CITY OF ALAMO HEIGHTS
CITY COUNCIL
June 22, 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, June 22, 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 Trey Jacobson

Also attending were:
City Manager Buddy Kuhn
Assistant City Manager Phillip Laney
City Attorney Spencer Nealy
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

Not attending:
Councilmember Lynda Billa Burke
Community Development Services Director Lety Hernandez
Community Development Services Senior Planner Tyler Brewer

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Mayor Albert Honigblum opened the meeting at 5:30 p.m.

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Item # 1 *<u>Approval of Minutes</u>*

Mayor Honigblum asked the City Council for a motion on the June 08, 2026 Council meeting minutes. Mayor Pro Tem Lawson Jessee moved to approve the minutes as presented. The motion was seconded by Councilmember Trey Jacobson and passed by a 4-0 vote.

Mayor Honigblum asked the City Council for a motion on the June 11, 2026 Strategic Action Plan work session minutes. Mayor Pro Tem Jessee moved to approve the minutes as presented. The motion was seconded by Councilmember Blake M. Bonner and passed by a 4-0 vote.

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Item # 2 *<u>Announcements</u>*

Mayor Honigblum read the following caption.

a. 56th Annual 4th of July Parade, Saturday, July 4, 2026

Assistant to City Manager Jennifer Reyna announced the 56th Annual 4th of July parade, will be on Saturday, July 4th. Assembly will begin at 9:45 a.m., with the parade starting at 10:00 a.m. People will gather at the intersection of Estes and Patterson and make their way down towards Cathedral Park. She invited the public to join in on patriotic songs and enjoy refreshments after the parade. Ms. Reyna encouraged everyone to wear their red, white, and blue.

b. Budget Work Session, July 21, 2026

City Secretary Elsa T. Robles announced City Council and staff will hold a Budget work session on Tuesday, July 21st in the council chamber starting at 8:30 a.m. to discuss the FY2026-27 Budget. It is open to the public.

c. Cancellation of July 27, 2026 Council Meeting

Ms. Robles announced the cancellation of the July 27th Council meeting to allow staff to prepare for the Budget work session.

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Item # 3 *<u>Citizens to be Heard</u>*

No comments made.

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<u>Items for Individual Consideration</u>

Item # 4 Mayor Honigblum read the following caption.

> **<u>Public Hearing – Planning and Zoning Case No. 467</u>. 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.**

Assistant City Manager Phillip Laney 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 had originally requested to purchase two of the city right-of-way (alleyway); however, has now requested to only purchase "Tract 3" totaling 300 sq ft.

Mr. Laney reminded Council this case had been discussed in April; however, it was tabled for June to allow applicant/owner to seek other alternatives that would allow placement of the generator at the rear of the property. He stated the Board of Adjustment (BOA) considered the request on June 3, 2026 and voted to table the case for the July 1, 2026 meeting to allow the applicant to obtain clear direction from Council regarding purchasing the right-of-way or seeking a license agreement to eliminate the need for a variance. Mr. Laney reviewed the existing conditions of the property in question and the survey of the proposed area 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.

The P&Z considered the request at the regular meeting of 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.

Mr. Laney commented staff would utilize a fair market value to determine the cost of the proposed purchase. Staff calculated fee based on an average price per square foot per Bexar County Appraisal District market values: 300 sq ft @ $41.56 per sq ft = $12,468.00 total price. He 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.

Further review by the P&Z and Council is required for a replat. The applicant/owner has applied to encroach into the right-of-way (ROW). This request is tentatively scheduled for the regular City Council meeting of July 13, 2026.

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, one in opposition, and one neutral response within 200 ft.

Mayor Honigblum opened the public hearing at 5:40 p.m.

Engineer Ben Setterbo stated Mr. McClane was now only interested in purchasing Tract 3 and was seeking to pursue a lease agreement with the City for Tract 2 to place the generator as requested in April.

Mayor Honigblum noted the property in question was already fenced in with Mr. McClane's property and was unclear if there were any legal implications.

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.

Mr. Setterbo addressed the Council and stated his client was not planning on fencing off the area in question. He briefly spoke regarding a potential request for a license agreement for the portion of right-of-way instead of purchasing to ensure the area would stay accessible for CPS.

