

CITY OF ALAMO HEIGHTS
CITY COUNCIL
September 12, 2016

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, September 12, 2016.

Present and composing a quorum were:

Mayor Pro-Tempore Fred Prassel
Councilmember Lawson Jessee
Councilmember Bobby Rosenthal
Councilmember Lynda Billa Burke
Councilmember John Savage

Also attending were:

City Manager J. Mark Browne
Fire Chief/Assistant City Manager Buddy Kuhn
Assistant to the City Manager Marian V. Mendoza
City Attorney Mike Brenan
Finance Director Robert Galindo
Community Development Services Department Director Jason Lutz
Human Resource Manager Lori Harris
Chief Police Rick Pruitt

Absent were:

Mayor Louis Cooper
Public Works Director Pat Sullivan

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Mayor Pro Tem Fred Prassel opened the meeting at 5:31p.m.

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Item # 1 Approval of Minutes

Mayor Pro Tem Prassel asked City Council for any revisions to the minutes of the August 22, 2016, City Council meeting. A motion was made by Councilmember Bobby Rosenthal to approve the minutes of August 12, 2016 City Council meeting. The motion was seconded by Councilmember Lawson Jessee and passed by unanimous vote.

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Item # 2 Announcements

Mayor Pro Tem Prassel read the following captions.

a. St. Peter's Parish Picnic, September 18, 2016

Community Development Department Services Director Jason Lutz announced St. Peter's is hosting their parish picnic on Saturday, September 18, 2016. He highlighted that it is a bbq picnic with bounce houses and a d.j. for entertainment.

b. SNIPSA 9th Annual 5K Run, September 24, 2016

Mr. Lutz announced the 9th annual Race for the Rescues sponsored by SNIPSA on September 24, 2016. The event will begin at 8:00 a.m. ending at 10:00 a.m. The race route was presented.

c. National Night Out, October 4, 2016

Assistant to the City Manager Marian Mendoza invited the community to celebrate the 7th Annual National Night Out on Tuesday, October 4th at City Hall. The event will start at 6:00 p.m. and end at 7:30 p.m. Free hot dogs, chips, and sodas will be served. She informed Council that the event's information will be on the City's website, displayed on the banner across Broadway in front of City Hall, an email blast through RAVE, and distribution of informational flyers to Cambridge Elementary students. Sponsorship included from Jefferson Bank, Nothing Bundt Cakes, Target, Frost Bank, HEB, Central Market, Randolph Brooks Federal Credit Union, and Bird Bakery. She added that bicycle helmets will be free for the first 75 kids.

d. Movie Nights in the Heights, October 7, 2016

Ms. Marian V. Mendoza welcomed the public to the last movie hosted from the summer series. She invited the family to enjoy "Hotel Transylvania 2" scheduled on Friday, October 7, 2016, beginning at 8:30 p.m. at the Nature Trails Parking Lot Area, 250 Viesca. She reminded residents to come early to get good seating and not to forget to bring their chairs, blankets, and snacks. This movie event is sponsored by the Randolph Brooks Federal Credit Union.

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

James Johnson, resident, expressed the desire to build a circular driveway as he shared of the traffic congestion on Claywell. He stated that he submitted a permit application that was less than an inch shy from the requirement without triggering a variance. He expressed disappointment in the variance costs related to the small percentage difference and the floodway permit fee since he's in the flood zone. He requested to obtain the permit application fee for a \$25.00 fee and the floodplain be

reconsidered. He also expressed disappointment that the City had not addressed traffic congestion on Claywell.

Joan Cunningham, resident, shared that large commercial trucks use Katherine Court as a thorough fare. She shared she observed a defect in the street that perhaps may be related to a bigger issue.

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Public Hearings

Item # 4 Mayor Pro Tem Prassel read the following caption.

Second Public Hearing on FY 2017 Ad Valorem Taxes

At 5:42 p.m., Mayor Pro Tem Prassel opened the Public Hearing on the FY 2017 ad valorem taxes. There being no public comment, Mayor Pro Tem Prassel closed the public hearing at 5:43 p.m.

Item # 5 Mayor Pro Tem Prassel read the following caption.

Public Hearing on Proposed FY 2016-2017 Annual Operating Budget

At 5:43 p.m., Mayor Pro Tem Prassel opened the Public Hearing on the FY 2016-2017 annual operating budget. There being no public comment, Mayor Pro Tem Prassel closed the public hearing at 5:44 p.m.

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Mayor Pro Tem Prassel announced that Item # 11 would be considered next.

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Items for Individual Consideration

Item # 11 Mayor Pro Tem Prassel read the following caption.

Consideration and possible action at the request by the Alamo Heights High School Mule Pushers to move the 2016 Howdy Parade to Alamo Heights Boulevard between Argo Avenue and West Castano Avenue

Police Chief Rick Pruitt made a PowerPoint presentation of the request that included background information and the parade route.

