

CITY OF ALAMO HEIGHTS
CITY COUNCIL
January 13, 2020

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, January 13, 2020.

Present and composing a quorum were:

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

Also attending were:

City Manager Buddy Kuhn
Assistant to the City Manager Marian V. Mendoza
City Attorney Frank Garza
Community Development Services Department Director Nina Shealey
Human Resources Manager Lori Harris
Public Works Director Pat Sullivan
Police Chief Rick Pruitt
Fire Chief Michael Gdovin
City Secretary Jennifer Reyna

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Mayor Bobby Rosenthal opened the meeting at 5:31 p.m.

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Item # 1 Approval of Minutes

Mayor Rosenthal asked City Council for any revisions to the minutes of the December 9, 2019 Council Meeting. A motion was made by Councilmember Fred Prassel to approve the minutes of December 9, 2019. The motion was seconded by Councilmember Lynda Billa Burke and passed by unanimous vote.

Mayor Rosenthal asked City Council for any revisions to the minutes of the December 18, 2019 Workshop. A motion was made by Councilmember Fred Prassel to approve the minutes of December 18, 2019. The motion was seconded by Councilmember Lynda Billa Burke and passed by unanimous vote.

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Mayor Rosenthal congratulated and announced Assistant to the City Manager Marian Mendoza accepted a new position as City Administrator for the City of Helotes.

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Item # 2 Announcements

Mayor Rosenthal read the following caption.

a. Tree Trimming, City's Right-of-Way

Fire Chief Michael Gdovin announced the annual tree trimming will begin January 2020. For ten days, Davey Tree Service will conduct the tree trimming. Code Compliance Officer Rick Ayala notified residents of the upcoming project. Fire Chief Gdovin identified the streets scheduled for tree trimming.

Councilmember Billa Burke stated there are streets that have foliage blocking views. City Manager Buddy Kuhn reported Compliance Officer Rick Ayala is working on it.

b. Campaign Filing Period

City Secretary Jennifer Reyna announced the candidate filing period is January 15, 2020 through February 14, 2020. She will be accepting applications from residents interested in serving a two-year term for Councilmember Places 3, 4, and 5. A \$100 filing fee is required for processing. Additional information is available on the website and in the kiosk.

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Item # 3 Citizens to be heard

There were no citizens that signed up to speak.

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Items for Individual Consideration

Item # 4 Mayor Rosenthal read the following caption.

Discussion and possible action to create a new all-way stop intersection on Argo Avenue at the intersection with Imlay Street

ORDINANCE NO. 2150

Police Department Chief Rick Pruitt made a PowerPoint presentation that included background information, map and photos.

Police Chief Pruitt identified Argo and Imlay streets measurements. He stated both residential streets have unobstructed corner visions, a front or side driveway, and do not have any sidewalks. A 24-hour traffic study was conducted on the 300 and 400 blocks of Argo (east/westbound) in a 24-hour period. He noted the average speed respectfully eastbound and westbound for 300 and 400 blocks of Argo Avenue.

Police Chief Pruitt shared the officers' observations. Majority of vehicles are traveling at or less than 25 mph on Argo and some vehicles failed to stop for the stop sign posted on Imlay Street. He reported residents are concerned with vehicle speeds, driver behaviors and child safety. He shared of the events that occur around the Nature Trails and swimming pool area and commented traffic will increase due to upcoming baseball season.

Police Chief Pruitt stated Ms. Lisa Campbell, resident of 400 block of Argo Avenue, initiated a petition signed by the residents of 300 and 400 blocks of Argo. Police Chief Pruitt stated the petition gathered 39 signatures in support of a stop sign installed at the corner of Argo and Imlay. Photos were displayed of the corners of the proposed location.

Lisa Campbell, resident, thanked Council for their consideration and Police Chief Pruitt for his time. She introduced Master Edward Gish who is her neighbor and shared that Edward was almost hit by a vehicle. She encouraged Council to approve the residents' request for an additional stop sign to protect the citizens.

Councilmember Billa Burke suggested a speed bump be installed in addition to the installation of a stop sign at the beginning of Argo.

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

Item # 5 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 779F, request of Haulbrooke Inc., applicant, representing San Antonio Country Club, owner, for the significance review of the existing main structure in order to demolish 100% of the existing main structure and accessory structures located at 141 Burr

Mayor Rosenthal shared he spoke with Mr. Marvin Jones, President, San Antonio Country Club (SACC), to obtain additional information and Mr. Jack Joyce, resident that lives adjacent to SACC properties.

