

City of Alamo Heights
PLANNING AND ZONING COMMISSION
MINUTES
April 07, 2025

The Planning and Zoning Commission held a regularly scheduled meeting in the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, and via Zoom with teleconference on Monday, April 07, 2025, at 5:30 p.m.

Members present and composing a quorum of the Board:

Stephen McAllister, Acting Chairman
La Una Cuffy
Richard Garison
John Grable
Al Honigblum
Carlos Platero, Jr.
Laura Propp
Christopher Walker

Members absent:

Lori Becknell, Chairman
Richard Bilanceri
Katherine Gish

Staff members present:

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

The meeting was called to order by Chairman McAllister at 5:35pm.

Commissioner Honigblum moved to approve the minutes of the February 03, 2025 meeting as presented. Commissioner Cuffy seconded the motion.

The motion approve was approved passed with the following vote:

FOR: McAllister, Cuffy, Garison, Grable, Honigblum, Platero, Propp, Walker
AGAINST: None

Case No. 444

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 add on north side of existing building an addition at 934 Patterson and 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, and the northernmost one hundred fifty feet (150ft) of 401 Torcido Dr all zoned Single Family District (SF-A).

Ms. Hernandez announced the rescheduling of the Specific Use Permit (SUP) request to a special meeting of the Planning & Zoning Commission scheduled for April 15, 2025 at 5:30pm. No action was taken.

Case No. 447

Public hearing, consideration, and action regarding proposed amendments to Chapter 3, Zoning, Article I, Section 3-2 Definitions and Article III, Section 3-17, Lot Coverage, of the City's Code of Ordinances.

Mr. Laney presented the case and spoke regarding accessory structures and Chapter 5, Buildings and Building Regulations of the City's Code of Ordinances. He informed of a recent Board of Adjustment (BOA) ruling adding that staff was seeking guidance and consistency between zoning and building codes that would allow staff to further facilitate and provide guidance to applicants during the permitting process.

The commission expressed concerns regarding placement and limitations and the impact of applying code. Open discussion followed regarding current regulations and staff's practice of applying specific zoning regulations. The commission suggested a subcommittee that would work with staff to review changes in the current zoning regulations.

Chairman McAllister opened the public hearing at 6:09pm. No one requested to speak so the public hearing was closed.

Commissioner Garison moved to table the case pending a committee to work with staff for clarity. Commissioner Grable seconded the motion. Discussion followed and the motion failed due to lack of action.

Commissioner Garison moved to table the items for consideration to be able to form a committee comprised of members of the Planning & Zoning Commission and Board of Adjustment and other outside individuals who have expertise in the area to facilitate for staff and interpretation. Commissioner Grable seconded the motion.


The motion approve was approved passed with the following vote:

FOR: McAllister, Cuffy, Garison, Grable, Honigblum, Platero, Propp, Walker

AGAINST: None

There being no further business, Commissioner Cuffy moved to adjourn the meeting. Commissioner Grable seconded the motion followed by unanimous consent. The meeting was adjourned at 6:16pm.

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)

12/01/2025
Date Signed & Filed


Lety Hernandez, Director
Community Development Services