

CITY OF ALAMO HEIGHTS  
CITY COUNCIL  
June 9, 2014

A regular meeting of the City Council of the City of Alamo Heights, Texas was held in the temporary facilities, located at 1248 Austin Highway Suite 220, San Antonio, Texas, at 5:30 p.m. on Monday, June 9, 2014.

Present and composing a quorum were:

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

Also attending were:

City Manager J. Mark Browne  
City Attorney Mike Brenan  
Finance Director Cynthia Barr  
Interim Community Development Services Director David Harris  
Information Services Manager Marian Vargas  
Human Resource Manager Lori Harris  
City Secretary Jennifer Reyna  
Chief Police Rick Pruitt  
Fire Chief Buddy Kuhn  
Public Works Director Pat Sullivan

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Mayor Louis Cooper opened the meeting at 5:30 p.m.

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*Item # 1*      Recognition of the Fire Department employees with Medical Director Dr. Mark Ogden

Fire Chief Buddy Kuhn introduced Medical Director Dr. Mark Ogden and briefly provided history on the efforts that firefighters had demonstrated during the past year. Dr. Ogden complimented the Firefighters because they took an active role in community education and made such a significant accomplishment, teaching hands only CPR to over 800 residents in Alamo Heights. Mayor Cooper recognized Firefighters Cody Hobbs, John Massey, Michael Gdovin, and Jim Ortiz (not present) for their efforts. Mayor Cooper read and presented a proclamation to the Firefighters.

*Item # 2*      Approval of Minutes

Mayor Cooper asked City Council for any revisions to the minutes of the May 27, 2014, Council Meeting. City Secretary Jennifer Reyna informed Council of an amendment to the minutes. A motion was made by Councilmember Bobby Hasslocher to approve the amended minutes of May 27, 2014. The motion was seconded by Councilmember Lynda Billa Burke and passed by unanimous vote.

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*Item # 3      Announcements*

Mayor Cooper read the following captions.

**a. City of Alamo Heights Health Fair, June 27, 2014**

Human Resources Manager Lori Harris announced the upcoming employee health fair and the Alamo Hills Plaza tenants received an extended invite. It will be held on June 27, 2014, beginning at 10:00 a.m. until 1:00 p.m. at the Alamo Hills Plaza located at 1248 Austin Highway. Various health screenings, educational materials and more will be available to participants. Ms. Harris stated details will be included in the City's newsletter and available on the City's website.

**b. Fourth of July Parade**

Information Services Manager Marian Vargas invited residents to the 45<sup>th</sup> Annual Alamo Heights Fourth of July parade on Friday, July 4<sup>th</sup>, at 10:00 a.m. beginning at the corner of Morton and Patterson Avenue. Ms. Vargas invited the community to enjoy this annual tradition.

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Mr. Browne introduced David Harris, Interim Community Development Services Director and provided his work experience. He informed Council he is the interim director until the search is concluded.

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*Items for Individual Consideration*

*Item # 4*      Mayor Cooper read the following caption.

**Notice of intent to build a building at 4600 Broadway**

Interim Community Development Services Director David Harris made a PowerPoint presentation that included background information on the project.

Mr. Harris briefly reviewed the proposed project. He identified the current site as the University of the Incarnate Word Kathleen Martin Watson Enrollment Center. He stated the current zoning for the eastern-most lot is P and the applicant's request is to change the zoning to B-1 and allow a drive-through. Mr. Harris continued that this project proposed a reduction in landscape buffers and parking stall sizes. The loading zone is proposed to relocate from the rear to the front of the property. This proposed project would be presented to the Board of Adjustment (BOA), Planning & Zoning (P&Z) Commission, and Council for further consideration. Mr. Harris presented a tentative timeline on the process. Mr. Harris introduced Attorney Patrick Christensen representing the applicant.

Mr. Christensen explained the necessity for a zoning change for a pharmacy and stated the applicant met the existing parking requirements. The applicant is requesting a small reduction for landscaping to accommodate a landscape buffer. He presented the proposed layout and elevations of the project.

Councilmember Billa Burke inquired the location of the deliveries.

Mr. Christensen confirmed that it will be through the front door as it is normal delivery procedure for any CVS.

Councilmember Hasslocher asked if the existing facility was being considered to be reused.

Mr. Christensen stated the reuse of the existing facility was considered; however, he noted the building is old and has low ceilings.

Mayor Pro Tem Rosenthal expressed concerns with the drive-through.

Mr. Christensen noted they will go through the City's review process and will do what is required.

The following citizen spoke on this matter:

George Geis, property owner, expressed opposition to the project. He observed there are many trees on the existing lot and expressed concern with the landscaping. Mr. Geis noted the building is a warehouse building.

*Item # 5* Mayor Cooper read the following caption.

**Consideration of an application for an amending plat by owner, Jack Dabney. The property is zoned SF-A (Single Family A District). The property, 228 Cloverleaf Avenue, is currently identified as County Block 5571A, BLOCK 6, LOTS 11-15. The owner is requesting approval of an amending plat to replat five (5) lots into two (2) lots for the purposed of constructing two (2) new custom homes**

City Manager Mark Browne made a PowerPoint presentation that included background information and proposed changes.

