CITY OF ALAMO HEIGHTS
6116 BROADWAY
SAN ANTONIO, TEXAS 78209
210-822-3331

PUBLIC NOTICE OF MEETING

Take notice that a **Regular City Council Meeting** of the governing body of the City of Alamo Heights will be held on **Monday, October 12, 2026** at **5:30 p.m.** in the City Council Chamber, located at 6116 Broadway, San Antonio, Texas, to consider and act upon any lawful subjects which may come before it. The meeting agenda is posted online at www.alamoheightstx.gov.

The public may also access the meeting from a computer, tablet, or smart phone through:
Facebook – https://www.facebook.com/CityofAlamoHeights or
YouTube – www.youtube.com/@COAHGOV

AGENDA

1. Approval of Minutes:
    a. September 28, 2026 City Council Meeting

2. Announcements
    a. Recap of 15th Annual National Night Out – Jennifer Reyna
    b. National Prescription Drug Take Back Day, October 24, 2026 – Cindy Pruitt
    c. November 3rd Bexar County Election Voter Center – Elsa T. Robles
    d. Cancellation of November 23, 2026 & December 28, 2026 Council Meetings – Elsa T. Robles
    e. 1st Annual Alamo Heights Chili Cook Off, November 14, 2026 – Phillip Laney

3. Citizens to be heard

Items for Individual Consideration

4. **Architectural Review Board Case No. 1056F,** request of D. Michael Forman, applicant, representing Broadway Castano LLC, owner, to request a variance and appeal staff's decision regarding Section 5-134(b), Demolition Review Procedures, that prohibits separation of the significance and compatibility review processes in order to demolish 100% of the existing main structure located at **6715 Broadway St** – Lety Hernandez, Director of Community Development Services

5. **Architectural Review Board Case No. 1057F,** request of Juan Hinojosa of Ella Bree Homes LLC, applicant, representing James Dycus, owner, to request a variance and appeal staff's decision regarding Section 5-134(b), Demolition Review Procedures, that prohibits separation of the **significance** and **compatibility** review processes in order to demolish 100% of the existing main structure located at **131 Mary D Ave** – Lety Hernandez, Director of Community Development Services

6. **Public Hearing**. A request submitted by Matt W. Stephens of Landscape Architects LLC, applicant, representing Kristen Robison, owner, to encroach into the city's right-of-way at the property identified as **CB 4024, BLK 160, LOT 19**, also known as **316 La Jara Blvd**, zoned SF-A, for a period of five (5) years for the purpose of installing a fence to enclose 543sq ft on the College Blvd side yard – Lety Hernandez, Director of Community Development Services

7. Discussion and possible action on a request submitted by Matt W. Stephens of Landscape Architects LLC, applicant, representing Kristen Robison, owner, to encroach into the city's right-of-way at the property identified as **CB 4024, BLK 160, LOT 19**, also known as **316 La Jara Blvd**, zoned SF-A, for a period of five (5) years for the purpose of installing a fence to enclose 543sq ft on the College Blvd side yard – Lety Hernandez, Director of Community Development Services

8. An Ordinance amending the adopted fiscal year 2025-26 operating budget for the General Fund – Kristine Horton, Finance Director

Staff Report

9. 90th Legislative Session priorities – Phillip Laney, Assistant City Manager

NOTICE

The City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the TEXAS GOVERNMENT CODE §551.071, (Consultation with Attorney), §551.072, (Deliberations about Real Property), §551.074, (Personnel Matters), §551.076, Deliberations about Security Devices or any other exception authorized by Chapter 551 of the Texas Government Code.

DISABILITY ACCESS STATEMENT

This meeting site is wheelchair accessible. The accessible entrance and visitor parking spaces are located at the rear of the facilities, 6116 Broadway. Accommodations or interpretive services are available upon request and must be made seventy-two [72] hours prior to the meeting. For assistance, call the City Secretary at (210) 882-1508.

CERTIFICATE

I certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Alamo Heights, Texas on October 06, 2026, at 11:00 a.m.

CITY OF ALAMO HEIGHTS, TEXAS

Elsa T. Robles, TRMC
City Secretary

CITY OF ALAMO HEIGHTS
CITY COUNCIL
September 28, 2026

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, September 28, 2026. Staff and meeting attendees were welcomed in the Council Chamber.

Composing a quorum were:
Mayor Albert Honigblum
Mayor Pro Tem Lawson Jessee
Councilmember Karl P. Baker
Councilmember Blake M. Bonner
Councilmember Lynda Billa Burke
Councilmember Trey Jacobson

Also attending were:
City Manager Buddy Kuhn
Assistant City Manager Phillip Laney
City Attorney Jessie Lopez
City Secretary Elsa T. Robles
Finance Director Kristine Horton
Assistant to City Manager Jennifer Reyna
Police Chief Rick Pruitt
Fire Chief Allen Ottmers
Public Works Director Frank Orta
Community Development Services Director Lety Hernandez
Deputy Police Chief Cindy Pruitt

Not attending:
Community Development Services Senior Planner Tyler Brewer

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Mayor Albert Honigblum opened the meeting at 5:31 p.m. and welcomed Girl Scout Brownie Troop 5190 in the audience.

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Item # 1 *Approval of Minutes*

Mayor Honigblum asked the City Council for a motion on the September 14, 2026 Water & Wastewater Rate Work Session meeting minutes. Mayor Pro Tem Lawson Jessee moved to approve the minutes as presented. The motion was seconded by Councilmember Lynda Billa Burke and passed by a 5-0 vote.

Mayor Honigblum asked the City Council for a motion on the September 14, 2026 Regular City Council meeting minutes. Councilmember Trey Jacobson moved to approve the minutes as presented. The motion was seconded by Mayor Pro Tem Jessee and passed by a 5-0 vote.

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Item # 2 *Announcements*

Mayor Honigblum read the following caption.

a. 15th Annual National Night Out, October 6th

Assistant to City Manager Jennifer Reyna stated the 15th Annual National Night Out is scheduled for October 6th at 5:30 p.m. to 7:30 p.m. It will take place behind City Hall as in years past with food and refreshments. First Responders and Public Works will have vehicles on site and there will be fun activities for children. She thanked event co-sponsors HEB, Raising Cane's, Central Market, Personal Pediatrics, Rio Bank, CISA, and Next Level.

b. National Prescription Drug Take Back Day, October 24, 2026

Deputy Police Chief Cindy Pruitt announced that any expired, unused, and unwanted prescription drugs will be taken, "no questions asked", on Saturday, October 24, 2026 at City Hall beginning at 10:00 a.m. – 2:00 p.m. on a drive-thru basis. No uncapped syringes, epi-pens or other injectable devices will be accepted due to the risk of injury to handlers.

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Item # 3 *Citizens to be Heard*

Mr. Blaine Russell, resident, shared his concerns with 911 Dispatching overlapping jurisdictional boundaries as he experienced in the recent storm event. Additionally, he commented Waymo vehicles speed and violate traffic laws in the city. Lastly, he commented better efforts are needed to address litter in the Olmos Dam.

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Consent Agenda

Item # 4 Mayor Honigblum asked Council to consider the following consent agenda item.

Architectural Review Board Case No. 1053F, a request of Malcom G. Chesney of Chesney Morales Partners, applicant, representing Patrica and Mark P. Mays, owners, for the significance review of the existing main structure and compatibility review of the proposed design located at 200 Primrose Pl in order to demolish 100% of the existing structure and construct a new single-family residence.

Councilmember Billa Burke moved to approve ARB Case No. 1053F as presented. The motion was seconded by Mayor Pro Tem Jessee and passed by a 5-0 vote.

Item # 5 Mayor Honigblum asked Council to consider the following consent agenda item.

Architectural Review Board Case No. 1051F, request of Don Seidel of Seidel + Associates, Inc., applicant, representing Perry Donop Jr., owner, for the final design review of a proposed new commercial use building with associated parking located at 5701 N New Braunfels Ave.

Councilmember Billa Burke moved to approve ARB Case No. 1051F as presented. The motion was seconded by Mayor Pro Tem Jessee and passed by a 5-0 vote.

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Items for Individual Consideration

Item # 6 Mayor Honigblum asked Council to consider the following consent agenda item.

> **Public Hearing – Planning and Zoning Case No. 475. A request by Robert S. and Sue McClane, owners, to replat the properties identified as CB 4024 BLK 11 LOT 59, also known as 132 Grant Ave, and a 300 sq ft (0.0069 acre) portion of a 12 ft alley, also known as Tract 2B.**

Community Development Services Director Lety Hernandez stated the Single-Family District (SF-A) property is located on the south side of Grant Ave between Morton St and Patterson Ave. Applicant requests to replat two properties into one. She reviewed the existing site conditions and the proposed replat and commented the replat would incorporate the portion of alley the applicant acquired a few months ago from the City.

Ms. Hernandez stated proposed plat meets the minimum lot area and width requirements. No changes are proposed. The replat requires approval by CPS, SAWS, and Public Works prior to release for recordation. She noted no structural improvements are proposed at this time.

The Planning & Zoning Commission considered the replat at their regular meeting on September 8, 2026 and voted unanimously to recommend approval as requested.

Public notifications for the proposed replat were mailed to property owners within a 200-foot radius. 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 no responses in support, nor in opposition.

Mayor Honigblum opened the public hearing at 5:38 p.m. With no one to speak on the item, Mayor Honigblum closed the public hearing at 5:39 p.m.

Item # 7 Mayor Honigblum read the following caption.

> **Discussion and possible action on Planning and Zoning Case No. 475, a request of Robert S. and Sue McClane, owners, to replat the properties identified as CB 4024 BLK 11 LOT 59, also known as 132 Grant Ave, and a 300 sq ft (0.0069 acre) portion of a 12 ft alley, also known as Tract 2B.**

Mayor Pro Tem Jessee moved to approve Planning and Zoning Case No. 475 as presented. The motion was seconded by Councilmember Bonner and passed by a 5-0 vote.

Item # 8 Mayor Honigblum read the following caption.

Public Hearing – Planning and Zoning Case No. 476. A request by Jacob W. Oder of Maverick Land Surveying Company, applicant, on behalf of Aubra Franklin, Walter Embrey, Jr., and Frank Michael Kudla, Jr., owners, to replat the properties identified as CB 4024 BLK 10 LOT 32, also known as 200 Grant Ave, CB 4024 BLK 10 LOT 33, also known as 216 Grant Ave, and CB 4024 BLK 10 LOT 34, also known as 315 Westover Rd.

Ms. Hernandez stated the Single-Family District (SF-A) properties front Grant and Westover to the west of Morton St. The applicant requests an amendment to update some measurements on the plat. She reviewed an aerial view of the 3 properties, existing site conditions and the proposed replat with requested amendments. She stated the amendments will not affect plat dimensions or right-of-way.

Ms. Hernandez stated proposed plat meets the minimum requirements for lot area and lot width for each lot. The replat requires approval by CPS, SAWS, and Public Works prior to release for recordation. She commented both Grant Ave properties have completed the board and plan review processes, and no improvements are currently proposed for the Westover Rd property.

The Planning & Zoning Commission considered the replat at their regular meeting on September 8, 2026 and voted unanimously to recommend approval as requested.

Public notifications for the proposed replat were mailed to property owners within a 200-foot radius. 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 two responses in support and none in opposition.

Mayor Honigblum opened the public hearing at 5:41 p.m. With no one to speak on the item, Mayor Honigblum closed the public hearing at 5:42 p.m.

Item # 9 Mayor Honigblum read the following caption.

Discussion and possible action on Planning and Zoning Case No. 476, a request of Jacob W. Oder of Maverick Land Surveying Company, applicant, on behalf of Aubra Franklin, Walter Embrey, Jr., and Frank Michael Kudla, Jr., owners, to replat the properties identified as CB 4024 BLK 10 LOT 32, also known as 200 Grant Ave, CB 4024 BLK 10 LOT 33, also known as 216 Grant Ave, and CB 4024 BLK 10 LOT 34, also known as 315 Westover Rd.

Councilmember Jacobson moved to approve Planning and Zoning Case No. 476 as presented. The motion was seconded by Councilmember Billa Burke and passed by a 5-0 vote.

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**** Mayor Honigblum announced Item # 11 would be considered before Item #10.****

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Item # 11 Mayor Honigblum read the following caption.

RESOLUTION NO. 2026R - 254

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS, TO WORK JOINTLY WITH THE TEXAS DEPARTMENT OF TRANSPORTATION AND EXPRESS SUPPORT FOR A SCHEMATIC DESIGN FOR STREET, DRAINAGE, AND OTHER RIGHT-OF-WAY IMPROVEMENTS ON THE TXDOT-OWNED PORTION OF BROADWAY AND AUSTIN HIGHWAY; AND SETTING AN EFFECTIVE DATE.

Assistant City Manager Phillip Laney stated the City has focused the last five years on improving Lower Broadway to include Austin Highway at the southern end. The City Council and staff has worked with TxDOT in various schematic designs and proposals to ensure that the drainage and the roadway is safe to mitigate the flood risks and pedestrian options are safe and effective. Staff has also worked closely with consultants Grace & McEwan, LLC to help facilitate conversations with the TxDOT leadership in Austin and locally.

Mr. Laney introduced TxDOT representatives, Antonio Leyva, Clayton Ripps, and Richard De La Cruz, who would be presenting further details on the proposed project.

TxDOT San Antonio District Hydraulic Engineer Antonio Leyva stated he would be presenting the preferred alternative for the State Loop 368 Broadway Reconstruction project which will address aging infrastructure, improve mobility, and provide meaningful drainage and flood mitigation benefits for the corridor. He reviewed a map illustrating project limits along Broadway and Austin Highway and noted the corridor serves as a critical transportation connection for residents, businesses, and regional travelers. The project area has experienced reoccurring drainage and flood concerns, making both roadway reconstruction and stormwater improvements necessary.

Mr. Leyva continued and reviewed the proposed design incorporating reconstructed pavement, pedestrian facilities, shared use path elements as appropriate, ADA compliant improvements, and upgraded drainage infrastructure. He noted the objective is to create a safer, more accessible corridor while accommodating existing traffic demands. The typical section will include a 10-foot shared use path on one side and a 4-foot sidewalk on the other side with three 10-foot lanes going in either direction, followed with a center two-way turn lane.

During Phase 1, traffic will be shifted in order to maintain four lanes of travel while the northbound roadway and the major box culvert improvements are under construction. In Phase 2, traffic will shift again while construction moves to the southbound area. This phased approach helps maintain corridor capacity, reduces impacts to local businesses, and supports continued regional connectivity throughout construction.

Mr. Leyva reviewed the watershed map identifying the volume of water that reaches the Broadway corridor. He commented, understanding the drainage patterns are critical in identifying locations where runoff accumulates and where targeted improvements could provide the greatest reduction in localized flooding. He added the preferred drainage strategy combines detention facilities, targeted runoff interception, and conveyance improvements. The proposed plan addresses both known bottlenecks along the existing system, and improves the system's ability to capture and move stormwater through the corridor, from north New Braunfels, down through Broadway to the exit point at the HEB Central Market.

Mr. Leyva stated within the available funds of approximately $44 million, the proposed improvements deliver meaningful flood reductions to adjacent properties during a 2-year storm event. He noted the mitigation of flooding associated with the 25-year storm event identified during the initial schematic exercise, could not be achieved within the available budget. Analysis indicates approximately another $50 million in additional funding would be required to reach that level of service.

Mr. Leyva reviewed findings on 2-year water depths affecting sections of city roadways. He discussed locations for proposed ponds noting a proposed underground detention facility is near Kampmann Ave. This solution provides storage capacity while minimizing surface impacts and preserving developable space within the corridor. Additionally, the plan includes using key grate interceptors at St. Dennis Ave (30’x25’ grate), Poco St. (28’x20’ grate), and Cleveland Ct. (50’x20’) to capture water coming off the side streets. A major component of the project, the proposed main trunkline, will include 2-10’x8’ box culverts from Austin Hwy to Grandview Place, 1-10’x8’ box culvert from Grandview Place to Patterson Ave, and the existing 9’x5’ box culvert on Broadway will remain.

Mr. Leyva explained TxDOT will work to maintain existing features viable as the improvements must be balanced with community impacts. TxDOT staff evaluated multiple alternatives to preserve parking, maintain ADA compliance, and minimize impacts to existing trees. He stated current estimates indicate the existing parking spaces are about 113 within the right-of-way, and proposed parking spaces are approximately 65 with a net reduction of 48 spaces. Tree impacts are currently estimated at 12 removals which include two Palm trees, four Holly trees, two Live Oak, one Sycamore tree, one Elm tree, and two Mountain Laurel trees. He explained these trees are impacting the proposed sidewalk, utility adjustments, and parking spaces. The final numbers will be determined as the project moves into final design. Mr. Leyva reviewed the tree locations and proposed on-street parking locations.

The estimated construction schedule is approximately 36 months. Phase 1 will consist of northbound lane work, about 20 months of work, followed by the southbound lane work, another 16 months of work. The schematic had not been completed thoroughly. TxDOT has environmental work to complete before the project can move into construction.

In closing, Mr. Leyva stated the preferred alternatives provide a balanced solution that reconstructs aging roadway infrastructure. It delivers significant flood reduction benefits within the available funds, improves stormwater conveyance and detention, maintains traffic operations, incorporates ADA-compliant features, and seeks to minimize impacts to parking trees and businesses.

Council discussed ADA compliant parking and street signage. Mr. Leyva explained TxDOT will take care of any that is located within the right-of-way. He shared the project will likely take approximately five years to complete. Road and utility access will be maintained during construction as well as pedestrian access and safety.

Council discussed adoption of proposed schematic design and options to deviate from the plan in the future. Mr. Leyva stated that could be possible within reason as long as it was not a major change in the plan.

Mayor Pro Tem Jessee stated he understood TxDOT could not address the 100-year flood, but noted this project presents an opportunity for the City to initiate a project to reduce the floodplain on properties along Broadway using TxDOT's calculations.

Councilmember Baker asked about drainage conditions during construction. Mr. Leyva explained the project contractor will be required to have pumps available. These will operate 24/7 during rain events to push water out of the corridor.

Councilmember Baker requested clarification on the proposed tree removals. Mr. Leyva stated the tree removals were to address right-of-way constraints during installation of sidewalks or utilities. Other trees are in the median and impede proposed turning lanes and some are to provide on-street parking spaces. He assured the tree removals are not to establish "clear zones".

Councilmember Baker shared he was not sure how the proposed design would maintain the distinctive look and feel of the street as it is today and was not clear on how the City could influence that since this was essentially a drainage project.

Mayor Honigblum stated there were several opportunities for the City to improve the corridor in the future but it has always been Council's biggest objective to focus on life safety first. He thanked TxDOT for listening to the City's concerns and working on this for several years.

Councilmember Baker commented when the project was voted on by the residents in the City, it was presented as a very different project and the vision for that project at the time was a tree-lined boulevard. He wanted to ensure there would be latitude going forward to avoid the street looking like a generic highway.

Mr. Clayton Ripps explained the project is not fully funded and is pending an advanced funding agreement (AFA). He stated TxDOT is trying to get ahead on project development by doing the detailed design. The next step is to approve the conceptual design and move on to the next phase to commit 30% PS&E (plans, specifications, & estimate). He noted at that time the City can request to incorporate additional designs elements; however, it will be at a cost to the City.

City Manager Buddy Kuhn shared the coordination for the water and sewer project will be a joint bid with TxDOT. He asked for Council's support of the resolution approving the design to help the project move forward.

Mr. Kuhn clarified the cut-through at Albany at the intersection of Morningside and New Braunfels will be permanently closed. He briefly mentioned another piece of the project will be to work with SARA on LID feature funding. He added the next step is to work with the City's engineering firm for the water and sewer line project.

Mr. Kuhn stated if Council decided to move forward, he proposed to amend the resolution to include "joint bidding for the water and sewer" as committed by TxDOT.

Councilmember Jacobson moved to amend and approve Resolution No. 2026R-254 to include joint bidding of water and wastewater improvements in the TxDOT owned portion of Broadway and Austin Hwy. The motion was seconded by Councilmember Billa Burke and passed by a 5-0 vote.

Item # 10 Mayor Honigblum read the following caption.

ORDINANCE NO. 2270

AN ORDINANCE APPOINTING MEMBERS AND CHAIR AND VICE CHAIR OF THE CITY OF ALAMO HEIGHTS ARCHITECTURAL REVIEW BOARD, BOARD OF ADJUSTMENT AND PLANNING AND ZONING COMMISSION; AND SETTING AN EFFECTIVE DATE.

Ms. Hernandez stated city code requires City Council to appoint members for the boards and commission for two-year terms. Staff proposes to appoint Ms. Summer B. Greathouse to the Planning & Zoning Commission and Mr. Perry Barber to the Board of Adjustment.

Ms. Hernandez stated the Planning & Zoning Commission consists of 12 members with one vacancy. The Architectural Review Board consists of 7 members & 2 alternates with no vacancies. The Board of Adjustment consists of 5 members & 2 alternates. She commented a resignation was recently received for the Board of Adjustment from alternate Sean Caporaletti. Ms. Hernandez added appointment of these board and commission members causes no fiscal impact to the City.

Mayor Pro Tem Jessee moved to approve Ordinance No. 2270 as presented. The motion was seconded by Councilmember Bonner and passed by a 5-0 vote.

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**** Mayor Honigblum announced Item # 13 would be considered before Item #12.****

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Item # 13 Mayor Honigblum read the following caption.

RESOLUTION NO. 2026R - 256

A RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH DR. MARK T. OGDEN, DO, PA TO PROVIDE EMERGENCY MEDICAL SERVICES (EMS) DIRECTION FOR THE CITY AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT FOR SUCH SERVICES.

Fire Chief Allen Ottmers stated the proposed resolution authorizes the City Manager to execute a new contract for emergency medical services (EMS) direction between Alamo Heights EMS and Mark T. Ogden, DO, PA. The current contract with Dr. Ogden will expire on September 30, 2026.

