

P&Z CASE NO. 420 227 ROSEMARY REPLAT

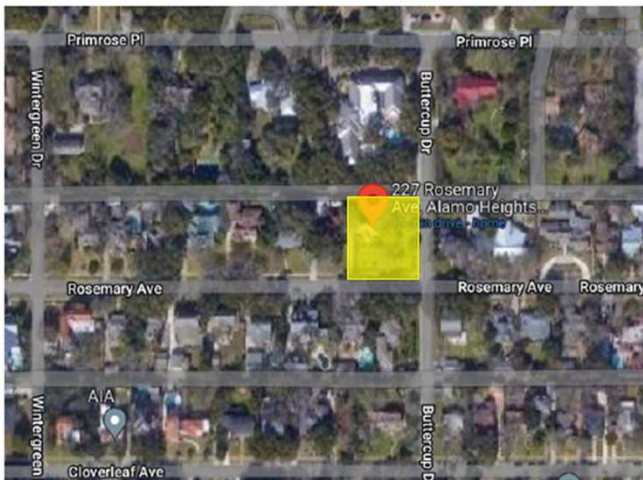
JUNE 06, 2022



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



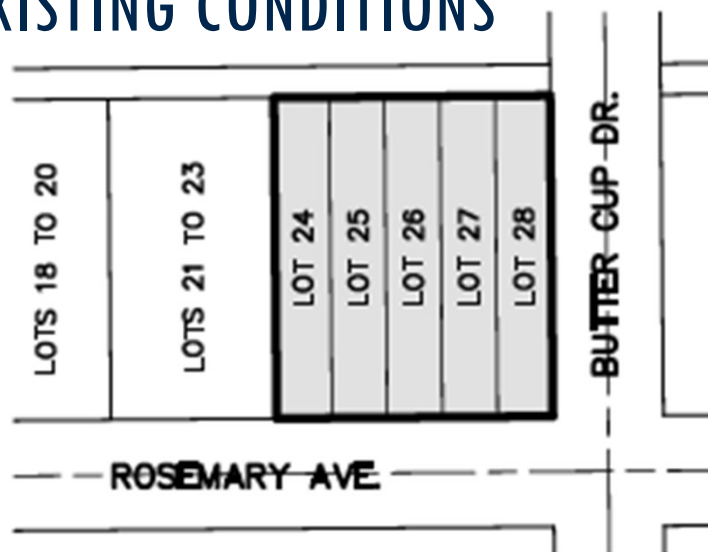
- SF-A
- North side of Rosemary between Wintergreen and Buttercup
- Replat

SUMMARY



- The applicant is seeking to subdivide the property into two (2) properties for future single-family development.
- Vacant lot – Demolition approved by the Architectural Review Board and City Council in June 2021.

EXISTING CONDITIONS



REPLAT ESTABLISHING



Min. Lot Area = 8400 sq ft

Lot 29 = 9068.75 sq ft

Lot 30 = 9050.9 sq ft

Min. Lot Width = 60ft

Lot 29 = 62.50ft

Lot 30 = 62.42ft

POLICY ANALYSIS



- CPS, SAWS, and Public Works have given approval of the proposed replat regarding potential impact on utilities.
- Replat meets technical requirements listed in Chapter 3 Zoning and Chapter 17 Subdivision codes.



PUBLIC NOTIFICATION

- Postcards – mailed to property owners within a 200-foot radius
- Notices – posted on City website and on the properties
- Legal Notice – posted in official newspaper of the City (SA Express News)
- Responses received:
 - Support: (0) Neutral: (0)
 - Oppose: (0)

