

CITY OF ALAMO HEIGHTS  
CITY COUNCIL  
February 26, 2018

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, February 26, 2018.

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  
Attorney Ryan Henry  
Fire Chief/Assistant City Manager Buddy Kuhn  
Assistant to the City Manager Marian V. Mendoza  
Finance Director Robert Galindo  
Community Development Services Department Director Jason Lutz  
Human Resources Manager Lori Harris  
City Secretary Jennifer Reyna  
Chief Police Rick Pruitt  
Public Works Director Pat Sullivan

Absent was:

City Attorney Mike Brennan

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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 Boy Scouts of America, Troop # 809 in the audience. He explained they were present to observe the Council meeting as a requirement for their Citizenship in the Community merit badge.

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*Item # 1      Approval of Minutes*

Mayor Rosenthal asked City Council for any revisions to the minutes of the February 12, 2018, Council Meeting. A motion was made by Councilmember Lynda

Billa Burke to approve the minutes of February 12, 2018. The motion was seconded by Councilmember Fred Prassel and passed by unanimous vote.

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*Item # 2      Announcements*

**a. Primary Election, Tuesday, March 6, 2018**

City Secretary Jennifer Reyna announced Alamo Heights City Hall is the polling site for the Primary Election scheduled for Tuesday, March 6, 2018. She stated the election is conducted by Bexar County and there are no city related items to be considered for this election. She stated polling hours are 7:00 a.m. – 7:00 p.m. She referred [www.bexar.org/elections](http://www.bexar.org/elections) for additional information.

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

John Hertz, resident, expressed concern regarding the overnight parking ordinance. He shared his recent experience and received a citation because he forgot to park his car within his garage. He encouraged Council consider changes because he commented the tickets are cumulative and could result in his car being towed on the next violation; he commented residents do forget to bring their vehicles onto the property and do not call.

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*Items for Individual Consideration*

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

**Architectural Review Board Case # 394F, request of Jack Uptmore LLC, owner, for the significance review of the existing main structure located at 402 Argo under Demolition Review Ordinance No. 1860 in order to demolish 100% of the existing main structure**

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

Mr. Lutz identified the project and stated the applicant is seeking to demolish the existing home and retain the accessory structure. He commented the structure had been damaged by fire. Photos of the existing main structure were presented.

On February 20, 2018, the Architectural Review Board (ARB) reviewed and approved the demolition request. Staff received one postcard in support and one postcard that was neutral regarding the demolition request.

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

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

**Architectural Review Board Case # 699F, request of Jack Uptmore LLC, applicant, representing Don and Ann L. Rathbun, owners, for the significance review of the existing main structure and compatibility review of the proposed main structure located at 222 Castano 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, existing/proposed site plans, elevations, existing and proposed streetscapes.

Mr. Lutz identified the project and stated the applicant is requesting permission to demolish the existing structures in order to construct a new single-family residence. He reviewed the Residential Design Standards (RDS). Building materials for this project are hardie board and a composition shingle roof. He presented the existing and proposed site plans. He commented there are drainage issue concerns (north area) and the existing driveway is funneling water from the street onto the property. He stated a drainage study will be conducted because of the increased impervious coverage and water on the street; the neighbors' expressed their concerns. Elevations were presented, and Mr. Lutz explained the two separate awnings on the windows located on the right side elevation plans will be removed per ARB's review, since it meets articulation standards. He stated it is a two-story structure in which the second floor has no liveable space and no windows are located on the second floor. The existing and proposed streetscapes were presented.

On February 20, 2018, ARB reviewed and approved the demolition request with recommendations. They were: 1) a storm water drainage study be performed, based on neighbor's concerns (required by Code); 2) water calming devices in the SE corner of the property be considered (based on drainage study); and 3) the driveway approach be constructed to prevent street run-off from entering the property. Staff received five postcards in support of the demolition request and none in opposition.

A motion for approval, to include ARB recommendations, was made by Councilmember Lynda Billa Burke. The motion was seconded by Mayor Pro Tem Lawson Jessee and passed by unanimous vote.

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

**Architectural Review Board Case # 703F, request of Mary and Chris Collis, owners, for the significance review of the existing main structure and compatibility review of the proposed main structure located at 140 Edgewood E. under Demolition Review Ordinance No. 1860 in order to demolish 69% of the existing roof to be able to add to the rear of the existing main structure**

Mr. Jason Lutz made a PowerPoint presentation that included background information, existing/proposed site plans, existing/proposed roof plans, and elevations.