Community Development Services Department Director Nina Shealey identified ARB case numbers 779F, 780F, and 781F for properties located at 141, 149, and 153 Burr. She stated the applicant desires to demolish all three structures on all three different locations. She presented existing site plans and photos of each respective

structure. Ms. Shealey stated all homes are vacant and in poor condition. She noted SACC owns the parking lot adjacent 141 and 153 Burr and as of now, there are no current development plans.

On December 3, 2019, ARB reviewed the significance of all three cases and demolition requests were approved due to no significance. Property owners within a 200-foot radius were notified. Staff received a total of 19 responses in support and 1 in opposition for all three cases. Ms. Shealey commented majority of the support received was from the SACC.

Mr. Marvin Jones provided background information on the purchase history of property lots emphasizing ownership is important and the uncertainty of development plans. SACC conducted a study to create a purchase a parking deck to provide 150 parking spots. Mr. Jones recalled during that time, SACC's parking problems were not as bad and now there is Lyft and Uber, therefore, the plan for the parking deck was removed. He shared of recent parties SACC hosted for 900 guests, noted over 160 Uber rides for both parties and the parking lot was never full. He commented expanding a parking lot onto Lot 34 for 75 spaces accommodating 25 parking spaces for employees that currently park on Burr Road may be considered by SACC. He added the SACC attempted to donate the structures to Habitat for Humanity, organizations, and members and there were no takers. Mr. Jones responded to Mayor Rosenthal's question confirming if the property in the middle was purchased, a parking lot would not be considered; however, perhaps development.

Councilmember Billa Burke stated with the demolition in consideration what is the plan for landscaping and fencing along the properties as she recommended a nicer fence than a chain link fence to keep property clean.

Mr. Jones stated research had not been conducted and expressed in his opinion the lot will be easier to maintain without installing a fence.

Mayor Rosenthal commented the uncertainty of adding a fence is included in the maintenance plan after a demolition.

City Manager Buddy Kuhn stated ordinances are in place for the demolition process and enforced.

The following spoke on this matter:

Jack Joyce, resident, thanked Mayor Rosenthal for this time and stated he understood the process and possibilities of development rather than for parking. He stated on behalf of his neighbor, Mr. McGuire, conscientious of the impact to Katherine Court as development is considered. He added the yards are maintained very well.

A motion was made by Councilmember Billa Burke. The motion was seconded by Councilmember Prassel and passed by unanimous vote.

Item # 6 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 780F, request of Haulbrooke Inc., applicant, representing San Antonio Country Club, for the significance review of the existing main structure in order to demolish 100% of the existing main structure and accessory structures located at 149 Burr

Mayor Rosenthal noted Item # 5's presentation is the same for Item #s 6 and 7.

A motion was made by Councilmember Lawson Jessee. The motion was seconded by Councilmember John Savage and passed by unanimous vote.

Item # 7 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 781F, request of Haulbrooke Inc., applicant, representing San Antonio Country Club, owner, for the significance review of the existing main structure in order to demolish 100% of the existing main structure and accessory structures located at 153 Burr

A motion was made by Mayor Pro Tem Wes Sharples. The motion was seconded by Councilmember Lawson Jessee and passed by unanimous vote.

Item # 8 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 782F, request of Nicolas Melde, architect, representing Alice Palmer, owner, for the compatibility review of the main structure under construction located at 201 Patterson in order to add a new front terrace, entry walkway and parking pad

Ms. Shealey made a PowerPoint presentation that included background information, existing/proposed site plans, and elevations.

Ms. Shealey identified the project and stated the project is the compatibility review of the main structure under construction adding a new front terrace, entryway and driveway. The approved/proposed site plans and elevations were presented. The face of the terrace and car pad will be made of non-impervious materials and water will drain. She stated the City Engineer reviewed the plans and there will be no rise since the property is in flood plain.

On November 6, 2019, the Board of Adjustment (BOA) approved two variances related to front yard setback and driveway width. On December 17, 2019, the Architectural Review Board (ARB) reviewed and approved the project request. Postcards were sent to property owners within a 200-foot radius. Staff received eight

postcards in support and two postcards in opposition. Ms. Shealey explained the reason for opposition was the concern of the property located in the flood plain in which the City Engineer had reviewed and there is no rise.

A motion was made by Councilmember Jessee. The motion was seconded by Mayor Pro Tem Sharples and passed by unanimous vote.

Item # 9 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 788F, request of J.C. Cotton, owner, for the significance review of the existing main structure in order to demolish 88.07% of the existing roof, demolish 56.4% of all existing exterior facing walls, and demolish 34.7% of the existing street-facing façade located at 275 E. Oakview and compatibility review of the proposed design in order to add to the existing structure

Ms. Shealey made a PowerPoint presentation that included background information, existing/proposed site plans, elevations, and existing/proposed streetscapes.

