

CITY OF ALAMO HEIGHTS
CITY COUNCIL
April 9, 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, April 9, 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
Fire Chief/Assistant City Manager Buddy Kuhn
Assistant to the City Manager Marian V. Mendoza
City Attorney Mike Brenan
Finance Director Robert Galindo
Human Resources Manager Lori Harris
Community Development Services Department Director Jason Lutz
City Secretary Jennifer Reyna
Chief Police Rick Pruitt
Public Works Director Pat Sullivan

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

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Item # 1 Approval of Minutes

Mayor Rosenthal asked City Council for any revisions to the minutes of the March 26, 2018, Council Meeting. A motion was made by Mayor Pro Tem Lawson Jessee to approve the minutes of March 26, 2018. The motion was seconded by Councilmember Wes Sharples and passed by unanimous vote.

Mayor Rosenthal asked City Council for any revisions to the minutes of the April 4, 2018, Special Council Meeting. A motion was made by Councilmember Fred Prassel to approve the minutes of April 4, 2018. The motion was seconded by Councilmember John Savage and passed by unanimous vote.

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Item # 2 Announcements

a. National Public Safety Telecommunicators Week, April 8th – 14th

Mayor Rosenthal presented a proclamation to Police Chief Rick Pruitt for National Public Safety Telecommunicators Week. National Public Safety Telecommunicators Week began April 8th through April 14th dedicated to Public Safety Dispatchers.

Mayor Rosenthal and City Manager Mark Browne thanked Police Chief Pruitt for his leadership and dispatchers' efforts.

b. National Prescription Drug Take Back Program, April 28th

Police Chief Rick Pruitt announced that any expired, unused, and unwanted prescription drugs will be taken on Saturday, April 28, 2018 at City Hall beginning at 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. Police Chief Pruitt stated he will send information via email blast to remind the community of this opportunity.

c. 20th Annual Pooch Parade, April 28th

Mr. Lutz announced the 20th annual Pooch Parade sponsored by Therapy Animals of San Antonio is scheduled for Saturday, April 28, 2018 beginning at the Alamo Heights Swimming Pool parking lot. The costume contest will begin at 8:00 a.m. The parade route was presented.

d. Reschedule May 28, 2018 Council Meeting due to Memorial Day Holiday

City Secretary Jennifer Reyna announced the May 28, 2018 Council meeting will be rescheduled for Tuesday, May 29, 2018, beginning at 5:30 p.m. She informed Council the regularly scheduled meeting had a conflict with the meeting scheduled on Memorial Day, a holiday the City observed.

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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 # 705F, request of Brita Pearson of LPA, Inc., applicant, representing Alamo Heights Independent School District (AHISD), owner, for the final design review of the proposed construction of a new fine arts and music building, revised entry, and new linear park at Cambridge Elementary School located at 1001 Townsend Ave., under Chapter 2 Administration for Architectural Review

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

Mr. Lutz identified the project and stated the applicant is seeking to demolish the existing playground and Fine Arts Building to construct a new parking area and Fine Arts Building. The height of the Fine Arts building is 34' with building materials that consist of brick, steel screen, metal panels, aluminum composite panel, campus brick, terracotta and decorative handrails. He identified the gym and stated in the future, a re-roofing project will be considered. The site plan, elevations, existing/after streetscapes and renderings were presented. Mr. Lutz explained of the proposed modifications to include additional sidewalks, a courtyard, and Americans with Disabilities Act (ADA) access to include a ramp to the front entrance.

Mr. Lutz reported on the playground and parking spaces. He stated the existing playground will be relocated to the main campus and a new parking area will be located at the site of the existing playground. A parking area site plan was presented. Currently, there are 75 parking spaces and there are 93 proposed parking spaces. He stated 80 new linear parking spaces will be created.

On March 20, 2018, the Architectural Review Board (ARB) reviewed and approved the item with the following condition that variances be granted by the Board of Adjustment (BOA) or a redesign be done to bring project into compliance with zoning regulations.

On April 4, 2018, BOA considered and approved parking, setback, and public realm variances. The following parking variances were approved: 1) parking not on the same lot as the main structure; 2) reduction in the number of required spaces; 3) waiver of parking mitigation fees; 4) No 3' screening fence around parking area; 5) 6' landscape buffer at the rear of parking area instead of the required 8'. Mr. Lutz stated the Fine Arts building rear setback is 6' rather than the 25' required. He commented the current building is at 6' setback and the new structure will have the same footprint as the existing structure. A public realm variance was granted regarding no 5' planting strip, street trees, or new 5' sidewalk along city rights-of-ways. He stated existing sidewalks will remain and new sidewalks will be installed along Townsend further into the property giving greenspace between street and sidewalk. Mr. Lutz stated landscaping and some trees are to be planted in this area to meet Code.

Staff received mailed appropriate notice to neighboring property owners. He stated one postcard was received in support, neutral, and another in opposition of the project.

Councilmember Lynda Billa Burke inquired the reason for opposition.

Mr. Lutz recalled the opposition was related to additional parking to be installed.

The following citizen spoke on this matter:

Belinda Schultz, resident and property owner of 950 and 952 Cambridge Oval, expressed concerned on the proximity of the side entrance for the construction/demolition project and the lack of privacy for the household's deck and spa. She stated no screening is recommended and commented there is no plan to protect her home that is adjacent to the construction site. She asked if there is compensation or a plan to shelter her property. She asked where the construction dumpster will be located because in the past project it was located directly beside her property. With the previous project, she observed congestion and heard loud noises particularly when work begins prior to their authorized hours and requested to receive a courtesy notice.

Councilmember Billa Burke encouraged Joeris General Contractors to meet the neighbors, screen off and wet the area due to dust. She suggested door hangers to be hung at surrounding residents along the project site to inform them of the upcoming construction.

Mayor Rosenthal reminded Council of the circulating email blasts that provides information on items such as construction weekend work.

Brita Pearson, LPA Inc., stated Joeris will be utilizing a construction site across from the bus stop to avoid impeding school activities. She stated Joeris will be using the turf field as the layout area and they can make sure everything is damp during construction. She encouraged Ms. Schultz to speak with Alamo Heights School Board regarding their requests with Joeris.

Mayor Rosenthal asked about access to the playground.

Ms. Pearson stated parents will continue to come and enjoy the playground during the weekend; however, will be closed during school hours.

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

Item # 5 Mayor Rosenthal read the following caption.

Architectural Review Board Case # 706F, request of Jack Uptmore LLC, owner, for the compatibility review of the proposed main structure located at 402 Argo under Demolition Review Ordinance No. 1860 in order to construct a new single-family residence and modify the existing detached accessory structure

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

Mr. Lutz identified the project and stated the applicant desired to construct a new one and one-half story single-family residence while modifying the existing detached accessory structure allowing vehicular access into the enclosed area. He reviewed the existing and proposed residential design standards. He stated the height of the addition is 27' 11 7/8". He stated the proposed addition complies with all regulations. He stated the building materials are stone and stucco composition shingle roof. The existing/proposed site plans and elevations were presented.

Staff mailed appropriate notice to neighboring property owners. He stated one postcard was received in support and one in opposition of the project.

Mayor Rosenthal commented the project is smaller.

Jack Uptmore, stated on behalf of applicant, that the house is a smart home and the homeowners requested smaller occupancy space.

A motion for approval was made by Mayor Pro Tem Jessee. 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 Mayor Pro Tem Jessee and passed by unanimous vote. Mayor Rosenthal adjourned the meeting at 5:59 p.m.


Jennifer Reyna
City Secretary


Bobby Rosenthal
Mayor