

CITY OF ALAMO HEIGHTS
CITY COUNCIL
June 14, 2021

A regular meeting of the City Council of the City of Alamo Heights, Texas was held at the Council Chambers, located at 6116 Broadway, San Antonio, Texas, at 5:30 p.m. on Monday, June 14, 2021. A teleconference was held via Zoom; staff and meeting attendees were welcomed in the Council Chambers.

Composing a quorum were:
Mayor Bobby Rosenthal
Mayor Pro Tempore Lynda Billa Burke
Councilmember Lawson Jessee
Councilmember Blake M. Bonner
Councilmember John Savage

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

Absent were:
Councilmember Wes Sharples
Fire Chief Michael Gdovin

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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 a motion to approve the May 24, 2021 Council Meeting minutes. Councilmember Lawson Jessee 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. Strategic Action Plan Workshop, June 23, 2021

City Secretary Elsa T. Robles announced the City of Alamo Heights will hold a Strategic Action Plan Workshop on Wednesday, June 23, 2021 at 8:30 a.m.

b. Cancellation of July 12, 2021 Council Meeting

Ms. Robles announced the July 12, 2021 regular Council meeting is cancelled in preparation for a budget workshop scheduled for Wednesday, July 14, 2021 at 8:30 a.m.

c. Fiesta Medals

Assistant to City Manager Jennifer Reyna announced the 2020 Alamo Heights Fiesta medals are available for pick up at City Hall. The public was informed through several avenues including: June Newsletter, Facebook, Twitter, and City Website.

d. 4th of July Parade

Ms. Reyna announced the 4th of July Parade is scheduled for Saturday, July 3rd at 10:00 a.m. It will assemble around 9:45 a.m. and will start at Estes and Patterson; ending at Cathedral Park with patriotic songs and refreshments.

Mayor Rosenthal added the parade had been moved to July 3rd because another event is scheduled at Cathedral Park on July 4th.

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Item # 3 Citizens to be heard

Ms. Maggie Houston, resident, shared her concerns with children walking to and from school in the rain on the streets without accessible sidewalks. She suggested the City find a solution and to address this issue. Ms. Houston stated Broadway Avenue is getting overcrowded with vehicles and asked the City to reconsider reducing the car lanes on Broadway with the upcoming improvement project.

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Items for Individual Consideration

Item # 4 Mayor Rosenthal read the following caption.

ORDINANCE NO. 2173

AN ORDINANCE AUTHORIZING THE ISSUANCE, SALE AND DELIVERY OF \$13,170,000 IN AGGREGATE PRINCIPAL AMOUNT OF "CITY OF ALAMO HEIGHTS, TEXAS GENERAL OBLIGATION BONDS, TAXABLE SERIES 2021"; SECURING THE PAYMENT THEREOF BY AUTHORIZING THE LEVY OF AN ANNUAL AD VALOREM TAX; AND APPROVING AND AUTHORIZING THE EXECUTION OF A PAYING AGENT/REGISTRAR AGREEMENT, AN OFFICIAL STATEMENT, AND ALL OTHER INSTRUMENTS AND PROCEDURES RELATED THERETO

Financial Advisor Anne Burger Entrekin from Hilltop Securities presented on the General Obligation Bond issuance status. She highlighted the AAA credit rating given to the City of Alamo Heights from Standard & Poor's Credit Agency (S&P) and congratulated staff for their hard work to attain this credit rating.

Ms. Burger Entrekin stated six competitive bids were received for the GO bonds. Frost Bank was the winning bid with a 2.091% True Interest Cost (TIC). After the bids were received, the bonds were re-amortized, as a result, the TIC dropped to 2.08%.

In comparing projections to actual results, Ms. Burger Entrekin noted the projected par amount of the Series 2021 GO Bonds was \$13,250,000. The actual Series 2021 GO Bonds resulted in \$13,170,000. True Interest Cost (TIC) decreased by 105 basis points or 33.5%. The Total Debt Service decreased from \$2,439,360 or 12.9%. Future Debt Capacity increased by an average of \$174,130 annually. Ms. Burger Entrekin stated the Bond Buyer's Index (BBI) was 2.44% on March 4th and has since dropped to 2.07% as of June 10th.

