

CITY OF ALAMO HEIGHTS
CITY COUNCIL
November 14, 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, November 14, 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 Wes Sharples
Councilmember Blake M. Bonner
Councilmember Lynda Billa Burke
Councilmember John Savage

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

Absent:
Police Chief Rick Pruitt

* * *

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

* * *

Item # 1 Approval of Minutes

Mayor Rosenthal asked City Council for a motion on the October 24, 2022 City Council Meeting minutes. Councilmember Blake M. Bonner moved to approve the minutes as presented. The motion was seconded by Councilmember Lynda Billa Burke and passed by unanimous vote.

* * *

Item # 2 Announcements

Mayor Rosenthal read the following caption.

a. 44th Annual AH Chamber of Commerce Holiday Parade, Nov. 19, 2022

Deputy Police Chief Cindy Pruitt stated the annual holiday parade is scheduled for Saturday, November 19th. 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.

* * *

Item # 3 Citizens to be heard

No comments made.

* * *

Consent Agenda

Item # 4 Mayor Rosenthal read the following caption.

RESOLUTION NO. 2022R - 158

A RESOLUTION DESIGNATING THE SAN ANTONIO EXPRESS-NEWS AS THE OFFICIAL NEWSPAPER OF THE CITY OF ALAMO HEIGHTS FOR THE PUBLICATION OF OFFICIAL NOTICES

Mayor Pro Tem Lawson Jessee moved to approve Resolution No. 2022R-158 as presented. The motion was seconded by Councilmember Lynda Billa Burke and passed by unanimous vote.

* * *

Items for Individual Consideration

Item # 5 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 888F, request of Craig McMahon of Craig McMahon Architects, Inc., applicant, representing Jeff & Lisa Rosenbloom, owners, for the compatibility review of the proposed design located at 235 Argyle in order to construct a 2-story detached garage

Community Development Services Department Director Lety Hernandez stated the Single-Family A property is located at 235 Argyle on the north side, between Morton St and Patterson Ave. The applicant requests approval of compatibility review of the proposed design to construct a 2nd story detached garage. She explained the one-story detached accessory structures are exempt from significance review; however, the construction of two-story detached accessory structures is subject to compatibility review under the demolition review.

Ms. Hernandez reviewed the existing conditions, proposed site/roof plans, elevations, floor/roof plan, and renderings for the proposed structure. The proposed elevation is 20ft with paint grip or copper siding pending owner approval with Saltillo tile. The proposed roof is Thermoplastic Polyolefin (TPO) or standing seam paint grip.

In terms of policy analysis, the proposed lot coverage is 36.4%, under the maximum allowed of 40% in a SF-A zone. The proposed floor area ratio is .409. The applicant is allowed the maximum of .49 due to the preservation of the main structure.

On October 18, 2022, the Architectural Review Board (ARB) considered the compatibility request and voted unanimously to recommend approval of the design as compatible.

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 none in opposition.

Mayor Pro Tem Jessee moved to approve ARB Case No. 888F as presented. The motion was seconded by Councilmember Bonner and passed by unanimous vote.

Item # 6 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 890F, request of Myles A. Caudill, applicant, representing La Pila Ventures, owner, for the compatibility review of the proposed design located at 126 Wildrose (also known as 124/126 Wildrose) in order to construct a new single-family residence

Ms. Hernandez stated the Single-Family A property is located at 126 Wildrose on the south side, between Wintergreen and Broadway. The applicant requests approval of compatibility review of the proposed design to construct a new single-family residence. There is an existing garage that will remain.

The ARB conducted a significance review on August 16, 2022 and declared the existing main structure as not significant. Council approved the recommendation at their August 22, 2022 meeting. No plans were submitted for a replacement structure at the time of the request for demolition review, any proposed replacement structures must come back before ARB and City Council for compatibility review.

Ms. Hernandez reviewed the proposed site/roof plans, and elevations for the proposed structure. The proposed height elevation is 27ft 6-inches with stucco siding and composition shingle roof.

