

CITY OF ALAMO HEIGHTS  
CITY COUNCIL  
September 23, 2019

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 23, 2019.

Present and composing a quorum were:

Mayor Bobby Rosenthal  
Mayor Pro Tempore Wes Sharples  
Councilmember Lawson Jessee  
Councilmember Fred Prassel  
Councilmember Lynda Billa Burke  
Councilmember John Savage

Also attending were:

City Manager Buddy Kuhn  
Assistant to the City Manager Marian V. Mendoza  
City Attorney Richard Lindner  
Finance Director Robert Galindo  
Community Development Services Director Nina Shealey  
City Secretary Jennifer Reyna  
Police Chief Rick Pruitt  
Fire Chief Michael Gdovin

Absent was:

Human Resources Manager Lori Harris

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Mayor Bobby Rosenthal opened the meeting at 5:30 p.m.

\* \* \*

*Item # 1      Approval of Minutes*

Mayor Rosenthal asked City Council for any revisions to the minutes of the September 9, 2019, Council Meeting. A motion was made by Councilmember Fred Prassel to approve the minutes of September 9, 2019. The motion was seconded by Mayor Pro Tem Wes Sharples and passed by unanimous vote.

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*Item # 2      Announcements*

**a. 12<sup>th</sup> Annual SNIPSA 5K/Run for the Rescues, September 28, 2019**

Community Development Services Department Director Nina Shealey announced the 12<sup>th</sup> annual Race for the Rescues sponsored by SNIPSA on Saturday, September 28, 2019. 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 with the expectation of 800 runners.

**b. 10<sup>th</sup> Annual National Night Out, October 1, 2019**

Assistant to the City Manager Marian Mendoza invited residents to celebrate the 10<sup>th</sup> Annual National Night Out on Tuesday, October 1<sup>st</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.

**c. National Drug Take Back Day, October 26, 2019**

Police Chief Rick Pruitt announced that any expired, unused, and unwanted prescription drugs will be taken on Saturday, October 26, 2019 at City Hall beginning at 10:00 am. – 2:00 p.m. Police Officers will be present to take unwanted prescription drugs. Police Chief Pruitt stated syringes, EpiPens or other injectable devices will not be accepted due to blood borne pathogen threats and safety to handlers. Police Chief Pruitt stated he will send information via email blast to remind the community of this opportunity.

**d. Reschedule November 11, 2019 Council Meeting to November 12, 2019**

City Secretary Jennifer Reyna stated Monday, November 11<sup>th</sup> is observed as a City holiday in observance of Veterans Day. The Council meeting scheduled for that day is rescheduled for Tuesday, November 12, 2019 beginning at 5:30 p.m.

**e. Cancellation of November 25, 2019 and December 23, 2019 Council Meetings due to holidays**

Ms. Reyna announced the cancellation of the November 25, 2019 and December 23, 2019 Council meetings due to the upcoming holidays. A special meeting may be scheduled, if needed.

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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.

\* \* \*

Items for Individual Consideration

Item # 4 Mayor Rosenthal read the following caption.

**ORDINANCE NO. 2141**

**DISCUSSION AND POSSIBLE ACTION TO CREATE A  
NEW ALL-WAY STOP INTERSECTION ON CASTANO  
AVENUE AT THE INTERSECTION WITH  
NACOGDOCHES ROAD**

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

Police Chief Pruitt informed Council that he had received feedback from residents regarding safety concerns regarding speeding and child safety at the school bus stop located at West Castano Ave. and Nacogdoches Road and requested the two-way intersection be changed to a four-way stop intersection.

West Castano Ave. and Nacogdoches Road are 29' street width in residential areas with no sidewalks and have unobstructed corner vision. West Castano have front driveways and Nacogdoches Road have side driveways. Police Chief Pruitt reported the traffic counts for both streets and traffic activities. The 200-300 block of West Castano had 476 vehicles with 82 (17.2%) vehicles exceeding the 25 mph speed limit. On Nacogdoches Road, there were 465 vehicles and a speed report was not available. He noted all streets intersecting Nacogdoches Road between Tuxedo Avenue and Alamo Heights Blvd. have all-way stop intersections except at West Castano and College Blvd. Police Chief Pruitt presented a map and the proposal of making West Castano and Nacogdoches Road an-all way stop intersection.

Notification postcards were sent to property owners all addresses in the 200 and 300 blocks of West Castano. Police Chief Pruitt stated 19 postcards were received in support and 1 postcard in opposition. He stated the ordinance will be published in the *San Antonio Express-News*. He reported corner lot property owners were contacted and they did not oppose the proposed signage locations; however, he shared a sprinkler system is located at 257 West Castano that needs to be located. Photos of the proposed signage locations were presented.

Councilmember Lynda Billa Burke commented the stop sign located at Tuxedo and West Castano is obstructed because of foliage and requested not the same occur at other locations.

Police Chief Pruitt replied he would address her concerns at the intersection of Tuxedo and West Castano.

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 Rosenthal read the following caption.

**Architectural Review Board Case # 764F, request of Chris Gillespie, for compatibility review of the proposed main structure located at 173 E. Oakview Place under Demolition Review Ordinance No. 1860**

Community Development Services Department Director Nina Shealey made a Powerpoint presentation that included background information, map, site plans, elevations, and existing/proposed streetscapes.

Ms. Shealey identified the project and stated the applicant requests to demolish 100% of the existing main structure to construct a new single family residence. On September 9, 2019, Council approved the demolition request. Ms. Shealey presented proposed site plans, elevations, and renderings of existing and proposed streetscapes. She reviewed the Residential Design Standards (RDS).

