

City of Alamo Heights
PLANNING AND ZONING COMMISSION
MINUTES
August 05, 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, August 05, 2019, at 5:30 p.m.

Members Present:

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

Members Absent:

John Grable
Tiffany Robinson Long
Kenneth Zuschlag
Thomas Pre Ball

Staff Present:

Nina Shealey, Community Development Director
Brenda Jimenez, Planning/Accounting Technician

The meeting was called to order by Chairman Becknell at 5:36 p.m.

Commissioner Honigblum moved to approve the minutes of the April 05, 2019 meeting as submitted. Commissioner Cuffy seconded the motion.

The motion was approved with the following votes:

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


Ms. Shealey began discussing recent legislative updates. Ms. Shealey discussed HB 852, which states that residential building permit fees could not be based on the value of the project and was effective immediately. The new fee schedule is be on a sliding scale based on the square footage. Commissioner Honigblum asked if the cost would be the same for new construction and for renovation or for conditioned and unconditioned space. Ms. Shealey stated that the fee schedule would continue to be evaluated. There was discussion on what the new fee schedule was based on and how that applied to different projects. Ms. Shealey discussed HB 2439 which states that material cannot be prohibited if it is an approved material by the last three code cycles. There was discussion on how that would affect

insurance ratings. Ms. Shealey stated it was still being evaluated and there was still time to do so until the effective date. Ms. Shealey proceeded to discuss HB 249, which allows appeal of decisions not related to a specific application, address, or project, allows appeal of project specific decisions, and states that such appeals are filed within 20 days of decision, and a decision would need to be made no later than 60 after the appeal has been filed. There was discussion on what situations the appeals would be applied to. Ms. Shealey discussed HB 3167, which amends Section 212 of the Local government Code and states that there is 30 days to approve, approve with conditions, or disapprove replats. Request would then have 15 days to approve or disapprove after conditions were satisfied and Council would need to vote on an action within 30 days of P& Z approval.

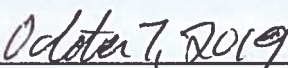
Ms. Shealey proceeded to discuss proposed code revisions concerning signage for multi-family properties and temporary banners, landscaping requirements, tree preservation, visual obstruction, off-street parking, and Board of Adjustment extension requests.

There being no further business, the meeting adjourned at 6:32 p.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.



Stephen McAllister, Acting Chairman
(Board Approval)



Date Signed



Brenda Jimenez, Planning/Accounting Technician
Community Development Services