

City of Alamo Heights
PLANNING AND ZONING COMMISSION
MINUTES
December 05, 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, December 05, 2016, at 5:30 p.m.

Members Present:

Lori Becknell, Chairman
La Una Cuffy
Al Honigblum
WF Kiel
Marsha Krassner
Steven McAllister
Jeff Sheick
Kenneth Zuschlag

Members Absent:

Thomas Pre Ball
Richard Garison
John Grable
Tiffany Robinson Long

Staff Present:

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

The meeting was called to order by Chairman Becknell at 5:37 p.m.

Chairman Becknell made a motion to approve the minutes of September 06, 2016 as corrected, seconded by Commissioner Cuffy.

The motion was approved with the following votes:

FOR: Becknell, Cuffy, Honigblum, Kiel, Krassner, McAllister, Scheick, Zuschlag
AGAINST: None

Case No. 385

Public hearing, consideration, and action will take place regarding proposed amendments to Chapter 3, Article I (In General), Section 3-2(A)(Definitions), Chapter 3, Article II (Land Use), Section 3-8 (Use of Land and Buildings), and Chapter 3, Article X (Special Regulations), Section 3-84(1)(e) (Special Parking Regulations) concerning "Clinics" to include "Veterinary Clinics"

Mr. Lutz presented the case. The proposed amendments would allow for services but not allow outdoor kennels or runs in the Business or Office Districts.

Mr. Lutz spoke regarding the updated parking regulations adding that the services would benefit the community.

Commissioner Honigblum recommended further defining to limit to small animal vet which would be limited to cat/dog domesticated animals only. Commissioner Kiel asked if the 1st floor would be limited to retail only. Mr. Lutz responded that had been discussed in the Commercial Code Committee and that the majority are some sort of retail. An open discussion followed regarding retail use.

Commissioner Krassner questioned waste disposal. Commissioner Honigblum responded that they would be classified as medical/hazardous waste. Commissioner Scheick asked staff to further clarify regarding boarding. Mr. Lutz responded. Commissioner Scheick expressed concerns regarding the proposed language pertaining to animals being unattended by staff. A discussion followed and the commission suggested adding the term "outside" to the end of the proposed Section 3-2(A). A discussion regarding water usage and hours of operation took place.

No one was present to speak regarding the case.

Chairman Becknell moved to recommend approval as amended to further define unattended to outside and limit to small animal only. The motion was seconded by Commissioner Honigblum.

The motion was approved with the following votes:

FOR: Becknell, Cuffy, Honigblum, Kiel, Krassner, McAllister, Scheick, Zuschlag
AGAINST: None

Mr. Lutz spoke regarding upcoming projects. He informed that staff is pushing to have the Commercial Code Committee recommendations to the January meeting, possibly February, adding that he would provide the information to the commission as soon as available to allow for additional review time.

Chairman Becknell asked regarding VIA improvements and if they were possible coordinating anything with the City's section of Broadway. Mr. Lutz responded.

There being no further business, Commissioner Kiel moved to adjourn the meeting, seconded by Commissioner Cuffy and unanimous vote to support the motion. The meeting was adjourned at 6:11 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)

2/6/17
Date Signed



Lety Hernandez, Planner
Community Development Services