

CITY OF ALAMO HEIGHTS
CITY COUNCIL
April 27, 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, April 27, 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 Attorney Jessie Lopez
City Secretary Elsa T. Robles
Assistant to City Manager Jennifer Reyna
Finance Director Kristine Horton
Police Chief Rick Pruitt
Fire Chief Allen Ottmers
Deputy Police Chief Cindy Pruitt
Public Works Director Frank Orta
Community Development Services Director Lety Hernandez

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

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Item # 1 Approval of Minutes

Mayor Honigblum asked the City Council for a motion on the April 13, 2026 City Council meeting minutes. Councilmember 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.

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Item # 2 Announcements

Mayor Honigblum read the following caption.

a. Election Day Polling Site for May 2, 2026 General Election

City Secretary Elsa T. Robles announced the City of Alamo Heights (COAH) will be a Bexar County polling site for the May 2, 2026, General Election. She noted the city did not have any elections this year, but advised anyone in Bexar County could cast their vote for other elections/measures in the Council Chamber on May 2nd from 7:00AM – 7:00PM.

b. May City Council Meeting Rescheduled

Ms. Robles stated the second regular City Council meeting in May falls on Memorial Day, Monday, May 25th and will be rescheduled for Tuesday, May 26th at 5:30 p.m.

c. AH09 5K Fun Run & Pet Adoption Recap

Assistant to City Manager Jennifer Reyna provided a recap of this year’s AH09 5K Fun Run and Pet Adoption held on April 11th. She stated there were 150 participants and the event raised \$3,501 to support Alamo Heights Care Services. She recognized event sponsors, Personal Pediatrics, Next Level, Central Market, Astound, Stretch Lab, and Pvolve.

d. Outdoor Market, May 03, 2026

Community Development Services Department Director Lety Hernandez announced the event will take place on Sunday, May 3rd at the Arcadia Grove Shopping Center. Which is held twice a year. Setup is at 7:30 a.m., start time is 10:00 a.m. and ends at 4:00 p.m. The event is on private property; therefore, no street closures are involved with this event.

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Item # 3 Citizens to be Heard

No comments made.

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Items for Individual Consideration

Item # 4 Mayor Honigblum read the following caption.

Public Hearing – Planning and Zoning Case No. 467. A request by Robert S. and Sue McClane, owners, as authorized by Section 16-105 of the Code of Ordinances to close, vacate, abandon, and sell two portions of public right-of-way, one approximately 100sq ft (0.0023 acre) tract (“Tract 2”) that adjoins the southern side of the property identified as CB 4024, BLK 11, LOT 59, also known as 132 Grant Avenue, of the City of Alamo Heights, Texas and one approximately 300sq ft (0.0069) acre tract (“Tract 3”) that adjoins the southern side of the property identified as CB 4024, BLK 11, LOT 59, also known as 132 Grant Avenue, of the City of Alamo Heights, Texas

Ms. Hernandez stated the Single Family-A (SF-A) property is located at 132 Grant Avenue on the south side of Grant Avenue between Morton Ave. and Patterson Ave. The applicant requests to purchase two portions of city right-of-way (alleyway) totaling 400 sq ft.

Ms. Hernandez reviewed the existing conditions of the properties in question and noted the location of the two areas in the alley. She explained in the 1980’s the city sold the northern half of the alley to residents along the alley in question; however, the owner of 132 Grant Ave. at the time did not purchase their portion totaling 300 sq ft. She reviewed the survey and proposed areas for purchase.

Per Section 16-105: Closure, vacation & abandonment of ROW (d)(1) & (3), a Planning and Zoning Commission (P&Z) recommendation is needed for City Council's consideration. The Petitioner has the option to provide fair market value of the right-of-way to be abandoned.

Ms. Hernandez commented the requestor had not confirmed if they will provide the appraised value; however, staff calculated fee based on an average price per square foot per Bexar County Appraisal District market values: 400 sq ft @ \$41.56 per sq ft = \$16,624.00 total price. She noted staff had coordinated with Public Works and the Fire Department to ensure there would be no adverse impact on city services with this sale.

