

CITY OF ALAMO HEIGHTS
CITY COUNCIL
June 13, 2016

A regular meeting of the City Council of the City of Alamo Heights, Texas was held at the Council Chambers, located at 6116 Broadway, San Antonio, Texas, at 5:30 p.m. on Monday, June 13, 2016.

Present and composing a quorum were:

Mayor Louis Cooper
Mayor Pro-Tempore Elect Fred Prassel
Councilmember Lawson Jessee
Councilmember Lynda Billa Burke
Councilmember John Savage

Also attending were:

City Manager J. Mark Browne
Assistant to the City Manager Marian V. Mendoza
City Attorney Mike Brenan
Finance Director Robert Galindo
Community Development Services Department Director Jason Lutz
Human Resource Manager Lori Harris
City Secretary Jennifer Reyna
Chief Police Rick Pruitt
Deputy Fire Chief John Massey
Public Works Director Pat Sullivan

Absent were:

Councilmember Bobby Rosenthal
Fire Chief/Assistant City Manager Buddy Kuhn

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Mayor Cooper opened the meeting at 5:30 p.m.

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Item # 1 Approval of Minutes

Mayor Cooper asked City Council for any revisions to the minutes of the May 23, 2016, City Council meeting. A motion was made by Mayor Pro Tem Fred Prassel to approve the minutes of May 25, 2016. The motion was seconded by Councilmember Lynda Billa Burke and passed by unanimous vote.

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Item # 2 Announcements

a. Cancellation of July 11th City Council Meeting

City Secretary Jennifer Reyna announced the cancellation of the July 11th Council Meeting to accommodate budget work sessions. Council agreed.

b. Movie Nights in the Heights, July 22, 2016

Assistant to the City Manager Marian V. Mendoza welcomed the public to the annual movie nights in the heights summer series. She invited family to enjoy “Star Wars, the Force Awakens” scheduled on Friday, July 22, 2016, beginning at 8:30 p.m. at the Nature Trails Parking Lot Area, 250 Viesca. She reminded residents to come early to get good seating and not to forget to bring their chairs, blankets, and snacks. She informed Council that she is coordinating food trucks and a snow cone vendor to be present at the event.

c. Employee Awards & Recognition

City Manager Mark Browne informed Council that a ceremonial event was held last month to recognize employees for their hard work. A listing of employees that were recognized for their service was presented. Mayor Cooper thanked the employees for their dedication.

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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 Cooper read the following caption.

Architectural Review Board Case No. 626F, request of Motasen Qasho of Habibi Café, applicant, for the final design review of the proposed new patio roof structure over an existing wood patio deck at the property located at 5306 Broadway Street

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

Mr. Lutz identified the project and stated the applicant is seeking to construct a patio roof structure over an existing wood patio deck. The proposed patio is a natural wood structure for roof framing, wood columns, open rafters with a metal roofing material over the top of the structure to protect customers from inclement weather. The existing site, elevations, and photos of the business were presented.

On May 17, 2016, the Architectural Review Board (ARB) considered the request and found the proposed addition to be compatible and approved request. Staff did not receive any responses in support or in opposition of the applicant's request.

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

Item # 5 Mayor Cooper read the following caption.

Architectural Review Board Case No. 627F, request of Matthew Bradley, owner, for the significance review of the structure(s) located at 601 Castano under Demolition Review Ordinance No. 1860 in order to demolish 100% of the existing main structure

Mr. Lutz made a PowerPoint presentation that included background information, map and photos.

Mr. Lutz identified the project and stated the applicant is seeking to demolish 100% of the existing main structure located at 601 Castano. He stated staff had not been informed of any plans for a replacement or timeline. He stated the existing home had several structural issues and deferred maintenance making the rehabilitation of the structure difficult.

On May 17, 2016, ARB considered the request and found no significance in the existing structure and approved the applicant's request. Staff received three responses in support and one in opposition of the request.

A motion for approval was made by Councilmember Lynda Billa Burke. The motion was seconded by Councilmember John Savage and passed by unanimous vote.

Item # 6 Mayor Cooper read the following caption.

Architectural Review Board Case No. 629F, request of Overland Partners, applicant, representing Phyllis R. Browning, owner, for the final design review of the proposed replacement structure at the property located at 6061 Broadway Street

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

Mr. Lutz identified the project and stated the applicant is seeking to demolish 100% of the existing main and accessory structures in order to construct a 2.5 story 7,686 square foot professional office building. The exterior materials are proposed as wood veneer paneling, some metal wall panels, Portland cement plaster, and glass window panels with stucco soffit details. He stated the land use had been single family but utilized as an office for some time, now.

