

**City of Alamo Heights**  
**PLANNING AND ZONING COMMISSION**  
**MINUTES**  
September 08, 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, September 08, 2015, at 5:30 p.m.

**Members Present:**

Lori Becknell, Chairman  
Thomas Pre Ball  
La Una Cuffy  
John Grable  
Richard Garison  
WF Kiel  
Tiffany Robinson Long  
Stephen McAllister  
Jeff Scheick  
Kenneth Zuschlag

**Members Absent:**

Al Honigblum  
Marsha Krassner

**Staff Present:**

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

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

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Chairman Becknell made a motion to approve the minutes of July 06, 2015 as presented, seconded by Commissioner Grable.

The motion was approved with the following votes:

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

Chairman Becknell made a motion to approve the minutes of August 03, 2015 as presented, seconded by Commissioner Cuffy.

The motion was approved with the following votes:

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

Commissioner Kiel made a motion to table cases 375 and 376 until after hearing case 377, seconded by Commissioner Scheick.

The motion was approved with the following votes:

FOR: Becknell, Ball, Cuffy, Grable, Garison, Kiel, Long, McAllister, Scheick,  
Zuschlag

AGAINST: None

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**Case No. 377**

Public hearing, consideration, and action to consider a request to replat properties currently known as 205 Circle St and 215 Circle St, identified as CB 4050, BLK 64, LOTS 4 & 5.

Mr. Lutz presented the case. He spoke regarding corrections that needed to be made to the proposed plat and some existing non-conformities. He added that plat notes would bring the proposed into conformance.

Commissioner Grable made a motion to recommend approval as presented with staff's corrections. The motion was seconded by Chairman Becknell.

The motion was approved with the following votes:

FOR: Becknell, Ball, Cuffy, Grable, Garison, Kiel, Long, McAllister, Scheick,  
Zuschlag

AGAINST: None

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**Case No. 375**

Public hearing, consideration, and action to consider proposed amendments to Chapter 3, Article III – Single-Family Dwelling District A (SF-A) and Single-Family Dwelling District B (SF-B), of the City's Code of Ordinances.

Mr. Lutz presented the case and spoke regarding the proposed amendments. An open discussion took place regarding the proposed amendments and the commission made revisions to several of the proposals. Several questions were posed regarding the "Bonus" system.

Commissioner Ball made a motion to recommend approval as summarized by staff. The motion was seconded by Chairman Becknell.

The motion was approved with the following votes:

FOR: Becknell, Ball, Cuffy, Grable, Garison, Kiel, Long, McAllister, Scheick,  
Zuschlag

AGAINST: None

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Case No. 376

Public hearing, consideration, and action to consider proposed amendments to Chapter 3, Article X – Special Regulations, of the City’s Code of Ordinances concerning fence heights for side-yards and rear-yards.

Chairman Becknell made a motion to recommend approval as presented. The motion was seconded by Commissioner Cuffy.

The motion was approved with the following votes:

FOR: Becknell, Ball, Cuffy, Grable, Garison, Kiel, Long, McAllister, Scheick, Zuschlag

AGAINST: None

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Mr. Lutz spoke regarding short term rentals within the city limits. He went on to speak regarding possible amendments to the current tree preservation ordinance.

Commissioner McAllister asked for status of the Broadway/Ellwood project stating that he was asking due to inquiries by residents. Mr. Lutz responded. Commissioner Kiel asked regarding status of the floodway permit. Mr. Lutz responded providing additional information.

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There being no further business, Commissioner Scheick moved to adjourn the meeting, seconded by Chairman Becknell, and unanimous vote to support the motion. The meeting was adjourned at 8:07 p.m.

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**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)

10/08/2015

Date Signed



Lety Hernandez  
Planner  
Community Development Services