CITY OF ALAMO HEIGHTS
CITY COUNCIL
July 13, 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, July 13, 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 Lynda Billa Burke
Councilmember Trey Jacobson

Also attending were:
City Manager Buddy Kuhn
Assistant City Manager Phillip Laney
City Attorney Spencer Nealy
City Secretary Elsa T. Robles
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

Not attending:
Assistant to City Manager Jennifer Reyna
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 22, 2026 Council meeting minutes. Councilmember Trey Jacobson 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* *<u>Announcements</u>*

Mayor Honigblum read the following caption.

**a. 56th Annual 4th of July Parade Recap**

Community Development Services Director Lety Hernandez stated the City hosted the annual 4th of July Parade. She stated there was a great turnout residents who enjoyed refreshments. Staff took the opportunity to meet and greet the community.

**b. 47th Annual San Antonio RoadRunners (SARR) Women's Run**

Ms. Hernandez stated the 47th Annual SARR Women's Run is scheduled for July 18th from 7:00 a.m. to 10:00 a.m. stating and finishing at the 900 Blk of Nacogdoches Rd & W Oakview Pl.

**c. Kellyanne Park Dedication on July 11, 2026**

Assistant to City Manager Phillip Laney stated the new Kellyanne Park dedication took place over the weekend. The park was named in honor of Alamo Heights resident Kellyanne Lytal who lost her life in the devastating 4th of July floods last year. He stated there was great community support and attendance, noting the new park would be an asset to the community of Alamo Heights. Mr. Laney thanked several organizations who donated to the effort, GreenBox (flowers), Robert Shaw (photos), Libby Crawford (décor coordination), Randy Stetson (Kona Ice), and the Alamo Heights Pool & Poolside (face painter/balloon artist/gate balloons).

Mayor Honigblum took the opportunity to thank staff on behalf of City Council for their hard work on this projected and thanked everyone who attended the dedication.

**d. Special Meeting & Budget Work Session, July 21, 2026**

City Secretary Elsa T. Robles announced City Council and staff will hold a Special Meeting and Budget work session on Tuesday, July 21st in the council chamber starting at 8:30 a.m. She noted it is open to the public.

**e. 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>*

Ms. Lynden Kosub, resident, stated she had concerns regarding drainage issues on 1009 Townsend Ave across from Cambridge relating to the current project and sand runoff. She stated she had pictures to show staff.

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*<u>Consent Agenda</u>*

*Item # 4* Mayor Honigblum asked Council to consider the following consent agenda item.

**<u>Architectural Review Board Case No. 1036F</u>, request of Carter Schimpff of Hearthside Homes, Inc., applicant, representing Cardinal Investments, LLC, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 217 Corona Ave in order to demolish 100% of the existing structure and construct a new single-family residence.**

Councilmember Billa Burke moved to approve ARB Case No. 1036F as presented. The motion was seconded by Councilmember Jacobson and passed by a 5-0 vote.

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

**<u>Architectural Review Board Case No. 1037F</u>, request of Nic Abbey Homes, applicant, on behalf of Walter Embrey, owner, for the compatibility review of the proposed design located at 216 Grant Ave in order to construct a new single-family residence.**

Councilmember Billa Burke moved to approve ARB Case No. 1037F as presented. The motion was seconded by Councilmember Jacobson and passed by a 5-0 vote.

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

**<u>Architectural Review Board Case No. 1038F</u>, request of Dave Isaacs of Dave Isaacs Homes, applicant, representing Angel Liriano, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 126 College Blvd in order to demolish 100% of the existing structure and construct a new single-family.**

Councilmember Billa Burke moved to approve ARB Case No. 1038F as presented. The motion was seconded by Councilmember Jacobson and passed by a 5-0 vote.

*<u>Items for Individual Consideration</u>*

*Item # 7* Mayor Honigblum read the following caption.

