



CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

**Architectural Review Board Special Meeting
February 18, 2025 – 5:30 P.M.**

Take notice that a regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, February 18, 2025, at 5:30pm** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects with may come before it.

INSTRUCTIONS FOR TELECONFERENCE: Members of the public may also participate via audio by dialing 1-346-248-7799 and entering access number 868 0184 5240#. If you would like to speak on a particular item, when the item is considered, press *9 to “raise your hand”. Citizens will have three (3) minutes to share their comments. The meeting will be recorded.

Case No. 970F – 250 Viesca Ave (Alamo Heights Pool) (Final Review)

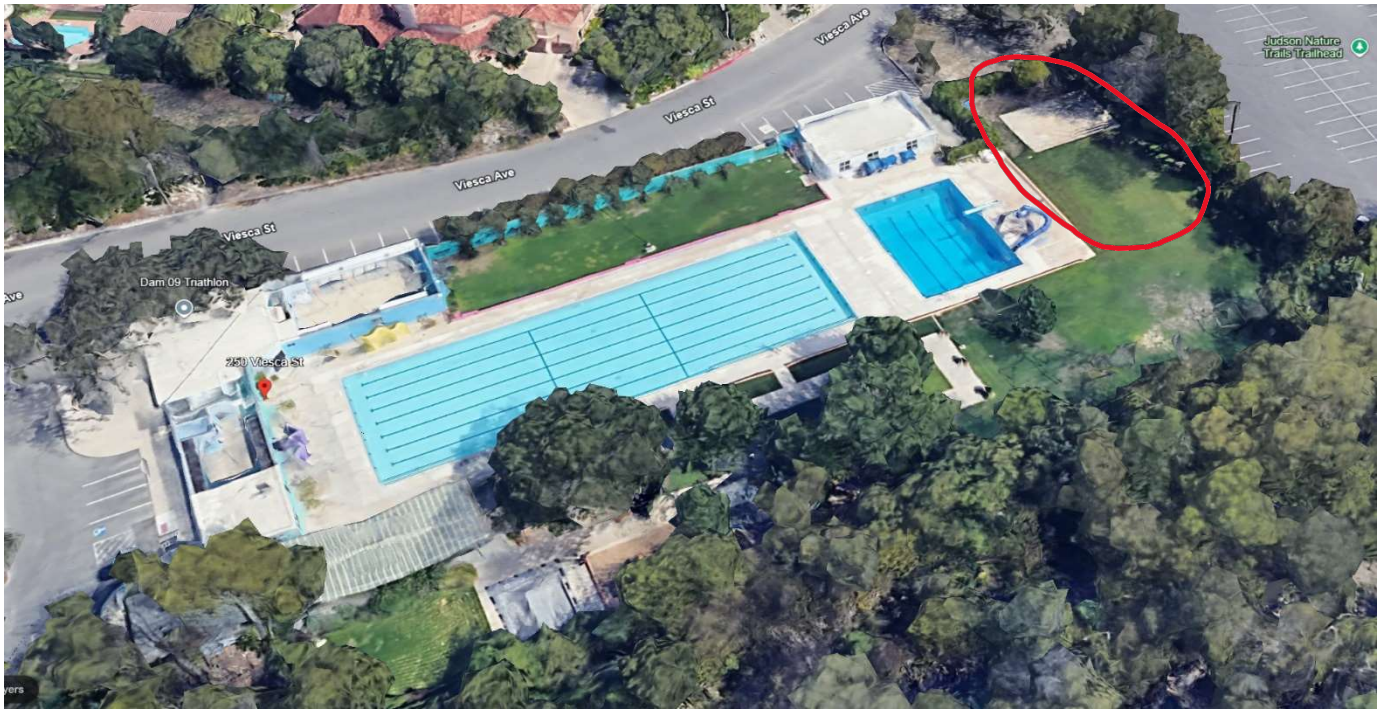
Request of Clayton Smaistrala of Alamo Heights Pool, LLC, applicant, representing City of Alamo Heights for the final design review of the proposed improvements on the property located at 250 Viesca Ave in order to build three (3) pickleball courts with dark sky compliant lighting under Chapter 2 Administration for Architectural Review.

Chapter 5 of Code of Ordinances (Buildings and Building Regulations) requires City Council to consider the ARB's recommendation for all demolition/final design review applications. Please check the ARB posted results on the City's website after the ARB meeting to confirm any future meeting dates.

Plans may be viewed online at <http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/> and at the Community Development Services Department located at 6116 Broadway St. You may contact Dakotah Procell, Planner at 210-832-2239 (dprocell@alamoheightstx.gov) or Lety Hernandez, Director, at 210-832-2250 (lhernandez@alamoheightstx.gov), or our office at (210) 826-0516 for additional information regarding this case.