Fire Chief Ottmers explained the Alamo Heights EMS system desires to maintain its agreement with Dr. Ogden. If adopted by Council, the new agreement term would be from October 1, 2026 through September 30, 2029. He noted the EMS system (paramedics) work under the medical director's license and mal-practice insurance. The purchase of medical supplies including emergency medications is only allowed through a medical license.

Dr. Ogden is on call 24/7/365 for on-line medical direction. He also serves as the medical director for the cities of Olmos Park and Terrell Hills. Although not required by contract, on occasion, he assists with calls for service within the tri-city area. Dr. Ogden supplements in-house training opportunities. Dr. Michael Magoon serves as back-up medical director.

Fire Chief Ottmers stated the Medical Director designation is mandated by the Department of State Health Services (DSHS). The proposed agreement is consistent with prior agreements dating back to the inception of EMS in 1982. He noted the renewal of a 3-year term aligns with the EMS contract expiration. The City Attorney reviewed the proposed contract being considered.

The new contract is fixed at $13,700.00 per quarter ($55,000.00 annually) through September 2029. The fees will be paid by the EMS budget and shared by Alamo Heights, Olmos Park, and Terrell Hills.

Mayor Pro Tem Jessee moved to approve Resolution No. 2026R – 256 as presented. The motion was seconded by Councilmember Billa Burke and passed by a 5-0 vote.

Item # 12 Mayor Honigblum read the following caption.

RESOLUTION NO. 2026R - 255

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS, AUTHORIZING APPROVAL FOR THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH GRACE & MCEWAN CONSULTING, LLC FOR CONSULTANT SERVICES; AND SETTING AN EFFECTIVE DATE.

Mr. Laney stated the proposed resolution is to renew the agreement with Grace & McEwan Consulting who have partnered with the City on the Lower Broadway project and TxDOT interactions since 2022. He commented they have been instrumental in assisting with the project by analyzing and executing strategy to proceed with the project. Recently the focus has shifted to intergovernmental affairs as it pertains to the upcoming legislative session where they will advocate on the City's behalf for policies Council supports.

Mr. Laney stated the agreement is for a one-year term with renewal options if mutually agreed to. He reiterated the City has worked with Grace & McEwan over the last four years to develop and execute a strategy with TxDOT to advance the Broadway development project. Moving forward, staff proposes to work with them to provide education on impacts of bills that may limit home rule or restrict the City's authority to self-govern itself.

Mr. Laney explained Chapter 252.021 of Texas Local Government Code permits City Manager to enter into contracts without competitive bidding or proposals for contract less than $100,000.00. Additionally, Chapter 252.022 of Texas Local Government Code cites competitive bidding, or proposals are not required for contracted personal, professional or planning services.

Service objectives for Grace & McEwan are to continue to advocate to TxDOT for the Lower Broadway project continuation and monitor/educate on interim legislative hearings, committee reports, and 90th Legislative Session bills that could impact City authority to self-rule.

The contract term is one year with a renewal option if mutually agreed to by both parties. The agreement expiration date is September 30, 2027. There is a cancellation notice of 30 days by either party with or without cause. The monthly fee is $7,500.00. Additionally, the City will pay all costs and expenses the contractor incurs while acting on City's behalf. Funds for the proposed agreement are included in the City Budget.

In closing, Mr. Laney stated Ms. Karen Johnson-Rove and Ms. Andrea Chavez were present for any questions.

Councilmember Baker shared this was not a good use of taxpayer money and was unclear why the City needed a lobbyist. He added Governor Greg Abbott has stated local governments should not be hiring lobbyists to speak to state agencies. He stated he had not seen any deliverables since being on the City Council and calculated the fee for the next year is equivalent to the total property taxes that would be paid by twenty-eight homeowners in Alamo Heights of average property value of $850,000.00, or, the equivalent of $22.5 million of taxable value. He added he was not supportive of this agreement.

Councilmember Jacobson commented without a third-party representation in Austin, that would mean City councilmembers would personally have to go and advocate for the City. He noted for that reason he was supportive of the agreement.

Councilmember Baker stated Schedule A of the agreement had very generic language and did not mention advocating for anything specific at the legislative session.

Mr. Kuhn noted the deliverable of a $10.9 million TA Grant would not have been possible without the help of Grace & McEwan, which was considered a huge return on the City's investment.

Mayor Honigblum agreed there were plenty of deliverables that Councilmembers may not be aware of and noted there were more to come.

Mr. Kuhn stated Council had just approved a resolution to move forward with TxDOT on the project Grace & McEwan have been advocating for; however, more support may be needed if the project stalls again. He added it was ultimately Council's decision to approve the agreement or not. He reminded Council it is a month to month agreement that can be cancelled with a 30 day notice should they decide.

Mayor Pro Tem Jessee moved to approve Resolution No. 2026R – 255 as presented. The motion was seconded by Councilmember Billa Burke and passed by a 4-1 vote with Councilmember Baker voting in opposition.

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Staff Report

Item # 14 Mayor Honigblum asked Council to consider the following consent agenda item.

Presentation of Financial and Investment Report for the third quarter ending June 30, 2026.

Finance Director Kristine Horton presented the third quarter financial and investment report ending June 30, 2026. The report focused on the General Fund Revenues & Expenditures, Utility Fund Revenues & Expenditures, Capital Projects Fund, Investment Portfolio Update, and Summary of City's Financial Position. The property tax revenues are currently at 94.83% of budgeted numbers. The city is in good standing overall. She noted the sales tax revenues are also doing very well a little over 88.78% over budget compared to last year at this time.

Ms. Horton stated the General Fund revenues are at 86% collected overall compared to budgeted numbers with total revenues to date of $12,485,019.00. She reviewed a diagram breaking down incoming revenue amounts per each $100; Property Tax - $54.62, Franchise Fees - $4.86, Sales Tax - $11.09, Other Revenues - $3.91, and Permit Fees & Fines - $25.53.

Ms. Horton shared the General Fund Expenditures are doing well at 68% at about $2.3 million compared to budget of -$210,572.00. There was a drop in the third quarter due to property taxes, where less is collected during that time and more is usually expense during the last two quarters of the fiscal year. She reviewed a diagram breaking down expenditure amounts per each $100; Administration & Finance - $18.47, Community Development - $4.33, Fire/EMS - $26.14, Public Works - $18.11, and Police/Dispatch - $32.95.

The Utility Fund total revenues collected were at 84%. Revenues expenses are at 58%. Net revenues over expenditures is $373,000.00.

The Capital Projects Fund contains the TxDOT project funds with a total fund balance of $17,246,000.00. Funds that are not TxDOT allocated funds will be transferred out next fiscal year to a different fund.

Ms. Horton reviewed the 2026 Bond Capital Projects fund and stated as of June 30, 2026, the funds had not been received. The total expenditures as of last quarter were approximately $71,002.00 which will be reimbursed once funds are received in August 2026.

Ms. Horton reviewed the investment portfolio beginning balance of $37 million and ended with a balance of $36,305,000.00 due to the decrease in operating bank account payments of $1.2 million for the pool pocket park.

In closing, Ms. Horton stated the average yield for the investment portfolio was 3.66% and is in line with the 90-Day U.S. Treasury benchmark of 3.63%. She noted the U.S. Agency bonds are at 3.96%.

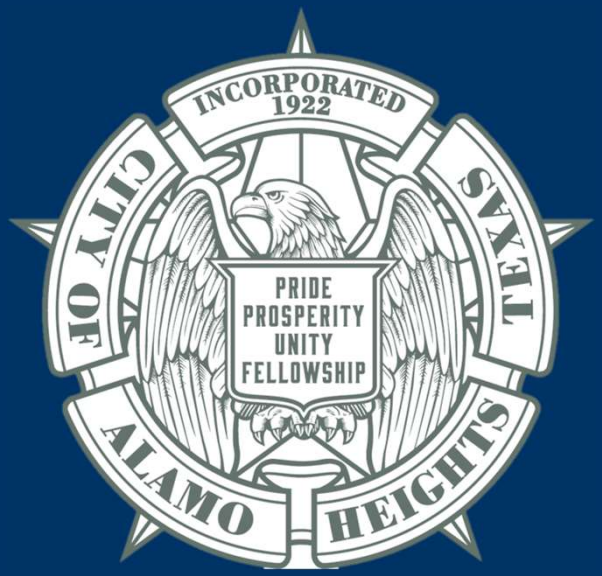
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With no further business to consider, Councilmember Bonner moved to adjourn the meeting at 6:53 p.m. The motion was seconded by Mayor Pro Tem Jessee and passed by 5-0 vote.

PASSED AND APPROVED THIS 12th DAY OF OCTOBER, 2026.

_____
Albert Honigblum
Mayor

_____
Elsa T. Robles, TRMC
City Secretary



ANNOUNCEMENTS

NATIONAL NIGHT OUT

























Alamo Heights National Night Out 2026

Special Thank You to all of Our Sponsors

H-E-B

Central Market
H-E-B
REALLY INTO FOOD

Raising Cane's
CHICKEN FINGERS

Personal Pediatrics
by Leah Jacobson, MD

Rio Bank
Your Kind of Bank. Your Kind of Banker.

next level
URGENT CARE

CYBERSECURITY & INFRASTRUCTURE SECURITY AGENCY
CISA

America's Cyber Defense Agency
NATIONAL COORDINATOR FOR CRITICAL INFRASTRUCTURE SECURITY AND RESILIENCE

NATIONAL DRUG TAKE BACK DAY

When: Saturday, October 24, 2026
10:00 a.m. to 2:00 p.m.

Where: Alamo Heights City Hall
6116 Broadway

East (rear) entrance



Accepting expired, unused and unwanted prescription or over the counter drugs, no questions asked.

Due to the risk of injury to handlers, uncapped syringes, epi-pens or other injectable devices are not accepted.

VOTER CENTERS IN BEXAR COUNTY

- During the November election, voters can vote at any Bexar County designated polling site
- Alamo Heights does not have any city-related items on the November Joint General, Special, Charter and Bond Election ballot
- City Hall will be a Voter Center (polling site) Election Day,

  Tuesday, November 3rd
  - Council Chamber
  - 7:00 a.m. – 7:00 p.m.

CANCELLATION OF COUNCIL MEETINGS

- Monday, November 23, 2026

- Monday, December 28, 2026

1ST ANNUAL ALAMO HEIGHTS CHILI COOK OFF

- **Saturday, November 14th**
  - Heights Pool & Kellyanne Park, 250 Viesca
    - Setup – 8:00am
    - Event Time – 11:00am-6:00pm

- Event to include: chili cook off, live band – The Texases, corn hole tournament & kid's activities



CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM

TO: Mayor and City Council Members

FROM: Lety Hernandez, Director of Community Development Services

SUBJECT: **Case No. 1056F – 6715 Broadway St (Significance Review)**
Request D. Michael Forman, applicant, representing Broadway Castano LLC, owner, to request a variance and appeal staff's decision regarding Section 5-134(b), Demolition Review Procedures, that prohibits separation of the significance and compatibility review processes in order to demolish 100% of the existing main structure located at 6715 Broadway St under Demolition Review Ordinance No. 1860 (April 12, 2010).

DATE: October 12, 2026

BACKGROUND INFORMATION

The property is located on the west side of Broadway St between W Castano Ave and Lamont Ave. The property is zoned Multi-Family (MF-D).

On June 23, 2024, City Council revised the Demolition Review Ordinance prohibiting the separation of the significance and compatibility processes. The applicant is appealing staff's denial.



POLICY ANALYSIS

- **Chapter 5 – Buildings and Building Regulation, Article IX. – Demolition**

Demolition shall mean any intentional or unintentional act of dismantling, pulling down, destroying, removing, razing or moving a structure or any structural portion thereof, or commencing the work of moving or of total or substantial destruction of a structure or portion thereof. For the purposes of demolition review as described in article IX, demolition is defined quantitatively as:

(1) Removal or encapsulation of more than twenty-five (25) percent of the framed structure of exterior walls facing public streets, or a street-facing elevation if the tract of land is landlocked; or,
(2) Removal or encapsulation of more than fifty (50) percent of the framed structure of all exterior walls and/or roofs.

Exception: Minor repair and routine maintenance.

Significant structure shall mean any structure or portion thereof that in whole or in part meets one (1) or more criteria in section 5-134(h), and has been so determined by the city council.

Section 5-134 - Demolition review procedures.

(a) The goal of the demolition review process is to allow public review and comment regarding the impact that the proposed demolition, and any replacement structures, may have on the surrounding neighborhood and the city.
(b) The demolition review process is intended to complete both the determination of significance of existing structures proposed for demolition and the compatibility review of any replacement structures proposed for demolition and the compatibility review of any replacement structures within the same process. The significance and compatibility process may not be completed in separate processes.

Section 5-134(h): The architectural review board shall consider the following criteria when determining the significance, as defined in this chapter, of existing structures:

(1) Was the structure designed by a noted architect?
(2) Has the structure been listed as having historic significance by any local, regional, state or historic agency or society?
(3) Does the structure exhibit characteristics of a distinct architectural style?
(4) Does the structure belong to a distinctive set of buildings, such as a single structure belonging to a row of similar structures?
(5) Is the structure a significant part of the fabric of the community due to its age, unique architecture, historical significance or physical placement?

Section 5-8 - Appeals

(b) Administrative appeal shall be to the director of fire chief as applicable, and then if agreement cannot be reached the appeal shall be forwarded by the director or fire chief to the city manager for review.
(c) If agreement cannot be reached through the administrative appeal process, the applicant shall have the right to appeal to the board of appeals as described in such codes or equivalent in any code adopted by this chapter. The city manager or city manager's designee in

consultation with the mayor shall appoint the board of appeals, consisting of members within the appropriate expertise(s). The board of appeals, as appointed, shall perform the functions required of the board of appeals in such codes or equivalent in any code adopted by this chapter.

(d) If the applicant disagrees with the ruling of the board of appeals, the applicant may appeal to the city council for final ruling.

A replacement structure is not proposed at this time. Construction of a new single-family structure would be subject to Compatibility Review under the Demolition Review Ordinance and multi-family and/or commercial structure would be subject to Final Architectural Review by the ARB and approval by City Council in addition to plan review to ensure compliance with building and zoning regulations.

FISCAL IMPACT

No projected fiscal impact from this project has been calculated.

ATTACHMENTS

Attachment A – Web Packet
Attachment B – Response Cards

APPROVED

Lety Hernandez
Director

APPROVED

Buddy Kuhn
City Manager

CITY OF ALAMO HEIGHTS

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

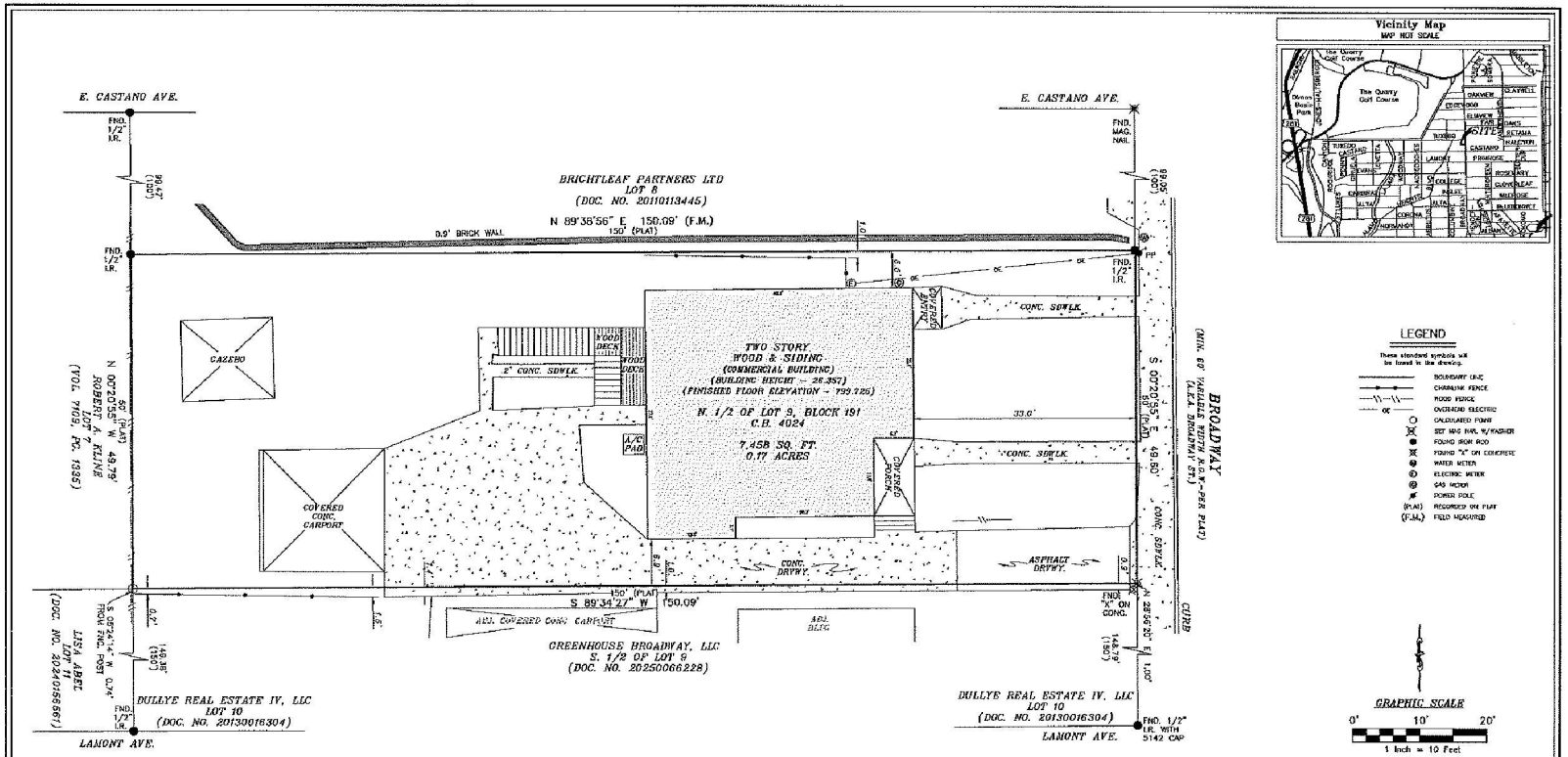
City Council Meeting
October 12, 2026 – 5:30 P.M.

Take notice that a regular City Council meeting of the City of Alamo Heights will be held on **October 12, 2026 at 5:30pm** in the City Council Chambers, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects with may come before it.

Case No. 1056F – 6715 Broadway St. (Significance Review)
Request D. Michael Forman, applicant, representing Broadway Castano LLC, owner, to request a variance and appeal staff's decision regarding Section 5-134(b), Demolition Review Procedures, that prohibits separation of the significance and compatibility review processes in order to demolish 100% of the existing main structure located at 6715 Broadway St under Demolition Review Ordinance No. 1860 (April 12, 2010).

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 (www.alamoheightstx.gov/departments/planning-and-development-services/public-notices) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Garrett Pringle, Planner, (gpringle@alamoheightstx.gov), Tyler Brewer, Senior Planner, (tbrewer@alamoheightstx.gov), or Lety Hernandez, Director, (lhernandez@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information regarding this case. Please note floor plans will not be available online.



Vicinity Map
MAP NOT SCALE

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- CHAINLINK FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC
- CALCULATED POINT
- SET MAG NAIL W/WASHER
- FOUND IRON ROD
- FOUND "X" ON CONCRETE
- WATER METER
- ELECTRIC METER
- GAS MOTOR
- POWER POLE
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

GRAPHIC SCALE

0' 10' 20'

1 Inch = 10 Feet

General Survey Note(s)

1. BASIS OF BEARING: TEXAS SOUTH CENTRAL ZONE, NAD83.
2. BEXAR COUNTY APPRAISAL DISTRICT ACCOUNT PROPERTY ID: 122349
3. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
4. THERE IS DIRECT ACCESS POINT TO THE SUBJECT PROPERTY VIA BROADWAY ST., A MIN 60' WIDE VARIABLE WIDTH PUBLIC RIGHT-OF-WAY.
5. ON THE DATE OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. SURVEYOR IS UNAWARE OF ANY CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED.
7. ON THE DATE OF THE FIELD SURVEY THERE WAS NOT OBSERVABLE EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

Zoning Notes

Zoning Classification: MF-18 (MULTIFAMILY)

Permitted Use: YES

Building Setbacks: Please contact planning and zoning commission

Source: City of Alamo Heights, Texas
Planning and Zoning Commission
6116 Broadway
San Antonio, TX 78209
Phone No: 210-822-3331

Notes Corresponding to Schedule B

NO SURVEY RELATED SCHEDULE B ITEMS

Parking Tabulation

2 PARKING SPACE CARPORT FOUND

Flood Zone

At date of this survey, the property is in FEMA designated ZONE __X__, Area of Minimal Flood Hazard, as verified by FEMA map Panel No. 48029C 0402 H, effective date of JUNE 19, 2020. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

SURVEY OF:

THE NORTH ONE HALF OF LOT 9, BLOCK 191, ALAMO HEIGHTS, AN ADDITION IN BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 105, PAGE 290, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

ALTA/NSPS Land Title Survey

JOB NO.:	2602108700	NO.	REVISION	DATE
DATE:	02/11/26			
DRAWN BY:	JB/HP/TW			
APPROVED BY:	RWJ			

SURVEYOR'S CERTIFICATION

I, ROBERT W. JOHNSTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to Borrower CORIE PROPERTIES, LLC Lender: CORIE PROPERTIES, LLC Title company: PROVIDENCE TITLE COMPANY PER TITLE COMMITMENT NO. 1680900361 Effective Date: February 20, 2026, Issued Date: February 26, 2026 that the map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8(B), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17 & 18 of Table A thereof. The field work was completed on FEBRUARY 11, 2026.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN VOL. 105, PG. 290 DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS (BOUNDARY DOES NOT DEPICT), OTHER PUBLIC RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



CORIE PROPERTIES, LLC
6715 BROADWAY ST., ALAMO HEIGHTS, TX 78209,
BEXAR COUNTY, TEXAS

STATE OF TEXAS REGISTERED ROBERT W. JOHNSTON 5579 PROFESSIONAL LAND SURVEYOR

ROBERT W. JOHNSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5579

AMERISURVEYORS
P.O. BOX 101062
FT. WORTH, TEXAS 76185
PHONE: (682) 312-1655
WEB: WWW.AMERISURVEYORS.COM

Copyright ©AmeriSurveyors LLC. FIRM REGISTRATION NUMBERS 10146400, 10193905. Improvements shown on this survey are for general illustration purposes only and may not portray exact shape and size. Survey is based on a title report issued by the Title Company listed above issued under Commitment No./GF No. shown on this survey. email questions to: info@amerisurveyors.com







Attachment A



Attachment A








Property of
City of San Antonio

**If you choose to do so, please return this card to our office via US Mail or in-person. You may also submit your comments via email to permits@alamoheightstx.gov. Submit all comments *before October 09, 2026*. *172545*

Case No. 1056F – 6715 Broadway St (Significance Review)

Name: DAVID W. MONNICH

Check one: I _____**support** __X__**oppose** the project.

