

CITY OF ALAMO HEIGHTS
CITY COUNCIL
May 11, 2020

A regular meeting of the City Council of the City of Alamo Heights, Texas was held via teleconference on Monday, May 11, 2020, due to pandemic, COVID-19, also known as coronavirus, at 5:30 p.m.

Composing a quorum via roll call were:

Mayor Bobby Rosenthal
Mayor Pro Tempore John Savage
Councilmember Wes Sharples
Councilmember Lawson Jessee
Councilmember Blake M. Bonner
Councilmember Lynda Billa Burke
Councilmember John Savage

Also attending were:

City Manager Buddy Kuhn
City Attorney Frank Garza
Assistant to City Manager/City Secretary Jennifer Reyna
Human Resources Manager Lori Harris
Finance Director Robert Galindo
Public Works Director Pat Sullivan
Police Chief Rick Pruitt
Planner Lety Hernandez

Absent were:

Assistant City Manager/Community Dev. Services Dept. Director Nina Shealey
Fire Chief Michael Gdovin

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Mayor Bobby Rosenthal opened the meeting at 5:32 p.m.

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Assistant to City Manager/City Secretary Jennifer Reyna announced the process for today's meeting via teleconference. She explained information was available at www.alamoheightstx.gov. Ms. Reyna announced if interested listeners desired to speak on a particular item, she instructed to them to press *5 so they will be cued to express their comments. She reminded listeners when addressing Council, please state your name and address for the record. She stated an alarm will inform the speaker that your time has expired.

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Item # 1 Presentation of Certificates of Election and administration of Oaths of Office to newly elected officials: Councilmember, Place 3 – Blake M. Bonner; Councilmember, Place 4 – Lynda Billa Burke; and Councilmember, Place 5 – John Savage

Assistant to City Manager/City Secretary Jennifer Reyna announced that on February 24, 2020, the City of Alamo Heights cancelled the general election due to unopposed candidates. She congratulated and announced the following were declared elected and will begin their two-year term.

Councilmember, Place 3 – Blake M. Bonner
Councilmember, Place 4 – Lynda Billa Burke
Councilmember, Place 5 – John Savage

Item # 2 Election of Mayor Pro Tempore

A motion was made by Councilmember Lynda Billa Burke to elect Councilmember John Savage as Mayor Pro Tempore. The motion was seconded by Councilmember Wes Sharples and passed by unanimous vote via roll call.

Item # 3 Approval of Minutes

Mayor Rosenthal asked City Council for any revisions to the minutes of the April 30, 2020 Council Meeting. A motion was made by Mayor Pro Tem John Savage to approve the minutes of April 13, 2020. The motion was seconded by Councilmember Lynda Billa Burke and passed by unanimous vote via roll call.

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Item # 4 Announcements

a. Reschedule May 25, 2020 Council Meeting due to Memorial Day Holiday

Assistant to City Manager/City Secretary Jennifer Reyna stated Monday, May 25, 2020 is Memorial Day Holiday and City Hall is closed. She stated the next Council meeting is scheduled for Tuesday, May 26, 2020 at 5:30 p.m.

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Mayor Rosenthal provided a community update regarding COVID-19. He shared of a telephone call with Governor Abbott and local officials regarding funding. The State will receive 11 Billion (B) in which \$6B is for state, \$5B is reserved for local government, and \$3.2B will go to the City of San Antonio and Bexar County due to their designated size. He stated \$1.8B is set aside for cities and counties for reimbursement on the pandemic. He explained Bexar County may determine what portion will go to local municipalities based on the City's needs and supportive documentation is required.

Mayor Rosenthal asked City Attorney Frank Garza for an update related to COVID-19. Mr. Frank Garza stated the local declaration is revolving and suggested this may be further discussed at the next Council meeting.

Mayor Rosenthal shared of upcoming events. A food bank drive is planned at the Alamo Heights High School for Wednesday, May 13, 2020. The City is involved to monitor traffic. He announced Alamo Heights Independent School District (AHISD) is planning a graduation on Friday, May 22nd for students and their parents to drive through and take a photo in front of the high school. He requested City Manager Buddy Kuhn to share the plans with Council when the plans are finalized with AHISD. Mr. Kuhn agreed.

Police Chief Pruitt added he is working with AHISD regarding food bank drive and graduation.