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; however, he had a fallback option to place the generator within his property that would meet all of the BOA setback requirements and would put it as close to the current electrical panel as possible.

City Council discussed the location of the right-of-way portion in question, established utility easements, and generator placement. Councilmember Baker noted the item for discussion was the applicant's request to purchase "Tract 3" and not the placement of the generator. Council agreed.

After a brief discussion, Councilmember Jacobson moved to approve the applicant's request to purchase 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. The motion was seconded by Councilmember Karl P. Baker and passed by a 4-0 vote.

Item # 6 Mayor Honigblum read the following caption.

<u>Public Hearing.</u> A request by Daniel and Elizabeth Ochoa, owners, to encroach into the city's right-of-way at the property identified as CB 5572, BLK 14, LOT 21, also known as 247 E Elmview Pl, zoned SF-A, for a period of five (5) years for the purpose of allowing a new retaining wall to remain in place.

Mr. Laney stated the Single Family-B (SF-A) property is located at 247 E. Elmview Pl on the west side of N. New Braunfels. The applicant is petitioning for a license to use the public right-of-way under Section 16-104 of the City's Code of Ordinances to allow a new retaining wall to remain in place.

Mr. Laney reviewed the prior and existing conditions of the property in question and noted the license agreement would be for 5 years. The calculation for the license agreement cost would be $2,000, or 10% of the fair market value or the greater of the two. Due to the square footage, the license fee would be a minimum 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 one response in support and none in opposition within 200 ft.

Mayor Honigblum opened the public hearing at 5:54 p.m.

Mr. Daniel Ochoa and Mrs. Elizabeth Ochoa stated they had replaced old railroad ties with the new block retaining wall.

Mayor Honigblum noted the new wall was constructed into the easement and expressed concern. Mr. Ochoa explained that was done by the contractor without their consent.

City Manager Buddy Kuhn added Council had approved a similar case before.

With no further discussion, Mayor Honigblum closed the public hearing at 5:59 p.m.

Item # 7 Mayor Honigblum read the following caption.

Discussion and possible action on a request of Daniel and Elizabeth Ochoa, owners, to encroach into the city's right-of-way at the property identified as CB 5572, BLK 14, LOT 21, also known as 247 E Elmview Pl, zoned SF-A, for a period of five (5) years for the purpose of allowing a new retaining wall to remain in place.

Mr. Laney stated this encroachment was caught by Code Compliance and offered the property owner a way to remedy the situation, either remove the wall or apply for a license agreement.

Councilmember Jacobson moved to approve the request as presented. The motion was seconded by Mayor Pro Tem Jessee and passed by a 4-0 vote.

Item # 8 Mayor Honigblum read the following caption.

Discussion and possible action on the 2026 Water and Wastewater Rate Study presented by Willdan Financial Services.

Mr. Laney stated Mr. Jason Gray of Willdan Financial Services would be presenting an update on the 2026 Water and Wastewater Rate Study. He noted Council had recently held a work session with Willdan where they provided feedback and direction on future rate increases. Mr. Laney stated Council would have the opportunity to take action on this item if they decided to move forward.

Mr. Gray stated Council had favored Scenario II during the work session in May 2026 and Willdan had added a sub-scenario II.1 with a higher rate to help fund water acquisition purchases. He would be presenting an abbreviate version focusing primarily on water rate plan Scenarios II, IIA, and II.1.

Mr. Gray provided background information on current water and wastewater rate facts taken into consideration when creating each scenario. He added not all utilities fully cover their cost of service; however, Willdan designed scenarios that would cover the City's full cost of service regardless of which scenario they selected.

