

**City of Alamo Heights**  
**PLANNING AND ZONING COMMISSION**  
**MINUTES**  
February 06, 2017

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, February 06, 2017, at 5:30 p.m.

Members Present:

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

Members Absent:

Thomas Pre Ball  
Steven McAllister  
Jeff Scheick  
Kenneth Zuschlag

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 5:33 p.m.

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Chairman Becknell made a motion to approve the minutes of December 05, 2016, seconded by Commissioner Kiel.

The motion was approved with the following votes:

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

Commissioner Cuffy arrived at 5:37pm and joined quorum.

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**Case No. 387**

**Public hearing, consideration, and action will take place regarding a request to replat the property currently known as 636 Tuxedo Ave, identified as CB 4050, BLK 200, LOT 1 & P-100 (FORMERLY CIRUELA ST)**

Mr. Lutz presented the case. Jack Uptmore, applicant, was present and spoke regarding the case and future plans for the lots.

Those present and speaking regarding the case were as follows:  
Joan Cunningham, 137 Katherine Ct

The citizen expressed concerns regarding the notification process, specifically the time allowed to receive and respond to a notice regarding a project. She suggested allowing additional time. An open discussion followed regarding the time allowed for the City to act on a request to replat. Staff responded.

Chairman Becknell moved to recommend approval of the replat with the conditions listed by staff. Commissioner Honigblum seconded the motion.

The motion was approved with the following votes:

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

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**Case No. 386**

**Public hearing, consideration, and action will take place regarding proposed amendments to Chapter 3 Zoning, Article I. – In General, Article II. – Land Use, Article IV. – Two-Family Dwelling District (2F-C), Article VII. – Parking District (P), Article VIII. – Business (B) and Office (O-1) Districts, and Article X. – Special Regulations, of the Code of Ordinances, concerning definitions, land uses, lot area, lot width, lot coverage, setbacks, articulation, building heights, parking requirements and dimensions, landscaping, screening, sidewalks, and general site development regulations.**

Mr. Lutz presented the case. He thanked Commercial Code Committee and provided background on previous amendments and what the goals were for the revisions. There was a discussion regarding how the commission would hear the proposed amendments to facilitate making a recommendation. Staff proceeded to discuss the Summary of Changes provided. Staff clarified on certain changes and the Commission discussed and recommended modifications to the proposed amendments as needed.

Commissioner Cuffy left the meeting at 7:35pm.

The proposed modifications were summarized as follows:

- 1) Section 3-8, Land Use, “Cleaning shop or laundry, Self-service”, “Cleaning or laundry pick-up station”, “Cleaning or pressing shop”, and “Custom sewing and millinery” be permitted in all (B) districts,
- 2) Sections 3-32 and 3-33, separate Single-Family Attached and Two-Family Dwellings, and add back what was deleted regarding lot width and lot area of 3750,
- 3) Section 3-64(1), front yard setback changed from twenty (20) feet to eight (8) feet as reviewed by the Commercial Code Committee,
- 4) Section 3-68(8)(b), changed the 75% at the zero (0) setback instead of at the maximum setback,
- 5) Section 3-84(f)(1), delete additional parking requirements for outside eating areas,
- 6) Section 3-84(8)(a)(i), add “per space” to the \$20,000 parking mitigation fee,
- 7) Section 3-84(9), add language that allows Company Service Vehicles to be parked in front (along Broadway) if not rear parking exists,
- 8) Section 3-84, consider a compact car ratios, or some other type of alternative method for calculating those,
- 9) Section 3-86, relocation of utilities may be approved or modified by Council after Architectural Review Board recommendation as part of the final design review process.

Chairman Becknell moved to recommend approval with the modifications as summarized by staff. Commissioner Honigblum seconded the motion.

The motion was approved with the following votes:

FOR: Becknell, Cuffy, Garison, Grable, Honigblum, Kiel, Long


AGAINST: None

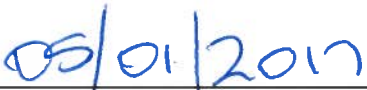
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There being no further business, Commissioner Kiel moved to adjourn the meeting, seconded by Commissioner Grable and unanimous vote to support the motion. The meeting adjourned at 8:10 p.m.

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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, Chairman  
(Board Approval)

  
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Date Signed

  
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Lety Hernandez, Planner  
Community Development Services