Mr. Browne identified the property and accessory structure. He stated the individually plotted lots 11-15 are addressed at 228 Cloverleaf (County Block 5571A, BLOCK 6, LOTS 11-15). Adjacent properties were defined as the 100, 200, and 300 blocks of Cloverleaf being the north and south sides. He briefly reviewed the statistics for the adjacent properties. Mr. Browne referenced City Code Chapter 17 and Chapter 212 of the Texas Local Government Code for process information and compliance of a zoning ordinance. Mr. Browne stated the submitted proposed plat met all technical requirements listed in Chapter 17 of the City's Code of Ordinances.

On May 5, 2014, the Planning & Development Services Department received the application for the amending plat and considered final. On May 5, 2014, the Planning and Zoning (P&Z) Commission reviewed the case and recommended denial as submitted. The Council must take action on the filed plat by June 9, 2014 as a new agreement was signed which reflected a new date of June 9, 2014. Staff received approval from Public Works, CPS Energy, and SAWS approving the proposed plat. The Neighborhood Character and Commercial Revitalization (NCCR) reviewed the case on May 7, 2014. Staff received responses with zero in support and twenty-four (24) in opposition with nine of the 24 are property owners within the 200-foot radius.

Mayor Cooper asked if there were any communication with Mr. Dabney since the last Council presentation.

Mr. Browne stated no meetings were conducted and nothing changed since the presentation was made to Council. Mayor Pro Tem Rosenthal added that the applicant was seeking an advisor.

The following citizens spoke on this matter:

Gretchen Spalten, resident, stated there is discrepancy on the drawings with location of a tree and spec home composition. She acknowledged the concern on the drainage and the development of a large house; however, stated there had not been further contact or feedback by neighbors.

Gretchen Huddleston, resident, expressed opposition of the replat request. She stated the street is narrow and there is increased traffic.

George Luhn, resident, stated he had an opportunity to do something similar; however, another option was considered. He expressed in his opinion that it is not right to build a home and chop up into several lots.

Suzy Bettac, resident, referenced Zoning Code Section 3-11 regarding compatibility. She stated the existing built environment is nice large lots on the center of

Blue Bonnet Hills, from Primrose to Rosemary to Wildrose to Cloverleaf, over to Blue Bonnet Boulevard and this project is consistent to leave this lot in tact. She noted there are issues when a home is near an alley as there had been concerns for a similar house on Wildrose. She expressed in her opinion, the request breaks the block face in the neighborhood.

Matthew Gentry, resident, support of the replat, neighbor of Mr. Dabney. He commented on the quality of the home and noted two homes will be a benefit of the neighborhood.

Alex Huddleston, resident, noted there is a concern with residents requesting to build bigger homes on lots. He urged Council to use common sense and not further diminish the character of the neighborhood.

Kimberly Lubianski, encouraged Council to consult with legal counsel regarding this request. She asked Council to review Codes regarding lot size minimal requirements.

Cale Dabney, applicant's son, stated Dabney Homes built quality homes.

Rob Killen, land use attorney for applicant, distributed information to Council. He stated the applicant is focused on subdivision of lots and later development of a home. He shared the applicant entered into a tolling agreement to provide Council the opportunity to review legal concerns and ensure compliance. Mr. Killen shared that he was informed that residents were engaged with Counsel and no outreach was made and noted no feedback was received. He stated there is consistency and asked Council to approve request.

Councilmember Prassel agreed to have one house on the lots. He referenced a house on College Boulevard and there was an addition; however, noted legal concerns.

Councilmember Billa Burke expressed concern with slope, water drainage, and public safety. She asked Mr. Dabney if an engineering study was conducted, the concerns of a replat, if necessary, and ARB's comments.

Mr. Jack Dabney, owner, stated he designed a home so that no drainage will go onto properties other than the street. He stated he designed a similar house with all the criteria that Council as requested.

There was a brief discussion among Council regarding process for consideration, lot sizes to be explored in the future as well restricting replats on existing lots. Council encouraged dialogue between neighbors. Councilmember Savage commented the Residential Design Standards (RDS) and City Codes are not meeting the needs of the community. Mayor Pro Tem Rosenthal offered mediation on this project. Councilmember Hasslocher requested the applicant to pass by 300 block of Argyle and Morton. He noted over time the neighborhood had changed and the character is lost.

Mr. Dabney stated he follows the laws and appreciates having a large lot that the City allows. He stated he builds beautiful homes that people love and appreciate.

A motion for approval was made by Mayor Pro Tem Rosenthal. The motion was seconded by Councilmember Savage and not adopted. There was no motion to disapprove, therefore, application automatically approved for failure to disapprove.

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*Item # 6* Mayor Cooper read the following caption.

