

City of Alamo Heights
PLANNING AND ZONING COMMISSION
MINUTES
February 07, 2022

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 Tuesday, February 07, 2022, at 5:30p.m. due to pandemic, COVID-19, also known as coronavirus.

Members present composing a quorum of the Commission:

Lori Becknell, Chairman
La Una Cuffy
Kris Feldmann
Richard Garison
John Grable
Al Honigblum
Stephen McAllister
Kenneth Zuschlag

Members Absent:

William Dawley
Carlos Platero Jr.
Jeff Scheick
James Steindl

Staff Present:

Lety Hernandez, Director of Community Development
Eron Spencer, Planner

The meeting was called to order by Chairman Becknell at 5:32p.m.

Chairman Becknell moved to approve the meeting minutes of August 02, 2021 as presented. Commissioner Grable seconded the motion.

The motion was approved with the following vote:

FOR: Becknell, Cuffy, Feldmann, Garison, Grable, Honigblum, McAllister, Scheick, Zuschlag
AGAINST: None

Commissioner Garison moved to approve the meeting minutes of September 07, 2021 with corrections. Commissioner McAllister seconded the motion.

The motion was approved with the following vote:

FOR: Becknell, Cuffy, Feldmann, Garison, Grable, Honigblum, McAllister, Scheick, Zuschlag
AGAINST: None

Staff announced that the October 04, 2021 meeting minutes were not available for review and the item was rescheduled for the next regular meeting. No action was taken.

Case No. 418

Public hearing, consideration, and action regarding a request to rezone the property identified as CB 5600, BLK 3, LOT 34 # C6-14953, also known as 153 Burr Rd, of the City of Alamo Heights, Texas, from Multi-Family District (MF-D) to Parking (P).

Ms. Hernandez presented the case. Mr. Marvin Jones was present and addressed the Commission on behalf of the applicant.

The rezone would allow extension of the existing parking area to be utilized by employees. The commission expressed concerns regarding expansion of parking onto the other vacant lots owned by the country club but Mr. Jones informed that there were no plans to buy the property with the existing house and, the two (2) properties owned by the club and located to the west, would not be improved for parking but possibly for employee housing.

Commissioner Feldmann stated that there was a challenge in the multi-family zoned district regarding parking. A discussion followed.

Commissioner Honigblum moved to recommend approval of the rezone as presented. Commissioner Cuffy seconded the motion.

The motion was approved with the following vote:

FOR: Becknell, Cuffy, Feldmann, Garison, Grable, Honigblum, McAllister, Scheick, Zuschlag
AGAINST: None

Case No. 419

Public hearing, consideration, and action regarding a request by Richard and Meixian (Sue) Y'Barbo, applicants, as authorized by Section 16-105 of the Code of Ordinances to close, vacate, abandon, and sell a portion of public right-of-way, approximately 2,212 sq ft (0.05 acre tract) of the 15ft wide alley that adjoins the western side of the property identified as Lot E 83.3ft of 5, BLK 199, CB 4024, also known as 740 Tuxedo Ave, of the City of Alamo Heights, Texas.

Ms. Hernandez presented the case. Richard Y'Barbo attended via teleconference and addressed the commission.

A discussion took place regarding the proposed use of the area and safety concerns of the owner. Mr. Y'Barbo explained that there had been instances where unknown people had walked onto his property.

Commissioner Honigblum asked if the property owner to the west of the alley was aware that they would lose the looming standard exception with the sale of the alley. Staff informed that they had not received any feedback from the owner in question.

Those present and speaking regarding the case were as follows:
Keighin Watts, 737 Tuxedo (in favor)

Mr. Watts spoke regarding the responsibility and lack of response of the owner whose property would be affected adding that the City had fulfilled its obligation. The commission agreed but felt that this was also a unique situation where the notice did not fully explain code.

A discussion followed regarding sanitation services in the area and the pickup in the street versus the alley. Staff responded they would forward the concerns to the necessary department.

Chairman Becknell moved to table the case for the March 07, 2022 meeting. Commissioner Cuffy seconded the motion.


The motion was approved with the following vote:

FOR: Becknell, Cuffy, Feldmann, Garison, Grable, Honigblum, McAllister, Scheick, Zuschlag
AGAINST: None

Ms. Hernandez spoke regarding upcoming training and review of policy and procedures for board meetings adding that a date had not been confirmed. No action was taken.

There being no further business, Commissioner McAllister moved to adjourn the meeting. Commissioner Cuffy seconded the motion followed with unanimous consent by the Commission. The meeting adjourned at 6:41p.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)

04/04/2022
Date Signed



Dety Hernandez, Director
Community Development Services