

CITY OF ALAMO HEIGHTS
CITY COUNCIL
May 29, 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 Tuesday, May 29, 2018.

Present and composing a quorum were:
Mayor Pro Tempore Lynda Billa Burke
Councilmember Wes Sharples
Councilmember Lawson Jessee
Councilmember Fred Prassel

Also attending were:
City Manager J. Mark Browne
Fire Chief/Assistant City Manager Buddy Kuhn
City Attorney Mike Brennan
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
Police Chief Rick Pruitt
Public Works Director Pat Sullivan

Absent were:
Mayor Bobby Rosenthal
Councilmember John Savage

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Mayor Pro Tem Lynda Billa Burke opened the meeting at 5:30 p.m.

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Item # 1 Approval of Minutes

Mayor Pro Tem Billa Burke asked City Council for any revisions to the minutes of the May 11, 2018, Council Meeting. A motion was made by Councilmember Fred Prassel to approve the minutes of May 11, 2018. The motion was seconded by Councilmember Wes Sharples and passed by unanimous vote.

Mayor Pro Tem Billa Burke asked City Council for any revisions to the minutes of the May 14, 2018, Council Meeting. A motion was made by Councilmember Wes Sharples to approve the minutes of May 14, 2018. The motion was seconded by Councilmember Lawson Jessee and passed by unanimous vote.

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Item # 2 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 # 3 Mayor Pro Tem Billa Burke read the following caption.

Architectural Review Board Case No. 714F, request of Nic Abbey Luxury Homes, owner, for the compatibility review of the proposed main structure located at 325 Cleveland Ct, Court 1, also identified as CB 4050, BLK 4, LOT 12, under Demolition Review Ordinance No. 1860 in order to construct a new single-family residence with detached accessory structure

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

Mr. Lutz identified the project as the corner lot at 325 Cleveland Court and stated the applicant requested to develop a single-family residential structure in a MF-D zoning district. He stated the property originally consisted of the two platted lots with one structure located across both lots. The structure was demolished in October 2017. He stated the project included street trees, 5' sidewalks to be installed and two parking spaces. Building materials include stucco and a Spanish style tile roof. Mr. Lutz stated new addresses will need to be assigned. The existing/proposed site plans and elevations were presented.

On May 15, 2018, Architectural Review Board (ARB) approved the request with minor modifications to the windows in regards to style and location. Mr. Lutz stated the applicant made the requested modifications and the elevations display the changes. Staff mailed postcards to property owners within a 200-foot radius of the property to obtain feedback. Staff received two postcards in support and none in opposition.

Councilmember Fred Prassel commented the products stucco and colonial Spanish tile are fine products and wished it was used more in Alamo Heights.

Councilmember Lawson Jessee asked additional information related to ARB's recommendations.

Mr. Lutz explained ARB's recommendations were related to window location. He explained the placement of the window that was facing Grandview to be centered and

noted the single window between the three single windows and box window is to line up with the gable rather being centered.

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

Item # 4 Mayor Pro Tem Billa Burke read the following caption.

Architectural Review Board Case No. 715F, request of Nic Abbey Luxury Homes, owner, for the compatibility review of the proposed main structure located at 325 Cleveland Ct, Court 2, also identified as CB 4050, BLK 4, LOT 11, under Demolition Review Ordinance No. 1860 in order to construct a new single-family residence with attached accessory structure

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

Mr. Lutz identified the project for the interior lot at 325 Cleveland Court and stated the applicant is requesting to develop a single-family residential structure in a MF-D zoning district. He stated the property originally consisted of the two platted lots with one structure located across both lots. The structure was demolished in October 2017. He stated the project included street trees, 5' sidewalks to be installed and two parking spaces. Building materials include stucco and a Spanish style tile roof. Mr. Lutz stated new addresses will need to be assigned. The existing/proposed site plans and elevations were presented.

On May 15, 2018, ARB approved the request. Staff mailed postcards to property owners within a 200-foot radius of the property to obtain feedback. No postcards were received in support or in opposition.

Mayor Pro Tem Billa Burke asked where the air conditioning unit was located.

