

City of Alamo Heights
PLANNING AND ZONING COMMISSION
MINUTES
December 01, 2014

The Planning and Zoning Commission held a regularly scheduled meeting at *St Peter Prince of the Apostles Church located at 111 Barilla Place, Mark & Luke Room*, San Antonio, Texas, on Monday, December 01, 2014, at 5:30 p.m.

Members Present:

Kenneth Zuschlag, Acting Chairman
Lori Becknell
La Una Cuffy
William F Kiel
Marsha Krassner
Stephen McAllister
Jeff Scheick
Jim Taylor

Members Absent:

Joe Donnelly
John Grable
Thomas Pre Ball
Tiffany Robinson Long

Staff Present:

Jason B. Lutz, Director of Community Development Services
Lety Hernandez, Community Development Services Planner

The meeting was called to order by Commissioner Zuschlag at 5:32 pm.

Commissioner Taylor moved to approve the November 03, 2014 minutes as corrected, seconded by Commissioner Schieck.

The motion was approved with the following votes:

FOR: Zuschlag, Cuffy, Kiel, McAllister, Scheick, Taylor

AGAINST: None

Mr. Lutz presented Eli J Briseno, the City's new inspector.

Case No. 362: Consideration of a request for approval of a specific use permit (SUP) application at the properties located at 4600 Broadway St (CB 5600, BLK 3, LOT 20 AND W 45FT OF 21), 107 Burr Rd (CB 5600, BLK 3, LOT 22 AND E 5FT OF 21), 111 Burr Rd (CB 5600, BLK 3, LOT 23 & W 12 ½ OF 24), and 115 Burr Rd (CB 5600, BLK 3, LOT E 37.5FT OF 24 ALL OF 25 & W 5FT OF 26) zoned B-1 (Business District). This review is required in order to allow for a drive-thru facility at this location.

Mr. Lutz presented the case to the board.

Commissioner Krassner arrived and joined quorum at 5:35pm.

Commissioner Krassner questioned the applicant regarding the proposed and if they considered incorporating the Comprehensive Plan into the design. Mr. Christensen spoke regarding revisions and the current layout but added that they are still working through the process. Commissioner Taylor spoke regarding the public realm and his concerns regarding the proposed questioning the CPS easements and Mr. Christensen responded.

Commissioner Krassner asked for clarification regarding the pharmacy use and its effect on the look of the building. Mr. Christensen spoke regarding the layout and drive-thru areas adding that it's possible that they might be asked to make revisions by other boards. Commissioner Kiel mentioned security issues with pharmacies regarding multiple public entrances/exits.

Commissioner Taylor spoke regarding tree replacement and how information was not provided as, according to the site plan, it seemed that several trees would be removed. Mr. Christensen stated that the proposed was not final as they still required review from the Architectural Review Board, etc. Commissioner Taylor reminded members that the recommendation for an SUP could come with conditions and requirements, not limiting the commission to the issue of the drive-thru but could also address other items like the public realm.

Those present and speaking regarding the case were as follows:
Maria Cavazos, 127 Burr Rd
Paul Krause, 134 Katherine Ct

Concerns of the citizens included noise from the speaker of the proposed drive-thru, amount of traffic generated on Burr Rd, confusion of meeting times and locations due to the current construction, hours of operation for the drive-thru, placement of the proposed building, use of the alleyway, drainage, egress from the property due to safety reasons, and the date the traffic study is conducted. Mr. Christensen spoke regarding possible variances.

Commissioner Becknell arrived and joined quorum at 5:55pm.

Commissioner Taylor asked if the SUP for Chase contingent upon approval for parking spaces and Mr. Christensen responded that UIW had made an agreement and would have to honor the agreement.

Commissioner Taylor expressed his concerns regarding issues that were brought forth by surrounding residents, utility easements, lack of a traffic study, and not studying the tree preservation ordinance that will impact the site plan. He suggested resolving these issues with an improved site plan and renderings and look at the proposed in a fair way. Commissioner Kiel agreed adding that, since the ARB was unable to meet due to lack of quorum, these issues would probably have been addressed at that meeting. An open discussion followed.

Commissioner Becknell made a motion to recommend approval of the SUP for Case No. 362 as written for a drive-thru for CVS only at the current northeast corner of the building as shown on the proposed layout dated December 01, 2014. The motion was seconded by Commissioner Cuffy.

The motion was approved with the following votes:

FOR: Zuschlag, Becknell, Cuffy, Kiel, Krassner, McAllister, Scheick

AGAINST: Taylor

The commission asked that the minutes reflect the following concerning the proposed CVS building at 4600 Broadway, at the corner of Broadway and Burr. The commission expressed several concerns related to the site plan dated December 01, 2014. These concerns included: the compliance with the minimum 15 foot landscape buffer adjacent to the homes on Burr Rd, compliance with the City's tree preservation ordinances as outlined in Article 10, Section 5-150 thru Section 5-159, creation of an attractive and traditional public street space on Burr Rd and Broadway to include a planting strip with canopy trees and pedestrian sidewalk, concerns with the timing and results of a traffic study, including the alley, reflecting current conditions, and the resolutions of negotiations with City Public Service (CPS) concerning the 14ft easement. All commissioners were in agreement with the issues as stated.

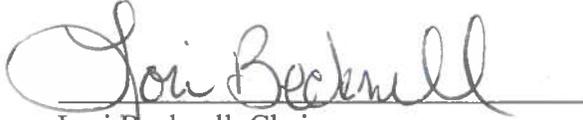
A discussion followed regarding traffic impact studies and the commission stressed the importance its review and approval.

Under General Discussion Item(s), updated on the formation of the committee and hope to move forward starting January once staff receives direction from Council. Tasks for review would include commercial codes, parking, FAR consideration, and how to move forward with large-scale development in the future. To start, the committee would meet once a month.

Commissioner Cuffy left the meeting at 6:48pm. Mr. Lutz reported on recent City Council actions on P&Z cases. Commissioner Krassner left the meeting at 6:58pm.

There being no further business, Commissioner Kiel moved to adjourn the meeting, seconded by Commissioner Becknell, and unanimous vote to support the motion. The meeting was adjourned at 7:32pm.

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