

**City of Alamo Heights
PLANNING AND ZONING COMMISSION
MINUTES**

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

Members Present:

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

Members Absent:

Thomas Pre Ball
William Dawley

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 5:31 p.m.

Commissioner McAllister moved to approve the August 07, 2017 minutes as submitted. The motion seconded by Commissioner Becknell.

The motion was approved with the following votes:

FOR: Becknell, Zuschlag, Cuffy, Garison, McAllister, Scheick, Honigblum, Grable, Robinson
Long, Steindl
AGAINST: None

Case No. 395

Public hearing, consideration, and action will take place for consideration of a request to replat the property currently known 171 Barilla Place, identified as CB 4050, BLK 10, Lots 32 & 33.

Mr. Lutz announced that the public hearing, consideration, and action was postponed until further notice at the request of the applicant.

Case No. 396

Public hearing, consideration, and action will take place for consideration of a request to replat the property currently known 415 La Jara, identified as CB 4024, BLK 10, Lot 9R and 622 Evans Ave, identified as CB 4024, BLK 10, Lot 10R.

Commissioner Grable and Commissioner Garison recused themselves from the case. Mr. Lutz presented the case to the Board. Commissioner Becknell asked what the depth was of Lot 9RB. MR. Lutz stated it was 139.8 feet. Commissioner Scheick asked why they were replatting. Mr. Lutz stated that the original plat was for the additions of main structure and the extra lot was needed for parking. Commissioner Honigblum asked if the original lot was 65 feet. Mr. Lutz stated that it was, but it was not platted. There was extensive discussion on whether properties could be platted and replatted, and easement clearances. Teresa Sidel, with KW Surveying, spoke about a 16 foot easement for CPS.

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

The motion was approved with the following votes:

FOR: Becknell, Zuschlag, Cuffy, McAllister, Scheick, Honigblum, Robinson Long, Steindl

AGAINST: None

Case No. 397

Public hearing, consideration, and action will take place for consideration of a request to replat the property currently known 5410 Broadway St, identified as CB 4050, BLK 1, Lot 4 & SE pt of 2 & 3.

Mr. Lutz presented the case to the Board. Commissioner Honigblum asked if the current structure was in FEMA floodplain. Mr. Lutz stated that a portion of the property was in the floodplain and any development would be subject to floodplain review. Commissioner Honigblum asked if the City was allowed to issue a permit while under FEMA grant funding. Mr. Lutz stated the City could issue a construction permit, as long as zero net rise was met. Jose Sosa, with MS Engineering, discussed working with CPS on obtaining easement approval. Commissioner Garison asked about the impact on the zero setback requirement with CPS requiring 10-foot easements. There was extensive discussion on easements with CPS for replats. A representative for the architect on the project stated the engineers were working with CPS to try to eliminate the underground easement.

Commissioner Becknell moved to recommend approval of the replat with staff conditions. Commissioner Zuschlag seconded the motion.

The motion was approved with the following votes:

FOR: Becknell, Zuschlag, Cuffy, Garison, McAllister, Scheick, Honigblum, Grable, Robinson Long, Steindl

AGAINST: None

Public hearing, consideration, and action will take place for consideration of a request to replat the property currently known 515 Austin Hwy, identified as CB 4050, BLK 75, Lots 5-6, 7-8, & N W PT of 9, 10, 11, & 12.

Commissioner Honigblum recused himself from the case. Mr. Lutz presented the case to the Board. Commissioner Becknell asked if the property had gone through any demolition review. Mr. Lutz stated they had not. Commissioner Becknell asked if the applicant was incorporating the abandoned easement into their property again. Mr. Lutz stated they were also eliminating the interior lot lines as well.

Commissioner McAllister moved to recommend approval of the replat with staff conditions. Commissioner Cuffy seconded the motion.

The motion was approved with the following votes:


FOR: Becknell, Zuschlag, Cuffy, Garison, McAllister, Scheick, Grable, Robinson Long, Steindl

AGAINST: None

Mr. Lutz updated on the sign code and the Broadway/Ellwood construction project. There was discussion on the utility easement requirements.

There being no further business, Commissioner Cuffy moved to adjourn the meeting, seconded by Commissioner Garison and unanimous vote to support the motion. The meeting adjourned at 6:31 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.



Lori Becknell, Chairman
(Board Approval)

12/4/17

Date Signed



Brenda Jimenez, Planning/Accounting Technician
Community Development Services

