

CITY OF ALAMO HEIGHTS
CITY COUNCIL
January 8, 2024

A regular meeting of the City Council of the City of Alamo Heights, Texas was held at the Council Chamber, located at 6116 Broadway, San Antonio, Texas, at 5:30 p.m. on Monday, January 8, 2024. A teleconference was held via Zoom; staff and meeting attendees were welcomed in the Council Chamber.

Composing a quorum were:
Mayor Bobby Rosenthal
Mayor Pro Tem Blake M. Bonner
Councilmember Karl P. Baker
Councilmember Lynda Billa Burke
Councilmember John Savage

Also attending were:
City Manager Buddy Kuhn
Assistant City Manager Phil Laney
City Attorney Frank J. Garza
Assistant to City Manager Jennifer Reyna
City Secretary Elsa T. Robles
Director of Finance Robert Galindo
Police Chief Rick Pruitt
Deputy Police Chief Cindy Pruitt
Fire Chief Michael Gdovin
Community Development Services Director Lety Hernandez
Public Works Director Pat Sullivan

Not attending:
Councilmember Lawson Jessee
Human Resources Manager Brenda Jimenez

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

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Item # 1 Approval of Minutes

Mayor Rosenthal asked City Council for a motion on the December 11, 2023 City Council Meeting minutes. Councilmember Lynda Billa Burke moved to approve the minutes as presented. The motion was seconded by Councilmember John Savage and passed by unanimous vote.

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Item # 2 Announcements

Mayor Rosenthal read the following caption.

a. Candidate Filing Period

City Secretary Elsa T. Robles announced the candidate filing period for the May 4, 2024 General Election is starting Wednesday, January 17, 2024 – February 16, 2024. Interested candidates can apply to serve a two-year term for Councilmember Place 3, Councilmember Place 4, and Councilmember Place 5. To qualify, the candidate should be a resident of the City of Alamo Heights for at least one year and be a registered voter. She stated applications, along with a \$100.00 filing fee should be turned in by 5:00 p.m. on February 16, 2024. Additional information is available on the City’s website and kiosk. Candidate packets are available at City Hall and on the website.

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Item # 3 Citizens to be Heard

No comments made.

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Items for Individual Consideration

Item # 4 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 913F, request of DeWitt of Adapt Architecture & Construction, applicant, representing Brooke Meabon, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 301 Lamont Ave in order to demolish 84% of the existing main structure’s roof, 62% of the existing street-facing south elevation, 63% of the existing street-facing east elevation, and 53% of the total exterior facing walls in order to renovate and add to the existing single-family residence with construction of a new detached garage

Community Development Services Department Director Lety Hernandez stated the Single-Family A property is located on a corner lot at 301 Lamont Ave, on the north side between Woodway Ln and Nacogdoches Rd. The applicant requests approval for a significance review of the existing main structure to demolish 84% of the existing main structure’s roof, 62% of the existing street-facing south elevation, 63% of the existing street-facing east elevation, and 53% of the total exterior facing walls and compatibility review of the proposed design in order to renovate and add to the existing single-family residence with construction of a new detached garage.

Ms. Hernandez stated a significance review was required due to the removal/encapsulation of more than 25% of the street-facing elevations – 62% (south) and 63% (east), removal/encapsulation of more than 50% percent of the framed structure of all exterior walls and/or roofs – 53% ext. walls and 84% of roof. She reviewed existing conditions, existing/proposed site plans, and demolition plan.

Ms. Hernandez presented the proposed site/roof plans, elevations, and floor/roof plans. The proposed main structure elevation is 26ft – 1-1/2 inches with stucco siding and a standing seam metal roof. The proposed detached garage proposed height is 19ft – 2-1/2 inches, also with stucco siding and a standing seam metal roof to match the main structure.

In terms of policy analysis, Ms. Hernandez noted the proposed lot coverage is 26.2% of the maximum allowed of 40% in a SF-A zone. Due to the preservation of the main structure and the one-story accessory structure, applicant would be allowed a .50, but are requesting .353. She continued to review the existing and proposed streetscape.

