

CITY OF ALAMO HEIGHTS  
CITY COUNCIL  
March 25, 2019

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, March 25, 2019.

Present and composing a quorum were:

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

Also attending were:

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

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

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Mayor Rosenthal recognized the presence of Boy Scouts of America, Troop # 809 in the audience. They were present to observe the Council meeting as a requirement for their Citizenship in the Community merit badge. Mayor Rosenthal thanked them for being present.

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*Item # 1      Approval of Minutes*

Mayor Rosenthal asked City Council for any revisions to the minutes of the March 11, 2019, Council Meeting. A motion was made by Councilmember Fred Prassel to approve the minutes of March 11, 2019. The motion was seconded by Mayor Pro Tem Lynda Billa Burke and passed by unanimous vote.

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*Item # 2      Announcements*

**a. 30<sup>th</sup> Annual Cambridge Elementary School Balloon Fest, March 25<sup>th</sup>**

Community Development Services Department Director Nina Shealey welcomed the public to the 30th annual Cambridge Elementary Balloon Fest scheduled for Monday, March 25th. The event is scheduled to begin at 3:45 p.m. until 6:00 p.m.

**b. 3<sup>rd</sup> Annual Unified Champions Schools 5K Run, April 6<sup>th</sup>**

Ms. Shealey announced on Saturday, April 6, 2019, the Alamo Heights Unified Champions Schools will host their 3<sup>rd</sup> annual 5K run. The Caroline Gose 5K event will begin at 8:00 a.m. until 11:00 a.m. The route was presented and the event will begin at the Alamo Heights Swimming Pool.

**c. 5<sup>th</sup> Annual Ava’s Wish Tennies & Tiaras 5K Run, April 7<sup>th</sup>**

Ms. Shealey invited the public to the 5<sup>th</sup> annual Ava’s Wish Tennies & Tiaras 5K Run. It is scheduled for Sunday, April 7, 2019 to begin at 8:00 a.m. until Noon. The route was presented and the event will begin at the Alamo Heights Swimming Pool.

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

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.*

**Architectural Review Board Case No. 740F, request of Ted Flato, FAIA, Lake Flato Architects, applicant, representing William & Wendy Atwell, owners, for the compatibility review of the proposed main structure located at 203 Grant under Demolition Review Ordinance No. 1860 in order to construct a new single-family residence with detached accessory building**

Community Development Services Department Director Nina Shealey made a PowerPoint presentation that included background information, existing/proposed site plans, a tree mitigation plan, current/proposed street views and elevations.

Ms. Shealey identified the project and stated the applicants, Mr. and Mrs. William Atwell, requested to construct a new single-family residence with a detached accessory building. On October 6, 2018, Council approved the demolition request. On February 6, 2019, the Board of Adjustment (BOA) reviewed and approved variances related to the project. The variances were related to setbacks, looming and articulation. She reviewed the existing and proposed Residential Design Standards (RDS). A tree mitigation plan is proposed to maintain a heritage oak tree on the property and plant additional trees. Current and proposed street views were presented. She noted the front driveway will be removed and designed as a court-style. Ms. Shealey stated the building exterior materials are composed of natural stone, wood, glass to include a TPO roof. She summarized the granted variances and presented the elevations. On March 19, 2019, the Architectural Review Board (ARB) reviewed and approved the project request.

Postcards were mailed to property owners within a 200-foot radius and appropriate notice was posted on the City's website. Staff received one postcard in support and none in opposition.

A motion for approval was made by Mayor Pro Tem Billa Burke. The motion was seconded by Councilmember Fred Prassel. The following Councilmembers voted in favor: Mayor Pro Tem Lynda Billa Burke, Councilmembers Wes Sharples, Fred Prassel, and John Savage. Councilmember Lawson Jessee abstained. The motion carried and passed.

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

**Architectural Review Board Case No. 743F, request of Brita Pearson of LPA Inc., applicant, representing Alamo Heights Independent School District (AHISD), owner, for the final design review of the proposed STEM building at the property located at 6900 Broadway under Chapter 2 Administration for Architectural Review**

Ms. Shealey made a PowerPoint presentation that included background information, proposed site plan, and a rendering.

Ms. Shealey identified the project and stated the applicant, AHISD, desires to demolish the existing cafeteria to construct a one story STEM building to host rocketry classes. She presented the proposed site plan and exterior rendering of the STEM building. The building materials are composed of aluminum composite panel, storefront glazing on glass, and brick masonry veneer to match the existing campus. ARB recommended approval of the STEM building only. A Specific-Use Permit (SUP) will be considered at the April 1, 2019 Planning & Zoning (P&Z) Commission meeting. The SUP request is to waive the SF-A requirements applicable to building setbacks, articulation, lot coverage, looming and floor to area ratios, provided; however, that street setback requirements shall not be waived.

Postcards were mailed to property owners within a 200-foot radius of the property and appropriate notice was posted on the City's website. Staff received two postcards in opposition and none in support of the project.

There was a brief discussion among Council regarding received feedback expressing opposition of the project due to dust. Councilmember Prassel recalled a similar project that created dust within the neighborhood. Mayor Pro Tem Billa Burke suggested the contractor may water down the property. City Manager Buddy Kuhn stated a few buildings were previously demolished and no complaints were received. He stated the cafeteria will be kept on schedule to re-open in the fall for the upcoming school year. He stated the contractor is permitted to work longer during the week rather on Saturdays.