PICKLEBALL COURT PROJECT - PHOTOS

Aerial View of Current Location/Condition:



Photos of Current Location/Condition:



Aerial View Illustrating Planned Location of Pickleball Courts:



60' x 60' Slab for
Courts 2 & 3

34' x 64' Slab for Court 1

Screenshot of FEMA Flood Map Illustrating NOT located in Floodway:



 Regulatory Floodway Zone AE

Illustration/Rendering/Example of Planned Pickleball Court and Darksky Compliant Lighting:



Lighting Information for Dark Sky Compliant Lighting:

- Lighting Plan: 18 Foot Poles with 4 Module Dark Sky Compliant LED Lights

SCIMITAR AREA SERIES

High Lumen Output LED Tennis Court Area Light

SPECIFICATIONS

APPLICATION The high lumen output luminaire is designed to be a replacement for HID fixtures up to 1500W. It is optimal for tennis lighting applications where long life, low maintenance, and consistent color rendering is required. The high wattage/lumen output makes this fixture optimal for sports lighting applications.

CONSTRUCTION The heavy duty housing is constructed of die cast aluminum with heat dissipating fins. The optical assemblies are sealed in place using a silicone gasket for weather tight protection. Modular LED system for ease of maintenance. ETL listed for wet locations (IP65). Additional IP66 rating available upon request. Fixture can accommodate advanced wireless control, management and reporting systems for outdoor lighting.

FINISH A corrosion-resistant epoxy coat layer that forms a uniform and all-encompassing protective barrier is applied to the fixtures prior to electrostatically applying a super durable polyester powder coat finish. Standard colors available: Black, Bronze, US Green, White. Custom colors available upon request.

OPTICAL SYSTEM Made with a state of the art UV stabilized acrylic high performance refractive optical assemblies that use high transmittance materials to achieve precise photometric distributions. Optics may be ordered rotated 90 degrees for perimeter lighting or walkway applications (optics are not field rotatable). The full cutoff fixture is Star Light Friendly (meets or exceeds Dark Sky requirements) in the horizontal position.

ELECTRICAL SYSTEM Available in up to a 6 module LED system in 5000K-70 CRI Cool White (+/-

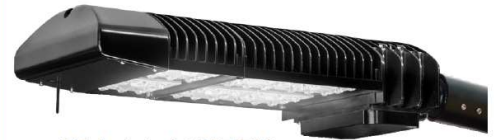
500K) or 4000K-70 CRI Neutral White color temperatures. Available with 100-300V 50/60 Hz or 347V~480V. LED's rated for over 50,000 hours at 25°C ambient temperature. 0-10V dimming. Built-in surge protection up to 10 kV. Built-in Active PFC Function >95% Full load. LED Power Supply conforms to UL8750 standards.

MOUNTING Standard mounting options include single, twin 70° and 180°, quad 70° and 90° Davit and 7° Up Tilt Straight Arms. Additional mounting options may be available for custom applications.

LISTINGS LED Power Supply listed for wet locations (IP65). Meets US and Canadian safety standards. -40°C to 50°C ambient operation. RoHS Compliant. Meets or exceeds DLC requirements.



CENTER COURT
LIGHTING



6 Module LSMT BK



4 Module LSMT BK



2 Module LSMT BZ

2 Module Unit | Approx. Weight- 35 lbs.
4 Module Unit | Approx. Weight- 53 lbs.

not field rotatable). The full cutoff fixture is Star Light Friendly (meets or exceeds Dark Sky requirements) in the horizontal position.



Light Pole Diagram / Information:

- All lighting will be Dark Sky Compliant with the light modules facing downward on 18 foot poles. The standard pole is 20 feet tall. We are sourcing 18 feet poles.
- To the extent possible, all light poles will be faced with the back of the poles to Viesca and the poles facing Olmos Basin away from Viesca.
- Court 1 – 2 Poles with 4 Brick/Module Lights for Court 1. Dark Sky Compliant with light module facing downward. Poles to be positioned with pole backs to Viesca and the poles facing Olmos Basin away from Viesca Street.
- Court 2 – 2 Poles with 4 Brick/Module Lights for Court 2. Dark Sky Compliant with light module facing downward. This will be the only lighting/Poles positioned with pole backs to Olmos Basin and the poles facing toward Viesca Street. With the Dark Sky Compliant light modules facing downward, the light pollution toward Viesca Street will be minimized.
- Court 3 – 2 Poles with 4 Brick/Module Lights for Court 3. Dark Sky Compliant with light module facing downward. Poles to be positioned with Pole Backs to Viesca and the Poles facing Olmos Basin away from Viesca Street.
- The below illustrates the location of the 6 lighting poles by marking the locations in white.



Drainage:

- The area where the Pickleball Courts will be located is flat with a slight grade resulting in drainage away from Viesca Street, across the grassy area adjacent to the proposed Pickleball Court location, and into the basin.
- The Pickleball Courts will be constructed in a manner to keep the current drainage whereby water shall drain away from Viesca Street, across the grassy area adjacent to the proposed Pickleball Court location, and into the basin.
- The following illustrates this drainage:

