

CITY OF ALAMO HEIGHTS
CITY COUNCIL
February 9, 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, February 9, 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 Karl P. Baker
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
Fire Chief Allen Ottmers
Public Works Director Frank Orta
Community Development Services Director Lety Hernandez
Community Development Services Senior Planner Tyler Brewer

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Mayor Albert Honigblum opened the meeting at 5:31 p.m.

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Item # 1 Proclamation – In recognition of Mrs. Sissy Gainey’s 100th Birthday

Mayor Honigblum and City Council recognized Mrs. Sissy Gainey’s 100th birthday and read a proclamation naming her as an honorary citizen of Alamo Heights.

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Item # 2 Approval of Minutes

Mayor Honigblum asked the City Council for a motion on the January 12, 2026 City Council meeting minutes. Mayor Pro Tem Trey Jacobson moved to approve the minutes with as presented. The motion was seconded by Councilmember Blake M. Bonner and passed by a 5-0 vote.

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Ms. Abigail Russell, resident, stated she also loved the dog park and did not want it moved. She stated it was important to have for people's mental health and hoped it would remain.

Mr. John Chadwell, resident, who was in support of keeping the dog park where it is and volunteered to help maintain it.

Mr. Dan Reed, resident, stated he supported everyone in an effort to keep the dog park open and noted he had made friends and connections while visiting there with his dog. He asked Council to keep residents engaged, because there are a lot of people that are interested in improving it and helping the city.

Mayor Honigblum thanked everyone for being so passionate and expressing their interest in the dog park.

Consent Agenda

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

Architectural Review Board Case No. 1011F, a request of Chase Thalman, applicant, representing Robert Schaezler, owner, for the final review of the proposed redesign to the existing commercial use structure located at 518 Austin Hwy.

Councilmember Lynda Billa Burke moved to approve ARB Case No. 1011F as presented. The motion was seconded by Councilmember Bonner and passed by a 5-0 vote.

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Items for Individual Consideration

Item # 5 Councilmember Lawson Jessee asked to pull Item # 5 from Consent Agenda and move it to Individual Consideration. Mayor Honigblum read the following caption.

Architectural Review Board Case No. 1004F, a request of Nicholad Adair of Adair Concepts LLC, representing Bill Alyn, owner, for the final review of the proposed exterior improvements to the existing commercial use structure located at 4820 Broadway St.

Community Development Services Department Director Lety Hernandez stated the Business District - 1 (B-1) property is located at 4820 Broadway, southeast corner of Broadway St and Terrell Rd. The applicant requests approval of the final design review for proposed exterior improvements to the existing commercial use structure. She noted the item was tabled at the November 18, 2025 Architectural Review Board meeting pending additional information.

Ms. Hernandez reviewed existing conditions of the current structure, existing and proposed site plans, and proposed renderings. She stated the project is required to complete the plan review process to ensure compliance with current zoning regulations.

Ms. Hernandez stated 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 five responses in support and none in opposition.

Mayor Honigblum asked to hear comments from the audience.

Ms. Angela Twitero, resident, stated she was concerned with maintaining residential parking similar to that surrounding Cappy’s Restaurant noting there is a green curb and sign posted designating parking area.

City Manager Buddy Kuhn stated the green curb is not enforceable by citation, but recalled this was approved by City Council at the time to appease the residents after months of disputes with Cappy’s restaurant regarding parking. He noted the green curb was more of a deterrent.

Councilmember Jessee noted this site has more parking than Cappy’s and suggested Council wait to see if parking become an issue before adding a preemptive green curb to this location.

Mr. Kuhn added the difference is the proposed additional outdoor seating/patio that was not there before and may reduce restaurant parking.

Mayor Honigblum agreed and stated this would be vetted through the plan review process and addressed at that time if necessary. He assured Ms. Twitero her comments were taken into consideration.

Mayor Pro Tem Jacobson moved to approve ARB Case No. 1004F as presented. The motion was seconded by Councilmember Billa Burke and passed by a 5-0 vote.

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** Mayor Honigblum asked to hear Item # 11 next. **
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Staff Reports

Item # 11 Mayor Honigblum read the following caption.

Notice of Intent to develop the full Alamo Heights High School campus at the properties known as 6801 Broadway St, 6900 Broadway St, 7001 Broadway St, and 7101 Broadway St (AHISD).

