

CITY OF ALAMO HEIGHTS  
CITY COUNCIL  
October 25, 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, October 25, 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 Wes Sharples  
Councilmember Blake M. Bonner  
Councilmember John Savage

Also attending were:

City Manager Buddy Kuhn  
Assistant City Manager Phil Laney  
Community Development Services Director Lety Hernandez  
City Attorney Richard Lindner  
Assistant to City Manager Jennifer Reyna  
City Secretary Elsa T. Robles  
Director of Finance Robert Galindo – Via Zoom  
Human Resources Manager Brenda Jimenez  
Fire Chief Michael Gdovin – Via Zoom  
Deputy Police Chief Cindy Pruitt  
Public Works Director Pat Sullivan – Via Zoom

Absent was:

Police Chief Rick Pruitt

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

\* \* \*

*Item # 1      Approval of Minutes*

Mayor Bobby Rosenthal asked City Council for a motion to approve the October 11, 2021 City Council Meeting minutes. Mayor Pro Tem Lynda Billa Burke 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. 44th Annual AH Chamber of Commerce Holiday Parade, Nov. 20, 2021**

Community Development Services Department Director Lety Hernandez announced the annual holiday parade is scheduled for Saturday, November 20<sup>th</sup>. She stated set-up is at 3:00 p.m. and the parade will begin at 5:30 p.m. at the Alamo Heights High School on Broadway and finishing at 7:30 p.m. at 250 Viesca Street. Additionally, a fun run will also take place.

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*Item # 3      Citizens to be heard*

Mr. Buddy Knight, resident, stated he is concerned with the speed of traffic on Montclair Street and the safety of children in the neighborhood. He suggested the City place speed bumps or set up a radar on the street.

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*Items for Individual Consideration*

*Councilmember Lawson Jessee arrived at 5:37 p.m. and voted for the remainder of the meeting.*

*Item # 4      Mayor Rosenthal read the following caption.*

**Public Hearing – Planning and Zoning Commission Case No. 416, a request to replat the properties currently known as 200 Grant, identified as CB 4024, BLK 10, LOTS 11, 12, 13, 14, AND 15, 216 Grant, identified as CB 4024, BLK 10, LOT 30 (DUPLICATE OF PID 171094), AND 315 Westover, identified as CB 4024, BLK 10, LOT 31 (DUPLICATE PID 171094)**

Community Development Services Department Director Lety Hernandez stated the request was to replat three properties: 200 Grant (Lot 32), 216 Grant (Lot 33), and 315 Westover (Lot 34). The properties are zoned Single-Family A (SF-A) and are located between Torcido and Morton. She reviewed the current plat and the proposed replat for the properties and stated CPS, SAWS, and Public Works gave approval of the proposed replat and potential impact on utilities.

Ms. Hernandez noted the replat request for 200 Grant (Lot 32) met the technical requirements listed in Chapter 3 Zoning and Chapter 17 Subdivision codes. The replat for 216 Grant (Lot 33) met the technical requirements listed in Chapter 17 Subdivision codes.

The Architectural Review Board (ARB) reviewed the significance case and recommended approval of the demolition on September 21, 2021. The City Council approved the demolition on September 27, 2021. Ms. Hernandez added the replat will meet the requirements of Chapter 3 Zoning once the existing structures are demolished. The demolition must be completed before the recordation.

The replat request for 315 Westover (Lot 34) also meets the technical requirements of Chapter 17 Subdivision code; however, it does not comply with Chapter 3 Zoning requirements due to the proposed preservation of the existing single-family residence. The residence would be non-conforming with a proposed 6.5ft. rear yard setback to the existing main structure instead of the minimum 20ft required per Section 3-16.

The Planning & Zoning Commission heard the request at the October 4, 2021 meeting and voted to recommend approval of the replat as requested.

Public notifications were mailed to property owners within a 200-foot radius. Notices were posted on the City's website and on the property itself. A legal notice was published in the *San Antonio Express-News*. Staff received one response in support, and one in opposition. A representative for the project was available for questions.

Mayor Rosenthal opened the public hearing at 5:41 p.m. With no one to speak on the item, Mayor Rosenthal closed the public hearing at 5:43 p.m.

*Item # 5* Mayor Rosenthal read the following caption.

**Discussion and possible action on Planning and Zoning Commission Case No. 416, request to replat the properties currently known as 200 Grant, identified as CB 4024, BLK 10, LOTS 11, 12, 13, 14, AND 15, 216 Grant, identified as CB 4024, BLK 10, LOT 30 (DUPLICATE OF PID 171094), AND 315 Westover, identified as CB 4024, BLK 10, LOT 31 (DUPLICATE PID 171094)**

Councilmember Lawson Jessee moved to approve Planning and Zoning Commission Case No. 416 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. 863F, request of David Youngquist, applicant, representing Rachel Kenney, owner, for the compatibility review of the proposed design located at 218 Normandy in order to construct a new single-family residence with detached accessory structure under Demolition Review Ordinance 1860 (April 12, 2010)**

Ms. Hernandez stated the Single-Family B (SF-B) property is located at 218 Normandy between Arbutus and Columbine. The applicant is seeking to construct a new single-family residence with detached garage.

