

CITY OF ALAMO HEIGHTS
CITY COUNCIL
August 5, 2014

A Special Joint Meeting of the City Council and the Architectural Review Board of the City of Alamo Heights, Texas was held at the temporary city facilities located at 1248 Austin Highway, Suite 220 San Antonio, Texas, at 8:30 a.m. on Tuesday, August 5, 2014.

Present and composing a quorum were:

Mayor Louis Cooper
Councilmember Bobby Hasslocher
Councilmember Fred Prassel
Councilmember Lynda Billa Burke
Councilmember John Savage

Architectural Review Board Chair Paul Fagan
Architectural Review Board member John Gaines
Architectural Review Board member Al Honigblum
Architectural Review Board member Grant McFarland

Planning & Zoning Commission Vice-Chair Ken Zuschlag

Also attending were:

City Manager J. Mark Browne
City Attorney Mike Brenan
Community Development Services Department Interim Director David Harris
Community Development Services Coordinator Lety Hernandez
City Secretary Jennifer Reyna

Absent were:

Mayor Pro-Tempore Bobby Rosenthal
Architectural Review Board member Mary Bartlett
Architectural Review Board member Phil Solomon

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Mayor Louis Cooper opened the meeting at 8:34 a.m. and thanked everyone for being present.

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Mayor Cooper announced that Item # 2 would be considered first.

Item # 2 Mayor Cooper read the following caption.

ORDINANCE NO. 1998

**CONSIDERATION OF AN ORDINANCE APPROVING THE
MAYOR'S NOMINATION OF MIKE MCGLONE TO THE
CITY'S ARCHITECTURAL REVIEW BOARD,
INCLUDING INTERVIEW OF THE NOMINEE**

Mayor Cooper referenced Mike McGlone's resume and application.

A motion to appoint Mike McGlone to the Architectural Review Board effective immediately was made by Councilmember Bobby Hasslocher. The motion was seconded by Councilmember Lynda Billa Burke and passed by unanimous vote.

Mayor Cooper announced that Item # 1 would be considered next.

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Item # 1 Mayor Cooper read the following caption.

Discussion and possible action to provide direction for a proposed pharmacy and store with drive-through at 4600 Broadway, including the following issues related to this project:

- a. Location of the proposed building on the property,**
- b. Exterior building design elements including exterior materials, and**
- c. A proposed drive-through associated with the pharmacy, its location on the property, and options to allow for such a facility**

Councilmember Fred Prassel distributed information to Council on the examples of welcome signs serving at the entrance/exit of cities that may be considered for Alamo Heights. He stated this would be a perfect opportunity to consider welcome signs at entrances.

Mayor Cooper reminded Council that Overland Partners had assisted the City with the concept of Broadway. He stated Overland Partners identified the entrances to the City noting the Basse location is a potential location due to abundant right-of-way; however, there were other factors to consider.

City Manager Mark Browne began the PowerPoint presentation that included background information, timeline, existing photos of the current facility, proposed layouts, elevations and different photos of other CVS stores.

Mr. Browne stated the applicant is proposing to redevelop 4600 Broadway into a 12,900 retail store-pharmacy with a drive-through facility. Mr. Browne stated the three issues that required direction from Council and the Architectural Review Board (ARB)

are: 1) location of the proposed building on the property, 2) exterior building design elements including exterior materials, and 3) a proposed drive-through associated with the pharmacy, its location on the property, and options to allow for such a facility.

Timeline of the project began on June 9, 2014, when a Notice of Intent was presented to Council. The Planning & Zoning (P&Z) Commission recommended approval for the zoning change from Parking "P" to Business-District 1 "B-1". P&Z recommended denial for the pharmacy with drive-through by right; however, recommended a SUP be allowed at this property. The case had a preliminary review at the ARB meeting on July 15, 2014. On August 25, 2014, Council tabled both requests to conduct a special joint meeting considering the three issues with ARB members. The applicant had submitted variances requests related to landscape buffering reduction and parking stall size and count which are scheduled for consideration by Board of Adjustment (BOA) on August 6, 2014.

Mr. Browne identified the property lots and presented photos of the current facility. He noted the applicant will need to replat the four parcels into one lot prior to beginning construction.

Community Development Services Department Interim Director then presented the proposed layout, elevations, and options for a drive-through. He noted the applicant's request is to amend Zoning Code Section 3-8, Table of Uses to allow drive-through by right in B-1 for drug store or pharmacy. He stated current code allows drive-through facilities only in Business-District 3, "B-3" with SUP. Other options were to add language to a property re-plat that would allow for drive-throughs on property in perpetuity or amend Table of Uses to allow for drive-throughs with an SUP in Business-Districts: B-1, B-2 and B-3.

Different photos of other CVS stores were presented from sixteen locations within the United States. Mr. Harris noted that exterior materials that may be considered are stucco, stucco with brick wainscot, and stucco with rock wainscot. Mr. Harris concluded his presentation and explained the necessity of having a joint meeting to consider the issues related to land use, building design, drive-through and consideration of zoning request.

Mayor Cooper stated CVS would be a nice addition; however Council wants to ensure residents that the building will be the best building to fit into Alamo Heights. He referenced that Councilmember Prassel stated it is the gateway to our City. Mayor Cooper explained CVS is on a timeline and had been understanding of the process.