Ms. Hernandez stated this item is regarding the area around the Alamo Heights High School campus. The properties are either Single-Family A & Multi-Family Zoning Districts (SF-A/MF-D) located on Broadway St between Castano and W. Elmview Pl. They are being proposed for campus improvements. She noted the project will require a Specific Use Permit (SUP) replat and some rezoning. The cases are scheduled for the next regular Planning and Zoning Commission meeting on March 2, 2026 and for City Council on March 23, 2026.

Mr. Eric Baumgartner, LPA Design Studios, stated he would be walking them through the overall development around the high school campus and along the Broadway corridor. He shared City Council had previously approved, as part of past bonds an SUP for 6900 Broadway which included impervious cover, parking building height requirements and landscape requirements. He stated they request to incorporate all into a single SUP rather than having multiple. Additionally, they are proposing to combine three existing multifamily lots and a single-family lot into one to facilitate parking, develop a public plaza and district community center to serve the high school campus. He noted they would request to rezone this into a parking district.

Mr. Baumgartner continued and stated for landscape buffer along the rear of the property adjacent to single-family residences, they are proposing a 6-foot landscape buffer in lieu of the required 8-foot landscape buffer to allow for nose-in parking instead of parallel parking creating 19 parking spaces. They propose a change in the height requirement for a covered indoor practice facility due to UIL requirements restricting practice when a wet bulb temperature is over 91 degrees. He reviewed images of proposed improvements.

Mayor Honigblum asked if there was a proposed location for dumpsters. Mr. Baumgartner stated the dumpsters would be located across the street, not in the proposed parking lot.

Councilmember Jessee shared concerns with the proposed parking lot being adjacent to a single-family residential property and stated they should consider a more robust fence for light emission.

Mayor Honigblum suggested the school district speak to the adjacent homeowner regarding their intent to establish a parking lot. Council briefly discussed proposed parking capacity.

Mayor Pro Tem Jacobson asked for clarification on the proposed combined SUP. Mr. Baumgartner stated the intent is to ultimately have one SUP that encompasses all of the district-owned property along this portion of Broadway, which would incorporate those lots, similar to other SUPs that Council has approved recently.

City Attorney Frank J. Garza stated the current SUP is strictly for 6900 Broadway; however, since they are going beyond 6900 Broadway, the two options are to consolidate and create one new SUP, or to amend the current SUP, it would not require replating the properties.

Mayor Pro Tem Jacobson suggested a plan be established before moving forward with the SUP to address concerns and engage the residents through a community meeting.

Mr. Kuhn noted staff began discussions with the AHISD in December 2025 and did not think the proposed SUP to be as complicated as previous cases. He stated their timeline works provided there are no missteps.

Mr. Baumgartner stated construction for the district office would start June 1, 2026; however, he could not elaborate on the proposed practice dome/facility which is its preliminary stage.

Mayor Honigblum asked the AHISD to be prepared for pushback from P&Z on establishing a parking lot next to a single-family dwelling and added it may require some negotiating on their part.

Councilmember Jessee stated he thought school districts did not have to comply with city ordinances. Mr. Garza clarified ISDs have condemnation authority, but they still have to comply with the city's zoning regulations; however, there are some cities who exempt the school districts.

In closing, Mayor Honigblum thanked everyone for their hard work on this project.

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Items for Individual Consideration

Item # 7 Mayor Honigblum read the following caption.

RESOLUTION NO. 2026R - 232

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A CONTRACT WITH WILLDAN FINANCIAL SERVICES TO PERFORM A RATE STUDY FOR WATER AND WASTEWATER RATES; AND SETTING AN EFFECTIVE DATE.

Assistant City Manager Phillip Laney stated staff was requesting to update the City's water and sewer rate study which was last done in 2023. At that time, Council adopted an increase over 5 years that began in October of that year and continued through October of last year. The proposal is to study and analyze future operations, and upcoming expenses for water and wastewater systems. He clarified the previous study took future assumptions into consideration; however, project costs were firmer than anticipated.

