

City of Alamo Heights
PLANNING AND ZONING COMMISSION
MINUTES
July 10, 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, July 10, 2017, at 5:30 p.m.

Members Present:

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

Members Absent:

Kenneth Zuschlag
Thomas Pre Ball

Staff Present:

Jason B Lutz, Director of Community Development Services
Brenda Jimenez, Planning/Accounting Technician
Eli Briseno, Combination Inspector

The meeting was called to order by Chairman Becknell at 5:34 p.m.

The commission unanimously approved the minutes of the May 01, 2017 as presented.

Case No. 392

Public hearing, consideration, and action will take place for consideration of a request by James West, RA, of GFF Architects, applicant, representing AH MF Land, LP, to replat a portion of Lots 1 through 15, Block 67, CB 4050, together with a 0.305 acre portion of Ellwood Avenue, a 0.152 acre portion of Old Kampmann Ave., and a 0.145 acre portion of Ausway Lane, into new Lot 25. As part of the replat, the City of Alamo Heights will continue to own a portion of Lots 16-24 which will be replatted into new Lot 26.

Mr. Lutz presented the case.

Commissioner Garrison asked if the square footage of the property differed from the original plan and if Ellwood was to remain a 2-way street. Mr. Lutz stated that there was a reduction and the Ellwood would remain a 2-way street. Commissioner Honigblum clarified that the case was specifically for the repalt of the property. Mr. Lutz stated that was correct. Chairman Becknell asked if Lot 26 was to remain city property and who would be responsible for the maintenance. Mr. Lutz stated that it would remain city property and the City was looking at a 40-year maintenance agreement with the developers, but it had not been finalized. Commissioner Scheick asked for clarification on a wedged area on the aerial photo presented by Mr. Lutz. Mr. Lutz stated the wedge was from a distortion in the aerial photo but the space was also to be used for additional parking and landscaping. Commissioner Honigblum asked if the trees show were to be removed. Mr. Lutz stated the trees were to remain in the City's right-of-way. There was discussion on the traffic to come from the parking garage. John Burnham, Developer, representing the applicant, was present and spoke regarding the parking garage entry and exit. Commissioner Grable asked if the footprint or the building had changed. Mr. Burnham stated there was a decrease in footprint but the building was the same. Chairman Becknell opened the discussion to the public. S.J. Allgood, 143 Montclair, discussed her concerns with there not being any infrastructure studies, the impact on the school district, height and density, increase in the amount of vehicles, and there not being a traffic study or any information available to her. Mr. Lutz stated he would be able to provide her with the information on file. Katie Cavazos, 202 Circle, discussed her concerns with the parking along Fenimore. Mr. Lutz stated that there would be additional parking in the right-of-way at the applicant's expense and that she was welcome to come by his office to look at the plans in further detail. Ms. Cavazos stated she was not opposed to the project but felt this was a good opportunity for crosswalks on Austin Highway and Broadway. Mr. Burnham stated they were expanding and not constricting Fenimore, and with the exception of a narrowing portion of Ellwood, they were not infringing on the current right-of-way. There was discussion on additional parking spaces. Sylvia Wong, 407 Circle, asked what was Old Kampmann as shown on the plat and why was the City proceeding without the legal letters required from the utility companies. MR. Lutz stated that Old Kampmann is the name as listed on the old plat and the letters are not legal documents but for verification of service availability. Ms. Wong also addressed parking unloading at Paloma Blanca. Mr. Burnham stated that Paloma Blanca had agreed to modify its to-go parking for a more defined sidewalk. Mr. Lutz stated that matter would be more appropriate to discuss at the City Council hearing. The Commissioners agreed with ARB's recommendation to incorporate a tower that was previously presented with the plans.

Commissioner Honigblum moved to recommend approval of the replat with staff conditions. Commissioner Garrison seconded the motion.

The motion was approved with the following votes:

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

Mr. Lutz updated regarding the status of the replat of 704 Ogden.

There being no further business, Commissioner Cuffy moved to adjourn the meeting, seconded by Commissioner Honigblum and unanimous vote to support the motion. The meeting adjourned at 6:25p.m.

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

Lori Becknell, Chairman
(Board Approval)

8/8/2017

Date Signed

Brenda Jimenez

Brenda Jimenez, Planning/Accounting Technician
Community Development Services

