

CITY OF ALAMO HEIGHTS
CITY COUNCIL
July 8, 2024

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, July 8, 2024. 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 Lynda Billa Burke
Councilmember Lawson Jessee
Councilmember John Savage

Also attending were:
City Manager Buddy Kuhn
Assistant City Manager Phil Laney
City Attorney Frank 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
Deputy Police Chief Cindy Pruitt
Public Works Director Frank Orta

Not attending:
Councilmember Karl P. Baker
Councilmember Blake M. Bonner
Community Development Services Director Lety Hernandez

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

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Item # 1 Approval of Minutes

Mayor Rosenthal asked the City Council for a motion on the June 10, 2024 City Council Meeting minutes. Mayor Pro Tem Lynda Billa Burke moved to approve the minutes as presented. The motion was seconded by Councilmember Lawson Jessee and passed by unanimous vote.

Mayor Rosenthal asked for a motion on the June 13, 2024 Strategic Action Plan Workshop minutes. Councilmember Jessee moved to approve the minutes as presented. The motion was seconded by Mayor Pro Tem Billa Burke and passed unanimously.

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Item # 2 Announcements

Mayor Rosenthal read the following caption.

a. Budget Work Session, July 18, 2024

City Secretary Elsa T. Robles announced Council and staff will hold a Budget work session on Thursday, July 18th in the council chamber starting at 8:30 a.m. It is open to the public and will be accessible via Zoom and social media.

b. Cancellation of July 22, 2024 Council Meeting

Ms. Robles announced the cancellation of the July 22nd Council meeting due to the Budget work session. The next regular Council meeting is August 12, 2024.

c. San Antonio RoadRunners (SARR) 5K, July 13, 2024

Assistant City Manager Phillip Laney announced the 45th annual SARR Women’s Run, will be on Saturday, July 13th. Set-up will begin at 6:00 a.m. and will start at 7:00 a.m. at the 900 Blk of Nacogdoches Rd at W Oakview Pl. The run will finish at 10:00 a.m. back at the starting location.

d. Soler Sports 5K, August 17, 2024

Mr. Laney stated the Soler Sports event is on Saturday, August 17th. Set-up will begin at 10:00 a.m. the day before, August 16th, and will start at 8:30 a.m. on Saturday. The event will take place at the Alamo Heights Pool – 250 Viesca Ave.

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Item # 3 Citizens to be Heard

Mr. Dave Isaacs of Dave Isaacs Homes stated he wanted to address the stringent permitting process for interested developers in the city. He offered suggestions to possibly simplify the building code, the design code in the 50-foot-wide lots or less.

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Items for Individual Consideration

Item # 4 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 937F, request of Armando Hernandez of H Squared Building and Development LLC, applicant, representing Jacob and Laura Suttin, owners, for the compatibility review of the proposed design located at 440 Normandy Ave in order to construct a new two-story detached accessory structure

Mr. Laney stated the Single-Family B property is located at 440 Normandy Ave. on the south side at the intersection of Greely St. The applicant requests approval for a compatibility review in order to construct a new two-story detached accessory structure.

Mr. Laney stated demolition of one-story detached accessory structures are exempt from the significance review; however, construction of the two-story accessory structure is subject to the compatibility review. He reviewed pictures of the existing conditions, current/proposed site plans, proposed elevations and roof plan. The proposed overall height of the structure is 20ft and consists of cement plank siding and asphalt shingle roof.

Staff is currently conducting a plan review, required to ensure compliance with current regulations. Revisions and/or variances would need to be addressed prior to approval of a building permit. The Architectural Review Board (ARB) considered the request at their regular meeting of June 18, 2024 and voted unanimously to recommend approval of the proposed design as compatible.

Mr. Laney 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 three responses in support and none in opposition.

Councilmember Jesse moved to approve ARB Case No. 937F. The motion was seconded by Mayor Pro Tem Billa Burke and passed by unanimous vote.

