

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

November 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, November 02, 2015, at 5:30 p.m.

Members Present:

Lori Becknell, Chairman  
La Una Cuffy  
Richard Garison  
John Grable  
Al Honigblum  
WF Kiel  
Stephen McAllister  
Tiffany Robinson Long  
Jeff Scheick

Members Absent:

Marsha Krassner  
Thomas Pre Ball  
Kenneth Zuschlag

Staff Present:

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

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The meeting was called to order by Chairman Becknell at 5:33 p.m.

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Chairman Becknell made a motion to approve the minutes of October 05, 2015 as presented, seconded by Commissioner Cuffy.

The motion was approved with the following votes:

FOR: Becknell, Cuffy, Garison, Grable, Honigblum, Kiel, Long, Scheick  
AGAINST: None

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**Case No. 380**

Public hearing to consider a request to replat properties currently known as 206 & 208 Crescent St, identified as CB 4024, BLK 110, LOTS 7 & 8, S 10FT OF 6 & N IRRG 44FT OF 9, CB 5216 OCL R1 D2 ARB P-6 and 210 Crescent St, identified as CB 4024, BLK 110, LOTS 5 & N 40FT OF 6.

Mr. Lutz presented the case. He spoke regarding necessary corrections and/or revisions for the plat to meet the City's requirements.

Commissioner McAllister arrived and joined quorum at 5:39pm.

Commissioner Scheick questioned regarding a portion of the property being in the floodway and how that would affect future development. Chairman Becknell and Commissioner Honigblum expressed concerns regarding a portion of the property being within the San Antonio city limits and floodway area. Mr. Lutz responded that any improvements would trigger Floodplain Review per Chapter 17 of the Alamo Heights Code of Ordinances.

Chairman Becknell and Commissioner Grable stated they would recuse from voting due to living within the 200ft radius of the property in question.

Commissioner Grable spoke regarding the requested replat and the area surrounding the properties in question.

Chairman Becknell opened the public hearing. No one had signed in on the sign-in sheet and no one was present to speak regarding the case.

Commissioner Kiel 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, Cuffy, Garison, Grable, Honigblum, Kiel, Long, McAllister, Scheick

AGAINST: None

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### **Case No. 381**

Public hearing to consider proposed amendments to Chapter 3, Article VI. – Multiple Family Dwelling Districts (MF-D), of the Code of Ordinances, concerning land uses, lot area, lot width, lot coverage, setbacks, articulation, building heights, parking requirements, and landscaping.

Mr. Lutz presented the case. Commissioner Kiel pointed out language that was also part of the City's Comprehensive Plan.

Chairman Becknell asked several questions regarding setbacks. Mr. Lutz responded adding that it would depend on public right-of-way (ROW).

Commissioner McAllister expressed his concerns regarding the proposed changes working economically. An open discussion followed. The commission also discussed parking ratios and modify depending on the square footage of the proposed. Commissioner McAllister went on to say that it would be very difficult to develop a lot of the properties depending on what the City is trying to attract and the sizes of the lots. He stated that it was a real issue. Commissioner Kiel responded to the commissioner's concerns.

Fire Chief Kuhn addressed the commission. He spoke regarding the proposed changes and concerns from a safety point of view. He spoke regarding response time and lack of fire

sprinklers in some projects. Commissioner Grable questioned if the recently approved fence heights would add to the fire safety issues being discussed.

An open discussion took place where the commission discussed appropriate side yard setbacks, fire safety, and interior property separation. Chief Kuhn informed that they did not have a recommendation at this point as the recommendation would be dependent on the proposed project. He added that they would try to give a recommendation based on what other communities are doing.

The commission agreed to break at 8:10 pm and reconvened at 8:22 pm at which time Chairman Becknell opened the public hearing.

Those present and speaking regarding the case were as follows:

Samuel Boldrick, 110 Kennedy, Unit 05

Bradford Martin, 110 Kennedy, Unit 08

Sylvia Wong, 407 Circle St

Concerns of the neighbors included the new height amendments, possibility that improvements would affect values of the properties surrounding a proposed project, and amendments based on the Comprehensive Plan noting that it was only a vision.

A discussion took place regarding curb cuts in relation to a more urban feel. The commission discussed a thirty-five (35) foot curb cut to allow for two-way traffic and a twenty-six (26) foot curb cut for one-way traffic. They went on to discuss the distance of interior separation based on different types of projects, whether single-family detached or multi-family, coming to a consensus of a minimum twelve (12) feet. The commission discussed Broadway and Austin Hwy, south of Albany St, and the requirement that the first floor, or portion of along Broadway, be commercial agreeing to a minimum of ten (10) percent as retail land uses. For properties with frontage along Broadway, south of Albany, they agreed to require a minimum of two-stories and, based on previous discussions, not include the requirement on Austin Hwy. The commission discussed modifying the proposed height amendment and agreed to leave as originally proposed at a maximum of four (4) stories.

Commissioner Cuffy left the meeting at 9:13 pm.

Commissioner Scheick asked for clarification regarding parking and if the commission had already made a previous modification. Mr. Lutz informed that the commission had not but would possibly propose amendments parking section in the future. A discussion followed and the commission agreed to leave the required spaces at one and a half (1.5) per unit.

Commissioner McAllister expressed he still had some concerns about the changes the commission was getting ready to make. His concerns included still being able to meet the parking regulations due to widening projects and if the proposed would work from a realistic standpoint. Mr. Lutz responded adding that the changes were a step in the right direction.

Chairman Becknell moved to recommend approval of the proposed code amendments with the agreed upon changes made by the commission and the codicil on the parking. A discussion followed regarding clarification of the proposed and Chief Kuhn's concerns. Commissioner Grable added that he felt the modifications made were wise and that it came down to the balance of the land an applicant has available – their lot size. He added that now, with the modifications,

it would not be as onerous. He went on to say that sometimes you just have to “roll the dice” to see if it works and referenced the Argyle project. Several commissioners agreed. The motion was seconded by Commissioner Honigblum.

Commissioner Kiel suggested making some modifications and possibly tabling the case.

Chairman Becknell moved to recommend approval of the proposed amendments as modified and codicil on parking. A discussion followed regarding clarification on the motion. The motion was seconded by Commissioner Honigblum.

The motion was approved with the following votes:

FOR: Becknell, Garison, Grable, Honigblum, Kiel, Long, McAllister, Scheick

AGAINST: None

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There being no further business, Chairman Becknell moved to adjourn the meeting, seconded by Commissioner Kiel, and unanimous vote to support the motion. The meeting was adjourned at 9:53 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.**

  
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Lori Becknell, Chair  
(Board Approval)

  
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Date Signed

  
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Lety Hernandez  
Planner  
Community Development Services