In closing, Ms. Burger Entrekin stated the recommendation was for the City to approve the bid from the purchaser, Frost Bank. The proposed debt service structure, reflecting the bid from Frost Bank, optimized the current interest rate environment while preserving future capacity and flexibility. She thanked City Manager Buddy Kuhn, Finance Director Robert Galindo, City staff, and Mr. Tom Spurgeon of McCall, Parkhurst & Horton L.L.P for all their efforts in making it a successful process and transaction.

Councilmember Savage moved to approve Ordinance No. 2173 authorizing the issuance, sale, and delivery of \$13,170,000 in aggregate principal amount of "City of Alamo Heights, Texas General Obligation Bonds, Taxable Series 2021 as presented. The motion was seconded by Mayor Pro Tem Lynda Billa Burke and passed by unanimous vote.

Item # 5 Mayor Rosenthal read the following caption.

Approving a professional services agreement with CE Group, Inc. for the planning efforts of the City's Centennial Celebration and authorizing the City Manager to negotiate and execute a contract for such services

Assistant to City Manager Jennifer Reyna stated the City of Alamo Heights will turn 100 years in June 2022. To commemorate this event, the City is planning a centennial celebration the week of October 4th – 9th, 2022, kicking it off with National Night Out. To help plan the event, staff requests Council consider utilizing the professional services of CE Group, Inc.

Ms. Reyna shared some background on CE Group, Inc. They are a local marketing firm who has been in business for over 30 years and has successfully managed several local events. The most recent was the 2021 NCAA Women's Final Four event.

The event will be planned in two phases. Phase 1 will consist of providing strategic guidance and consulting to develop plans, strategizing the schedule of events, and consideration if a community-led committee is necessary.

Phase 2 will consist of event and production logistics, public relations and marketing, social media marketing, event identify, and event collateral. The details will be outlined to include creation of all marketing materials and logo. A proposal for Phase 2 will be presented and considered at a future Council meeting.

Staff will work closely with CE Group, Inc. to make this event a success. CE Group, Inc has an excellent relationship with the community. They deliver exceptional professional services for successful city-wide events.

Appropriations of \$6,500 is designated in the FY 2021 budget and is sufficient to cover the Phase 1 proposal cost.

Councilmember Blake M. Bonner moved to approve a professional services agreement with CE Group, Inc. as requested. The motion was seconded by Councilmember Jessee and passed by unanimous vote.

Item # 6 Mayor Rosenthal read the following caption.

RESOLUTION NO. 2021R-131

A Resolution granting a two (2) year contract extension to TxTow Corp. dba Texas Towing for vehicle towing and storage service

Police Chief Rick Pruitt stated the current contract with Texas Towing is about to expire. The COAH entered into a three-year contract with TxTow Corp dba Texas Towing on July 23, 2018 which provides for a two-year extension with City Council approval. He stated Deputy Chief Cindy Pruitt conducted all the inspections and confirmed Texas Towing fulfilled all contract provisions. Texas Towing meets or exceeds the requirements of all regulatory State agencies. No complaints against Texas Towing were received during the current contract term.

Police Chief Pruitt stated the proposed action is consistent with COAH's efforts to provide safe roadways, remediate accident scenes, prevent obstruction of roadways by traffic hazards, and provide safe storage of vehicles coming under our control.

During the period of July 2018 to March 2021, there were 1,248 vehicle tow incidents. The agreed percentage share paid to the COAH was \$65,345.00. Texas Towing is not proposing an increase to the 2018 fee schedule unlike other towing service companies.

Police Chief Pruitt noted the City Attorney prepared the proposed resolution and City Manager Buddy Kuhn reviewed the proposed contract.

After discussion, Mayor Pro Tem Billa Burke moved to approve a two-year contract extension with TxTow Corp. dba Texas Towing as presented. The motion was seconded by Councilmember Savage and passed by unanimous vote.

Item # 7 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 842F, request of Daniel and Tiffany Long, owners, for the significance review of the existing main structure and compatibility review of the proposed design located at 247 Montclair in order to demolish 58% of the existing street-facing façade and add on to the single-family residence with detached garage under Demolition Review Ordinance No. 1860

Assistant City Manager/Community Development Services Department Director, Nina Shealey stated the 2F-C zoned property is located at Montclair Avenue at the intersection of Kokomo. The applicant requests 2nd floor and front addition. She reviewed the proposed site plan.

Ms. Shealey stated the Board of Adjustment (BOA) reviewed and approved setback and looming variances on May 5, 2021. She reviewed the property elevations and roof plan. The proposed building height is 20' 1 ¼" with vertical wood siding and a standing seam metal roof.

