

CITY OF ALAMO HEIGHTS
CITY COUNCIL
February 9, 2015

A regular meeting of the City Council of the City of Alamo Heights, Texas was held at Council Chambers, located at 6116 Broadway, San Antonio, Texas, at 5:30 p.m. on Monday, February 9, 2015.

Present and composing a quorum were:

Mayor Louis Cooper
Mayor Pro-Tempore Bobby Rosenthal
Councilmember Bobby Hasslocher
Councilmember Lynda Billa Burke
Councilmember John Savage

Also attending were:

City Manager J. Mark Browne
City Attorney Mike Brenan
Finance Director Cynthia Barr
Community Development Services Department Director Jason Lutz
Human Resource Manager Lori Harris
City Secretary Jennifer Reyna
Chief Police Rick Pruitt
Public Works Director Pat Sullivan

Absent were:

Councilmember Fred Prassel
Fire Chief/Assistant City Manager Buddy Kuhn
Assistant to the City Manager Marian Vargas

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Mayor Louis Cooper opened the meeting at 5:32 p.m.

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Item # 1 Approval of Minutes

Mayor Cooper asked City Council for any revisions to the minutes of the January 26, 2015, City Council meeting. A motion was made by Mayor Pro Tem Bobby Rosenthal to approve the minutes of January 26, 2015. The motion was seconded by Councilmember Bobby Hasslocher and passed by unanimous vote.

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Item # 2 Announcements

Mayor Cooper read the following captions.

a. City Hall’s Grand Opening/Ribbon Cutting, February 26, 2015

City Manager Mark Browne invited residents to the grand opening/ribbon cutting of the new city facilities to be held on Thursday, February 26, 2015. The ribbon cutting ceremony will begin at 10:00 a.m. and host tours beginning at 11:00 a.m. until 5:00 p.m. Additional information will be available to residents in their water bill. Mr. Browne stated neighboring cities are invited and the event’s information is posted on the City’s website, facebook page, and twitter. Light appetizers will be served.

b. Dropbox installed at rear entrance of City Hall Entrance

Finance Director Cynthia Barr informed residents that a payment dropbox was installed at the rear entrance of the City Hall entrance so that after business hours, residents may drop their payments for municipal court or utility bills. Ms. Barr stated payments made via the payment dropbox will be posted the next business day. She informed Council that it will be on the website and newsletter. She thanked the Fire Department for their time on the installation of the payment dropbox.

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Item # 3 Citizens to be heard concerning items not on the agenda

There were no citizens that signed up to speak.

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Items for Individual Consideration

Item # 4 Mayor Cooper read the following caption.

Public hearing, consideration, and action concerning a request by CVS to replat four (4) properties currently known as 4600 Broadway identified as CB 5600 BLK 3 LOT 20 and W 45 FT of 21, 107 Burr Rd identified as CB 5600 BLK 3 LOT 22 and E 5 FT of 21, 111 Burr Rd identified as CB 5600 BLK 3 LOT 23 & W 12 ½ of 24, and 115 Burr Rd identified as CB 5600 BLK 3 LOT E 37.5 FT of 24, all of 25, & W 5 FT of 26 into one (1) lot for the purpose of constructing a pharmacy

Community Development Services Department Director Jason Lutz made a PowerPoint presentation that included background information and a proposed plat.

Mr. Lutz stated the applicant is CVS Pharmacy seeking to replat, combine multiple lots and establish Lot 1 of the CVS # 10579 Subdivision.

Mr. Lutz briefly described the lot and identified the easements along the north side of the property adjacent to the alley and the west side of the property adjacent to Broadway.

On February 4, 2015, Board of Adjustment (BOA) granted a variance regarding special rear yard regulations within the zoning code to not require an alley or service easement to be located at the rear of the property. Mr. Lutz stated this must be satisfied prior to recording of the plat as well as setbacks shall conform to the zoning code, the subdivision name shall be added/labeled on the plat within the boundaries of the property, the topo information shall be removed, and the signature block titles to be corrected in order to identify the proper entity name. Other coordination included approval from SAWS and CPS Energy. Staff received no responses in support and one response in opposition of the project.

The public hearing opened at 5:40 p.m. No one signed up to speak. The public hearing closed at 5:41 p.m.