**ORDINANCE NO. 2262**

**ORDINANCE AUTHORIZING THE ISSUANCE, SALE AND DELIVERY OF $7,745,000 IN AGGREGATE PRINCIPAL AMOUNT OF "CITY OF ALAMO HEIGHTS, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2026" FOR THE PURPOSE OF FINANCING THE CONSTRUCTION, ACQUISITION, AND EQUIPPING OF IMPROVEMENTS TO THE CITY'S WATERWORKS AND SEWER SYSTEM; SECURING THE PAYMENT THEREOF BY AUTHORIZING THE LEVY OF AN ANNUAL AD VALOREM TAX AND A PLEDGE OF CERTAIN SURPLUS REVENUES OF THE CITY'S MUNICIPAL**

**WATERWORKS AND SEWER SYSTEM; AND APPROVING AND AUTHORIZING THE EXECUTION OF A PAYING AGENT/REGISTRAR AGREEMENT, AN OFFICIAL STATEMENT AND ALL OTHER INSTRUMENTS AND PROCEDURES RELATED THERETO.**

Finance Director Kristine Horton provided a recap regarding the efforts in pursuing $7.745 million in debt issuance. She stated the bond funds proceeds will cover the following projects:

- Water service relocation - $3.00 million
- Water meter replacement - $2.40 million
- Sanitary sewer rehabilitation - $1.09 million
- Water towers rehabilitation - $0.57 million
- SAWS water interconnection - $0.26 million
- Water & Sewer rehabilitation (in design) - $0.43 million

Ms. Horton introduced Ms. Anne Burger Entrekin, who would present a transaction summary.

Ms. Burger Entrekin stated Council had approved to pursue a not to exceed $8 million in the Notice of Intent to issue Combination Tax and Revenue Certificates of Obligation, Series 2026. She stated one of the steps in the process to issue debt obligations is to acquire the City's current credit rating with Standard & Poor's (S&P). S&P once again rated the City with a "AAA" stating "Management is focused on fiscal prudence to maintain healthy reserves by budgeting conservatively and conducting robust long-term financial and capital planning." Ms. Burger Entrekin congratulated the City Council and Staff for continuing to receive the highest rating possible.

Ms. Burger Entrekin explained because of the City's rating, Hilltop Securities recommended a competitive bond sale. She noted there were seven (7) bids received with the winning bidder being Stifel, Nicolaus & Co, Inc. at 3.737%. She presented a proposal of $7.745 million with an additional $445,415 premium stating the City would receive the total $8 million for project costs due to state law which allows for premium to cover cost of issuance and underwriter's discount.

Ms. Burger Entrekin provided a summary comparison of projections to proposed.

| | Projected Series 2026 Certificates[1] | Proposed Series 2026 Certificates |
|---|---|---|
| Par Amount of Bonds | $8,000,000 | $7,745,000 |
| Project Fund Deposit | $7,832,675 | $8,000,000 |
| True Interest Cost | 4.47% | 3.73% |
| Total Debt Service | $12,272,131 | $11,695,219 |
| Average Annual Debt Service | $613,266 | $584,436 |

Actual results as compared to projections:

- Par Amount decreased by $255,000
- Project Fund Deposit increased by $167,325
- True Interest Cost decreased by 74 basis points or 0.74%
- Total Debt Service decreased by $576,912
- Average Annual Debt Service decreased by $28,830

Ms. Burger Entrekin thanked City Council and staff for all their work and assistance in this initiative.

Mayor Honigblum and City Manager Buddy Kuhn in turn thanked Ms. Burger Entrekin for Hilltop Securities many years of collaborated service and for helping the City through this process.

After a brief discussion, Councilmember Jacobson moved to approve Ordinance No. 2262 authorizing the Issuance, Sale, and Delivery of Combination Tax and Revenue Certificates of Obligation, Series 2026, as presented, and all other instruments and procedures related thereto. The motion was seconded by Councilmember Billa Burke and passed 5-0 by roll call vote as follow: Ayes – Mayor Pro Tem Jessee, Councilmember Baker, Councilmember Bonner, Councilmember Billa Burke, and Councilmember Jacobson. Nays – None. Present but not voting – Mayor Honigblum.

*Item # 8* Mayor Honigblum read the following caption.

> **<u>Architectural Review Board Case No. 1039F</u>, request of Lorena Gomez-Farias of KP&J, applicant, representing Benjamin Dreszer of Mule Ventures LTD, owner, for the final design review of the proposed commercial use structure on the property located at 6333 Broadway St.**

Ms. Hernandez stated the Business District 1 (B-1) property is located at 6333 Broadway. The applicant requests approval of the final design review for a proposed new commercial building with retail/restaurant on the first floor and office space on the second. She provided a brief history of the case in question stating the Planning & Zoning Commission recommended approval of the replat on April 6, 2026 and City Council approved the replat on April 13, 2026. The applicant presented a Notice of Intent on April 27, 2026 to the City Council. The ARB reviewed a preliminary design on May 19, 2026.

