

CITY OF ALAMO HEIGHTS
CITY COUNCIL
January 24, 2022

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 24, 2022. 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 Tempore Lynda Billa Burke
Councilmember Lawson Jessee
Councilmember Wes Sharples
Councilmember Blake M. Bonner
Councilmember John Savage

Also attending were:
City Manager Buddy Kuhn
Assistant City Manager Phil Laney – Via Zoom
Community Development Services Director Lety Hernandez
City Attorney Frank J. Garza
Assistant to City Manager Jennifer Reyna – Via Zoom
City Secretary Elsa T. Robles
Director of Finance Robert Galindo – Via Zoom
Police Chief Rick Pruitt
Human Resources Manager Brenda Jimenez – Via Zoom
Deputy Police Chief Cindy Pruitt
Public Works Director Pat Sullivan – Via Zoom
Fire Deputy Chief John Massey
Fire Deputy Chief Allen Ottmers

Absent was:
Fire Chief Michael Gdovin

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Mayor Bobby Rosenthal opened the meeting at 5:33 p.m.

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Item # 1 Approval of Minutes

Mayor Bobby Rosenthal asked City Council for a motion to approve the January 10, 2022 City Council Meeting minutes. Mayor Pro Tem 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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following revisions: raising the ridge height to 25ft by increasing the pitch height on the upper and lower roofs with gable treatment to match the main residence while meeting the current looming standards that are required for the property. The proposed placement of the garage with increased height would require more of a side-yard setback if they choose to make the proposed revision. Staff will review again prior to permitting. At this time the applicant does comply with City policies and regulations.

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 one response in support and none in opposition.

Councilmember Lawson Jessee moved to approve ARB Case No. 869F as requested. The motion was seconded by Councilmember Savage and passed by unanimous vote.

Item # 5 Mayor Rosenthal read the following caption.

Discussion and possible action for a license agreement for 10 parking spaces between the City of Alamo Heights and Damien Watel, owner of Broadway Eats 6106 LLC

City Manager Buddy Kuhn reminded Council they approved a parking license agreement with Mr. Damien Watel, owner of BISTR09, on April 8, 2019. Mr. Kuhn stated Mr. Watel requested to continue the license agreement for 10 employee parking spaces behind City Hall. The current lease has expired and there are no proposed changes to the 2019 agreement terms.

The City retains first rights to the parking lot for meetings, elections, and other events. Any scheduled dates are worked in advance with the licensee. The parking spaces can only be used after 5:00 p.m. Mr. Kuhn stated BISTR09 was a good tenant and no issues had been reported. The agreement includes indemnification and insurance. It is good for one year and has renewal options. Either party can cancel the agreement after providing a 10-day notice.

The City engages in license agreements for various items. Mr. Watel agrees with the terms and conditions of the proposed agreement which is solely with BISTR09 and is non-transferrable. The agreement was reviewed by the City Manager and City Attorney. There is a fee of \$150.00 per quarter, in advance, for a total of \$600.00 annually. A fee is required for license agreements as outlined under the Texas Constitution.

Mayor Pro Tem Billa Burke moved to approve the license agreement for 10 parking spaces between the COAH and Mr. Damien Watel. The motion was seconded by Councilmember Bonner and passed by unanimous vote.

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Staff Reports

Mayor Rosenthal announced Item # 7 would be heard next.

Item # 7 Mayor Rosenthal read the following caption.

Staff report on the results of the Montclair Avenue traffic survey and a discussion on various traffic calming solutions for future consideration

Chief of Police Rick Pruitt this was to inform Council of the traffic survey results for the 100 & 200 blocks of Montclair. The presentation will provide steps to develop a profile of vehicle driving behaviors, consider neighborhood recommendations, and initiate traffic calming remedies deemed appropriate for the situation.