Ms. Shealey identified the project and stated the applicant requests to add new a rear addition, front porch and second story and two-car garage. The existing/proposed site plans, elevations, and existing/proposed streetscapes were presented. She noted the tree in the front yard will remain on the property. Building materials include stucco with a composite roof. The residential design standards (RDS) were reviewed. On December 17, 2019, ARB reviewed and approved the request with two conditions: change to a second floor roof to a hipped roof instead of a gable and adjust the proportion and position of 2nd floor windows for balance. She explained the hipped roof allows the balance of the design and applicant agreed to ARB's changes. Postcards were sent to property owners within a 200-foot radius. Staff received none in support and one postcard 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 Rosenthal read the following caption.

Architectural Review Board Case No. 789F, request of Grady Collier Bashara, of Collier Custom Homes, owner, for the compatibility review of the proposed design located at 305 Abiso in order to construct a new single family residence with accessory structure

Ms. Shealey made a PowerPoint presentation that included background information, existing/proposed site plans, and elevations.

Ms. Shealey identified the project and stated it is a new construction. Existing/proposed site plans and elevations were presented. Building materials included

cementitious siding and composition shingle roof with standing seam roof accents. She noted cementitious is a synonym for hardie board. RDS were reviewed. On December 17, 2019, ARB approved the applicant's request. Postcards were sent to property owners within a 200-foot radius. Staff received three postcards in support and none in opposition.

Councilmember Jessee asked if the drainage concern was addressed as expressed by a neighbor.

Ms. Shealey stated there is a curb existing on the driveway that prevents water onto the neighbor's property. The applicant will keep the curb and adjust the slope of the driveway to ensure water will not move onto the neighbor's property.

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

Item # 11 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 790F, request of William Isaacs of Property Investment Group, LLC, owner, for the compatibility review of the proposed design located at 507 Normandy in order to construct a new single family residence with accessory structure

Ms. Shealey made a Powerpoint presentation that included background information, existing site plan, elevations, current/proposed streetscapes and a photo.

Ms. Shealey identified the project and stated the applicant would like to construct a new single family residence with an accessory structure. Building materials include hardie board, batten siding and composition shingle roof.

On December 17, 2019, ARB approved the applicant's request with three conditions: remove tie rods at porch, add columns for support, change second story roof from flat to gabled roof and change the second-story picture window to match the others. Postcards were sent to property owners within a 200-foot radius. Staff received none in support and four postcards responses were in opposition. Ms. Shealey explained the were concerned with height that portrayed a third-story structure.

Councilmember Prassel asked if the project's height surpassed the height limitation as he noted the structure's heights of 31 feet.

Ms. Shealey stated ARB approved the design with conditions; however, noted there were no variances requested or granted.

The following citizens spoke on this matter:

Mary Waibel, resident, expressed concern with the proposed design that portrays the appearance of a third story and commented the design is out of character for the neighborhood.

Williams Isaacs, builder, stated the structure's height is 30 foot and explained the structure is a pier beam house rather than a slab house and within height restrictions with the third floor with a full balcony allowed by Floor-Area-Ratio. He distributed photos of the different designs of the home. He requested Council's request on leniency on the flat roof as he stated the buyer loved the flat roof and would like to comply with remaining conditions ARB recommended: straps, extra post on porch, windows to match and flat roof. He stated he can comply with three out of four with a desire to keep the flat roof. He referenced a recent flat roof at 212 Alamo Heights Boulevard recently approved on September 19, 2019. Mr. Isaacs stated the project has complied with all of Alamo Heights' ordinances.

Ms. Shealey informed Council two-foot bonuses are allowed for using a three-foot pier beam foundation.

Councilmember Billa Burke expressed concern on the appearance of a third story. She asked Mr. Isaacs to comprise with a flat roof, and change the window located on the third floor to a circular window.

The property owner stated the request for a circular window would change the design. He stated they purchased the property because of the design in particular having a flat roof.

Mr. Isaacs commented the buyer purchased the home with the intent of the proposed design and noted the homes across the street are just as tall or taller and offered to modify the design.

Councilmember Jessee stated the project had met all requirements and applicant agreed to ARB's conditions. There was a discussion among Council regarding options to include converting doors to a non-operable window/door and measurements. Mr. Isaacs offered providing a separation between the windows on the third floor similar within the house.

The following citizen spoke on this matter:

John Joseph, resident, asked if the zoning code had definitions of harmony and compatibility.

City Attorney Frank Garza confirmed there are no state laws that define harmony and compatibility. He commented the Code of Ordinances may be revisited; however, stated the applicant is not breaking any laws. Mr. Kuhn stated the applicant has met all requirements.

