



## CITY OF ALAMO HEIGHTS

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT  
6116 BROADWAY  
SAN ANTONIO, TX 78209  
210-826-0516

### Architectural Review Board Meeting September 24, 2024 – 5:30 P.M.

Take notice that a special Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, September 24, 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. 947F – 6900 Broadway St (Final Review)**

Request of Eric Baumgartner of LPA Design Studios, applicant, representing the Alamo Heights Independent School District, owner, for the final review of the proposed academic building located at 6900 Broadway St in order to construct a three-story commercial building under under Chapter 2 Administration.

**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.

August 26, 2024

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 along Broadway on the High School Campus and replacement of the existing Visitor Side Bleachers along Vanderhoeven. The existing academic building, located on Broadway and Castano Ave, has been 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 21<sup>st</sup> 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. Materials include the blonde campus brick, anodized aluminum horizontal windows, and limited ornamentation, all reflective of the existing campus architecture. 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 with bleachers extending 36' above grade. The flanking field house buildings, serving as athlete and fan amenities, draw from the same materials and design palette as the rest of campus, rather than the current industrial bleacher building.

Both buildings are to comply with the height limit, setback, FAR, and impervious cover requirements as outlined in the previously approved Specific Use Permit (Ordinance No. 2221).

We appreciate your time and consideration on this important project for the District and the community.

Sincerely,



Eric Baumgartner  
Project Manager  
LPA Design Studios

CC: Mike Hagar, Sara Flowers



Zoning Ordinance Reference		Zoning Requirement	Existing Condition	Proposed Condition
3-14	Maximum Front Yard Set Back	Not greater than 35'	117'	116'
3-15	Minimum Side Yard Setback	Minimum 6'	37'	38'
3-16	Rear Yard Setback	Not less than 20'	22'	21'
3-17	Lot Coverage	Not exceed 40%	28% (244,981 SF)	27% (237,084 SF)
3-18	Floor Area Ratio	0.47		
3-18	Max Front yard Impervious Cover	30% Max	67%	65%
3-19	Height (see attached diagram)	33' +2' bonus = 35'	Academic Building - 32'6" Mule Dome - 47'0" Press box - 57'-2"	Proposed Academic Building - 48' 6" Visitor Bleacher - 36'
3-21	Driveway Specs	Max 14'	20'6"	26' Fire lane
3-21	Covered Parking	2 spaces min	0	0

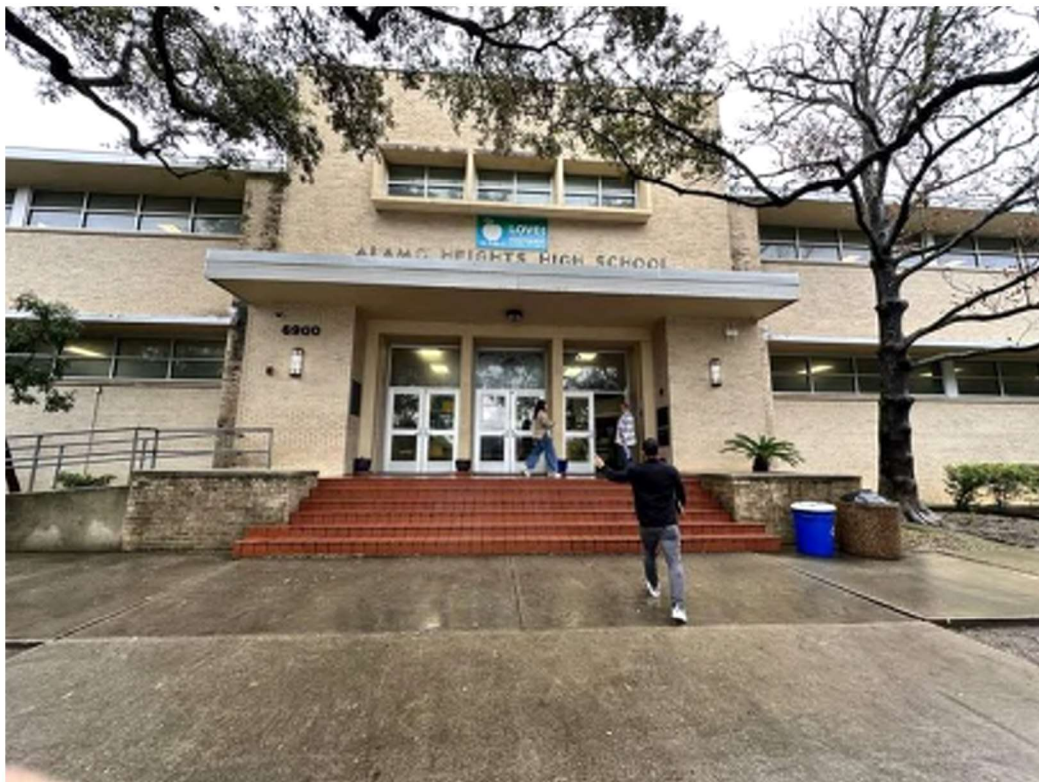
	Existing	New
Academic Building	110, 480 sf	146, 289 sf
Visitor Bleachers	11, 405 sf	7, 645 sf
Auditorium	38, 449 sf	
Music	8,972 sf	
Science	32, 656 sf	
Stem	11, 118 sf	
Athletics	72,882 sf	
Commons	27, 801 sf	
Central Plant	4, 272	





