

CITY OF ALAMO HEIGHTS
CITY COUNCIL
January 12, 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, January 12, 2026. Staff and meeting attendees were welcomed in the Council Chamber.

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

Also attending were:
City Manager Buddy Kuhn
Assistant City Manager Phillip Laney
City Attorneys Frank J. Garza
Assistant to City Manager Jennifer Reyna
City Secretary Elsa T. Robles
Finance Director Kristine Horton
Police Chief Rick Pruitt
Deputy Police Chief Cindy Pruitt
Public Works Director Frank Orta
Community Development Services Director Lety Hernandez
Community Development Services Senior Planner Tyler Brewer

Not attending:
Councilmember Karl P. Baker
Fire Chief Allen Ottmers

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Mayor Albert Honigblum opened the meeting at 5:35 p.m. He wished everyone a happy new year and stated there was a special guest in attendance thanks to the efforts of Mayor Pro Tem Trey Jacobson.

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Item # 1 Comments from Bexar County Commissioner Grant Moody

Mayor Honigblum introduced Commissioner Moody who addressed the Council and audience.

Commissioner Moody thanked the City Council for their service and stated he appreciated the invitation to meet them. He introduced his Chief of Staff Paul Jimenez and Director of Outreach Taylor Puenta. He shared he was excited to partner with Alamo Heights on joint projects going forward and asked City Council to reach out to him at any time.

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Item # 2 Approval of Minutes

Mayor Honigblum asked the City Council for a motion on the December 08, 2025 City Council meeting minutes. Councilmember Lawson Jessee moved to approve the minutes with as presented. The motion was seconded by Mayor Pro Tem Trey Jacobson and passed by a 4-0 vote.

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Item # 3 Announcements

Mayor Honigblum read the following caption.

a. Candidate Filing Period

City Secretary Elsa T. Robles announced the candidate filing period for the May 2, 2026 General Election would run from January 14, 2026 to February 13, 2026. She stated in even number years, the City elects Councilmembers for Place 3, 4, and 5. She briefly noted qualifications to file for a place on the ballot and stated more detailed information was located on the City’s website. All interested applicants need to file by end of business day on February 13th and pay the filing fee of \$100.

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Item # 4 Citizens to be Heard

No comments made.

Consent Agenda

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

Architectural Review Board Case No. 1008F, a request of Ford, Powell & Carson, applicant, representing the City of Alamo Heights, for the final review of the proposed park improvements located on a portion of 250 Viesca Ave.

Mayor Pro Tem Jacobson moved to approve ARB Case No. 1008F as presented. The motion was seconded by Councilmember Billa Burke and passed by a 4-0 vote.

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Mayor Honigblum announce Councilmember Jessee would be recusing himself from discussion and voting on Items # 6-7.

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Items for Individual Consideration

Item # 6 Mayor Honigblum read the following caption.

Public Hearing. A request by Alexandra Heckmann of Campbell Landscape Architecture, applicant, representing Julianne Atkinson, owner, to encroach into the city's right-of-way at the property identified as CB 4024, BLK 23, LOTS 44, also known as 400 Torcido Dr, zoned SF-A for a period of five (5) years for the purpose of replacing an existing fence/wall on the southern side of the property and to allow an existing water feature to remain in place.

Director of Community Development Services Lety Hernandez stated this was a request to petition the use of public right-of-way (ROW) in order to encroach in the City's ROW for five (5) years to replace an existing fence/wall on the southern side of the property and allow an existing water feature to remain in place. The Single Family-A (SF-A) property is located at 400 Torcido Dr. on the east side between Argyle Ave. and Grant Ave.

Ms. Hernandez reviewed the existing conditions and proposed fence plan. She noted the applicant proposes to replace a fence that is currently within the boundaries of the property, in addition to one located on the side of the property. The applicant went before the Board of Adjustment to obtain a variance for the height of the fence and was approved.

Ms. Hernandez provided information for the license agreement per Section 16-104(d) - ROW License Agreement Fee. She stated the fee for a five (5) year license to use the public ROW is the greater of \$2,000 or 10% of Fair Market Value of area occupied by encroachment in accordance with Section 16-101(g). Based on the square footage provided, the license fee would be \$5,701.

