

CITY OF ALAMO HEIGHTS
CITY COUNCIL
November 17, 2014

A special meeting of the City Council of the City of Alamo Heights, Texas was held in the temporary city facilities located at 1248 Austin Highway, San Antonio, Texas, at 8:30 a.m. on Monday, November 17, 2014.

Present and composing a quorum were:

Mayor Louis Cooper
Mayor Pro-Tempore Bobby Rosenthal
Councilmember Fred Prassel
Councilmember Lynda Billa Burke
Councilmember John Savage

Also attending were:

City Manager J. Mark Browne
City Attorney Mike Brenan
Fire Chief/Assistant City Manager Buddy Kuhn
Community Development Services Director Jason Lutz
City Secretary Jennifer Reyna
Chief Police Rick Pruitt

Absent was:

Councilmember Bobby Hasslocher

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Mayor Louis Cooper opened the meeting at 8:32 a.m.

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At 8:34 a.m., Mayor Cooper adjourned the regular City Council meeting to conduct a closed meeting as authorized by Section 551.072 of the Texas Government Code to deliberate the value of real property and protect the position of the city in negotiations with a third person, and conduct a private consultation with its attorney on a matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act.

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Mayor Cooper reconvened the regular meeting at 9:03 a.m. There was no action taken during the closed session.

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Item #2 Mayor Cooper read the following caption.

The City Council will discuss the request of Richard Peacock to map out a procedure for the purchase of real property of the City and the value thereof

Richard Peacock, owner of properties at Broadway and Austin Highway, provided a brief presentation on a map outlining the parcels that the City and County owns. Mr. Peacock identified Parcels 1, 2, and 3 are owned by the City and Parcel 4 is owned by Bexar County by virtue of street dedications. He asked the City to sell right of ways subject to receiving an appraisal. He proposed closing of Ellwood between Fenimore Avenue and Broadway resulting in the alignment of driveways for King Realtors and Paloma Blanca Restaurant, neighboring businesses.

The following citizens spoke on this matter:

Sylvia Wong, resident, expressed concern about the City selling streets and easements. She commented citizens need to vote on the sale and have knowledge about the development of the property. She informed Council of the traffic congestion on Circle, in front of Cambridge Elementary School.

Trey King, business/property owner of King Realtors, requested the impact the proposed closing of Ellwood Avenue have on his business to include traffic. He expressed concern on legalities on the closure of Ellwood Avenue.

Kimberly Lubianski, resident, stated the appropriate procedures for the acquisition of property should be followed. She briefly mentioned the process Boards and Commission should follow prior Council consideration.

Olive Roen, resident of Brighton Square Condominiums, expressed opposition in the closing of Ellwood Avenue at Broadway.

Debbi Nason, resident, agreed with prior comments made. She referenced the Alamo Manhattan project and cautioned Council on how to proceed with the development of the project.

Susan Harwell, resident, expressed in her opinion, that this project may serve as a benefit to the community.

Mayor Cooper clarified the agenda items were noted as a discussion item.

Mr. Peacock highlighted a few features of his development plans. He explained the closing of Ellwood Avenue would allow flexibility. He stated the previous developer was not able to bulk up on Ellwood and therefore the structure was proposed larger on the eastern boundary. He noted there will be a change in traffic flow but not a great impact. Mr. Peacock stated a traffic study will be provided. He explained the process is a non-binding agreement. He thanked Council for hosting the meeting.

Residents asked if the Cambridge Property lot and of Paloma Blanca Restaurant parking lot would be expanded.

Mr. Peacock responded the Cambridge Property lot would be expanded to create a walkable development into Cambridge Square. He stated the parking lot of Paloma Blanca Restaurant would be evaluated to add a substantial amount of parking spaces.

Councilmember Prassel stated if the island is extended the exit may be considered to provide a right turn onto Broadway.

Mayor Pro Tem Rosenthal stated a cut-through on the restaurant's parking lot will be Mr. Peacock's responsibility. He agreed that a process is needed for the project to include an appraiser in determining value of property. He commented there is no agreement on price or anything until a review with the City Attorney. He noted the sale will not be made until approved by respective boards, commission, and public. Mayor Pro Tem Rosenthal provided approval to the City Attorney and City Manager to further engage in the process and engage an appraiser. Council agreed.

There being no further business, a motion was made by Councilmember Prassel to adjourn the meeting. The motion was seconded by Councilmember Savage and passed by unanimous vote. Mayor Cooper adjourned the meeting at 9:36 a.m.


Jennifer Reyna
City Secretary



Louis Cooper
Mayor