Mr. Laney explained in 2023 Willdan Financial completed a rate study for the City and recommended rate increases each year for 5 years. In September 2023, Council adopted rate increases for 5 years, adjusting on October 1 of each year 2023-2027 and average residential user impact of 4.7% to 5.7% annual increase. Willdan Financial recommended reevaluating the rate plan every 2-3 years due to amount of CIP expenditures and projected increases in debt service expenses. The City elected to use the fund balance instead of issuing debt for capital projects.

The expenses that are incurred for operations, debt service, and infrastructure, are paid through a self-sustaining enterprise Utility Fund through user fees. Rates studies are needed to recommend rates for the next 10 years and help establish a reliable and efficient utility system for the city.

Mr. Laney reviewed several current and upcoming capital improvement projects that necessitate a rate study re-evaluation.

- 4 x 2 completed by 2030 (Final phase proj. in 2026-27)

- Water meter replacement (Proj. in 2026)
- Replacement of water and sewer lines at lower Broadway (Proj. as soon as 2027)
- Olmos sewer main replacement (Proj. in 2026)
- Maintenance of water towers (Study/capital plan in 2026)

He noted operational expenses related to these projects will be included in the rate study to see how to fund these projects and identify if there will be any debit service incorporated to cover costs.

Mr. Laney stated staff desires Willdan to provide a comparison of existing rates to surrounding cities, an updated rate study from 2023 with current operating costs/revenues, a forecast for 10 years with rate structure to meet all operations and infrastructure improvements including alternate rate structures for consideration. Staff will present preliminary recommendations to City Council within 90 days of receiving all data from staff.

In closing, Mr. Laney noted the proposed rate study is consistent with City's interest in obtaining professional experience & expertise in developing viable financial plan for Utility Fund and stated the City has had positive prior experience with Willdan Financial Services during 2018 and 2023 rate studies. This was coordinated with the City Attorney and City Manager. Mr. Laney stated the cost of \$29,000 for the rate study would be paid through available funds in the FY 2026 Utility Fund Budget.

Mayor Pro Tem Jacobson suggested the rate study include the possibility of the city acquiring additional water capacity should we change from Stage 4 Water restrictions and how it would affect rates.

Mayor Honigblum suggested the study should also include a scenario of the city acquiring additional water rights.

Mr. Kuhn agreed this could be incorporated into the study and commented it was necessary to address a re-evaluation of water rates now because of the various upcoming projects that will be funded through debt. The updated study will identify how much debt will be incurred and help set the rates to pay for it.

With no further discussion, Mayor Pro Tem Jacobson moved to approve Resolution No. 2026 - 229 as presented. The motion was seconded by Councilmember Jessee and passed by a 5-0 vote.

Item # 8 Mayor Honigblum read the following caption.

Discussion and possible action on amending City Manager contract.

Mayor Honigblum stated it was his privilege to recognize Mr. Kuhn, who has done an incredible job guiding the city through multiple infrastructure and improvement projects. He commented Mr. Kuhn works well with his staff on improving city services. Additionally, Mr. Kuhn has a great reputation and relationship with his staff and has proven to be a great leader. Mayor Honigblum stated City Council has recommended an extension of his contract until 2029.

Mayor Pro Tem Jacobson agreed with Mayor Honigblum and thanked him for facilitating the evaluation and goal-setting process for the city manager.

Councilmember Billa Burke noted Mr. Kuhn is excellent at communicating with the residents and making a commitment to the community.

Councilmember Bonner agreed and stated he was glad Mr. Kuhn accepted to stay on as the City Manager.

Mayor Pro Tem Jacobson moved to approve amending the City Manager's contract as presented. The motion was seconded by Councilmember Jessee and passed by a 5-0 vote.

Mr. Kuhn thanked City Council for their vote of confidence.

Item # 9 Mayor Honigblum read the following caption.

ORDINANCE NO. 2254

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS, AUTHORIZING APPROVAL FOR THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN EXTENSION OF A PROFESSIONAL SERVICES CONTRACT WITH DAVIDSON, TROILO, REAM & GARZA, PC FOR LEGAL SERVICES AND APPOINTING FRANK J. GARZA AS CITY ATTORNEY; AND SETTING AN EFFECTIVE DATE.