On August 20, 2019, the Architectural Review Board (ARB) reviewed and approved the demolition request, made recommendations, and tabled the compatibility review consideration. On September 17, 2019, ARB approved the compatibility review. Notices to property owners within a 200-foot radius were mailed and staff did not receive any postcards.

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

*Item # 6* Mayor Rosenthal read the following caption.

**Architectural Review Board Case No. 765F, request of William Isaacs, owner, for the compatibility review of the proposed additions to the existing main structure located at 247 E. Edgewood under Demolition Review Ordinance No. 1860**

Ms. Shealey made a PowerPoint presentation that included background information, map, site plans, and proposed streetscapes.

Ms. Shealey identified the project and stated on September 9, 2019, Council approved the applicant's request to demolish the existing roof and a portion of the street-facing façade. She presented site plans, elevations, and proposed streetscape. She reviewed the RDS. Ms. Shealey noted the proposed structure is 23' as measured from an average grade, building design/materials are wood siding, brick and composition shingles.

On August 20, 2019, the Architectural Review Board (ARB) reviewed and approved a partial demolition and tabled the compatibility review due to pending additional information. On September 17, 2019, ARB approved the compatibility review and granted three variances. Notices to property owners within a 200-foot radius were mailed and staff did not receive any postcards.

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

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

**Architectural Review Board Case No. 771F, request of Alexander M. Fazzino of Castles Design Group, applicant, representing McDonald's USA, owner, for the final design review of the proposed exterior modifications to the existing structure located at 4720 Broadway**

Ms. Shealey made a PowerPoint presentation that included background information, map, site plans, and elevations.

Ms. Shealey identified the location and stated the applicant would like to produce an exterior remodel for McDonald's located at 4720 Broadway. She presented a map, site plans, and elevations of the project. She stated the Playplace signage will be relocated to face Harrigan Court and a McDonald's sign will replace the existing Playplace sign currently located facing Broadway. The exterior renovation materials include stucco, parapet, fascia, signs, trellis, sunshade, and paint. Ms. Shealey summarized no changes to the footprint or parking spaces will be made; however, the parking lot will have repainted stripes.

On May 21, 2019, ARB conducted a preliminary review. On September 17, 2019, ARB reviewed and approved the final design of the proposed exterior modifications. Notices to property owners within a 200-foot radius were mailed and staff did not receive any postcards.

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

*Item # 8* Mayor Rosenthal read the following caption.

**Consideration of a second amendment to the Memorandum of Understanding with the Alamo Heights Independent School District to install an irrigation line on City Property at 1202 Townsend Avenue**

Ms. Shealey made a PowerPoint presentation that included background information and a map.

A motion for approval of the FY 2019-2020 operating budget was made by Councilmember Jessee. The motion was seconded by Councilmember Savage. A roll call was conducted: Ayes: Mayor Pro Tem Sharples and Councilmembers Lawson Jessee, Fred Prassel, Lynda Billa Burke and John Savage; Nays: none. The motion passed by unanimous vote.

A motion for approval of the 2019 property tax rate of \$0.386439, which is effectively an increase of 0.20% in the tax rate, was made by Councilmember Jessee. The motion was seconded by Mayor Pro Tem Sharples. A roll call was conducted: Ayes: Mayor Pro Tem Sharples and Councilmembers Lawson Jessee, Fred Prassel, Lynda Billa Burke and John Savage; Nays: none. The motion passed by unanimous vote.

A motion for approval to ratify the increase of the property tax revenue in the amount of \$147,128 reflected in the FY 2019-2020 budget, was made by Councilmember Jessee. The motion was seconded by Mayor Pro Tem Sharples and passed by unanimous vote.

*Item # 10* Mayor Rosenthal read the following caption.

**ORDINANCE NO. 2145**

**AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2018-19 ADOPTED ANNUAL BUDGET AND APPROVING THE TRANSFERS IN THE AMOUNT OF \$765,000 FROM THE GENERAL FUND TO STREET MAINTENANCE FUND, CAPITAL REPLACEMENT FUND, CAPITAL PROJECTS FUND, AND COMPREHENSIVE FUND TO EXECUTE ALL NECESSARY BUDGET DOCUMENTS AND ACCOUNTS NECESSARY TO COMPLETE THE BUDGET AMENDMENT**

Finance Director Robert Galindo made a PowerPoint presentation that included background information on the proposed budget amendment for FY 2018-2019.

Mr. Galindo reviewed the total revenue projections and projected total expenses for the current fiscal year and adopted budget. The budget amendment includes four transfers from the General Fund to the Street Maintenance Fund in the amount of \$300,000; Capital Replacement Fund in the amount of \$100,000; Capital Projects Fund in the amount of \$350,000; and to the Comprehensive Fund in the amount of \$15,000 for a total of \$765,000; a chart presented the adopted budget, budget amendment and totals.

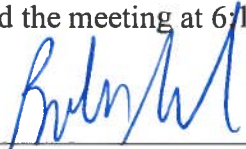
Mayor Rosenthal noted the decreased amount in expenditures and thanked City Manager Buddy Kuhn, Department Directors and staff for their efforts. Mr. Kuhn

thanked Finance Director Robert Galindo, Assistant to City Manager Marian Mendoza, Councilmember John Savage, staff and Council for all of their assistance and support.

A motion for approval of a budget transfer in the amount of \$765,000 to the Street Maintenance Fund, Capital Replacement Fund, Capital Projects Fund, and Comprehensive Fund was made by Mayor Pro Tem Sharples. 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 Councilmember Fred Prassel to adjourn the meeting. The motion was seconded by Councilmember Jessee and passed by unanimous vote. Mayor Rosenthal adjourned the meeting at 6:12 p.m.



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Bobby Rosenthal  
Mayor



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Jennifer Reyna  
City Secretary