

City of Alamo Heights
PLANNING AND ZONING COMMISSION
MINUTES
October 06, 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 on Monday, October 06, 2025, at 5:30 p.m.

Members present and composing a quorum of the Board:

Lori Becknell, Chairman
Stephen McAllister, Vice-Chair
Elizabeth Haynes
Nikki Graham
Tobin Smith
Banks Smith
Laura Propp
Madison Marceau
Richard Bilanceri
Una Cuffy

Members absent:

Richard Garison
E.J. Bartolomei

Staff members present:

Phil Laney, Assistant City Manager
Lety Hernandez, Director of Community Development Services
Tyler Brewer, Senior Planner

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

Vice-Chair McAllister moved to approve the July 14, 2025 meetings as presented. Commissioner Cuffy seconded the motion.

The motion to table was approved with the following vote:

FOR: Becknell, McAllister, Haynes, Graham, T. Smith, B. Smith, Propp, Marceau,
Bilanceri, Cuffy
AGAINST: None

Case No. 452

Public hearing, consideration, and action regarding the request of Lyndsay A. Thorn of Thorn Architects, applicant, representing SNB-Limited Partnership LLC, owner, to replat the property identified as CB 4024 BLK 52 LOT 8, also known as 1009 Townsend Ave.

Mr. Brewer presented the case. Lyndsay Thorn, applicant, was present and addressed the Commission. Open discussion followed regarding the replat request. Discussion topics included the

applicant's desire to replat the property to be able to sell individual lots, proposed drainage improvements on the property

Chairman Becknell opened the public hearing at 5:41 p.m. No one requested to speak on the case, so the public hearing was closed at 5:41 p.m.

Commissioner Bilanceri moved to recommend approval as requested. Vice-Chair McAllister seconded the motion.

The motion was approved with the following vote:

FOR: Becknell, McAllister, Haynes, Graham, T. Smith, B. Smith, Propp, Marceau,
Bilanceri, Cuffy

AGAINST: None

Case No. 453

Public hearing, consideration, and action regarding a request of Donnie B. Davis, Jr., applicant, for a Specific Use Permit (SUP) to allow for the sale of frozen alcoholic drinks for off-premise consumption, whose primary product is intended for individuals twenty-one (21) years of age or older, as defined in Section 3-2 of the City's Zoning Code under Stores Other Than Listed, at 5308 Broadway on property zoned Business District (B-1).

Mr. Brewer presented the case. Vice-Chair McAllister asked city staff why the City Attorney felt it prudent to require a Specific Use Permit ("SUP") for this specific land use request. Mr. Brewer noted that the applicant's specific business model did not fit into one of the two alcohol-related land uses in the City's Zoning Code, therefore requiring a SUP under the "Stores Other Than Listed" land use to operate in the B-1 Zoning District.

Bernardo Baxter, founder of the proposed SipIT business, was present and addressed the Commission. Open discussion followed regarding the proposed business. Discussion topics included how the frozen alcoholic drinks are sealed for off-premise consumption, competitors in the field, how the drink mixes are prepared off-site, and hours of operation.

Vangie Aguilera, licensing consultant for SipIT, also addressed the Commission. Ms. Aguilera informed the Commission that all of SipIT's alcoholic drinks are wine-based and therefore less alcoholic than mixed beverages. She also confirmed that all potential customers will have to be able to provide valid identification to purchase alcoholic drinks and that all SipIT employees must be trained and certified by TABC to serve alcohol to customers.

Commissioner Graham asked city staff whether the hookah bar next door to the proposed SipIT had to go through the same SUP process to get land use approval in the B-1 Zoning District. Ms. Hernandez informed the Commission that said hookah bar opened before there were any regulations in the City's Zoning Code prohibiting the land use and therefore the business did not have to get SUP approval to operate.

Chairman Becknell opened the public hearing at 5:58 p.m. No one requested to speak on the case, so the public hearing was closed at 5:58 p.m.


Vice-Chair McAllister moved to recommend approval as requested. Commissioner Bilanceri seconded the motion.

The motion was approved with the following vote:


FOR: Becknell, McAllister, Haynes, Graham, B. Smith, Propp, Marceau, Bilanceri, Cuffy
AGAINST: T. Smith

There being no further business, Commissioner Cuffy moved to adjourn the meeting. Vice-Chair McAllister seconded the motion followed by unanimous consent of the board. The meeting was adjourned at 5:59 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)

10/2/2025
Date Signed & Filed


Tyler Brewer, Senior Planner
Community Development Services