P&Z CASE NO. 421 309 & 317 LAMONT REPLAT

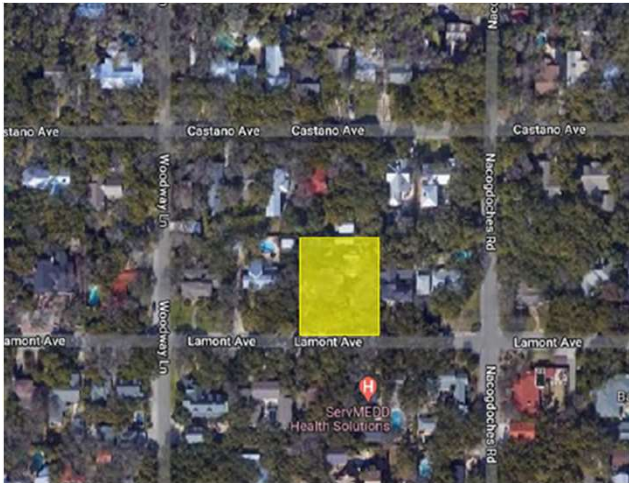
JUNE 06, 2022



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



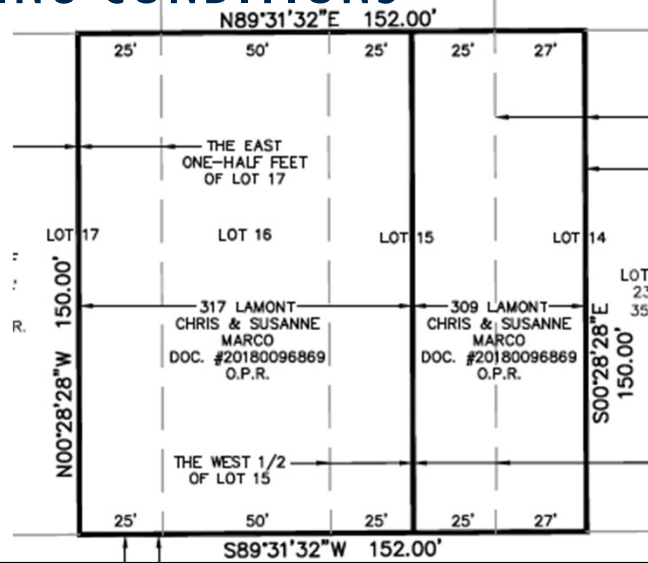
- SF-A
- North side Lamont between Woodway and Nacogdoches
- Replat

SUMMARY

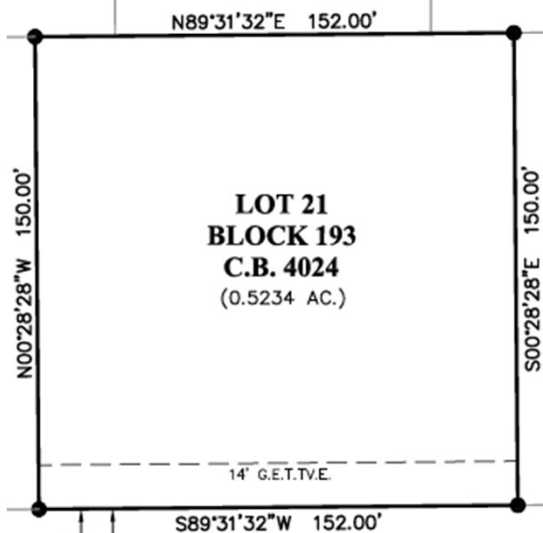


- The applicant is seeking to combine two (2) properties into one (1) to reflect historical use.
- Existing single-family residences and accessory structures to remain.

