

CITY OF ALAMO HEIGHTS
CITY COUNCIL
July 25, 2016

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, July 25, 2016.

Present and composing a quorum were:

Mayor Louis Cooper
Mayor Pro-Tempore 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
Chief Police Rick Pruitt
Deputy Fire Chief Mike Gdovin
Public Works Director Pat Sullivan

Absent were:

Councilmember Bobby Rosenthal
Fire Chief/Assistant City Manager Buddy Kuhn

* * *

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

* * *

Item # 1 Approval of Minutes

Mayor Cooper asked City Council for any revisions to the minutes of the June 27, 2016, City Council Meeting and July 11, 2016 Budget Work Session. A motion was made by Mayor Pro Tem Fred Prassel to approve the minutes of June 27, 2016 and July 11, 2016. The motion was seconded by Councilmember Lawson Jessee.

* * *

Item # 2 Announcements

Mayor Cooper read the following captions.

a. Tejas Fit 5K Run, July 30, 2016

Mr. Lutz announced the first annual Tejas Fit 5K run is scheduled for Saturday, July 30, 2016. He presented the route which will begin at the Alamo Heights Swimming pool beginning at 7:15 a.m.

b. Movie Nights in the Heights, August 12, 2016

Assistant to the City Manager Marian V. Mendoza announced the August series of Movie Nights in the Heights had been rescheduled to October 2016. She explained due to the extreme weather it is recommended to host the final movie, Hotel Transylvania 2, in October. She stated information via appropriate media will be updated. She informed Council that Cheesy Janes and Kona Ice will be at this event selling their food for anyone to purchase.

* * *

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

Jeff Scheik, resident, expressed concern on the lack of bicycling education for bicyclists, particularly adult bicyclists. He shared that he witnessed many bicyclists proceed onto streets without observing the environment or obeying traffic laws. He suggested City staff produce an article in the City newsletter, provide on the website and encourage parents talk to their children about bicycle safety. Mr. Scheik distributed bicycling safety facts to Council.

* * *

Items for Individual Consideration

Item # 4 Mayor Cooper read the following caption.

Architectural Review Case No. 630F, request of Nic Abbey Luxury Homes, owner, for the significance and compatibility review of the proposed main structure located at 517 Alta under Demolition Review Ordinance No. 1860 to demolish 100% of the existing main structure in order to construct a new single family residence with detached accessory structure

Community Development Services Director Jason Lutz made a PowerPoint presentation that included background information, map, existing structure photos, existing/proposed site plans, elevations, and existing/proposed streetscapes.

Mr. Lutz identified the project and stated the applicant is seeking to demolish 100% of the existing main structure in order to construct a new single family residence with a detached accessory structure. Previously, the demolition request was considered and approved by the Architectural Review Board (ARB) and Council in November/December 2014. Since the permit expired, the applicant is required to go through the "significance" process again. Mr. Lutz reviewed the existing and proposed residential design standards. The building materials consist of stucco, stone wainscot, stone veneer, and composition shingle roof. Two trees will be removed from the property: (1) 32" pecan and (1) 27" oak. The applicant agreed for tree mitigation to include (2) 8" live oaks, (3) 6" live oaks, and (4) 4.25" magnolias for a total of 9 trees to be planted onsite. Photos of the existing structure, existing/proposed site plans, elevations, and existing/proposed streetscapes were presented.

On June 21, 2016, ARB reviewed and approved the request. Staff received two responses in support and one in opposition of the applicant's request.

Council asked if the heritage oak tree's roots were located onto two properties and if the oak tree would be removed.

Mr. Lutz stated the Code does not define ownership of trees related to the roots. Calculations are made based on the tree trunk. He commented that half of the tree roots for the 27" oak tree are underneath the sidewalk and the applicant is trying to keep the tree; however, the department interpreted 50% of the roots covered by impervious cover as a tree removal which is eligible for tree mitigation due to outcome of construction.

Councilmember Lynda Billa Burke expressed concern on this request and suggested this item return for consideration when the owner has spoken to adjacent neighbors.