Police Chief Pruitt stated this neighborhood route is requested due to the new dismissal school hours allowing Broadway to be available. Police Chief Pruitt stated this route was used in 2006 and commented it is much safer and requires less resources in terms of personnel and equipment. A map was presented that displayed the parade route. Police Chief Pruitt presented the financial impact of the request which demonstrated savings in hosting the event. Letters were sent to residents on and adjacent to the requested parade route. Police Chief Pruitt stated two responses were received in favor of the parade route and none in opposition. He stated there will be continued communication with the neighborhood after the proposed route is approved.

A motion for approval was made by Councilmember Lynda Bille Burke. The motion was seconded by Councilmember Bobby Rosenthal and passed by unanimous vote.

Item # 6 was presented next.

Item # 6 Mayor Pro Tem Prassel read the following caption.

Architectural Review Board Case No. 630F, request of Nic Abbey Luxury Homes, owner, for the significance and compatibility review of the proposed main structure located at 517 Alta under Demolition Review Ordinance No. 1860 to demolish 100% of the existing main structure in order to construct a new single family residence with detached accessory structure

Community Development Services Director Jason Lutz made a PowerPoint presentation that included background information, elevations, map, and photos.

Mr. Lutz identified the project and stated the applicant is seeking to demolish 100% of the existing main structure in order to construct a new single family residence with a detached accessory structure. He informed Council of the applicant's progress since November 2014 and the recent Council action tabling the case on August 12, 2016 to allow the applicant and adjacent land owners the opportunity to discuss concerns. The applicant and Mr. James Griffin, attorney for the Fitzsimons, met with City staff on Monday, August 29, 2016 to discuss the concerns.

Concerns identified were 1) size of the home and setback of the detached garage; 2) vegetative screening along the rear property line; 3) privacy issues (line of site from second story into rear yard); 4) tree removal with warranty of the condition of other trees; and 5) privacy fence. The concerns were addressed as follows: 1) no modification was proposed on the home size or setbacks; 2) vegetative screening will be provided along the rear property line (applicant's side) and along the adjacent land owner's property to hide the garage; the applicant agreed in the amount of \$1,000 to hire a contractor to produce screening; 3) no line of sight was provided; however, the proposed windows would be approximately 80' from the rear property line; 4) tree removal: no mitigation required for diseased or collapsed trees since the 27" Oak tree collapsed during heavy rain around

August 20th. Mr. Lutz stated there will be 32” mitigated on the site including two 6.5” Live Oak or Southern Magnolia and three 6.5” Cedar Elms. No warranty was provided by the applicant regarding the condition of the remaining neighboring trees (not required by Code). The applicant stated the arborist will coordinate with the landowners to ensure proper steps are taken to minimize damage to existing trees as the 27” will be removed. Mr. Lutz stated the applicant agreed to provide a cedar picket privacy fence that has a rail cap on the top. Elevations, a map and photos of the collapsed tree were presented.

Councilmember Lawson Jessee thanked Ms. Nichols for working with the Fitzsimons.

Mr. Griffin spoke on behalf of his clients and commented they are no longer in opposition to the applicant's request in accommodation of their requests.

A motion for approval was made by Councilmember Rosenthal to include the modifications agreed to by the applicant and the Fitzsimons, subject to mitigation with a minimum diameter suggested by the City with either type of tree the applicant desires and subject to the applicant providing \$1,000 to the Fitzsimons for the vegetative screening. The motion was seconded by Councilmember Billa Burke and passed by unanimous vote.

Item # 7 Mayor Pro Tem Prassel read the following caption.

Architectural Review Board Case No. 635F, request of Elizabeth Haynes, Architect, representing Jack Dabney, owner, for the significance and compatibility review of the main structure located at 333 Rosemary under Demolition Review Ordinance No. 1860 in order to encapsulate 100% of the existing street facing façade to construct an addition to the front of the existing single family residence

Mr. Lutz made a PowerPoint presentation that included background information, map, existing/proposed site plans, elevations and rendering of new proposed addition.

Mr. Lutz identified the project and stated the applicant is seeking to encapsulate 100% of the existing street facing façade and construct an addition to the front of the existing single family residence. Mr. Lutz reviewed the existing and proposed residential design standards. Exterior building materials include hardie siding, stucco, and standing seam metal roof. Three trees are to be removed which includes 12” Anaqua, 12” Oak, and 24” Ash trees (none being heritage trees). The existing/proposed site plans, photos of the existing construction and proposed addition, elevations, existing/proposed landscape were presented.

On August 16, the Architectural Review Board (ARB) reviewed and approved the request. Staff received five responses in support of the project and none in opposition.

A motion for approval was made by Councilmember Lawson Jessee. The motion was seconded by Councilmember Billa Burke and passed by unanimous vote.

Item # 8 Mayor Pro Tem Prassel read the following caption.

