

CITY OF ALAMO HEIGHTS
CITY COUNCIL
October 9, 2017

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, October 9, 2017.

Present and composing a quorum were:

Mayor Bobby Rosenthal
Mayor Pro Tempore Lawson Jessee
Councilmember Wes Sharples
Councilmember Fred Prassel
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 Resources Manager Lori Harris
Chief Police Rick Pruitt
Public Works Director Pat Sullivan

Absent was:

City Secretary Jennifer Reyna

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Mayor Bobby Rosenthal opened the meeting at 5:30 p.m.

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Mayor Rosenthal recognized the presence of a member of Boy Scouts of America, Troop # 809 in the audience. He explained he was present to observe the Council meeting as a requirement for their Citizenship in the Community merit badge.

In light of the Las Vegas tragedy that occurred on October 8th, Mayor Rosenthal expressed appreciation to the public safety responders for all they do to assist and provide.

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Item # 1 Approval of Minutes

Mayor Rosenthal asked City Council for any revisions to the minutes of the September 25, 2017, Council Meeting. A motion was made by Councilmember Fred Prassel to approve the minutes of September 25, 2017. The motion was seconded by Councilmember Lynda Billa Burke and passed by unanimous vote.

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Announcements

Item # 2 Mayor Rosenthal read the following captions.

a. 28th Annual AHHS Mulepushers Howdy Night Homecoming Parade, October 11th

Community Development Services Department Director Jason Lutz announced the upcoming annual Howdy parade. It will be held on Wednesday, October 11th beginning at 4:00 p.m. to 5:15 p.m. He displayed the parade route, queuing on Alamo Heights Boulevard to the Alamo Heights High School. The event is expecting 101 to 500 attendees.

b. 15th Annual AH Presbyterian Day School Fundraiser, October 13th

Mr. Lutz stated the Alamo Heights Presbyterian Church Day School will celebrate their 15th annual fall festival on Friday, October 13, 2017. It will begin at 5:00 p.m. through 7:00 p.m. It will be located at the school's parking lot and playground.

c. 1st Inaugural Donor Picnic, Friends of Hondondo Creek Trails, Oct. 15th

Mr. Lutz announced the Friends of Hondondo Creek will host their first inaugural donor picnic on Sunday, October 15, 2017, beginning at 5:00 p.m. – 7:00 p.m. at Greely Street, from Viesca to Claiborne Way. A map was presented to display location of the event.

d. Ava's Wish 5K, October 29th

Mr. Lutz announced Ava's Wish 5K will be hosted in Alamo Heights for the first time; however, it is the organization's fifth annual event. It is scheduled for Sunday, October 29, 2017, beginning at 8:00 a.m. through 11:30 a.m. at the Alamo Heights swimming pool. The race route was presented. The fundraiser will support pediatric head trauma patients at University Hospital. Mr. Lutz informed Council the organizer is a local resident.

e. National Prescription Drug Take Back Day, October 28th

Police Chief Rick Pruitt announced that any expired, unused, and unwanted prescription drugs will be taken on Saturday, October 28, 2017 at City Hall from 10:00

am. – 2:00 p.m. Police Officers will be present to take unwanted prescription drugs. Police Chief Pruitt stated syringes, intravenous solutions, or injectables will not be accepted due to blood borne pathogen threats.

f. Síclovía, October 22nd

Assistant to the City Manager Marian Mendoza welcomed the public to Síclovía on Sunday, October 22nd, beginning at 11:00 a.m. – 4:00 p.m. A portion of Broadway, outside city limits, will be closed to allow families to enjoy the freedom to play, exercise, ride bikes and do family activities on the streets.

g. Cancellation of November 27, 2017 and December 25, 2017 Council Meetings due to holidays

Ms. Mendoza announced the cancellation of the November 27, 2017 and December 25, 2017 Council meetings due to the upcoming holidays.

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

Margaret Houston, resident, expressed concern of the lack of sidewalks along the curb line at Claywell up to Brees. She observed that children walk home and there are safety challenges on the street as there is no sidewalk which presents a danger.

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Items for Individual Consideration

Item # 4 Mayor Rosenthal stated the applicant withdrew the application so Item # 5 will be considered next.

Architectural Review Board Case # 682F, request of MS410 Partners LLC, owner, for the significance review of the existing main structure located at 236 Tuxedo under Demolition Review Ordinance No. 1860 in order to demolish 100% of the existing main structure and all accessory structures

Item # 5 Mayor Rosenthal read the following caption.

Architectural Review Board Case # 683F, request of Imagine Built Homes, LTD, owner, for the final design review of the proposed four (4) unit multi-family building with detached garage structure at the property located at 171 Barilla Place under Chapter 2 Administration for Architectural Review

Community Development Services Department Director Jason Lutz made a PowerPoint presentation that included background information, proposed site plan and elevations.

Mr. Lutz identified the project and stated the applicant is seeking to construct a multi-family structure that consists of four units and a detached garage located at 171 Barilla. Eight rear covered parking spaces will be provided and accessed via N. New Braunfels. The driveway is 25' wide which will allow access for the garage. Mr. Lutz reviewed the setbacks and height. He stated 5' sidewalks are to be installed along N. New Braunfels and Barilla. The exterior materials of the structure are stucco and standing seam metal roof. The proposed site plan and elevations were presented.