Address: 124 CASTANO AVE SATX 78209

Check one: I ____**have** _____**have not** reviewed the project's plans or packet submittal items (if applicable)

Date: 9/25/2026

Comments: _____

Attachment B

**If you choose to do so, please return this card to our office via US Mail or in-person. You may also submit your comments via email to permits@alamoheightstx.gov. Submit all comments *before October 09, 2026*. *172533*

Case No. 1056F – 6715 Broadway St (Significance Review)

Name: 6601 Broadway Apartments, Ltd.

Check one: I ✓ **support** _____ **oppose** the project.

Address: 200 Austin Hwy, Suite 301

Check one: I ✓ **have** _____ **have not** reviewed the project's plans or packet submittal items (if applicable)

Date: 9-28-26

Comments: _____

_____

_____

ARB CASE NO. 1056F
6715 BROADWAY ST
ITEM # 4
OCTOBER 12, 2026

COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY

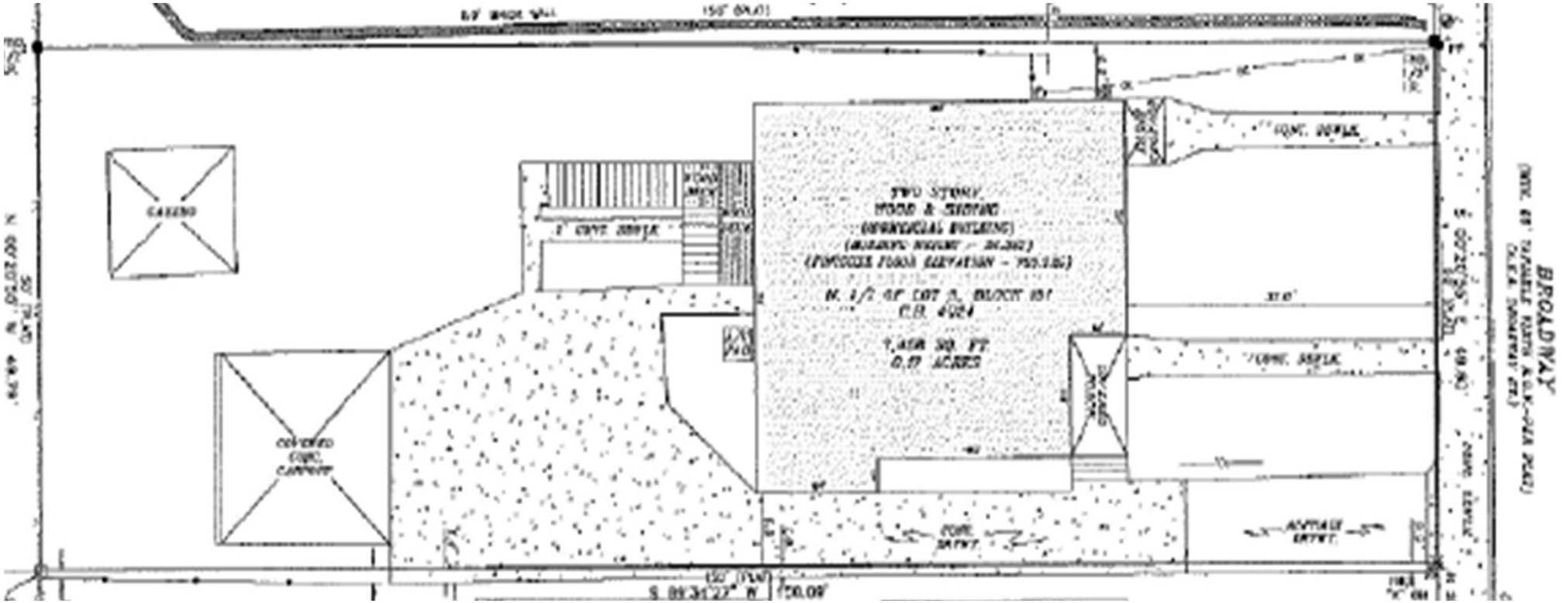


- MF-D
- West side between W Castano and Lamont Ave
- 100% demolition

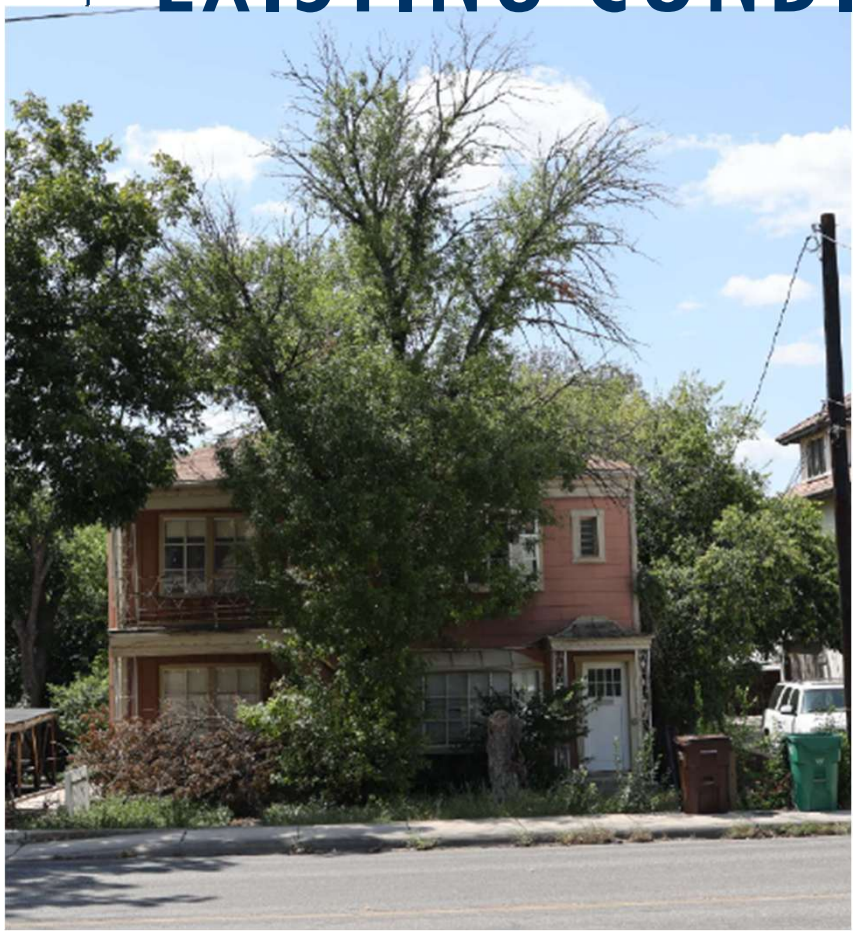
SUMMARY

- Demolition Review
  - Significance Review
    - Removal or encapsulation of more than twenty-five (25) percent of the framed structure of exterior walls facing public streets, or a street-facing elevation if the tract of land is landlocked – **100%**
    - Removal/encapsulation of more than fifty (50) percent of the framed structure of all exterior walls and/or roofs – **100%**

EXISTING CONDITIONS



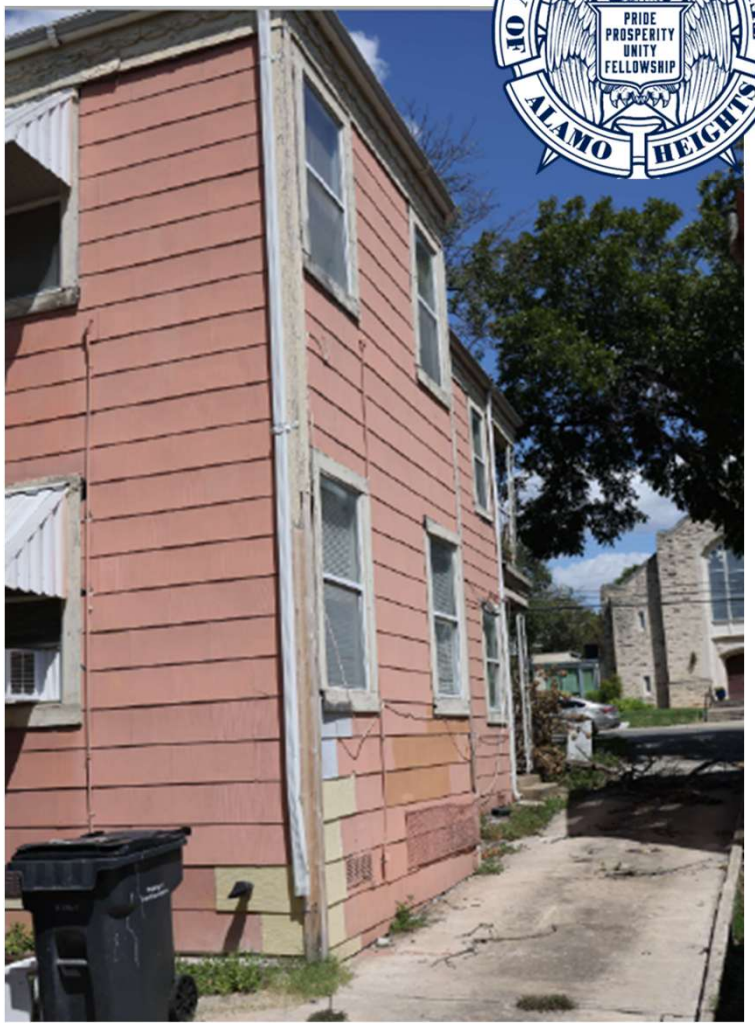
EXISTING CONDITIONS





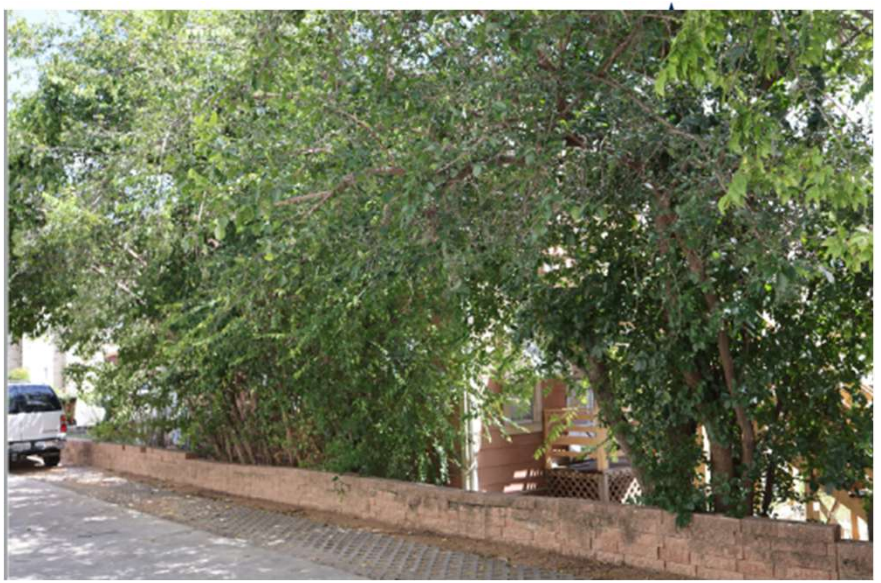
EXISTING CONDITIONS





EXISTING CONDITIONS







POLICY ANALYSIS

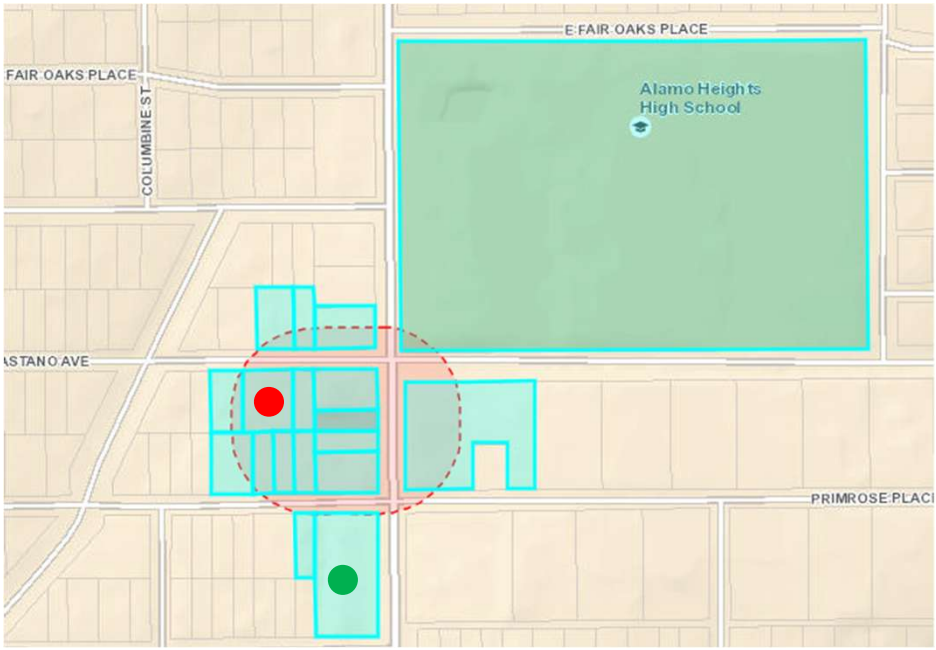
- A replacement structure is not proposed at this time as required by Section 5-134(b) – Demolition Review Procedures that prohibits separation of the Significance and Compatibility processes (Ord. 2222)
- Applicant disagrees with staff denial and is appealing to Council for final ruling as allowed by Section 5-8, Appeals

POLICY ANALYSIS

- Future construction would be subject to either Compatibility Review and/or Final Architectural Review by the ARB and approval by Council.
- Plan review required to ensure compliance with current regulations.

PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received within 200ft:
  - Support: (1)
  - Oppose: (1)
  - Neutral: (0)



CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM

TO: Mayor and City Council Members

FROM: Lety Hernandez, Director of Community Development Services

SUBJECT: **Case No. 1057F – 131 Mary D Ave (Significance Review)**
Request of Juan Hinojosa of Ella Bree Homes LLC, applicant, representing James Dycus, owner, to request a variance and appeal staff's decision regarding Section 5-134(b), Demolition Review Procedures, that prohibits separation of the significance and compatibility review processes in order to demolish 100% of the existing main structure located at 131 Mary D Ave under Demolition Review Ordinance No. 1860 (April 12, 2010).

DATE: October 12, 2026

BACKGROUND INFORMATION

The property is located on the northern side of Mary D Ave between Encino Ave and Broadway St. The property is zoned Multi-Family (MF-D).

On June 23, 2024, City Council revised the Demolition Review Ordinance prohibiting the separation of the significance and compatibility processes. The applicant is appealing staff's denial.



POLICY ANALYSIS

- **Chapter 5 – Buildings and Building Regulation, Article IX. – Demolition**

Demolition shall mean any intentional or unintentional act of dismantling, pulling down, destroying, removing, razing or moving a structure or any structural portion thereof, or commencing the work of moving or of total or substantial destruction of a structure or portion thereof. For the purposes of demolition review as described in article IX, demolition is defined quantitatively as:

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Section 5-134 - Demolition review procedures.

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Section 5-8 - Appeals

(b) Administrative appeal shall be to the director of fire chief as applicable, and then if agreement cannot be reached the appeal shall be forwarded by the director or fire chief to the city manager for review.
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consultation with the mayor shall appoint the board of appeals, consisting of members within the appropriate expertise(s). The board of appeals, as appointed, shall perform the functions required of the board of appeals in such codes or equivalent in any code adopted by this chapter.

(d) If the applicant disagrees with the ruling of the board of appeals, the applicant may appeal to the city council for final ruling.

The ARB completed the Compatibility Review of a replacement structure at their September 15, 2026 where, after expressing concerns regarding the proposed design and it not being compatible with the neighborhood, voted to table the case for the next regular meeting of October 20, 2026 pending redesign.

A new application for significance and compatibility reviews was submitted on the owner's behalf and processed. The ARB is scheduled to complete the Demolition Review process on October 20, 2026. Construction of a new single-family residence is subject to plan review by staff to ensure compliance with current regulations.

FISCAL IMPACT

No projected fiscal impact from this project has been calculated.

ATTACHMENTS

Attachment A – Web Packet



Lety Hernandez
Director



Buddy Kuhn
City Manager

CITY OF ALAMO HEIGHTS

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

City Council Meeting
October 12, 2026 – 5:30 P.M.

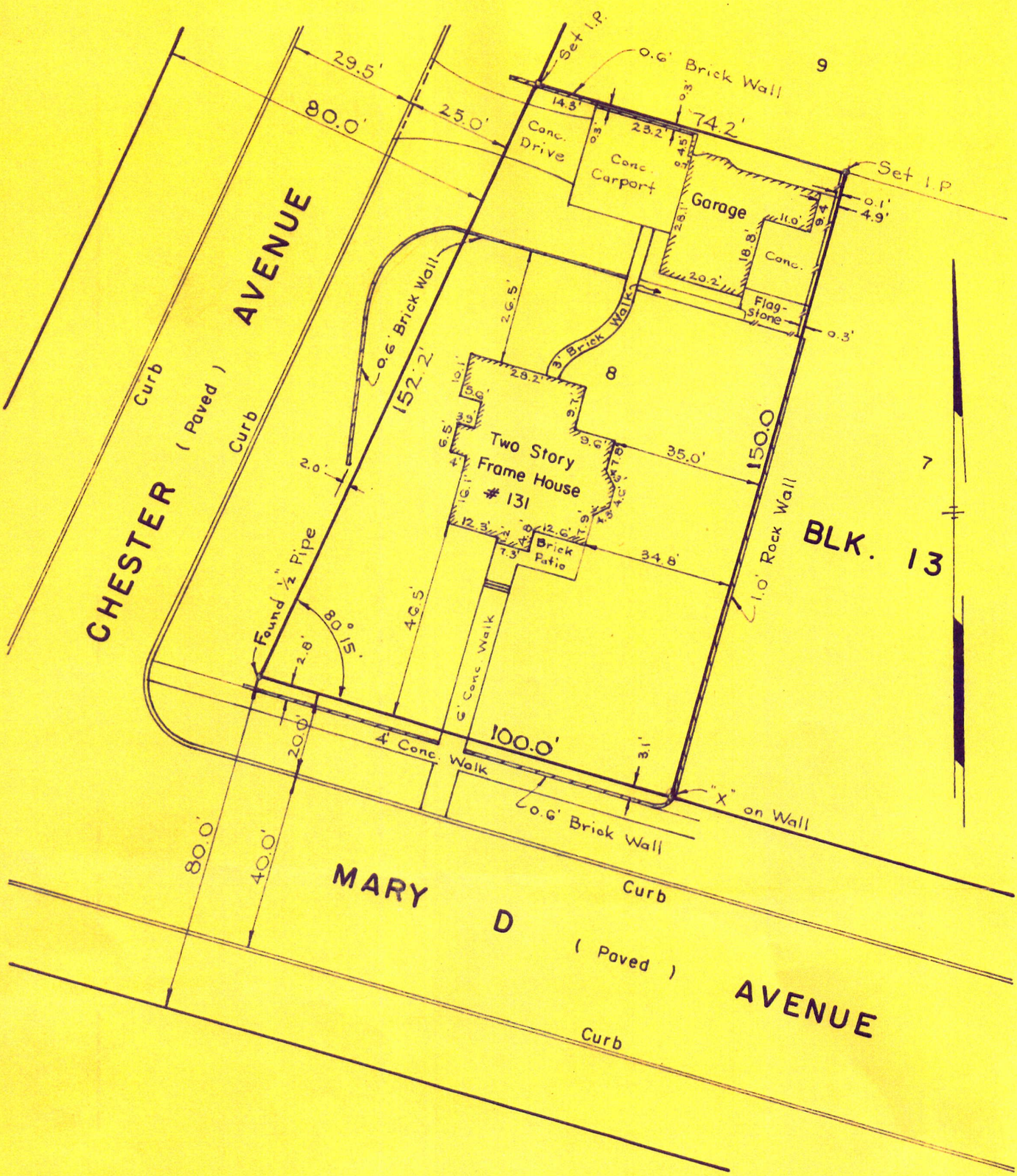
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Case No. 1057F – 131 Mary D Ave. (Significance Review)
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Plans may be viewed online (www.alamoheightstx.gov/departments/planning-and-development-services/public-notices) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Garrett Pringle, Planner, (gpringle@alamoheightstx.gov), Tyler Brewer, Senior Planner, (tbrewer@alamoheightstx.gov), or Lety Hernandez, Director, (lhernandez@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information regarding this case. Please note floor plans will not be available online.

Attachment A



PLAT OF PROPERTY OWNED BY:

STATE OF TEXAS
REYNOLDS ANDRICKS
2675
REGISTERED PROFESSIONAL ENGINEER
4654

STATE OF TEXAS
REYNOLDS ANDRICKS
279
REGISTERED PUBLIC SURVEYOR

SCALE: 1" = 30'

MADE BY: REYNOLDS ANDRICKS, C.E.
319 MAJESTIC BUILDING
SAN ANTONIO, TEXAS
CA 6-0347

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that this plat is true and correct according to an actual survey made on the ground by men working under my supervision, of Lot 8, Block 13, Alamo Heights, in the City of Alamo Heights, Bexar County, Texas, according to plat recorded in Volume 105, page 294, of the Plat Records of Bexar County, Texas.