Item # 5 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 939F, request of Dave Isaacs of Dave Isaacs Homes, applicant, representing Adham Abdelfattah, owner, for the compatibility review of the proposed main structure located at 434 College Blvd in order to construct a new single-family residence with detached accessory structure

Mr. Laney stated the Single-Family A property is located at 434 College Blvd on the south side between Woodway Ln and Imlay St. The applicant requests approval for a compatibility review of the proposed main structure in order to construct a new single-family residence with detached accessory structure.

Mr. Laney explained there had been an existing structure that went through the significance review for 100% demolition. The ARB considered the request at their regular meeting on May 21, 2024 and voted to recommend approval of the proposed design as compatible. City Council approved the demolition as recommended on June 10, 2024. The applicant has gone through the compatibility review process for the replacement structure.

Mr. Laney presented the existing/proposed site plan, proposed elevations and roof plans. The proposed overall height of the structure is 32ft 6in and consists of hardie board & batten with wood cladding and a composite shingle roof. He reviewed proposed renderings of the new structure.

In terms of the policy analysis, a comparison of the previous and proposed lot coverage/floor area ratio is not available due to the incomplete calculations; however, compliance will be verified during the plan review process. Currently, staff is waiting for additional information in order to review and complete the plan review process.

As in the previous case, staff is currently conducting a plan review, required to ensure compliance with current regulations. Revisions and/or variances would need to be addressed prior to approval of a building permit.

The Architectural Review Board (ARB) considered the request at their regular meeting of June 18, 2024 and voted unanimously to recommend approval of the proposed design as compatible.

Mr. Laney 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 two responses in support and two in opposition. The concerns of those opposed include size of home proposed on a small lot (the lot is 500sq ft smaller than the minimum required by zoning), and the other did not state the reason for opposition.

Council discussed asbestos concerns. The applicant stated a base abatement was in place to address this issue. Mayor Pro Tem Billa Burke moved to approve ARB Case No. 939F. The motion was seconded by Councilmember Savage and passed by unanimous vote.

Item # 6 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 940F, request of Dave Isaacs of Dave Isaacs Homes, applicant, representing Jorge Contreras, owner, for the compatibility review of the proposed main structure located at 318 Tuxedo Ave in order to construct a new single-family residence with attached accessory structure

Mr. Laney stated the Single-Family A property is located at 318 Tuxedo Ave. on the south side between Woodway Ln and Nacogdoches Rd. The applicant requests approval for the compatibility review of the proposed main structure in order to construct a new single-family residence with attached accessory structure.

Mr. Laney stated the previous existing structure followed the significance review process for 100% demolition. The ARB considered the request at their regular meeting on May 21, 2024 and voted to recommend approval of the proposed design as compatible. City Council approved the demolition as recommended on June 10, 2024.

Mr. Laney reviewed the existing/proposed site plans, elevations and roof plan. The proposed structure height is 34ft 5in with hardie and stone veneer and an asphalt single roof. He advised the proposed overall height elevation exceeds maximum allowed by zoning code and is under review. Any adjustments would be identified through the plan review process.

In terms of the policy analysis. Staff will ensure the lot coverage and floor ratio is within compliance with the zoning code. There is maximum lot coverage of 40% for SF-A, and the total far would be 0.45 with the possibility of bonuses.

Mr. Laney reviewed renderings of the proposed structure and surrounding properties for comparison. He stated the proposed structure is pending and is being reviewed by staff to ensure compliance with current regulations. Revisions and/or variances would need to be addressed prior to approval of a building permit.

The ARB considered the request at their regular meeting of June 18, 2024 and voted unanimously to recommend approval of the proposed design as compatible.

Mr. Laney 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 Billa Burke moved to approve ARB Case No. 940F. The motion was seconded by Councilmember Savage and passed by unanimous vote.