Public notifications were mailed to property owners within a 200-foot radius. Notices were posted on the City's website and on the property. Staff received one response in support and none in opposition within 200 ft.

Mayor Honigblum opened the public hearing at 5:46 p.m.

Mr. Cameron Campbell, landscape architect on the project, spoke on behalf of the applicant. He provide Council with some handouts and stated the house was built in 1985 by Isaac Maxwell. Mr. Campbell explained they wanted to maintain the character of the home, the grounds, and the pool by preserving an existing koi pond and bringing the perimeter fence up to pool code. He noted they want to install a 6-foot welded wire mesh fence.

With no one else to speak on the item, Mayor Honigblum closed the public hearing at 5:48 p.m.

Item # 7 Mayor Honigblum read the following caption.

Discussion and possible action on request submitted by Alexandra Heckmann of Campbell Landscape Architecture, applicant, representing Julianne Atkinson, owner, to encroach into the city's right-of-way at the property identified as CB 4024, BLK 23, LOTS 44, also known as 400 Torcido Dr, zoned SF-A for a period of five (5) years for the purpose of replacing an existing fence/wall on the southern side of the property and to allow an existing water feature to remain in place.

Mayor Honigblum shared concerns with the license agreement process after the five years term. He asked if these automatically renewed. Ms. Hernandez answered the City had not required renewal of license agreements in the past.

Mayor Honigblum requested the agreement include documentation for an automatic renewal with the ability for the City to cancel at any time should it be necessary.

City Attorney Frank J. Garza stated the agreement can note an indefinite period for the license agreement with a notice of possible termination, depending on the city's needs in the future with a 6-month notice to terminate.

Mayor Pro Tem Jacobson moved to approve the request with additional provisions to allow an indefinite period for the license agreement with a notice of possible termination depending on the city's needs and if the structures are moved from the licensed area, the license would terminate. The motion was seconded by Councilmember Bonner and passed by a 3-0-1 vote with Councilmember Jessee recusing himself from discussion and voting.

Item # 8 Mayor Honigblum read the following caption.

Public Hearing – Planning and Zoning Case No. 455. A request by Omar Rodriguez, applicant, as authorized by Section 16-105 of the Code of Ordinances to close, vacate, abandon, and sell a portion of public right-of-way, approximately 7sq ft (0.0002 acre tract) that adjoins the southeastern side of the property identified as CB 4024, BLK 10, LOT 62, EXC W IRR 2.73FT ALAMO HEIGHTS ADDITION, also known as 900 Cambridge Oval, of the City of Alamo Heights, Texas.

Ms. Hernandez stated this was a request to purchase a portion of the ROW. The Single Family-A (SF-A) property is located at 900 Cambridge Oval on the west side between Estes Ave. and Morton Ave.

Ms. Hernandez reviewed the existing conditions and request area to be purchased. She reminded Council this case had come before them in July 2025. The Planning and Zoning Commission (P&Z) had recommended approval with the condition the owner not install any structural components in the area to be purchased. In August 2025, City Council voted to send the case back to P&Z to consider a land swap in lieu of a standard land purchase as the owner had suggested at the time. Ms. Hernandez noted the property portions identified in the presentation and stated the P&Z considered the request at their January 05, 2026 meeting and voted unanimously to recommend approval as requested.

Public notifications 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 seven responses in support and one in opposition within 200 ft. No other responses were received.

Mayor Honigblum opened the public hearing at 5:56 p.m.

- Mr. Omar Rodriguez, applicant, addressed the City Council. He stated they want to have a straighter property line to do some meaningful landscaping. Currently the neighbor's driveway encroaches onto his property, so, he would like to convey that portion directly to the City. He noted it is a sensible plan and will be advantageous for both parties.
- Mr. Joseph Merkord, resident, stated he lives next door to the property in question. He shared concerns that this case was not in the spirit of the city's Code of Ordinances which specifically stated it requires written approval by abutting property owners. He agrees with the land swap but expects staff to do better to uphold the city's codes. Mr. Merkord added he had additional concerns with future intentions for the property and hopes the City carefully considers future requests.