Attorney James Griffin representing Joseph and Blair Fitzsimons and Ellen Schuler who reside on Cardinal was present. He commented the size of the house will be twice the size of the existing house. He states he had questions on the project related to the heritage tree and buffer/screening, and requested a meaningful discussion with the developer to answer those questions. Mr. Griffin requested additional time to obtain answers.

Mr. Lutz stated the meeting can be coordinated with Mr. Griffin to identify the issues and concerns and provide a resolution.

A motion for postponement until the August 8, 2016 Council meeting was made by Councilmember Billa Burke to allow the applicant to discuss with neighbors. The motion was seconded by Mayor Pro Tem Prassel and passed by unanimous vote.

Item # 5 Mayor Cooper read the following caption.

Architectural Review Board Case No. 631F, request of Uptmore Homes LLC, owner, for the significance and compatibility review of the main structure located at 228 Castano under Demolition Review Ordinance No. 1860 in order to demolish 100% of the existing main structure and to construct a new single family residence with detached accessory structure

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

Mr. Lutz identified the project and stated the applicant is seeking to demolish 100% of the existing main structure in order to construct a new single family residence with detached accessory structure. Previously, the demolition request was considered and approved by ARB and Council in December 2014. Since the permit expired, the applicant is required to go through the “significance” process again. Mr. Lutz reviewed the existing and proposed residential design standards. The building materials consist of stucco, stone veneer, and composition shingle roof. Two heritage trees are to be removed from the property: (1) 26” oak and (1) 28” oak as well as a 17” and 21” oak trees. Removing the heritage trees requires mitigation and fees for 54 inches. Mr. Lutz reminded Council of the cap of mitigation fees in the amount of \$4,000. Photos of the existing structure, elevations, existing/proposed site plans and streetscapes were presented.

On June 21, 2016, ARB reviewed and approved the request with recommendations. ARB recommended the applicant to plant additional oak trees onsite instead of “fees in lieu of mitigation”. A map was presented to identify the location of non-heritage trees recommended to be removed to accommodate ARB recommendation, plant additional oak trees in lieu of paying mitigation fees. He stated the applicant expressed concern in removing established trees to plant new trees. Staff received two responses in support and one in opposition of the applicant’s request.

Mayor Cooper and Councilmember Jessee expressed agreement with the applicant as it was unnecessary to remove large trees to accommodate for smaller trees.

A motion for approval was made by Councilmember Billa Burke as requested by the applicant. The motion was seconded by Mayor Pro Tem Prassel and passed by unanimous vote.

Item # 6 Mayor Cooper read the following caption.

Architectural Review Board Case No. 633F, request of Lyndsay A. Thorn, Architect, owner, for the significance and compatibility review of the main structure located at 301 Ogden Lane under Demolition Review Ordinance No. 1860 in order to demolish 100% of the existing

main structure and to construct a new single family residence with detached accessory structure

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

Mr. Lutz identified the project and stated the applicant is seeking to demolish 100% of the existing main structure in order to construct a new single family residence with a detached accessory structure. He reviewed the existing/proposed residential design standards and stated bonuses were granted. The building materials are comprised of hardie siding, vertical board and batten, and asphalt shingle roof. Photos of the existing structure, elevations, and existing/proposed site plans were presented.

On July 19, 2016, ARB reviewed and approved the request. Staff received no response 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 # 7 Mayor Cooper read the following caption.

ORDINANCE NO. 2053

AN ORDINANCE AMENDING CHAPTER 18, TRAFFIC, OF THE CODE OF ORDINANCES, ARTICLE VI. TRAFFIC SCHEDULES, SECTION 18-152, SCHEDULE G, PARKING PROHIBITED OR LIMITED ON GROVE PLACE

Police Chief Rick Pruitt made a PowerPoint presentation that included background information, map, and a proposed amendment.

Police Chief Pruitt stated the Ballet Conservatory of South Texas requested a time limit parking zone on the south curb line at the 100 block Grove Place to accommodate parents to pick up their children from classes. He stated an onsite review was conducted and several areas of concerns were identified with the 100 block of Grove Place. Concerns were the volume of traffic created by two apartment complexes and a private school located east of the requested parking location, parking zones on opposing side of the street, and traffic queuing during peak traffic periods.