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Photos of Existing Academic Building  
Broadway View







Photos of Existing Academic Building  
Castano View







Photos of Existing Academic Building  
Courtyard View









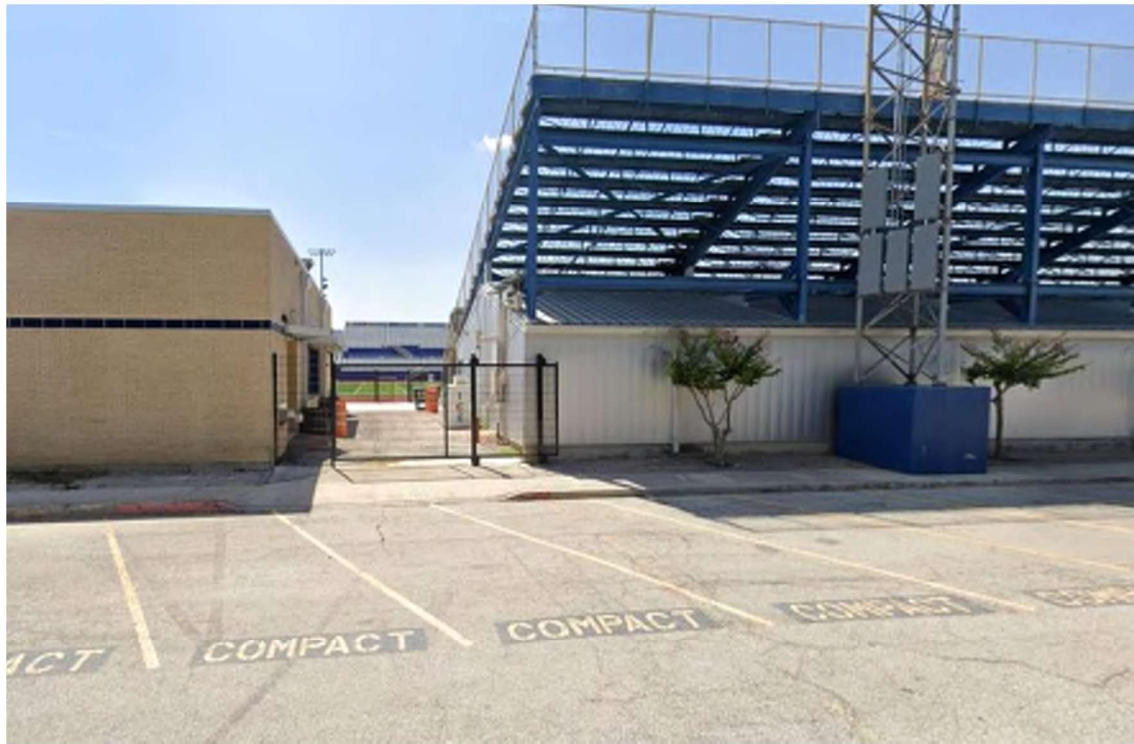




Photos of Existing Visitor Side Bleachers













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Academic Building Renderings









