

CITY OF ALAMO HEIGHTS  
CITY COUNCIL  
September 10, 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, September 10, 2018.

Present and composing a quorum were:

Mayor Bobby Rosenthal  
Mayor Pro Tempore Lynda Billa Burke  
Councilmember Lawson Jessee  
Councilmember Wes Sharples  
Councilmember Fred Prassel  
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  
Community Development Services Director Ken Roberts  
Human Resources Manager Lori Harris  
Finance Director Robert Galindo  
City Secretary Jennifer Reyna  
Lieutenant Cindy Pruitt  
Public Works Director Pat Sullivan

Absent was:

Police Chief Rick Pruitt

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Mayor Bobby Rosenthal opened the meeting at 5:31 p.m.

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*Item # 1      Approval of Minutes*

Mayor Rosenthal asked City Council for any revisions to the minutes of the August 27, 2018, Council Meeting. A motion was made by Councilmember Fred Prassel to approve the minutes of August 27, 2018. The motion was seconded by Councilmember Lawson Jessee and passed by unanimous vote.

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*Item # 2      Announcements*

Mayor Rosenthal read the following captions.

**a. 23<sup>rd</sup> Annual St. Peter's Parish Picnic, September 16, 2018**

Community Development Services Department Director Ken Roberts announced St. Peter's Church is hosting their parish picnic on Sunday, September 16, 2018. He highlighted that it is a barbeque picnic with bounce houses and a D.J. for entertainment.

**b. Alamo Heights Optimist Club Car Show, September 22, 2018**

Mr. Roberts welcomed the community to the Alamo Heights Optimist Club Car Show scheduled for Saturday, September 22, 2018. It is scheduled to begin at 8:00 a.m. at the Alamo Heights Swimming Pool parking lot. He stated modified hot rods and custom builds will be featured.

**c. 11<sup>th</sup> Annual SNIPSA 5K/Run for the Rescues, September 29, 2018**

Mr. Roberts announced the 11<sup>th</sup> annual Race for the Rescues sponsored by SNIPSA on Saturday, September 29, 2018. The event will begin at the Alamo Heights Swimming Pool at 8:00 a.m. ending at 10:00 a.m. The race route was presented.

**d. 29<sup>th</sup> Annual AHHS Mulepushers Howdy Parade, September 26, 2018**

Lietutenant Cindy Pruitt announced the upcoming annual Howdy parade. It will be held on Wednesday, September 26<sup>th</sup> beginning at 4:00 p.m. to 5:00 p.m. She displayed the parade route queuing on Alamo Heights Boulevard to the Alamo Heights High School. She noted the new route due to construction at E. Castano at Broadway and Vanderhoeven. She stated letters were mailed to residents within the proximity regarding the event's route and construction conducted at the high school.

**e. 9<sup>th</sup> Annual National Night Out, October 2, 2018**

Assistant to the City Manager Marian Mendoza invited residents to celebrate the 9<sup>th</sup> Annual National Night Out on Tuesday, October 2<sup>nd</sup> at City Hall. The event will start at 6:00 p.m. and end at 7:30 p.m. Free hot dogs, chips, and sodas will be provided. She informed Council the event's information will be available on the City's website, displayed on the banner across Broadway in front of City Hall, an email blast will be sent, and a distribution of informational flyers to Cambridge Elementary students.

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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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Public Hearings

Item # 4 Mayor Rosenthal read the following caption.

**Public Hearing on Proposed FY 2018-2019 Annual Operating Budget**

At 5:35 p.m., Mayor Rosenthal opened the Public Hearing on the FY 2018-2019 annual operating budget. There being no public comment, Mayor Rosenthal closed the public hearing at 5:36 p.m.

Item # 5 Mayor Rosenthal read the following caption.

**Public Hearing on 2018 Proposed Ad Valorem Tax Rate**

At 5:36 p.m., Mayor Rosenthal opened the Public Hearing on the 2018 proposed ad valorem tax rate.

Mayor Pro Tem Billa Burke requested a statement summarizing the consideration and necessity of a hearing.

City Manager Mark Browne stated the tax rate is proposed at the same rate with no increase to the Maintenance and Operations (M&O) rate. He stated the tax rate is slightly higher than the effective tax rate and explained the Texas Comptroller's Office requires municipalities to conduct public hearings.

Mayor Rosenthal closed the public hearing at 5:38 p.m.

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Items for Individual Consideration

Item # 6 Mayor Rosenthal read the following caption.