In terms of policy analysis, Ms. Shealey noted the existing total lot coverage is 39% and the proposed lot coverage is 41% under the maximum allowed in a 2F-C zone.

Staff reviewed the request and found no historical or architectural significance. The Architectural Review Board (ARB) also reviewed this case on May 18, 2021 and found no significance. The ARB recommended approval of demolition and proposed plan.

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 two responses in support, and no other responses on this case.

Councilmember Savage moved to approve ARB Case No. 842F as requested. The motion was seconded by Mayor Pro Tem Billa Burke and passed by unanimous vote.

Item # 8 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 846F, request of Elizabeth Haynes, Architect, of Elizabeth Haynes Architecture, representing Nic Abbey Luxury Homes, owner, for the compatibility review of the proposed design located at 237 Abiso in order to construct a new single-

**family residence with detached garage under Demolition Review
Ordinance No. 1860**

Ms. Shealey stated the property zone SF-B is located at Abiso and the corner of Arbutus. She noted Council approved the demolition of the existing structure in late 2020. The request is to construct two new single-family homes. She reviewed the proposed site plan for the first construction, the property elevations, and roof plan. The proposed building height is 25' 8" with board and batten Hardie siding and a standing seam metal roof.

Ms. Shealey reviewed elevations and renderings of both proposed constructions side by side for comparison. She noted each home will have their own designs and character.

In terms of policy analysis, Ms. Shealey stated the lot is currently undeveloped. The proposed lot coverage is 39% under the maximum 40% allowed in a SF-B zone. The proposed floor to area ration is 46% which is above the maximum of 45%; however, they received a 2% bonus for a proposing single-story garage.

The Architectural Review Board (ARB) reviewed this case on May 18, 2021 and recommended approval of the plan as presented.

Staff mailed public notifications to property owners within a 200-foot radius. Notices were posted on the City's website and on the property itself. Staff received two responses in support, and no other responses for this project.

Mayor Pro Tem Billa Burke moved to approve ARB Case No. 846F as requested. The motion was seconded by Councilmember Jessee and passed by unanimous vote.

Item # 9 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 847F, request of Elizabeth Haynes, Architect, of Elizabeth Haynes Architecture, representing Nic Abbey Luxury Homes, owner, for the compatibility review of the proposed design located at 239 Abiso in order to construct a new single-family residence with detached garage under Demolition Review Ordinance No. 1860

Ms. Shealey stated this was the sister property of the previous case. It is also zoned SF-B and is the corner lot located at Abiso and Arbutus. She reviewed the proposed site plan for the second construction, the property elevations, and roof plan. The proposed building height is 24' 6 1/2" with horizontal board and batten Hardie siding with a standing seam metal roof.

Ms. Shealey reviewed elevations and renderings of the proposed construction. In terms of policy analysis, the proposed lot coverage is 39% under the maximum 40% allowed in a SF-B zone. The proposed floor to area ration is 49% which is above the maximum of 45%; however, they received a 2% bonus for a single-story garage and 2% bonus for side entry garage.

The Architectural Review Board (ARB) reviewed this case on May 18, 2021 and recommended approval of the plan as presented.

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 two responses in support, and no other responses for this project.

Councilmember Jessee moved to approve ARB Case No. 847F as requested. The motion was seconded by Councilmember Bonner and passed by unanimous vote.

Item # 10 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 843F, request of Sara Flowers of LPA Design Studios, applicant, representing the Alamo Heights Independent School District (AHISD), owner, for the significance review of the existing main structure located at 6801 Broadway in order to demolish 100% of the existing main and accessory structures under Demolition Review Ordinance No. 1860

Ms. Shealey stated the MF-D zoned property is located at on the corner of Broadway between Tuxedo and Castano. The property is across the street from the Alamo Heights High School. The request is for 100% demolition. She reviewed pictures of the current structure.

In terms of policy analysis, staff found no historical or architectural significance. The Architectural Review Board (ARB) reviewed this case on May 18, 2021. ARB made a motion for "no significance"; however, no one seconded the motion and the case failed. Since the ARB took no action, the case automatically goes before the City Council for consideration.

Staff mailed public notifications 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 no other responses for this project.