Mr. Lutz stated the air conditioning unit is located in the rear, outside the setback.

Mayor Pro Tem Billa Burke complimented Ms. Nichols on her work and choice of style products in making the City beautiful.

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

Item # 5 Mayor Pro Tem Billa Burke read the following caption.

Architectural Review Board Case No. 711F, request of Nicholas Melde, AIA, representing Lolly Palmer, owner, for the compatibility review of the proposed main structure located at 201 Patterson under

Demolition Review Ordinance No. 1860 in order to construct a new single-family residence and detached accessory structure

Mr. Lutz made a PowerPoint presentation that included background information, proposed site plan, elevations, and a street view.

Mr. Lutz identified the project and stated the applicant is requesting to construct a new 1.5 story single-family residence with a detached garage, connected by a breezeway. He reviewed the residential design standards (RDS). He stated the property is a newly formed lot that was created by subdividing the lot to the west. He noted bonuses were provided for one-story garage and the garage accessed from the side. The building design and materials are a traditional French design, masonry stucco, cast stone, wood trim, mansard roof with composition shingles and a low-sloped roof, above the mansard roof, flat seam metal. The proposed site plan, elevations, and a view from the street were presented.

On May 15, 2018, ARB approved the request. Staff mailed postcards to property owners within a 200-foot radius of the property to obtain feedback. Staff received nine postcards in support and none in opposition of the project request.

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

Item # 6 Mayor Pro Tem Billa Burke read the following caption.

Architectural Review Board Case No. 712F, request of James West, RA, of GFF Architects, applicant, representing AH MF Land, LP, owner, for the final design review of the proposed mixed-use development, regarding proposed pedestrian lights, crosswalk pavers, and stained concrete color at the intersection of Ellwood & Fenimore, located at 5500 Broadway, under Chapter 2 Administration for Architectural Review

Mr. Lutz made a PowerPoint presentation that included background information and photos of sample pedestrian lights and crosswalk pavers.

Mr. Lutz stated the applicant is requesting approval regarding the pedestrian lighting as well as the color for crosswalks and the stained concrete at the intersection at Ellwood and Fenimore. He identified proposed locations of the pedestrian lights and crosswalks. A photo of the pedestrian light fixtures was presented that displayed heights and a 360 degree view. It is silver made out of steel shielding on house/street side. The color blocks of the crosswalk pavers were presented as graphite and foundry. The color of the concrete for the intersection is French Gray. He explained the light pollution/range. He stated he didn't foresee any light issues with neighbors or over lighting.

On May 15, 2018, ARB approved the request with the following recommendation, that the lights be shielded on the street/residential side. Staff mailed postcards to property owners within a 200-foot radius of the property. Staff received one postcard in support for lighting fixtures and two in opposition of the project.

Councilmember Sharples asked about the range with the shielding.

Mr. Lutz responded the range of light pollution will be less with the shielding.

Councilmember Jessee expressed concern on the pedestrian light fixture's design as he commented the design was modern that did not capture Alamo Heights.

Mr. Lutz stated in the applicant's original plans, the fixtures were very modern (bright and shiny). He shared the applicant had submitted seven or eight other fixtures that include traditional fixtures.

Councilmember Jessee commented a need to have guidelines to regulate improvements to public realm before a case is presented. He did not want to delay the project because in his opinion, the fixture does not represent Alamo Heights. He has additional questions but the applicant was not present. He asked if the anchor bolts exist.

Mr. Lutz stated the pedestrian light has a small shield. He commented that if the item was postponed it will not hinder the project's progress. He reported the electricity and structure are ready to move forward, the anchor bolts exist but concrete had not been poured.


There was a discussion among Council regarding options to consider to include postponement or approving with recommendations.

A motion for approval was made by Councilmember Jessee. The motion was seconded by Councilmember Prassel 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 Jessee and passed by unanimous vote. Mayor Pro Tem Billa Burke adjourned the meeting at 5:56 p.m.


Jennifer Reyna
City Secretary


Lynda Billa Burke
Mayor Pro Tem