Police Chief Pruitt reviewed the 24hr traffic survey findings and explained 902 vehicles traveled in the 100 blk. of Montclair and 941 vehicles traveled in the 200 blk of Montclair with speeds averaging from ≤ 25 mph to > 45 mph.

100 blk. Montclair	Total Veh	≤ 25 mph	26 – 35 mph	36 – 45 mph	> 45 mph
85 th Percentile Speed – 25.5 mph	902	739	162	0	1
Avg Speed – 20.5 mph		81.9%	18.0%	0.0%	0.1%
10 mph Pace Speed – 16- 25 mph					
Number in Pace – 592					
Percentage in Pace – 65.5%					
200 blk. Montclair					
85 th Percentile Speed – 27.5 mph	941	705	224	9	3
Avg Speed – 22 mph		75.0%	23.8%	0.9%	0.3%
10 mph Pace Speed – 16- 25 mph					
Number in Pace – 579					
Percent in Pace – 61.5%					

Police Chief Pruitt identified vehicles are traveling at a higher rate of speed in the 200 blk. of Montclair. Drivers may use it as an alternate route to enter or cross Austin Hwy. He stated the 100. blk of Montclair can be managed through police enforcement, but other options are being explored to address speeding on the 200 blk. of Montclair. By practicing traffic profiling steps, he maintains open communication with concerned parties and listens to proposed solutions. The use of a radar survey and a mark vehicle will be used to identify the problem. If radar survey results deem necessary, a mechanical survey can be used. Staff will then evaluate the mechanical survey and determine an appropriate solution.

Other traffic calming options include stop signs; however, they are not recommended for speed control and results are questionable. Even though stop signs are the most affordable option, they could divert traffic to other streets and cause the same issues.

Police Chief Pruitt explored the option to install speed notification signs. The signs provide instant feedback to drivers and compliance is usually instantaneous. They are easy to relocate and have programable message features. Costs range from \$3,250 each (solar) to \$3000 - \$5,500 for two battery or rechargeable signs. He stated there is currently money in the budget to purchase four signs.

Speed humps are another option that is frequently requested; however, they have some drawbacks. They create uncomfortable travel routes and increase noise. Speed humps are also known to delay emergency response vehicles. Speed humps require continuous maintenance/re-painting and require warning signs and/or pavement markings. The cost for speed humps will vary. Rubber cushion speed humps cost approximately \$112,000 for two blocks and require additional costs for warning signs, pavement markings, road preparation and installation. Parabolic asphalt concrete humps are also an option; however, they can cause some liabilities and should be discussed with the City Attorney and Texas Municipal League (TML) if Council selects this option.

Police Chief Pruitt reviewed pictures of established speed humps on Claywell Drive. He recommended studying the traffic calming effects in this area to evaluate if speed humps are effective in slowing traffic. He will report his findings to City Council at a future meeting. Police Chief Pruitt advised the installation of speed humps deserve a lot of consideration and planning should Council decide to proceed. A plan similar to the street maintenance plan may be considered.

Police Chief Pruitt stated police presence will be enforced on Montclair until City Council decides which option to choose. His recommendation is to establish electronic speed notification signs which can be relocated as needed.

Mayor Rosenthal shared he abides by speed notification signs daily which are effective in slowing traffic down. Council agreed notification signs may be a better option and didn't think a speed hump study on Claywell was necessary.

City Manager Buddy Kuhn stated the study would provide valuable data on the effectiveness of speed humps and help Council make a better decision since residents request these frequently. The study will also help establish a speed hump policy similar to the City of San Antonio. Mr. Kuhn asked Council for direction. If they decided to purchase notification signs, he suggested establishing them on Harrison Avenue and Montclair Street which are the two streets citizens complain about.

After some discussion, Council decided electronic notification signs were the best option to calm traffic. Police Chief Pruitt stated he could get the signs in place in less than 30 days. Mr. Kuhn added staff would provide a report on the Claywell speed humps study at a future Council meeting.

