CITY OF ALAMO HEIGHTS
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SAN ANTONIO, TEXAS 78209
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ACTION TAKEN

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, November 09, 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. October 12, 2026 City Council Meeting **APPROVED; AYES: 5, NAYS: 0**

2. Announcements

    a. Cancellation of November 23, 2026 & December 28, 2026 Council Meetings – Elsa T. Robles
    b. 1st Annual Alamo Heights Chili Cook Off, November 14, 2026 – Phillip Laney
    c. Sewer Bills to be Calculated by Upcoming Winter Water Use – Phillip Laney
    d. 48th Annual AH Chamber of Commerce Holiday Parade, November 21, 2026 – Lety Hernandez
    e. 7th Annual AH Chamber of Commerce Fun Run, November 21, 2026 – Lety Hernandez

3. Citizens to be heard

Consent Agenda

4. **Architectural Review Board Case No. 1049F,** request of Christopher Rocha, applicant, representing Glenn Alexander, owner, for the **significance review** of the existing main structure and **compatibility review** of the proposed design located at **118 Routt St.** in order to demolish approximately 51.62% of the street facing façade and construct an addition to the existing single-family residence – Lety Hernandez, Director of Community Development Services **APPROVED; AYES: 5, NAYS: 0**

5. **Architectural Review Board Case No. 1059F,** request of Jack Uptmore, owner, for the **significance review** of the existing main structure and **compatibility review** of the proposed design located at **138 Corona Ave** in order to demolish 100% of the existing structure and construct a new single-family residence – Lety Hernandez, Director of Community Development Services **APPROVED; AYES: 5, NAYS: 0**

6. A Resolution designating the *San Antonio Express-News* as the official newspaper for the City of Alamo Heights – Elsa T. Robles, City Secretary **APPROVED; AYES: 5, NAYS: 0**

Items for Individual Consideration

7. **Architectural Review Board Case No. 1054F,** request of Juan Hinojosa of Ella Bree Homes, LLC, applicant, representing James Dycus, owner, for the **significance review** of the existing main structure and **compatibility review** of the proposed design located at **131 Mary D Ave** in order to demolish 100% of the existing structure and construct a new single-family residence – Lety Hernandez, Director of Community Development Services
APPROVED; AYES: 5, NAYS: 0

8. **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
NO ACTION TAKEN/NECESSARY DUE TO APPROVAL OF ITEM # 7.

9. **Public Hearing – Planning and Zoning Case No. 477**. A request by Joe Friesenhahn of MBC Engineers, applicant, on behalf of Benjamin Dreszer of Mule Ventures, Ltd., owner, to **replat** the property identified as **CB 4024 BLK 150 LOT 18**, also known as **6333 Broadway St**, for the purpose of requesting certain variances to the City of Alamo Heights' Zoning Code regulations to allow for the construction of a new commercial use structure – Lety Hernandez, Director of Community Development Services

Councilmember Lynda Billa Burke left the meeting at 7:00 p.m. and did not vote on the remaining agenda items.

10. Discussion and possible action on **Planning and Zoning Case No. 477**, a request of Joe Friesenhahn of MBC Engineers, applicant, on behalf of Benjamin Dreszer of Mule Ventures, Ltd., owner, to **replat** the property identified as **CB 4024 BLK 150 LOT 18**, also known as **6333 Broadway St**, for the purpose of requesting certain variances to the City of Alamo Heights' Zoning Code regulations to allow for the construction of a new commercial use structure – Lety Hernandez, Director of Community Development Services **MOTION TO APPROVE REQUESTED REPLAT WITH CERTAIN VARIANCES AS FOLLOWS: 1) PERMIT A 30% REDUCTION OF OFF-STREET PARKING UNDER THE CURRENT PARKING REQUIREMENTS OF THE CITY OF ALAMO HEIGHTS, 2) ALLOW FOR PARKING SPACES IN RIGHT-OF-WAY, SPECIFICALLY FOUR (4) ON BROADWAY ST WITH A MINIMUM LENGTH OF 20FT PER PARKING SPACE, 3) PROHIBIT PARKING SPACES IN THE RIGHT-OF-WAY ON INSLEE AVE, 4) PERMIT AN 8FT BY 16FT PARKING SPACE DIMENSION ALLOWING UP TO A 15% REDUCTION IN THE TOTAL OFF-STREET PARKING REQUIREMENT, 5) REQUIRE A 5FT SIDEWALK ON INSLEE AVE, 6) REQUIRE A PLANTING STRIP ON INSLEE AVE AND ALLOW NO PLANTING STRIP ON BROADWAY ST., 7) REQUIRE FOUR (4) STREET TREES ON BROADWAY ST AND THREE (3) ON INSLEE AVE, 8) REQUIRE STREET TREES ON BROADWAY TO BE A MINIMUM OF SIX (6) INCH CALIPER SIZE. APPROVED; AYES: 4, NAYS: 0**

11. **Public Hearing**. A request submitted by Benjamin Dreszer of Mule Ventures, Ltd., owner, to **encroach** into the city's right-of-way at the property identified as **CB 4024 BLK 150 LOT 18**, also known as **6333 Broadway St**, zoned B-1, for a period of five (5) years for the purpose of installing on-street parking along Broadway St within 1,295sq ft of city right-of-way and on-street parking along Inslee Ave within 541sq ft of city right-of-way – Lety Hernandez, Director of Community Development Services

12. Discussion and possible action on a request submitted by Benjamin Dreszer of Mule Ventures, Ltd., owner, to **encroach** into the city's right-of-way at the property identified as **CB 4024 BLK 150 LOT 18**, also known as **6333 Broadway St**, zoned B-1, for a period of five (5) years for the purpose of installing on-street parking along Broadway St within 1,295sq ft of city right-of-way and on-street parking along Inslee Ave within 541sq ft of city right-of-way – Lety Hernandez, Director of Community Development Services
MOTION TO APPROVE WITH THE CAVEAT TO FOLLOW THE PREVIOUSLY APPROVED ITEM # 10 PARKING RATIO ON BROADWAY ST AND ELIMINATE PARKING ON INSLEE AVE. APPROVED; AYES: 4, NAYS: 0

13. Discussion and possible action of a Resolution authorizing the Mayor and City Manager to enter into an emergency interconnect agreement with the San Antonio Water System (SAWS) for emergency water supply – Frank Orta, Director of Public Works
APPROVED; AYES: 4, NAYS: 0

14. Discussion and possible action of a Resolution adopting the City of Alamo Heights 2027 Legislative Priorities for the upcoming 90th Texas Legislative Session – Phillip Laney, Assistant City Manager **APPROVED; AYES: 4, NAYS: 0**

15. Discussion and possible action on a Resolution authorizing the City Manager to award funds for the FY 2027 Alamo Heights Community Improvement Grant – Phillip Laney, Assistant City Manager **APPROVED; AYES: 4, NAYS: 0**

16. Approving the renewal of contracts for employee health insurance, dental, vision, life, accidental death & dismemberment, long-term disability insurance, a subscription based medical service, and authorizing the City Manager to execute all necessary agreements for the provision of such insurance – Buddy Kuhn, City Manager **NO ACTION TAKEN**