Ms. Hernandez shared background information on the property. On January 6, 2021, the ARB considered a significance review and recommended approval of the demolition. On March 8, 2021 the City Council approved the demolition as recommended. The owner was later informed of a storm drain line on the property and discussed relocation of the line with City staff in order to continue with their project. On October 6, 2021, the Board of Adjustment (BOA) granted two (2) variances based on revisions made to the plans due to the relocation of the storm drain line.

1. Front yard setback to main of 21ft instead of minimum 25ft required per Section 3-14
2. Exceeds Looming Standard per Section 3-19(2)(a)

Ms. Hernandez reviewed the existing and proposed site plans and elevations. The overall proposed height is 24ft 4in. The applicant is proposing to use hardie siding and a composition shingle roof for the new construction.

In terms of policy analysis, Ms. Hernandez noted the existing total lot coverage is 29% and the proposed lot coverage is 38.2% under the maximum allowed of 40% in a SF-B zone. The existing floor area ratio is 32.4% and the proposed is 44.1%, under the maximum of 47% with bonus of .02% for the single-story garage.

The ARB reviewed this case on October 19, 2021 and recommended approval of the design as compatible with the following suggestion:

1. The designer reviews the roof height so that the main roof pitch of the body of the main structure be parallel to the roof pitch of the dormer towards the front of the residence increasing the height of the main building to the allowable 28ft height allowed by code providing better balance.

Ms. Hernandez noted the applicant is willing to make the recommended revision as suggested by the ARB.

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 on this case.

Councilmember Blake M. Bonner moved to approve ARB Case No. 863F as requested. The motion was seconded by Mayor Pro Tem Lynda Billa Burke and passed by unanimous vote.

*Item # 7* Mayor Rosenthal read the following caption.

**Architectural Review Board Case No. 864F, request of Navin and Jamie Nikam, owners, for the significance review of the existing main structure and compatibility review of the proposed design located at 224 Elmview W in order to remodel and add to the new single-family residence under Demolition Review Ord. 1860 (April 12, 2010)**

Ms. Hernandez stated the SF-A zoned property is located at 224 Elmview W between Nacogdoches and Columbine. The applicant requests significance review of the existing main structure and approval of a compatibility review in order to remodel and add a rear and 2<sup>nd</sup> story addition to the single-family residence. She reviewed the existing residence conditions and stated the BOA heard the case on October 6, 2021 and granted two (2) variances:

1. Side yard setback of 4ft 9-½in to west side of the main structure
2. Air conditioning pad encroachment into west side setback

Ms. Hernandez reviewed renderings of the property floor plan, elevations, roof plan, and streetscape. The proposed building materials are the existing faux rock, stucco, and composition shingle roof with a height of 30 feet.

Councilmember Bonner questioned if the adjacent property would be impacted with the approval of the air conditioning pad encroachment into the west side setback. Mr. Navin Nikam, applicant, clarified his property is fenced and the neighboring house is not adjacent to the proposed pad.

In terms of policy analysis, Ms. Hernandez noted the existing total lot coverage is 26.5% and the proposed lot coverage is 31.9% under the maximum of 40% allowed in a SF-A zone. The existing floor area ratio is 23.1% and the proposed is 39.4% due to bonuses of .02% for single-story accessory structure and .04% for the preservation of 50% of the main structure.

The ARB reviewed this case on October 19, 2021 and recommended approval of the design as compatible with the consideration of window continuity with the addition and existing structure.

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 three responses in support and none in opposition on this case.

Councilmember Bonner moved to approve ARB Case No. 864F as requested. The motion was seconded by Councilmember Savage and passed by unanimous vote.

*Item # 8* Mayor Rosenthal read the following caption.

**Architectural Review Board Case No. 865F, request of Collin Stone of CR Stone Construction, LLC, applicant, representing Kuehler Investments, LLC, owner, for the compatibility review of the proposed design located at 337 Ogden in order to construct a new single-family residence with detached accessory structure under Demolition Review Ordinance No. 1860 (April 12, 2010)**

Ms. Hernandez stated the SF-B zoned property is located at 337 Ogden at the corner of Arbutus. The applicant requests approval of a compatibility review in order to construct a new single-family residence with detached accessory structure.

The ARB reviewed this case on August 17, 2021 and recommended approval of the demolition as requested. The City Council approved the demolition on September 13, 2021.

Ms. Hernandez reviewed the proposed site plans, roof plans, and proposed streetscape renderings. The proposed building height is 28ft with exterior finish materials of stucco, limestone, cedar siding, and a standing seam metal roof.

In terms of policy analysis, Ms. Hernandez stated the existing total lot coverage is 30% and the proposed lot coverage is 34.1% under the maximum of 40% allowed in a SF-B zone. The current floor area ratio is 33.5% and the proposed is 47.2% due to bonuses of .02% for single-story accessory structure and .02% for side entry to covered parking.

The ARB reviewed this case on October 19, 2021 and recommended approval of the design as compatible with the following modification:

1. The limestone on the main structure as displayed in the CAD drawings be approved as shown in the perspective rendering including uniform rectangular and/or square limestone.

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 opposition and no other responses on this case. The opposing comments were regarding size and design concerns.


Councilmember Jessee moved to approve ARB Case No. 865F as requested. 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 5:56 p.m. The motion was seconded by Mayor Pro Tem Billa Burke and passed by unanimous vote.

**PASSED AND APPROVED THIS 8<sup>th</sup> DAY OF NOVEMBER, 2021.**

  
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Elsa T. Robles, TRMC  
City Secretary

  
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Bobby Rosenthal  
Mayor