Mayor Honigblum closed the public hearing at 6:03 p.m.

Item # 9 Mayor Honigblum read the following caption.

Discussion and possible action on Planning and Zoning Case No. 455, a request of Omar Rodriguez, applicant, as authorized by Section 16-105 of the Code of Ordinances to close, vacate, abandon, and sell a portion of public right-of-way, approximately 7sq ft (0.0002 acre tract) that adjoins the southeastern side of the property identified as CB 4024, BLK 10, LOT 62, EXC W IRR 2.73FT ALAMO HEIGHTS ADDITION, also known as 900 Cambridge Oval, of the City of Alamo Heights, Texas.

After a brief discussion regarding driveway vision obstruction codes, Councilmember Jessee noted the applicant had complied with Council's requests and moved to approve Planning and Zoning Case No. 455 as presented. The motion was seconded by Councilmember Billa Burke and passed by a 4-0 vote.

Item # 10 Mayor Honigblum read the following caption.

Public Hearing – Planning and Zoning Case No. 458. A request by George J. Baker, applicant, representing IMF1REO LLC, owner, to rezone the property identified as CB 4050, BLK 74, LOTS 13, 14, 15, & 16 also known as 328/330 Montclair Ave zoned Multi-Family District (MF-D) to Office District (O-1).

Ms. Hernandez stated this was a request to rezone a property from Multi-Family District (MF-D) to Office District (O-1). The MF-D property is located at 328/330 Montclair Avenue on the south side of Montclair, east of Austin Hwy. The applicant proposes to convert and occupy an existing duplex structure on site for office use.

Ms. Hernandez provided some background information and stated there is a total of six (6) properties within the city limits zoned Office District (O-1) and serve as a buffer between residential and commercial zoned properties. This district allows for single/multi-family

dwellings and limited commercial uses. The property adjoins the least restrictive zoning district, Business District (B-3).

Ms. Hernandez continued and stated any improvements are subject to the plan review process to ensure compliance with current city codes. A Final Review by the Architectural Review Board (ARB) and approval by City Council is to be determined at time of the permit request. The P&Z considered the request at their January 5, 2026 meeting and voted unanimously to recommend approval as requested.

Public notifications 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 within 200 ft.

Mayor Honigblum opened the public hearing at 6:07 p.m.

Mr. George Baker, applicant, stated he not the owner of the property but is seeking to purchase the property contingent on the rezoning request and is interested in opening a small architectural design office.

Mayor Honigblum closed the public hearing at 6:09 p.m.

Item # 11 Mayor Honigblum read the following caption.

Discussion and possible action on Planning and Zoning Case No. 458, a request of George J. Baker, applicant, representing IMFIREO LLC, owner, to rezone the property identified as CB 4050, BLK 74, LOTS 13, 14, 15, & 16 also known as 328/330 Montclair Ave zoned Multi-Family District (MF-D) to Office District (O-1).

Councilmember Bonner moved to approve Planning and Zoning Case No. 458 as presented. The motion was seconded by Councilmember Billa Burke and passed by a 4-0 vote.

Item # 12 Mayor Honigblum read the following caption.

RESOLUTION NO. 2026R - 229

A RESOLUTION OF THE CITY OF ALAMO HEIGHTS, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH MALITZ CONSTRUCTION, INC. FOR GENERAL CONSTRUCTION SERVICES FOR THE ALAMO HEIGHTS POOL POCKET PARK FOR AN AMOUNT NOT TO EXCEED \$1,742,395, PLUS AUTHORIZE AN OWNER CONTINGENCY IN AN AMOUNT OF \$87,120 FOR A TOTAL PROJECT AMOUNT OF \$1,829,515; AND SETTING AN EFFECTIVE DATE.