In terms of policy analysis, the proposed lot coverage is 34.6%, under the maximum allowed of 40% in a SF-A zone. The proposed floor area ratio is .459. The applicant is allowed the maximum of .47 due to the one-story accessory structure.

On October 18, 2022, the ARB considered the compatibility request and voted unanimously to recommend approval of the design as compatible.

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 neutral response for the proposed project.

Councilmember Bonner moved to approve ARB Case No. 890F as presented. The motion was seconded by Councilmember Billa Burke and passed by unanimous vote.

Item # 7 Mayor Rosenthal read the following caption.

Public Hearing – Planning and Zoning Case No. 428. A request to replat the properties identified as CB 4024, BLK 165, LOT 10 and S ½ of 9, also known as 6401 and 6403 Broadway St, CB 4024, BLK 165, LOT 8 and N ½ of 9, also known as 6421 Broadway St.

Mayor Rosenthal opened the public hearing at 5:44 p.m. With no one to speak on the item, Mayor Rosenthal closed the public hearing at 5:45 p.m.

Item # 8 Mayor Rosenthal read the following caption.

Discussion and possible action on Planning and Zoning Case No. 428, a request to replat the properties identified as CB 4024, BLK 165, LOT 10 and S ½ of 9, also known as 6401 and 6403 Broadway St, CB 4024, BLK 165, LOT 8 and N ½ of 9, also known as 6421 Broadway St.

Ms. Hernandez stated the Business-1 District properties are located on the west side of Broadway, between College Blvd and Inslee Ave. The applicant is seeking to replat and combine two (2) properties into one (1) for future commercial development. Additionally, they are seeking approval of three (3) variances to current zoning regulations in conjunction with the replat. Two existing commercial use structures will remain.

Ms. Hernandez reviewed existing site conditions/plats of the properties and proposed replat establishing the existing properties as one. Applicant proposed a Lot Width of 280 ft with a Lot Area of 42,000 sq. ft. She stated the applicant provided impervious cover calculations; however, in a Business-1 District, there are no impervious cover limitations as long as landscaping regulations are met.

The applicant requested variances within the replat. They requested a variance for parking requirements. Existing requirements for Restaurant/cafeteria: 1:100 sq. ft and for Office/Clinic/Retail/Business Uses: 1:300 sq. ft. The proposed requirement is a Combined Ratio of 1:200 sq. ft. Additional variances requested are for the landscaping buffer at the rear of the property and on the north side due to the proposed parking spaces in that area. The City allows applicants to obtain variances through the replat process provided they are identified on the plat if/when approved by Planning and Zoning Commission (P&Z) and City Council.

Ms. Hernandez reviewed required plat notes due to nonconformity:

- Lot 18 does not conform with the minimum required 8ft wide landscape area per Section 3-69(3) of the City's Zoning Code.
- Lot 18 does not conform with the minimum required 8ft wide landscape area per Section 3-70(1) of the City's Zoning Code.

- Lot 18 does not conform with the minimum off-street parking requirements per Section 3-84(1) of the City's Zoning Code.

Due to the requested variances regarding the landscaping and parking requirements, the replat does not meet Chapter 3 Zoning. Any new variances discovered upon completion of the formal plan review, would require review by the Board of Adjustment. The applicant would also have the option to revise the plan to comply with current regulations.

Ms. Hernandez advised the replat meets the technical requirements of Chapter 17 Subdivision codes. She stated CPS, SAWS, and Public Works have given approval of the proposed replat regarding potential impact on utilities. On November 7, 2022, P&Z heard the request and voted unanimously to recommend approval of the replat as requested.

Public notifications were mailed to property owners within the 200-foot radius of both properties. Notices were posted on the City's website and on the property. A legal notice was published in the *San Antonio Express-News*. Staff received one response in support and one in opposition.

