

**City of Alamo Heights**  
**PLANNING AND ZONING COMMISSION**  
**MINUTES**  
March 04, 2024

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, and via Zoom with teleconference on Monday, March 04, 2024, at 5:30 p.m.

**Members present composing a quorum of the Commission:**

Lori Becknell, Chairman  
La Una Cuffy  
Katherine Gish  
Al Honigblum  
Stephen McAllister  
Richard Garison  
Laura Propp  
Mark Browne  
Richard Bilanceri  
Christopher Walker

**Members Absent:**

John Grable  
Carlos Platero Jr

**Staff Present:**

Phil Laney, Assistant City Manager  
Lety Hernandez, Director of Community Development  
Dakotah Procell, Planner

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The meeting was called to order by Chairman Becknell at 5:30 p.m.

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Commissioner Honigblum made a moved to approve the May 01, 2023 meeting minutes.  
Commissioner Walker seconded the motion.

The motion was approved with the following vote:

FOR: Becknell, Bilanceri, Browne, Cuffy, Garison, Gish, Honigblum, Propp, Walker,  
McAllister  
AGAINST: None

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**Case No. 432**

**Public hearing, consideration, and action regarding a request to replat the properties identified as CB 4024, BLK 197, LOT 8, also known as 218 Canyon Dr, and a .1148ac out of CB 4024, also known as Lot 8A.**

Ms. Hernandez presented the case. Frank Burney, Attorney, was present and addressed the board on behalf of the owner. He spoke regarding the timeline, requirement to replat by the city, and drainage concerns. Mr. Burney informed that a site visit was done to explore other options for drainage and spoke regarding recommendations and owner's willingness to make two (2) changes that would result in twenty-eight (28) percent further reduction in addition to revised per engineered plan that was already approved by the City, as a gesture of goodwill. He emphasized the effort went beyond code requirements, which had already been met.

Commissioner Honigblum sought specifics on the runoff reduction, to which Mr. Burney confirmed that they would implement, as planned improvements, two of the three suggestions from the neighboring property's engineer.

Mark Randolph, speaking on behalf of William and Rebecca Flannery, owners of the neighboring property at 226 Canyon Dr., voiced ongoing concerns about drainage, indicating a preference for conditional approval to prevent potential litigation.

Shiva Sandrana, Engineer, addressed the board on behalf of the Flannery's. He introduced a waterflow study, prompting a detailed board discussion on watershed management.

Commissioner Propp queried the Flannery's specific demands. Mr. Randolph proposed redirecting all new watershed away from their property, stating that this an issue prior to construction of the pool house/cabana.

During discussions on drainage solutions, Commissioner Honigblum mentioned that the applicant had agreed to two of three proposed measures, a point Mr. Randolph acknowledged.

Chairman Becknell opened the public hearing at 6:23pm. Those speaking with interest in the case were as follows:

Will Flannery, 226 Canyon Dr. (Opposed)

Rebecca Flanner, 226 Canyon Dr. (Opposed)

Will and Rebecca Flannery shared personal testimonies and visual documentation of the impacts from increased water runoff and offering potential solutions.

Tobin Smith, Architect, addressed the board on behalf of the Stewarts'. He provided a rendering and stated that the proposed improvement was eighteen (18) inches below grade.

No one else requested to speak regarding the case so the Chairman Becknell closed the public hearing at 6:40pm.

At that time, Commissioner Honigblum moved to recommend approval as presented.

Commissioner Cuffy seconded the motion.

The motion was approved with the following vote:

FOR: Becknell, Bilanceri, Browne, Cuffy, Garison, Gish, Honigblum, Propp, Walker,  
McAllister


AGAINST: None

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There being no further business, Commissioner McAllister moved to adjourn the meeting. Commissioner Honigblum seconded the motion followed by unanimous consent from the Commission. The meeting was adjourned at 6:41 pm.

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**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.**

  
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Lori Becknell, Chairman  
(Board Approval)

  
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Date Signed

  
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Lety Hernandez, Director  
Community Development Services