

City of Alamo Heights
PLANNING AND ZONING COMMISSION
MINUTES
April 01, 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, April 01, 2024, at 5:30 p.m.

Members present composing a quorum of the Commission:

Lori Becknell, Chairman
Mark Browne
Katherine Gish
Al Honigblum
Richard Garison
John Grable
Christopher Walker

Members Absent:

Richard Bilanceri
La Una Cuffy
Stephen McAllister
Carlos Platero Jr
Laura Propp

Staff Present:

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

The meeting was called to order by Chairman Becknell at 5:31 p.m.

Chairman Becknell announced that the February 04, 2024 and March 04, 2024 meeting minutes were not available for review and rescheduled to the next regularly scheduled meeting.

Case No. 435

Public hearing, consideration, and action regarding a request of Beth Smith of The Argyle, applicant, representing the Texas Biomedical Research Institute, owner, for a Specific Use Permit (SUP) to consolidate all prior Specific Use Permits relating to The Argyle into an omnibus SUP to support its operation of a dining, social club and venue on the premises located at 934 Patterson Ave, 815 Patterson Ave, 820 Patterson Ave, 423 Argyle Ave, a 2,417sq ft track of land, the northernmost one hundred fifty fee (150ft) of 401 Torcido Dr, and 804 Patterson Ave all zoned Single Family District (SF-A).

Ms. Hernandez announced that the case was postponed until further notice at the applicant's request on March 21, 2024. She went on to say that the Commission would not be considering the case or allow the public hearing nor public comments at this time.

Case No. 436

Public hearing, consideration, and action regarding a request to replat the properties identified as CB 4024 BLK 179 LOTS 16 AND E 25FT OF 17 also known as 423 Evans Ave, and CB 4024 BLK 179 LOT 21 also known as 415 Evans Ave.

Ms. Hernandez presented the case. The owner nor applicant were present.

Staff spoke regarding outstanding revisions that needed to be addressed. In addition, staff was pending receipt of CPS, SAWS & Public Works approvals. Both items would need to be addressed prior to releasing the plat for recordation.

The Commission asked about the residence located on 423 Evans. Ms. Hernandez confirmed that the residence had been demolished and that the lot was currently vacant. She went on to speak regarding the driveway and added that the replat was in conjunction with a proposed second-story addition to the existing garage that would require approval for a variance from the Board of Adjustment. No plans have been submitted for new construction on the vacant lot.

Discussion took place regarding the proposed garage improvements pertaining to the variance request and whether or not the property owner could withdraw their replat request if the variance was denied by the Board of Adjustment. Ms. Hernandez clarified that the property owner did have the option to withdraw their request, should they choose to, but the Commission was required to act.

Chairman Becknell opened the public hearing at 5:48pm. No one requested to speak regarding the case so the public hearing was closed.

At that time, Commissioner Honigblum moved to recommend approval of the proposed request subject to conditions set by staff. Commissioner Browne seconded the motion.

The motion was approved with the following vote:

FOR: Becknell, Browne, Gish, Honigblum, Garison, Grable, McAllister, Walker
AGAINST: None

There being no further business, Commissioner Browne moved to adjourn the meeting. Commissioner Garison seconded the motion followed by unanimous consent from the Commission. The meeting was adjourned at 05:49 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)

May 6, 2024

Date Signed



Michelle Ramos, Planner
Community Development Services