Ms. Hernandez reviewed the existing conditions of the property and current site. She presented the proposed building site plan, parking, elevations, proposed renderings and landscaping. She stated the photometric plan was revised to address concerns of the neighbors to the west regarding lighting. She added the technical and administrative reviews of proposed site plans and building will be required to ensure compliance with current building and zoning code regulations.

The Architectural Review Board (ARB) considered the request at the June 16, 2026, meeting and voted unanimously to recommend approval of the proposed design as presented.

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 no responses in support and two in opposition. She noted the applicant was present for questions.

Councilmember Baker questioned the City's authority to regulate commercial building design materials. City Attorney Frank Garza stated per state law, the city has no authority to regulate commercial or residential buildings materials.

After a brief discussion Councilmember Jacobson moved to approve ARB Case No. 1039F as presented. The motion was seconded by Councilmember Billa Burke and passed by 4-0-1 vote with Mayor Pro Tem Jessee abstaining due to a conflict of interest.

*Item # 9* Mayor Honigblum read the following caption.

**Public Hearing. A request by Robert S. and Sue McClane, owners, to encroach into the city's right-of-way at the property identified as CB 4024, BLK 11, LOT 59, also known as 132 Grant Ave, zoned SF-A, for a period of five (5) years for the purpose of installing a new generator.**

Ms. Hernandez stated the Single Family-A (SF-A) property is located at 132 Grant Ave between Morton Ave and Patterson Ave. The applicant requests approval of a five (5) year license agreement to install a new generator in city right-of-way (alleyway). She provided a brief history of the case in question stating on June 22, 2026 the applicant/owner withdrew the request to purchase 100sq ft (Tract 2) adjoining the southwestern side of the property and Council approved sale of 300sq ft (Tract 3) of alley adjoining the southeast side of the property. The property owner is now petitioning for a license agreement to use the 100sq ft of the public right-of-way under Section 16-104 of the City's Code of Ordinances.

Ms. Hernandez reviewed the property location and stated per Section 16-104(d) - ROW License Agreement Fee a five (5) year license is considered to use the public ROW. The cost associated with the agreement is the greater of $2,000 or 10% of Fair Market Value of area occupied by encroachment in accordance with Section 16-101(g). The Average per sq ft is $48.99* (*Calculation: Section 16-101(g) average of the per-square-foot Bexar Appraisal District market values in the vicinity of the property in question). Approximately 77sq ft x $48.99 =$3,772.20; 10% of FMV=$377.22, the minimum license fee of $2,000 is required.

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 late response in opposition.

Mayor Honigblum opened the public hearing at 6:04 p.m. With no one to speak on the item, he closed the public hearing at 6:05 p.m.

*Item # 10* Mayor Honigblum read the following caption.

**Discussion and possible action on a request submitted by Robert S. and Sue McClane, owners, to encroach into the city's right-of-way at the property identified as CB 4024, BLK 11, LOT 59, also known as 132 Grant Ave, zoned SF-A, for a period of five (5) years for the purpose of installing a new generator.**

Ms. Hernandez stated the ARB had tabled the request for a variance on this case to allow the applicant to seek a license agreement instead.

Councilmember Jacobson shared concerns with Council setting a precedence for future generators in city right-of-way. Councilmember Baker commented he did not see the justification of allowing the property owner to place a generator outside of his fence/property line.

Mr. Robert McClane stated he preferred not to place the generator inside his property/fence line due to "vision/aesthetics" and noted a neighbor had a generator placed in the alleyway. He added CPS had approved the generator replacement in the right-of-way and would not interfere with service.

Mayor Honigblum suggested Council approve the license agreement with an added requirement that the property owner would have to fence in the generator.

Council discussed different placement locations for the generator within the property and the lack of hardship for a variance. They shared concerns with their inability to justify the approval of a license agreement.

After a lengthy Council discussion, Mayor Pro Tem Jessee stated they did not see a way to justify this request. He moved to deny the request for a license agreement as presented. The motion was seconded by Councilmember Jacobson and passed by a 5-0 vote.

