

**City of Alamo Heights**  
**PLANNING AND ZONING COMMISSION**  
**MINUTES**  
April 01, 2019

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, April 01, 2019, at 5:30 p.m.

Members Present:

Lori Becknell, Chairman  
Al Honigblum  
La Una Cuffy  
Richard Garison  
John Grable  
Jeff Scheick  
James Steindl  
Stephen McAllister  
William Dawley

Members Absent:

Tiffany Robinson Long  
Kenneth Zuschlag  
Thomas Pre Ball

Staff Present:

Buddy Kuhn, Fire Chief  
Nina Shealey, Community Development Director  
George Martinez, Building Official  
Brenda Jimenez, Planning/Accounting Technician

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The meeting was called to order by Chairman Becknell at 5:30 p.m.

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City Manager Buddy Kuhn introduced Nina Shealey as the new Community Development Director to the Commissioners.

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Commissioner Becknell moved to approve the minutes of the November 05, 2018 meeting as submitted. Commissioner Honigblum seconded the motion.

The motion was approved with the following votes:

FOR: Becknell, Honigblum, Cuffy, Garison, Grable, Scheick, Steindl, McAllister, Dawley  
AGAINST: None

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Case No. 406

**Public hearing, consideration, and action regarding a request by Megan Moshier, Studio8 Architects, on behalf of C. Trebes Sasser, as authorized by Section 16-105 of the Code of Ordinances to close, vacate, abandon, and sell a portion of public right-of-way, approximately 3,000 square feet, out of Ellwood Street, which adjoins Lots 19-30, Block No. 70, County Block 4050 of the City of Alamo Heights, Texas, located at 200 Austin Highway.**

Ms. Shealey presented the case.

Commissioner Becknell opened the discussion to the Commissioners. Commissioner Honigblum stated he was in favor of the request but Studio8 presented with a deficiency and the approval would not be compliant with current parking regulations. Commissioner Honigblum stated that they are calculating parking spaces based on net commercial lease space and not on gross commercial lease space. Commissioner Honigblum stated he felt the applicant should either apply for a variance first. Ms. Shealey stated that the applicant would be submitting an application for the Board of Adjustment. Commissioner Garison mentioned the tree requirements for the parking lot for the applicant to keep in mind when calculating parking space. There was discussion on parking space dimensions and tree mitigation process. Megan Moshier, Architect, was present to represent Studio8 along with Trebes Sasser, owner. Commissioner Honigblum asked if there was room to park on Cleveland. Mr. Sasser stated they were open to that possibility. There was discussion on parking requirements. Commissioner Scheick requested an analysis be done for the safety of the public. There was discussion on the gross versus net square footage and traffic counts. Commissioner Honigblum asked if the City would be willing to make a no parking zone across the street. City Manager Kuhn stated it would be possible however, the City had already done head-in parking by Paloma Blanca. Mr. Sasser stated there has done a TIA and it showed a reduction in usage. City Manager Kuhn stated that the project would still need approval from the Board of Adjustment and they were tasked with reviewing the right-of-way request. Commissioner Garison asked if they approved the request and the variances were not approved, would Mr. Sasser be required to proceed on purchasing the right-of-way. City Manager Kuhn stated the applicant would not be required to proceed. Ms. Moshier discussed future tenants and that they would like to target smaller neighborhood tenants that would not be likely to have multiple visitors throughout the day. Commissioner Honigblum asked if the owner would be willing to do a deed restriction. Mr. Sasser stated he would be willing to do a deed restriction, with the possibility of maintaining the first floor as only a lobby. There was the discussion on possible tenants, other buildings, and parking in the area. There was discussion on parallel parking and possible parking restrictions.

Commissioner Honigblum moved to approve the proposed as requested for use of development subject to a TIA study and subject to BOA approving a parking variance and subject to City determining future parking restrictions. Commissioner McAllister seconded the motion.

The motion was approved with the following votes:

FOR: Becknell, Honigblum, Cuffy, Garison, Grable, Scheick, Steindl, McAllister, Dawley  
AGAINST: None

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Case No. 407

**Public hearing, consideration, and action regarding a request of Brita Pearson, LPA, Inc., applicant, representing Alamo Heights Independent School District, owner, for a Specific Use Permit to authorize a height limit of 60 feet for the Press Box of its Athletic Complex in the SF-A Zoning Districts as authorize in Section 3-87 (15) of the Code of Ordinances and to waive certain zoning code requirements for future facilities located within the boundaries of the school district property at 6900 Broadway.**

Ms. Shealey presented the case.

Commissioner Honigblum asked why wouldn't the zoning change to commercial. Ms. Shealey stated that the SUP would be for the whole property. Sara Flowers with LPA, Inc. was present to speak on the case. Commissioner Scheick asked what the height would be of the lights at the athletic complex. Ms. Flowers stated they would be 90 feet. There was a brief discussion on the lights at the complex.

Commissioner Becknell moved to approve the proposed as requested. Commissioner Cuffy seconded the motion.

The motion was approved with the following votes:


FOR: Becknell, Honigblum, Cuffy, Garrison, Grable, Scheick, Steindl, McAllister, Dawley  
AGAINST: None

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There being no further business, the meeting adjourned at 6:39 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.**

  
Lori Becknell, Chairman  
(Board Approval)

8/5/19  
Date Signed

  
Brenda Jimenez, Planning/Accounting Technician  
Community Development Services



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