Mr. Lutz identified the project and stated the applicant is requesting permission to demolish 69% of the existing roof to add to the rear of the existing main structure. He reviewed the RDS. Building materials consist of wood siding and a composition shingle roof to match existing home. The existing/proposed site plans and demolition roof plan were reviewed and Mr. Lutz stated the goal was for an additional room and a nursery. He stated the roof's pitch changed slightly. Elevations were presented. He referenced the left elevation and noted the removal of the awning per ARB's recommendation and stated the roof overhangs may be extended.

On February 20, 2018, ARB reviewed and approved the request with the following recommendation, that the awnings over the windows be removed and extend the existing roof overhangs to satisfy the articulation requirement. Staff received three postcards in support of the project and none in opposition.

A motion for approval, with ARB recommendations, was made by Mayor Pro Tem Lawson Jessee. The motion was seconded by Councilmember Lynda Billa Burke and passed by unanimous vote.

*Item # 7* Mayor Rosenthal read the following caption.

**Architectural Review Board Case # 695F, request of John A. Oberman, President, applicant for The Argyle, representing Texas Biomedical Research Institute owner, for the final design review of the proposed extension to the existing South Terrace off of Argyle Ave. to accommodate a new structure off of Argyle Ave. located at 934 Patterson under Chapter 2 Administration for Architectural Review**

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

Mr. Lutz identified the project and stated the applicant is seeking to expand the existing facility by constructing an outdoor sitting area and accessory structure. He reminded Council approved an abandonment for a portion of Argyle Avenue to allow additional space for the proposed expansion. Setbacks are based on the abandonment and the permit building to be approved. He stated prior to issuance of the permit, the City

will collect the survey and funds to issue deeds and transfer of land to allow the Argyle to move forward with their project.

Mr. Lutz reviewed the final design review. He stated the proposed structure's height is at a maximum height of 20'. There is a 3' setback for all accessory structures with a top plate of 10' or less. He stated the fence height is limited to 8'; however, noted some portions of what functions as a fence is also considered an accessory structure, which allows for additional height. He stated a portion of the street will be modified by changing the curb locations to align with the abandoned portion of Right of Way. Building materials include stone and a standing seam metal roof. Elevations were presented. He reviewed the project layout and noted the right-of way widths outside the existing curb around the tree are at 26' to accommodate fire apparatus access. The existing driveway will be extended to allow delivery trucks to access the site. The gray storage buildings will be relocated. Landscaping is expected along the accessory structure and sitting area. A screened fence will screen the dumpsters. Mr. Lutz presented elevations within the area. He stated a plan review will be conducted when full construction documents are submitted.

On February 20, 2018, ARB reviewed and approved the request as presented. Staff recommended plans be approved only if utility issues are addressed and the structure meets building codes to include location or relocation of power lines. Staff received three posts cards in support and none in opposition.

Mayor Rosenthal asked Mr. Oberman for an update on his discussion with CPS Energy.

Mr. Oberman stated CPS Energy had addressed costs and are trying to determine the property line across the street as the Argyle is seeking vertical construction.

A motion for approval was made by Councilmember Billa Burke subject to staff's recommendations. The motion was seconded by Mayor pro Tem Jessee and passed by unanimous vote.

*Item # 8* Mayor Rosenthal read the following caption.

**Architectural Review Board Case # 694F, request of Brita Pearson, LPA, Inc., applicant, representing Alamo Heights Independent School District, owner, for the final design review of the proposed construction of a new kitchen, dining, and culinary/fine arts building located at 6900 Broadway under Chapter 2 Administration for Architectural Review**

Mr. Lutz made a PowerPoint presentation that included background information, site/floor plans, and exterior renderings.

Mr. Lutz identified the project and stated the applicant is seeking to demolish the existing chiller plant and the Oaks Building in order to construct a new facility, Commons Building. He stated the height of the building is 29' with building materials of aluminum composite panel, exterior grade wood cladding, and brick masonry veneer to match existing campus. Mr. Lutz noted this consideration is for architectural review of the Commons Building only. He stated the location is approved at this time as long as no modifications to other buildings intrude on the approved life safety and fire lane locations as required by the City's Fire Department.

Mr. Lutz reviewed the site/floor plans and exterior renderings of the Commons Building. He identified the Commons Building in light blue as shown on the site plan. A cafeteria, coffee bar and quad area were identified within the Commons Building. The floor plan consisted of multiple kitchens for educational programs, classrooms for culinary arts, fine arts, and dining. Elevations were presented. Mr. Lutz explained the canopy cover within the exterior rendering provides ample shade to students, identified a dining porch, and displayed a view from the courtyard as the exterior renderings were presented.