EXISTING CONDITIONS



REPLAT ESTABLISHING



Min. Lot Area = 8400 sq ft

Proposed = 22,799.30 sq ft

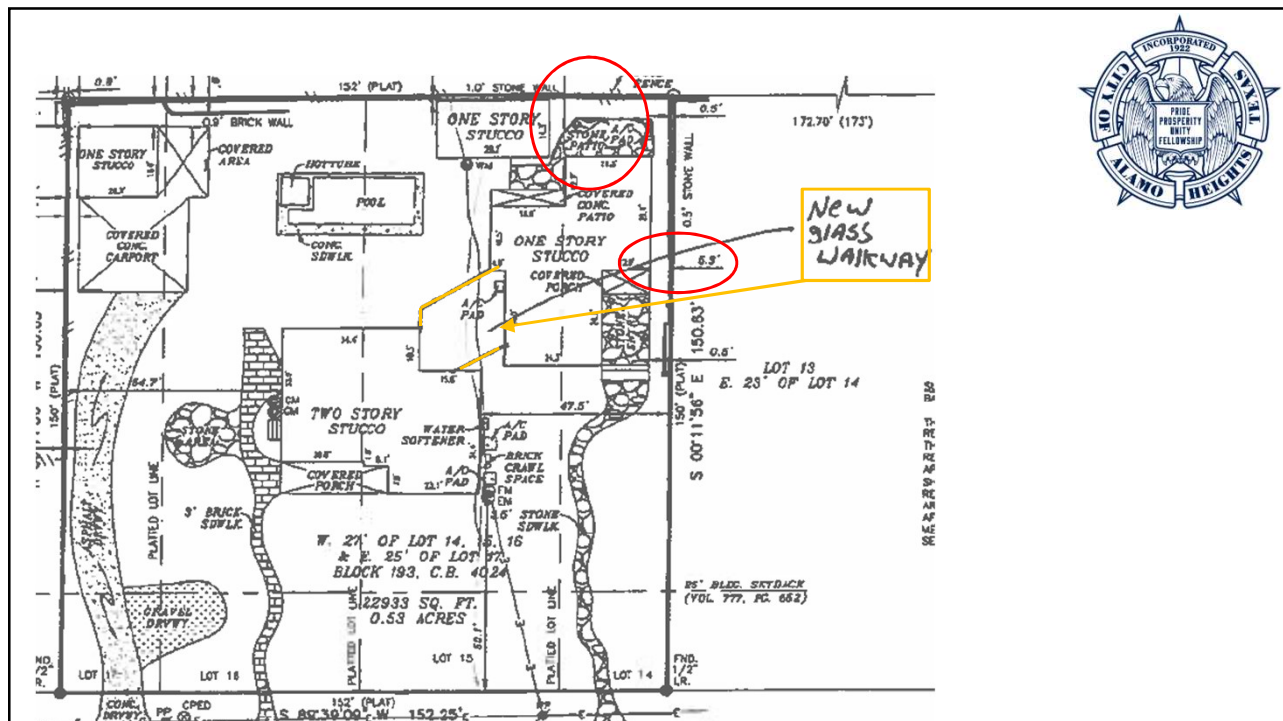
Min. Lot Width = 60ft

Proposed = 152ft

POLICY ANALYSIS



- CPS, SAWS, and Public Works have given approval of the proposed replat regarding potential impact on utilities.
- The replat meets technical requirements of Chapter 17 Subdivision Code.
- Due to a proposed addition, the replat does not meet Chapter 3 Zoning regulations. The connection would result in a nonconforming main structure creating a 14.3ft rear yard setback instead of the minimum 20ft required and a 5.3ft side yard setback instead of the minimum 6ft required per the City's Zoning Code.





POLICY ANALYSIS

■ Section 3-89(6)

If the final approval of a subdivision plan, plat or replat produces a nonconforming use or structure because of requirements of the Zoning Code, there shall be no necessity to obtain a variance or special exception from the board of adjustment for the condition which produced the nonconforming use or structure unless such condition is not disclosed in the plat specifications or other documents furnished to the city in connection with the application. In order to preserve the applicant's rights under this subsection, the subdivision plan, plat or replat approved by the city council shall include a plat note specifically describing the condition which otherwise would have necessitated a variance or special exception from the board of adjustment. If the approval of the subdivision plan, plat or replat creates a nonconforming structure, future building permits for the alteration, modification or expansion of the nonconforming structure shall be treated the same as building permit applications for other nonconforming structures.



POLICY ANALYSIS

- Required plat notes due to nonconformity:
 - Lot 21 does not confirm with the minimum required 6ft side yard setback per Section 3-15 of the City's Zoning Code
 - Lot 21 does not conform with the minimum required 20ft rear yard setback per Section 3-16 of the City's Zoning Code
 - All new construction would be required to adhere to the City's Zoning Code at the time of permitting.