The P&Z considered the request at the regular meeting on April 6, 2026, and voted unanimously to recommend approval of Tract 3 (300sq ft) as requested and Tract 2 (100sq ft) with the condition that the applicant obtain approval from City Public Service (CPS) prior to sale due to the existing utility poles in the alleyway. Further review by P&Z and City Council is required for a replat formally incorporating the portion of right-of-way into the existing property.

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 and one in opposition within 200 ft. No other responses were received.

Mayor Honigblum opened the public hearing at 5:39 p.m.

Mr. Robert S. McClane, requestor, stated he and his technical advisor had met with CPS on several occasions regarding his intent to purchase the right-of-way to install a backup power generator. He stated CPS required an easement for access to utilities in the alleyway.

Engineer Ben Setterbo stated he was helping Mr. McClane replat his property and during the planning review with Ms. Hernandez had discovered the properties had to be purchased from the city before moving forward. He assured the owner is willing to provide the necessary easement as requested by CPS to access their existing infrastructure.

With no further discussion, Mayor Honigblum closed the public hearing at 5:44 p.m.

Item # 5 Mayor Honigblum read the following caption.

Discussion and possible action on Planning and Zoning Case No. 467, a request of Robert S. and Sue McClane, owners, as authorized by Section 16-105 of the Code of Ordinances to close, vacate, abandon, and sell two portions of public right-of-way, one approximately 100sq ft (0.0023 acre) tract ("Tract 2") that adjoins the southern side of the property identified as CB 4024, BLK 11, LOT 59, also known as 132 Grant Avenue, of the City of Alamo Heights, Texas and one approximately 300sq ft (0.0069) acre tract ("Tract 3") that adjoins the southern side of the property identified as CB 4024, BLK 11, LOT 59, also known as 132 Grant Avenue, of the City of Alamo Heights, Texas.

City Council discussed the location of the right-of-way portions in question and established utility easements. Ms. Hernandez clarified there was a 6 ft width alleyway that was abandoned along several property lines and an 8 ft easement on the property to the right of Mr. McClane's, which his property did not have. She commented the other property owners who purchased the alleyway had not replatted their properties as of yet.

Councilmember Karl P. Baker stated he understood per law, if the city vacated a right-of-way, the property owner would automatically own that property.

City Attorney Jessie Lopez explained that the city would still own the property; however, it would not be an open right-of-way. He added in other cases involving older properties such as this one, it was typical that the city owns it in fee, but not in easement.

Mr. Setterbo addressed the Council and stated his client was not planning on fencing off the area in question and only needed to purchase the land to have the required setback to install a generator. The CPS easement would be added back to allow ingress to the utility pole in the alleyway.

Council discussed the option of offering Mr. McClane a license agreement for the portion of right-of-way instead of selling to ensure the area would stay accessible for CPS.

Ms. Hernandez explained Mr. McClane's intent was to seek a variance through Board of Adjustment (BOA) and put the generator in the alleyway outside the current fence line.

Mr. McClane stated the reason for wanting to purchase the 300 sq ft right-of-way was to establish a shared fence with their neighbor in the future and added he would have to reconsider purchasing the total 400 sq ft if he was not allowed to install a generator as requested.

Mayor Honigblum shared concerns regarding approval of the request. He cautioned Mr. McClane about spending money to purchase the right-of-way and the possibility of not acquiring the necessary variance from the BOA to install his generator. He suggested Council table the item to allow Mr. Setterbo explore other avenues with his client. City Manager Buddy Kuhn concurred.

After further discussion, Councilmember Jesse moved to table Planning and Zoning Case No. 467 until the June 22, 2026 City Council meeting pending additional research by the applicant. The motion was seconded by Councilmember Blake M. Bonner and passed by a 5-0 vote.

Item # 6 Mayor Honigblum read the following caption.

Public Hearing. A request by James Bunch, owner, to encroach into the city's right-of-way at the property identified as CB 4050, BLK 64, LOT 6, also known as 115 Circle St, zoned MF-D, for a period of five (5) years for the purpose of replacing existing retaining walls.

Ms. Hernandez stated the Multi-Family (MF-D) property is located at 115 Circle St. on the north side of Circle St. at Fenimore Ave. The applicant requests a right-of-way license agreement for the purpose of replacing existing retaining walls and is petitioning for a license to use the public right-of-way under Section 16-104 of the City's Code of Ordinances.

