

CITY OF ALAMO HEIGHTS

CITY COUNCIL

June 27, 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, June 27, 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 Tem Lawson Jessee
Councilmember Blake M. Bonner
Councilmember Wes Sharples
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 – Via Zoom
City Secretary Elsa T. Robles
Director of Finance Robert Galindo
Police Chief Rick Pruitt
Fire Chief Michael Gdovin
Community Development Services Director Lety Hernandez
Public Works Director Pat Sullivan – Via Zoom
Human Resources Manager Brenda Jimenez – Via Zoom
Deputy Police Chief Cindy Pruitt

Absent:

Councilmember Lynda Billa Burke

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

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Mayor Rosenthal welcomed Boy Scout in attendance from Troop 809 working on his citizenship and community badge.

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Item # 1 Approval of Minutes

Mayor Bobby Rosenthal asked City Council for a motion on the June 13, 2022 City Council Meeting minutes. Mayor Pro Tem Lawson Jessee moved to approve the minutes as presented. The motion was seconded by Councilmember Wes Sharples and passed by unanimous vote.

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Item # 2 Announcements

Mayor Rosenthal read the following caption.

a. City of Alamo Heights’ 100th Anniversary, June 20, 2022

City Manager Buddy Kuhn stated the City had recently turned 100 years old on June 20th. To celebrate this milestone, the City is planning celebratory events in October with better weather conditions and avoid families being gone on summer vacations. The goal is to have a successful turnout for the events. He stated more information would be available on the City’s website, newsletters, and social media outlets as the date gets closer. Staff will be providing Council with an update soon.

b. Annual 4th of July Parade, Monday, July 4, 2022

Mr. Kuhn announced the 52nd Annual 4th of July Parade is scheduled for Monday, July 4th at 10:00 a.m. It will take the same route as in previous years starting at Estes & Patterson and ending at Cathedral Park. After the parade, Former Councilmember Fred Prassel will lead the community in patriotic songs and refreshments will be provided.

c. Cancellation of July 11, 2022 Council Meeting

Mr. Kuhn announced as customary, the July 11th Council meeting is cancelled to allow staff to prepare for the budget work shop on July 13th.

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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. 882F, request of Robert Benke of Greenlife Construction, applicant, representing Retama Funding LLC, owner, for the compatibility review of the proposed design located at 260 Retama in order to construct a new single-family residence with attached accessory structure

Community Development Services Department Director Lety Hernandez stated the Single-Family A zoned property is located at 260 Retama, on the south side between Vanderhoeven and N. New Braunfels. The applicant requests approval of a compatibility review of a new single-family residence with attached garage.

Ms. Hernandez stated a significance review was conducted by the Architectural Review Board (ARB) on November 30, 2021 where they declared the main structure as not significant. City Council approved the board's recommendation at their December 13, 2021 meeting. No plans were submitted for a replacement structure at the time of the request for demolition review.

Ms. Hernandez reviewed the site plan and tree table illustrating trees that will be removed in the rear of the property. She presented the proposed site/roof plans, elevations, and floor/roof plans. The proposed main structure elevation is 31ft 5 inches with board and batten, painted brick, and a composition shingle roof.

In terms of policy analysis, Ms. Hernandez noted the proposed lot coverage is 33.1% of the maximum allowed of 40% in a SF-A zone. The proposed floor area ratio is 44.6%. The applicant is allowed the maximum of 47% due to a rear alley access to the required parking.

On June 21, 2022, the Architectural Review Board voted unanimously to recommend approval of the design as compatible.

Ms. Hernandez reviewed the current/proposed streetscapes and renderings. She 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 no responses in support or in opposition.

Mayor Pro Tem Lawson Jessee moved to approve ARB Case No. 882F as presented. The motion was seconded by Councilmember Blake M. Bonner and passed by unanimous vote.

Item # 5 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 884F, request of Collin Stone of CR Stone Construction LLC, applicant, representing Navami Designs LLC, owner, for the compatibility review of the proposed design located at 119 Grant in order to construct a new single-family residence with detached accessory structure

Ms. Hernandez presented the Single-Family A zoned property located at 119 Grant, on the north side between Morton and Patterson. The applicant requests approval of a compatibility review in order to construct a new single-family residence with detached garage.

Ms. Hernandez stated the ARB considered the request for compatibility on June 21, 2022. She noted there has never been a structure on the property in question and reviewed the existing conditions, property survey, proposed site plan, elevations, and roof plan. The proposed main structure elevation is 25ft 3-7/8 inches with stucco, limestone, and a standing seam metal & TPO roof. Ms. Hernandez reviewed the garage elevations with a proposed height of 17 inches composed of stucco and a standing seam metal roof.