The project is currently completing the plan review process. On December 19, 2023, the Architectural Review Board (ARB) conducted a significance and compatibility review. They voted unanimously to declare the existing main structure as not significant and recommended approval of the proposed design as compatible.

Ms. Hernandez stated public notifications were mailed to property owners within a 200-foot radius. Notices were posted on the City’s website and on the property. Staff received four responses in support and none in opposition.

Councilmember Billa Burke moved to approve ARB Case No. 913F as presented. The motion was seconded by Councilmember Savage and passed by unanimous vote.

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Staff Reports

Item # 5 Mayor Rosenthal read the following caption.

Notice of Intent to demolish a portion of the existing academic building and reconstruction of the academic building on the property located at 6900 Broadway St.

Ms. Hernandez stated the property is zoned Single-Family A and is located at 6900 Broadway St, on the east side between E. Fair Oaks Pl. and Castano Ave. Owner intends to demolish and reconstruct the existing academic building.

Mr. Eric Baumgartner, of LPA Architects representing Alamo Heights ISD (AHISD), stated this project was part of the 2023 AHISD Bond issuance that was passed. AHISD proposes to demolish the existing academic building built in the 1950’s. The proposed building has a slightly decreased footprint and an increased square footage of about 30% due to the addition of a third floor. He reviewed the demolition plan of the existing building and stated the project will take about two years to complete. Part of the project plan includes portable buildings housing 70 classrooms. They will be located south and west of the existing high school campus along Castano, primarily over the soccer field & parking lot in the southwest corner.

Mr. Baumgartner continued with the presentation and stated they are aiming to maintain as many heritage oak trees as possible. Additionally, to keep the historical integrity of the high school, the new building will match a lot of the materiality and proportions of other existing

buildings on the campus while adding a third story. It will be set back 10 feet from the perimeter of the original building to minimize its impact/presence at Broadway and Castano.

Ms. Hernandez stated the proposed project will require a preliminary & demolition ARB review, scheduled for the January 16, 2024 meeting. The project will also require a specific use permit. City Council will review the project once ARB and the Planning & Zoning Commission submit their recommendations.

Mayor Rosenthal commented no discussion/action was needed at this time since it was only a notice of intent. Council briefly discussed the project regarding parking arrangements, possible lane closures, and drop off points during construction.

AHISD Construction Manager Mike Hager explained, contractors will be located at off-site parking. The district will coordinate with other locations, such as surrounding churches, etc., for additional off-site parking for students/staff. He advised after project completion, the campus will have approximately 100 additional parking spots. Mr. Hager stated most of the project work will be contained on campus and didn't anticipate any lane closures on any streets except when installing some utility connections. He added the main drop off point will probably be relocated to Fair Oaks on the northside of the campus.

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Closed Session

Item # 6 Mayor Rosenthal read the following caption.

Executive Session as authorized by the Texas Government Code Section 551.071 (consultation with attorney) to discuss the employment, evaluation, contract and duties of the City Manager.

The City Council of the City of Alamo Heights convened into Closed Executive Session at 5:46 p.m. and reconvened in Open Session at 5:54 p.m. in accordance with the Texas Open Meetings Act, Texas Government Code, *Section §551.071 (Consultation with Attorney)*.

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Open Session

Item # 7 Mayor Rosenthal read the following caption.

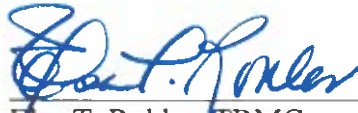
Discussion and possible action resulting from Executive Session

Councilmember Billa Burke moved to authorize the City Attorney to amend the current City Manager contract and authorize the Mayor to execute that amendment as discussed in Executive Session. The motion was seconded by Mayor Pro Tem Bonner and passed by unanimous vote.

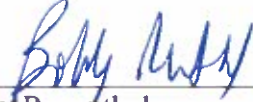
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With no further business to consider, Mayor Pro Tem Bonner moved to adjourn the meeting at 5:55 p.m. The motion was seconded by Councilmember Baker and passed by unanimous vote.

PASSED AND APPROVED THIS 22nd DAY OF JANUARY, 2024.



Elsa T. Robles, PRMC
City Secretary



Bobby Rosenthal
Mayor