PUBLIC NOTIFICATION

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- Legal Notice – posted in official newspaper of the City (SA Express News)
- Responses received:
 - Support: (1) Neutral: (0)
 - Oppose: (0)

P&Z CASE NO. 422 317 & 321 NORMANDY REPLAT

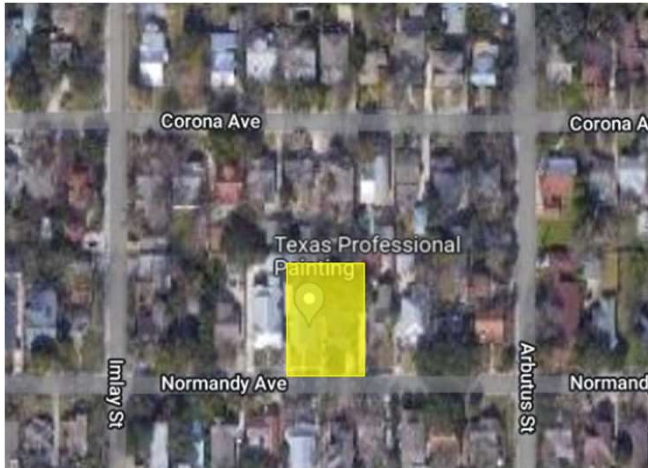
JUNE 06, 2022



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



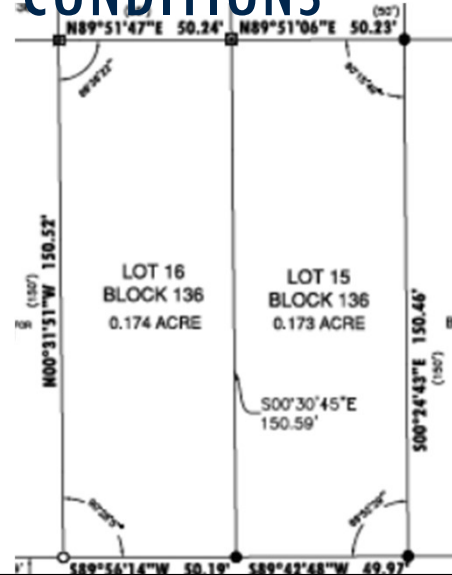
- SF-B
- North side of Normandy between Imlay and Arbutus
- Replat

SUMMARY

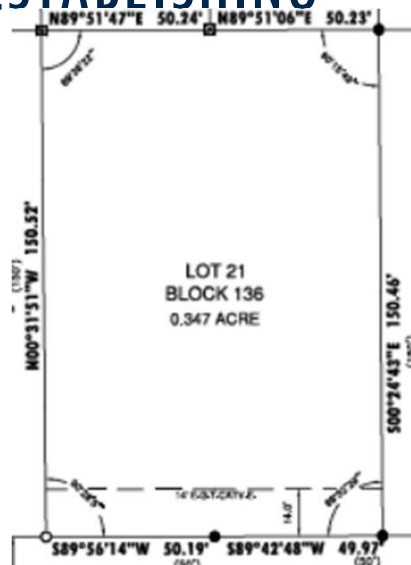


- The applicant is requesting to combine the two (2) properties into one (1).
- Demolition of main structure located on 317 Normandy was approved by the Architectural Review Board and City Council in April 2022.
- The main structure on 321 Normandy will remain.

EXISTING CONDITIONS



REPLAT ESTABLISHING



Min. Lot Area = 8400 sq ft

Proposed = 15,115 sq ft

Min. Lot Width = 60ft

Proposed = 100.32ft

POLICY ANALYSIS



- CPS, SAWS, and Public Works have given approval of the proposed replat regarding potential impact on utilities.
- The replat meets technical requirements of Chapter 3 Zoning and 17 Subdivision Code.
- Demolition of the main structure at 317 Normandy will be required prior to recordation.

