PLANNING AND ZONING COMMISSION

AGENDA
April 6, 2015

The City of Alamo Heights Planning and Zoning Commission will hold its regularly scheduled monthly meeting at the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, San Antonio, Texas, on Monday, April 6, 2015, at 5:30 p.m., for the purpose of considering the following:

A. CALL TO ORDER

B. APPROVAL OF MINUTES – March 02, 2015

C. INDIVIDUAL ITEMS

Case No. 365:
Consideration and action regarding a request by Broadway Ellwood, LLC as authorized by Section 16-105 of the Code of ordinances to close, vacate, and abandon the following parcels for the purpose of mixed-use development:
Parcel 1 being a 0.370 acre, or 16,132 square feet more or less, tract of land out of Ellwood Avenue right-of-way dedicated in the Alamo Heights subdivision recorded in Volume 105, Pages 4-10 of the Deed and Plat Records of Bexar County, Texas, said 0.370 acres being out of the W.E. Howeth Survey 4, Abstract 306, County Block 4024, said Howeth Survey 4 now all in the City of Alamo Heights, Bexar County, Texas
Parcel 2 being a 0.152 acre, or 6,606 square feet more or less, tract of land out of the Old Kampmann Avenue right-of-way dedicated in the Alamo Heights subdivision recorded in Volume 105, Pages 4-10 of the Deed and Plat Records of Bexar County, Texas, said 0.152 acres being out of the W.E. Howeth Survey 4, Abstract 306, County Block 4024, said Howeth Survey 4 now all in the City of Alamo Heights, Bexar County, Texas
Parcel 3 being a 0.082 acre, or 3,569 square feet more or less, tract of land being out of the Austin Highway right-of-way established in 1933 for State Highway 2, U.S. 81, Loop 368 under Project NRH-M-31-P II & III, said 0.082 acres being out of the 12-foot Alley of Block 67 of the Alamo Heights Subdivision recorded in Volume 105, Pages 4-10 of the Deed and Plat Records of Bexar County, Texas, and a portion of Old Kampmann Avenue now in said Austin Highway right-of-way, all in City Block 67 of the City of Alamo Heights, Bexar County, Texas and being out of the W.E. Howeth Survey 4, Abstract 306, County Block 4024, said Howeth Survey 4 now all in the City of Alamo Heights, Bexar County, Texas
Parcel 4 being a 0.040 acre, or 1742 square feet more or less, tract of land, being out of the Austin Highway right-of-way established in 1933 for State Highway 2, U.S. 81, Loop 368 under project NRH-M-31 P. II & III, said 0.040 acres being out of the north portions of Lots 16-20, Block 67 of the Alamo Heights subdivision recorded in Volume 105, Pages 4-10 of the Deed and Plat Records of Bexar County, Texas, said lots conveyed to Bexar County and now in said Austin Highway right-of-way, said Lots 16-19 (north ½) acquired from P.T. Smithey in instrument recorded in Volume 1379, Pages 415-416, said Lot 20 acquired from Fay Louise Campbell in instrument recorded in Volume 1365, Pages 194-195 and D.A. Saffarrans (Trustee) in instrument recorded in Volume 1361, Page 417-418 of the Deed Records of Bexar County, Texas. Said 0.040 acres being out of the W.E. Howeth Survey 4, Abstract 306,

County Block 4024, said Howeth Survey 4 now all in the City of Alamo Heights, Bexar County, Texas

Parcel 5 being a 0.023 acre, or 1,016 square feet more or less, tract of land being out of the Austin Highway right-of-way established in 1933 for State Highway 2, U.S. 81, Loop 368 under project NRH-M-31 P. II & III, said 0.023 acres being out of the 12-foot Alley of Block 67 of the Alamo Heights Subdivision recorded in Volume 105, Pages 4-10 of the Deed and Plat Records of Bexar County, Texas, now in said Austin Highway right-of-way, all in City Block 67 of the City of Alamo Heights, Bexar County, Texas, and being out of the W.E. Howeth Survey 4, Abstract 306, County Block 4024, said Howeth Survey 4 now all in the City of Alamo Heights, Bexar County, Texas

Case No. 366:

Consideration and action regarding a request by Broadway Ellwood Co, LLC for approval of a Specific Use Permit (SUP) that includes public right-of-way (approximately 0.667 total acres including 0.370 acres of Ellwood Avenue; 0.082 acres of Ausway Lane right-of-way; 0.040 acres of Ausway Lane right-of-way; 0.023 acres of Ausway Lane right-of-way; and 0.152 acres of Old Kampmann Avenue right-of-way) and private property (approximately 0.84 total acres located at CB 4050, Block 67 Lots 1 thru 15) for a proposed mixed use project to allow for the following: 1.) a restaurant/retail uses 2.) a density of one unit per 437.6 square feet; 3.) no front setback; 4.) no side setback; 5.) five (5) feet rear setback; 6.) eighty (80) percent lot coverage; 7.) a height of up to fifty six (56) feet and four (4) stories; 8.) an off-street parking ratio for multi-family of 1.5 spaces per unit plus thirty seven (37) for the restaurant totaling two hundred and sixty two spaces (262) with two hundred and fifty three spaces (253) provided in the parking garage; 9.) a reduction in parking stall size from 9 ft. x 20 ft. to 9 ft. x 18 ft. and; 10.) landscape buffers on all sides (varies in width); 11.) no required alley or service easement on the property; 12.) Main entrance not located on Broadway or Austin Hwy.

Case No. 367:

Public hearing, consideration and action to consider the following amendments to the Zoning Code: 1.) Amendment to Sec. 3-2 of the Zoning Code "Definitions" to delete the definition "Retail shops and stores other than listed"; 2.) Amendment to Sec. 3-2 of the Zoning Code "Definitions" to add the definition "Retail General"; 3.) Amendment to Sec. 3-2 of the Zoning Code "Definitions" to add the definition "Stores Other Than Listed"; 4.) Amendment to Sec. 3-8 of the Zoning Code "Use of land and buildings" to delete from the Land Use Chart "Retail shops and stores other than listed"; 5.) Amendment to Sec. 3-8 of the Zoning Code "Use of land and buildings" to add the land use category "Retail General" to the Land Use Chart and to permit the land use, by right, in the B-1, B-2, and B-3 Districts; 6.) Amendment to Sec. 3-8 of the Zoning Code "Use of land and buildings" to add the land use category "Stores Other Than Listed" to the Land Use Chart and to permit the land use, by Specific Use Permit (SUP), in the B-1, B-2, and B-3 Districts.

D. ADJOURNMENT

DISABILITY ACCESS STATEMENT

This meeting site is wheelchair accessible. The accessible entrance is located at 6116 Broadway St. Accessible visitor parking spaces are located at the rear entrance of City Hall. Accommodations or interpretive services are available upon request and must be made seventy-two [72] hours prior to the meeting. For assistance, call the City Secretary at (210) 832-2209.

CERTIFICATE

I certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Alamo Heights, Texas, on April 2, 2015 at 5:00 p.m.

Jennifer Reyna
City Secretary