Item # 7 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 938F, request of Ben Scott of HEB Grocery Company, LP, owner, represented by Riley John of Balance Site Design, LLC, for the final design review of the proposed building expansion and parking lot reconstruction on the property located at 4821 Broadway St, also known as HEB Central Market

Mr. Laney stated the Business District-1 property is located on the west side of Broadway and south of Patterson Ave. The applicant requests approval of the final design for the proposed expansion and parking lot reconstruction at HEB Central Market.

Mr. Laney provided background information on the case. Phase 1 of the project was completed by ARB and approved by City Council at the end of 2023. This consisted of adjustments to the parking lot, a loading dock to the south of the structure, and renovations on the ground floor. He stated a review was completed by the Community Development Department and the permit was issued. The applicant began construction about two weeks ago.

Mr. Laney reviewed images of the site conditions and proposed site plans for the building and parking lot. The latest plans show the use of stucco instead of wood to the elevations. He added the plan review is required to ensure compliance with the zoning regulations and adopted building codes prior to approval of a building permit.

The ARB considered the request at their regular meeting of June 18, 2024 and voted unanimously to recommend approval of the proposed design as compatible.

Mr. Laney 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 two responses in support, four in opposition, and two neutral for residents residing within 200 feet. An additional four responses in support were received from residents outside the 200 feet. He noted the concerns of those who were opposed/neutral, were the proposed staging area, storage

of equipment, construction noise, and additional traffic caused by the use of the adjoining property as a temporary construction office.

After a brief discussion, Councilmember Jessee moved to approve ARB Case No. 938F. The motion was seconded by Mayor Pro Tem Billa Burke and passed by unanimous vote.

Item # 8 Mayor Rosenthal read the following caption.

RESOLUTION NO. 2024R - 188

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS, AWARDING A CONTRACT TO ADVANCED WATER WELL TECHNOLOGIES IN THE AMOUNT OF \$92,892 FOR IMPROVEMENTS TO THE WATER PUMP, MOTOR AND COLUMN PIPING AT WELL #5 THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE (BUYBOARD); AND SETTING AN EFFECTIVE DATE.

Public Works Director Frank Orta stated staff proposes a resolution to approve the execution of a service contract for the city's Well #5 located at Evans and Penny Ln. In the FY2024 Budget, \$160,000 was included for the well overhaul of mechanical and electrical systems at Well #5. The contract with Advanced Water Well Technologies includes the water, pump, motor and column piping portion of the service at a cost of \$92,892.32.

Mr. Orta noted an assessment of the well in 2023 found there were repairs needed to the mechanical and electrical systems. City Council appropriated \$160,000 in FY 2024 for an overhaul of the well to include demolition and rebuild of the well house, to remove/replace a new water pump with soft start features, install all-new electrical system, and improve the column piping.

Mr. Orta stated the proposed resolution authorizes the city to participate in the State, purchasing cooperative BuyBoard and is in line with State and local requirements. He explained the use of cooperative purchase programs like BuyBoard meet purchasing requirements of Chapters 252 & 271 of TX Local Government Code. Available products and services through BuyBoard are pre-qualified through the competitive bid process. He noted this was coordinated with the City Manager and City Attorney.

Councilmember Jessee moved to approve Resolution No. 2024R - 188 as presented. The motion was seconded by Councilmember Savage and passed by unanimous vote.

Item # 9 Mayor Rosenthal read the following caption.

ORDINANCE NO. 2223

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS, RATIFYING ADOPTION OF ORDINANCE NO. 1326 WHICH AMENDED SECTION 18-147,

SCHEDULE B (1)(4) OF THE CODE OF ORDINANCES FOR AN EXISTING THREE-WAY STOP INTERSECTION ON ESTES AVENUE AT THE INTERSECTION WITH ACACIA STREET AND PROVIDING FOR A PENALTY; REPEALING ALL PARTS OF ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND OPEN MEETINGS CLAUSE.