PUBLIC NOTIFICATION



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 - Oppose: (0)

P&Z CASE NO. 423 5936 BROADWAY REZONE

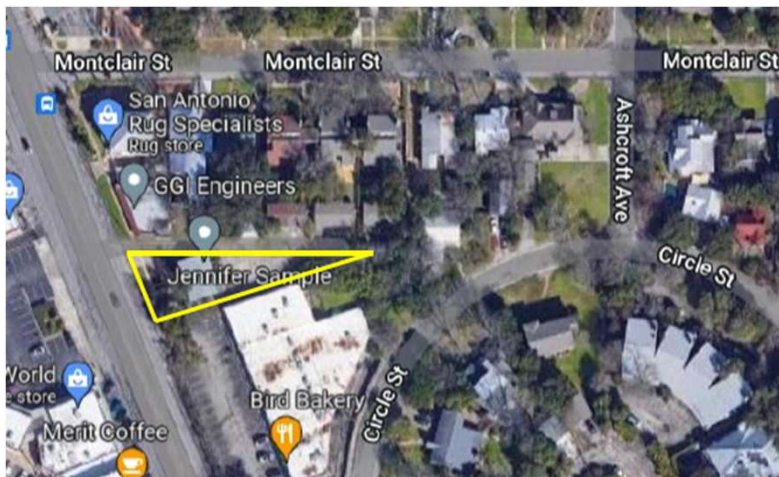
JUNE 06, 2022



COMMUNITY DEVELOPMENT

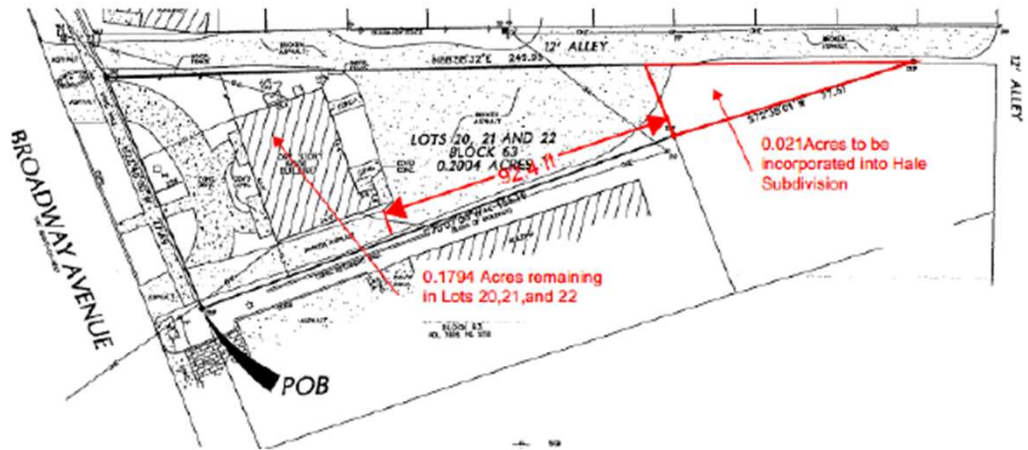
Presented by:
Lety Hernandez
Director

PROPERTY



- B-1
- East side of Broadway, north of Circle
- Rezone

PROPOSED



POLICY ANALYSIS



- The proposed zoning change is in conjunction with a replat for future development.

PUBLIC NOTIFICATION



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 - Oppose: (0)