Mr. Lutz reviewed the property's setbacks and landscaping. He noted the height may change to utilize the existing sewer lateral due to grade. He stated drainage will be directed to the street. One 41' pecan heritage tree will be removed which will require mitigation. Six other trees will be removed and will not require mitigation. Three trees will remain on the property. On-site mitigation are one Mt. Laurel, one Live Oak, and six Japanese blueberry trees. These trees will be 4". Ten inches of mitigation are still required and fee shall be \$3,000.

The Board of Adjustment (BOA) granted variances for this project. The following were granted: 1) 23 parking spaces instead of the minimum 27; 2) 15 parking spaces along the southern property line will be 9ftX18ft instead of the minimum 9ft x20ft; 3) a 2ft landscape buffer at the western property line instead of the minimum 15 ft requirement; and 4) a 0ft landscape buffer at the southern property line instead of the minimum 15ft requirement. Elevations, and a proposed site plan were presented.

On May 17, 2016, ARB considered the request and found no significance in the existing structure and approved the applicant's request. Staff did not receive any responses in support or in opposition of the applicant's request.

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

Item # 7 Mayor Cooper read the following caption.

Architectural Review Board Case No. 624F, request of James Rahe of Sage Architecture Inc., applicant, representing Louise & Jimmie Thurmond, owners, for the significance and compatibility review of the proposed replacement structure located at 415 Lamont Ave. under Demolition Review Ordinance No. 1860 to demolish 100% of the existing main structure and construct a new single family residence with accessory structure

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

Mr. Lutz identified the project and stated the applicant is seeking to demolish 100% of the existing structure in order to construct a 6,944 square foot home. He reviewed the existing and proposed Residential Design Standards (RDS). The exterior of

the proposed structure addition is comprised of hardie siding and brick. The proposed roof is comprised of asphalt shingles and metal roofing materials.

Three oak heritage trees will be removed from the property. In addition, another heritage oak tree will have more than 50% of its critical root zone covered with impervious cover and staff is considering this a removal as per City Code. The applicant is not going to provide onsite mitigation so fees in lieu of mitigation will be collected in the amount of \$8,000. The existing/proposed site plans, elevations, existing/proposed streetscapes of Lamont and La Jara, and photos of the existing structure were presented.

On May 17, 2016, ARB found no significance in the existing structure and found the proposed replacement structure to be compatible. ARB recommended approval of the request with the following conditions: 1) the addition of a soft buffer or barrier or moving the air conditioning units, whichever can be accomplished more readily/and/or most feasibly; and 2) the 20ft setback along the property between 415 Lamont and 401 Lamont have an appropriate and mutually agreeable landscape buffer, including the planting of trees which will then result in the appropriate offset as calculated by City staff for the mitigation fees. An updated site plan was presented to comply with ARB's concerns. The applicant proposed screening the air conditioning units with a fence and vines. A landscape buffer is proposed but no details as to the type of vegetation or trees had been specified; the applicant will address Council concerning this matter. Staff received two responses in support, none in opposition, and one neutral response related to the applicants' request.

The following citizens spoke on this matter:

Mayor Pro Tem Prassel provided brief ownership and history of the existing home. He shared that Mr. Luther Hill Senior and Mr. Luther Junior built the home, who were contractors.

Councilmember Billa Burke asked the type of materials to be utilized for AC screening. She requested the applicant consider vining on the retaining wall adjacent to the property owner.

Mr. James Rahe, Sage Architecture, stated on behalf of the applicants that a metal fence will be utilized and cane vines or similar will be planted. Mr. Rahe agreed to add vining on the retaining wall to decrease noise at the request of Councilmember Billa Burke. He stated the proposed landscape buffer along the east property line are blueberry (*Elaeocarpus*) or *Xylosma* hedges that grow quickly up to at least 15 feet high. Mr. Rahe mentioned the concern of the limb structure of the trees growing over the wall and retarding the height of the landscape barrier. He introduced John Troy, landscape architect, to further explain the consideration of hedges in lieu of trees. Mr. Troy recommended an arborist care for the remaining trees and allow hedges to be planted early that are staggered to allow growth and thickness.

Mayor Cooper referenced ARB's condition and asked Mr. Spector if hedge bushes and a fence covering the air condition unit are agreeable. Mr. Spector agreed with the landscaping and fencing Mr. Rahe proposed on behalf of the applicant.