This, the 8 day of July, A. D. 1966.

Reynolds Andricks

Registered Professional Engineer Serial No. 2675
Registered Public Surveyor No. 279

ARCHITECTURAL REVIEW BOARD
APPLICATION Demolition Review

Proposed design: Appeal for Demolition Review only.

The existing residence is in significant disrepair, with visible cracking in walls, holes and damaged building materials, widespread mold, and other deteriorated conditions throughout the structure. Due to the overall condition of the residence, the owner is requesting demolition of the existing structure. The owner's intent is to construct a new single-family residence on the property, and new architectural plans are currently being developed.



James Dycus
131 Mary D. Avenue
Alamo Heights, TX

Existing Home



Existing Home: The existing home is a two-story traditional residence with a detached garage. The home features light-colored horizontal siding, a prominent covered upper porch and balcony, decorative metal railings, and contrasting dark shutters. Vertically proportioned windows and traditional exterior detailing contribute to the established character of the home, while brick walkways, steps, and landscape borders create a defined approach to the residence.

James Dycus
131 Mary D. Avenue
Alamo Heights, TX

Neighborhood Context

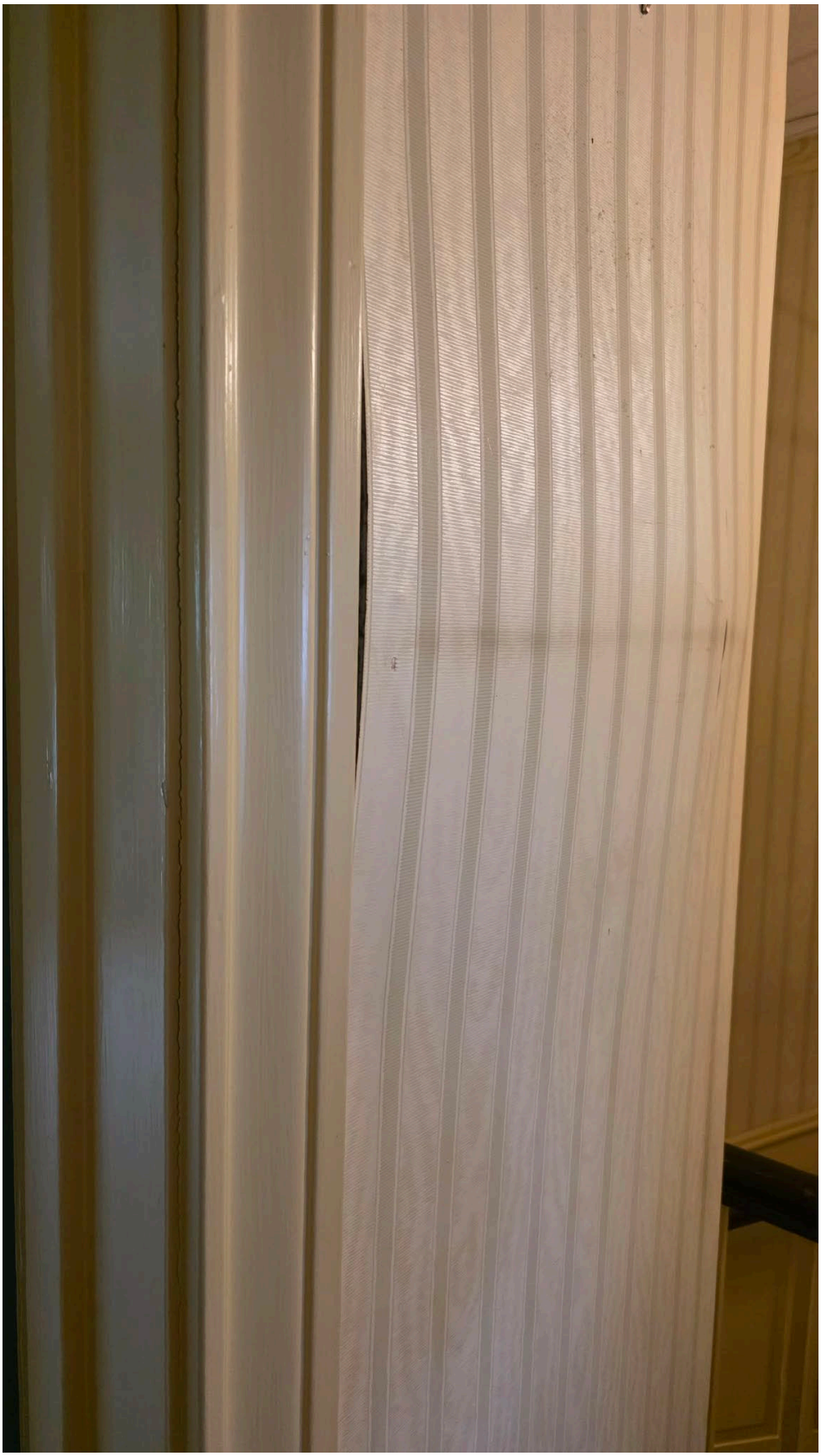


Neighborhood Context: The surrounding neighborhood reflects a diverse mix of architectural styles that has evolved over time. Many of the older homes feature traditional forms with horizontal siding, established landscaping, and conventional rooflines, while newer construction introduces updated materials and architectural details. In particular, many of the newer homes incorporate stucco exteriors paired with either standing-seam metal roofing or clay tile shingles, along with larger windows, prominent gables, and more defined roof forms. The proposed residence complements this newer development through its use of stucco and masonry finishes, a standing-seam metal roof, prominent gabled rooflines, and large, traditionally proportioned windows. While the home has its own architectural identity, its materials, scale, roof forms, and exterior detailing are consistent with many of the newer residences in the area, allowing it to fit naturally within the evolving character of the neighborhood.