An alternate location, south curb line of Grove Place, adjacent to the Ridgemont Property building near the parking lot located across from the Treehouse Apartments was identified as an alternative location for the requested time limit parking zone. Police Chief Pruitt informed Council that the alternate location has 135 feet of curb line providing 115 feet of on-street parking which is currently red-curbed. He stated that he met with Ridgemont Property owners and they expressed no opposition of the parking restriction. A map displayed the alternate location.

Police Chief Pruitt informed Council of two existing on-street parking restrictions on the south curb lines of Grove Place and proposed an ordinance amending Chapter 18, Traffic. The proposed amendments are: 1) repeal the existing Grove Place restrictions on the south side of Grove Place and 2) adopt a new “at all times restriction “Grove Place, south side, from the east line of Broadway Avenue easterly for a distance of 161 feet”, and 3) adopt a new “No longer than 1 hour, 8:00 a.m. to 6:00 p.m., except Sunday” restriction. He referenced the respective Texas Transportation Code and Sections that authorizes the municipality to create, repeal restricted and time limit parking zones. He stated the curb will be painted gray and two poles with signage will be erected to identify the parking area and restrictions.

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

Item # 8 Mayor Cooper read the following caption.

ORDINANCE NO. 2054

AN ORDINANCE AMENDING CHAPTER 18, TRAFFIC, OF THE CODE OF ORDINANCES, ARTICLE VI. TRAFFIC SCHEDULES, SECTION 18-150, SCHEDULE E, SCHOOL ZONES BY AMENDING THE PROVISIONS PERTAINING TO SCHOOL ZONES

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

Police Chief Pruitt stated House Bill 2610 was passed during the regular session of the 84th Legislative Session amending the Education Code Section 25.081, Operation of Schools. The amendment increased the amount of time students received instructions so it would be necessary to extend the school day thirty (30) minutes to compensate for unanticipated school closures related to weather, natural disasters, and health issues. Current school zones signage reflect 7:00 a.m. to 9:00 a.m. and 2:00 p.m. to 4:00 p.m. Dr. Kevin Brown, Alamo Heights Independent School District (AHISD) Superintendent, desired to change the afternoon school zone from 2:00 p.m. to 4:00 p.m. to 2:30 p.m. to 4:30 p.m. requiring the school zone signage at Cambridge Elementary and Alamo Heights High School either be replaced or altered to reflect the new afternoon school zone time. Police Chief Pruitt suggested adhesive strips having the new afternoon dismissal time printed on them be applied over the former afternoon school zone times since there are 30 signs that need to be changed. He stated the Public Works Department will apply the adhesive strips and arrange for the school zone beacons on Broadway to be reprogrammed to the new afternoon school dismissals.

Mayor Cooper asked how the community will be informed of the time changes for the school zones.

Police Chief Pruitt responded it will be on the City's website, newsletter and there will be coordination with the AHISD to provide information to parents.

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

Item # 9 Mayor Cooper read the following caption.

Consideration for purchase of replacement hydraulic extrication tool (Jaws of Life) for the Alamo Heights Fire Department

Deputy Fire Chief Mike Gdovin made a PowerPoint presentation that included background information and photos.

Deputy Fire Chief Gdovin stated the Fire Department desires to purchase an extrication tool (Jaws of Life) to replace the current tools. He shared that the current tools were purchased in 2006 and had been cost prohibitive for repairs as he reported one is in service and the other one is broken. He stated the current tools do not cut many new high strength materials such as Boron. Photos of an extensively damaged vehicle in an accident was presented.

Three vendors' products were explored: Genesis, TNT and Hurst E-Draulic. Based on warranty and technology, Hurst E-Draulic is recommended as the best suitable vendor for this purchase. There is funding in the current budget due to savings in the Public Works capital.

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

Item # 10 Mayor Cooper read the following caption.

Resolution No. 2016R - 084

A Resolution approving and authorizing the City Manager to execute a three-year contract with Olameter Corporation for Water Meter Reading Services

Finance Director Robert Galindo made a PowerPoint presentation that included background information.