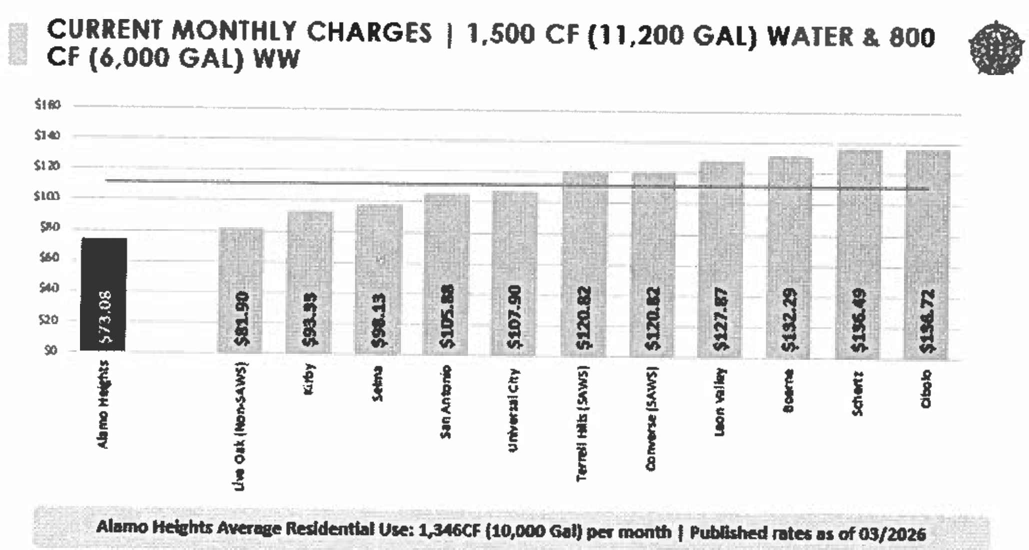
- Average utility has been increasing rates 5-6% per year, a trend that is expected to continue since the COVID-19 pandemic

- American Water Works Association (AWWA) forecasts that water and wastewater rates across the U.S. will triple over the next 15 years
- SAWS considering up to 32% increase through FY29
- Rate adjustments are primarily due to reasons beyond a utility's direct control – inflation, Capital Improvement Plans, wholesale costs, etc.
- 30-40% of utilities charge rates that do not cover their full costs of providing service

Mr. Gray noted there were key issues driving substantial water rate increases which were identified; the need to offset reduced consumption, funding for requisite capital improvements and paying increasing SAWS WW treatment charges. He stated alternative scenarios were prepared for Council's consideration to address these issues and accomplish the city's general goals. He added Scenario I/IA – All CIP funded with annual rate revenue (PAYGO), except for FY26 bond issue ($8.0M) and Scenario III/IIIA – CIP funded with a balance of bond issues and PAYGO are still available for discussion should Council decided to explore these further; however, he would focus on the following:

- Scenario II – All CIP funded with bond issues, except for $500k annual PAYGO payments, moderately higher residential tier for >3,000ft3 and funds additional water acquisition
- Scenario IIA – All CIP funded with bond issues, except for $500k annual PAYGO payments, moderately higher residential tier for >3,000ft3 and does not fund additional water acquisition
- Scenario II.1 – All CIP funded with bond issues, except for $500k annual PAYGO payments, significantly higher tier for >3,000ft3 for all customer classes and funds additional water acquisition

Mr. Gray reviewed current monthly charges for surrounding cities using 1,500 CF (11,200 GAL) of Water and 800 CF (6,000 GAL) of Wastewater noting there had been calculation errors in the information presented in May regarding the City of Terrell Hills and capturing the water rights rate for SAWS. He stated the City of Live Oak is most comparable to Alamo Heights.



Mr. Gray continued to review the costs of proposed CIP Projects for FY2026-2027 stating these had remained the same from May.

		Total 2026 -- 2031	TY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Water								
Water Rights and Treatment	$	5,140,000	$ -	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,140,000
Distribution		5,865,248	4,022,302	959,170	641,126	242,650	-	-
Admin/Customer		2,396,330	2,396,330	-	-	-	-	-
Total		13,401,578	6,418,632	1,959,170	1,641,126	1,242,650	1,000,000	1,140,000
Treatment		-	-	-	-	-	-	-
Collection		10,104,703	1,330,000	1,588,000	1,667,400	1,750,770	1,838,309	1,930,224
Admin/Customer		-	-	-	-	-	-	-
Total		10,104,703	1,330,000	1,588,000	1,667,400	1,750,770	1,838,309	1,930,224
Total CIP		**23,506,281**	**7,748,632**	**3,547,170**	**3,308,526**	**2,993,420**	**2,838,309**	**3,070,224**
Funded by:								
Long-Term Debt		8,000,000	8,000,000	-	-	-	-	-
Rates		15,844,649	87,000	3,547,170	3,308,526	2,993,420	2,838,309	3,070,224
Total		**23,844,649**	**8,087,000**	**3,547,170**	**3,308,526**	**2,993,420**	**2,838,309**	**3,070,224**