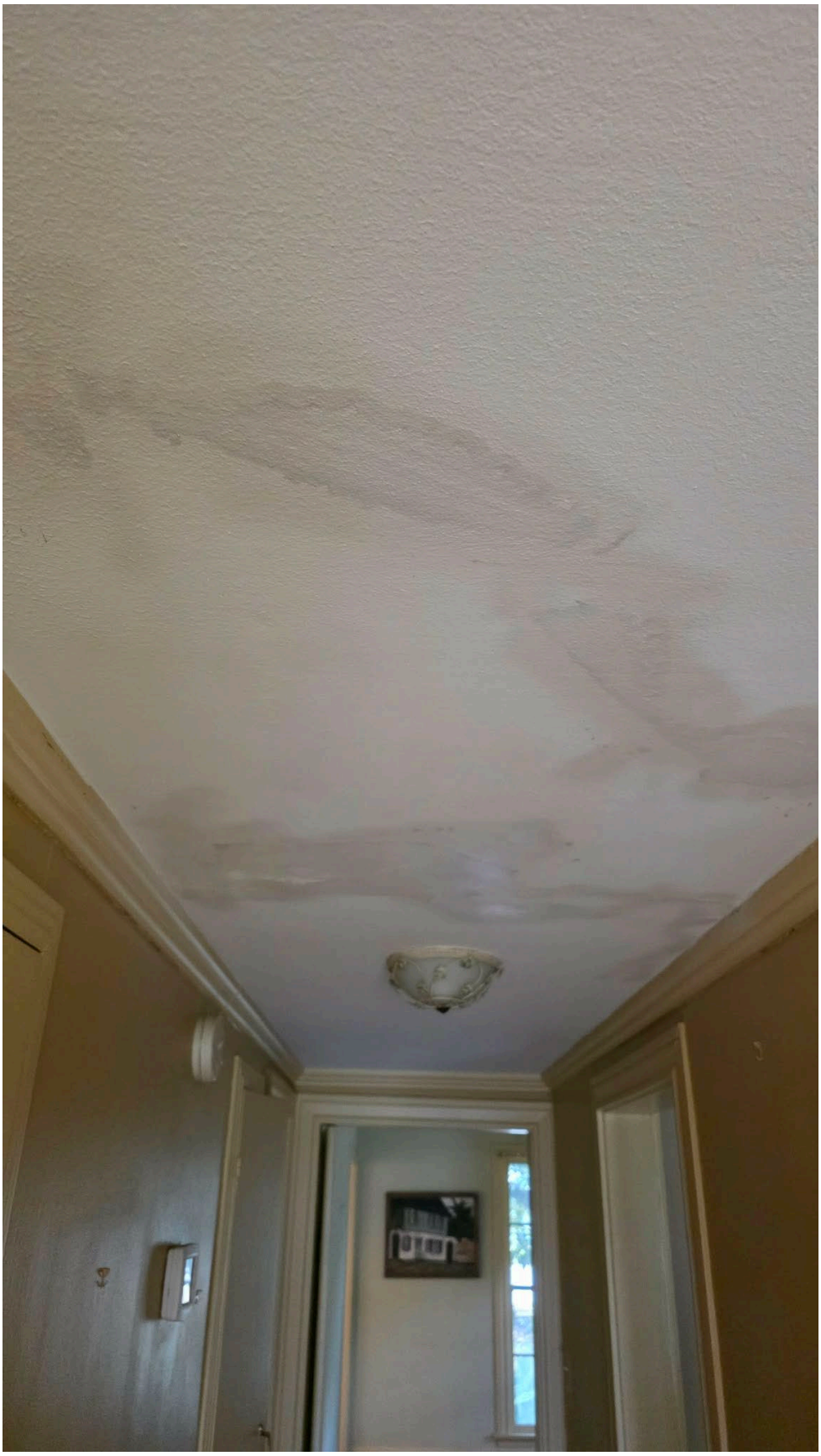


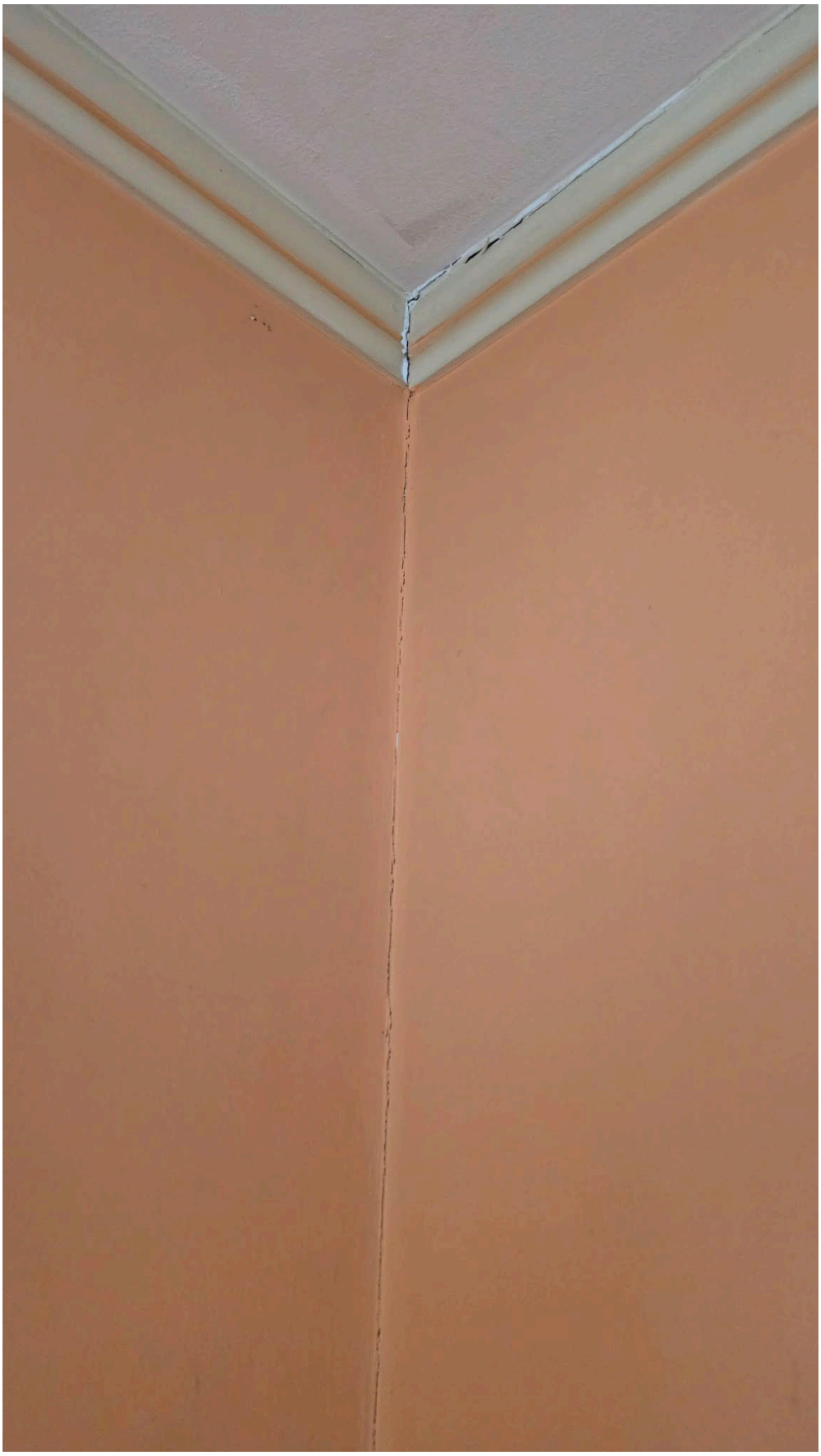


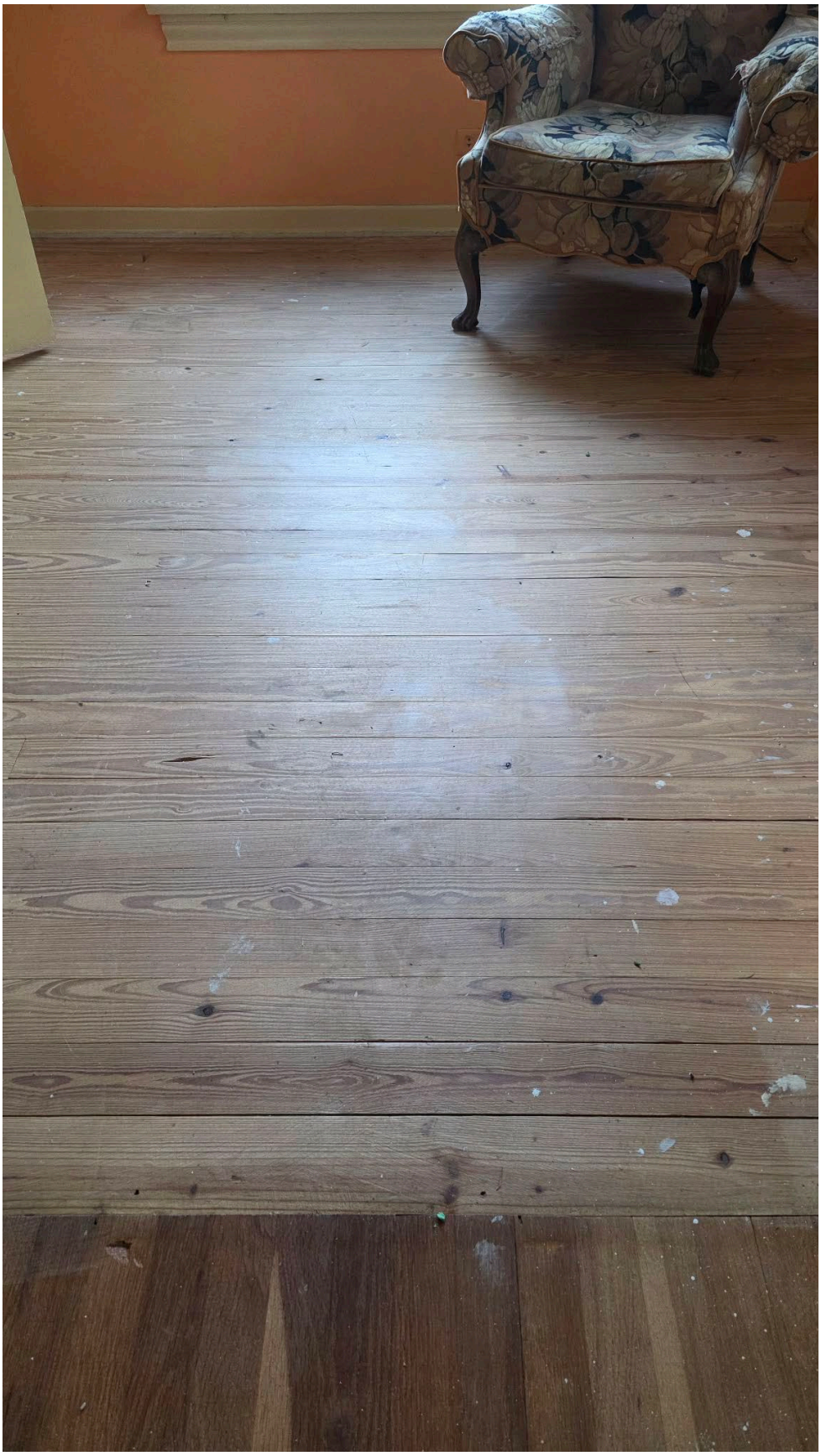


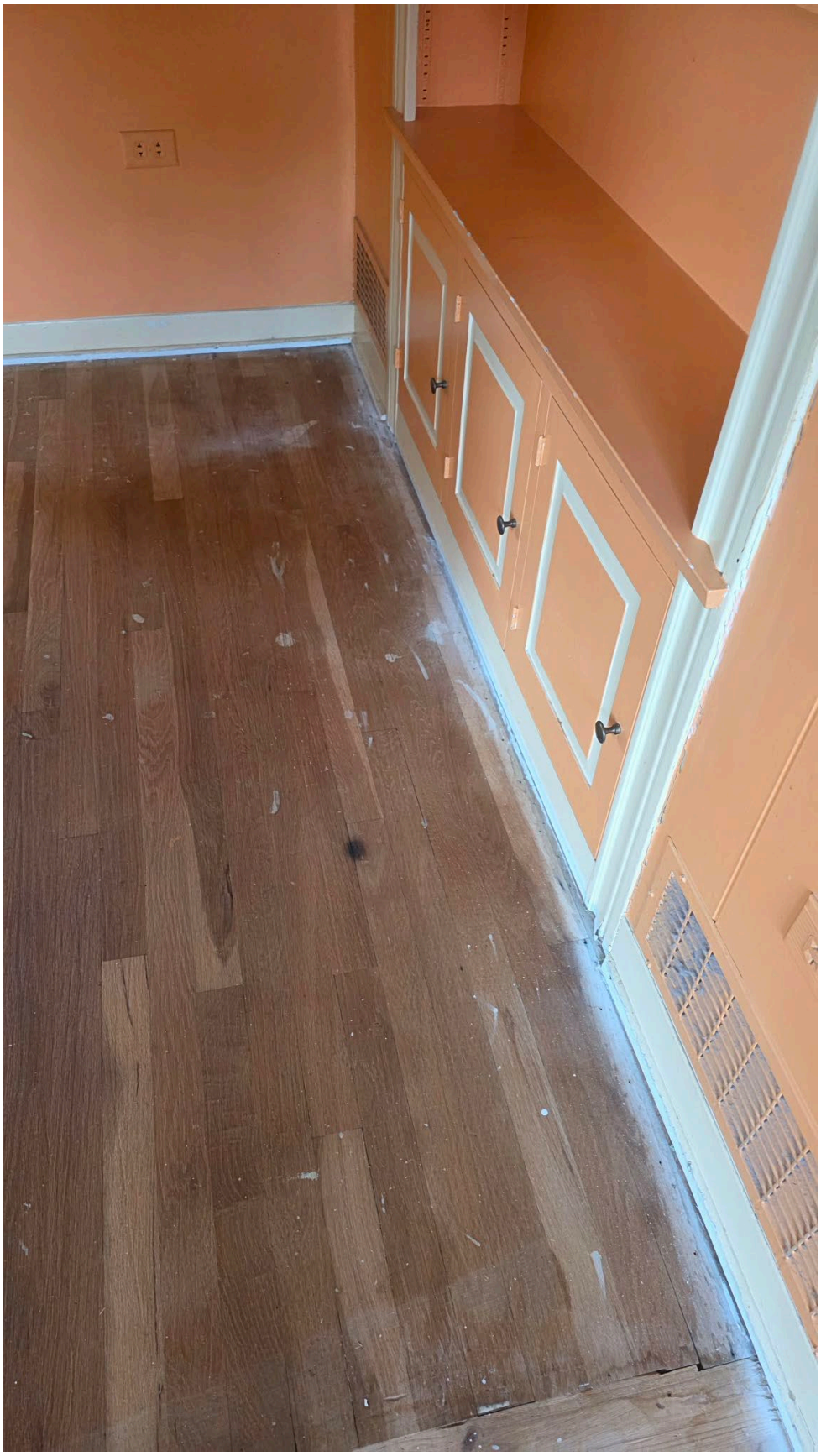


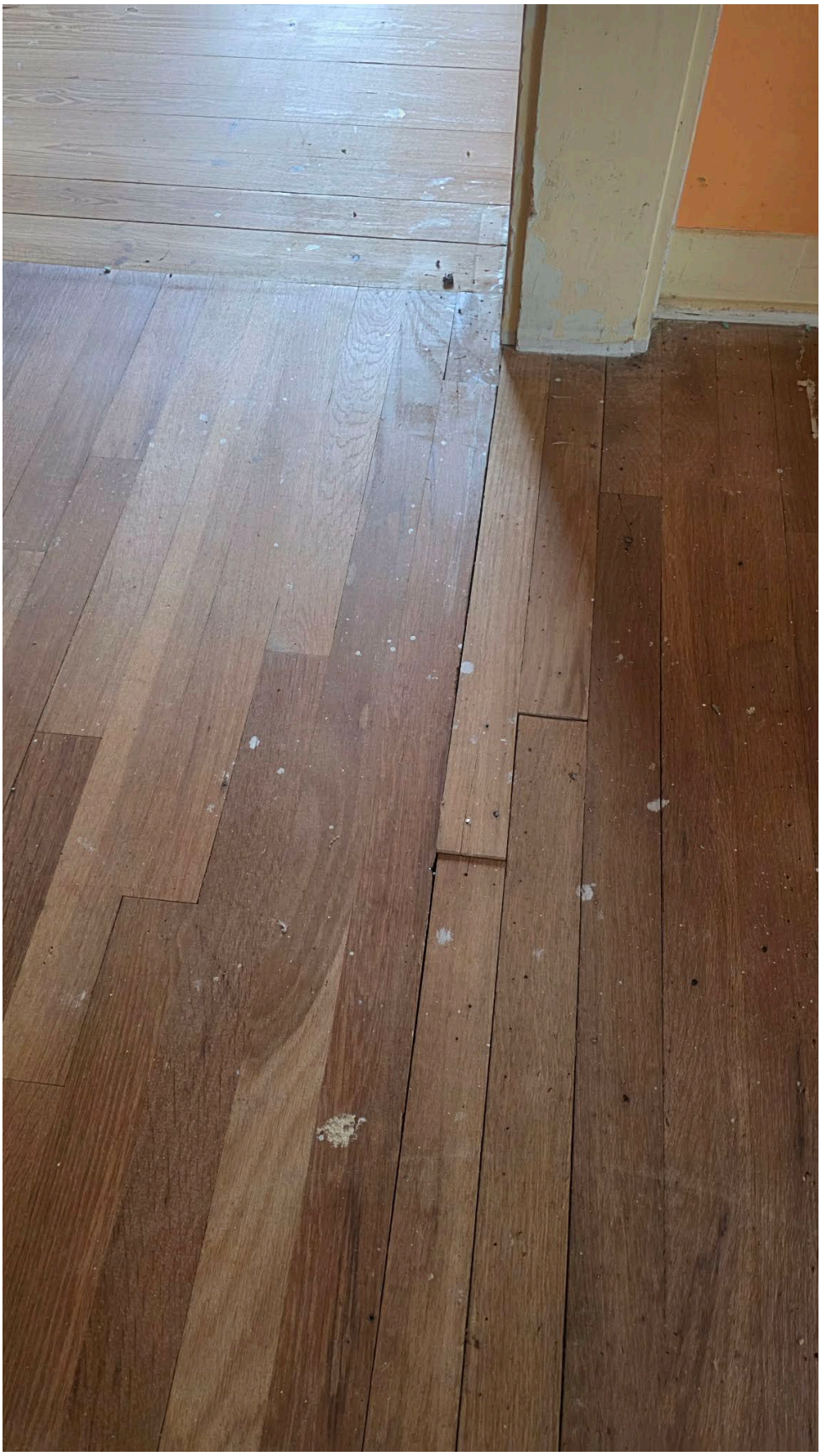




















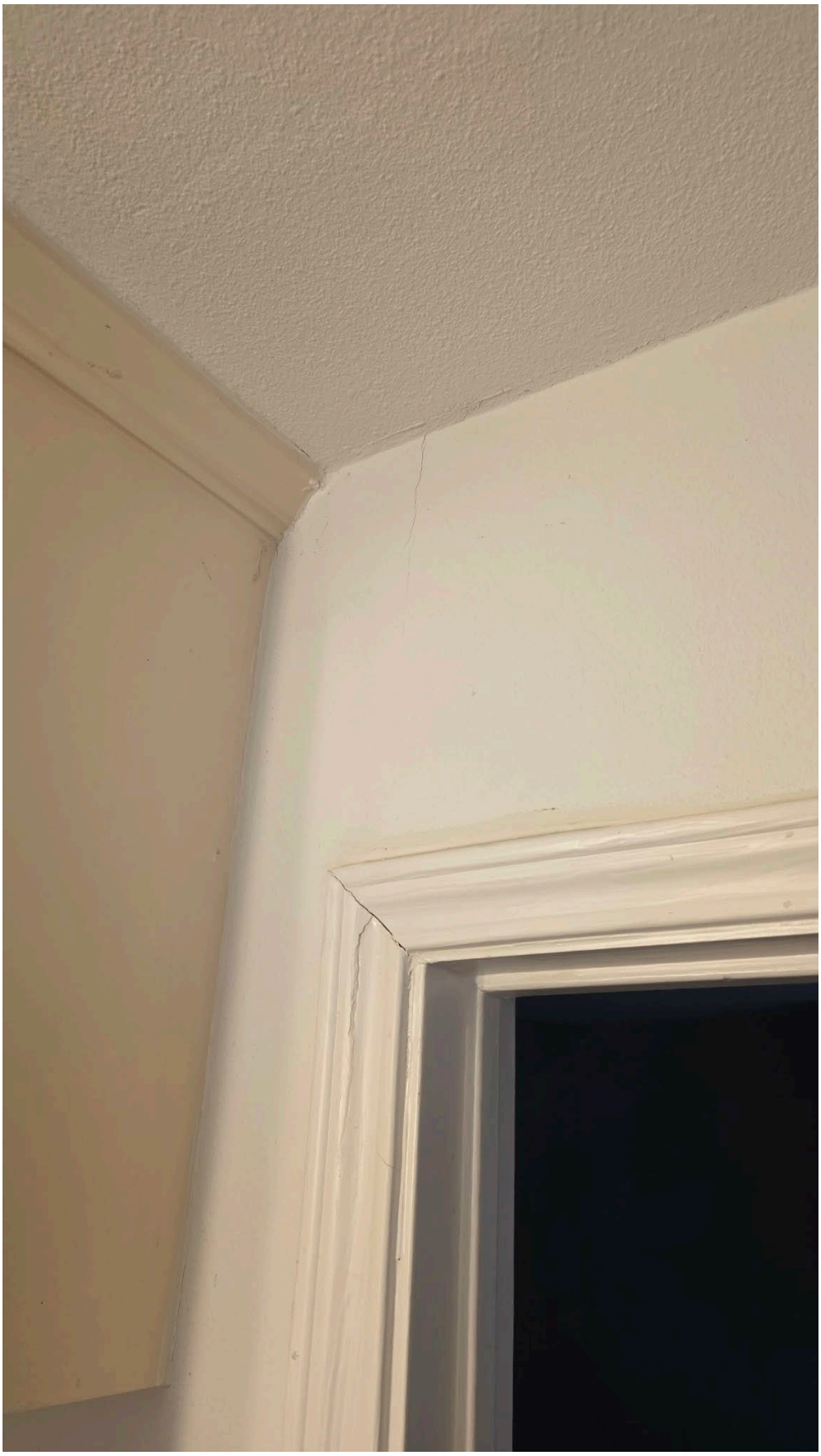




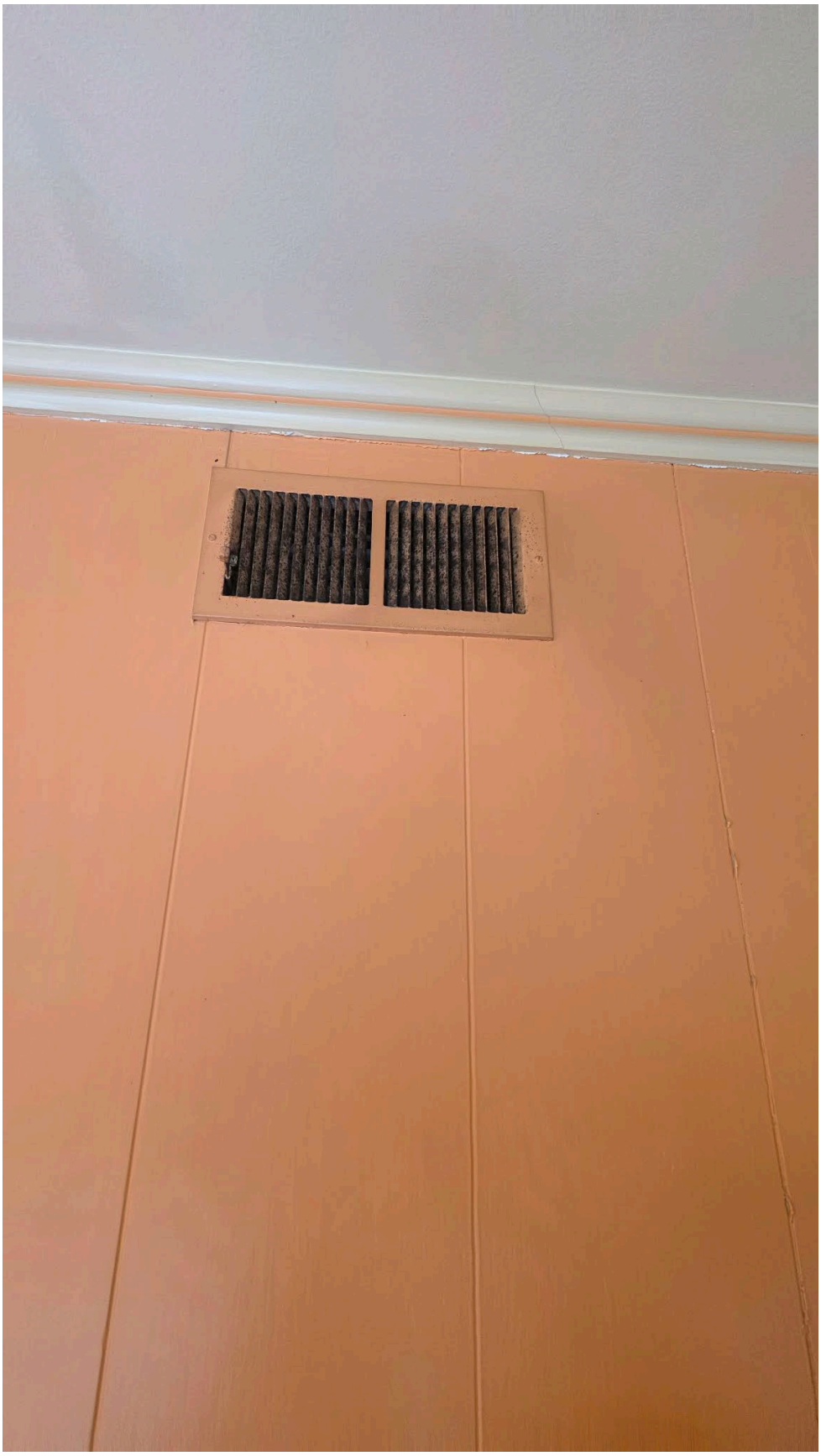






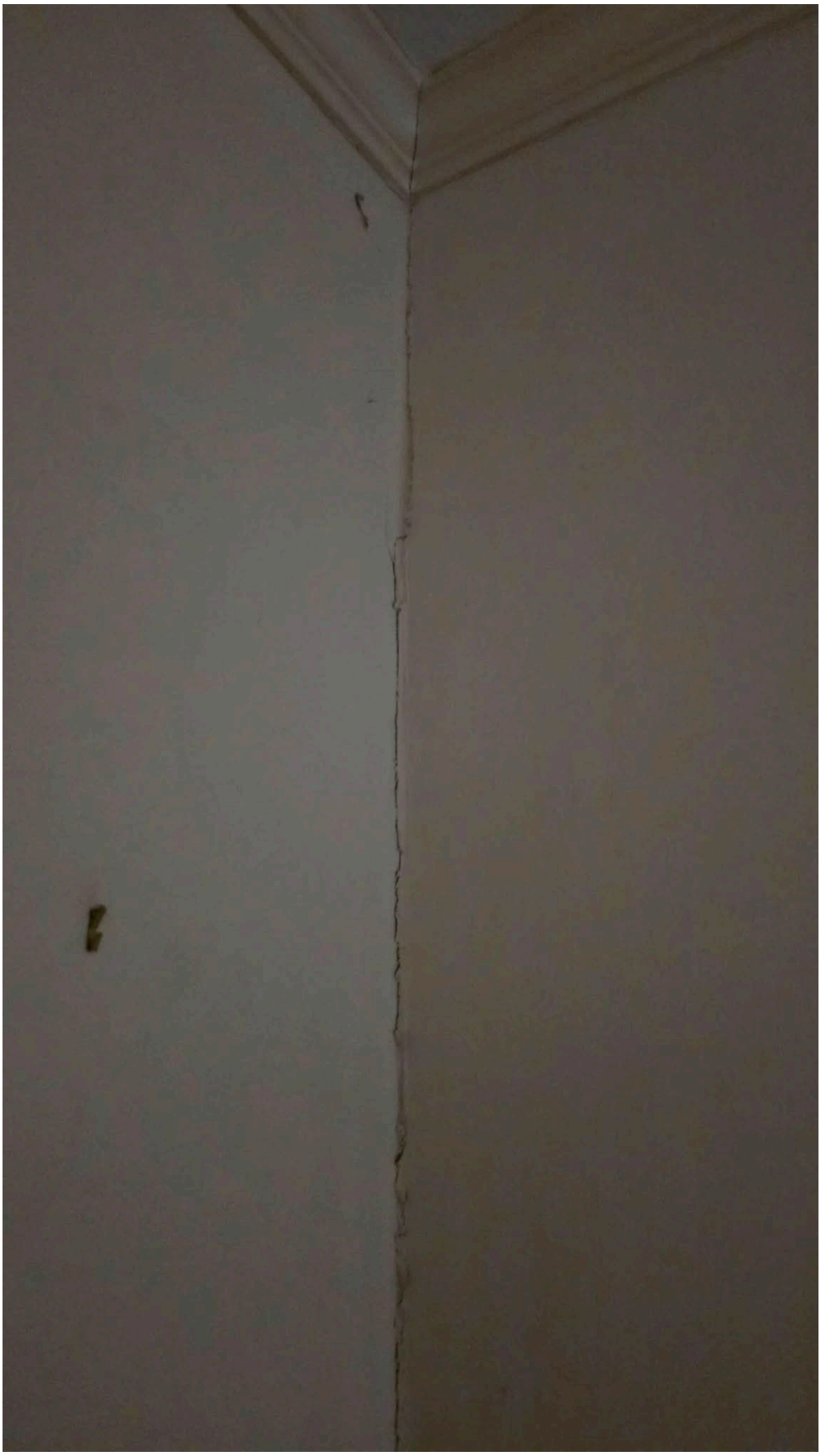


















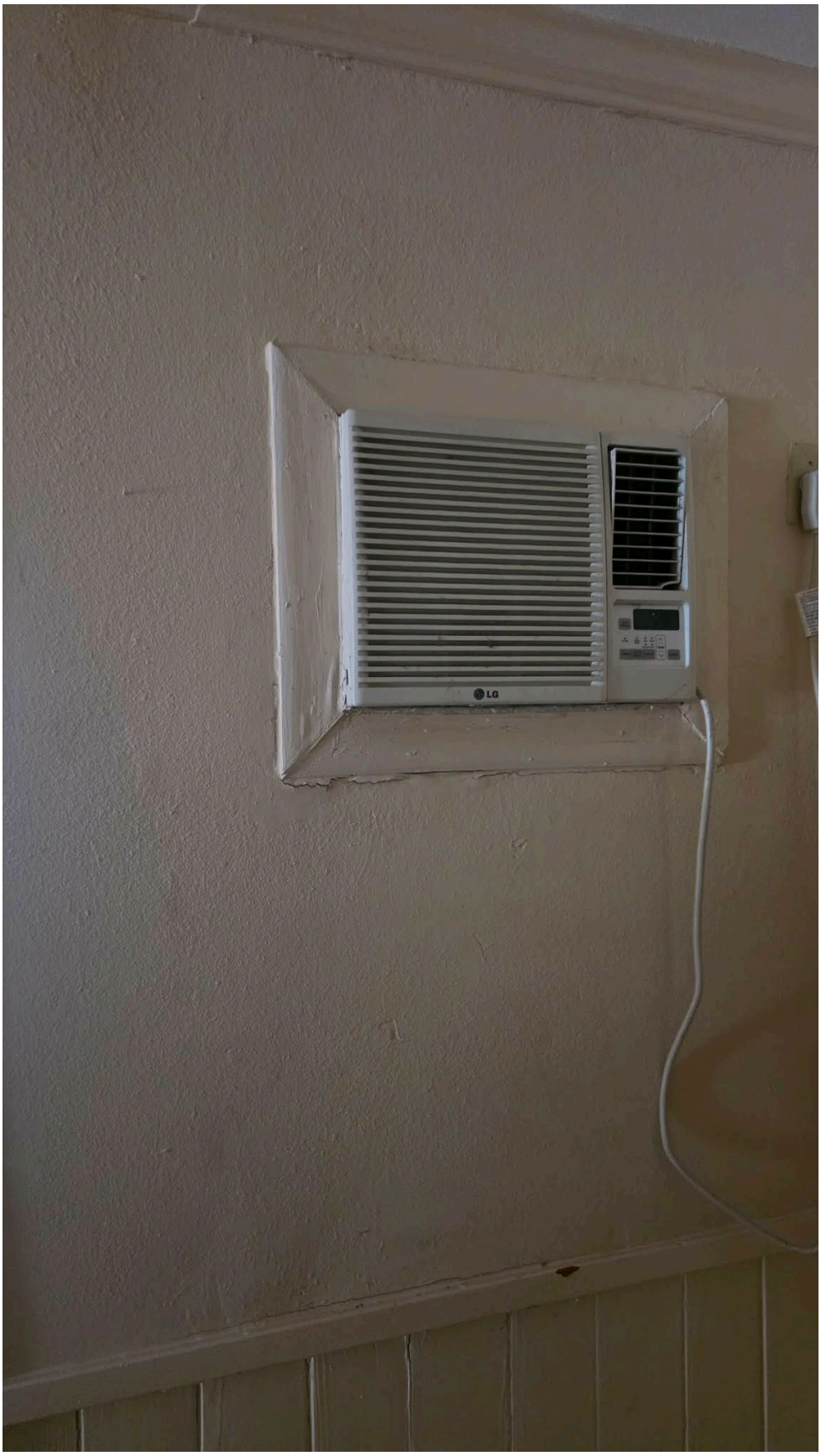

SIAGO










LG




MARY SILVERWOOD
Post-Western Gallery, Santa Fe

ARB CASE NO. 1057F
131 MARY D AVE
ITEM # 5
OCTOBER 12, 2026

COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY



- MF-D
- Northern side between Encino Ave and Broadway St
- 100% demolition

SUMMARY

- Demolition Review
  - Significance Review
    - Removal or encapsulation of more than twenty-five (25) percent of the framed structure of exterior walls facing public streets, or a street-facing elevation if the tract of land is landlocked – **100%**
    - Removal/encapsulation of more than fifty (50) percent of the framed structure of all exterior walls and/or roofs – **100%**

EXISTING CONDITIONS







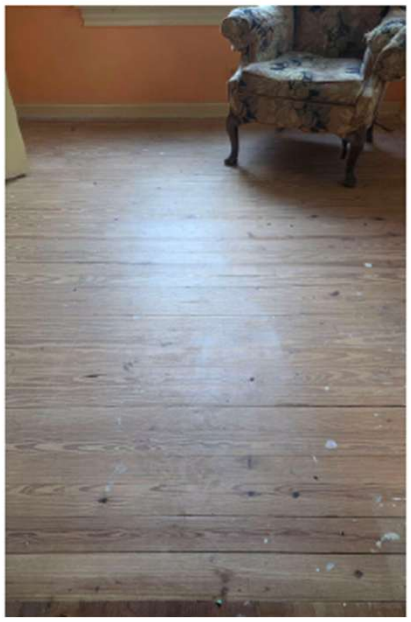






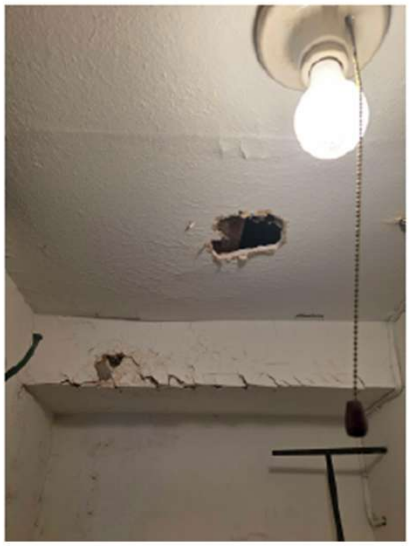


EXISTING



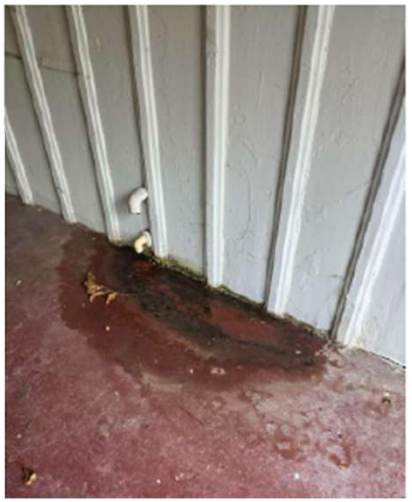












POLICY ANALYSIS

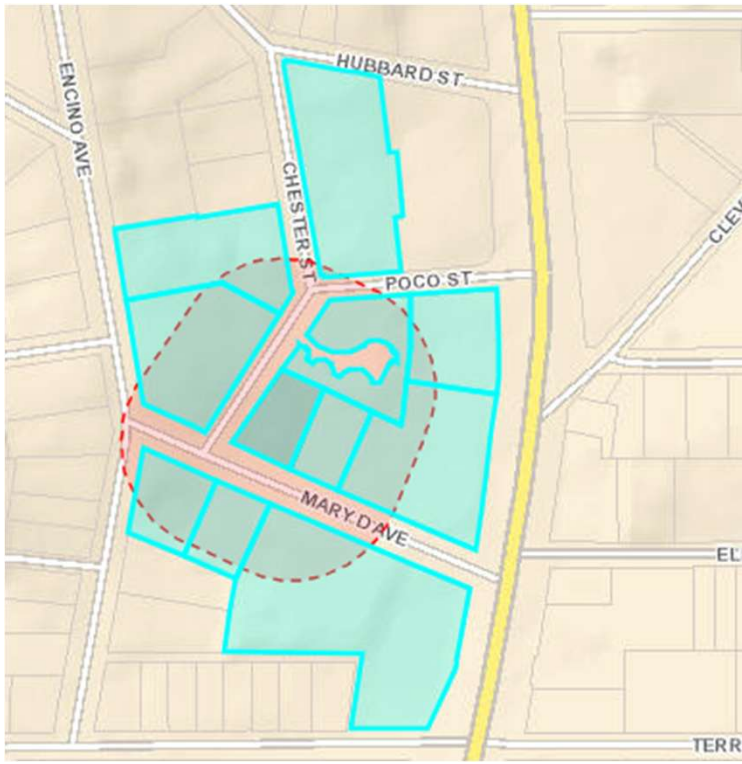
- Demolition Review Procedures prohibit separation of the Significance and Compatibility processes (Ord. 2222)
- Applicant disagrees with staff denial and is appealing to Council for final ruling as allowed by Section 5-8, Appeals

POLICY ANALYSIS

- The applicant is in the process of completing the Demolition Review Process. An original design was considered at the September 15, 2026 meeting where the ARB voted to table the request pending redesign. The new design is scheduled for the regular ARB meeting of October 20, 2026.
- Plan review required to ensure compliance with current regulations.

PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received within 200ft:
  - Support: (0)
  - Oppose: (0)
  - Neutral: (0)



CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM

TO: Mayor and City Council Members

FROM: Lety Hernandez, Director of Community Development Services

SUBJECT: Request submitted by Matt W. Stephens of Landscape Architects LLC, applicant, representing Kristen Robison, owner, to encroach into the city's right-of-way at the property identified as **CB 4024, BLK 160, LOT 19**, also known as **316 La Jara Blvd**, zoned SF-A, for a period of five (5) years for the purpose of installing a fence to enclose 543sq ft on the College Blvd side yard.

DATE: October 12, 2026

BACKGROUND INFORMATION

The property is zoned Single-Family Dwelling District (SF-A) and is located on the east side of La Jara Blvd between College Blvd and Cardinal Ave. The applicant is seeking a license agreement to utilize a portion of the right-of-way (ROW) along the north side of the property.



POLICY ANALYSIS

Section 16-104 of the City Code of Ordinances allows residents to petition for licenses to use public ROW for encroachments for private purposes such as parking pads, fences or walls that enclose city ROW, private property entre features such as gates and walls, or structures such as accessory buildings or pools.

Sec. 16-104. - Licenses to use city rights-of-way or easements.

(a) Petitions for licenses to use public rights-of-way for encroachments for private purposes in a manner that 1) encloses such rights-of-way, 2) inordinately occupies such rights-of-way or 3) is of a structural nature, shall be submitted to the director of public works, and shall be accompanied by a non-refundable five hundred-dollar ($500.00) processing fee for each petition. The director shall process such petitions and shall establish any appropriate forms and procedures to implement this section.

(b) Prior to city council consideration of the request for a license, the director shall first give fourteen (14) days written notice, by U.S. Mail, to all property owners within two hundred (200) feet of the requested encroachment and publish such notice in the official newspaper of the city. Public consideration of, and action on, the requested encroachment will be made at the city council meeting designated in the notice. The city council may authorize or deny issuance of a license to the petitioner for the requested encroachment.

(c) Encroachments for which a license may be authorized by the city council include, but are not limited to:

(1) Parking pads or parking courts;
(2) Fences or walls that enclose city rights-of-way or easements;
(3) Private property entry features such as gates and walls;
(4) Structures such as accessory buildings or pools;
(5) Paving an alley for private access; or,
(6) A private driveway from the edge of a street surface to the right-of-way line is not an encroachment covered by this section.

(d) The fee for a five (5) year license to use public rights-of-way or easements is the greater of two thousand dollars ($2,000.00) or ten (10) percent of the fair market value of the area of such land to be occupied by the encroachment, the value of which shall be determined in accordance with section 16-101(g).

(e) The director shall require the petitioner to sign and deliver to the city an agreement setting out the applicable license fee and such conditions as may be imposed by the city council, upon recommendation of the director, that are necessary to protect the city's use of its right-of-way.
The agreement shall be executed by the mayor on behalf of the city.

(f) Licenses granted hereunder may be renewed by the city council at the end of each five-year term for the greater of two thousand dollars ($2,000.00) or ten (10) percent of the fair market value of the land occupied by the encroachment at the time of renewal, the value of which shall be determined in accordance with section 16-101(g). If the license fee has been modified by the city council since the issuance of a prior license, the new license shall be based on the modified rate then in effect.

Section 16-101 – General Provisions

g) When fair market value is required by this article, the city may, at its option, rely on an average of the per-square-foot Bexar Appraisal District market values in the vicinity of the property in

question, or the city may require that an independent professional appraisal be obtained. The petitioner and the city shall jointly select the appraiser, if they can agree. If they cannot agree, the city shall select the appraiser.

FISCAL IMPACT

The fee for a ROW License agreement is the greater of $2,000 or 10% of the fair market value of the area of ROW occupied by the encroachment per Section 16-104(d). In accordance with Section 16-101(g), 10% of the value of 543sq ft, at $26.79 per square foot, is $1454.60. The fee for this license agreement, therefore, will be the minimum $2,000.00.

ATTACHMENTS

Attachment A – Web Packet
Attachment B – License Agreement

APPROVED

Lety Hernandez
Director

APPROVED

Buddy Kuhn
City Manager

CITY OF ALAMO HEIGHTS
6116 BROADWAY
SAN ANTONIO, TEXAS 78209
210-822-3331
FAX 210-822-8197

NOTICE OF PUBLIC HEARING
CITY COUNCIL

Public hearing, consideration, and action will take place on **Monday, October 12, 2026 at 5:30 p.m. in the Council Chambers of the City of Alamo Heights located at 6116 Broadway St, Alamo Heights, TX** regarding a request submitted by Matt W. Stephens of Landscape Architects LLC, applicant, representing Kristen Robison, owner, to encroach into the city's right-of-way at the property identified as **CB 4024, BLK 160, LOT 19**, also known as **316 La Jara Blvd**, zoned SF-A, for a period of five (5) years for the purpose of installing a fence to enclose 543sq ft on the College Blvd side yard.

ROBISON RESIDENCE – 316 La Jara Blvd, San Antonio, Tx

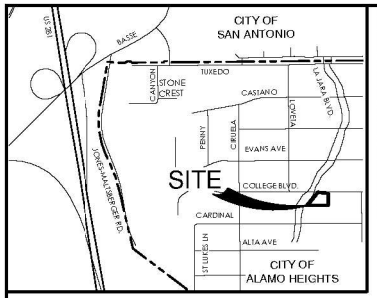
09.14.26

STATEMENT OF REQUEST

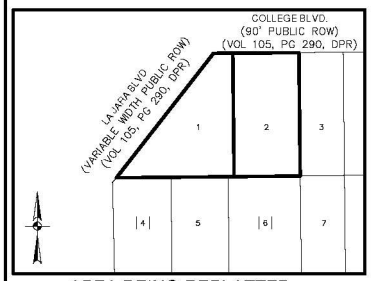
We are requesting on behalf of our clients to be granted a low masonry wall and 5'-0" tall wrought iron fence with a 10'-0" setback off the back of the curb within the city right of way. It is our understanding that since the 2 lots were re-platted, this is now technically the back yard vs. the front. That said, it is atypical to require a 20'-0" setback (or property line) for a back yard and we are requesting permission to abide by a 10'-0" setback instead to do all permanent improvements. From our new 10'-0" setback to the newly established property line we would be capturing 543 square feet.



Attachment A



LOCATION MAP
NOT-TO-SCALE



AREA BEING REPLATTED
SCALE: 1"= 100'

0.491 OF AN ACRE BEING REPLATTED WAS PREVIOUSLY PLATTED AS WEST 134' OF LOT 1 AND MIDDLE OF LOT 1, BLOCK 160, OF THE ALAMO HEIGHTS RECORDED IN VOLUME 105, PAGE 290-296 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, DATED APRIL 29, 1910.

SURVEYORS NOTES:

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH WASHER MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, DISPLAYED IN US SURVEY FEET GRID VALUES.
3. DIMENSIONS SHOWN ARE SURFACE IN US SURVEY FEET, WITH SURFACE ADJUSTMENT FACTOR: 1.00017
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL OF THE CITY.

_____
LICENSED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF

_____, 20 _____.

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) - CPS ENERGY - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR SURVING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHTS-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT FROM CPS ENERGY.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TOO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

CITY OF ALAMO HEIGHTS NOTE:

NEW CONSTRUCTION SHALL ADHERE TO THE REGULATIONS FOUND IN THE CITY'S ADOPTED ZONING CODE, AT THE TIME OF PERMITTING.

LEGEND

OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
VOL	VOLUME
PG	PAGE(S)
DOC	DOCUMENT NUMBER
CB	COUNTY BLOCK
AC	ACRE(S)
BLK	BLOCK
ROW	RIGHT-OF-WAY

SET 1/2" IRON ROD (PD)
1140 EXISTING CONTOURS
℄ CENTERLINE

1 WEST 134' OF LOT 1
BLOCK 160, CB 4024
KRISTINE DANIELLE ROBISON
(DOC 20250087255, OPR)

2 MIDDLE OF LOT 1
BLOCK 160, CB 4024
KRISTINE DANIELLE ROBISON
(DOC 20240151764, OPR)

3 EAST 50' OF LOT 1
BLOCK 160, CB 4024
NICHOLAS M. BOWN AND ASHLY P. BOWN
(VOL 15023, PG 910, OPR)

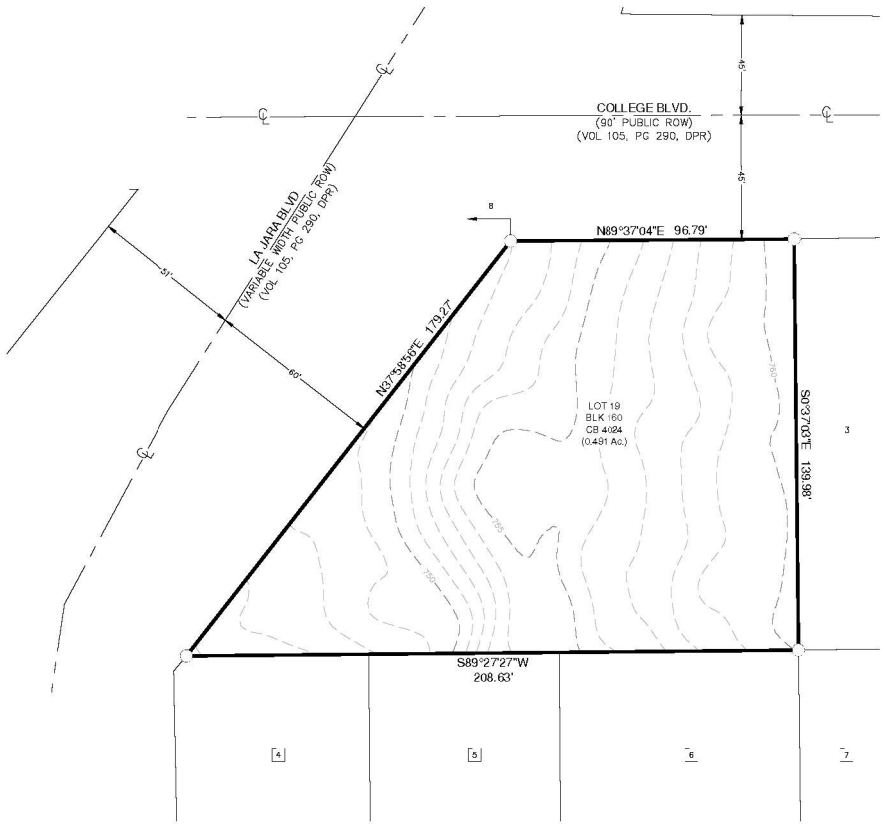
4 WEST 65' OF LOT 18
BLOCK 160, CB 4024
LEE CARROLL MCCARTY
(DOC 20220007943, OPR)

5 MIDDLE OF LOT 18
BLOCK 160, CB 4024
ROBERT CHRISTOPHER CLARK AND KRISTINE KIRK CLARK
(DOC 20190075178, OPR)

6 LOT 17 AND THE EAST 35 OF LOT 18, BLOCK 60, CB 4024
DENNIS J. YOUNG
(VOL 4757, PG 1647, OPR)

7 LOT 16
BLOCK 160, CB 4024
DONALD A. GAGLIANO AND ROSALIND D. GAGLIANO
(VOL 11132, PG 1210, OPR)

8 ±68 LINEAR FEET TO THE INTERSECTION OF
COLLEGE BOULEVARD AND LA JARA BOULEVARD



REPLAT ESTABLISHING
SCALE: 1" = 30'

BEING A TOTAL OF 0.491 OF AN ACRE, ESTABLISHING LOT 19, BLOCK 160, IN COUNTY BLOCK 4024, IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS.

SHEET 1 OF 1

REPLAT ESTABLISHING
LOT 19, BLOCK 160
ALAMO HEIGHTS

BEING A TOTAL OF 0.491 OF AN ACRE, ESTABLISHING LOT 19, BLOCK 160, COUNTY BLOCK 4024, IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS, BEING COMPRISED OF WEST 134' OF LOT 1, RECORDED IN DOCUMENT NUMBER 20250087255, AND MIDDLE OF LOT 1, RECORDED IN DOCUMENT NUMBER 20240151764, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"= 30'
0' 30' 60' 90'

PAPE-DAWSON
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

DATE OF PREPARATION: May 07, 2026

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER KRISTEN D. ROBISON
316 LA JARA BLVD
SAN ANTONIO, TX 78219

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KRISTEN D. ROBISON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____, 20___.

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LOT 19, BLOCK 160, ALAMO HEIGHTS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF ALAMO HEIGHTS, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 20____.

_____
CHAIRMAN

_____
SECRETARY

THIS PLAT OF LOT 19, BLOCK 160, ALAMO HEIGHTS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS, AND THE GOVERNING BODY OF SUCH CITY, AND IS HEREBY APPROVED.

DATED THIS _____ DAY OF _____, 20____.

_____
MAYOR

_____
SECRETARY

LOT 19, BLOCK 160, ALAMO HEIGHTS

Civil Job No. 13987-00; Survey Job No. 13987-00

Date: May 07, 2026, 8:57am User ID: Alejandra Perez
File: J:\Job\13987-00\Civil\13987-00.dwg

Attachment A



detail A: TERRACE WALLS SECTION
scale 1/4" = 1'-0"

detail C: STUCCO WINDOW
scale 1/4" = 1'-0"

detail B: FRONT ELEVATION
scale 1/4" = 1'-0"

SITE PLAN
1/8" = 1'-0"

ROBISON RESIDENCE 09.11.26
316 LA JARA BLVD, SAN ANTONIO, TX 78209

WWW.MWSLA.COM
matt w. stevens
landscape architect
210.887.3694





**If you choose to do so, please return this card to our office via US mail or in person. You may also submit your comments via email to permits@alamoheightstx.gov. Please submit any comments before October 09, 2026. *172273

316 La Jara Blvd (ROW Encroachment)

Check one: I ✓ **support** ____ **oppose** the project.

Check one: I ____ **have** ____ **have not** reviewed the project's plans or packet submittal items (if applicable)

Comments: Of Course!

Date: 9/27/26

Name/Signature: Lilly Lloyd

Address: 201 Cardinal Ave 78209

Attachment B

**If you choose to do so, please return this card to our office via US mail or in person. You may also submit your comments via email to permits@alamoheightstx.gov. Please submit any comments *before October 09, 2026*. *172272

316 La Jara Blvd (ROW Encroachment)

Check one: I ✓ **support** ____ **oppose** the project.

Check one: I ____ **have** ____ **have not** reviewed the project's plans or packet submittal items (if applicable)

Date: 9/27/26

Name/Signature: Betty H Lloyd / David Lloyd

Address: 215 Cardinal Ave 78209

Comments: No Comment

Outlook

Re: 316 La Jara Blvd (ROW Encroachment)

From Ashly Bown
Date Mon 10/5/2026 8:41 PM
To Permits <permits@alamoheightstx.gov>

RE: 316 La Jara Bld (ROW Encroachment)

I am writing to oppose the proposed construction project at 316 La Jara. We live next door at 532 College Blvd. According to the online proposal, our neighbor is building a 6 ft tall fence along our property line. Since redrawing the property lines, they have essentially turned the front yard of 536 College Blvd to the back yard of 316 La Jara. A 6 ft tall fence that will run along our property line and end only 10ft from the street is imposing and will look like a prison yard. Our nice view of La Jara will be completely blocked and our yard will have less airflow and increased chance that our landscaping will suffer. We did not oppose the replat but if we had known what they were planning, we would have.

Thank you,

Ashly and Nick Bown

Ashly Bown

Outlook

Re: 316 La Jara Blvd.

From Mary Walsh
Date Sun 9/27/2026 2:01 PM
To Permits <permits@alamoheightstx.gov>

As nearby neighbors to this property, we strongly oppose granting their request to build a fence on their property.

We would begin by noting what their application notes, which is that their front yard has been miraculously transformed into their backyard.

This is a ridiculous proposition and we are surprised that anyone would be fooled by this labeling and sleight of hand.

But make no mistake, that property is still very clearly their front yard and is exposed to neighbors on College and on La Jara, just as if it were their front yard.

So, the Committee should not get caught up in “technical” labels, but should rather use common sense in rejecting this application.

Tim & Mary Walsh
702 College Boulevard

LICENSE AGREEMENT

1. Identity Information.

This license agreement is entered into between **Kristen Robison** (Licensees) and the **City of Alamo Heights,** a political subdivision of the State of Texas (Licensor) under the authority of City Council approval on **12 October 2026**. This License is for an area of approximately 543 square feet of land out of the College Blvd right-of-way adjoining the side of the property, being associated with the property known as **316 La Jara Blvd** in Alamo Heights, Texas, being legally described as **CB 4024, BLK 160, LOT 19** in Alamo Heights of Bexar County, Texas ("Premises"). The effective date of this License is **12th of October 2026**.

2. Grant of License.

Licensor grants Licensee a license (License) to use, maintain, and operate the Premises for a retaining wall (Scope of License). This License is limited to a term of five (5) years (Term) and is conditioned on Licensee's payment of **$2,000.00** (the "Fee"). This license does not relieve Licensee of any other approvals, permits, or licenses that may otherwise be required. This License is subject to all pre-existing rights of the Alamo Heights Water System, CPS Energy, telecommunications and cable companies and others who have rights in the Premises. Licensor expressly disclaims a covenant of quiet enjoyment as to this License.

3. Restrictions on Use/Recording.

3.01. This License does not grant Licensee authority to use any public rights-of-way beyond the Premises.

3.02. This License grants only a privilege, not a real property interest. Licensor may enter the Premises at any time to assert its real property interest or for other purposes not interfering unreasonably with the Scope of License.

3.03. A Memorandum of License Agreement, in form satisfactory to Licensor, will be recorded by Licensor in the Official Public Records of Real Property of Bexar County, Texas. Licensee must pay the recording fees.

4. License Fee.

Licensee must pay the Fee outlined in Section 2 in a one-time lump sum prior to commencing any work on the Premises. The Fee must be paid at the Department of Community Development, 6116 Broadway. Alamo Heights. Texas 78209.

5. Construction, Maintenance, and Operations.

5.01. Costs. Licensee is solely responsible for all costs of construction, installation, repairs, maintenance, operation, and the like of any property placed on the Premises.

5.02. No Liability. Licensor assumes neither liability nor expense under this License. Licensor is not liable to Licensee or otherwise for damage to the Premises arising from or relating to activities of Licensor in the vicinity.

5.03. Relocation. If Licensor's needs require relocation, maintenance, or adjustment in the Premises or improvements by Licensee thereto, the relocation, maintenance, or adjustments will be at Licensee's sole cost and expense.

5.04. Maintenance. Licensee, at his sole cost and expense, must maintain all improvements he constructs or installs on the Premises. In so doing, Licensee must adhere to all applicable safety standards and must adhere to all applicable federal, state, or local laws, rules, or regulations.

5.05. No Power to Bind. Licensee cannot bind or permit another to bind Licensor for payment of money or for any other obligation.

5.06. Contractors and Subcontractors. Licensee must promptly pay anyone performing work on behalf of Licensee who could file a mechanics' or materialmen's lien on the Premises. If any such lien is filed, Licensor may treat it as an event of default and terminate this License by delivering 45 days prior written notice to Licensee. But if the lien is removed or released of record within the notice period, this License remains in effect. Licensee remains obligated to clear the lien without cost to Licensor even after termination.

6. Indemnity.

6.01. Licensee indemnifies Licensor and its elected officials, employees, agents, and representatives of and from any all loss, cost, liability, or expense, including court costs and attorney's fees, arising from or relating to (a) the grant of this License, (b) Licensee's activities under this License, or (c) Licensee's activities or presence on or about the Premises, whether or not authorized by this License.

6.02. Nothing in this License waives governmental immunity or other defenses of Licensor under Texas law.

6.03. This indemnity expressly covers the consequences of indemnitees' own negligence, whether sole or joint.

6.04. Licensee must promptly advise Licensor in writing of any claim subject to this indemnity and must, at his own cost, investigate, and defend such claim. Despite any insurance policy, Licensor may, at its own expense, participate in the defense without relieving Licensee of this indemnity.

6.05. Licensee waives all claims against Licensor for injury to persons or property on or about the Premises, whether or not caused by Licensor's negligence.

7. Termination.

7.01. Licensor may terminate this License at any time before expiration by giving the Licensee 30 days' written notice.

7.02. Upon expiration or termination, all rights and privileges immediately cease, and Licensee must immediately cease use of the Premises if provided notice by Licensor. Licensor may direct Licensee to either (a) abandon the encroaching improvements and appurtenances, including lines and equipment; (b) remove all or any part of them and restore the Premises, at Licensee's sole cost, to original condition or (c) allow the continued use of the Premises until notified by Licensor to cease such use. Improvements or appurtenances not removed within 90 days after notice to remove such Improvements or appurtenances whether by expiration or otherwise, become the property of Licensor. Licensor may, without liability to Licensee, dispose of such property at a public or

private sale, without notice to Licensee. Licensee is liable for Licensor's costs incurred in connection with Licensee's property.