Mr. Galindo provided background information regarding a contract with SAWS which expired in 2013. The City issued a Request for Proposals (RFP) in June 2015 due to the anticipation of the expiring contract with SAWS. Since no proposals were submitted, SAWS agreed to work with the City until a solution is provided to the City. In the meantime, staff presented an option to Council in April 2016 to replace water meters

with Automated Meter Reading (AMR) meters. Some residents expressed to delay the installation of AMR meters.

SAWS shared with the City that they were in the process of awarding a proposal to a firm to provide meter reading services. Olameter Corporation was selected by SAWS. The City and Olameter Corp. have come to terms for a three-year contract to provide water meter reading services with the existing meter reading equipment and there is no additional cost for software or hardware. Mr. Galindo presented a chart that displayed the size of meter, quantity, meter read cost and monthly costs, to include a contingency fee. The estimated savings are \$14,000 to \$18,000 per year with the Olameter contract. He commented Olameter Corporation has been working with SAWS for nine months now and SAWS commented that Olameter Corporation has a good working record who provides excellent customer service. He stated Olameter Corporation may begin the end of August 2016.

Mayor Pro Tem Prassel thanked Mr. Galindo and staff for the diligent research and work. City Manager Mark Browne thanked Councilmember Lynda Billa Burke for her assistance with the process.

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

* * *

Staff Report

Item # 11 Mayor Cooper read the following caption.

Update on restoration of Trolley Stop located at Broadway and Patterson

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

Mr. Lutz began his presentation with background information. The trolley stop was built in 1927 by Dionicio Rodriguez with a style of art called French faux bois (false wood). This trolley stop is listed on the National Register of Historic Places in 2004. Mr. Lutz informed Council of the trolley stop's current condition, overall in good condition related to the foundation and structural rebar. He noted the roof lost its original finishing due to the elements and the structure lost 70% of its original coloration.

An update was provided to Council regarding the restoration process for the trolley stop. Mr. Lutz stated efflorescence is on the structure due to water seeping through the roof. He commented that when efflorescence takes hold, the structural integrity is at great risk. The efflorescence can be stopped to prevent any future damage. Photos of the trolley stop were presented. The restoration process includes structural


repairs that consist of repair/replace missing or damaged rebar, replace visible texture which is missing or faded, and re-attach broken/cracked pieces. Restoration will be covering all cracks and restaining using the original mineral salts to bring the original colors. Mr. Lutz stated work will be done by Rene Romero and the process will take one month to complete providing ten years of protection. He stated traffic control plans would need to be submitted to the Texas Department of Transportation (TxDOT). Mr. Lutz reviewed the costs associated with the restoration process to include restoration process, engineering, and road closure costs.

There was a brief discussion among Council and staff regarding lighting within the trolley stop, the individual restoring the trolley stop, and protection for the trolley stop. Mayor Cooper asked if the changing of the conduit to provide lighting would be included in the restoration proposal. Mr. Sullivan stated lighting was discussed but not included in the proposal and suggested LED lighting be placed around the trolley stop. Council agreed that lighting is important and will highlight the structure. Mr. Browne added that Freese & Nichols will assist in coordination of this project. Mayor Cooper commented that Mr. Rene Romero is the only individual that has the skill to restore the structure and recommended staff explore costs to include lighting in the restoration proposal. Mayor Cooper asked Mr. Browne to contact VIA regarding donating to restoration costs for a possible partnership. Mayor Cooper recommended staff obtain insurance on the structure as he stated VIA buses have hit the trolley stop before. Council suggested to provide a speed bump or consider something similar to protect the historical trolley stop. Mr. Browne agreed to ask VIA considering a partnership in restoring the structure.

* * *

There being no further business, a motion was made by Mayor Pro Tem Prassel to adjourn the meeting. The motion was seconded by Councilmember Jesse and passed by unanimous vote. Mayor Cooper adjourned the meeting at 6:55 p.m.


Jennifer Reyna
City Secretary


Louis Cooper
Mayor