

CITY OF ALAMO HEIGHTS  
CITY COUNCIL  
October 28, 2021

A workshop of the City Council of the City of Alamo Heights, Texas was held virtually at the Council Chamber, located at 6116 Broadway, San Antonio, Texas, at 8:30 a.m. on Thursday, October 28, 2021.

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  
Assistant to City Manager Jennifer Reyna  
City Secretary Elsa T. Robles  
Director of Finance Robert Galindo  
Fire Chief Michael Gdovin – Via Zoom  
Deputy Police Chief Cindy Pruitt – Via Zoom  
Public Works Director Pat Sullivan

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City Manager Buddy Kuhn opened the meeting at 8:32 a.m.

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*Item #1*      **City Council work session for the lower Broadway/Austin Highway Improvement Project**

City Manager Buddy Kuhn stated today's workshop was to update Council on the lower Broadway/Austin Highway Improvement Project. Ms. Samantha Schwartz from Overland Partners, Mr. Jeremy Doege and Dave Millikan from WGI Engineering were also present.

Mr. Kuhn informed Council on project initiatives staff and project partners Overland Partners and WGI Engineering continue to work on.

Overland Partners Architect Samantha Schwarze dived into the existing conditions of the corridor looking at cross streets, key intersections, on-street parking, and green space. She identified four (4) key zones within the corridor: Zone 1 –

University/South Gateway, Zone 2 – Small Scale Retain, Zone 3 – Commercial Zone, and Zone 4 – North Gateway. Ms. Schwarze stated each zone had its own challenges and opportunities. The group discussed each zone in detail and identified some hardships, such as, large parking lots adjacent to street with multiple curb cuts which interrupt sidewalk flow. The corridor lacks points of interest and narrow medians limit space for greenspace and trees. The historic trolley stop is constrained due to multiple modes of mobility.

Ms. Schwarze proposed the addition of 129 trees down the median to increase shade, create a sense of place, and provide space for low impact design landscaping (LID) or ornamental/native landscaping. The sidewalks were suggested to be wider to improve accessibility for pedestrians and multi-modal mobility. The reduction of on-street parking could be explored.

Councilmember Blake Bonner stated he understood the need for additional trees and landscaping, but asked how it was going to be maintained. Mr. Kuhn stated options were being discussed from having more hardy plants to establishing a Public Improvement District (PID) for future maintenance of the corridor.

Mayor Pro Tem Lynda Billa Burke suggested setting up a budget fund specifically dedicated for the purpose of maintaining the corridor.

Councilmember Lawson Jessee reiterated the PID funds would only go toward Broadway's maintenance. He advised the PID should be initiated before the end of the year by business owners petitioning the city. Councilmember Wes Sharples asked if there was a plan "b" should the PID fail to happen. Councilmember Jessee stated currently there is no plan "b"; however, noted, the City would be responsible for maintenance.

Ms. Schwarze stated other challenges involved street parking. A decision will need to be made regarding how much is actually needed and used. Mayor Rosenthal suggested thinking about accommodations for the future, such as, more electric cars on the road and mobility services such as Uber. Mr. Kuhn urged Council to communicate their needs and wants for this project to succeed.

Councilmember Jessee asked Overland Partners to be creative with the landscaping. He suggested softer looking plants in the median as opposed to native plants. The addition of sprinklers was also recommended.

Other key factors explored were the addition of a gateway into the City, lighting and signage, left lane reduction, ADA compliant sidewalk widths, bike lanes, and establishing a plan identifying the amount and cost of material(s) to be used for the project.

In closing, Mr. Kuhn asked the group to send additional ideas to him regarding items discussed and noted the group would meet again soon.

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Closed Session

The City Council of the City of Alamo Heights convened into Executive Session at 10:37 a.m. and reconvened in Open Session at 11:01 a.m. in accordance with the Texas Open Meetings Act, Texas Government Code, *Section §551.071 (Consultation with Attorney), §551.087 (Deliberation Regarding Economic Development Negotiations)*  
No action was taken.

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With no further business, the meeting adjourned at 11:02 a.m.



Bobby Rosenthal  
Mayor



Lisa T. Robles, TRMC  
City Secretary