Ms. Hernandez reviewed the existing condition of the property and the proposed retaining walls to be replaced. She explained if approved, the average square foot as calculated by staff is \$38.75 with a minimum license fee of \$2,000.

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 6:23 p.m.

Mr. James Bunch stated his intent was to repair and preserve the wall as it has been for many years.

With no further discussion, Mayor Honigblum closed the public hearing at 6:24 p.m.

Item # 7 Mayor Honigblum read the following caption.

Discussion and possible action on a request of James Bunch, owner, to encroach into the city's right-of-way at the property identified as CB 4050, BLK 64, LOT 6, also known as 115 Circle St, zoned MF-D, for a period of five (5) years for the purpose of replacing existing retaining walls.

Councilmember Jessee noted the retaining wall in question supports the city's pedestrian sidewalk and asked if Council would consider waiving the license fee.

Mr. Bunch shared he had recently replaced the sidewalk.

Mr. Lopez clarified the landowner is responsible for maintaining the sidewalk; however, it was up to City Council's discretion to charge a fee or not.

With no further discussion, Councilmember Jessee moved to approve the request of Mr. James Bunch to encroach into the city's right-of-way for a period of five (5) years as requested and lowering the license fee to \$1.00 due to the applicant's upkeep of the city's public pedestrian sidewalk. The motion was seconded by Councilmember Billa Burke and passed by a 5-0 vote.

Item # 8 **Public Hearing – Planning and Zoning Case No. 464. A request by Patrick Christensen, applicant, representing Schroeder Management Trust, owner, to rezone the property identified as CB 4050 BLK 75 LOTS 23 & 24 also known as 5701 N New Braunfels Ave. zoned Multi-Family District (MF-D) to Office District (O-1).**

Ms. Hernandez stated Multi-Family District (MF-D) property is located at 5701 N New Braunfels Ave. on the northwest corner of N. New Braunfels Ave. and Montclair Ave. The property owner is requesting to rezone from MF-D to Office District (O-1) to build a new office use structure on the site.

Ms. Hernandez reviewed the current location and zoning map. She stated the applicant approached the BOA regarding variances to construct the office relating to site setbacks, parking, in addition to other variances. She noted these were self-identified by the applicant and had not been confirmed by city staff. The variances were approved contingent upon the rezone.

Ms. Hernandez explained the O-1 district serves as a buffer between residential and commercial zoned properties and allows for single/multi-family dwellings and limited commercial uses. Any proposed improvements are subject to the plan review process to ensure compliance with the current city codes. The final review by the Architectural Review Board (ARB) and Council approval will be determined at the time of the permit request.

The Planning & Zoning Commission considered the request at the regular meeting on April 6, 2026, 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. Staff received no responses in support nor in opposition within the 200 ft.

Mayor Honigblum opened the public hearing at 6:31 p.m.

Mr. Perry Donop, owner, stated he and his partner are wanting to demolish the existing home and build an office building to work in.

Mr. Patrick Christensen, attorney representing applicant, stated they had decided to go to the BOA first because they needed three separate variances which were approved contingent on the rezone.

With no one else to speak on the item, Mayor Honigblum closed the public hearing at 6:32 p.m.

Item # 9 Mayor Honigblum read the following caption.

Discussion and possible action on Planning and Zoning Case No. 464, a request of Patrick Christensen, applicant, representing Schroeder Management Trust, owner, to rezone the property identified as CB 4050 BLK 75 LOTS 23 & 24 also known as 5701 N New Braunfels Ave. zoned Multi-Family District (MF-D) to Office District (O-1).

Ms. Hernandez clarified the applicant had not gone before the ARB regarding their demolition request and stated the demolition review could be considered at the time of the final review or come before Council with an appeal if they want to do it separately.

Council discussed the absence of a sidewalk on N. New Braunfels. After further discussion, Council's consensus was that a sidewalk easement be included for future development as part of the rezone approval.

Mr. Lopez confirmed City Council could impose a condition to require a sidewalk easement for future use as part of the rezone and would not interfere with BOA's approval of the variances.

