

**City of Alamo Heights
PLANNING AND ZONING COMMISSION
MINUTES
December 04, 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, December 04, 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
James Steindl
William Dawley

Members Absent:

Thomas Pre Ball
Tiffany Robinson Long

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 5:33 p.m.

Commissioner Honigblum moved to approve the November 06, 2017 minutes as submitted. The motion seconded by Commissioner Cuffy.

The motion was approved with the following votes:

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

Case No. 399

Public hearing, consideration, and action will take place on Monday, December 04, 2017 at 5:30pm in the Council Chambers of the City of Alamo Heights located at 6116 Broadway St, Alamo Heights, TX regarding a request to replat the property currently known as 211 Patterson Ave, identified as CB 4024, BLK 4, Lot 4 (LOOP SUBD).

Mr. Lutz presented the case to the Board. Commissioner Honigblum asked what portion of the property was in the floodplain. Mr. Lutz stated almost all of the property was and they had a preliminary design for a single-family home. Commissioner Honigblum asked if there was enough floor-to-area ratio. Mr. Lutz stated that there was, based on full capacity. Commissioner Scheick asked if there was access for lot 7. Mr. Lutz stated they had a side entrance on Encino but could change to either side. Commissioner Honigblum asked if they would designate their front yard. Mr. Lutz states they would have to, along with establishing an address, but the first step would be to see the actual plans. Commissioner Becknell asked what the property was zoned and if the property met the minimum requirements for size. Mr. Lutz stated it was zoned SF-A and that it did meet the minimum requirements. Commissioner Garison asked if there was any utility easements required for the property. Mr. Lutz stated there was not.

Commissioner Becknell moved to recommend approval of the replat with staff conditions. The motion seconded by Commissioner Grable.

The motion was approved with the following votes:

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

Case No. 400

Public hearing, consideration, and action will take place on Monday, December 04, 2017 at 5:30pm in the Council Chambers of the City of Alamo Heights located at 6116 Broadway St, Alamo Heights, TX regarding a request by John A. Oberman, President, representing Texas Biomedical Research Institute (The Argyle) as authorized by Section 16-105 of the Code of ordinances to close, vacate, abandon, and sell the following parcel for the purpose of improvements being approximate 0.055 acre of public right-of-way out of Argyle Ave, or 2,417 square feet, in the City of Alamo Heights, Bexar County, Texas, according to plat thereof recorded in Volume 105, Page 180, Deed and Plat Records of Bexar County, Texas.

Mr. Lutz presented the case to the Board. Commissioner McAllister asked how the license agreement was calculated and the length of time. Mr. Lutz stated license agreements were issued for 5 years with payment due to the City every 5 years. He continued explaining that there are three possible ways to calculate the fee, the first for license agreements would be 10 percent of adjacent land value or \$2,000.00, whichever is greater, and only on encroaching square feet. Mr. Lutz stated if done as an abandonment, the City would need an independent appraisal or by using the average of the surrounding properties. Commissioner McAllister as if the fence height or the fence would be moved. Mr. Lutz stated he was unsure. Commissioner Honigblum asked if they could make the recommendation three-fold-1) the right to license, 2) with the option to abandon it later, and 3) to make sure they meet the codes to obtain a permit on this particular property. Mr. Lutz suggested to stay with the biggest request, which is the abandonment, giving Council the option moving forward, and that any building permit would have to meet code prior to issuing a building permit. Commissioner Becknell asked how the width of the street would be affected. Mr. Lutz stated certain areas were of concern and also concerned with continued use of loading areas. There was extensive discussion on parking and street width. John Oberman, President of the Argyle, stated that they are trying to expand the garden where it is very narrow in some areas, improve the street, make parking off the street, build a 6-foot fence, and screen the property. Commissioner Garison asked if the replat was for the license agreement. Mr. Lutz stated the replat is for the abandonment. There was extensive discussion on the use of the property and the options for license, purchase, and abandonment.

Commissioner Honigblum moved to recommend approval of the replat, to grant the abandonment and purchase, the right to a license agreement, while meeting life safety issues of all departments, with staff conditions. Commissioner Cuffy seconded the motion.

The motion was approved with the following votes:

FOR: Becknell, Cuffy, Garison, McAllister, Scheick, Honigblum, Grable, Steindl, Dawley

AGAINST: None

NOT AVAILABLE FOR VOTE: Zuschlag


Mr. Lutz updated on the sign code and the Broadway/Ellwood construction project.

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 6:47 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)



Date Signed



Brenda Jimenez, Planning/Accounting Technician
Community Development Services