Council and ARB members discussed the location of the proposed building. ARB member Al Honigblum stated the location of the project had presented a special opportunity to make an icon. He suggested a front loaded building as the community is accustomed to with businesses on Broadway. He expressed concern on the 9 X 18 parking stalls; however, noted the size is widely acceptable as standard. He commented that the parking and landscaping can be worked through. ARB Chair Paul Fagan and

Planning and Zoning Commission Vice-Chair Ken Zuschlag agreed. Mr. Zuschlag stated the building needed to be in context with neighboring businesses and be aligned; he commented the building being front loaded would enhance their position. ARB Member John Gaines shared that he had spoken to some residents near the proposed project site and they had expressed to him that they were concerned with the building being back loaded. ARB member Mike McGlone noted the site is unique and the design will need to be unique as well. Councilmember Lynda Billa Burke expressed the building to be front loaded. Councilmember Bobby Hassloch stated position of the building is important and needs to be aligned adjacent with neighboring businesses.

There was further discussion on landscaping, parking, and sidewalks. ARB member Mike McGlone stated a buffer, sidewalks, and a reasonable amount of landscape are necessary. Mr. Honigblum recommended that the eastern property boundary line have trees and a landscaping area that serve as a buffer. Mr. Honigblum stated the sidewalk is important and expressed in his opinion to obtain additional landscaping area. He stated this location is a true walk up site as students from the University of Incarnate Word or employees from AT&T will be crossing to purchase items. Mr. Honigblum shared a Subway that only has 11 parking spaces and maintains top numbers because their customers are primarily walk up customers. He recommended the consideration of a few bike racks as it is common in the area. Chris Weigand, representative of Big Red Dog Engineers, stated there are 45 spaces with designated spaces specific to compact and handicap parking spaces. Mr. McGlone commented there are too many parking spaces regardless of width measurements; however, the design and placement of the building go together. Councilmember Billa Burke suggested a boutique CVS that can fit into the community. She encouraged focus on the location of the building on front, drive-through, parking and buffering.

Mr. McGlone asked if the current facility may be reused.

Mr. Christensen responded the issue had been considered; however, noted two significant problems as the current building is a two-story building and variances would be requested if reused. He noted the ground floor is not large enough. He stated it is a waste of time to reuse the building.

ARB member Grant McFarland stated a drive-through is necessary and expressed concern of the proposed location of the drive-through. Mr. Honigblum asked about queuing requirements. Mr. Weigand responded that there may be two or three cars at a maximum. He informed Council that CVS decreased their double-lane drive-through to a single drive-through, providing a face-to-face interaction with drive-through customers. Mr. Honigblum recommended the drive-through between the neighboring business – Chase Bank.

City Attorney Mike Brennan mentioned that the zoning code authorizes the waiver of some zoning requirements in the platting process. An example was the Cloister project behind Alamo Heights Methodist Church. A re-plat could control parking spaces, boundaries, and buffers. He did not recommend zoning the property “B-3” because it

could be a spot zoning change. He stated another possibility could be to authorize drive-throughs for pharmacies. He expressed support for a re-plat and stated there is plenty of oversight with the boards and commission and the City Council. He informed Council that the drawback of the re-plat is that it can set a precedent for waiver of zoning requirements. Mr. Brenan recommended skip BOA's consideration of CVS on their variances and consider a re-plat.

The use of the alleyway was briefly discussed. Councilmember Hasslocher expressed concern on the use of the alleyway as he noted the City utilizes the alleyway to provide City services. Mr. Christensen stated the alleyway will be utilized to be operational. Mr. Honigblum noted the alley needed to be maintained due to the site. Councilmember Billa Burke agreed with Mr. Honigblum's comments and suggested asphalt for the alleyway to be used as a street.

The following citizens spoke on this matter:

Bill Kiel, resident, stated the site needed to be walkable and recommended to locate the building up front. He stated the drive-through will have no impact to the use of the alley to cause interference. He stated the use of the alleyway by the City is perhaps for a short time period and encouraged all to use.

Mr. Christensen asked Council and ARB what they wanted to see.

Comments were provided to Mr. Christensen to include a lower profile that provides a gentle entrance into Alamo Heights, consideration of a boutique style, scalability is important, and a recommendation the building be pushed front.

Councilmember Hasslocher summarized the feedback. He informed Mr. Christensen consideration of the following: eliminate the location of the building being in the rear, move the building forward, incorporate a "Welcome to the City of Beauty and Charm" entrance sign, sidewalks, scale down the amount of parking spaces, leaving a few large parking spaces and integrate a few compact parking spaces. There was consensus among Council, ARB and P&Z Vice-Chair Zuschlag on the allowed use of the alleyway.

Councilmember Prassel asked Mr. McGlone his comments on an entrance sign.

Mr. McGlone responded a nice piece of architectural work would be ideal on the corner that may be integrated. He stated if there is consideration of markers around the community on property edges, this location needed to be considered at a larger scale and noted as a bigger project.

Mayor Cooper stated another joint special meeting will be conducted to allow Mr. Christensen to make another presentation that has incorporated all of today's comments.

Architect Floyd Schexnayder, Jr. stated he will explore a mixture of materials for the exterior of the building.

Mr. McGlone referred to the Stewart Center on Broadway and stated the building consists of brick and arcades. He noted a distance between the parking space and sidewalks. Mr. McGlone expressed in his opinion, if the building does not have transparency, the distance between the face of the building and the sidewalk, there may be a place for a community sign. He commented consideration of a thoughtful urban building, marking the corner that relates with University of Incarnate Word. Mr. Honigblum commented the design of the building customized and not as a cookie cutter. He stated Mr. Huddleston's properties has done a wonderful job fitting into the community, it is scalable. Mr. Gaines reminded the Architect of the importance to provide a sense of scale and appearance. Councilmember Billa Burke encouraged him to also see Local Coffee located on Broadway. Landscaping was heavily encouraged.

Mr. Christensen stated he will return with a revised presentation to Council and ARB.

Councilmember Hasslocher thanked ARB members and the Community Development Services Department for being present and working on this item together.

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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 10:00 a.m.



Louis Cooper
Mayor



Jennifer Reyna
City Secretary