



## PLANNING AND ZONING COMMISSION

### AMENDED AGENDA - *Results*

January 06, 2014

The City of Alamo Heights Planning and Zoning Commission will hold its regularly scheduled monthly meeting at **1001 Townsend Avenue (Cambridge Elementary School Auditorium)**, Alamo Heights, Texas on Monday, January 06, 2014, at 5:30 p.m., for the purpose of considering the following:

#### A. APPROVAL OF MINUTES – December 02, 2013

#### B. INDIVIDUAL ITEMS

##### Case No: 351 – Specific Use Permit (SUP) Request

Request by Alamo Manhattan Properties, LLC for the issuance of a specific use permit (SUP) for construction of a new multi-family apartment project, including ground level commercial area of approximately 6,000 square feet (hereinafter referred to as the "Project"). The requested SUP would authorize the following: (a) a density of not greater than one dwelling unit per 438 square feet of land which would allow a maximum of 165 dwelling units on a property of 1.66 acres rather than a maximum of 110 dwelling units authorized under the current code, (b) no front yard setback rather than the residential front yard setback requirement of 25 feet under the current code, (c) no side yard setback rather than the required side yard setback of 15 feet under the current code, (d) no rear yard setback rather than the required rear yard setback of 25 feet under the current code, (e) a maximum of 82% lot coverage rather than the residential lot coverage requirement of 35% under the current code, (f) a maximum height of five (5) stories and 58 feet rather than the current maximum of 35 feet for multi-family zoning under the current code, (g) an off-street parking ratio of 1.5 spaces per dwelling unit rather than the current requirement of 2 spaces per unit for multi-family zoning under the current code, (h) an off-street commercial parking ratio of 1 space per 200 square feet rather than 1 parking space for each 3 seats in a restaurant and/or 1 parking space for every 300 gross square feet of office, retail and business uses, (i) parking spaces measuring approximately nine (9) feet by eighteen (18) feet rather than the current requirement of nine (9) feet by twenty (20) feet, (j) no landscape areas along any property line rather than the landscape areas and impervious limitations required under the current code, and (k) ground level commercial area uses authorized in the B-1 Zoning District.

Please note: If the SUP is approved by City Council, there will be an amendment to the zoning code authorizing the SUP. If the SUP is approved by City Council, it will be subject to additional processes and approvals, including (1) the abandonment and sale by public entities of approximately 0.82 acres along the southern side of Ellwood Avenue, the Ausway Lane right-of-way, and the Old Kampmann Avenue right-of-way, (2) the acquisition of approximately 0.84 acres of privately owned property known as Lots 1-15, Block 67, County Block 4050, (3) the replatting of the property upon which the Project will be constructed, (4) approval of the architectural design of the Project, (5) issuance of a flood plain development permit, and (6) other governmental requirements. If approved by City Council, the SUP may include a sunset provision terminating

the SUP if the Project is assigned to another entity before it is completed and substantially occupied or if it is not constructed precisely as authorized in the SUP. The City Council of the City of Alamo Heights will conduct another public hearing on **January 13, 2014 at its regular City Council meeting at 5:30pm** to consider the recommendations of the Planning and Zoning Commission regarding the same issues. *Recommend to the City Council that the apartment project between Austin Highway, Broadway and Ellwood proposed in the Special Use Permit application from Alamo Manhattan be denied in its present form. It is further suggested to the City Council that if the applicant would reduce the height, mass and density of the project to a four story level the Planning and Zoning Commission could have considered the project acceptable.*

**C. DISCUSSION ITEMS**

1. Report on recent City Council actions on P&Z cases

**D. ADJOURNMENT**

**DISABILITY ACCESS STATEMENT**

This meeting site is wheelchair accessible. The accessible entrance is located at the front door of 1001 Townsend Avenue (Cambridge Elementary School). Accommodations or interpretive services are available upon request and must be made seventy-two [72] hours prior to the meeting. For assistance, call the City Secretary at (210) 832-2209.

**CERTIFICATE**

I certify that the above notice of meeting was posted on the bulletin board at the temporary City Hall of the City of Alamo Heights, Texas on January 3, 2014, at 12:25 p.m.

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Marian T. Vargas  
Acting City Secretary