Mr. Donop and his team agreed to dedicate additional right-of-way for a future sidewalk along N. New Braunfels. He added it was going to be expensive and difficult to develop the property in question, but he was willing to do so.

Ms. Hernandez clarified the sidewalk easement would be part of the replating process as dedicated right-of-way.

Mayor Pro Tem Jacobson moved to approve rezone as requested contingent upon the applicant granting a 5-foot public pedestrian easement along N. New Braunfels through a separate recorded instrument for future development. The motion was seconded by Councilmember Jessee and passed by a 5-0 vote.

Item # 10 Mayor Honigblum read the following caption.

RESOLUTION NO. 2026R - 236

A RESOLUTION OF THE CITY OF ALAMO HEIGHTS, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE A MULTIPLE USE AGREEMENT WITH TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TO UTILIZE A PORTION OF TXDOT PROPERTY AT US 281 UNDERPASS FOR MATERIAL STORAGE; AND SETTING AN EFFECTIVE DATE.

Public Works Director Frank Orta stated this item was regarding a Multiple Use Agreement (MUA) with Texas Department of Transportation (TxDOT) to continue the use of a portion of TxDOT property located at the US 281 underpass for material storage. The MUA has been updated to reflect a new footprint of the area and separation from a new tenant agreement.

Mr. Orta provided some background and stated the City currently utilizes the underpass for construction material storage. The updated MUA is needed to reflect the reduced area to two bays on south end of bridge. He noted the Argyle will enter into a lease agreement with TxDOT for the first two bays under their development plan of an off-street parking lot.

The proposed MUA is consistent with City practice to enter into Multiple Use Agreements with Municipal and State agencies for mutual benefit and Council action is consistent with the City's interest in having accessible areas for maintenance and material storage within the proximity of the City's boundaries.

Public Works staff coordinated with TxDOT, the City Attorney, and City Manager on this item. The proposed Resolution and MOU has no fiscal impact on the City of Alamo Heights and no monthly, annual fee, or other fee changes are proposed with the updated MUA.

Councilmember Bonner moved to approve Resolution No. 2026R - 236 as presented. The motion was seconded by Councilmember Jessee and passed by a 5-0 vote.

Item # 11 Mayor Honigblum read the following caption.

RESOLUTION NO. 2026R - 237

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT WITH ALAMO HEIGHTS INDEPENDENT SCHOOL DISTRICT AND SETTING AN EFFECTIVE DATE.

Mr. Kuhn stated the City and the Alamo Heights Independent School District (AHISD) have had discussions on development of a new Interlocal Agreement (ILA) to allow the AHISD to reimburse the City for construction of the improvements at Broadway @ Ogden Lane and in exchange, the City would fully fund the ISD's share of School Resource Officers (SROs) at 100%.

Mr. Kuhn provided background information on the item stating in January 2026, the City and district officials met to discuss potential funding for the City developed improvement project at Broadway at Ogden Lane. The improvements include a new crosswalk and signal for pedestrians, intersection re-alignment, sidewalk improvements, drainage improvements, utility relocations, new asphalt, re-striped parking spaces, and landscaping improvements. On April 15, 2026, the AHISD School Board approved and ILA earmarking funds to pay for all capital improvements in exchange for the City funding district SROs. He reviewed a proposed site plan for proposed improvements and the current existing conditions at the intersection.

On April 13, 2026, City Council approved a resolution authorizing the City Manager to negotiate a contract with E-Z Bel Construction for all phases of work at a guaranteed maximum price (GMP) of \$1,497,205 including an owner's contingency of \$57,585. Upon execution of the contract, construction to begin on Tuesday, May 26th and be substantially complete prior to the start of the new school year in August 2026.

Mr. Kuhn reviewed the terms of the proposed ILA. The AHISD will reimburse the City for construction costs of between \$1.2 and \$1.5 million. In exchange, the City shall cover the costs at 100% for the SROs (5) until such time the debt is repaid to the district at 100%, which is currently an annual cost of approximately \$450,000 a year. The term will be no less than 2 years and no more than 4 years.