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Item # 5 Citizens to be heard

Kirstin Silberschlag, 222 Lamont Ave., resident, thanked Council for the opportunity to be heard. She shared she emailed Mayor Rosenthal and Council regarding bike trails at the Jack Judson Nature Trails. She requested a robust discussion at the next Council meeting. She expressed concern on posting of signs in April declaring bikes were prohibited and on May 5th, the demolition of bike trails. Ms. Silberschlag stated the children were devastated and shared parents were disappointed of the process to remove the play area. She summarized the prohibition of bikes is not defined. She seeks clarity.

Brooke Leddy, 611 Alamo Heights Blvd., resident, requested to be part of the discussion on moving forward for an area their children may ride their bikes. She supported Ms. Silberschlag's comments. She requested clarity on the ordinance regarding riding at the Jack Judson Nature Trails.

Robert Jones, 630 Lamont Ave., resident, shared the positivity his children had experienced as his children jumped at the Jack Judson Nature Trails. He stated it was negative when the bike trails were demolished swiftly. He asked what is an appropriate outlet for children to ride their bikes. He supported Ms. Silberschlag's comments.

Lacey Watson, 602 Alta Ave., resident, speaking on her children noting the amount of confidence her son and daughter have gained with the relationship of new friends and putting work into bike jumps. She agreed with all the comments that were expressed by prior speakers. She requested a permanent place be designated for bike trails.

Mayor Rosenthal requested speakers to provide Ms. Reyna their contact information. Ms. Reyna provided her contact information.

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Items for Individual Consideration

Item # 6 Mayor Rosenthal read the following caption.
Architectural Review Board Case No. 792F, request of Frank and Erica Ramos, applicant, representing Nancy Carson Baldrige, 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 301 College under Demolition Review Ordinance No. 1860

City Manager Buddy Kuhn made a PowerPoint presentation to include background information, existing site plan, and elevations.

Mr. Kuhn stated the applicant's request is demolition with no proposed structural plans. The front, rear, side elevations were presented. He reviewed the Residential Design Standards (RDS).

On April 21, 2020, the Architectural Review Board (ARB) reviewed and approved the demolition request. Postcards were mailed to property owners within a 200-foot radius and notices were posted on the City's website and property. Staff received six postcards in support and none in opposition.

Mr. Kuhn further explained the demolition and notification process.

Councilmember Billa Burke expressed concern/asked about the demolition process regarding rodents on the property, after the house is demolished.

Mr. Kuhn responded to Councilmember Billa Burke the applicant is required to mitigate. He stated there are requirements to take appropriate steps to minimize rodents.

A motion was made by Councilmember Lawson Jessee. The motion was seconded by Councilmember Lynda Bille Burke and passed by unanimous vote via roll call.

Item # 7 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 794F, request of Aaron Recko, owner, for the significance review of the existing main structure located at 133 Montclair and compatibility review of the proposed design in order to demolish 100% of the existing residence and construct a new single-family residence with detached accessory structure under Demolition Review Ordinance No. 1860

City Manager Buddy Kuhn made a PowerPoint presentation that included background information, existing/proposed site plans, elevations, roof plan, and a proposed streetscape.

Mr. Kuhn stated the applicant requested to demolish 100% of their existing resident to construct a new single-family residence. He presented the existing elevations, existing/proposed

site plans, elevations, roof plan, and a proposed streetscape. Exterior materials include composition shingle with standing seem accents, horizontal lap siding and board and batten siding. He reviewed the RDS. Floor-Area-Ratio (FAR) does not apply to 2F-C District. The total impervious coverage for lot maximum allowed is 65% and proposed is 44.1%.

On April 21st, ARB reviewed and approved the demolition request with stipulations: 1) eliminate rear roof hip at main and convert to dutch gable and 2) window style to be consistent over entire house. Mr. Kuhn stated the applicant agreed.

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

Mayor Rosenthal asked about restrictions for the room in the garage, water runoff, and noted the front is further and inquired within legal setback.

Planner Lety Hernandez stated the lot is not large enough for a second living space and no cooking appliances are allowed but a refrigerator is allowed. Oven ranges are prohibited and stated the inspector would check there is wiring. Ms. Hernandez stated a storm water drainage plan is verified prior to issuance of permit to ensure water runoffs. Mr. Kuhn added the storm water drainage plan is required at the applicant's expense. Ms. Hernandez confirmed the front setback is complaint.

Mr. Kuhn asked Mr. Aaron Recko, applicant, if this was the first time the case considered at a Council meeting.

