801 BROADWAY STREET, 7001 BROADWAY STREET, AND 7101 BROADWAY STREET, SPECIFICALLY AMENDING THE ZONING REQUIREMENTS AT 7001 BROADWAY STREET; 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, Ordinance No. 2258 was adopted by the City Council on May 11, 2026, replacing the then-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 school is requesting to amend the existing SUP (Ordinance No. 2258) to incorporate design elements of the proposed new construction of a District Community Center at 7001 Broadway Street; and

WHEREAS, the amended SUP was duly considered by the Planning and Zoning Commission at a public hearing on July 06, 2026, and after consideration, the Planning and Zoning Commission recommended that this amended SUP be approved; and

WHEREAS, the City Council considered the recommendation of the Planning and Zoning Commission at a public hearing held on July 13, 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 CITY OF ALAMO HEIGHTS, TEXAS:

Section 1. AMENDMENT. This ordinance Amends Ordinance No. 2258 granting a Specific Use Permit for AHISD including 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 Ave.
- 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 Pl.
- 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 Ave.
- 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.

Section 2. REMAINING PROVISIONS UNCHANGED. The remainder of the existing Ordinance No. 2258 granting a SUP for AHISD for district property at 6900 Broadway Street and 6801 Broadway Street remains unchanged and shall remain in full force and effect, save and except as amended by this Ordinance.

Section 3. 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 4. INCORPORATING RECITALS. The City Council approves the recitals hereto and incorporates them herein as findings of fact.

Section 5. 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 6. 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 7. REVOCATION OF SPECIFIC USE PERMIT. The Amended 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 Amended Specific Use Permit has been violated.

Section 8. EFFECTIVE DATE. The Ordinance shall be effective immediately following approval by City Council

PASSED AND APPROVED this the **13th** day of **JULY, 2026**.

ATTEST:

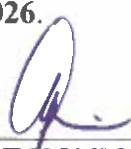


ELSA T. ROBLES, CITY SECRETARY

APPROVED AS TO FORM:



FRANK J. GARZA, CITY ATTORNEY



ALBERT HONIGBLUM, MAYOR