**Discussion and possible action on building security requirements, and audio visual requirements for the Council Chamber**

Police Chief Rick Pruitt and Information Services Manager Marian Vargas made a PowerPoint presentation that included background information.

Police Chief Pruitt provided background information on the project for the building security requirements. He stated Tyco Integrated Security is a member of TXMAS (Texas Multiple Awards Schedule) allowing the City to take advantage of pre-bid contract pricing. He noted the minimum system integrity estimated at \$37,336. He noted it does not allow cameras at the fire station public entrance or the fire department parking area. Police Chief Pruitt stated the cost reduction of the budget eliminated other security systems integral to a meaningful system and/or allowing low cost system expansion. He highlighted the system features and reviewed the different pricing options. He stated that Tyco offered equipment lease option if desired and upgrade opportunity after five years. Police Chief Pruitt reviewed the budget and the options to fund the cost of the facility security to include facility budget and Court Security Fund.

Mayor Cooper asked questions related to cameras and server storage.

Lieutenant Dennis Kelley responded the cost for server storage is minimal. He noted licensing fee is for the software with the flexibility to add zones. Lieutenant Kelley explained the features of the cameras. He added there is remote access that may be viewed. Police Chief Pruitt stated there will be a total of eight cameras.

A motion was made by Mayor Pro Tem Rosenthal to approve Option two for security expenditures for the facility and the City Manager's discretion to allocate funds between the facility budget and court security and technology funds to ensure security. The motion was seconded by Councilmember Hasslocher and passed by unanimous vote.

Information Services Manager Marian Vargas presented information on audio visual requirement for the Council Chamber. She reviewed the options which consisted of amplifier, monitors, recorder, video camera and mount, wiring, cabling, installation and other features. Two different options were presented from two different companies and she reviewed the fiscal impact. She noted \$27,000 is the budgeted amount; however,

stated there will be limitations. She stated the second proposal can be paid from the Court Technology Fund which are derived from fees attached to traffic violations and distributed by the State. She explained the fund is replenished on a quarterly basis.

Council asked questions related to how many microphones, necessity of a monitor located in the rear.

Ms. Vargas responded microphones are for each individual Councilmember, staff to use, and utilized by Boards and Commission members, a larger governing body. She noted the rear monitor will allow the public and Council to view presentations. Ms. Vargas noted the lectern will be portable.

Mayor Cooper commented that a monitor in the rear is ideal as the Council Chambers will be used by Boards and Commission. He expressed support for two monitors and one large monitor in the rear.

Ms. Vargas requested Council to consider \$44,000 which includes video taping, all speakers, monitors, and microphones that could better serve the attendees present at meetings or community functions.

A motion for approval was made by Councilmember Prassel in the amount of \$44,000 for audio/video expenditures for the facility and the City Manager's discretion to allocate funds between the facility budget and court security and technology funds. The motion was seconded by Councilmember Billa Burke and passed by unanimous vote.

Mr. Browne displayed photos of customer service areas. He informed Council that in the Cities of Olmos Park and Terrell Hills there is something between the customer and customer service representative. He explained the different forms of security such as metal roll ups or glass which provides security during non-operational hours. Mr. Browne recommended glass as consideration to be displayed within the customer service representative areas. Fire Chief Buddy Kuhn stated there are two options should a glass option be considered. It is glass with a half-moon outlet or a drawer that goes through such as when one purchases movie tickets at the theatre. He stated there is the ability to lock up the window portion.

There was a brief discussion among Council on the arrangement of window features due to security concerns. Councilmember Savage stated there is perhaps paranoia instead of greeting the customer. Mr. Browne informed Council there had been irate customers that have treated staff unfairly. Councilmember Hasslocher stated there is a need to be aware of the environment and be sensitive to customers.

Mr. Browne stated he would bring the customer service representative design back to Council.

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Citizens To Be Heard Concerning Non-Agenda Items

Item # 7      Citizens to be heard concerning items not on the agenda

Joan Solomon, resident, expressed concern with the parking situation near the High School. She stated it has been a challenge during the school year to host the students as they park in front of their homes limiting parking space and throwing trash on their properties. Ms. Solomon stated that there is a parking tradition that only allows juniors and seniors to park at the high school's parking lot. She observed there are plenty of parking spaces available at the school campus.

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Closed Session

At 7:36 p.m., Mayor Cooper adjourned the regular City Council meeting to conduct a closed meeting as authorized by Section 551.072 of the Texas Government Code to deliberate the purchase and value of real property and water rights.

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Mayor Cooper reconvened the regular meeting at 8:16 p.m. There was no action taken during the closed session.

*Item # 9*      Mayor Cooper read the following caption.

**Discussion and possible action regarding the acquisition of real property and water rights**

Mayor Cooper announced this item would not be considered.

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There being no further business, a motion was made by Councilmember Prassel to adjourn the meeting. The motion was seconded by Councilmember Billa Burke and passed by unanimous vote. Mayor Cooper adjourned the meeting at 8:17 p.m.

  
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Jennifer Reyna  
City Secretary

  
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Louis Cooper  
Mayor