

City of Alamo Heights
PLANNING AND ZONING COMMISSION
MINUTES

February 02, 2015

The Planning and Zoning Commission held a regularly scheduled meeting at the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, San Antonio, Texas, on Monday, February 02, 2015, at 5:30 p.m.

Members Present:

Lori Becknell, Chairman
Thomas Pre Ball
La Una Cuffy
John Grable
William F Kiel
Marsha Krassner
Tiffany Robinson Long
Jeff Scheick
Jim Taylor
Kenneth Zuschlag

Members Absent:

Stephen McAllister

Staff Present:

Mark Brown, City Manager
Jason B. Lutz, Director of Community Development Services
Eli Briseno, Combination Inspector
Councilwoman Lynda Billa Burke

The meeting was called to order by Chairman Becknell at 5:30 pm.

Case No. 365: Public hearing for consideration of a request by Broadway Ellwood, LLC as authorized by Section 16-105 of the Code of ordinances to close, vacate, and abandon the following parcels for the purpose of mixed-use development:

Parcel 1 being a 0.342 acre, or 14,886 square feet more or less tract out of Ellwood Avenue, an 80-foot right-of-way dedicated in the Alamo Heights Subdivision recorded in Volume 105, Pages 4-10 of the deed and plat records of Bexar County, Texas, in the City of Alamo Heights, Bexar County Texas

Parcel 2 being a 0.152 acre, or 6,621 square feet more or less tract out of the Old Kampmann Avenue, an 80-foot right-of-way dedicated in the Alamo Heights Subdivision recorded in Volume 105, Pages 4-10 of the Deed and Plat Records of Bexar County, Texas, being bounded on the west by Block 67 and on the east by the Austin Highway, said Austin Highway being established in the Texas Highway Department right-of-way map for State Highway 2 (U.S. 81)

Loop 368 dated April 1933, and all out of the City of Alamo Heights, County Block 4050 of Bexar County, Texas

Parcel 3 being a 0.082 acre, or 4,525 square feet more or less, tract of land, being out of the Austin Highway right-of-way established in 1933 for State Highway 2, U.S. 81, Loop 368 under Project NRH-M-31-P II & II, and including all of the 12-foot alley of Block 67 of the Alamo Heights Subdivision recorded in Volume 105, Pages 4-10 of the deed and plat records of Bexar County, Texas, and a portion of Old Kampmann Avenue now in said Austin Highway right-of-way, all in City Block 67 of the City of Alamo Heights, Bexar County, Texas

Chairman Becknell announced that the public hearing, consideration, and action was postponed at the request of the applicant.

Commissioner Taylor moved to approve the January 05, 2015 minutes as presented, seconded by Commissioner Cuffy

The motion was approved with the following votes:

FOR: Becknell, Ball, Cuffy, Grable, Kiel, Krassner, Long, Scheick, Taylor, Zuschlag

AGAINST: None

Case No. 363: Public hearing for consideration of a request by CVS to replat four (4) properties currently known as 4600 Broadway identified as CB 5600 BLK 3 LOT 20 AND W 45FT OF 21, 107 Burr Rd identified as CB 5600 BLK 3 LOT 22 AND E 5FT OF 21, 111 Burr Rd identified as CB 5600 BLK 3 LOT 23 & W 12 ½ OF 24, and 115 Burr Rd identified as CB 5600 BLK 3 LOT E 37.5FT OF 24, ALL OF 25, & W 5FT OF 26 into one (1) lot for the purpose of constructing a pharmacy.

Mr. Lutz presented the case to the board. He spoke regarding a variance pending review by the Board of Adjustment (BOA) that would affect the plat. He added that staff would recommend approval but that the case would not be heard until Wednesday, February 04, 2015. Should the variance not receive approval by the BOA, the applicant's plat would be denied or they would need to modify it to adhere to the City's code. The presentation continued.

Commissioner Taylor questioned the applicant not being present. Mr. Lutz responded that it was not a requirement. Commissioner Taylor asked for clarification regarding the additional variances requested by the applicant. Mr. Lutz responded that although they were requesting additional variances, they would not have any bearing on the recording of the plat.

There was a discussion regarding the landscaping buffer requirements, the surrounding residential properties, and status of the applicant complying with the tree ordinance.

Commission Scheick asked if the commission's previous decision regarding the drive-thru in back of the proposed structure was not impacted or influenced the proposed plat. Mr. Lutz confirmed.

There was a discussion regarding the existing and proposed approaches. Commissioner Taylor commended the applicant on their addressing the landscaping buffer issue closest to the

residential area. He went on to say that he was disappointed regarding the proposed architecture. He spoke regarding the signage and entrances to the buildings.

Commissioner Krassner questioned fire access by the fire vehicles. Mr. Lutz responded. Commissioner Grable had additional questions regarding fire access. Commissioner Taylor spoke regarding the currently adopted Zoning Code and the notes on the proposed plat. Mr. Lutz responded.

Commissioner Taylor made a motion to recommend approval as presented with staff recommendations. The motion was seconded by Commissioner Zuschlag.

The motion was approved with the following votes:

FOR: Becknell, Ball, Cuffy, Grable, Kiel, Krassner, Long, Scheick, Taylor, Zuschlag

AGAINST: None

Under General Discussion Item(s), Mr. Lutz spoke regarding the existing businesses and existing land use. Staff has identified several items that could be addressed and updated along with other changes. An open discussion followed regarding possible “road blocks” with the existing land use chart.

Commissioner Krassner spoke regarding the commission’s vacant position and how they could be more proactive, contribute to the city, and encourage certain types of businesses. Mr. Lutz spoke of ways of incentivizing. Commissioner Krassner spoke regarding funding.

Commissioner Grable added that the downtown area was occupied during the day and empty at night. Commissioner Krassner added that the city should be more business friendly. A discussion followed regarding the older buildings and, how their not being to code, is an issue for new tenants. Commissioner Taylor provided several suggestions of ways to break up the “Retail Shops other than listed”. An open discussion followed.

Mr. Lutz spoke regarding the public notification process adding that he wanted to make sure that staff provided accurate notification so citizens were aware of what the commission was discussing.

Mr. Lutz spoke regarding Floor Area Ratio (FAR) and the bonuses offered allowing for additional square footage. He provided different suggestions adding that staff would like to present the information at the next meeting. The size and architectural design of a structure were concerns.

Commissioner Krassner left the meeting at 7:00pm.

Mr. Lutz spoke regarding upcoming cases.

Commissioner Zuschlag left the meeting at 7:30pm.

Mr. Lutz updated on the status of the committee. The day(s) and time of the meeting have not been finalized.

There being no further business, Commissioner Kiel moved to adjourn the meeting, seconded by Commissioner Grable, and unanimous vote to support the motion. The meeting was adjourned at 8:00pm.

THE PROCEEDINGS OF THE MEETING ARE ALSO DIGITALLY RECORDED, AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.



Lori Becknell, Chairman
(Board Approval)



Date Signed



Lety Hernandez
Planner
Community Development Services