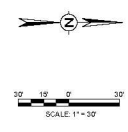
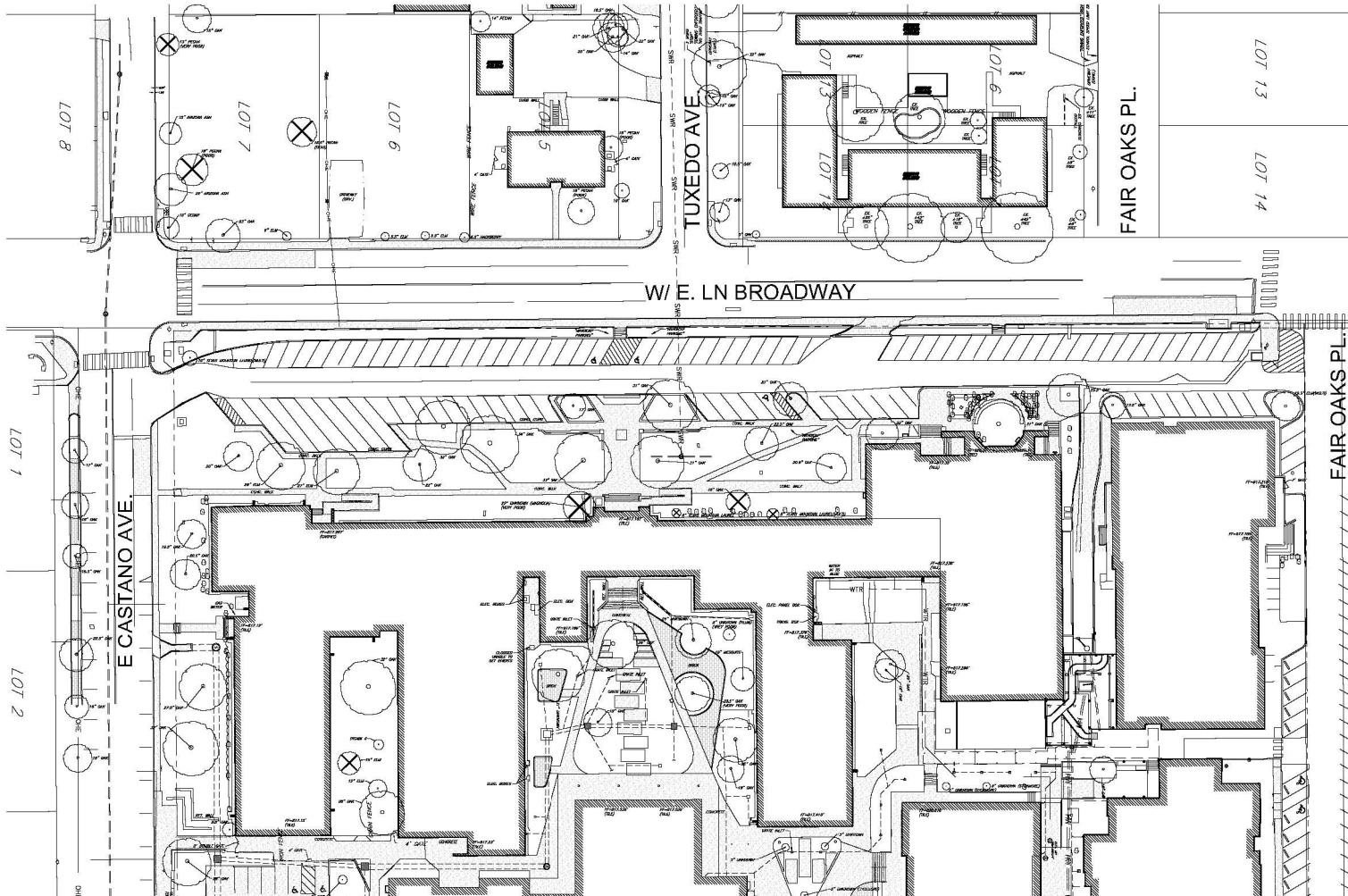


Visitor Field House Renderings









BENCHMARKS				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
202	13,726,405.8200	2,138,247.7600	804.530	TBM-01
207	13,726,294.2000	2,138,301.4000	810.550	TBM-02
208	13,726,044.5300	2,138,268.6200	815.860	TBM-03

GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, HORIZONTAL DATUM = NAD83(03) (2011-03-15) TEXAS STATE PLANE COORDINATE SYSTEM, ZONE 4204 (US SURVEY FT) VERTICAL DATUM = NAVD83 (US SURVEY FEET) SURFACE = GRID X 1.0001 PROJECT COORDINATES SHOWN IN BRACKETS POINT NO. 76 N. 13,726,044.53 E. 2,138,268.62 (CORNER)