Architectural Review Board Case No. 636F, request of Deron Stadler, Evolutionary Homes, applicant, representing H. Milby Hartwell, owner, for the significance and compatibility review of the proposed replacement structure located at 431 Normandy under Demolition Review Ordinance No. 1860 in order to demolish 100% of the existing main structure and construct a new single family residence with detached accessory structure

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

Mr. Lutz identified the project and stated the applicant is requesting to demolish 100% of the existing main structure to construct a new single family residence with detached accessory structure. He reviewed the existing and proposed residential design standards. The exterior building materials include hardie siding and standing seam metal roof. Photos of the existing structure, proposed structure, and adjacent homes were presented. Mr. Lutz presented the proposed site plan and elevations.

On August 16, 2016, ARB reviewed and approved the request. City staff received one postcard in favor and one in opposition of the request. Mr. Lutz explained the opposition was due to the proposed home size.

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

Item # 9 Mayor Pro Tem Prassel read the following caption.

Architectural Review Board Case No. 637F, request of Trey Siller, Ironside Building Group, applicant, representing Escape Development Group, owner, for the compatibility review of the proposed main structure located at 409 Normandy under Demolition Review Ordinance No. 1860 in order to construct a new single-family residence with detached accessory structure

Mr. Lutz made a PowerPoint presentation that included background information, proposed site plan, elevations, and proposed streetscape.

Mr. Lutz identified the project and stated the applicant requests to construct a new single family residence with a detached accessory structure. He informed Council that ARB approved the demolition request on January 19, 2016 and Council approved the demolition request on February 8, 2016. He reviewed the existing and proposed

residential design standards and stated the applicant received a 2% bonus for the one-story accessory structure. He stated the lot is vacant and the exterior building materials include hardie siding, stucco, and a standing seam metal roof. The proposed site plan, elevations, proposed streetscape, and photos of the adjacent homes located across the street were presented.

On August 16, 2016, ARB reviewed the request and approved the compatibility of the proposed replacement structure. City staff received one postcard in support of the project and one in opposition.

A motion for approval was made by Councilmember Jessee. The motion was seconded by Councilmember Billa Burke and passed by unanimous vote.

Item # 10 Mayor Pro Tem Prassel read the following caption.

Architectural Review Board Case No. 638F, request of Lynn Marie Mayfield Campaigne, owner, for the significance review of the proposed main structure(s) located at 704 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 a map and photos.

Mr. Lutz identified the project and stated the applicant requests to demolish 100% of the existing main structure. He provided background information stating in 2014, the property and adjacent property to the east were subdivided (via metes and bounds description) without City approval and was not platted. He stated it had been functioning as two different properties with homes on each tract. He stated one applicant protested the plat because of the issue of a driveway and sitting area in which the line was proposed. Due to the process, the plat request was withdrawn. He commented that the plat process still needs to be done prior to any new construction so it may be documented in the property's records. Mr. Lutz shared photos of the existing home that is requested to be demolished.

On August 16, 2016, ARB reviewed and approved the demolition request. Staff received two postcards in support of the request and none in opposition. He noted there is no structure proposed for this property.

Caleb Campaigne, stated he had spoken to residents and shared that majority of the materials will be reused. He commented the house had been on sale for a year. He expressed his opinion that the property would sell without the structure on the property.

Mr. Lutz suggested Council recommend that some type of document be recorded that the property is not platted so if there is any future development the property owner is aware.

A motion for approval was made by Councilmember Rosenthal subject to the homeowner filing a notice in public record that will run with the property indicating that the property will need to be platted. The motion was seconded by Councilmember Savage and passed by unanimous vote.

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Staff Report

Item # 12 Mayor Pro Tem Prassel read the following caption.

Notice of Intent to Develop – 127 Marcia

Mr. Lutz provided background information about the intent to develop a project at 127 Marcia. He reviewed the proposed timeline of the new proposed project. He identified the proposed project as a single-family structure zoned in a multi-family district (MF-D) to be demolished.

Mr. Lutz identified the location of the property on the map and highlighted the proposed project is single-family attached project with three units, three stories with parking on the first floor and 35' in height. He noted staff had not conducted a thorough review; however, stated the projects will be presented to ARB, Planning and Zoning (P&Z) Commission, and Council.

Leo Guzman, applicant/architect, made a PowerPoint presentation. He stated the house with detached garage is proposed to be demolished to build three new units. Photos of the existing house were presented. A proposed design scheme for 117 – 127 Marcia was presented. He explained the driveway and garage are to the side so it is not visible on the street. He noted all units comply with setbacks and stated the living quarters are located on the top floor. A parking scheme was presented and he noted landscaping is to the rear and the front of the property. Stucco and wood are exterior materials. The presentation was concluded with elevations and streetscapes of the proposed project.

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There being no further business, a motion was made by Councilmember Savage to adjourn the meeting. The motion was seconded by Councilmember Jessee and passed by unanimous vote. Mayor Pro Tem Prassel adjourned the meeting at 6:28 p.m.


Jennifer Reyna
City Secretary


Fred Prassel
Mayor Pro Tem