

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

September 07, 2021

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, September 07, 2021, 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  
Richard Garison (via teleconference)  
John Grable  
Jeff Scheick  
James Steindl  
Kenneth Zuschlag

Members Absent:

William Dawley  
Kris Feldmann  
Al Honigblum  
Stephen McAllister  
Carlos Platero Jr.

Staff Present:

Phil Laney, Assistant City Manager  
Lety Hernandez, Director of Community Development  
Frank Garza, City Attorney  
Buddy Kuhn, City Manager

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The meeting was called to order by Chairman Becknell at 5:34 p.m.

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Chairman Becknell announced that the meeting minutes of August 02, 2021 were not available for review and the item would be rescheduled for the next regular meeting. No action was taken.

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**Case No. 415**

**Public hearing, consideration, and action regarding a request to rezone a portion of the property identified as CB 5600, BLK 2, LOTS 46.66ft of 24, all of 25-27, and W 25ft of 28, also known as 111, 119 & 131 Katherine Ct, from B-1 (Business District) to MF-D (Multi-Family).**

Ms. Hernandez presented the case. Russell Williams of CREO was present and addressed the commission. The civil engineer from Pape-Dawson was also present.

The applicant spoke regarding the current and proposed zoning and current use of the existing structures.

Those present and speaking regarding the case were as follows:

James Loyd, 138 Katherine Ct  
Margaret Engle, 155 Katherine Ct  
Joan Cunningham, 137 Katherine Ct

Concerns of the citizens included character of the street versus its zoning and approval of rezone due to the use of the neighboring properties.

The Chairman questioned staff if other multifamily buildings on the block would be able to subdivide the units so long as they met the firewall rating. Staff responded that they would need to research further in order to be able to provide an answer.

Commissioner Scheick asked for clarification regarding the two zoning districts and staff responded. Commissioner Grable questioned the difference in height and staff informed it would be based on the location of the property in question.

Commissioner Steindl moved to approve the rezone request as written. Commissioner Cuffy seconded the motion.

The motion was approved with the following vote:

FOR: Becknell, Cuffy, Garison, Grable, Scheick, Steindl, Zuschlag

AGAINST: None

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**Case No. 416**

**Public hearing, consideration, and action regarding a request to replat the properties currently known as 111, 119, & 131 Katherine Ct, identified as CB 5600, BLK 2, LOTS 46.66ft of 24, all of 25-27, and W 25ft of 28, and 135 Katherine Ct, identified as CB 5600, BLK 2, LOT 29 and E 25ft of 28.**

Ms. Hernandez presented the case. Russell Williams of CREO was present and addressed the commission. The civil engineer from Pape-Dawson was also present.

There were questions regarding the demolition of the structures and what would happen if they replat was approved prior to finalizing the project. Staff spoke regarding the process and what would still be required of the applicant prior to approval of a building permit. An open discussion followed.

Commissioner Garrison spoke regarding the committee that updated the multi-family regulations adding that this street was one identified as an area of the study and applied the new recommended zoning ordinances. Commissioner Grable spoke regarding the review process and Commissioner Garrison responded confirming that the process was how it has happened in past years.

The public hearing began. Those present and speaking regarding the case were as follows:

Michael McGuire, 150 Katherine Ct  
Mike Wargovich, 137 Katherine Ct  
Joan Cunningham, 137 Katherine Ct  
Elizabeth Yust, 134 Katherine Ct  
John Fiesthans, 134 Katherine Ct  
Tim Caffrey, 167 Katherine Ct  
James Loyd, 138 Katherine Ct  
Margaret Engel, 155 Katherine Ct (via teleconference)  
Deb Prost, 158 Katherine Ct  
Mike Forrest, 155 Katherine Ct

The public hearing was closed. The commission thanked everyone regarding their comments.

Size of development, location of the property extending to midpoint of block, compliance of existing homes, the development and lack of charm, requirement of a special use permit, approval without knowing what might follow, off-street parking, number of bedrooms, number of vehicles that will be exiting the property, increase in density, existing congestion and high traffic, illegal parking, taxes generated, decrease in value of surrounding properties due to multifamily structure, and request for variances for units, parking, and no rear landscaping.

Commissioner Grable spoke regarding safety and number of vehicles. Commissioner Steindl responded.

Mr. Garza addressed the board and spoke regarding the “shot clock” that was adopted by state law. An open discussion followed between the City Attorney and the commission regarding the timeline for action and technical requirements.

Resident Freddie Longoria, 158 Katherine Ct #A, requested to approach and ask a question to the City’s attorney and the board approved. He asked when the Commission would have discretion to apply conditions and Mr. Garza responded.

Commissioner Scheick expressed concerns regarding having a board member as part of the project and Mr. Garza informed that under state law, they would be required to disclose that information and not take place in the vote. An open discussion followed.

After further discussion, Commissioner Steindl moved to recommend approval with the following conditions: 1) that all requisite variances are granted by the Board of Adjustment and 2) that the Architectural Review Board approve the compatibility and character. Commissioner Cuffy seconded the motion.

The motion was approved with the following vote:

FOR: Becknell, Cuffy, Garison, Grable, Scheick, Steindl, Zuschlag

AGAINST: None

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Case No. 414

**Public hearing, consideration, and action regarding proposed amendments to Chapter 3, Article III – Single-Family Dwelling District A (SF-A) and Single-Family Dwelling District B (SF-B), of the City’s Code of Ordinances.**

Ms. Hernandez spoke regarding the revised amendments and provided an updated version of the zoning code language based on the commissions’ recommendations from the previous meeting. Staff went through each revision, explained the changes, and responded to any questions.

Commissioner Scheick moved to recommended approval with the amendments presented by staff.

The motion was approved with the following vote:

FOR: Becknell, Cuffy, Garison, Grable, Scheick, Steindl, Zuschlag

AGAINST: None

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There being no further business, Commissioner Steindl moved to adjourn the meeting with unanimous consent by the Board. The meeting adjourned at 7:56 p.m.

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**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)

02/07/2022

Date Signed



Lety Hernandez, Director  
Community Development Services