DESCRIPTION: SET 1/2" IRMBC AT THE SOUTH CORNER OF BROADWAY AND E ELAMVIEW

SITE BENCHMARK #02  
NORTHING: 13,726,294.2000  
EASTING: 2,138,301.4000  
ELEVATION: 810.55

DESCRIPTION: SET 1/2" IRMBC RIGHT IN FRONT OF THE ADMINISTRATION

SITE BENCHMARK #03  
NORTHING: 13,726,044.5300  
EASTING: 2,138,268.6200  
ELEVATION: 815.86

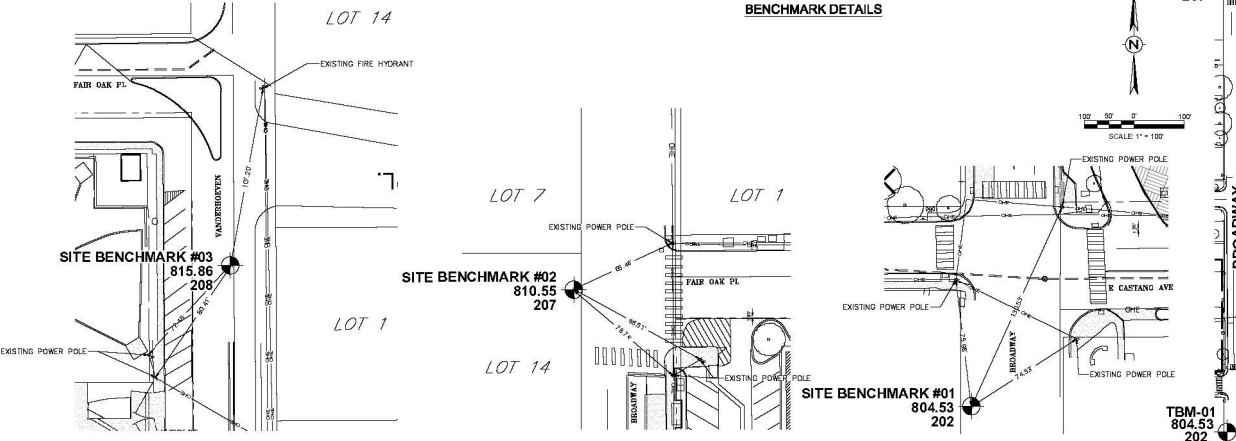
DESCRIPTION: SET 1/2" IRMBC RIGHT IN FRONT OF THE 40' X 100' SIGN GOING SOUTH ON BROADWAY ON WASHINGTON DR. JUST BEFORE E. FAIR OAKS PL.



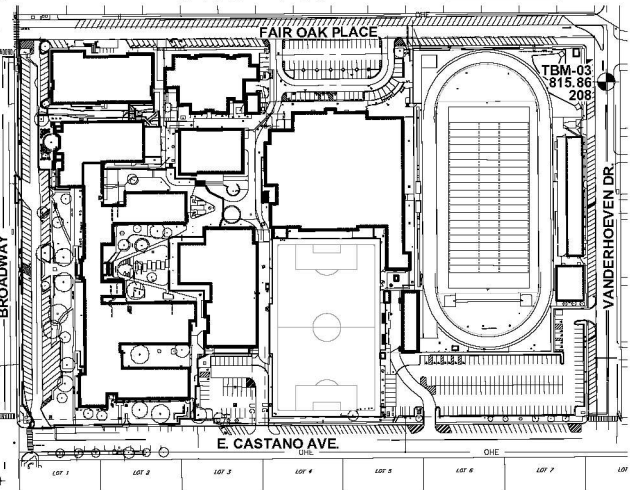
**SCDS** mury  
ENGINEERS | SURVEYORS  
10000 W. Loop West, Suite 1000  
Dallas, TX 75243

The accuracy and reliability of all data and information shown on this drawing are based on the accuracy of the data and information provided to the engineer. The engineer is not responsible for the accuracy of the data and information provided to the engineer. The engineer is not responsible for the accuracy of the data and information provided to the engineer. The engineer is not responsible for the accuracy of the data and information provided to the engineer.