Mr. Kuhn stated this item was to consider extending the legal services contract with Mr. Frank J. Garza. As the city attorney he reviews and draft documents to include agreements, contracts, deeds, easements, ordinances, and resolutions. He attends City Council meeting and on occasion Boards & Commission meetings. Mr. Garza provides legal advice and consultation with staff on elections, open meetings, and public information.

Mr. Kuhn commented Mr. Garza and his firm have served the City since July 8, 2019. In 2019 he had stepped in on an interim basis after the unexpected passing of then City Attorney Michael Brennan and later was selected among four firms as part of an RFQ.

Chapter 2254.004 of the Texas Local Government Code (professional services) requires that a local government select the most highly qualified provider of those services on the basis of demonstrated competence/qualifications and negotiate with that provider a fair and reasonable price.

Mr. Kuhn stated Mr. Garza provides experience in ongoing legal advice in highly complex cases, support of city staff for all city council meetings, Charter Amendments, and employee training regarding Sexual Harassment.

Mr. Kuhn reviewed the contract and fees. He shared the contract term is indefinite; however, both parties have 60 days to cancel with or without cause. In 2022, the legal service fee was increased to \$225.00 per hour, and associates to \$190.00 per hour. He stated the rates go up accordingly if there is any necessary litigation service and the funds to cover the costs are included in the city budget.

Mr. Kuhn shared Mr. Garza has flawlessly helped the City and staff through several controversial situations over the years and would be honored to continue to have him serve as the City Attorney for Alamo Heights.

Councilmember Jessee moved to approve renewing the legal services contract with Davidson, Troilo Ream & Garza as presented. The motion was seconded by Councilmember Bonner and passed by a 5-0 vote.

Item # 10 Mayor Honigblum read the following caption.

ORDINANCE NO. 2255

AN ORDINANCE ORDERING A GENERAL ELECTION IN THE CITY OF ALAMO HEIGHTS, TEXAS, TO BE HELD ON THE 2nd DAY OF MAY, 2026, FOR THE ELECTION OF THREE COUNCIL MEMBERS FOR PLACES THREE (3), FOUR (4), AND FIVE (5), AS PROVIDED BY THE CITY CHARTER, THE TERM OF SUCH OFFICES TO BE FOR TWO (2) YEARS TERMINATING WHEN THEIR SUCCESSORS ARE ELECTED AND QUALIFIED; DESIGNATING MICHELE CAREW, BEXAR COUNTY ELECTIONS ADMINISTRATOR, AS THE ELECTION ADMINISTRATOR TO CONDUCT SAID ELECTION; DESIGNATING THE POLLING PLACES; DESIGNATING FILING DEADLINES; ORDERING NOTICES OF ELECTION TO BE POSTED AND PUBLISHED AS PRESCRIBED BY LAW IN CONNECTION WITH SAID ELECTION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Ms. Robles announced she was presenting an ordinance to order a General Election in the City of Alamo Heights for the election of three Council Members for Places Three (3), Four (4), and Five (5) and designating Michele Carew, Bexar County Elections Administrator as the Election Administrator.

Bexar County conducts both Early Voting and Election Day activities and provide voting opportunities through Ballot by Mail and Curbside Voting upon arrival at a polling location. Early voting is April 20th – April 28th, 2026 with Lion's Field Community Center and Tobin Library being nearby Early and Election Day polling sites. On Election Day, May 2, 2026, the Alamo Heights City Hall will serve as a polling site. Hours will be from 7:00 a.m. – 7:00 p.m.

Ms. Robles informed City Council that Bexar County serves as an official Voter Center model as approved by the Texas Secretary of State. This allows Bexar County voters to vote at any designated Bexar County polling site, as practiced during Early Voting. She added Election information will be available on the City's website, kiosk, and March/April newsletters. Information will also be published in the San Antonio Express-News on April 8th & April 15th and La Prensa on April 12th and April 19th.

The candidate filing period began January 14, 2026 and will end on February 13, 2026 at 5:00 p.m. Any interested candidates must submit their application along with a \$100 filing fee before the deadline. A list of qualifications is available on the City's website. The terms for Councilmembers Places 3, 4, and 5 are for two years.

Ms. Robles explained the City Council is required by state law to order a general election for city officials. In reviewing fiscal impact, Ms. Robles stated the City pays within the range of \$3,660 - \$5,000 per election. With the consideration of the City conducting two elections this year, if the City cancels the general election due to unopposed positions, there will be no additional costs. State law requires the City Council to order a general election for city officials.