On February 20, 2018, ARB reviewed and approved the request with the following condition, to locate dumpsters for the cafeteria in the STEM building to the north and not the southern parking lot to allow access to the parking lot between fire lines. Staff received no postcards in support or in opposition of the project request.

A motion for approval, with ARB recommendations, was made by Mayor Pro Tem Jesse. The motion was seconded by Councilmember John Savage and passed by unanimous vote.

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

**Architectural Review Board Case # 700F, request of American Roofing & Metal Co. Inc., applicant, representing Alamo Heights Presbyterian Church, owner, for the final design review of the proposed roof replacement located at 6201 Broadway under Chapter 2 Administration for Architectural Review**

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

Mr. Lutz identified the project and stated the applicant is seeking to change the existing shingle roof to a metal roof, with two portions having a white Thermoplastic Polyolefin (TPO) roof. The church's roof sustained hail damage and there is a need to repair the roof. Due to budget constraints and fundraising limitations, the roof will be done in two phases. He stated the rear portions of the church will have the new metal roof and the rear (flat) portions of the roof will be changed to the white TPO roof. The remainder of the roof (front) will be changed to metal, in the future, once funds have been raised. A photo was presented to identify the new metal roofs.

On February 20, 2018, ARB reviewed and approved the replacement roof with the following recommendation: the silver galvanized roof be changed to another color that closely matches the existing roof color, if budget allows and church is agreeable. Staff received one post card in support and one neutral response.

Mayor Pro Tem Jessee expressed concern about the strong reflection the new roof may reflect onto the neighbors and asked if ARB inquired about the reflective surface.

Mr. Lutz responded ARB was concerned with how bright it will be due to contrast. He added the church was fine with ARB's recommendation but needed to inform parishioners of the consideration of a different color and associated costs.

A motion was made by Councilmember Lynda Billa Burke for approval with ARB's recommendation.

There was a brief discussion among Council regarding reflection of the metal roof, unknown cost of materials for other roof materials options, and communication with the Alamo Heights Presbyterian Church, and option to return to Council.

Attorney Ryan Henry, representing City Attorney Mike Brenan summarized the City's options to reconsider this item to obtain technical data, provide a preference, or approve the item subject to a different color presented at a different time.

Councilmember Billa Burke withdrew her motion and suggested to bring back at the next Council meeting to allow discussion with Alamo Heights Presbyterian Church.

A motion was made by Councilmember Billa Burke to reconsider this item at the March 12, 2018 Council meeting to allow discussion with Alamo Heights Presbyterian Church. The motion was seconded by Mayor Pro Tem Jessee and passed by unanimous vote.

*Item # 10* Mayor Rosenthal read the following caption.

**ORDINANCE NO. 2098**

**CONSIDERATION OF AN ORDINANCE APPROVING A  
LEASE AGREEMENT EXTENSION WITH THE CITY OF  
SAN ANTONIO FOR LAND LOCATED IN THE OLMOS  
BASIN AREA AND AUTHORIZING THE CITY MANAGER  
TO NEGOTIATE AND EXECUTE SUCH AN AGREEMENT**

Assistant to the City Manager Marian V. Mendoza made a PowerPoint presentation that included background information and a map.

Currently, a lease agreement with the City of San Antonio (COSA) with recreational uses commenced on April 24, 1947. Two additional amendments were made

adding land to the lease agreement. On October 29, 1987, a renewal of the agreement was approved with an expiration of April 30, 2027.

Ms. Mendoza stated a request to COSA was made to extend the term of the lease agreement to amortize a substantial investment in the structures because the City of Alamo Heights received a request to substantially upgrade the structures located on the properties leased by COSA. She informed Council an initial request was to purchase the leased land; however, due to deed restrictions, COSA is not able to sell the properties.

Ms. Mendoza stated COSA proposed an additional 40-year lease agreement commencing on March 1, 2018 with an option to renew for an additional 40 years to February 2098. She presented a map that identified the properties included in the lease agreement. She summarized the city-leased property owned by COSA limits the City to provide recreational areas such as a park, nature trails, baseball fields and swimming pool. The City may continue to sublet or assign the leased premises provided; however, that the leased property be only used for park, playground and recreational purposes.


Mayor Rosenthal expressed appreciation to staff in communicating with the City of San Antonio to keep amenities.

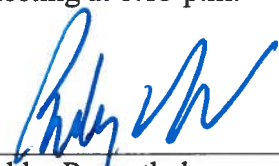
City Manager Mark Browne thanked Mayor Rosenthal and Council for their assistance.

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

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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 Savage and passed by unanimous vote. Mayor Rosenthal adjourned the meeting at 6:15 p.m.

  
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Jennifer Reyna  
City Secretary

  
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Bobby Rosenthal  
Mayor