Additionally, the City shall provide the district with an accounting of all associated costs for the current year for the SROs at the end of each school year. The City shall also provide a projection of anticipated expenses for the SROs for the upcoming school year and will be responsible for all ongoing maintenance and future improvements including landscaping at the conclusion of construction.

Mr. Kuhn provided the project timeline:

- April 2026 – Council selects construction vendor
- Late April/Early May 2026 – Contract execution & project deployment kickoff
- Late May 2026 (post school year) – Groundbreaking
- August 2026 – Substantial completion; some elements could extend into Fall 2026
- Timeline assumes closure of Ogden at Broadway intersection to vehicular traffic, diversion of pedestrian traffic during the summer months

Mr. Kuhn continued and noted the proposed ILA is consistent with other similar executed agreements between the City and the School District as defined by the Interlocal Cooperation Act, LGC Chapter 791. The completion of the project will provide an improved pedestrian crosswalk and intersection realignment while ensuring quality public spaces and maximizing safety opportunities benefitting the citizens of Alamo Heights.

The proposed ILA was coordinated with Mayor Honigblum, Councilmember Jacobson, Councilmember Jessee, the AHISD Superintendent and School Board, the City Attorney, AHISD Counsel, and the City Manager.

In closing, Mr. Kuhn recapped the fiscal impact to the City stating the proposed ILA supports construction costs with a GMP of \$1,497,205. The funds will be reimbursed to the City monthly as the project progresses. In turn, the City will reimburse the district by covering 100% of the SROs in the M&O budget until the debt is repaid, currently at \$450K annually for FY 2026.

Councilmember Jessee moved to approve Resolution No. 2026R - 237 as presented. The motion was seconded by Councilmember Baker and passed by a 5-0 vote.

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Staff Reports

Item # 12 Mayor Honigblum read the following caption.

Notice of Intent to construct a new two-story mixed-use retail building with underground parking on the property located at 6333 Broadway St.

Ms. Hernandez stated the Business District (B-1) property is located at 6333 Broadway St. between Inslee Ave. and Alta Ave. The intent is to construct a new commercial building with underground parking. She reviewed an aerial view of the site, existing conditions, proposed site plans and renderings.

Ms. Hernandez commented the proposed project is subject to the preliminary and final plan reviews by the ARB and approval by City Council. She noted the ARB preliminary plan review is scheduled for May 19, 2026. The technical and administrative reviews of the proposed elevations and landscaping plans will be required to ensure compliance with current city building and zoning code regulations.

Mr. Benjamin Dreszer stated they are looking forward to working with the City to bring this needed addition to the community and providing retail/office space for potential businesses.

Council discussed the proposed use of decomposed granite for parking. Ms. Hernandez stated it is allowed by code based on the Fire Department access because it is external to the building coverage.

Council discussed landscaping and current trees on the property. Mr. Dreszer assured Council they would comply with requirements pertaining to trees and added the trees currently on the property are not protected trees.

Councilmember Baker suggested Mr. Dreszer and his team meet with neighbors directly behind the property regarding privacy and the proposed development. He suggested they consider using a taller hedge for screening.

Mr. Dreszer stated he would take that into consideration and added he had met with the neighbors after a previous Council meeting to discuss their concerns.

Councilmember Billa Burke suggested the developer use other materials other than decomposed granite for parking due to the slope of the property, noting it could wash away with heavy rains.

Mayor Pro Tem Jacobson encouraged the developer to study the site drainage plans carefully to avoid impact to neighbors. Mayor Honigblum agreed and noted this would be identified during the plan review process.

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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) and 551.072 (real estate) to discuss terms and parameters for a broker to lease water rights.

The City Council of the City of Alamo Heights convened into Closed Executive Session at 7:07 p.m. and reconvened in Open Session at 7:52 p.m. in accordance with the Texas Open Meetings Act, Texas Government Code, *Section §551.071 (Consultation with Attorney) and 551.072 (real estate).*

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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 6:36 p.m. The motion was seconded by Councilmember Billa Burke and passed by 5-0 vote.

PASSED AND APPROVED THIS 11th DAY OF MAY, 2026.


Elsa T. Robles, TRMC
City Secretary




Albert Honigblum
Mayor