

**City of Alamo Heights  
PLANNING AND ZONING COMMISSION  
MINUTES**

October 05, 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, October 05, 2015, at 5:30 p.m.

Members Present:

Lori Becknell, Chairman  
La Una Cuffy  
John Grable  
WF Kiel  
Marsha Krassner  
Tiffany Robinson Long  
Jeff Scheick

Members Absent:

Thomas Pre Ball  
Richard Garison  
Al Honigblum  
Stephen McAllister  
Kenneth Zuschlag

Staff Present:

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

\*\*\*\*\*

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

\*\*\*\*\*

Chairman Becknell made a motion to approve the minutes of September 08, 2015 as presented, seconded by Commissioner Grable.

The motion was approved with the following votes:

FOR: Becknell, Cuffy, Grable, Kiel, Krassner, Long, Scheick  
AGAINST: None

Commissioner Kiel moved to hear case 379 first, seconded by Commissioner Krassner.

The motion was approved with the following votes:

FOR: Becknell, Cuffy, Grable, Kiel, Krassner, Long, Scheick  
AGAINST: None

\*\*\*\*\*

**Case No. 379**

Public hearing to consider proposed amendments to Chapter 3, Zoning, of the Code of Ordinances concerning Residential Short-Term Rental Units.

Mr. Lutz presented the case.

Several questions posed by the commission were “Are there any pros to allowing these types of rentals?”, “Where would they be allowed?”, “How does it compare to house swapping”. Mr. Lutz responded addressing the concerns and questions of the commission.

Commissioner Grable expressed his opposition. He added that he wanted his opposition noted as he would need to leave the meeting prior to the commissions’ vote. Commissioner Krassner questioned the number of single-family residences in the area that were on websites for short-term rentals and Mr. Lutz responded.

Commissioner Grable left the meeting at 5:57pm. Commissioner Scheick asked if Commissioner Grable’s vote would be counted. Mr. Lutz responded that Commissioner Grable would need to be present at the time the voting took place.

Those present and speaking regarding the case were as follows:  
Linda Rose Klar, 122 Kennedy

Ms. Klar, owns the property at 122 Kennedy and utilizes it as a short-term rental. She was asked if she had received any complaints from the neighbors. She responded that she had not and the neighbors have been informed to contact her as needed. It was stated that the house was rented an estimated eighty-five (85) percent of the time. An open discussion followed. Ms. Klar provided additional information regarding the property and the average length her tenants occupy the structure.

Commissioner Krassner made a motion to recommend approval as presented. The motion was seconded by Commissioner Scheick. A discussion followed asking for clarification regarding the intent. Chairman Becknell made a motion to recommend approval with modification from the minimum 90 days to 45 days. The motion was seconded by Commissioner Krassner.

The motion was approved with the following votes:  
FOR: Becknell, Cuffy, Kiel, Krassner  
AGAINST: Long, Scheick

\*\*\*\*\*

**Case No. 379**

Public hearing to consider the abandonment of an approximate 0.09 acre paved portion of Ausway Lane located on the northern portions of Lots 16-24, Block 67 of the Alamo Heights Subdivision.

Mr. Lutz presented the case.

Those present and speaking regarding the case were as follows:  
Tom Harmon, 130 College Blvd  
Perry Donop, 1000 E Basse Rd (owner of 5321 Broadway St)

Commissioner Kiel recommended approval as presented by staff. The motion was seconded by Commissioner Cuffy.

The motion was approved with the following votes:  
FOR: Becknell, Cuffy, Kiel, Krassner, Long, Scheick  
AGAINST: None

\*\*\*\*\*

The Commission had a discussion regarding the minutes that were approved at the start of the meeting. They suggested mentioning changes, including key points, and recording what was recommended and/or revisions.

Mr. Lutz spoke regarding the proposed Multi-Family amendments. A joint meeting is planned for the Architectural Review Board (ARB) and the Planning and Zoning Commission.

\*\*\*\*\*

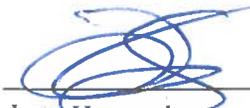
There being no further business, Commissioner Krassner moved to adjourn the meeting, seconded by Commissioner Cuffy, and unanimous vote to support the motion. The meeting was adjourned at 7:10 p.m.

\*\*\*\*\*

**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)

11/2/15  
\_\_\_\_\_  
Date Signed

  
\_\_\_\_\_  
Lety Hernandez  
Planner  
Community Development Services