P&Z CASE NO. 424 516 CIRCLE & 5936 BROADWAY REPLAT

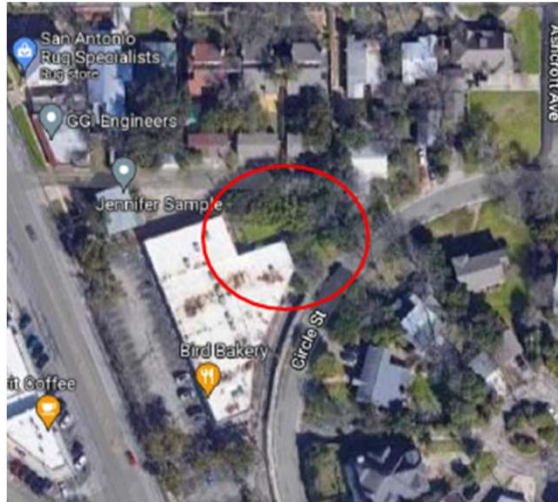
JUNE 06, 2022



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



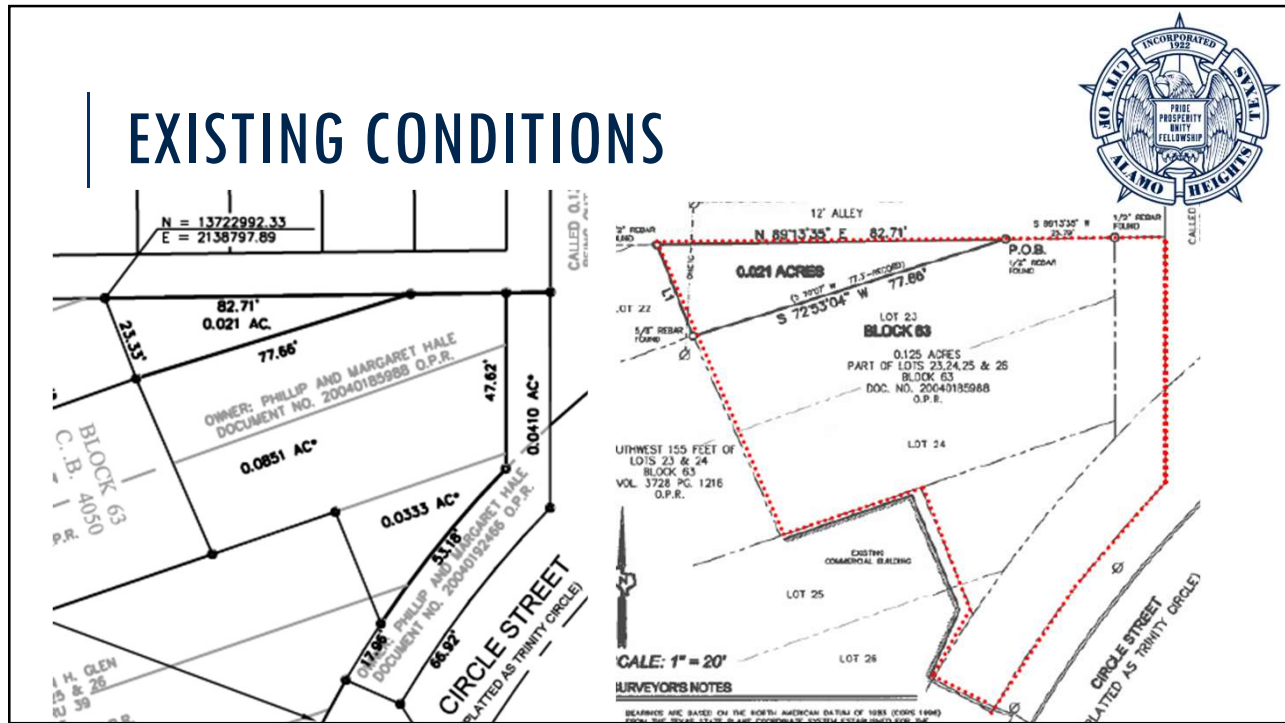
- B-1 and 2F-C
- East side of Broadway, north of Circle
- Replat