**BENCHMARK DETAILS**



**BENCHMARK MAP**



**ALAMO HEIGHTS HIGH SCHOOL REDEVELOPMENT DEMOLITION PACKAGE**  
6900 Broadway, San Antonio, TX 78208  
Developed for ALAMO HEIGHTS SCHOOL DISTRICT

Revision	Date	By	Check

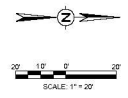
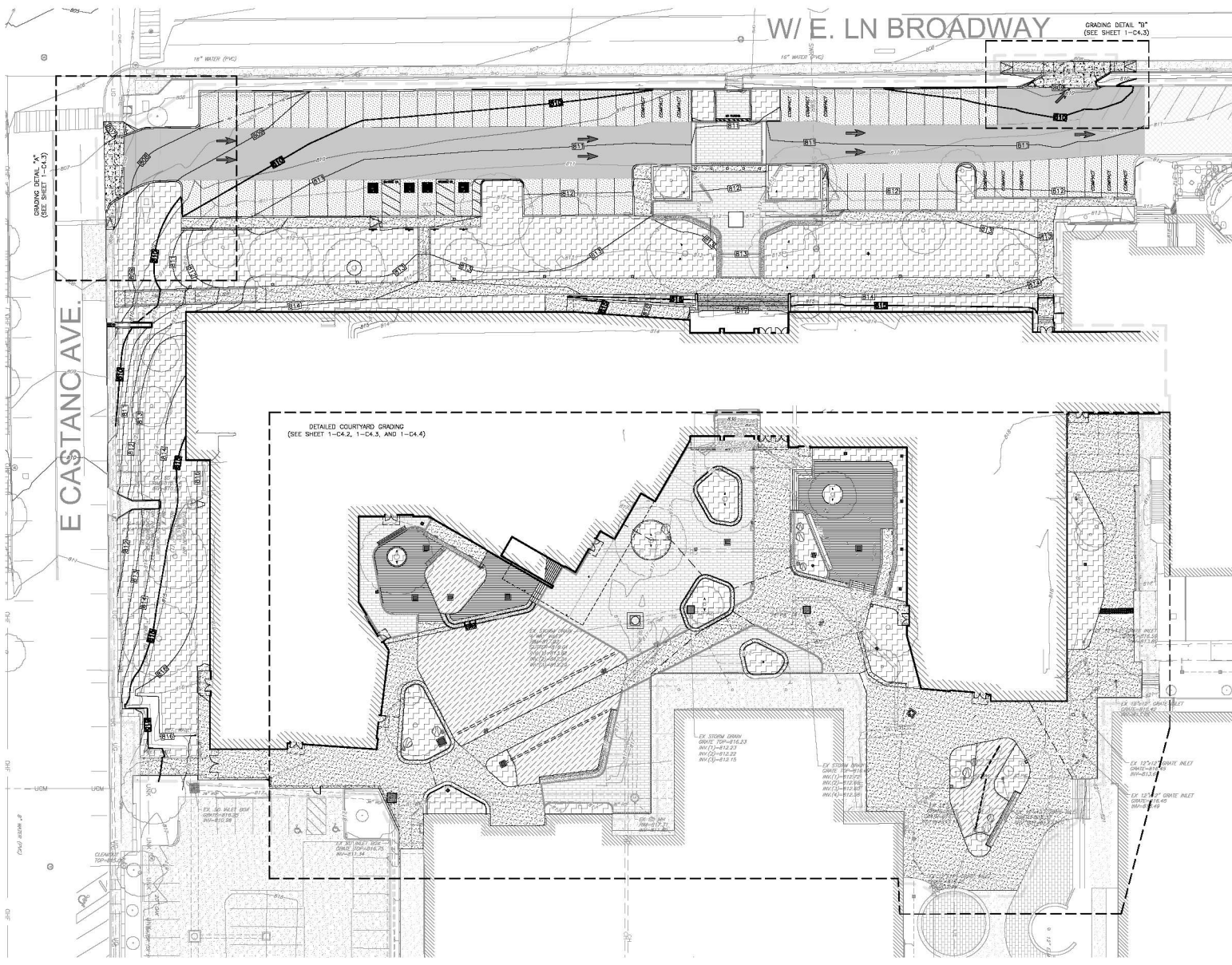
Job Number: 12217  
Checked By: MTH  
Scale: SEE SHEET