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

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

**Architectural Review Board Case No. 744F, request of Brita Pearson of LPA Inc., applicant, representing Alamo Heights Independent School District (AHISD), owner, for the final design review of the proposed Athletic Complex and bleacher seating for football stadium at the property located at 6900 Broadway under Chapter 2 Administration for Architectural Review**

Ms. Shealey made a PowerPoint presentation that included background information, proposed site plan, and a rendering.

Ms. Shealey identified the project and stated AHISD requests to demolish the existing Muledome, natatorium, annex, little gym and stadium home seating to construct a new single story building with third floor press box, gym, locker rooms, equipment and offices. She presented the proposed site plan and exterior rendering of the stadium. She noted construction of an elevator to access the second and third floors within the press box. The stadium includes a new concession stand. Building materials include aluminum composite panel, storefront glazing of glass, and brick masonry veneer to match the existing campus. A Specific-Use Permit (SUP) will be considered at the April 1, 2019 Planning & Zoning (P&Z) Commission meeting. The SUP request is to waive the SF-A requirements applicable to building setbacks, articulation, lot coverage, looming and floor to area ratios, provided; however, that street setback requirements shall not be waived. Ms. Shealey stated the 60' height requirement is only applicable to the press box and no other building.

Postcards were mailed to property owners within a 200-foot radius of the property and appropriate notice was posted on the City's website. Staff received two postcards in opposition and none in support of the project.

Mayor Rosenthal noted the speakers' height within the stadium so they will not be erected higher to avoid any additional noise impact within the neighborhood.

A motion for approval was made by Mayor Pro Tem Billa Burke. The motion was seconded by Councilmember Sharples and passed by unanimous vote.

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

**Architectural Review Board Case No. 745F, request of Richard Peacock, Jr., applicant, representing Cambridge Shopping Center, for the final design review of the proposed covered parking structure at the property located at 5800 Broadway, Ste 300 under Chapter 2 Administration for Architectural Review**

Ms. Shealey made a PowerPoint presentation that included background information and photos.

Ms. Shealey identified the project and stated the applicant requested a metal canopy at 5800 Broadway. In August 2018, Council approved a parking and lighting agreement dedicating 39 parking spaces to Paloma Blanca Restaurant and 5 spaces designated for take-out, as a pilot project. An update of the pilot project was provided to Council in December 2018. In January 2019, Council contingently approved the metal canopy subject to design review by ARB. On March 19, 2019, ARB approved the parking structure with three conditions. The conditions are: 1) the structure is painted a dark bronze color, consistent with the color scheme of the building; 2) structure maintains a standard height regardless of grade change, and 3) structural engineering plans are reviewed and approved by staff prior to issuing a building permit. Photos were presented.

Postcards were mailed to property owners within a 200-foot radius of the property and appropriate notice was posted on the City's website. Staff received three postcards in support and two in opposition of the project.

A motion for approval was made by Mayor Pro Tem Billa Burke. The motion was seconded by Councilmember Savage and passed by unanimous vote.

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

**Architectural Review Board Case No. 747F, request of Marian Mendoza, applicant, representing City of Alamo Heights, owner, for the final design review of the proposed landscaping improvements on the public right-of-way located on the western side of 6000 Block of Broadway between Townsend and Albany**

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

Ms. Mendoza stated the City is the applicant and requesting to beautify the public right-of-way triangular area at Broadway, Townsend and Albany. The beautification initiative is in partnership with the Alamo Heights-Terrell Hills Garden Club and consistent with the 2009 Comprehensive Plan. Ms. Mendoza stated Lisa Walker, landscape architect, proposed a landscape design for the project. The following materials will be planted: annual flora, moss boulders, steel edging, decomposed granite, mulch, and Bermuda grass. On March 19, 2019, ARB approved the proposed landscaping improvements.

Postcards were mailed to property owners within a 200-foot radius of the property and appropriate notice was posted on the City's website. Staff received one postcard in support and none in opposition of the project.

Ms. Mendoza reviewed the cost of the landscaping project to include irrigation system, plants, sod, soil, materials, installation and delivery.

Councilmember Jessee inquired about lighting/lights around or in the tree.

Ms. Mendoza noted landscape lighting is not within the budget; however, electricity connections are available.

Councilmember Jessee stated lighting will be good and asked Ms. Mendoza to further explore.

Mayor Rosenthal commented a similar lighting project is at La Jara.

Ms. Mendoza commented working with the Alamo Heights-Terrell Hills Garden Club had been resourceful.

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

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Staff Report

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

**Emergency Demolition at property located at 202 Inslee Avenue**

Fire Chief Michael Gdovin made a PowerPoint presentation that included background information of the emergency demolition.

Fire Chief Gdovin stated on March 6, 2019, the new property owner of 202 Inslee requested an emergency demolition. Fire Chief Gdovin provided background of the structure with no historical significance.

The demolition process was coordinated with City Attorney Mike Brenan. City Code Section 5-139 Chapter 5 Building and Building Regulations Section 139 Emergency Demolitions was referenced that permitted an emergency demolition. Fire Chief Gdovin stated the Community Development Services Department will mail notices to property owners within a 200-foot radius of the property to inform them of the upcoming demolition.

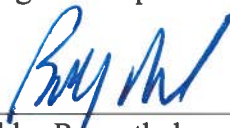
Mayor Rosenthal requested the family of the previous owners be notified of the emergency demolition as well.

City Manager Kuhn stated the family will be notified.

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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 6:06 p.m.

  
Jennifer Reyna  
City Secretary

  
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Bobby Rosenthal  
Mayor