

**City of Alamo Heights
PLANNING AND ZONING COMMISSION
MINUTES**

February 06, 2023

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, February 06, 2023, at 5:30 p.m.

Members present composing a quorum of the Commission:

Stephen McAllister, Acting Chairman
La Una Cuffy
William Dawley
Kris Feldmann
Richard Garison
John Grable
Kenneth Zuschlag

Members Absent:

Lori Becknell, Chairman
Al Honigblum
Carlos Platero Jr.

Staff Present:

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

The meeting was called to order by Chairman McAllister at 5:38p.m.

Commissioner Grable moved to approve the minutes of the November 07, 2022 meeting. Commissioner Cuffy seconded the motion.

The motion was approved with the following vote:

FOR: McAllister, Cuffy, Dawley, Feldmann, Garison, Grable, Zuschlag
AGAINST: None

Case No. 429

Public hearing, consideration, and action regarding a request of Rosanna Ruiz, applicant, for a Specific Use Permit (SUP) to allow for a cigar and cigarillo shop, whose primary product is intended for individuals twenty-one (21) years of age or older, as defined in Section 3-2 of the City's Zoning Code under Stores Other Than Listed, at 6309 Broadway St on property zoned Business District (B-1).

Ms. Hernandez presented the case. Ms. Ruiz was present and addressed the board. She informed she is currently a resident of the City and allows her employees to park at their residence on Inslee and walk to the location.

A discussion followed regarding the current parking conditions and the commission felt that no negative impact would be presented. The applicant spoke regarding the proposed use and requirements of the state and how long they have occupied the lease space. She went on to say that they would like to open to the public.

After an inquiry by the commission, staff spoke regarding the legal notices and confirmation of the printing of the notice by staff in the newspaper. A question regarding signage followed and staff responded and informed signage was not part of the current request and would require further review by the Architectural Review Board.

Chairman McAllister opened the public hearing at 6:52pm. No one was available to speak with interest in the case so the public hearing was closed.

At that time, Commissioner Dawley moved to recommend approval of the proposed request as submitted. Commissioner Garrison seconded the motion.


The motion was approved with the following vote:

FOR: McAllister, Cuffy, Dawley, Feldmann, Garrison, Grable, Zuschlag


AGAINST: None

There being no further business, Commissioner Garrison moved to adjourn the meeting. Commissioner Feldmann seconded the motion followed by unanimous consent from the Commission. The meeting was adjourned at 5:57p.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



Lety Hernandez, Director
Community Development Services