

City of Alamo Heights
PLANNING AND ZONING COMMISSION
MINUTES
September 06, 2016

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 Tuesday, September 06, 2016, at 5:30 p.m.

Members Present:

Stephen McAllister, Acting Chairman
La Una Cuffy
Richard Garison
John Grable
WF Kiel
Tiffany Robinson Long
Jeff Sheick

Members Absent:

Lori Becknell, Chairman
Thomas Pre Ball
Al Honigblum
Marsha Krassner
Kenneth Zuschlag

Staff Present:

Jason B Lutz, Director of Community Development Services
Eli Briseno, Combination Inspector

The meeting was called to order by Chairman McAllister at 5:32 p.m.

Chairman McAllister made a motion to approve the minutes of February 01, 2016 as presented, seconded by Commissioner Garison.

The motion was approved with the following votes:

FOR: McAllister, Cuffy, Garison, Grable, Kiel, Long, Scheick
AGAINST: None

Case No. 384

Public hearing, consideration, and action regarding a request to replat properties currently known as 220 Grove Place, identified as CB 4050, BLK 9, LOTS 8 & 9.

Mr. Lutz presented the case. Omar Land, owner of the property, spoke regarding the case.

The commission questioned the proposed parking, asked for clarification regarding the cantilevered portions on the proposed 2nd floor, and clarification regarding street access asking if it was near the current one approach. Mr. Land responded to their questions.

Staff informed that there were several heritage trees being removed. Mr. Land responded that they were addressing that with the Architectural Review Board (ARB) and would offset and/or pay mitigation fees. Mr. Land went on to say that the current drainage was flooding a neighbor's guest house but would be correcting that changing the flow away from the property. Commissioner Garison questioned if a Stormwater Development Plan would be required and Mr. Lutz responded that they were unsure at this time as the case had not gone thru the ARB review.

Commissioner Kiel asked staff for clarification regarding the proposed variances. Mr. Lutz informed that it could be done as part of the replat process so long as the proposed plat was noted accordingly.

Mr. Land spoke regarding the City's requirement to plant trees in the right-of-way adding that they would plant those and that their landscaping plan also had some additional trees. Mr. Land spoke regarding possibly developing surrounding areas.

Those present and speaking regarding the case were as follows:
Debbie Nason of 111 Redwood representing Debbie Bryant

Mr. Land informed that they have tried to be considerate in the design of the project without getting carried away while attempting to meet the current regulations. Commissioner Kiel agreed that the proposed fit with the density in the area. Mr. Land added that they are working with the neighbor and are trying to enhance their property. Commissioner Long commended the applicant on improving the vehicular access. An open discussion followed and the public hearing closed at 6:06pm.

Commissioner Grable made a motion to recommend approval of the replat with the conditions presented by staff. The motion was seconded by Commissioner Cuffy.

The motion was approved with the following votes:
FOR: McAllister, Cuffy, Garison, Grable, Kiel, Long, Scheick
AGAINST: None

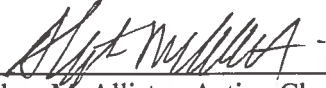
James Johnson of 282 Claywell was present and addressed the board expressing his concerns of not being able to construct a circular driveway on his property due to the width of the lot not meeting the minimum requirements. No action was taken.

Mr. Lutz informed that the proposed changes to the Zoning Regulations would be presented in the near future and possibly go to Council on the first meeting of December. He spoke regarding the sign code and possible updates. The commission asked for updates regarding the mixed-use development proposed at the Broadway and Austin Hwy intersection.

Commissioner Scheick spoke regarding the VIA Long Range Plan and stressed the importance both the City's and VIA's plan being in sync. He felt the plan was very informative and asked if it was possible to have VIA attend a meeting. Mr. Lutz informed that the recommendation had been forwarded to Mr. Brown, City Manager, and unfortunately, would not be scheduling a meeting with VIA at this time. He went on to say that he was unsure if there was a possibility of meeting in the future. Commissioner Scheick expressed concerns with the decision.

There being no further business, Commissioner Cuffy moved to adjourn the meeting with unanimous vote to support the motion. The meeting was adjourned at 6:26 p.m.

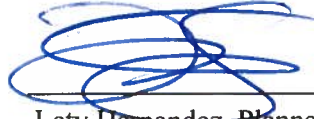
THE PROCEEDINGS OF THE MEETING ARE ALSO DIGITALLY RECORDED, AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.



Stephen McAllister, Acting Chairman
(Board Approval)

12/5/2016

Date Signed



Lety Hernandez, Planner
Community Development Services