Mr. Recko confirmed this was the first time being considered at a Council meeting.

A motion for approval was made by Councilmember Savage to include ARB's conditions. The motion was seconded by Councilmember Billa Burke and passed by unanimous vote via roll call.

Item # 8 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 795F, request of Lyndsay Thorn, Architect, representing Santiago and Olga Lizeth Morin, owners for the significance review of the existing main structure located at 236 Tuxedo and compatibility review of the proposed design in order to demolish 79% of all exterior facing walls, demolish 71% of the street facing façade, demolish 100% of the existing roof, and construct a new single-family residence under Demolition Review Ordinance No. 1860

Mr. Kuhn made a PowerPoint presentation that included background information, existing/proposed site plans, elevations, roof plan, and proposed streetscape.

Mr. Kuhn stated the demolition request included 79% of all exterior facing walls, 71% of street facing façade and demolish 100% of the existing roof and include additions and remodels. He presented the existing/proposed site plans, elevations, roof plan, and proposed streetscape. Exterior materials include asphalt shingle roof with TPO membrane and a smooth stucco finish. He reviewed the RDS and noted a 2% bonus was received for the building of a single-story accessory structure and a 4% bonus was received for preservation of the main structure.

On April 21, 2020, ARB reviewed and approved the demolition and design as compatible with the following stipulation: 1) increase the width and height of cast stone entry around the entry for more balance. Postcards were mailed to property owners within a 200-foot radius and notices were posted on the City's website and property. Staff received two postcards in support and none in opposition.

Ms. Hernandez further explained the process after a demolition is approved that requires significance and compatibility review. She commented the community is known for preservation and allow certain bonuses to keep structure instead of demolishing.

Councilmember Jessee asked the dimensional requirement to meet ARB's stipulations.

Lyndsay Thorn, Architect, shared a detail sheet was submitted and shared the door is an 8 foot door and above is the round cast with a top with an overall height is 10.5 foot tall. He commented ARB perhaps didn't realize how big the door with 9.3 foot wide with capstone. In his opinion, he commented the size is big enough and does not need additional width and height of cast stone entry.

Mr. Kuhn stated ARB's stipulations were based on elevation.

Mayor Pro Tem Savage and Councilmembers Jessee asked questions regarding the width, height, and additional changes.

Mr. Thorn responded to their questions affirming there will be no additional changes.

A motion was made by Mayor Pro Tem Savage. The motion was seconded by Councilmember Billa Burke and passed by unanimous vote via roll call.

Item # 9 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 796F, request of Jack Uptmore of Uptmore LLC, owner, for the compatibility review of the proposed design located at 202 Inslee in order to construct a new single-family residence with detached accessory under Demolition Review Ordinance No. 1860

Mr. Kuhn made a PowerPoint presentation that included background information, proposed site plan, elevations, roof plan, and a proposed streetscape.

Mr. Kuhn stated the applicant requests to construct a new single-family residence with detached accessory due to the emergency demolition on March 6, 2019 due to fire. He presented the proposed site plan, elevations, roof plan and a proposed streetscape. He reviewed the RDS and explained the bonuses the applicant received for constructing a single-story accessory structure and side street access.

On April 21, 2020, ARB reviewed and approved the design with the following stipulations regarding the proposed east elevation: 1) rotate bedroom window to vertical aspect and 2) have at least one vertical window on the first floor to be consistent with those on the front façade. Postcards were mailed to property owners within a 200-foot radius and notices were posted on the City's website and property. Staff received two postcards in support and none in opposition.

Jack Uptmore, owner, briefly highlighted the project and stated two windows were added in the breakfast area and study (front bedroom). He stated the second bedroom window located on the second floor was designed specifically for egress and commented it was within standards.

Mayor Rosenthal and Mr. Kuhn thanked Ms. Hernandez for reviewing the items as it may be challenging reviewing remotely.

A motion for approval was made by Councilmember Lawson Jessee with ARB's conditions excluding the relocation of the bedroom window located on the second floor. The motion was seconded by Councilmember Blake Bonner and passed by unanimous vote via roll call.


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There being no further business, a motion was made by Councilmember Bonner to adjourn the meeting. The motion was seconded by Councilmember Savage and passed by unanimous vote. Mayor Rosenthal adjourned the meeting at 6:45 p.m.


Jennifer Reyna
City Secretary


Bobby Rosenthal
Mayor