Assistant City Manager Phillip Laney state the City is seeking general construction services for Alamo Heights Pool Pocket Park which will include a pavilion, play area & features,

and public restrooms outside the existing Alamo Heights Pool area. Staff proposes Malitz Construction as the best value among fourteen (14) bidders to construct the park.

The City is considering to construct a Pocket Park outside the north wall of AH pool, in existing parking lot between the Little League fields. The fenced area would include some seating, a pavilion and a shade structure. It would support a year-round concession that's operated by the lessee of the pool and would be open to outside walk-up sales for people who are not utilizing the pool.

Mr. Laney stated Ford, Powell & Carson (FPC) was hired in February 2025 to provide architecture design services for the shade structure and related Pocket Park improvements. In addition, Coral Studios was brought on board to provide landscape architecture support. He reviewed an aerial view of proposed location, proposed site plan, and proposed renderings. The property is zoned Single-Family B and is on the west side of Viesca The property is a little less than half an acre and the north wall of the pool would serve as the boundary for a portion of this park. He noted there will be a loss of 8 parking spaces to install the pocket park.

Mr. Laney provided background information and stated the City requested proposals for general construction services advertised on October 22, 2025. The proposals were due by December 4, 2025 and the City received fourteen (14) responses that met minimum submission qualifications for consideration with prices ranging from \$1.6M to over \$2.2M. The City sought the best value guaranteed maximum price procurement, not the lowest bid.

Staff reviewed the bids and conducted follow-up questions for vendors at the top of the list: CGC General Contractors, Kopplow Construction, and Malitz Construction. Each vendor was evaluated by a City panel including FPC and Coral Studios. After the short-list interviews and overall submission, it was determined to recommend Malitz Construction as the best value for construction of AH Pool Pocket Park. The proposed best value guaranteed maximum price contract award amount is not to exceed – \$1,742,395. In addition, an owner contingency of 5% of guaranteed maximum price not to exceed – \$87,120 with the total project amount not to exceed – \$1,829,515.

Mr. Laney reviewed the project timeline.

- In January 2026 – Council selects construction vendor
- Late January/Early February 2026 – Contract execution & project deployment kickoff
- Early February 2026 – Groundbreaking
- May 2026 – Substantial completion; some elements could extend into Fall 2026

Malitz will implement measures to ensure construction activities do not impede normal AH Pool operations.

The proposal is consistent with City's interest in having professional expertise in construction of key infrastructure & beautification amenities, selecting the most qualified, best value firms to perform services, providing quality recreational services to the citizens of Alamo Heights and San Antonio, per terms of the City's lease agreement with COSA.

Mr. Laney stated staff coordinated with Mayor Honigblum, Councilmember Jessee, the Project Design Team (FPC and Coral Studios), the Public Works Director, City Attorney and City Manager on this proposal.

In closing, Mr. Laney reviewed the City's fiscal impact. The proposed an agreement with Malitz Construction will provide general construction services for Alamo Heights Pool Pocket Park with a guaranteed maximum price in contract not to exceed - \$1,742,395. It authorizes owner contingency of 5% of guaranteed max price not to exceed - \$87,120, with total project amount not to exceed - \$1,829,515. The funds are available in the FY 2026 Comprehensive Plan Fund Budget.

Mayor Honigblum thanked Councilmember Jessee for his vision and patience. He also thanked staff, Mr. Kuhn, Mr. Laney, City Attorney and all who submitted a bid for this project.

With no further questions Councilmember Billa Burke moved to approve Resolution No. 2026R - 229 as presented. The motion was seconded by Councilmember Jessee and passed by a 4-0 vote.

Item # 13 Mayor Honigblum read the following caption.

RESOLUTION NO. 2026R - 230

A RESOLUTION OF THE CITY OF ALAMO HEIGHTS, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH MENDEZ ENGINEERING FOR ENGINEERING DESIGN AND PROJECT MANAGEMENT SERVICES FOR SEWER SERVICE LINE REHABILITATION FOR AN AMOUNT NOT TO EXCEED \$168,967 AND ISSUE TASK AUTHORIZATION NO. 02; AND SETTING AN EFFECTIVE DATE.