EXISTING CONDITIONS & SURVEY CONTROL









**LEGEND**

- |  |  |
|--|--|
|  | ACCESSIBLE PARKING                         |
|  | BENCHMARK                                  |
|  | CONTROL POINT                              |
|  | ELECTRIC METER                             |
|  | FIRE HYDRANT                               |
|  | GAS METER                                  |
|  | GAS MANHOLE                                |
|  | CUT WIRE                                   |
|  | LIGHT POLE                                 |
|  | MAIL BOX                                   |
|  | POWER POLE                                 |
|  | SANITARY SEWER MH                          |
|  | SEWER CLEAN OUT                            |
|  | SIGN                                       |
|  | STORM DRAIN MH                             |
|  | TELEPHONE MH                               |
|  | TELEPHONE PEDESTAL                         |
|  | TREE                                       |
|  | TREE TO BE REMOVED                         |
|  | UTILITY POLE                               |
|  | WATER METER                                |
|  | WATER VALVE                                |
|  | CABLE FENCE                                |
|  | CHAIN FENCE                                |
|  | EASEMENT                                   |
|  | EXISTING CONTOURS                          |
|  | EXISTING BUILDING                          |
|  | FIBER OPTIC LINE                           |
|  | PROPERTY BOUNDARY                          |
|  | OVERHEAD ELECTRIC                          |
|  | SANITARY SEWER LINE                        |
|  | WATER LINE                                 |
|  | UNDERGROUND ELECTRIC                       |
|  | UNDERGROUND GAS LINE                       |
|  | UNDERGROUND COMMUNICATION                  |
|  | WATER LINE                                 |
|  | WIRE FENCE                                 |
|  | WROUGHT IRON FENCE                         |
|  | EXISTING CONTOURS                          |
|  | EXISTING GROUND ELEVATION                  |
|  | FINISHED FLOOR ELEVATION                   |
|  | FLOWING ELEVATION                          |
|  | HIGH POINT ELEVATION                       |
|  | LOW POINT ELEVATION                        |
|  | SADDLE POINT ELEVATION                     |
|  | FINISHED GRADE ELEVATION                   |
|  | TOP OF BANK ELEVATION                      |
|  | TRANSITION CURVE                           |
|  | FINISHED PAVING/PLATWORK ELEVATION         |
|  | PROPOSED TOP OF CURVE ELEVATION            |
|  | PROPOSED GUTTER ELEVATION                  |
|  | PROPOSED FINISH CURVE ELEVATION            |
|  | LANDSCAPE AREA                             |
|  | TOP OF GRATE ELEVATION                     |
|  | TOP OF WALL ELEVATION                      |
|  | TOP OF PAD ELEVATION                       |
|  | GRADING ELEVATION BELOW DECK               |
|  | FLOW DIRECTION                             |
|  | PROPOSED 1% CONTOURS                       |
|  | PROPOSED CONTOURS (BY OTHERS)              |
|  | PROPOSED GRADE BREAK                       |
|  | PROPOSED GRADE BREAK (WITH FLOW DIRECTION) |
|  | PROPOSED SWALE                             |
|  | B.M. BENCH MARK                            |
|  | D.S. DOWN SPOUT                            |
|  | D.S.C. DOWNSPOUT CONNECTION                |
|  | D.S.E. DOWNSPOUT EXTENSION                 |
|  | E.S.A. ENVIRONMENTALLY SENSITIVE AREA      |
|  | F.D. FRENCH DRAIN                          |
|  | F.D.C. FRENCH DRAIN CONNECTION             |
|  | F.G. FINISHED GROUND ELEVATION             |
|  | F.F. FINISHED FLOOR ELEVATION              |
|  | G.B. GUTTER BREAK                          |
|  | G. GUTTER ELEVATION                        |
|  | H.P. HIGH POINT ELEVATION                  |
|  | L.P. LOW POINT ELEVATION                   |
|  | L.S. LANDSCAPE                             |
|  | M.H. MANHOLE                               |
|  | M.H.B. MANHOLE BOX                         |
|  | M.H.E. MANHOLE ELEVATION (TOP)             |
|  | R.C.P. REMOVED CONCRETE PIPE               |
|  | R.R. ROCK RUBBLE RIPRAP                    |
|  | N.B.O. NEW BUILDING OVERHANG               |
|  | L.A. LANDSCAPE AREA                        |
|  | L.W.D. LANDSCAPE WOOD DECK                 |
|  | L.P. LANDSCAPE PAVERS                      |
|  | S.T. SYNTHETIC TURF                        |
|  | R.W. RETAINING WALL                        |
|  | L.A.B. LIMITS OF AREA BORDER               |
|  | P.S. PROPOSED SWALE                        |
|  | P.E.P. PROPOSED EDGE OF PAVEMENT           |
|  | P.E. PROPOSED EASEMENT                     |
|  | P.C. PROPOSED CONTOURS                     |
|  | P.S.S. PROPOSED SANITARY SEWER             |
|  | P.W.M. PROPOSED WATER MAIN                 |
|  | W.F. WIRE FENCE                            |
|  | W.F. WOODEN FENCE                          |
|  | D.M.F. DESIGN MASTER FENCE                 |
|  | C.F. CABLE FENCE                           |
|  | C.L.F. CHAIN LINK FENCE                    |
|  | ASPHALT PAVT.                              |
|  | ASPHALT PAVT.                              |
|  | ASPHALT SURFACE                            |
|  | CONCRETE PLATWORK                          |
|  | CONCRETE PAVT. LIGHT DUTY                  |
|  | CONCRETE PAVT. MEDIUM DUTY                 |
|  | ROCK RUBBLE RIPRAP                         |
|  | NEW BUILDING                               |
|  | LANDSCAPE AREA                             |
|  | LANDSCAPE WOOD DECK                        |
|  | LANDSCAPE PAVERS                           |
|  | SYNTHETIC TURF                             |
|  | RETAINING WALL                             |
|  | LIMITS OF AREA BORDER                      |
|  | PROPOSED SWALE                             |
|  | PROPOSED EDGE OF PAVT.                     |
|  | PROPOSED EASEMENT                          |
|  | PROPOSED CONTOURS                          |
|  | PROPOSED SANITARY SEWER                    |
|  | PROPOSED WATER MAIN                        |
|  | WIRE FENCE                                 |
|  | WOODEN FENCE                               |
|  | DESIGN MASTER FENCE                        |
|  | CABLE FENCE                                |
|  | CHAIN LINK FENCE                           |