Ms. Hernandez explained the proposed parking variance would allow flexibility for future uses and would apply to new and existing structures. She noted Council could approve the replat along with the variances or without. She added the proposed setback variance for the landscaping buffer behind the property, was to continue the existing setback already in place.

Mr. Mark Johnson, project Civil Engineer on the project, addressed the City Council. He advised the proposed new structure would be about a 4,000 sq. ft. retail restaurant compatible to the current businesses. He stated the applicant is also interested in creating a community space.

Council shared concerns with the possibility of nuisance lighting affecting the neighbors and agreed to request the applicant to establish a wall as a buffer. Councilmember Bonner moved to approve Planning and Zoning Case No. 428 replat and variances subject to the construction of a 6 ft solid wall behind the vegetation along the 5 ft buffer zone. The motion was seconded by Councilmember Billa Burke and passed by unanimous vote. After the vote, Mr. Johnson asked for clarification regarding the motion to construct a "solid" wall. City Attorney Richard Lindner suggested Council reopen the item for further discussion.

Mayor Rosenthal asked Council to reopen the item. After some discussion, Councilmember Sharples moved to reconsider the motion. The motion to reconsider was seconded by Councilmember Billa Burke and passed by unanimous vote.

Councilmember Bonner stated, to clarify his previous motion, he moved to approve Planning and Zoning Case No. 428 replat and variances with the addition of a 6 ft "non-light" permitting structure/buffer to the west of the property. The motion was seconded by Councilmember John Savage and passed by unanimous vote.

Item # 9 Mayor Rosenthal read the following caption.

A Resolution authorizing the City Manager to execute a professional services agreement for Architectural Streetscape and Landscaping Design for the Austin Highway/Lower Broadway Improvement project with Overland Partners for an amount not to exceed \$120,000 through September 30, 2023

Mayor Rosenthal announced this item was tabled until the next Council meeting.

Item # 10 Mayor Rosenthal read the following caption.

Approving and accepting the renewal contract with Blue Cross-Blue Shield for health insurance, MetLife for employee dental, life, accidental death & dismemberment, and long- term disability insurance and authorizing the City Manager to execute all necessary agreements for the provision of such insurance

Human Resources Manager Brenda Jimenez presented the item for consideration. She stated Catto & Catto obtained renewals for medical, dental, life, AD&D, and LTD Insurance Coverage for 2023. The obtained renewals were below the projected budgeted increase of 15% and dental benefits will have no increase in premium for 2023. She reviewed the proposed insurance coverage and providers.

- Medical: BlueCross Blue Shield, proposing a 0% increase for the HSA base plan.
- Dental: MetLife, proposing a 0% increase for the DHMO plan and the PPO Plan, with the addition of Life, AD&D, and LTD coverage.
- Vision: Davis Vision, no increase; rates locked in until 2026.

In reference to policy analysis, Ms. Jimenez noted the proposed renewals are consistent with the City's efforts to provide quality but affordable insurance benefits to its employees and relieve the impact of the increased dependent coverage costs to the employees. She added staff coordinated and reviewed the proposed benefits with Catto & Catto, the City Manager, City Attorney and Councilmember John Savage.

Total fiscal impact is approximately \$614,217.52 for medical, dental, vision, life, AD&D, and LTD coverage, with an increase of \$3,190.38: *\$2,215.38 for consolidation of dental, life, AD&D, and LTD, and \$975.00 for Health Reimbursement Account (HRA) administration.* Employees will continue to receive annual maximum contribution of \$1,250 per employee deposited in to Health Savings Account (HSA) by January 1st.

Mayor Pro Tem Jessee moved to approve and accept the renewal contracts for employee health, dental, life, accidental death & dismemberment, and long- term disability insurance as presented. The motion was seconded by Councilmember Sharples and passed by unanimous vote.

Item # 11 Mayor Rosenthal read the following caption.