Director of Public Works Frank Orta stated staff was seeking consideration for a resolution authorizing a professional services agreement for the city's sewer service line rehabilitation project with an approximate cost of \$168,967. The project will include the rehabilitation of about 3,400 LF (0.64 Mile) of existing 12-inch concrete pipe (CP) sewer main by the trenchless method of pipe bursting. It will also include the rehabilitation of fifteen (15) Sanitary Sewer Manholes.

Mr. Orta provided background information stating in FY16, Council approved the rehabilitation of 0.17 miles (885 FT) of sewer line from Corona to Argo. The proposed work will continue rehabilitation from Argo to Olmos Dam at the SAWS tie in. Mr. Orta reviewed images of current sewer line conditions and noted the segment in question has become increasingly unstable and is at risk of collapse and failure. The line is plagued with structural deficiencies and vegetation roots making routine maintenance impossible. The existing 12" sewer diameter will remain a 12" new sewer main by pipe bursting.

The sewer main will be rehabilitated to meet City of Alamo Heights and San Antonio Water System (SAWS) design criteria, specifications, standard details, and in accordance with TCEQ guidelines. Environmental, geotechnical, and line video surveys will be conducted limiting liability assumptions of unknown factors during the bidding process.

Mr. Orta stated the project is consistent with the City's practice to negotiate fees for professional services and any action is consistent with the City's interest in having professional

expertise to design and manage key infrastructure enhancements and renovations, particularly those projects included within the Utility Water and Wastewater asset compliance and maintenance.

Staff coordinated with the City Engineer, Mendez Engineering, City Attorney and City Manager on this proposed project.

In closing, Mr. Orta stated Task Order No. 02 authorizes payment in amount of \$168,967 to Mendez for engineering design & project management of 0.64 miles of sewer line rehabilitation and TCEQ compliance. The funds are available in the FY 2026 Utility Fund Budget. Future Council action is required to award a construction contract.

Mr. Robert Reyna of Mendez Engineering explained the process of pipe bursting stating it considered trenchless technology to help rehabilitate an existing pipe in the ground without having to dig it up and replacing it. With this method, you drill another pipe into the existing pipe. As it goes through, it bursts the existing pipe through the line leaving a new line in place.

With no further questions Councilmember Jessee moved to approve Resolution No. 2026R - 230 as presented. The motion was seconded by Councilmember Bonner and passed by a 4-0 vote.

Item # 14 Mayor Honigblum read the following caption.

RESOLUTION NO. 2026R - 231

**A RESOLUTION GRANTING CERTAIN CITY OFFICIALS
SIGNATORY AUTHORITY FOR FINANCIAL
TRANSACTIONS.**

Finance Director Kristine Horton stated this was a housekeeping item to add herself to the list of city officials for signatory authority. The other staff members will remain. The action requires a resolution to provide to the city's financial institution. Ms. Horton asked for Council's approval.

Mayor Pro Tem Jacobson moved to approve Resolution No. 2026R - 231 as presented. The motion was seconded by Councilmember Billa Burke and passed by a 4-0 vote.

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Closed Session

Item # 15 Mayor Honigblum read the following caption.

**Executive Session as authorized by the Texas Government Code Section
551.071 (consultation with attorney) to discuss the employment, evaluation,
contract and duties of the City Manager.**

The City Council of the City of Alamo Heights convened into Closed Executive Session at 6:30 p.m. and reconvened in Open Session at 7:23 p.m. in accordance with the Texas Open Meetings Act, Texas Government Code, *Section §551.071 (Consultation with Attorney)*.

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Open Session

Item # 16 Mayor Honigblum read the following caption.

Discussion and possible action resulting from Executive Session.

No action taken.

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With no further business to consider, Councilmember Bonner moved to adjourn the meeting at 7:24 p.m. The motion was seconded by Councilmember Billa Burke and passed by 4-0 vote.

PASSED AND APPROVED THIS 09th DAY OF FEBRUARY, 2026.



Elsa T. Robles, TRMC
City Secretary



Albert Honigblum
Mayor