Police Chief Rick Pruitt stated requested approval of the proposed ordinance to ratify the adoption of Ordinance No. 1326 as Council intended in 1994. The intention was to create a new three-way stop intersection at Estes Avenue and Acacia Street. Currently, the city's code of ordinances does not include the three-way stop intersection currently in effect at this location. He stated the initial ordinance was passed on February 14, 1994 amending City Code Section 18-147, Schedule B(1)(4). The ordinance also contained a section "repealing" this three-way stop intersection.

Police Chief Pruitt explained the ordinance clearly stated the intent to add the three-way stop intersection and was supported by Council by a motion to adopt and establish the stop intersection. Stop signs were installed on the northeast, northwest and southwest corners and have remained there to date.

Staff proposes Ordinance No. 2223 ratifying adoption of Ordinance No. 1326 intending to amend Section 18-147, Schedule B(1)(4), of the Code or Ordinances to create a three-way stop sign at the intersection of Acacia Street with Estes Avenue. It will create an all-way stop intersection which is allowed in provisions of the Texas Transportation Code and Section 18-98 "Stop Intersections" of the City Code.

In closing, Police Chief Pruitt stated the City Manager reviewed the proposal and the City Attorney prepared the proposed ordinance. He noted the ordinance will be published in the San Antonio Express-News and posted on the COAH website if adopted. He shared the discrepancy was discovered while researching a separate issue.

Mayor Pro Tem Billa Burke moved to approve Ordinance No. 2223 as presented. The motion was seconded by Councilmember Savage and passed by unanimous vote.

After the motion was passed, resident David Brigham addressed the City Council and stated they agreed with the additional stop sign at Estes Avenue and Acacia Street. He requested additional traffic calming solutions on Estes Avenue such as a stop sign or digital speed reader coming up from the dam on Estes over to Patterson to address speeding cars.

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Staff Reports

Item # 10 Mayor Rosenthal read the following caption.

Staff Report to discuss traffic control and circulation options in advance of implementation of new student parking areas on the west side of Broadway across from Alamo Heights High School

Police Chief Pruitt stated he was presenting a report on the potential for traffic circulation impacts around the high school construction project and options to calm and direct traffic in neighborhood streets. He stated the project will displace a total of 222 on-campus parking spaces during construction (120 student parking spaces & 102 teacher/staff parking spaces). He added the AHISD purchased two parcels of land with a combined capacity of 204 available parking spaces for displaced students and reviewed a plan of the proposed parking.

Police Chief Pruitt shared the projected impact is the increased student traffic in the neighborhoods on the west side of Broadway and a greater impact anticipated for W. Castano Ave., Tuxedo Ave., W. Fair Oaks Dr., and We. Elmview Dr. between Nacogdoches and Broadway due to parking lot access and egress points.

Concerns for neighborhoods/residents are safety, speeding, and traffic volume. To address these concerns, staff proposes adding a new stop sign location on Columbine St. intersection with W. Elmview Dr. and installing 25 mph speed limit signs on the listed streets where they intersect Nacogdoches Rd. and Broadway. Additional options are new 20 mph school zones west of Broadway, restricting turning movements (no right turn), and one-way traffic during school zone hours if necessary.

Council discussed the overuse of school zone signage in the neighborhoods. City Manager Buddy Kuhn stated he and staff had discussed ways to get ahead of this. There are poles already in place in the neighborhood and only two additional poles would be installed. He added Police Chief Pruitt studied the traffic circulation in the area and is trying to take steps to alleviate the imminent congestion.

After some discussion, Council agreed to recommend installing the stop signs and speed zone sign on Tuxedo. They suggested staff purchase additional signage to keep on hand for future installation as needed. Staff announced an ordinance for this item would be presented at the August 12, 2024 council meeting for consideration.

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With no further business to consider, Councilmember Savage moved to adjourn the meeting at 6:37 p.m. The motion was seconded by Mayor Pro Tem Billa Burke and passed by unanimous vote.

PASSED AND APPROVED THIS 12th DAY OF AUGUST, 2024.


Elsa T. Robles TRMC
City Secretary




Bobby Rosenthal
Mayor