Before moving on to the next item, Mayor Rosenthal asked if any one wished to speak on this item. Mr. Angel Gonzales, resident, spoke via Zoom audio. He thanked the Alamo Heights Police Department and everyone involved in helping to find solutions to address speeding on his street.

Item # 6 Mayor Rosenthal read the following caption.

Notice of Intent for addition of Argyle Hall to the existing main structure located at 934 Patterson, also known as The Argyle Club

Mr. Jeff Rochelle, President of the Argyle Club, stated the structure has been consistently renovated for the past two decades. He provided some background and history on the building considered to be the oldest existing structure in Alamo Heights. He and Biomedical Research Institute, is requesting approval for an addition to the building. The proposed addition will accommodate future events and will help eliminate outdoor tents currently being used. The tents pose liabilities, and safety/nuisance concerns in the neighborhood. Mr. Rochelle stated the addition request includes a 20ft rear setback variance. Parking accommodations have been discussed and they plan to offer off-street and valet parking for guests. He reviewed additional site plans and stated their purpose today was to inform Council regarding their intentions and seek the opportunity to start the process.

Mayor Rosenthal offered the opportunity for citizens to speak on this item.

Ms. Anne McGlone, resident, stated this was a large commercial structure located in a residential neighborhood which creates noise, traffic issues, and congestion. She stated she is tired of the continued expansion and with the addition of space, they will have even more events causing issues for the neighbors.

Mr. Mike McGlone, resident, stated this has been a long slow steady increase to the structure. In his opinion, additional space will cause additional parking issues in front of their house and on their street.

Mr. Forest Word, resident, shared the Argyle has always been a good neighbor. He stated the Argyle has taken the initiative to divert delivery trucks and guests off the street. Mr. Word added he is in favor of the addition to the structure.

City Attorney Frank Garza stated he spoke with Mr. Daniel Ortiz, attorney representing the Argyle, and informed him the proposed project is a non-conforming use of the property because it is located in a residential zoning district. Mr. Garza recommended Council discuss the proposed project in executive session. Council agreed.

Closed Session

Mayor Rosenthal read the following caption.

Executive Session per Section 551.071 (consultation with attorney) to discuss Notice of Intent for addition of Argyle Hall

The City Council of the City of Alamo Heights convened into Executive Session at 6:40 p.m. and reconvened in Open Session at 6:55 p.m. in accordance with the Texas Open Meetings Act, Texas Government Code, *Section §551.071 (Consultation with Attorney)*, and *§551.074 (Personnel Matters)*.

Open Session

Mayor Rosenthal read the following caption.

Discussion and possible action resulting from Executive Session

No action taken.

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Closed Session

Item # 8 Mayor Rosenthal read the following caption.

Executive Session per Section 551.071 (consultation with attorney) to discuss Broadway infrastructure construction

The City Council of the City of Alamo Heights convened into Executive Session at 6:56 p.m. and reconvened in Open Session at 7:31 p.m. in accordance with the Texas Open Meetings Act, Texas Government Code, Section §551.071 (Consultation with Attorney), and §551.074 (Personnel Matters).

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Open Session

Item # 9 Mayor Rosenthal read the following caption.

Discussion and possible action resulting from Executive Session

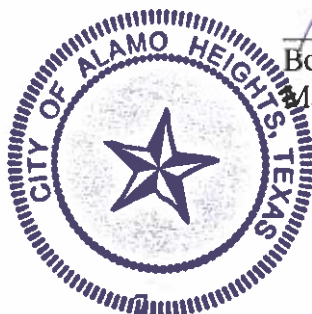
No action taken.

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With no further business to consider, Councilmember Bonner moved to adjourn the meeting at 7:31 p.m. The motion was seconded by Councilmember Sharples and passed by unanimous vote.

PASSED AND APPROVED THIS 14th DAY OF FEBRUARY, 2022.


Elsa T. Robles, TRMC
City Secretary




Bobby Rosenthal
Mayor