

City of Alamo Heights
PLANNING AND ZONING COMMISSION
MINUTES
June 01, 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, June 01, 2015, at 5:30 p.m.

Members Present:

Lori Becknell, Chairman
La Una Cuffy
WF Kiel
Tiffany Robinson Long
Stephen McAllister
Jeff Scheick
Kenneth Zuschlag

Members Absent:

Thomas Pre Ball
John Grable
Marsha Krassner
Jim Taylor

Staff Present:

Jason B Lutz, Director of Community Development Services
Eli Briseno, Combination Inspector

The meeting was called to order by Chairman Becknell at 5:37 p.m.

Commissioner McAllister made a motion to approve the April 06, 2015 meeting minutes and the May 04, 2015 meeting minutes, seconded by Commissioner Cuffy.

The motion was approved with the following votes:

FOR: Becknell, Cuffy, Kiel, Long, McAllister, Scheick, Zuschlag
AGAINST: None

Case No. 371

Public hearing, consideration, and action to consider a request to replat properties currently known as 202 Circle, identified as CB 4050 BLK 66 LOTS 1 & 2 and 206 Circle, identified as CB 4050 BLK 66 LOT 43 (ALAMO HEIGHTS SUBD).

Mr. Lutz presented the case. Commissioner Kiel asked if a multi-family property required a minimum of 9,000 square-feet to qualify to place 2 multi-family residences. Mr. Lutz stated that could be discussed at a future Commercial Code Committee meeting. Chairman Becknell asked why the square-footage of the lots differed from the City's analysis and what the applicant presented. She also noted the applicant had given up easement use. Mr. Lutz stated that the City used information directly from Bexar County Appraisal District, which is what they have legally on record, and the acreage used was based on the surveys and what the plat showed. Mr. Lutz continued to present the case.

Chairman Becknell asked why the easement was granted to CPS, which appears to reduce their square-footage. Mr. Lutz stated that CPS' standard request is for fourteen (14) feet along the street frontage.

There was an extended discussion of land use and setbacks. Chairman Becknell commented that as a single piece of property, it would be valuable as a multi-family unit. Mr. Robert Collins, owner, stated he had considered it but did not want to tackle a new project. A discussion followed about the history of the two (2) houses on the lot. Commissioner Zuschlag stated that Mr. Collins should be commended for saving the two (2) existing structures on the property. Commissioner Scheick stated he was pleased with what Mr. Collins was doing with the property and asked if the property was sold, would the new owner have to maintain the five (5) foot setback required. Mr. Lutz responded that any new construction would have to go through the City's review process and be held to setback requirements. Chairman Becknell asked if the requirement was fifteen (15) feet. Mr. Lutz stated if it was for single-family units, the requirement would be five (5) feet and if it was multi-family, the requirement of fifteen (15) feet would be enforced. Commissioner Kiel stated that neither lot would be big enough for a multi-family unit and they would have to combine the two (2) lots to have a multi-family unit. Mr. Lutz stated that a plat note could be modified to state that for single-family structures, a five (5) foot setback is required.

Commissioner Kiel made a motion to recommend approval of the replat as proposed. The motion was seconded by Commissioner Cuffy. Commissioner Scheick made a friendly amendment to approve contingent upon CPS approval.

The motion was approved with the following votes:

FOR: Becknell, Cuffy, Kiel, Long, McAllister, Scheick, Zuschlag
AGAINST: None

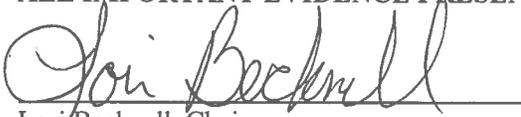
Mr. Lutz informed the Commissioners that the land use amendments were approved by City Council and there would not be any more SUP's for standard retail.

There was a discussion regarding City Council's request for the Planning and Zoning Commission to look at the bonus system for the Residential Design Standards.

Mr. Lutz spoke regarding a possible upcoming case for condo-type construction on Terrell Rd. He provided some background regarding previous board reviews. The RDS changes would not be reviewed until after the Terrell Rd case.

There being no further business, Commissioner Scheick moved to adjourn the meeting, seconded by Commissioner Cuffy, and unanimous vote to support the motion. The meeting was adjourned at 5:55 p.m.

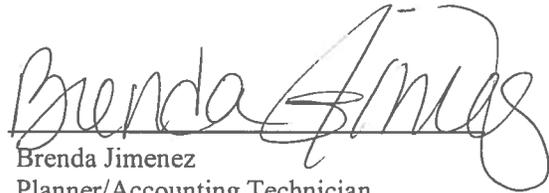
THE PROCEEDINGS OF THE MEETING ARE ALSO DIGITALLY RECORDED, AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.



Lori Becknell, Chair
(Board Approval)



Date Signed



Brenda Jimenez
Planner/Accounting Technician
Community Development Services