In terms of policy analysis, Ms. Hernandez noted the proposed lot coverage is 35.5% of the maximum allowed of 40% in a SF-A zone. The proposed floor area ratio is 46.5%. The applicant is allowed the maximum of 47% due to the 1-story accessory bonus.

On June 21, 2022, the Architectural Review Board voted unanimously to recommend approval of the design as compatible.

Ms. Hernandez reviewed the proposed streetscape and renderings. She 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 3 responses in support and none in opposition.

Mayor Rosenthal opened the floor for public comments on this item.

Mr. Claude Koontz, resident, stated he was in favor of the project; however, he was concerned the height of the proposed north elevation may change in order to save a tree on the property and may cause looming issues for neighbors.

Assistant City Manager Phil Laney stated staff will review the final plans to ensure they are consistent with the plans initially submitted.

Councilmember Bonner moved to approve ARB Case No. 884F as presented. The motion was seconded by Councilmember Sharples and passed by unanimous vote.

Item # 6 Mayor Rosenthal read the following caption.

Public Hearing – Planning and Zoning Case No. 423. A request to rezone a portion of the properties identified as CB 4050, BLK 63, LOT 22, also known as 5936 Broadway, and CB 4050, BLK 63, LOT E 80FT OF 23 & 24, also known as 516 Circle, from Business District (B-1) to Two-Family Dwelling District (2F-C)

Mr. Kuhn informed Council the applicant provided a written request to withdraw Planning and Zoning Case No. 423 from the agenda. Mayor Rosenthal accepted the request and stated Items #6 & 7 would not be considered.

Item # 7 Mayor Rosenthal read the following caption.

Discussion and possible action on Planning and Zoning Case No. 423, a request to rezone a portion of the properties identified as CB 4050, BLK 63, LOT 22, also known as 5936 Broadway, and CB 4050, BLK 63, LOT E 80FT OF 23 & 24, also known as 516 Circle, from Business District (B-1) to Two-Family Dwelling District (2F-C)

Item # 7 was not considered since the applicant provided a written request to withdraw Planning and Zoning Case No. 423 from the agenda.

Item # 8 Mayor Rosenthal read the following caption.

Reinstatement and Third Amendment to Standard Water Tower License Agreement with Sprint Spectrum Realty Company, LLC.

Finance Director Robert Galindo stated this was a request to reinstate and third amendment to the water tower license agreement with Sprint Spectrum. He stated the Standard Water Tower License Agreement went into effect on October 1, 2010. There was a subsequent Amendment No. 1 effective May 30, 2012 and Amendment No. 2 which was effective

November 17, 2017, but expired on September 30, 2020. Since then Sprint has been working on establishing a third amendment and reinstate the original contract. Sprint has paid base rent and is current.

Mr. Galindo stated this reinstatement and third amendment would be retroactive beginning October 1, 2020. The license fee for 3 antennas is \$42,774 (\$14,258 per antenna). The amendment is for three additional terms with each term being five years. Every 1st of October, the fee will increase by 3% for each antenna. If Council approves the reinstatement, back rent of the annual 3% annual increase of \$3,146 will be paid upon execution of the reinstatement and third amendment.

Mr. Galindo informed Council the resolution being considered complies with being financially responsible by maintaining an existing revenue source when it benefits the city. He reviewed a schedule of license agreement revenues that will take effect with the reinstatement and third amendment if approved by Council.

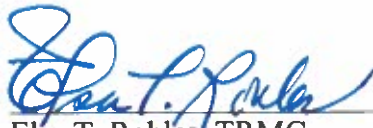
City Attorney Frank Garza stated other cities are doing 25-year license agreements at 3% and commended the city for doing a 15-year agreement at 3%. Mr. Kuhn added he commended Mr. Galindo for working diligently in negotiating the terms with Sprint in a very competitive market.

Mayor Pro Tem Jessee moved to approve the Reinstatement and Third Amendment to the Standard Water Tower License Agreement with Sprint Spectrum Realty Company, LLC. The motion was seconded by Councilmember Sharples and passed by unanimous vote.

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With no further business to consider, Councilmember Bonner moved to adjourn the meeting at 5:51 p.m. The motion was seconded by Councilmember Sharples and passed by unanimous vote.

PASSED AND APPROVED THIS 25th DAY OF JULY, 2022.



Elsa T. Robles, TRMC
City Secretary



Bobby Rosenthal
Mayor