A motion for approval was made by Councilmember Savage with the condition of planting hedges, vines on the retaining wall and a metal fence for the air conditioning unit as agreed among the neighbors. The motion was seconded by Mayor Pro Tem Prassel and passed by unanimous vote.

Item # 8 Mayor Cooper read the following caption.

Discussion and possible action regarding the installation of Alamo Heights Little League "Integrated Lightning Prediction and Warning System"

Public Works Director Pat Sullivan made a PowerPoint presentation that included background information and photo.

Mr. Sullivan stated the Alamo Heights Little League (AHLL) requested to install an early warning lightning detection system at the ball fields located in the Olmos Basin. He briefly highlighted the features of the system. The purpose of the system is to inform players and guests of nearby lightning dangers allowing those in attendance to seek shelter.

The Alamo Heights swimming pool may benefit from this system; however, the system oversight would need to be coordinated among the two organizations. Mr. Sullivan estimated the system would take no more than two days to install on a pole no higher than 10 feet tall. A photo of the system was presented. The operation and maintenance of the system would be the responsibility of the AHLL.

Mayor Cooper asked if the system is continuously on and how loud is the system.

Mr. Sullivan responded the system may be turned off when games are not hosted in similarity with an irrigation system. Mr. Corley added that it is audible for a 750ft radius and briefly highlighted the features. He stated the system will be used only when games are being hosted. He stated there is a mobile application that he uses and no one monitors the weather. He shared of a recent hail storm that occurred and the mobile application informed that a storm was approaching but the location did not display lightning. He noted that when games were stopped, residents took shelter and were appreciative of the warning. He stated the community may benefit; however, it will be primarily used for baseball fields. Mr. Corley requested the City will make a donation.

Councilmember Jessee asked if the system may be installed in the furthest area from homes.

Mr. Corley responded that the system will be installed at the Crow's nest. He suggested he may contact the vendor to inquire about their visual feature in lieu of audio.

There was a discussion among Council regarding audible system features, loud sound, and obtaining the neighboring residents' comments of the installation similar to what the boards and commission do with application requests. Councilmember Billa Burke suggested a timeline to consider so the request may return to Council to allow Mr. Corley to follow up with the vendor regarding a visual feature. Council further discussed and agreed for AHLL to utilize visual feature in lieu of a loud sound warning of the lightning prediction and warning system.

A motion for approval was made by Councilmember Savage for the visual feature to be utilized. The motion was seconded by Councilmember Jessee and passed by unanimous vote. Council did not agree to make a donation toward the purchase of this system.

Item # 9 Mayor Cooper read the following caption.

Resolution No. 2016R - 080

A Resolution granting a two (2) year contract extension to TxTow Corp. DBA Texas Towing for vehicle towing and storage service

Police Chief Rick Pruitt made a PowerPoint presentation that included background information.

Police Chief Rick Pruitt stated the contract with TxTow dba Texas Towing will end in June. He stated the current contract provides a two-year extension upon satisfactory performance review. He stated onsite inspections confirm that Texas Towing meets or exceeds all contractual requirements and State regulatory requirements. Texas Towing had proposed moderate increases to their fee schedule for labor and towing; however, no fiscal impact to the City. Police Chief Pruitt reviewed the amount of revenue the City received in towing services.

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

Item # 10 Mayor Cooper read the following caption.

Resolution No. 2016R - 081

A Resolution granting a one (1) year contract extension of the canine and feline sheltering agreement between the City and the Alamo Heights Kennel Club

Police Chief Pruitt made a PowerPoint presentation that included background information.

Police Chief Pruitt stated the Alamo Heights Kennel Club has provided exceptional service to the Alamo Heights Animal Care Services Program during the current contract period. The kennel club owner agreed to provide Alamo Heights a one year contract extension to continue the boarding of stray and domestic animals. He stated the kennel club proposed moderate increases in the fee schedule for boarding domestic animals and a slightly higher rate on holidays. The City will remain responsible for the costs of veterinary services of boarded animals. He stated costs are offset by donations by pet businesses.

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

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There being no further business, a motion was made by Mayor Pro Tem Prassel to adjourn the meeting. The motion was seconded by Councilmember Billa Burke and passed by unanimous vote. Mayor Cooper adjourned the meeting at 6:27 p.m.


Jennifer Reyna
City Secretary


Louis Cooper
Mayor