Mr. Lutz presented the applicant's mitigation plan. At the time the application was submitted, ten trees were designated to be removed to include the removal of a 25" Crepe Myrtle heritage tree. Mr. Lutz stated the applicant was able to save the heritage tree and will not be removed off the property. He stated eight Live Oak trees will be planted along N. New Braunfels and Barilla.

On October 3, 2017, the Architectural Review Board reviewed and approved the applicant's request. Staff received two postcards in support and one in opposition of the project.

Councilmember Lynda Billa Burke expressed concern with the parking ratio of a resident at the multi-family building with two parking spaces per unit. She stated conflicts have surfaced which contributes to on-street parking. She asked Mr. Lutz how parking be addressed if there is an additional vehicle.

Mr. Lutz reported parking spaces per unit were discussed adhering to parking regulations. He stated anything over ten units require less parking spaces and there is no additional parking other than the garage. Mayor Rosenthal stated the applicant does comply with the local ordinance.

Councilmember Billa Burke stated there is a need to revisit parking regulations.

The following citizen spoke on this matter:

Margaret Houston, resident, commented the intersection of the proposed structure is dangerous. She stated the parking plan may set a precedence.

Mr. Lutz stated egress is at the existing curb cut as the previous structure that was there. Mayor Rosenthal stated there may be other options to consider for parking modifications.

Councilmember Fred Prassel asked the reason of the submitted opposition.

Mr. Lutz responded the feedback was a multi-family structure in a single family neighborhood and noted the area is zoned as multi-family with single family residents.

Mayor Pro Tem Lawson Jessee complimented Image Built Homes on the scale and design of the project.

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

Item # 6 Mayor Rosenthal stated this item is postponed for the October 23, 2017 Council meeting.

Architectural Review Board Case # 684F, request of Carolyn Roman of MarmonMok, applicant, representing The Village of Incarnate Word, owner, for the final design review of the proposed demolition and replacement of the existing pool enclosure envelope and construction of locker room addition accessible from existing pool enclosure under Chapter 2 Administration for Architectural Review

Item # 7 Mayor Rosenthal read the following caption.

ORDINANCE NO. 2090

PUBLIC HEARING, CONSIDERATION, AND ACTION CONCERNING AN ORDINANCE REPEALING CHAPTER 5, BUILDING AND BUILDING REGULATIONS, ARTICLES I, II, AND III (EXCEPT SECTION 5-25) OF THE CODE OF ORDINANCES AND ADOPTING NEW ARTICLES I, II, AND III (EXCEPTION SECTION 5-25) WHICH INCORPORATE THE 2015 INTERNATIONAL CODE SERIES – ICC AND THE 2014 NATIONAL ELECTRICAL CODE

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

Mr. Lutz stated this proposed ordinance is to correct some errors in Ordinance # 2035 that was approved in 2015. The proposed ordinance would clean up all subsections found in Articles I, II, and III to properly adopt and codify the changes.

Mayor Rosenthal opened the public hearing at 5:50 p.m. Since no one spoke, the public hearing closed at 5:51 p.m.

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

Item # 8 Mayor Rosenthal read the following caption.

Staff report for conditions of the Judson Nature Trail Building

Mr. Lutz made a PowerPoint presentation that included the condition of the Judson Nature Trail building and consideration of improvements or repairs.

Mr. Lutz began his presentation with background information. He stated in 1965, the Alamo Heights City Council approved the construction of the building and leased the land which is owned by the City of San Antonio (COSA). The lease requires the City of Alamo Heights (COAH) be responsible for all maintenance and improvements on the property. Currently, the building is utilized by the COAH during the summer Movie Nights in the Heights series and the San Antonio Audubon Society.

Former Councilmember Dan Peavy approached the City regarding options or opportunities to conduct repair and maintenance on the existing structure. The cost sharing for repairs may be considered between local groups, private citizens, in-kind donations and the COAH.

Mr. Lutz reported the structure is in need of major repairs to the roof, interior, electrical, bathrooms and plumbing. He stated the structure would need to be brought up to existing building codes. Photos of the structure were presented.

A chart provided an estimate of a preliminary total of \$65,000 to repair the structure at the Judson Nature Trails. It would include a new roof, display cases, exterior LED lighting, paint for interior, plumbing fixtures and building code upgrades. Mr. Lutz commented the cost of the estimate is anticipated to increase with the requirement to bring electrical, plumbing, fire, building and Americans with Disabilities Act (ADA) up to current regulations.

Mr. Lutz asked Council to consider tasking city engineers to develop a proposal to determine scope and an estimated cost of construction. If engineer develops scope and cost, then staff may present to Council for approval for design/build.

The following citizen spoke on this matter:

Gretchen Huddleston, Alamo Heights/Terrell Hills Garden Club, shared how her organization uses the building for butterfly releases and educating children about plants. She stated the building is an important anchor to the community for all ages.

Mayor Pro Tem Jessee stated the cost of the repairs may be less than what was presented. He commented the roof is unique and suggested replacement with a standing seam metal roof and wood decking. He expressed support for repairs as well as Councilmembers Billa Burke and Savage.


Mayor Rosenthal stated Mr. Peavy shared funding from other sources may be possible. He stated other organizations use the building. He tasked staff to explore costs of repairs as they work with Mayor Pro Tem Jessee.

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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 Rosenthal adjourned the meeting at 6:01 p.m.



Jennifer Reyna
City Secretary



Bobby Rosenthal
Mayor