A motion for approval was made by Councilmember Lynda Billa Burke. The motion was seconded by Councilmember John Savage. The vote was as follows: Ayes: Councilmembers Bobby Hasslocher, Lynda Billa Burke, and John Savage; Nays: None, and Abstain: Mayor Pro Tem Bobby Rosenthal. The motion carried.

Item # 5 Mayor Cooper read the following caption.

Architectural Review Board Case No. 567F, request of Ironside Building Group, applicant, representing Jaclyn Calhoun, owner, for the compatibility review of the proposed structure located at 208 Montclair under Demolition Review Ordinance No. 1860 in order to construct a new single family residence

Mr. Lutz made a PowerPoint presentation that included background information, existing and proposed plans, site plans, elevations, and photos.

Mr. Lutz identified the project and stated the applicant is seeking to construct a 3,047 square foot home within a 182 square foot carport, located at 208 Montclair. He reviewed the proposed structure's height, maximum lot coverage, front yard setback, side yard setback, and setback for accessory structures. The exterior is comprised of hardie board planks, board and a composite shingle roof and noted that wainscoting was removed at the request of Architectural Review Board (ARB). Photos were presented.

Coordination included presentation to the Architectural Review Board (ARB) which approved the compatibility of the proposed structure on January 20, 2015. Staff received two responses in support and one in opposition of the project.

The following citizens spoke on this matter:

Fran Parsons, resident, provided her personal story as a long-time resident. She requested this project return to ARB for a compatible design and expressed in her opinion that the house looks like an eye sore and is not compatible with other neighboring houses. She expressed concern on the realtor with inexperience of designed homes in Alamo Heights and the quality of the proposed structure.

Albert Dickson, resident, expressed appreciation to Council for their dedication and service. He requested this item return to ARB to preserve the character of the community. Mr. Dickson expressed concern on the design that is not to the benefit of the community as the house is at its maximum to render at the highest return.

Councilmember Billa Burke asked if stone would be placed on the home.

Mr. Trey Siller, builder, responded wainscoting was proposed but ARB rejected the consideration. He explained that the house was vacant for 11 years rodent infested and the house was demolished. Mr. Siller stated preliminary changes were made and no feedback was received by Mr. Dickson. He stated it is a street with a variety of structural designs. Mr. Siller explained why the second floor was decreased due to Ms. Parson's privacy and shared the process of how the windows were enlarged.

A motion was made by Councilmember Hasslocher to return the project to ARB regarding materials. Councilmember Billa Burke seconded the motion. There was further discussion regarding materials, FAR calculations, options for the applicant, and obtaining letters of support from neighbors.

Councilmember Hasslocher amended his motion for a 90-day delay, return the item to ARB, and Mr. Lutz inform ARB regarding Council's concerns related to windows and compatibility within the neighborhood. Councilmember Billa Burke seconded the motion and passed by unanimous vote.

Item # 6 Mayor Cooper read the following caption.

Architectural Review Board Case No. 568F, request of Uptmore Homes, owner, for the significance review of the structures located at 610 Ogden Lane under Demolition Review Ordinance No. 1860 in order to demolish 100% of the existing main structure

Mr. Lutz made a PowerPoint presentation that included background information and photos.

Mr. Lutz identified the project and stated the applicant is seeking to demolish a 3,560 square foot home and a 672 square foot detached garage which was built in 1929 per the Bexar County Appraisal District (BCAD). He stated the home originally was designed to face and front Viesca Street. The property was then subdivided and the result of the division was that the back of the residence became the front and was accessed via Ogden Lane. Photos of the structure were presented.

On January 20, 2015, ARB approved the demolition request and made a condition that the applicant provide proof of pest and rodent remediation. Staff received two in support and none in opposition of the project.

A motion for approval was made by Councilmember Hasslocher. The motion was seconded by Mayor Pro Tem Rosenthal and passed by unanimous vote.

Item # 7 Mayor Cooper read the following caption.

Architectural Review Board Case No. 569F, request of Uptmore Homes, owner, for the significance and compatibility review of the structures located at 421 Normandy under Demolition Review Ordinance No. 1860 in order to construct a new single family residence

Mr. Lutz made a PowerPoint presentation that included background information, photos, existing and new site plans, elevations, and floor plans.