Councilmember Jessee moved to approve Ordinance No. 2255 ordering a General Election to be held on May 2, 2026. The motion was seconded by Mayor Pro Tem Jacobson and passed by 5-0 vote.

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Staff Reports

Item # 12 Mayor Honigblum read the following caption.

Briefing on the 2025 Racial Profiling Annual Report prepared in compliance to the Texas Racial Profiling Law.

Police Chief Rick Pruitt took the opportunity to share some comments about Mr. Kuhn. He stated in all his years as a public servant, he had never had a boss like Mr. Kuhn who is always looking out for the employees. He added you will not find a manager like Mr. Kuhn who helps guide the employees and puts his heart into everything he does. Police Chief Pruitt thanked Mr. Kuhn and noted it has been his privilege to work with such a great person.

Police Chief Pruitt presented the 2025 Racial Profiling Annual Report. The Texas Code of Criminal Procedure Article 2.132 - 2.134 was created in 2001 with the passage of Senate Bill 1074. This began the racial profiling effort to document officer activities and how it impacts the different demographics in the neighborhoods. It was amended in May 2017 as Senate Bill 1849 (Sandra Bland Act) which requires a statistical analysis to be conducted. All these laws created Code of Criminal Procedure (CCP) Articles 2.131 through 2.134 of which the Alamo Heights Police Department (AHPD) complies. An annual racial profiling report must be provided to City Council before March 1st.

Police Chief Pruitt briefly explained Senate Bill 1849 expanded data collection requirements to include: all traffic stops or pedestrian contacts resulting in a warning citation, court citation or an arrest, gender, ethnicity, contact reason, description of contraband discovered, offense description, roadway description, physical force resulting in injury. He noted AHPD has electronic ticket writers which gather all the required data and help generate the annual report. He noted because Alamo Heights is in the middle of San Antonio, the data is affected mostly by people who are commuting through the City, noting over 75% of the contacts are made with non-resident people.

A comprehensive analysis of enforcement action data relating to ethnicity and gender is compiled; however, there are other factors that come into play. The Alamo Heights Police Department (AHPD) complies with CCP Article 2.134. The annual report also contains information relevant to AHPD policies such as prohibiting racial profiling and addressing citizen complaints, training/education mandates, and requires video and voice recordings.

The 2025 Alamo Heights statistical data is compared to the City of San Antonio and Bexar County demographics. The total traffic contacts for AHPD were 6, 007 with 9.15% being Black, 1.70% being Asian/Pacific Islander, 57.17% being White, 0.54% being Native American/Alaskan, and 31.40% being Hispanic/Latino.

The content of the racial profiling annual report reaffirms AHPD's commitment to unbiased policing, reinforces public confidence, and mutual trust. It protects officers from unwarranted accusations of misconduct.

Police Chief Pruitt summarized the 2025 Racial Profiling Report verifying AHPD complied with all the requirements. There was one public complaint made suggesting racial profiling by an AHPD officer; however, it was unfounded after a thorough investigation. Analysis of all data collected verifies AHPD officers do not participate in racial profiling.

The racial reporting data has been entered into the State database for public viewing. The 2025 Racial Profiling Report will be posted on the City's website, and copies will be available upon request.

Mayor Honigblum thank Police Chief Pruitt and noted he had the opportunity to ride along with a couple of the officers and stated their professionalism was a reflection of their Police Chief.

Councilmember Bonner noted one complaint was commendable and thanked AHPD for their good work.

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Closed Session

Item # 13 Mayor Honigblum read the following caption.

Executive Session as authorized by the Texas Government Code Section 551.071 (consultation with attorney) concerning an Inter-local Agreement with the Alamo Heights ISD.

The City Council of the City of Alamo Heights convened into Closed Executive Session at 7:21 p.m. and reconvened in Open Session at 7:50 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 # 14 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 7:51 p.m. The motion was seconded by Councilmember Billa Burke and passed by 5-0 vote.

PASSED AND APPROVED THIS 23rd DAY OF FEBRUARY, 2026.


Elsa T. Robles, TRMC
City Secretary




Alber Honigblum
Mayor