8. Assignment/Sublicensing.

This License cannot be assigned or sublicensed. Licensee cannot lease or sublease the Premises. If Licensee sells the Premises, buyer must enter into a new Agreement with Licensor.

9. Condemnation.

If the Premises are taken, in whole or in part, by eminent domain, Licensor may terminate this License as of the date title to the taken land vests in the condemning authority. Licensee waives any claim to condemnation proceeds paid to Licensor. Licensee may seek a separate condemnation award.

10. Attorney's Fees and Court Costs.

In any action in which Licensee is found to have materially defaulted hereunder, Licensor can recover from Licensee its reasonable attorney's fees.

11. Taxes and Licenses.

Licensee must pay, on or before the due date all federal, state, and local taxes, license fees, permit fees, and similar charges now or hereafter levied on Licensee or its property or on the Premises and arising from Licensee's use thereof.

12. Consent/Approval of Licensor.

When Licensor's consent and approval is called for under this License, the consent and approval may be granted or withheld by the Director of Community Development.

13. Miscellaneous Provisions.

13.01. Relationship Limited. This instrument creates only the relationship of Licensor and Licensee. The parties are not principal and agent, partners, joint ventures, or participants in any other enterprise between them.

13.02. Release From Liability. If Licensor transfers the Premises, Licensor will have no liability relating to the period after transfer. Licensor's transferee will succeed to all Licensor's rights hereunder.

13.03. Yielding Up. Licensee must, at termination, whether by expiration or otherwise, yield the Premises up peacefully, including any improvements and fixtures.

13.04. Authority to Execute. The party or parties executing this License on behalf of Licensee personally warrant that each of them has full authority to do so.

13.05. Acknowledgment of Reading. The parties acknowledge reading this License, including exhibits or attachments, and have received the advice and counsel necessary to form a complete understanding of their rights and obligations. Having so done, they execute this License freely and voluntarily.

13.06. Applicable Law and Venue. The construction of this license and the rights, remedies, and obligations arising thereunder are governed by the laws of the state of Texas. Venue for all proceedings hereunder is in Bexar County, Texas.

13.07. Severability. If any portion hereof is determined to be invalid or unenforceable, the determination does not affect the remainder hereof.

13.08. Successors. This License inures to the benefit of and binds the heirs, representatives, successors, and permitted assigns of each party. This clause does not authorize any assignment not otherwise authorized.

13.09. Integration. This written license represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the parties. There are no oral agreements between the parties.

13.10. Modification. This License may not be changed orally but only by a written agreement, signed by the party against whom enforcement of any modification is sought. No such modification, express or implied, affects the right of the modifying party to require observance of either (i) any other term or (ii) the same term or condition as it applies on a subsequent or previous occasion.

13.11. Third Party Beneficiaries. This License is intended for the benefit of the parties hereto and their successors and permitted assigns only. There are no third-party beneficiaries.

13.12. Notices. Notices must be in writing and by certified mail, return receipt requested. Notice is complete three days after deposit, properly addressed and postage prepaid, with the United States Postal Service. Failure to use certified mail does not defeat the effectiveness of notice actually received, but such notice is effective only on actual receipt. Address for notice may be changed by giving notice. Unless changed, notices to Licensee and Licensor go to:

Licensee:	Licensor:
Kristen Robison	City of Alamo Heights
316 La Jara Blvd	ATTN: Director of Community Development
San Antonio, TX 78209	6116 Broadway
	Alamo Heights, Texas 78209

13.13. Pronouns. In construing this License, plural constructions include the singular, and singular constructions include the plural. No significance attaches to whether a pronoun is masculine, feminine, or neuter. The words "herein," "hereof," and other, similar compounds of the word "here" refer to this entire License, not to any particular provision of it.

13.14. Captions. Paragraph captions in this License are for ease of reference only and do not affect the interpretation hereof.

13.15. Counterparts. This License may be executed in multiple counterparts, each of which is an original, whether or not all parties sign the same document. Regardless of the number of counterparts, they constitute only one agreement. In making proof of this License, one need not produce or account for more counterparts than necessary to show execution by or on behalf of all parties.

13.16. Further Assurances. The parties must execute and deliver such additional documents and instruments as may be required to effect fully the provisions hereof but no

such additional document(s) may alter the rights or obligations of the parties under this License.

13.17. Ambiguities Not to Be Construed Against Drafter. Ambiguities in this License must be resolved without construing against the drafter.

14. Public Information.

Licensee acknowledges that this instrument is public information within the meaning of Chapter 552 of the Texas Government Code and accordingly may be disclosed to the public.

In Witness Whereof, the parties have caused their representatives to set their hands.

Licensor:
City of Alamo Heights,
a Texas municipal corporation

By: _____
Buddy Kuhn, City Manager

Date:_____

Licensee:

_____
Kristen Robison

Date:_____

Approved:

_____
Albert Honigblum, Mayor

Attest:

_____
Elsa T. Robles, City Secretary

Approved as to form:

_____
Frank J. Garza, City Attorney

316 LA JARA BLVD
ROW LICENSE AGREEMENT
ITEMS # 6&7
OCTOBER 12, 2026

COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTY

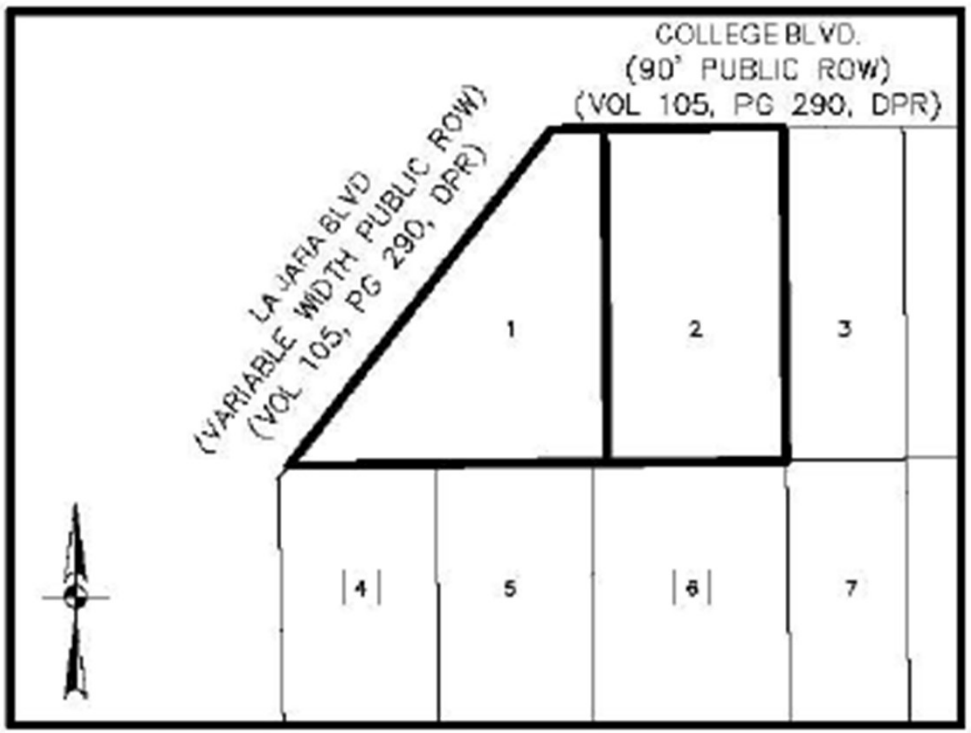


- SF-A
- East side of La Jara Blvd between College Blvd and Cardinal Ave
- ROW License Agreement

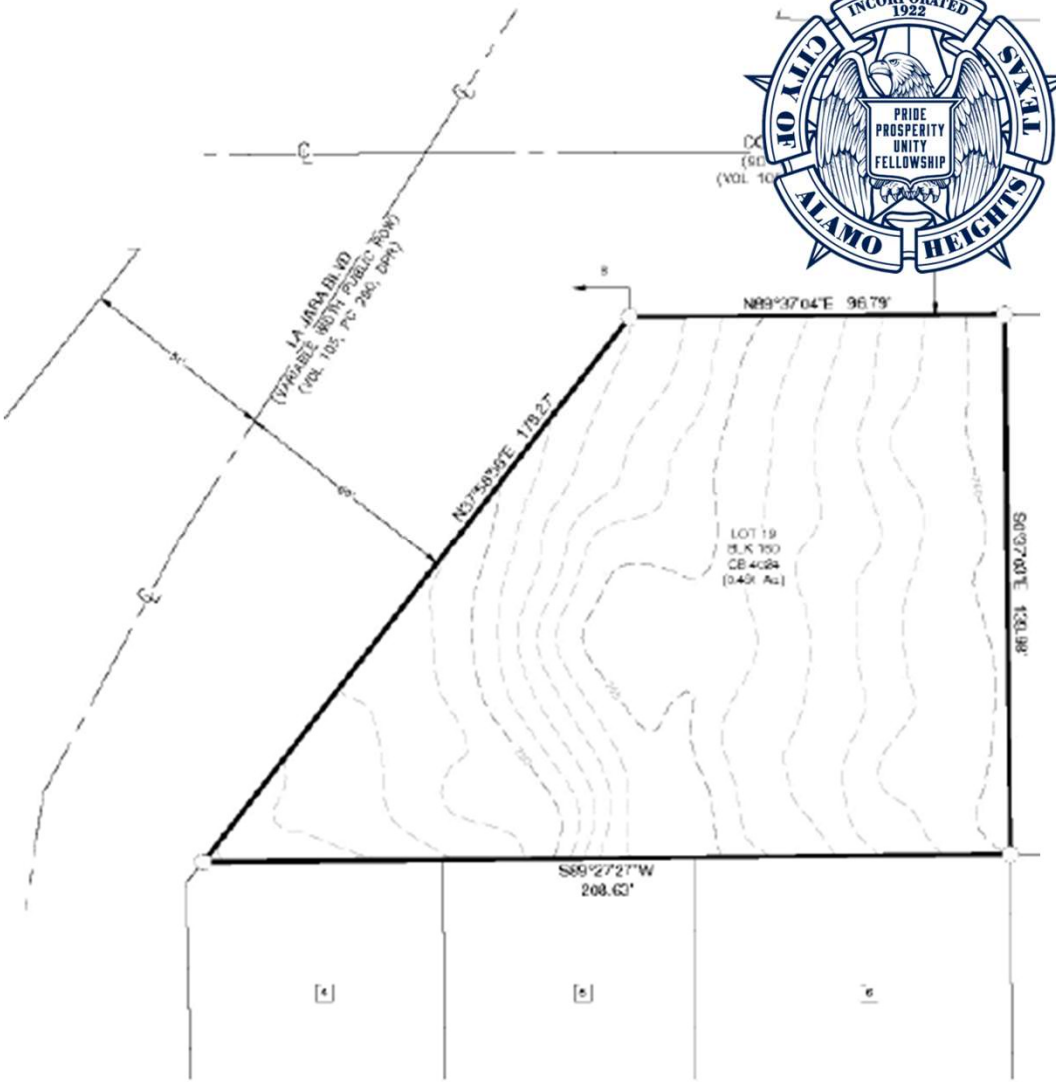
HISTORY

- 04/06/2026 – PZ #466
  - Replat request to combine two (2) properties establishing one (1) lot considered by the Planning & Zoning Commission and approved by City Council on 04/13/2026
- Property owner is petitioning for a license to use the 543sq ft of the public right-of-way under Section 16-104 of the City's Code of Ordinances

REPLAT



AREA BEING REPLATTED

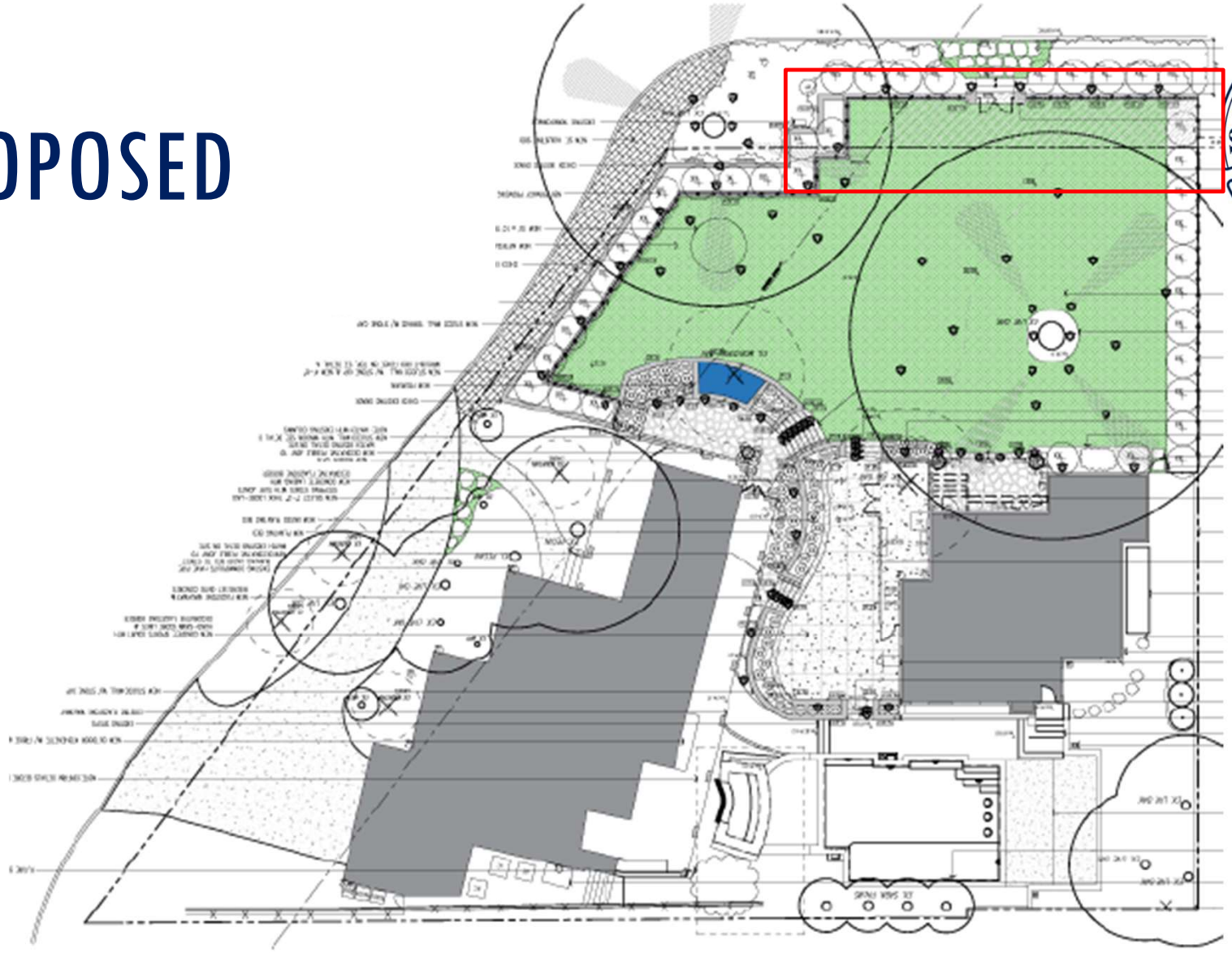


REPLAT ESTABLISHING

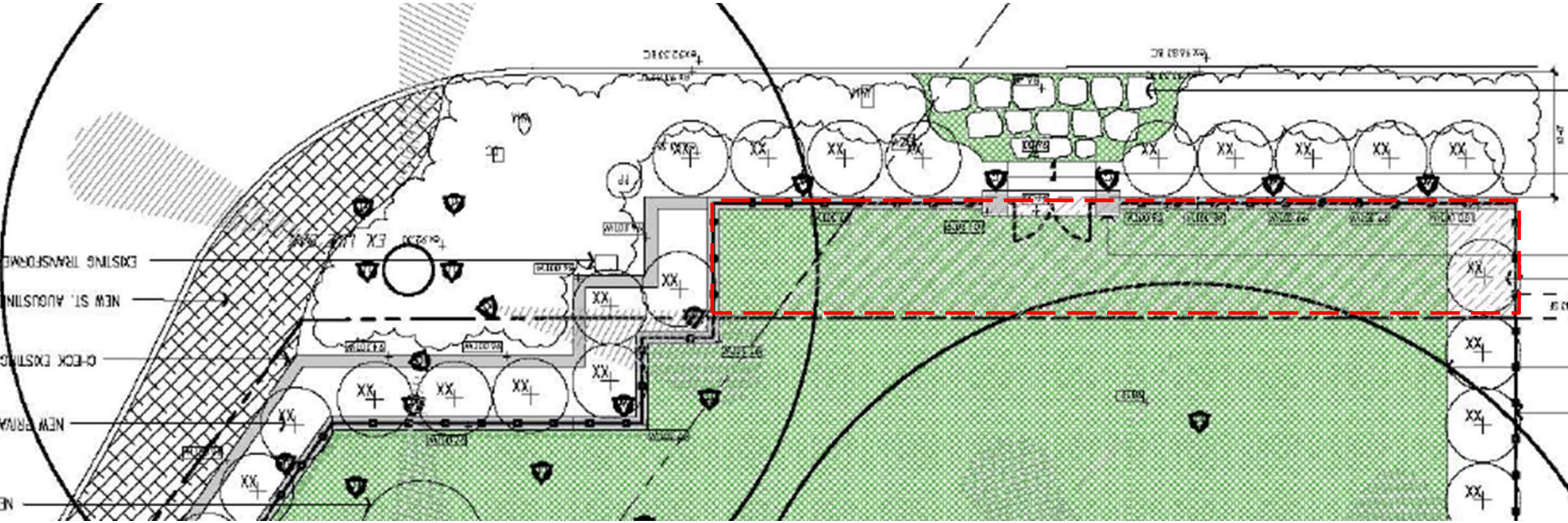
VIEW AT COLLEGE BLVD



PROPOSED



PROPOSED



PROPOSED CONDITIONS – DAY VIEW



PROPOSED CONDITIONS – NIGHT VIEW



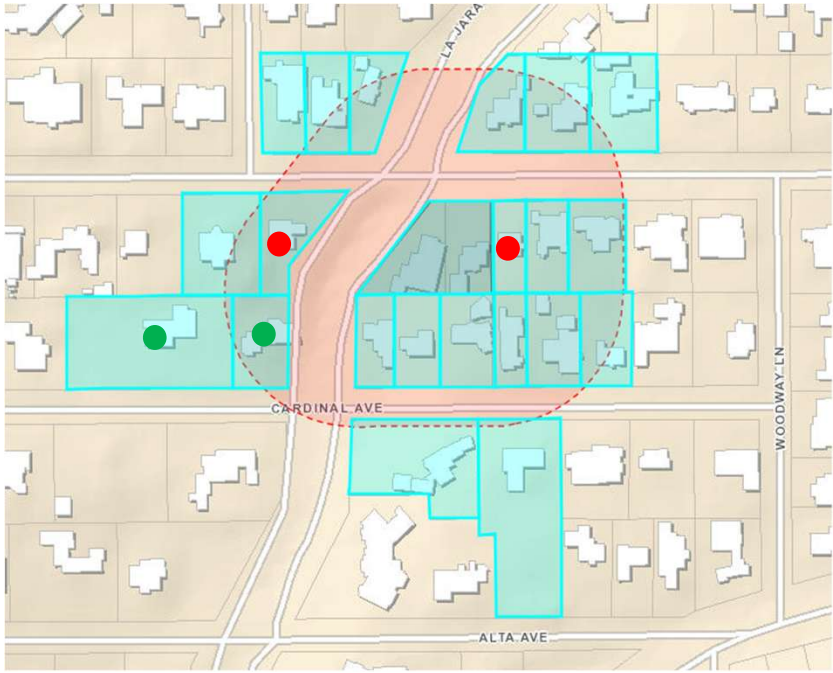
FISCAL IMPACT

- Section 16-104(d) - ROW License Agreement Fee
  - Five (5) year license to use the public ROW
  - The greater of $2,000 or 10% of Fair Market Value of area occupied by encroachment in accordance with Section 16-101(g)
    - Average per sq ft: $26.79*
      - 543sq ft x $26.79 =$14,546.60
      - 10% of FMV=$1,454.60
    - **License Fee: $2,000**

** Calculation: Section 16-101(g) average of the per-square-foot Bexar Appraisal District market values in the vicinity of the property in question*

PUBLIC NOTIFICATION

- Postcards – mailed to property owners within a 200-foot radius
- Notices – posted on City website and on property
- Legal Notice – posted in official newspaper of the City (*SA Express News*)
- **Responses received within 200ft:**
  - Support: (2)
  - Oppose: (2)
  - Neutral: (0)



CITY OF ALAMO HEIGHTS
ADMINISTRATION AND FINANCE DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM

TO: Mayor and City Council

FROM: Kristine Horton, Finance Director

SUBJECT: Budget Amendment for General Fund, Utility Fund, Other City Funds, and creating a new fund for the Operating Budget Fiscal Year 2026

DATE: October 12, 2026

SUMMARY

An Ordinance authorizing an amendment to the General Fund to cover the cost differences of the Summer Storm, transfers out to create the pool fund and new Truancy Fund and the EMS tri-City Credit. Amendments to the Utility Fund consist of the unanticipated Edwards Aquifer penalties that will be paid from the Drought fees and the purchase of the 2025 International HV607. The creation of five (5) new funds the City Pool Fund, The 2026 Bond Fund, the Municipal Truancy Fund, Municipal Jury Fund (in accordance with SB 346 2019) and the EMS replacement Fund. As for the other funds, an amendment is needed to show the projected interfund transfers and new revenues.

BACKGROUND INFORMATION

There are usually two (2) budget amendments done throughout the fiscal year. The first amendment is usually needed if there are significant changes to the budget, for example, to account for health insurance increases. The Second amendment is the fiscal year end amendment that allocates any overages (if there are any), create new funds as required or needed, and/or add any new interfund transfers that were presented as projections during the next Fiscal Year Budget.