Mr. Gray reviewed current Lower Broadway Project assumptions. The Capital Improvement Plan includes limited funds for Lower Broadway water and sewer replacement - $640,000 for project engineering. The remaining costs for project management and construction estimated to be $9.2M and are not included in rate study. The costs associated with water and sewer installation have been confirmed by City's bond counsel to be eligible expense for 2021 General Fund Obligation Bond issued to fund Lower Broadway improvements.

The current 2021 Lower Broadway bond proceeds total approx. $17M with interest earned. Mr. Gray explained, if $9-10M is committed for water/sewer, $7-8M will remain for other Lower Broadway improvements. If Lower Broadway water/sewer improvements are not funded by 2021 Bond proceeds, total debt obligation for the Utility Fund will increase an additional $9-10M, requiring additional future rate increases.

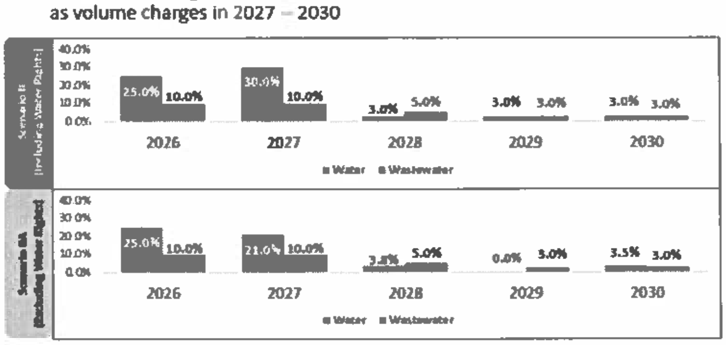
Mr. Gray provided data on metered water consumption by customer class and reviewed an example bill impact analysis for a residential and commercial customer. He noted many residences would not see bills above 3,000 cubic feet. However, on the commercial side, a large volume of users are in 3,000 cubic feet and above.

An overview comparison of Scenarios II & IIA (CIP Debt Funding) was provided.

SCENARIOS II & IIA OVERVIEW | CIP DEBT FUNDING

Proposed rate adjustments for the next 5 years:

- Use of long-term debt decreases magnitude of rate adjustments
- Adjustments in October each year 2026 through 2030
- Water base charges double in October 2026, increase at same percentage as volume charges in 2027 – 2030

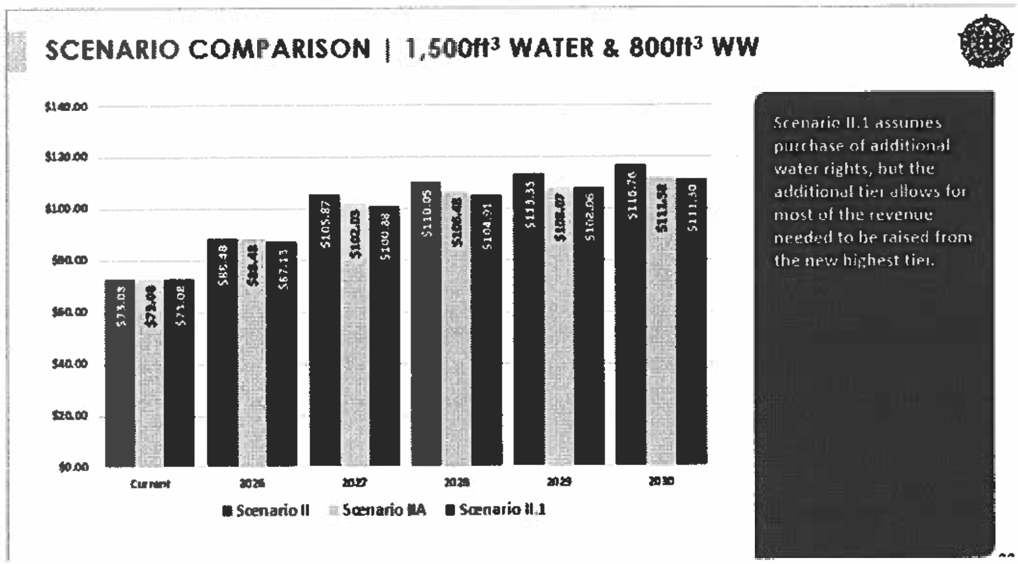


Increasing fixed monthly base charge vs. volume charge increases revenue stability and matches fixed debt payments requirements.