Councilmember Jessee asked staff revisit RDS particularly in regards to a third floor. He noted Mr. Isaacs' efforts. Mr. Kuhn stated RDS will be reviewed and reminded Council of the legislative changes.

A motion was made by Councilmember Billa Burke to include amendments of changing pitch roof to flat and windows on attic level (third) become windows similar on house versus a door and keeping the rail. The motion was seconded by Councilmember Jessee and passed by unanimous vote.

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Staff Report

Item # 12 Mayor Rosenthal read the following caption.

Update on Animal Care Services

Lieutenant (Lt.) Cindy Pruitt made a PowerPoint presentation that included an update.

Lt. Pruitt stated Alamo Heights Kennel Club (AHKC) provided notice of closing on October 21, 2019 with the official closing date on December 21, 2019. She stated AHKC owner was kind enough to shelter dogs at the kennel until January 11, 2020. She stated dogs have been moved to various kennels or other rescues utilizing three different kennel locations with potential of four facilities.

For ten years, Alamo Heights Animal Care Services (AHACS) has contracted with AHKC and operated a successful rescue/adoption approach. Lt. Pruitt presented information on Fiscal Years (FY) 17-18/18-19 to include animals returned to owners, adoption, and remaining.

Animal Care Services Representative Angie Marzec is the only staff member handling animal care. Lt. Pruitt stated Ms. Marzec has done a phenomenal job in obtaining funding to assist with the animal care program. Lt. Pruitt displayed the amount of funding received for FY 17-18/18-19 and up to date. In FY 18-19, \$11,040 was raised. She informed Council the City will participate in the Big Give on March 26, 2020.

Lt. Pruitt stated the information had changed since the presentation was made. Currently, AHACS has three dogs (versus 5) in care, eight dogs (versus 10) in foster care, one dog went to Animal Defense League (ADL) and three dogs went to Washington State on Saturday. She shared ADL is interested in another dog.

AHACS is committed providing rescue/adoption services for animals and has developed partnerships with multiple out-of-state rescues. Lt. Pruitt stated a long-term solution is being considered for a kennel facility with no anticipated impact to the Alamo Heights Community. Costs for boarding animals in the AHACS program will most likely increase due to the closing of the AHKC. Lt. Pruitt outlined Ms. Marzac's duties and

complimented her of her dedication and the extra efforts. She stated the program may consider a part-time assistant.

Mayor Rosenthal asked if it is noted when and where animals are transported. He commented the opportunity to hire an assistant in the near future.

Lt. Pruitt responded yes, when animals are transferred they are noted where they go.

Mr. Kuhn stated options are on the table and time is needed to observe if the current solution works out. Staff are actively engaged.

The following citizens spoke on this matter:

Susan Straus
Jane Allgood
John Joseph

Pruyn Hildebrand
Sharon Howard
Roberta Thami

All expressed their ongoing support for the animals and the Alamo Heights Animal Care Services program (AHACS). They expressed concern on the closing of AHKC and asked the City to consider options to address the needs of AHACS and encouraged staff to ask for volunteers to assist. They requested additional education and promotions of the AHACS and foster programs that Alamo Heights offers. An animal care advisory board was suggested to assist and offer suggestions on improvements. A recommendation was made to earmark additional funds to the animal care services program to hire an assistant to allow Ms. Marzac to focus on other priorities rather than committing time in baking fundraisers. Other recommendations were the requirement of microchip as part of registration and host a clinic. They complimented Ms. Marzac for her dedication and efforts as she works long hours, holidays, and weekends to care for animals and trying to reunite owners with their pets.

Lt. Pruitt explained the foster care program and stated she will share and promote the program more frequently.

Mayor Rosenthal suggested to provide a report every two months on the progress and explore an ordinance regarding the microchip of animals.

Councilmember Billa Burke requested spay and neuter be part of the education of AHACS along with the foster program. She expressed concern of repeated offenders.

Councilmember Jessee encouraged staff to explore funding options.


Ms. Marzac informed Council half of the animals are not micro-chipped which makes it difficult to identify repeat offenders within the current system. She shared all organizations in Bexar County are overwhelmed and there are not sufficient resources.

Amy Venticinque, SNIPSA board member, resident in Terrell Hills, commented Ms. Marzac is great. Ms. Venticinque stated she would be happy to assist the City of Alamo Heights hosting a clinic to microchip animals.

Mr. Kuhn stated an update will be provided at the February 10th Council meeting.

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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 Jessee and passed by unanimous vote. Mayor Rosenthal adjourned the meeting at 7:18 p.m.


Jennifer Reyna
City Secretary


Bobby Rosenthal
Mayor