POLICY ANALYSIS

City staff practices sound financial management, and this budget amendment is in line with the city's fiscal policies.

COORDINATION

Staff coordinated with the City Manager, City Attorney, and Finance Director for Council consideration.

FISCAL IMPACT

The FY 2026 Budget will be amended to reflect the overall net revenue and (expenditure) additions to the below funds:

Fund	FYE 2026 Adopted Budget Ending Balances	Budget Amendment Revenues/ (Expenditures)	FYE 2026 Proposed Amended Budget Ending Balances
General Fund	$ 3,461,139	$ (522,173)	$ 2,938,966
Utility Fund	438,052	(283,372)	154,680
City Pool Fund (New)	0	126,602	126,602
2026 Bond Fund (New)	0	725,415	725,415
Municipal Jury Fund (New)	0	1,557	1,557
Municipal Truancy Fund (New)	0	77,971	77,971
EMS Replacement Fund (New)	0	75,000	75,000
Comprehensive Fund	1,012,414	55,000	1,067,414
Contribution Fund	36,945	120,000	156,945
Capital Replacement Fund	397,159	20,559	417,718
Capital Projects Fund	17,136,132	(55,000)	17,081,132
Grants Fund	20,559	(20,559)	0

ATTACHMENTS

Attachment A – Ordinance

APPROVED

Kristine Horton
Finance Director

APPROVED

Buddy Kuhn
City Manager

ORDINANCE NO. 2271

AN ORDINANCE AMENDING THE FISCAL YEAR 2026 ADOPTED GENERAL FUND, UTILITY FUND, COMPREHENSIVE FUND, CONTRIBUTION FUND, CAPITAL REPLACEMENT FUND, CAPITAL PROJECTS FUND, AND THE GRANTS FUND BUDGETS AND CREATING THE CITY POOL FUND, 2026 BOND FUND, MUNICIPAL JURY FUND, MUNICIPAL TRUANCY FUND, AND THE EMS REPLACEMENT FUND AND SET AN EFFECTIVE DATE.

WHEREAS, the City of Alamo Heights adopted the General and Utility Fund Operating Budget on August 25, 2025, for Fiscal Year 2026 by Ordinance No. 2244; and

WHEREAS, the City of Alamo Heights is projecting a positive year-end balance across multiple funds; and wishes to commit a portion of those funds in the form of interfund transfers for fiscal year 2026; and

WHEREAS, City Staff is recommending the creation of five (5) new funds to account for the 2026 Bond Fund, the City Pool Fund, EMS Replacement Fund and two Municipal Court funds to be in compliance with Chapter 133 Texas Local Government Code (S.B. 346, 2019); and

WHEREAS, City Staff recommends the creation of a new fund to be in compliance with Section 102.0175 of the Texas Criminal Procedure (H.B. 1950, 2025) to combine the Municipal Court Technology and Security funds; and

WHEREAS, City Staff recommends using the fund balance of $522,173 from the General Fund, $283,372 from the Utility Fund, $55,000 from the Capital Projects Fund, and $20,559 from the Grants fund; and appropriating $24,514 in revenues for the new fund and

WHEREAS, City Staff recommends a net allocation of $55,000 to the Comprehensive fund, $120,000 to the Contribution Fund, $20,559 to the Capital Replacement Fund, $126,602 to the City Pool Fund, $725,415 to the 2026 Bond Fund, $1,557 to the Municipal Jury Fund, $77,971 to the Municipal Truancy Fund, and $75,000 to the EMS Replacement Fund; and

WHEREAS, the budget amendments will provide funding for the General Fund, Utility Fund Comprehensive Fund, Contribution Fund, Capital Replacement Fund, Capital Projects Fund, Grants fund, and creation of the New 2026 Bond Fund, City Pool Fund, Municipal Jury Fund, Municipal Truancy Fund and EMS Replacement Fund;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS,

Section 1. The adopted operating budget for Fiscal Year 2026 is amended to add the following amounts:

GL CODE	DESCRIPTION	AMOUNT
10-542-9900	Unanticipated Expenses	77,000
10-542-8600	Transfers Out	370,173
10-542-8630	Transfer Out-EMS Cap Replacement	75,000
23-4640 (New)	Pool Lease	35,000
23-4720 (New)	Transfer Frm General Fund	160,602
23-534-6300 (New)	Maintenance-Equipment	69,000
25-4720	Transfer Frm Capital Projects	55,000
28-4680	Contributions for Kellyanne Park	160,000
28-542-6550	Miscellaneous	40,000
29-4720	Transfer from Grants Fund	20,559
40-500-8600	Transfer to Comp Fund	55,000
41-4720 (New)	Transfer from GF (Tri-City Credit)	75,000
42-4740 (New)	Bond Proceeds	8,000,000
42-4741 (New)	Bond Premiums	445,415
42-542-7750 (New)	Bond Issue	200,000
42-535-9200 (New)	Water Service Relocation	3,000,000
42-535-9210 (New)	Water Meter Replacement	2,400,000
42-536-9200 (New)	Sewer Rehabilitation	1,290,000
42-535-9220 (New)	Water Towers Rehabilitation	570,000
42-535-9230 (New)	Interconnection	260,000
50-536-9200	Capital Outlay	69,000
50-535-9200	Capital Outlay	214,372
53-4365 (New)	Jury Fee Revenues	1,557
54-4365 (New)	Truancy Prevention Revenues	68,400
54-4721 (New)	Transfer in General Fund	9,571
55-4721	ARP Deferred Revenue	13,470
55-538-8600	Transfer to Capital Replacement	20,559

The current budget adopted by Ordinance No. 2244 is amended to reflect this budget amendment.

Section 2. This Ordinance shall be effective upon approval by the City Council.

PASSED AND APPROVED this 12th day of OCTOBER 2026.

_____
ALBERT HONIGBLUM, MAYOR

ATTEST:

_____
ELSA T. ROBLES, CITY SECRETARY

APPROVED AS TO FORM:

_____
FRANK J. GARZA, CITY ATTORNEY

FYE BUDGET AMENDMENT FOR FYE 2026 ADOPTED BUDGET

ITEM # 8

OCTOBER 12, 2026

ADMINISTRATION AND FINANCE

Presented by:
Kristine Horton
Finance Director

BUDGET AMENDMENT REQUESTS GENERAL FUND

- City staff proposes to utilize a total of $522,173 from the General Fund Balances.
  - $77,000 is for the unanticipated costs due to the Storm
  - $370,173 is for the Transfers out where $160,602 is for the Pool Fund, $200,000 is for the Fire Truck Encumbrance, and $9,571 is for the Transfer to the New Truancy Fund
  - $75,000 is the annual EMS Credit to that is split between the City of Alamo Heights, Terrell Hills and Olmos Park

CURRENT BUDGETED GENERAL FINANCIAL BALANCES:

General Fund FY 2026	
Est. Beg. FB	8,682,930
Total Budgeted Revenues	14,576,693
Total Budgeted Appropriations	14,908,444
Less: Operating Reserves (35%)	4,890,040
Est. Available Balance	3,461,139

PROPOSED AMENDED BUDGETED GENERAL FINANCIAL BALANCES:

General Fund FY 2026	
Est. Beg. FB	$ 8,682,930
Total Budgeted Revenues	14,576,693
Total Budgeted Appropriations	14,908,444
Less: Operating Reserves (35%)	4,890,040
Est. Available Balance	$ 3,461,139
Less: Proposed Appropration Amendment	(522,173)
New Est. Available Balance	$ 2,938,966

BUDGET AMENDMENT REQUESTS UTILITY FUND

- City staff proposes to utilize a total of $283,372 from the Utility Fund Balances.
  - $69,000 is for the unanticipated costs due to the Edward Aquifer penalties (paid for under the Drought funds)
  - $214,372 is for the purchase of the 2025 International HV607 (originally, it was supposed to come out of FY 2025)

CURRENT BUDGETED UTILITY FINANCIAL BALANCES:

Utility Fund FY 2026	
Est. Beg. FB	4,313,715
Total Budgeted Revenues	4,753,775
Total Budgeted Appropriations	6,289,236
Less: Operating Reserves (25%)	1,572,309
Less: Drought Surcharge Reserve	767,893
Est. Available Balance	438,052

PROPOSED AMENDED BUDGETED UTILITY FINANCIAL BALANCES:

Utility Fund FY 2026	
Est. Beg. FB	$ 4,313,715
Total Budgeted Revenues	4,753,775
Total Budgeted Appropriations	6,289,236
Less: Operating Reserves (25%)	1,572,309
Less: Drought Surcharge Reserve	767,893
Est. Available Balance	$ 438,052
Less: Proposed Appropriation Amendme	(283,372)
New Est. Available Balance	$ 154,680

Keep in mind that the overall net available balance is if all the budgeted expenditures were spent.

Currently the estimated projections of expenditures over revenues is below $30,000

CONT'D BUDGET AMENDMENT REQUESTS OTHER FUNDS

- Among the other city funds a budget amendment is needed to appropriate funds that were approved in the FY 2027 budgeting process, to appropriate funds that that were approved in FY 2025 and carried over to FY 2026, and loading the funds for the 2026 Bond Fund, Pool Fund, required Municipal Court Funds.
- Total amount across the funds is $17,078,111
  - Keep in mind that a bulk of the funds are budget numbers and/or transfers among funds to get the new funds started and does not mean that we expensed an additional $17 million

PROPOSED AMENDED BUDGETED NEW CITY POOL FUND FINANCIAL BALANCES:

City Pool Fund FY 2026	
Est. Beg. FB	$ -
Total Revenues	-
Total Appropriations	-
Est. Available Balance	$ -
Plus: Proposed Revenue Amendment	195,602
Less: Proposed Appropriation Amendment	(69,000)
New Est. Available Balance	$ 126,602

- The City Pool Fund was created to keep better track of the Pool Lease revenues received and any maintenance costs associated with the City Pool
- The Transfer coming in is from the General Fund

PROPOSED AMENDED BUDGETED NEW 2026 BOND FUND FINANCIAL BALANCES:

2026 Bond Fund FY 2026	
Est. Beg. FB	$ -
Total Revenues	-
Total Appropriations	-
Est. Available Balance	$ -
Plus: Proposed Revenue Amendment	8,445,415
Less: Proposed Appropriation Amedment	(7,720,000)
New Est. Available Balance	$ 725,415

- The 2026 Bond Fund was created to keep track of all the expenditures associated with the bond
- The budget amendment amounts are to account for the funds received and the expenditures made during FY 2026

PROPOSED AMENDED BUDGETED NEW MUNICIPAL COURT JURY FUND FINANCIAL BALANCES:

Municipal Jury Fund FY 2026	
Est. Beg. FB	$ -
Total Revenues	-
Total Appropriations	-
Est. Available Balance	$ -
Plus: Proposed Revenue Amendment	1,557
New Est. Available Balance	$ 1,557

- To be in accordance with SB 346 (2019) the court fee funds received for Jury must be accounted for in its own separate fund.
- The funds are coming from the General Fund as that is where the funds are currently being housed

PROPOSED AMENDED BUDGETED NEW MUNICIPAL COURT TRUANCY FUND FINANCIAL BALANCES:

Municipal Truancy Fund FY 2026	
Est. Beg. FB	$ -
Total Revenues	-
Total Appropriations	-
Est. Available Balance	$ -
Plus: Proposed Revenue Amendment	77,971
New Est. Available Balance	$ 77,971

- To be in accordance with SB 346 (2019) the court fee funds received for Truancy Prevention must be accounted for in its own separate fund.
- The funds are coming from the General Fund as that is where the funds are currently being housed

PROPOSED AMENDED BUDGETED NEW EMS REPLACEMENT FUND FINANCIAL BALANCES:

EMS Replacement Fund FY 2026	
Est. Beg. FB	$ -
Total Revenues	-
Total Appropriations	-
Est. Available Balance	$ -
Plus: Proposed Revenue Amendment	75,000
New Est. Available Balance	$ 75,000

- The EMS Replacement Fund was created to keep better track of the use of their funds as there is an agreement in place with Olmos Park and Terrell Hills
- The $75,000 is from the agreed upon credit that is the sum of the budgeted and actual amounts

PROPOSED AMENDED BUDGETED COMPREHENSIVE PLAN FUND FINANCIAL BALANCES:

Comprehensive Fund FY 2026	
Est. Beg. FB	$ 2,295,615
Total Revenues	2,228,686
Total Appropriations	3,511,887
Est. Available Balance	$ 1,012,414
Plus: Proposed Revenue Amendment	55,000
New Est. Available Balance	$ 1,067,414

- The $55,000 is a transfer coming in from the Capital Projects fund
- During last fiscal year it was incorrectly put into the wrong fund

PROPOSED AMENDED BUDGETED CONTRIBUTION FUND FINANCIAL BALANCES:

Contribution Fund FY 2026	
Est. Beg. FB	$ 33,945
Total Budgeted Revenues	13,000
Total Budgeted Appropriations	10,000
Est. Available Balance	$ 36,945
Plus: Proposed Revenue Amendment	160,000
Less: Proposed Appropriation Amendm	(40,000)
New Est. Available Balance	$ 156,945

- The estimated budgeted revenues and expenditure additions is to account for the donations received and the down payment for the Heavens 27 Sculpture Project

PROPOSED AMENDED BUDGETED CAPITAL REPLACEMENT FUND FINANCIAL BALANCES:

Capital Replacement Fund FY 2026	
Est. Beg. FB	$ 1,432,310
Total Budgeted Revenues	285,900
Total Budgeted Appropriations	1,321,051
Est. Available Balance	$ 397,159
Plus: Proposed Revenue Amendment	20,559
New Est. Available Balance	$ 417,718

- The transfer coming in is from the remaining interest left from the ARPA fund

PROPOSED AMENDED BUDGETED CAPITAL PROJECTS FUND FINANCIAL BALANCES:

Capital Projects Fund FY 2026	
Est. Beg. FB	$ 16,802,052
Total Budgeted Revenues	359,080
Total Budgeted Appropriations	25,000
Est. Available Balance	$ 17,136,132
Less: Proposed Appropriation Amendment	(55,000)
New Est. Available Balance	$ 17,081,132

- The $55,000 is a transfer going to the Comprehensive Fund
- During last fiscal year it was incorrectly put into the wrong fund

PROPOSED AMENDED BUDGETED GRANTS FUND FINANCIAL BALANCES:

Grants Fund FY 2026	
Est. Beg. FB	$ 20,559
Total Budgeted Revenues	-
Total Budgeted Appropriations	-
Est. Available Balance	$ 20,559
Less: Proposed Appropriation Amendment	(20,559)
New Est. Available Balance	$ -

- The transfer will be going to the capital replacement fund
- This will officially close out any remaining funds left from ARPA

POLICY ANALYSIS

- The budget amendment is in line with sound financial management practices to commit funds when possible
- Budget amendments are required when adding new funds that involve interfund transfers or Capital Projects
- Budget amendments between funds require Council approval
- Reviewed by the City Attorney and City Manager

COUNCIL ACTION

- Adopt an ordinance to amend the Fiscal Year 2026 adopted budget to allocate for the presented funds and the creation of new funds.
- Council will be approving the creation of the presented new funds (City Pool Fund, 2026 Bond Fund, Municipal Jury Fund, Municipal Truancy Fund, & EMS Replacement Fund) and the following net amendments.
  - General Fund: $(522,173)
  - Utility Fund: $(283,372)
  - Comprehensive Fund: $55,000
  - Contribution Fund: $120,000
  - Capital Replacement Fund: $20,559
  - Capital Projects Fund: $(55,000)
  - Grants Fund: $(20,559)

CITY OF ALAMO HEIGHTS
ADMINISTRATION AND FINANCE DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM

TO: Mayor and City Council

FROM: Phil Laney, Assistant City Manager

SUBJECT: Staff report on 90th Legislative Session Priorities

DATE: October 12, 2026

SUMMARY

Staff report on 90th Legislative Session priorities.

BACKGROUND INFORMATION

The upcoming 90th Legislative Session is anticipated to include several significant issues that could impact Texas cities. Bills will likely be filed – with key support from state leadership – that limit cities ability to raise and spend money, exert local control on land use, and preempt how cities address local issues. The staff report will provide a briefing on key issues that will be discussed during the Legislative Session, as well as the concept of adopting a Legislative Priorities document that communicates the City's priorities and potential impacts of certain legislation.

ATTACHMENTS

Attachment A - COAH 2027 Legislative Priorities

APPROVED

Phil Laney
Assistant City Manager

APPROVED

Buddy Kuhn
City Manager

***Summary**:*
Alamo Heights is a small, built-out city that relies on property tax to deliver the public safety and quality of life its residents expect. Preserving the City of Alamo Heights' authority over fiscal matters and local decision-making helps ensure community needs and expectations continue to be met.

1. **Preserve municipal fiscal authority**
    - Preserve revenue, tax-rate and expenditure autonomy that supports the City's ability to fund locally determined services and infrastructure
    - Maintain current property tax and sales tax exemptions unless the state provides a continuing replacement for all the resulting municipal revenue loss
    - Fully fund – with adequate funding source – mandates that impose new municipal duties or costs

2. **Preserve local authority over responsible growth**
    - Support maintaining municipal authority over zoning, density, lot size, parking, development standards or implementation of the City's Comprehensive Plan
    - Oppose broad preemption that prevents the City from responding to local health, safety, infrastructure and land-use conditions
    - Support restoring municipal ability to regulate local land use
    - Retain ability to use local tools to attract businesses and economic development

3. **Support water and infrastructure investment**
    - Preserve local and regional authority to manage and protect groundwater and other water resources
    - Support accessible state grants and financing for municipal water, wastewater, drainage, street and emergency-warning infrastructure
    - Support efforts to require state permitting agencies to provide municipalities with timely notice and a meaningful opportunity to address documented municipal infrastructure, water-supply, service-capacity and long-range planning impacts

4. **Recognize and respect small-city conditions and local voices**
    - Support reasonable population brackets or other distinctions when statewide requirements would impose disproportionate administrative or financial burdens on small municipalities
    - Support eligibility for state public-safety and infrastructure programs serving small municipalities
    - Support ability of local voices to communicate community priorities and needs

DRAFT

PROPOSED 2027 LEGISLATIVE PRIORITIES STAFF REPORT

ITEM # 9

OCTOBER 12, 2026

ADMINISTRATION

Presented by:
Phillip Laney
Assistant City Manager

SUMMARY

- 90th Legislative Session to begin January 2027
- Stated priorities by Governor & Lt. Governor would impact City's ability to raise revenues, spend funds & execute local authority
- Propose considering 2027 Legislative Priorities
  - If adopted, priorities to be communicated to local delegation & legislative advocates

BACKGROUND

- 90th Legislative Session convenes January 2027
- Several significant issues expected for Texas cities
  - Municipal authority
  - Revenue
  - Land use regulation
  - Infrastructure
  - State-created property tax exemptions
  - Spending caps
- During 2025 Legislative Session, 23% of filed bills & constitutional amendments affected cities
  - more than 2,000 of the 9,014 bills & proposed amendments filed

BACKGROUND

- Staff reviewed specifics priorities from Governor & Lt. Governor during FY 2027 SAP, specifically those impacting local revenue & spending authority
  1. Capping local spending to lesser of pop. plus inflation or 3.5%
  2. Requiring two-thirds voter approval on all local property tax increases
  3. Allowing petition to trigger rollback election to lower tax rates – 15% threshold
  4. Property appraisal every 5 years instead of annually
  5. Lowering homestead appraisal cap from 10% to 3% & extending cap to all properties
  6. Operation Double Nickle – lower senior homestead exemption age from 65 to 55
  7. Increasing homestead exemption on school district property taxes from $140,000 to $180,000
  8. Imposing limits on local government tax increases

BACKGROUND

- Proposal for Council to consider the development & adoption of a City legislative agenda
- Potential priorities reflect reviews of:
  - Legislative Report by Grace & McEwan/ISI
  - Proposed TX Municipal League policy program
  - Other small cities' priorities
  - City's financial & operational needs

PROPOSED 2027 LEGISLATIVE PRIORITIES

- Priority 1 – Preserve municipal fiscal authority
- Priority 2 – Preserve local authority over responsible growth
- Priority 3 – Support water & infrastructure investment
- Priority 4 – Recognize & respect small-city conditions & local voices

PROPOSED 2027 LEGISLATIVE PRIORITIES

- Priority 1 – Preserve municipal fiscal authority
  - Preserve revenue, tax-rate & spending autonomy
  - Maintain current property tax & sales tax exemptions unless fully-funded replacement provided
  - Fully fund mandates that impose new municipal duties or costs

PROPOSED 2027 LEGISLATIVE PRIORITIES

- Priority 2 – Preserve local authority over responsible growth
  - Support maintaining municipal authority over land use
  - Oppose broad preemption that prevents City response to local conditions
  - Support restoring municipal ability to regulate local land use
  - Retain ability to use local tools to attract businesses & economic development

PROPOSED 2027 LEGISLATIVE PRIORITIES

- Priority 3 – Support water & infrastructure investment
  - Preserve local & regional authority to manage & protect groundwater & other water resources
  - Support accessible state grants for infrastructure
  - Support timely notice for state permitting requirements

PROPOSED 2027 LEGISLATIVE PRIORITIES

- Priority 4 – Recognize & respect small-city conditions & local voices
  - Support reasonable population brackets for policies with disproportionate burdens on small municipalities
  - Support state public-safety & infrastructure programs
  - Support ability of local voices to communicate priorities & needs

PROPOSED 2027 LEGISLATIVE PRIORITIES

- If adopted, 2027 Legislative Priorities would have multiple audiences:
  - General public
  - Local delegation
  - Legislators & state leaders
- Grace & McEwan would utilize Priorities in support of their efforts related to the run-up and during the 90th Legislative Session

UPCOMING KEY DATES

- Fall 2026 – Committees issue interim reports w/ recommendations for action items during 90th Lege.
- November 3, 2026 – General election
- November 9, 2026 – Pre-filing of legislation begins
- January 12, 2027 – 90th Legislature convenes
- March 12, 2027 – Bill filing deadline
- May 31, 2027 – Sine die