

ORDINANCE NO. 2221

A ZONING ORDINANCE GRANTING A SPECIFIC USE PERMIT TO THE ALAMO HEIGHTS INDEPENDENT SCHOOL DISTRICT FOR THE DEVELOPMENT OF SCHOOL FACILITIES AT 6900 BROADWAY, INCLUDING A HEIGHT LIMIT FOR THE ACADEMIC BUILDING AND ACCESSORY BLEACHERS OF THE ATHLETICS COMPLEAS WELL AS OTHER VARIANCES IN THE SF-A ZONING DISTRICT, AND AMENDING SECTION 3-87 OF THE CODE OF ORDINANCES TO AUTHORIZE SPECIFIC USE PERMITS AT 6900 BROADWAY ST

WHEREAS, Alamo Heights Independent School District requested a Specific Use Permit (hereinafter referred to as "SUP") to authorize a height limit of forty-eight (48) feet six (6) inches for the three-story academic building and thirty-six (36) feet for the accessory bleachers of its Athletic Complex in the SF-A Zoning District as authorized in Section 3-87 of the Code of Ordinances; and

WHEREAS, Alamo Heights Independent School District also requested the SUP to authorize variance from Section 3-14 Maximum Front Yard Set Back, with one hundred sixteen (116) feet from Broadway and twenty-one feet (21) from Vanderhoeven; and

WHEREAS, Alamo Heights Independent School District also requested the SUP to authorize variance from Section 3-18 from Maximum Front Yard Impervious Cover with sixty-six (66) percent in the Broadway front yard and ninety-six (96) in the Vanderhoeven front yard; and

WHEREAS, Alamo Heights Independent School District also requested the SUP to authorize variance from Section 3-21 Driveway specifications for a twenty-six (2) foot wide fire lane and a twenty-four (24) foot wide driveway on Vanderhoeven for ambulance access; and

WHEREAS, Alamo Heights Independent School District also requested the SUP to authorize variance from Section 3-21 where there will be zero (0) covered parking spaces; and

WHEREAS, the Alamo Heights Independent School District's property at 6900 Broadway St is generally bounded on the west by Broadway, 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 SUP application and zoning code amendment in support of this SUP was duly considered by the Planning and Zoning Commission at a public hearing on May 6, 2024 and after consideration, the Planning and Zoning Commission recommended unanimously that this SUP and a zoning code amendment in support of this SUP requested by Alamo Heights Independent School District be approved; and

WHEREAS, the City Council considered the recommendation of the Planning and Zoning Commission at a public hearing held on May 6, 2024, 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 that the Alamo Heights Independent School District is granted a Specific Use Permit and a new Section 3-87 (21) of the Code of Ordinances is adopted as follows:

“Sec. 3-87. Specific Use Permits

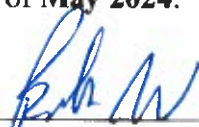
(21) Public school facilities within the property at 6900 Broadway is authorized per this SUP to do the following:

1. Authorize a height limit of forty-eight (48) feet six (6) inches for the three-story academic building and thirty-six (36) feet for the accessory bleachers of its Athletic Complex.
2. Authorize a variance from Section 3-14 Maximum Front Yard Set Back, with one hundred sixteen (116) feet from Broadway and twenty-one (21) feet from Vanderhoeven.
3. Authorize variance from Section 3-18 from Maximum Front Yard Impervious Cover with sixty-six (66) percent in the Broadway front yard and ninety-six (96) percent in the Vanderhoeven front yard.
4. Authorize variance from Section 3-21 Driveway specifications for a twenty-six (26) foot fire lane and a twenty-four (24) foot driveway on Vanderhoeven for ambulance access.
5. Authorize variance from Section 3-21 where there will be zero (0) required covered parking spaces on the property.

The Specific Use Permit (SUP) may be terminated by the City of Alamo Heights for failure to comply with the terms of this ordinance.

This ordinance shall not be severable, so that if any part of it is declared to be invalid, that will invalidate the entire ordinance.

PASSED AND APPROVED this 13th day of **May 2024**.



BOBBY ROSENTHAL, MAYOR

ATTEST:



ELSA T. ROBLES, CITY SECRETARY



APPROVED AS TO FORM:



RICHARD LINDNER, CITY ATTORNEY