

CITY OF ALAMO HEIGHTS
CITY COUNCIL
October 09, 2023

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, October 09, 2023. 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 Lawson Jessee
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
Fire Chief Michael Gdovin
Community Development Services Director Lety Hernandez
Public Works Director Pat Sullivan

Not attending:
Human Resources Manager Brenda Jimenez

* * *

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

* * *

Item # 1 Approval of Minutes

Mayor Rosenthal asked City Council for a motion on the September 25, 2023 City Council Meeting minutes. Councilmember Lawson Jessee moved to approve the minutes as presented. The motion was seconded by Councilmember Lynda Billa Burke and passed by unanimous vote.

* * *

Announcements

Item # 2 Mayor Rosenthal read the following caption.

a. Recap of 12th Annual National Night Out

Assistant to City Manager Jennifer Reyna announced the City's 12th Annual National Night Out was a huge success. Many residents participated in the event and took part in all the public safety and interactive activities. Ms. Reyna thanked staff for their help setting up the annual event. She acknowledged the following sponsors for participating: Meals on Wheels, HEB/Central Market, Raising Canes, Next Level Urgent Care, RBFCU, Dutch Bros., Natural Grocers and Bird Bakery.

b. National Prescription Drug Take Back Day, October 28, 2023

Police Chief Rick Pruitt announced that any expired, unused, and unwanted prescription drugs will be taken, "no questions asked", on Saturday, October 28, 2023 at City Hall beginning at 10:00 a.m. – 2:00 p.m. on a drive-thru basis. Due to the risk of injury to handlers, syringes, epi-pens or other injectable devices are not accepted. He stated the event will also be promoted via email and all City social media sites.

c. November 7th General Election Voter Center

City Secretary Elsa T. Robles stated the City of Alamo Heights will be a polling site for the November 7th General Election from 7:00 a.m. to 7:00 p.m. The City does not have any city-related items on the ballot, but residents can vote on election day in the City Council Chamber.

d. Cancellation of October 23, 2023, November 27, 2023, and December 25, 2023 Council Meetings

Ms. Robles announced three Council meetings will be cancelled. The October 23, 2023 meeting will be cancelled due to lack of agenda items. The November 27, 2023 and December 22, 2023 will be cancelled due to the upcoming holidays. Any special called meetings will be scheduled as needed. She added a Beautification Workshop is scheduled for Tuesday, October 24, 2023 at 8:30 a.m.

e. Recognition of newly appointed members of the Alamo Heights Fire Department Critical Incident Stress Management Team

Fire Chief Michael Gdovin proudly announced newly appointed members of the Alamo Heights Fire Department Critical Incident Stress Management Team (AHD CISM). He stated the AHD CISM Team members have been trained and certified In Crisis Response Training and are available to all area first responders as well as all City staff. All interactions remain confidential. At least 1 certified Crisis Response Training staff member is on duty at all times.

The CISM team members are: FAO Chris Rutherford, FAO Brady Foster, FF Mark Gonzales, FAO Chris Thompson, Paramedic Ashley Dwight, FAO Mat Elder, FF Eduardo Hurtado, and Chaplain Bobby Contreras.

Council and staff congratulated and thanked all the AHD CISM members for their dedication to all area first responders and city staff.

* * *

Item # 3 Citizens to be Heard

Mrs. Belinda Scholz, resident, shared concerns regarding the 3-way stop sign located at the corner of Cambridge Oval, Joliet and Willim near Cambridge Elementary. She noted cars speed through the stop sign/area and there is a safety concern with the children/parents walking to and from the school. Additionally, Mrs. Scholz stated Cambridge Elementary afterschool care causes issues for residents. Cars waiting to pick up children block the driveways and residents returning home cannot get into their properties.

* * *

Items for Individual Consideration

Item # 4 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 902F, request of Cipriano Espino, owner, for the compatibility review of the proposed design located 103 E Elmview Pl in order to construct a new single-family residence with attached garage

Community Development Services Department Director Lety Hernandez stated the Single-Family A property is located at 103 E. Elmview Pl, northeast corner of Broadway St. The applicant requests approval of a compatibility review of the proposed design in order to construct a new single-family residence with attached garage accessed from the alley.

Ms. Hernandez stated a significance review was completed and approved in 2021. The house has since been demolished. A compatibility review was triggered due to the amount of total or substantial destruction of the structure or portion thereof. Ms. Hernandez identified trees that will be removed and stated none of the trees are heritage. She presented the proposed site/roof plans, elevations, and floor/roof plans. The proposed main structure elevation is 32ft – 6-1/2 inches with wood siding and a composition shingle roof.

