

City of Alamo Heights
PLANNING AND ZONING COMMISSION
MINUTES
June 23, 2022

The Planning and Zoning Commission held a special meeting at the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, and via Zoom with teleconference on Tuesday, June 23, 2022, at 5:30 p.m.

Members present composing a quorum of the Commission:

Lori Becknell, Chairman
William Dawley
Stephen McAllister
Al Honigblum
La Una Cuffy
Richard Garison (via teleconference)
Carlos Platero Jr. (via teleconference)

Members Absent:

Kris Feldmann
Kenneth Zuschlag
Jeff Scheick
John Grable

Staff Present:

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

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

Mr. Honigblum moved to approve the meeting minutes of April 4, 2022 as presented. Mr. Cuffy seconded the motion.

The motion was approved with the following vote:

FOR: Becknell, Dawley, McAllister, Honigblum, Cuffy, Garison, Platero
AGAINST: None

Case No. 423

Public hearing, consideration, and action regarding a request to rezone a portion of the properties identified as CB 4050, BLK 63, LOT 22, also known as 5936 Broadway, and CB 4050, BLK 63, LOT E 80 FT OF 23 & 24, also known as 516 Circle, from Business District (B-1) to Two-Family Dwelling District (2F-C).

Ms. Hernandez presented the case. The Board asked for clarification on which portions are owned by applicant and zoning of adjacent properties and Ms. Hernandez responded.

Eric Keller, representing owner, was present and addressed the Board. Delaine Keller, representing owner, was also present. Mr. Keller stated his family was under contract to buy the eastern portion of 5936 Broadway. He added that the design that had been proposed previously for development at this lot was no longer under consideration.

Discussion followed regarding the exact portion being purchased and its size, and staff clarified. Mr. Keller stated the property was being replatted.

Mr. Honigblum asked Mr. Keller if the property owner on Broadway would be limited in what they could build by the rezone to the property. Ms. Hernandez stated that the proposed rezone would not limit what the owners on Broadway could build on their property.

Chairman Becknell opened the public hearing at 5:53 p.m.

Those speaking with an interest to the case were as follows:
Craig McMahon (334 Castano)

The public hearing was closed at 5:54 p.m.

Concerns of those speaking regarding the case included potential issues with development on the lot with regard to the adjacent alley and existing easements.

Mr. Honigblum asked about intended development plans and the challenges development might face. Ms. Hernandez spoke regarding the plans that had gone before the Board of Adjustment and informed that a variance had been granted. Mr. Keller stated that he envisioned a modern duplex with 2 garages by the alley.

Mr. Honigblum voiced his concern that variances would not be granted if they went to the Board of Adjustments in the course of developing the property. Ms. Hernandez stated development on the lot would most likely require a variance and the that lot shape would be considered a hardship.

Ms. Hernandez informed that the applicant could still build without the rezone but the plans would have to comply with setbacks for the zoning on each portion of the property. Mr. Keller stated it would be difficult to build on a lot that had two separate zonings.

Commissioner Honigblum moved to recommend approval as requested. The motion was seconded by Ms. Cuffy.

The motion was approved with the following vote:

FOR: Becknell, Dawley, McAllister, Honigblum, Cuffy, Garison, Platero

AGAINST: None

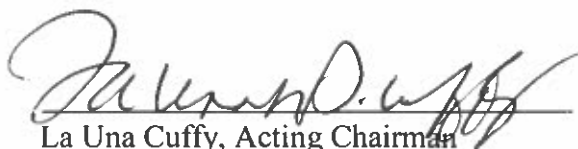
Case No. 425

Public hearing, consideration, and action regarding a request to rezone the property identified as CB 4050, BLK 75, LOT S 60FT OF 19, 20, 21, & 22, also known as 5711 N. New Braunfels Ave, from Multi-Family District (MF-D) to Office District (O-1).

Chairman Becknell announced the withdrawal of Case 425 by applicant. No action was taken.

There being no further business, Chairman Becknell moved to adjourn the meeting. Mr. Honigblum seconded the motion followed with unanimous consent by the Commission. The meeting adjourned at 6:06 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.


La Una Cuffy, Acting Chairman
(Board Approval)

1 August 2022
Date Signed


Daniel Thale-Galat,
Community Development Services