Mr. Lutz identified the project and stated the applicant is seeking to demolish 1,248 sq. ft. home and a 380 sq. ft. accessory structure which was built in 1907. He reviewed the existing and proposed Residential Design Standards (RDS) statistics. He noted under allowable Floor-Area Ratio (FAR) including bonuses. Photos were briefly presented. Mr. Lutz noted an existing pecan tree located in the front yard was not classified as a heritage tree. Staff identified the tree being removed since 50% of the critical root zone would be covered with impervious cover. The tree will remain on-site.

On January 20, 2015 ARB approved the demolition request and compatibility of the proposed structure with the condition that the applicant provide proof of pest and rodent remediation. Staff received three in support and two in opposition of the project.

A motion for approval was made by Councilmember Hasslocher. The motion was seconded by Councilmember Savage and passed by unanimous vote.

Item # 8 Mayor Cooper read the following caption.

Architectural Review Board Case No. 570F, request of David and Jenna Rose, owners, for the significance and compatibility review of the structure located at 152 E. Edgewood Place under Demolition Review Ordinance No. 1860 in order to demolish 100% of the existing roof and determine the compatibility of a 2nd story addition

Mr. Lutz made a PowerPoint presentation that included background information, photos, and elevations.

Mr. Lutz identified the project and stated the applicant is seeking is seeking to add a second story to an existing home and removing 100% of the existing roof which

triggered compatibility. He reviewed the existing and proposed RDS statistics. Photos were briefly presented. Mr. Lutz stated the applicant was to extend the eaves instead of redesigning. The site plan was presented and elevations.

On January 20, 2015, ARB approved the demolition request and the compatibility of the proposed addition with the condition that the eaves of the 2nd story addition be extended to match the eaves of the 1st story. Staff received two responses in support, one in opposition, and one neutral.

A motion for approval was made by Mayor Pro Tem Rosenthal. The motion was seconded by Councilmember Savage and passed by unanimous vote.

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Staff Reports

Item # 9 Mayor Cooper read the following caption.

Consider a request of IBC Bank, applicant, to allow VIA Metropolitan Transit to install an alternate bus stop shelter at 5029 Broadway

Mr. Lutz made a PowerPoint presentation that included background information and photos.

Mr. Lutz stated the architect, Architectura SA, requested an alternate type of bus stop shelter to match the design of the renovated IBC Bank facility.

Mayor Cooper stated all bus stop shelters are green and it wouldn't match other existing bus stops.

Abigail Rodriguez, Manager of VIA's program facilities, briefly presented pictures/sketches of the proposed bus stop.

Council asked Ms. Rodriguez the proximity of the bus stop at Central Market, bus stop shelter measurement, other similar bus stop shelters, and graffiti.

Ms. Rodriguez responded the bus shelter is supposed to be at 5029 Broadway and the galvanized steel is the same measurement as the green bus stop shelters. She referenced that the galvanized steel bus stop shelter is located at Rector and stated there is anti-graffiti treatment.

Council requested to obtain a picture of an existing bus stop shelter. Councilmember Hasslocher expressed concern on the elevation of the new facility and the impact to the new shelter location at the request of IBC Bank.

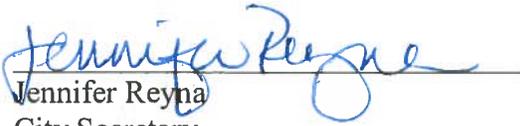
Ms. Rodriguez confirmed the bus location shifted 20 feet to the south since the shelter was directly in front of the IBC's front entrance. She agreed to provide a better and realistic picture of the proposed shelter. Ms. Rodriguez explained the process regarding bus pads, the foundation and their contractors.

Joshua Calzada, Arquitectura SA, representing IBC Bank, explained why the location was shifted for the bus shelter. He stated VIA wanted to exchange the foundation pad and shelter which then provided an opportunity to consider a different style of bus stop shelter.

Mayor Pro Tem Rosenthal encouraged Council to make a decision in two weeks, February 23rd, with updated photos of bus stop shelters from VIA and the exact location of the bus stop shelter on the property. Council and Ms. Rodriguez agreed.

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There being no further business, a motion was made by Councilmember Hasslocher to adjourn the meeting. The motion was seconded by Councilmember Billa Burke and passed by unanimous vote. Mayor Cooper adjourned the meeting at 6:36 p.m.


Jennifer Reyna
City Secretary


Louis Cooper
Mayor