Approval to expend an amount not to exceed \$193,855 for a new garbage truck made up of a bid for a 2023 Kenworth T380 Chassis from French Ellison Truck Center in an amount of \$109,459.00 and a PacMor R200C Series packer from Reliance Truck and Equipment for \$84,395.54 through BuyBoard Coop using American Rescue Plan Act (ARPA) funds for both purchases

Director of Public Works Patrick Sullivan presented the item for consideration. He stated staff is seeking authorization to purchase one new Kenworth T380 Chassis and PacMor 20yd garbage packer. The City currently has a 2000 model Freightliner still in service. The truck is still useful and will be used during seasonal vegetation control & backup for sanitation. The new truck would be in service in addition to limited use of the Freightliner.

Mr. Sullivan stated staff first proposed this item to Council during the 2022 Strategic Action Plan on June 22, 2022. On July 13, 2022, during the Budget Work Session, Council approved the use of American Resource Plan Act or ARPA funds in the amount of \$200,000 for the purchase of a new garbage truck and packer.

The City advertised for bids in the *San Antonio Express-News* on September 14th and again on September 21st. A bid opening was held on October 14, 2022. One bid was submitted, but was considered non-responsive. The City re-advertised (extended request for bid) in the *San Antonio Express-News* on October 19th with bid opening on November 2, 2022. At this time, one bid responded in compliance.

Mr. Sullivan stated staff reviewed the bid submitted by French Ellison Truck Center which met the criteria requested in the bid process. The cost of the packer was secured from Reliance Truck and Equipment for a PacMor packer with price secured through the BuyBoard Coop. He added the purchase will allow Public Works to improve service now and in the future.

The proposed purchase was coordinated and reviewed by the Director of Public Works, the City Manager, and City Attorney. The cost for the truck chassis is \$109,459.00. The price of the PacMor packer is \$84,395.54 for a combined total cost of \$193,854.54. Funds to purchase the items were allocated during the budget process.

After a brief discussion, Mayor Pro Tem Jessee moved to approve the purchase of a new garbage truck not to exceed \$193,855. The motion was seconded by Councilmember Sharples and passed by unanimous vote.

*

*

*

Staff Reports

Item # 12 Mayor Rosenthal read the following caption.

Recap of Centennial Celebration

Assistant City Manager Phillip Laney announced he would continue a recap from the last Council meeting on the Centennial Celebration event. He noted the event was a success in part due to the support from about 20 local and national sponsors.

Mr. Laney reviewed several events that took place in honor of the City's Centennial. He stated late September staff delivered 100 harvest baskets filled with local goods to residents 70 years or older in the community. On Oct. 1st the City hosted a Centennial 5K Fun Run with over 170 residents participating. The dog park also hosted Yappy Hour events that weekend catering to owners and their pets in the community. Other events were: Trailgate and Movie Night at the Jack Judson Nature Trails, National Night Out, and Fire & Safety Educational Night.

Mr. Laney stated the marquee event for the City's Centennial celebration was Centennial Fest held on Oct. 8th. It was a day full of live entertainment, family friendly activities, games, local business vendors, the U.S. Army Parachute Team – The Golden Knights, the River City Classic Car Club, Pushrods Vintage Car Club, live music, fireworks and laser show. He reviewed photos from several of the events and shared a video of the Golden Knights as they performed at Centennial Fest.

The final Centennial event was the Argyle Experience hosted at the Argyle. Local architects and historians shared Alamo Heights' history and architecture with about 100 guests. Councilmember Billa Burke suggested staff get a copy of the survey highlighting historical homesites in the City to display at City Hall.

Mr. Laney thanked everyone who participated; vendors, the community, staff, and City Council. Mayor Rosenthal added staff had done a phenomenal job organizing and working the event all day without complaint and he appreciated their hard work.

* * *

With no further business to consider, Councilmember Bonner moved to adjourn the meeting at 6:23 p.m. The motion was seconded by Councilmember Sharples and passed by unanimous vote.

PASSED AND APPROVED THIS 12th DAY OF DECEMBER, 2022.



Elsa T. Robles, TRMC
City Secretary



Bobby Rosenthal
Mayor