ALAMO HEIGHTS HIGH SCHOOL REDEVELOPMENT

6000 Broadway  
San Antonio, TX 78208

Developed for  
ALAMO HEIGHTS SCHOOL DISTRICT

Drawn: [Blank]  
Reviewed: [Blank]

Drawn: [Blank]  
Reviewed: [Blank]

Job Number: 12217  
Checked By: KER  
Scale: SEE SHEET

OVERALL GRADING PLAN

1-C4.0

**LPA**  
ARCHITECTURE, INTERIORS, LANDSCAPE ARCHITECTURE, PLANNING  
210-829-1737 Office  
LPADesignStudios.com  
1811 South Alamo Street, Suite 100  
San Antonio, Texas 78204

CDSS Mueury F-1723

**CDSS Mueury**  
ENGINEERS | SURVEYORS  
CDSS 061 001 1886 No. 1 2022 TEXAS REG. NO. 26088-00

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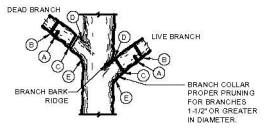






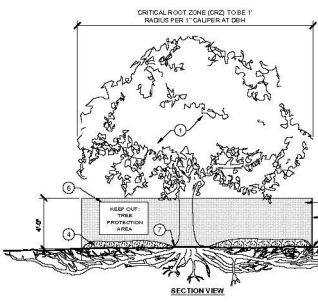


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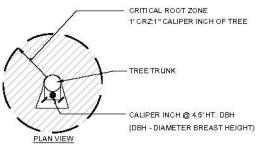
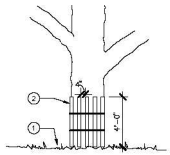
NOTE: DO NOT CUT FROM D TO E.  
 A. FIRST CUT - TO PREVENT THE BARK FROM BEING PEELLED WHEN THE BRANCH FALLS.  
 B. SECOND CUT - TO REDUCE THE WEIGHT OF BRANCH.  
 C. FINAL CUT - ALLOW FOR HEALING COLLAR BUT NO STUBS.  
 D. BRANCH RIDGES - INDENT PROPERLY BRANCH RIDGES WHICH ARE SITE FOR DECAY.  
 FOR OAKS ONLY: PAINT ALL WOUNDS OR CUTS WITH PRUNING PAINT WITHIN 30 MIN TO PREVENT THE SPREAD OF OAK MILT.

TREE BRANCH PRUNING 1/2" x 1/2" 19



- 1 EXISTING TREE, PROTECT IN PLACE
  - 2 TREE PROTECTION FENCE, HIGH DENSITY POLYETHYLENE FENCING WITH 3.0' X 1.0' OPENINGS. COLOR: ORANGE. INSTALL STEEL POSTS AT 8' O.C. USE 11 GAUGE ALUMINUM TIES TO SECURE FENCING TO POSTS.
  - 3 2" DIA. X 6' HT. STEEL POSTS
  - 4 8" THICK LAYER OF MULCH AT ROOT PROTECTION ZONE OF EXISTING TREE
  - 5 MAINTAIN EXISTING GRADE AT THE BASE OF THE TREE PROTECTION FENCE UNLESS OTHERWISE NOTED ON PLANS
  - 6 18" X 11" PLASTIC LAMINATED SIGN SPACED AT 50' O.C.
  - 7 NO HARDWOOD MULCH AT TREE BASE
- NOTES:  
 A. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.  
 B. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING BURNING FENCE INSTALLATION AND REMOVAL. SEE PLANS FOR ADDITIONAL INFORMATION.  
 C.