**Architectural Review Board Case # 721F, request of Blair Jones, owner, for the compatibility review of the proposed accessory structure located at 268 E. Edgewood under Demolition Review Ordinance No. 1860 in order to construct a two-story detached garage at the rear of the property**

Community Development Services Department Director Ken Roberts made a PowerPoint presentation that included background information, existing/proposed site plans, elevations, and a photo.

Mr. Roberts identified the location of the project and stated the applicant is seeking to demolish an existing one story garage and construct a new two story garage in the same location.

On July 11, 2018, the Board of Adjustment (BOA) considered and approved three variances: looming, gable encroachment into looming area, and overall height. Mr. Roberts reviewed the Residential Design Standards (RDS). The building materials consist of hardi siding and a 30-year dimensional roof. He presented the existing/proposed site plans and elevations. A photo of the existing garage was presented.

On August 21, 2018, the Architectural Review Board (ARB) conducted a public hearing and approved the applicant's request to include the variances BOA approved.

Staff mailed postcards to property owners within a 200-foot radius of the property and no postcards were received in support or in opposition of the project.

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

*Item # 7* Mayor Rosenthal read the following caption.

**Accept the bid of Flasher Equipment Company to stripe Broadway between the Austin Highway and Claywell in the amount of \$26,272.49 and authorize the City Manager to negotiate and execute a contract for such project, to be paid from the 2018 Street Maintenance Program**

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

On July 23, 2018, three bids were submitted for the 2018 SMP. He noted the lowest bid submitted was \$400,000 under budget and suggested to consider restriping Broadway between Austin Highway and Claywell as part of the 2018 SMP.

Three companies that specialize in restriping were asked to submit bids. Bids received were from American Signal Company in the amount of \$43,931; Flasher Equipment Co. in the amount of \$26,272 and Interstate Barricading and Markings Inc. in the amount of \$33,175 with Flasher Equipment Co. being the lowest bidder.

Council asked Mr. Sullivan if the City had worked with the company, will crosswalks be included and when was the last time Broadway was striped.

Mr. Sullivan responded the City had worked with Flasher Equipment Co. before and crosswalks will be included in the contract. Broadway was last striped in 2012.

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

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Staff Report

Item # 8 Mayor Rosenthal read the following caption.

**Notice of Intent to demolish and reconstruct a new commercial building at 5410 Broadway**

Mr. Roberts made a PowerPoint presentation that included background information.

Mr. Roberts identified the project and stated the project includes demolishing the existing commercial building and build a new one story commercial building. He stated the commercial building is 3,000 square feet on .3442 acres with the parking lot located in the rear of the commercial building. The building is estimated 22' in height.

Mr. Roberts stated a complete thorough review by City Staff and the Fire Department had not been completed and noted the proposed project must be further evaluated to ensure that it meets the updated regulations concerning parking, height, setbacks, and density.

Alonzo C. Alston, Architect Principal, Sol Studio Architects made a PowerPoint presentation that included a brief video. The video highlighted flooding at the business property. He stated the building will be demolished and explained the property had been flooded numerous times and will be configured differently. The new building will be raised a foot to easily encounter the flooding conditions the environment presents.

Mr. Alston presented the site plan, proposed design, and elevations. He stated the parking lot will be located behind the building and they will maximize the landscape. He stated parking spaces are at 15', above parking requirements. He stated his client anticipates a maximum of two boutique/retail tenants. The proposed building has a low sloped roof facing Broadway. Planters will be planted on Broadway. Mr. Alston stated shading devices will be located on the side of the building, facing Broadway. The building materials consists of masonry, brick, and stucco.

Councilmember Wes Sharples asked where the flooding occurs.

Mr. Alston responded the rear of the property floods.

Mr. Browne commented that a FEMA drainage study may need to be conducted.

Mr. Alston stated the rear corner of the property, parking lot, is located in the flood plain. He reported the civil engineer conducted a drainage study and contoured the grading so it rises to erect the building on a pedestal to prevent flooding. Mr. Alston stated he will work with City Staff to ensure proper coordination.

Mr. Alonzo responded to questions asked by Council. He stated the roof top units will not be permitted until a tenant decides; however, it is proposed to be located on the roof, back of the structure. He stated a tree well will be created and a design build with the contractor to develop the landscape plan.

Councilmember Jessee commented the project looks great.

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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 Rosenthal adjourned the meeting at 5:58 p.m.



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Bobby Rosenthal  
Mayor



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Jennifer Reyna  
City Secretary