Larger increase to base charge impacts low volume users more than large volume users.

These scenarios generate approximately the same net revenues each year.

Mr. Gray reviewed scenario cost comparisons for the next five years.



In closing, Mr. Gray discussed Scenario II.1 rate structure which adds an additional volume tier on the high-range of the current tier structure and sets rates at 2x the previous tier. Adding this high-range tier allocates an additional portion of the cost of water acquisition to the highest users of water and impacts different customers in different ways. He noted if a consumer uses 3,200 cubic feet of water, only the top 200 of those cubic feet would be billed at the highest rate.

Councilmember Jacobson thanked Mr. Gray for his presentation noting there was a lot of information to consider before Council decides to take action. He stated he was in support of raising the base charge and asked for guidelines to achieve this.

Mr. Gray stated many communities/utilities try to keep the base rate to be an amount that is roughly equivalent to the fixed costs, including debt service, and at least a portion of salaries and benefits, things that don't vary with usage. The goal would be to recover the portion of the costs that were associated with variable costs. He noted the City's current base charge of $4.49 (5/8") is the lowest he's seen.

Councilmember Baker agreed there was a lot of information to consider. He noted even with all these proposed rate increases, the rates are still going to be lower than most. He added with water acquisition, the City should be able to relax some of the watering restrictions that he considers are a big burden on people in the community. Additionally, he stated the City should take the highest water users in the community and have them pay for the water rights acquisition because they are the reason the City needs to acquire additional water rights.

Mayor Honigblum commented as a community, the City is losing revenue; however, by acquiring additional water rights, the City can appease consumers by allowing them to pay to use more water if they choose to.

Mayor Pro Tem Jessee noted several points. He stated the City needed to figure the amount of additional water rights they desired and how much it would cost. He suggested the City have a plan in place to purchase water rights either by saving funds or through a bond issuance, especially during rainy seasons where water rights would be less expensive to purchase.

Council discussed conservation costs and the current drought surcharge. Mr. Laney stated the scenarios would not impact the drought surcharge which is in effect contingent on the drought stage the City is in.

Council questioned what the City's actual water shortage was. Mr. Kuhn stated in the last fifteen years the most the City has pumped is 2200 acre-feet in one year; however, if the City was in Stage 4 for an entire year, it would need to purchase 650 to 800 AF more to have no restrictions. The current price of water is $14K to $15K per acre foot. Mr. Kuhn noted the City currently has 2800 acre-feet; however, depending on water restriction stages, it is reduced significantly.

Mayor Pro Tem Jessee stated the sewer and the water line replacement on Broadway should be paid from the Utility Fund, not the 2021 General Fund Obligation Bond. Councilmember Jacobson stated the issue is timing because the City does not have the funds to cover the cost for these improvements and it would mean raising the rates dramatically to have the debt capacity.

Mr. Kuhn concurred and stated the goal purchasing additional water rights at $5M in five years was not meant to cover the total water shortage, but was a starting point to try to keep consumer bills reasonable. He added the City does not have the capacity to go out for a $9M bond at this time.

Mayor Honigblum stated the City needed to establish a long-term plan to acquire additional water rights over multiple years.

Mr. Gray commented Scenario II and II.1 both use the same baseline assumption for the water rights acquisition of a million dollars a year for the next five years.

Council discussed irrigation meters. Councilmember Baker suggested the City establish a different rate structure for consumers with irrigation meters to help address water conservation. Mr. Gray commented it is not uncommon to have an irrigation-specific rate structure. Councilmember Baker added the better conservation plan is to have a higher rate in place, so consumers use less water during drought stages.

In closing, Council agreed more time was needed to consider the proposed scenarios and suggested tabling the item until the first meeting in August. Mr. Kuhn stated staff would provide a summarized presentation to Council for review.

