

City of Alamo Heights
PLANNING AND ZONING COMMISSION
MINUTES
November 07, 2022

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 Monday, November 07, 2022, at 5:30 p.m.

Members present composing a quorum of the Commission:

Lori Becknell, Chairman
La Una Cuffy
Stephen McAllister
Kris Feldmann
Richard Garison
John Grable
Kenneth Zuschlag

Members Absent:

William Dawley
Al Honigblum
Carlos Platero Jr.

Staff Present:

Lety Hernandez, Director of Community Development

The meeting was called to order by Chairman Becknell at 5:36 p.m.

There was unanimous consent from the commission to review the August 01, 2022 meeting minutes after hearing the case on the agenda. No action was taken on the meeting minutes at that time.

Case No. 427

Public hearing, consideration, and action regarding a request to rezone a portion of the property identified as CB 4050, BLK 63, LOT 40, also known as 516 Circle, from Two-Family Dwelling District (2F-C) to Business District (B-1).

Ms. Hernandez announced that the request had been withdrawn by the applicant on October 24, 2022. No action was taken.

Case No. 428

Public hearing, consideration, and action regarding a request to replat the properties identified as CB 4024, BLK 165, LOT 10 and S ½ of 9, also known as 6401 & 6403 Broadway, and CB 4024, BLK 165, LOT 8 and N ½ of 9, also known as 6421 Broadway.

Ms. Hernandez presented the case. She spoke regarding the replat and the three (3) variances that the applicant was seeking in conjunction with the replat that would reduce the rear landscaping buffer, encroachment into the side landscaping buffer, and a reduction in the parking ratio for combined use. Evan Peterson was present and addressed the commission.

There was an open discussion regarding the landscaping, parking, hardscape, and “park-like” environment. Mr. Peterson clarified regarding the landscape buffer and went on to speak regarding the proposed lighting stating that it would be minimal impact to the neighbors.

Commissioner McAllister asked for clarification regarding the existing structures and went on to speak regarding the current parking situation that he felt was not a good one. He asked for clarification regarding the parking ratio and Mr. Peterson responded.

There was discussion regarding the proposed contemporary design and how it was respectful to the existing structures on the site. The new construction would be a one-story building. The applicant spoke regarding the different types of proposed uses and provided examples.

Commissioner McAllister expressed concerns regarding not enough parking if too much restaurants. He went on to speak regarding issues with street-side parking spaces, accessible and compact only parking, and reverse parking.

A discussion took place regarding the proposed noise and light. Commissioner Feldmann stated that work needed to be done on pedestrian connections and reduction of parking lanes. Commissioner Garrison went on to say that the proposed responded to the last code revisions that emphasized courtyards. Commissioner Cuffy added that there was a need for more greenery.

Commissioner Grable stated that he was fascinated by the proposal and scale. He spoke regarding the building and site improvements and seriously consider approving it.

The applicant added that they were not seeking to densify.

Chairman Becknell opened the public hearing at 6:14pm. No one was available to speak with interest in the case so the public hearing was closed.

An open discussion followed regarding joint use parking and concerns of overflow onto neighborhood area.

At that time, Commissioner Grable moved to recommend approval of the proposed replat as presented. Chairman Becknell seconded the motion.

The motion was approved with the following vote:

FOR: Becknell, Cuffy, Feldmann, Garrison, Grable, McAllister, Zuschlag

AGAINST: None

After review of the meeting minutes, Commissioner Cuffy moved to approve the meeting minutes of the August 01, 2022 meeting as presented. Commissioner Feldmann seconded the motion.


The motion was approved with the following vote:

FOR: Becknell, Cuffy, Feldmann, Garrison, Grable, McAllister, Zuschlag

AGAINST: None

There being no further business, Commissioner McAllister moved to adjourn the meeting. Commissioner Grable seconded the motion followed by unanimous consent from the Commission. The meeting was adjourned at 6:23p.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.


Vice Lori Becknell, Chairman
(Board Approval)

2/6/2023
Date Signed


Lety Hernandez, Director
Community Development Services