Mr. Mike Hagar, Assistant Superintendent of Business/Finance at Alamo Heights Independent School District (AHISD), stated the two properties presented for consideration were purchased a year ago by AHISD. He explained the properties are to be incorporated into the AHISD master plan in two phases. At this time, the intention is to demolish the structures and maintain the two vacant lots until a decision is made on how to develop them. Mr. Hagar added additional parking for the school could be an option.

Councilmember Jessee asked if the properties would have to be rezoned for future development. Mr. Hagar noted per the Attorney General's opinion, school districts were exempt from zoning laws. Mr. Hagar added ISDs have the right to build on any zone as long as they follow building codes.

Ms. Shealey clarified it would depend on the use of the property and stated additional school buildings would be allowed in any zoning district; however, a parking lot is not. The property would have to be rezoned.

Councilmember Jessee moved to approve ARB Case No. 843F as requested. The motion was seconded by Mayor Pro Tem Billa Burke and passed by unanimous vote.

Item # 11 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 844F, request of Sara Flowers of LPA Design Studios, applicant, representing the Alamo Heights Independent School District (AHISD), owner, for the significance review of the existing main structure located at 6815 Broadway in order to demolish 100% of the existing main and accessory structures under Demolition Review Ordinance No. 1860

Ms. Shealey stated this was the second request from AHISD. This property is also zoned MF-D. It is also located at on Broadway between Tuxedo and Castano, directly across the Alamo Heights High School. The request is for 100% demolition. She reviewed photos of the current structure.

In terms of policy analysis, staff found no historical or architectural significance. As in the previous case, the Architectural Review Board (ARB) reviewed this request on May 18, 2021. A motion was made for “no significance”; however, with no one to second the motion, the case failed. The ARB did not act on this request; therefore, the case automatically goes before the City Council for consideration.

Staff mailed public notifications to property owners within a 200-foot radius. Notices were posted on the City’s website and on the property. Staff received two responses in support, and no other responses for this case.

With no one to speak on the item, Councilmember Jessee moved to approve ARB Case No. 844F as requested. The motion was seconded by Councilmember Bonner and passed by unanimous vote.

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Staff Reports

Item # 12 Mayor Rosenthal read the following caption.

Notice of Intent to demolish existing multi-family buildings located on 111, 119, 131, and 135 Katherine Ct and construct a new 28,855 sq ft three-story multi-family building

Mr. Trebes Sasser, Jr. of Ridgemont Properties stated they identified an opportunity to construct a 3-story multi-family development on Katherine Ct. and set the tone for future development in the City. He stated he is working with Creo Architecture on this project.

Mr. Kris Feldmann, Design Principal with Creo Architecture, stated the property consists of two lots off Broadway on Katherine Ct. He noted there were opportunities to reconstruct or renovate older structures within the City and added this was a great example. He reviewed proposed site plans and stated they met all height and setback building code limits.

Mr. Feldmann shared the applicant's goal is to maintain the character of the street with the new development. The proposal includes 40 units consisting of studios, 1-bedroom, and 2-bedroom units. The proposed parking count is one per "bed", with an additional 7 spaces. To create a strong sense of community, the complex will include a fountain courtyard and an amenity deck.

Mr. Sasser added the intent of the proposed development is for it to become part of the Alamo Heights community. This will be accomplished with multiple "walk-ups" to various units facing Katherine Ct. as well as the open space in front of the units. Mr. Sasser reiterated the development is meant to complement the community and set the bar for future development.

Mayor Pro Tem Billa Burke stated she liked the proposal and suggested they consider including a dog/pet area within the complex.

Councilmember Bonner agreed with Mayor Pro Tem Billa Burke and shared his first home in the City was on Katherine Ct. He stated he liked what the applicant was proposing and would like to see more of this type of development in the City. He suggested they implement as much greenspace as possible.

Councilmember Jessee inquired if the proposed parking complied with the City's landscaping requirements. Ms. Shealey reminded Council the project proposal was in its preliminary stages and a full analysis has not been completed. Mayor Pro Tem Billa Burke suggested the possibility of installing charging stations for electric cars.

After some discussion, Council concurred the project proposal was a great opportunity for the City of Alamo Heights.

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With no further business to consider, Councilmember Bonner moved to adjourn the meeting at 6:39 p.m. The motion was seconded by Councilmember Jessee and passed by unanimous vote.


Elsa T. Robles, TRMC
City Secretary


Bobby Rosenthal
Mayor