Mayor Pro Tem Jessee moved to table action on the 2026 Water and Wastewater Rate Study until August 10, 2026. The motion was seconded Councilmember Bonner and passed by a 4-0 vote.

Item # 9 Mayor Honigblum read the following caption.

RESOLUTION NO. 2026R-246

A RESOLUTION AWARDING A CONTRACT FOR BANK DEPOSITORY SERVICES TO FROST BANK AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A CONTRACT FOR SUCH SERVICES

FOR A PERIOD NOT TO EXCEED FIVE YEARS; AND SETTING AN EFFECTIVE DATE.

Finance Director Kristine Horton stated this item was to award a contract for bank depository services for the City. She stated a Request for Proposals (RFP) was advertised in the *San Antonio Express-News* on April 8th and 15th. The RFPs were due on May 11, 2026. Two (2) proposals were received from Frost Bank and Plains Capital Bank.

Staff scored the proposals using key criteria for evaluation that includes experience with bank depository services, providing excellent customer service, online banking capabilities, fraud prevention, financial strength, cost of banking services, and banking services offered by bank. Frost Bank rated high at 188 pts. (max score 200 pts.), Plains Capital Bank at 175 pts.

Ms. Horton stated staff proposes to select Frost Bank as the City's depository service provider. They have been in business for more than 150 years, are financially strong, and offer all banking services requested in the RFP. She noted Frost Bank has a strong history of working with Alamo Heights and other Texas municipalities, available online banking, has excellent customer service, and their cost of bank services is competitive.

The proposed item complies with the Texas Government Code which requires public funds to be kept in the city depository. A city depository contract can be up to five years, and the best practice is to advertise for proposals every 5 years.

Ms. Horton stated the net contract cost will vary and be competitive since the cost of the banking services will be offset by the earnings credit rate earned by the city's bank balance. She noted the rates in the proposal are about 20% less than the City's current rates.

Staff asks Council to consider a resolution authorizing the City Manager to negotiate and execute a five-year contract agreement with Frost Bank for bank depository services.

Mayor Pro Tem Jessee moved to approve Resolution No. 2026R-246 as presented. The motion was seconded Councilmember Jacobson and passed by a 4-0 vote.

Item # 10 Mayor Honigblum read the following caption.

RESOLUTION NO. 2026R-247

A RESOLUTION AWARDING A CONTRACT FOR AUDITING SERVICES TO ABIP, PC AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT FOR SUCH SERVICES.

Ms. Horton stated staff requests approval of a resolution authorizing the City Manager to negotiate costs and execute a contract with ABIP, PC for auditing services. Request for Qualifications (RFQ) was advertised in the *San Antonio Express-News* on April 1st and 8th. The RFQs were due on May 01, 2026. The City received five (5) proposals from ABIP, PC, Martinez, Rosario & Company, LLP, Vail & Park, P.C., Patillo, Brown and Hill LLP, and Eide Bailly. The City's current auditor, ABIP, PC scored the highest at 192 pts.

Staff scored the proposals using key criteria for evaluation that includes audit firm qualifications, municipal audit experience, firm staffing and resources, audit quality, audit team, audit plan, and preparation of annual financial statement for cities.

Ms. Horton stated Statute and City charter require an annual audit of the City by a professional audit firm. The current audit contract expired this past audit. It is best practice to advertise for RFQ proposals. The proposed item was reviewed by the City Attorney and City Manager. Because this is an RFQ, negotiations will need to be done to determine what the final audit fees will be for the next 5 years. City Staff will begin the negotiation process once Council has approved the auditor.

Staff asks Council to consider a resolution authorizing the City Manager to execute and negotiate a five-year contract with ABIP, PC for audit services.

Mayor Pro Tem Jessee moved to approve Resolution No. 2026R-247 as presented. The motion was seconded Councilmember Bonner and passed by a 4-0 vote.

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Staff Report

Item # 11 Mayor Honigblum read the following caption.

Notice of Intent to construct multiple single family homes on the properties identified as CB 4050, BLK 71, LOTS 45 to 49 and LOTS 50 to 55, known as 212, 216, & 220 Routt, 325 & 329 Kampmann Ave, and 5501 N New Braunfels.

