

City of Alamo Heights
PLANNING AND ZONING COMMISSION
MINUTES
December 1, 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, December 1, 2025, at 5:30 p.m.

Members present and composing a quorum of the Board:

Lori Becknell, Chairman
Stephen McAllister, Vice-Chair
Tobin Smith
Banks Smith
Laura Propp
Madison Marceau
Richard Bilanceri
Una Cuffy
Richard Garison
E.J. Bartolomei
Nikki Graham

Members absent:

Elizabeth Haynes

Staff members present:

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

Call Meeting to Order

The meeting was called to order by Chairman Becknell at 5:31 p.m.

Approval of Meeting Minutes: April 7, 2025, April 15, 2025, and October 6, 2025

Vice-Chair Mcallister motioned to approve the meeting minutes from April 7, 2025, April 15, 2025, and October 6, 2025, as submitted, in one combined vote. The motion was seconded by Commissioner Bilanceri.

The Motion to approve the meeting minutes from April 7, 2025, April 15, 2025, and October 6, 2025 passed with the following vote:

In Favor: Becknell, McAllister, Smith, Smith, Propp, Marceau, Bilanceri, Cuffy, Garison,
Bartolomei, Graham
Against: None

Case No. 454

Public hearing, consideration, and action regarding the request of Tyler Kozma of Pape-Dawson Engineers, applicant, representing Texas Biomedical Research Institute, owner, to replat 2.093 acres of land identified as **CB 4024 BLK 26 LOTS 24A and 26A**, also known as 820 Patterson Avenue, **CB 4024 BLK 26 LOT 26B**, also known as 934 Patterson Avenue, **CB 4024 BLK 26 LOT 26C**, also known as 423 Argyle Avenue, a portion of **CB 4024 BLK 26 LOT 26E** and a **0.055 acre remainder portion of a lot**.

Mr. Brewer presented the case. He mentioned that the property had previously gone through the Design Approval process and Specific Use Permit (SUP) process, both of which the City Council previously approved. SAWS, Public Works, and CPS provided approval of the proposed replat as well.

Commissioner Smith asked about a rectangle on the plans to which Mr. Brewer clarified that rectangle indicated an easement belonging to CPS.

The meeting was opened for public comment at 5:39pm. No speakers came forward for comment, and the open comment portion of the meeting was closed at 5:39pm

Vice-Chair McAllister motioned to approve case No. 454 as requested with Commissioner Bilanceri seconding the motion.

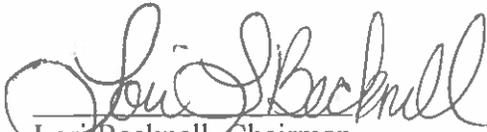
The motion to approve as requested was passed with the following vote:
In Favor: Becknell, McAllister, Smith, Smith, Propp, Marceau, Bilanceri, Cuffy, Garison,
Bartolomei, Graham
Against: None

Adjournment

There being no further business to discuss Commissioner Propp motioned to adjourn the meeting with Commissioner Cuffy seconding the motion. The motion passed with unanimous consent from the commission and the meeting adjourned at 5:40pm

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)

3/2/2026
Date Signed & Filed


Garrett Pringle, Planner
Community Development Services