SUMMARY

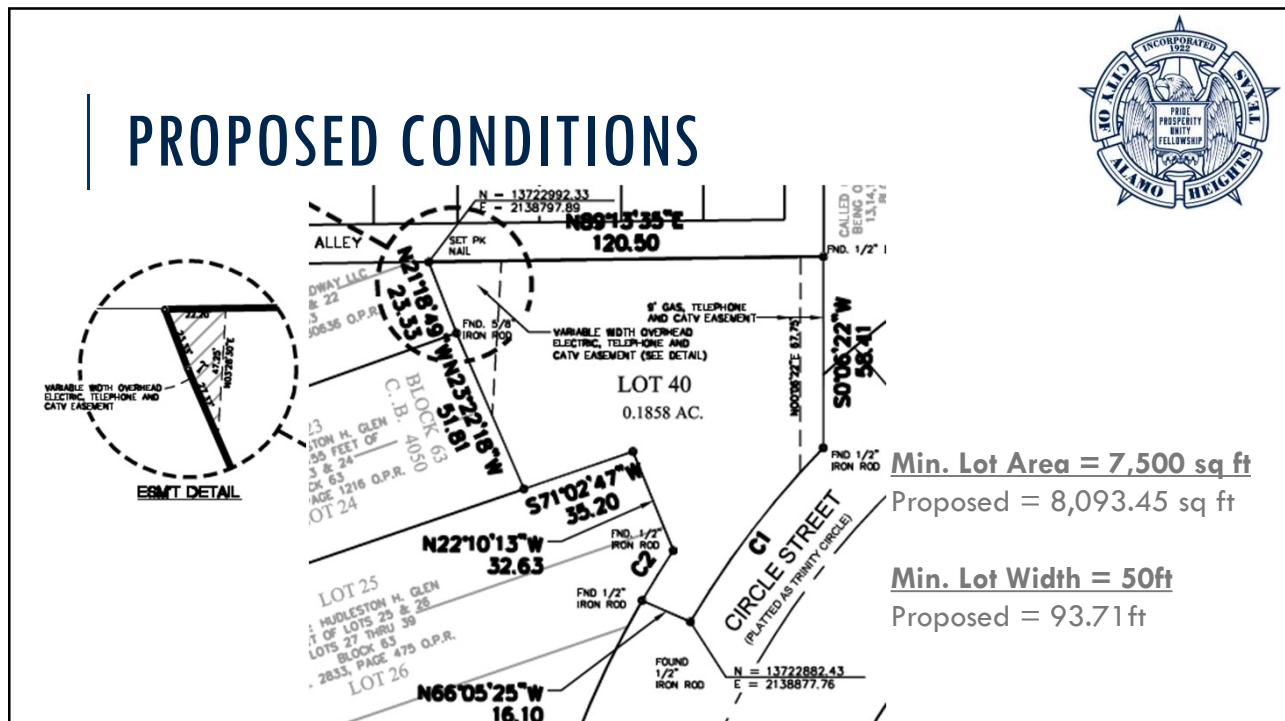


- The applicant is seeking to combine several properties into one (1) for future development.
- No existing structures on properties facing Circle.
- The existing commercial structure facing Broadway will remain and no improvements are proposed at this time.

EXISTING CONDITIONS



PROPOSED CONDITIONS





POLICY ANALYSIS

- The proposed lot area of 516 Circle would increase to a compliant 0.1858-acre (8,093.45 sq ft) tract.
- The proposed decrease in lot area of 5936 Broadway would result in a compliant 0.1794-acre (7,814.66 sq ft) tract.
- CPS, SAWS, and Public Works have given approval of the proposed replat regarding potential impact on utilities.
- The proposed replat meets technical requirements listed in Chapter 3 Zoning and Chapter 17 Subdivision codes.



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 - Oppose: (1)

P&Z CASE NO. 425 5711 N NEW BRAUNFELS REZONE

JUNE 06, 2022



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



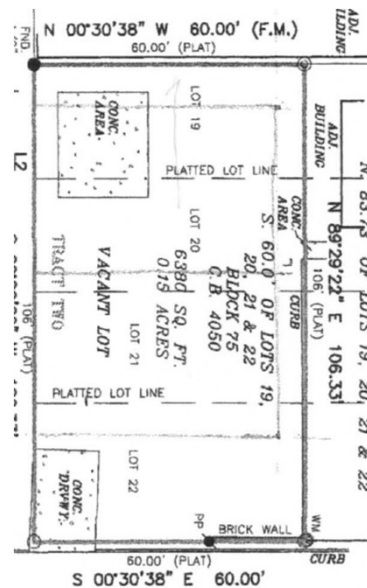
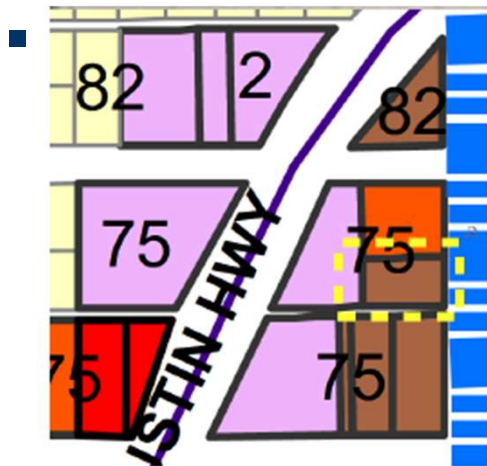
- MF-D
- North of N. New Braunfels, east of Montclair
- Rezone