TREE PROTECTION FENCE 1/4" x 1/2" 18



- TREE PROTECTION NOTES:  
 1 ALL TREES TO BE PRESERVED SHALL BE PROTECTED AGAINST BURY OR DAMAGE, INCLUDING SOIL COMPACTION, BREAKING OR BURNING OF ROOTS, TRUNKS, OR BRANCHES DURING CONSTRUCTION OPERATIONS. A MINIMUM OF 50% OF THE CRZ SHALL BE PRESERVED AT NATURAL GRADE. NO CUTTING, FILLING, TRENCHING, ROOT DISTURBANCE, SOIL DISTURBANCE, OR CONSTRUCTION IMPACTS SHALL OCCUR CLOSER TO THE TRUNK THAN 1/2 THE RP2 RADIUS.  
 2 UNLESS OTHERWISE NOTED, INSTALL A TEMPORARY MIN. 4' HT FENCING. SEE TREE PROTECTION FENCE DETAIL.  
 3 THE PROPOSED FINISHED GRADE AND ELEVATION WITHIN THE CR2 OF ANY EXISTING TREE SHALL NOT BE RAISED OR LOWERED MORE THAN THREE (3) INCHES. FINISHED GRADE AND ELEVATION ABOVE OR BELOW 2' SHALL INCLUDE TREE WELL-RETAINING WALLS OUTSIDE THE CR2.

TREE ARMOR 1/4" x 1/2" 21

ROOT PROTECTION ZONE (RP Z) 1/4" x 1/2" 17

COLONY HOUSE APARTMENTS PROPERTY (7001 BROADWAY)						TREES Refer to City of Alamo Heights, TX Tree preservation							
FIELD NUMBER	SURVEY NUMBER	SPECIES <i>For notes refer to sheet C05, Demolition Plan</i>	IN TABLE 1?	DBH	ACTION	COMMENTS	TREES LESS THAN 8"		LARGER THAN 8"		HERITAGE TREES:		
							PRESERVED inches	REMOVED inches	PRESERVED inches	REMOVED inches	PRESERVED inches	MITIGATED inches	
001		EXISTING TREE		11	PRESERVE				11				
002		EXISTING TREE		8	PRESERVE		8						
003		EXISTING TREE		6	PRESERVE		6						
004		EXISTING TREE		42	PRESERVE				42				
005		EXISTING TREE		18	PRESERVE				18				
006		EXISTING TREE		42	PRESERVE				42				
007		EXISTING TREE		26	PRESERVE				26				
008		EXISTING TREE		5	PRESERVE		5						
009		EXISTING TREE		13	PRESERVE				13				
010		EXISTING TREE		10.5	PRESERVE				10.5				
011		EXISTING TREE		10	PRESERVE				10				
012		EXISTING TREE		15	PRESERVE				15				
013		EXISTING TREE		32	PRESERVE				32				
014		EXISTING TREE		34	PRESERVE				34				
015		EXISTING TREE		34	PRESERVE				34				
016		EXISTING TREE		10	REMOVE						10		
017		EXISTING TREE		10	REMOVE						10		
<b>TOTAL INCHES OF SURVEYED TREES TREE</b>							<b>326.5</b>						
<b>SUBTOTAL INCHES</b>								19	0	287.5	20	0	0
<b>TOTAL MITIGATION INCHES REQUIRED:</b>										0			
<b>TOTAL HERITAGE TREE MITIGATION INCHES REQUIRED:</b>										0			

REMOVED:  
 TOTAL DEAD, DISEASED, OR IMMINENT HAZARD (DDI INCHES) REMOVED: 0 INCHES  
 TOTAL HERITAGE TREE INCHES REMOVED: 0 INCHES

MITIGATION:  
 TOTAL REPLACEMENT INCHES PLANTED: 0

ALAMO HEIGHTS HIGH SCHOOL - DEMOLITION PACKAGE

Date: \_\_\_\_\_  
 Revision: \_\_\_\_\_

Scale: AS INDICATED  
 Job Number: 31545  
 Checked By: AT  
 Date: \_\_\_\_\_