In terms of policy analysis, Ms. Hernandez noted the proposed lot coverage is 31.29% of the maximum allowed of 40% in a SF-A zone. Due to the alley access, applicant would be allowed a .47. They are proposing floor area ratio of .393.

On September 19, 2023, the Architectural Review Board (ARB) conducted the compatibility review and voted unanimously to recommend approval of the proposed design as compatible with suggestion to review fenestration to ensure there is consistency with the windows on all proposed elevations. The project is currently completing the plan review process.

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 one response in support from the owner and two neutral responses regarding concerns with fencing, landscaping, and vision obstruction.

After some discussion, Councilmember Jessee moved to approve ARB Case No. 902F as presented. The motion was seconded by Councilmember Billa Burke and passed by unanimous vote.

Item # 5 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 904F, request of Mark Herbert, owner, for the compatibility review of the proposed design located at 315 Argo Ave in order to construct a new two-story detached accessory structure

Ms. Hernandez stated the Single-Family B property is located at 315 Argo Ave, on the north side between Imlay St. and Arbutus St. The applicant requests approval of a compatibility review of the proposed design in order to construct a new two-story detached accessory structure to replace the existing one-story accessory structure.

Ms. Hernandez stated the demolition of one-story detached accessory structures are exempt from a significance review; however, the construction of a two-story detached accessory structure is subject to a compatibility review. She reviewed the existing structure and proposed site/roof plans, elevations, floor/roof plans. The proposed elevation is 20ft with wood siding and a composition shingle roof.

In terms of policy analysis, Ms. Hernandez noted the proposed lot coverage is 33.99% of the maximum allowed of 40% in a SF-B zone. The proposed floor area ratio is .381% of the max of .49 due to the preservation of the main structure.

The ARB conducted the compatibility review on September 19, 2023, and voted unanimously to recommend approval of the proposed design as compatible. As in the case before, this project is also completing the plan review process.

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.

Mayor Pro Tem Billa Burke moved to approve ARB Case No. 904F as presented. The motion was seconded by Councilmember John Savage and passed by unanimous vote.

Item # 6 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 906F, request of La Pila Ventures, owner, for the compatibility review of the proposed main structure located at 859 Estes Ave in order to construct a new single-family residence with accessory structure

Ms. Hernandez stated the Single-Family A property is located at 859 Estes Ave, on the north side between Acacia and Cambridge Oval. The applicant requests approval of a compatibility review of the proposed main structure in order to construct a new single-family residence with a detached garage.

Ms. Hernandez stated a significance review was completed and approved earlier this year. The current structure has not been demolished yet. A compatibility review is necessary due to the amount of total or substantial destruction of the structure or portion thereof. She presented the proposed site/roof plans, elevations, and floor/roof plans. The proposed main structure elevation is 27ft – 9 inches with board & batten and cedar shake siding and a composition shingle roof. The detached garage proposed height is 13ft – 5 inches composed of cedar shake siding and a composition shingle roof.

In terms of policy analysis, Ms. Hernandez noted the proposed lot coverage is 34.89% is a decrease from the previous lot coverage of 39.57%. The maximum allowed is 40% in a SF-B zone. The proposed floor area ratio is .433% of the max of .47 due to the one-story detached accessory structure.

On September 19, 2023, the ARB conducted the compatibility review and voted unanimously to recommend approval of the proposed design as compatible. This project is also completing the plan review process.

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 one response in support and two in opposition concerning demolition and design of the home. Ms. Hernandez added the adjoining property owners to the left and right of the proposed project, did not submit responses; however, they stated they were in support of the project.

Mayor Pro Tem Billa Burke moved to approve ARB Case No. 906F as presented. The motion was seconded by Councilmember Karl P. Baker and passed by unanimous vote.

* * *

Closed Session

Item # 7 Mayor Rosenthal read the following caption.

Executive Session as authorized by the Texas Government Code Section 551.071 (consultation with attorney) regarding potential claim related to residential construction project.

The City Council of the City of Alamo Heights convened into Closed Executive Session at 5:52 p.m. and reconvened in Open Session at 6:32 p.m. in accordance with the Texas Open Meetings Act, Texas Government Code, *Section §551.071 (Consultation with Attorney)*.

* * *

Open Session

Item # 8 Mayor Rosenthal read the following caption.

Discussion and possible action resulting from Executive Session

No action taken.

*

*

*

With no further business to consider, Mayor Pro Tem Bonner moved to adjourn the meeting at 6:33 p.m. The motion was seconded by Councilmember Jessee and passed by unanimous vote.

PASSED AND APPROVED THIS 13th DAY OF NOVEMBER, 2023.



Elsa T. Robles, TRMC
City Secretary



Bobby Rosenthal
Mayor