Mr. Laney stated the Multi-Family District property is located on the south side of Routt St, north side of Kampmann Ave, and west side of N. New Braunfels Ave. The notice of intent is to build new construction of single-family homes. He reviewed the current undeveloped site and the proposed site plan noting the property is located within the floodplain. He continued to review the proposed renderings and elevations.

Mr. Laney reiterated this was a notice of intent and is subject to preliminary and final reviews by the ARB and approval by City Council. The preliminary ARB review is scheduled for July 21, 2026. He added technical and administrative reviews of proposed elevations and landscaping plans will be required to ensure compliance with current building and zoning code regulations. He stated a representative from the Thorn Group was present for any questions.

Mayor Honigblum shared concerns with getting approval from Federal Emergency Management Agency (FEMA) on this project. Mr. Kuhn commented FEMA will work with developers as long as there is no impact to the floodplain, build above the highest standard, and there is zero net rise. He noted the property is in the floodplain, not the floodway.

Ms. Alejandra Acuna stated a Conditional Letter of Map Revision (CLOMAR/LOMR) is required to move forward, but the proposed construction is still under development, and they are conducting several studies. She noted they had not acquired an engineer yet.

Council expressed additional concerns with the proposed construction being in the floodplain and the project design. Councilmember Jacobson noted the 6 foot tall fence across the front and the front doors/garage access facing the alley was not a good urban design. Mayor Pro Tem Jessee he would not support the design noting the backyards were abutting the street frontage/public realm which was absurd and not within city code.

Mayor Honigblum added it was a disrespectful design, not good for the community. He stated Council would not support the design as presented and urged Ms. Acuna to relay Council's comments to Mr. Lyndsay Thorn/Thorn Group.

In closing, Ms. Acuna stated the plan presented was the main idea; however, they were still working on developing a final design.

Item # 12 Mayor Honigblum read the following caption.

Notice of Intent to demolish the existing multi-family use buildings and construct a new multiple family building with parking garage and amenities at the properties located at 102 Arcadia Pl and 141 Grove Pl.

Mr. Laney stated the Multi-Family District property is located on the east side of Broadway and fronts Arcadia Pl, Grove Pl, and Cleveland Ct. The notice of intent is to build new multi-family construction. He reviewed the current site plan and the current conditions of the property. He continued to review the proposed site plan and proposed renderings/elevations.

Mr. Laney reiterated this was a notice of intent and is subject to Board & Commission reviews and approval by the City Council. The preliminary ARB review is scheduled for July 21, 2026. He added technical and administrative reviews of proposed elevations and landscaping plans will be required to ensure compliance with current building and zoning code regulations. He stated representatives from Embrey Development was present for any questions.

Mr. Brad Knolle from Embrey Development thanked Council and City Staff. He stated they had been working on this project for several months and look forward to continue working with City Staff during the development process. He shared they have had numerous meetings with impacted neighbors and several property owners' associations within the 200-foot radius. They've had several questions about their development/management processes and plan to host two more neighborhood meetings in July and August. Mr. Knolle invited Council and anyone who is interested or has specific questions about the project to attend.

Mayor Honigblum thanked Mr. Knolle for their efforts in including and listening to neighbors' concerns and for speaking to Council individually.

Council briefly discussed street parking for the development. Mr. Knolle stated their design included an ample parking garage for residents and their guests. The on-street parking was added for public use.

Council thanked Mr. Knolle for their presentation and agreed the proposed development will help the City improve the multi-family district and compete with other apartment buildings located near Alamo Heights.

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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) to discuss the lower Broadway project.

The City Council of the City of Alamo Heights convened into Closed Executive Session at 7:29 p.m. and reconvened in Open Session at 8:30 p.m. in accordance with the Texas Open Meetings Act, Texas Government Code, *Section §551.071 (Consultation with Attorney).*

* * *

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 8:31 p.m. The motion was seconded by Mayor Pro Tem Jessee and passed by 4-0 vote.

PASSED AND APPROVED THIS 13th DAY OF JULY, 2026.

Albert Honigblum
Mayor

Elsa T. Robles, TRMC
City Secretary

CITY OF ALAMO HEIGHTS, TEXAS