SUMMARY

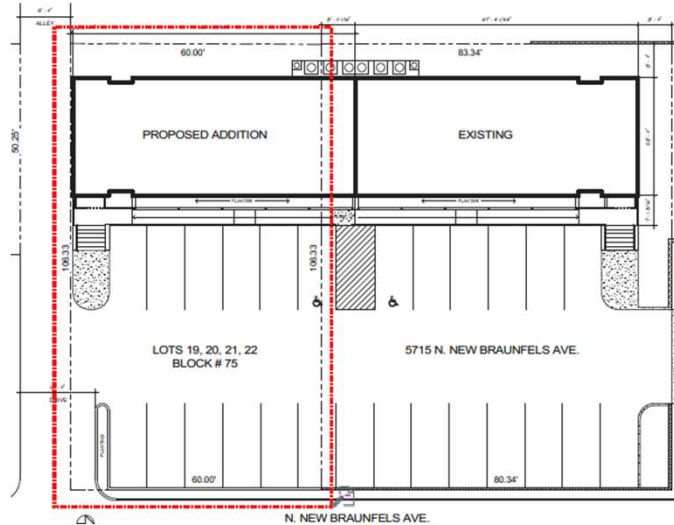


- No structures exist on the property.
- The applicant provided a preliminary site plan for an addition to the side of the existing commercial use structure located on 5715 N. New Braunfels.

PROPERTY



PRELIMINARY SITE PLAN



POLICY ANALYSIS



- The proposed zoning change is in keeping with the adjoining property to the east.
- In May 2006, 5715 N. New Braunfels was rezoned from MF-D to O for the purpose of constructing the existing commercial use structure.
- A formal application with required documents has not been submitted for full staff review. As proposed, the two (2) properties would be required to replat into one (1) due to the improvements.



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 - Oppose: (0)

PLANNING & ZONING COMMISSION MEETINGS RULES OF PROCEDURE

STAFF ITEM
JUNE 6, 2022



ADMINISTRATION & FINANCE

Presented by:
Phil Laney
Assistant City Manager



OVERVIEW

- All public meetings governed by Texas Open Meeting Act
 - Establishes legal requirements
- City Council adopted own rules of procedure & public testimony policy
- Council recommended boards & commission to adopt similar rules for meetings



BACKGROUND

- Rules of Procedure Purpose
 - Ensure meetings:
 - Conduct business of City effectively
 - Members of public heard in fair, impartial & respectful manner
 - Open to all viewpoints yet free from abusive, distracting or intimidating behavior
 - Decorum understood by attendees

BACKGROUND



City Council:

- 2006 - Rules of Procedure Governing Meetings adopted
- 2007 to 2010 – 3 updates
- July 26, 2021 – Latest rules adopted
 - Resolution # 2021R – 133
 - Policy encouraged boards & commissions to adopt these rules as applicable

POLICY ANALYSIS



- Adoption of consistent meeting rules standardizes proceedings
- Public's right to address Board defined to:
 - Alamo Heights citizens & business owners
- Comment topic limited to only agenda item signed up for



POLICY ANALYSIS

- Formalize current notification process
 - Agenda packet posted on City website
- Appropriate etiquette of audio/visual recording devices
 - Designated location for larger devices



PROCESS TO ESTABLISH RULES

- Meeting 1 – April 6, 2022
 - Review draft rules
- Meeting 2 – June 6, 2022
 - Public hearing on proposed rules
 - Consider adoption of proposed rules