

City of Alamo Heights
PLANNING AND ZONING COMMISSION
MINUTES
October 07, 2019

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, October 07, 2019, at 5:30 p.m.

Members Present:

Stephen McAllister
Al Honigblum
John Grable
La Una Cuffy
Jeff Scheick
James Steindl
William Dawley
Kris Feldmann
Carlos Platero Jr.

Members Absent:

Lori Becknell, Chairman
Kenneth Zuschlag
Richard Garison

Staff Present:

Nina Shealey, Community Development Director
Brenda Jimenez, Planning/Accounting Coordinator

The meeting was called to order by Acting Chairman Stephen McAllister at 5:27 p.m.

Commissioner Cuffy moved to approve the minutes of the August 05, 2019 meeting as submitted. Commissioner Scheick seconded the motion.

The motion was approved with the following votes:

FOR: McAllister, Honigblum, Grable, Cuffy, Scheick, Steindl, Dawley, Feldmann, Platero Jr.
AGAINST: None

Case No. 408

Public hearing, consideration, and action will take place on Monday, October 07, 2019 at 5:30pm in the Council Chambers of the City of Alamo Heights located at 6116 Broadway St, Alamo Heights, TX regarding a request of George Geis, owner, to rezone one (1) property currently known as 119 Patterson, identified as CB 4024, BLK 3, LOT 11 from SF-A (Single Family A) to B-1 (Business District 1).

Ms. Shealey presented the case. Commissioner Dawley asked what was the intended use of the property. George Geis, owner, stated that the house structure would remain as is. Commissioner Honigblum asked if this was the original house Mr. Geis lived in, which Mr. Geis confirmed it was. Mr. Geis stated that he did not intend to tear down the structure because of its cottage presence. Commissioner Honigblum asked what was the reasoning for a B-1 zoning change and what other uses could be used. Ms. Shealey stated a B-1 zoning gave the use more flexibility, and because the property would be under parked, it would limit future uses. Commissioner Honigblum stated he would not want Mr. Geis to have to return to ask for a different zoning asking what other uses the property could have because they were under parked. Ms. Shealey stated that future uses would have to request a parking variance or replat. Commissioner Honigblum asked why not zone the property for office use and if the Commissioners could change the request to office use. Mr. Geis stated he had no objection to changing to office.

Commissioner Honigblum moved to recommend approval of the proposed from SF-A to O-1. Commissioner Grable seconded the motion.

The motion was approved with the following votes:

FOR: McAllister, Honigblum, Grable, Cuffy, Scheick, Steindl, Dawley, Feldmann, Platero Jr.
AGAINST: None

Case No. 409

Public hearing, consideration, and action will take place on Monday, October 07, 2019 at 5:30pm in the Council Chambers of the City of Alamo Heights located at 6116 Broadway St, Alamo Heights, TX regarding proposed amendments to various sections of the City's adopted Code of Ordinances to address administrative processes, clarification, updates, and state legislative changes.

Ms. Shealey presented the case. Commissioner Honigblum asked in regards to banner signs, where did realtor signs fall because he saw a large one on the weekend. Ms. Shealey stated realtor signs are addressed in the City's Sign Code and that there is no Code Enforcement officer on the weekends. There was discussion on permitted signs and displays. Commissioner Honigblum asked what the enforcement would be in regards to landscape runoff. Ms. Shealey stated the City would start with a courtesy notice, as most people are unaware of the runoff. Commissioner Feldmann asked what the reasoning for changing off street parking was. Ms. Shealey stated that the Board of Adjustment had reviewed 3 cases alone at their last meeting. There was extensive discussion on widening the approaches in relation to lot size. There was also extensive discussion on visual obstructions and how it would relate to grandfathered properties. There was discussion on how HB2439 would impact the City's ISO rating since the City would no longer be able to prohibit use of Code approved material.

Commissioner Honigblum moved to recommend approval of the proposed with the exception of off street parking. Commissioner Cuffy seconded the motion.

The motion was approved with the following votes:

FOR: McAllister, Honigblum, Grable, Cuffy, Scheick, Steindl, Dawley, Feldmann, Platero Jr.
AGAINST: None

There being no further business, 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.



Stephen McAllister, Acting Chairman
(Board Approval)



Date Signed



Brenda Jimenez, Planning/Accounting Coordinator
Community Development Services