

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

October 01, 2018

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, San Antonio, Texas, on Monday, October 01, 2018, at 5:30 p.m.

Members Present:

Lori Becknell, Chairman
Stephen McAllister
La Una Cuffy
Al Honigblum
Richard Garison
John Grable
Jeff Scheick
Tiffany Robinson Long
Kenneth Zuschlag
William Dawley

Members Absent:

Thomas Pre Ball
James Steindl

Staff Present:

Buddy Kuhn, Fire Chief
Ken Roberts, Interim Community Development Director
Brenda Jimenez, Planning/Accounting Technician
Michael Brenan, City Attorney

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

Commissioner Becknell moved to approve the minutes of the August 06, 2018 meeting. Commissioner Honigblum seconded the motion.

The motion was approved with the following votes:

FOR: Becknell, McAllister, Cuffy, Honigblum, Grable, Scheick, Robinson Long, Zuschlag,
Dawley

AGAINST: None

Case No. 403

Public hearing, consideration, and action regarding a request for approval of a Specific Use Permit (SUP) application for the property at 423 Argyle, legally known at Lot 260, Block 26, County Block 4024 in the City of Alamo Heights, Bexar County, Texas in order to construct an off-street parking area.

Mr. Roberts presented the case.

John Oberman, representing The Argyle, presented a history and background of The Argyle. Commissioner Becknell asked what the material on the wall 7 feet in was and if you can drive from the current parking to the new parking lot. Mr. Oberman stated they could not currently drive through. Don McDonald, Architect for The Argyle, stated the grade from the parking lot does not allow pass through and the material was going from a stucco wall to concrete. Commissioner Becknell asked where the employee area was going to be. Mr. McDonald stated it was by a large tree in the rear with a new deck. There was discussion on sound absorbing materials and landscaping. Commissioner McAllister asked if the parking would be sufficient for the normal amount of employees. Mr. Oberman stated that there are currently 30 employees and that all would fit in the parking lot except for a few. Commissioner McAllister asked where the employees were currently parking. Mr. Oberman stated that the employees were currently parking at 815 Patterson parking lot and on Patterson, and during events, the employees park at the pool parking lot and are shuttled. Commissioner Becknell asked if The Argyle had considered talking to a neighboring property to allow for parking on their property. Mr. Oberman stated they had approached the neighboring property but they were not interested. Mr. Oberman proceeded to introduce members of The Argyle Board that were in attendance. John Seals, 424 Argyle, spoke in opposition of the case. He discussed his concerns with the impact of the parking lot concerning pollution, lighting, noise, and an increase in parking traffic in the area. There was extensive discussion on lighting, landscaping, fencing, and entry and exit ways. Commissioner Scheick asked how many parking spaces were currently on the property. Mr. Oberman stated there was 10 or 12 that were not accessible due to a building and temporary structures currently in the way. There was discussion on property values. Commissioner Scheick asked if any of the Commissioners were members of The Argyle and if there were, that they should recuse themselves. Commissioner Honigblum stated that he was a member of The Argyle but did not feel he needed to recuse himself from the case, as he had no financial gain with his vote. Michael Brennan, City Attorney, stated that there was no legal conflict of interest unless the member receives financial gain, but members could recuse themselves morally or ethically. Rob Killen, Land Use Attorney representing the Seals, spoke in opposition of the case. He discussed the purpose of the specific use permit and the type of operation that The Argyle was. Mr. Killen stated that The Argyle was a business with a charitable mission, not a true non-profit organization. Commissioner Honigblum asked if The Argyle was a non-taxable entity. Mr. Oberman stated they did not pay income taxes, but they did pay property taxed. Chelsea Seals, 234 Argyle, spoke in opposition of the case. She stated The Argyle did not approach her for the project. Commissioner Becknell stated that she was probably not notified because her property was not within the 200-foot radius for notification. There was discussion on a meeting held by The Argyle to discuss the approval process.

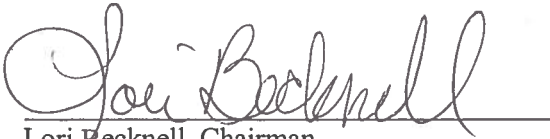
Commissioner Honigblum moved to approve the proposed as requested. Commissioner Zuschlag seconded the motion.

The motion was approved with the following votes:

FOR: Becknell, McAllister, Cuffy, Honigblum, Grable, Scheick, Robinson Long, Zuschlag,
Garison, Dawley
AGAINST: None

There being no further business, Commissioner Cuffy moved to adjourn the meeting, seconded by Commissioner Honigblum and unanimous vote to support the motion. The meeting adjourned at 7:08 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.



Lori Becknell, Chairman
(Board Approval)

4/1/19
Date Signed



Brenda Jimenez, Planning/Accounting Technician
Community Development Services



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