Council suggested Mr. McClane get his neighbor's support to possibly help his case in the future.

*Item # 11* Mayor Honigblum read the following caption.

**<u>Public Hearing – Planning and Zoning Case No. 469</u>. A request by Eric Baumgartner of LPA Design Studios, applicant, on behalf of Alamo Heights Independent School District, owner, to amend Specific Use Permit (SUP) Ordinance No. 2258 for the purpose of amending certain development regulations related to required landscape buffers on the property located at 7001 Broadway St, zoned Multiple-Family Dwelling District (MF-D).**

Ms. Hernandez stated the Multi-Family District (MF-D) property is located at 7001 Broadway St. The applicant requests an amendment to the Specific Use Permit (SUP) approved by City Council on May 11, 2026.

Ms. Hernandez stated the proposed amendment affects the property known as 7001 Broadway St, only, that is the site of the new District Community Center and addresses conflicts discovered during the plan review process, after the SUP approval, relating to side and rear yard landscape buffer zoning regulations as required by the Multi-Family District (MF-D). She reviewed the site plan, renderings of the proposed community center, and the proposed amendments.

**A. Authorize a variance from Section 3-45(9)(b) (Maximum Side Yard Set Back) from a maximum of eight (8) feet to a maximum of thirteen (13) feet from Tuxedo Avenue.**
**B. Authorize a variance from Section 3-50(2) (Minimum Side Yard Landscape Area) from a minimum of eight (8) feet to a minimum of six (6) feet along W Fair Oaks Place.**
**C. Authorize a variance from Section 3-50(2) (Minimum Side Yard Landscape Area) from a minimum of eight (8) feet to a minimum of zero (0) feet along Tuxedo Avenue.**
**D. Authorize a variance from Section 3-50(1) (Minimum Rear Yard Landscape Area) from a minimum of eight (8) feet to a minimum of six (6) feet.**

On July 6, 2026, the P&Z reconsidered the request and voted unanimously to recommend approval of the proposed 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 one response in support and none in opposition within 200 ft.

Mayor Honigblum opened the public hearing at 6:43 p.m.

Mr. Eric Baumgartner stated the footprint previously presented has not changed other than the changes requested due to landscaping buffers.

Mayor Honigblum closed the public hearing at 6:45 p.m.

*Item # 12* Mayor Honigblum read the following caption.

**Discussion and possible action on Planning and Zoning Case No. 469, a request of Eric Baumgartner of LPA Design Studios, applicant, on behalf of Alamo Heights Independent School District, owner, to amend Specific Use Permit (SUP) Ordinance No. 2258 for the purpose of amending certain development regulations related to required landscape buffers on the property located at 7001 Broadway St, zoned Multiple-Family Dwelling District (MF-D).**

Mayor Pro Tem Jessee moved to approve Planning and Zoning Case No. 469 as presented. The motion was seconded by Councilmember Jacobson and passed by a 5-0 vote.

*Item # 13* Mayor Honigblum read the following caption.

**<u>Public Hearing – Planning and Zoning Case No. 470</u>. A request by the City of Alamo Heights regarding proposed amendments to Chapter 3, Zoning, Article I, Section 3-2 ("Definitions") and Article II, Section 3-8 ("Use of land and buildings") of the City's Code of Ordinances.**

Ms. Hernandez stated this item was to amend Chapter 3 of the zoning code to define "walk-up facilities" and amend the land use chart to reflect "walk-up facilities" by right in the Business Districts, only (B1, B2, B3). She added the City's zoning code is periodically updated to provide greater clarity to property owners regarding the use and characteristics of buildings and structures on properties and allows staff to better assist and guide applicants. Current existing walk-up facilities within the city limits are grandfathered and include the baseball fields and city pool.

Ms. Hernandez stated the proposed definition is: *<u>Walk-up facility. A business facility wherein accommodations are constructed on the exterior wall of the building that are accessible to pedestrians and allows for the dispensing of and payment for food and retail goods without either party to the transaction being required to enter or exit the facility.</u>*

The proposed change enhances public realm along commercial corridors to create more vibrant, pedestrian-friendly environments. The proposed land use is limited to properties in the business districts to provide walk-up sales to pedestrians.

The Planning & Zoning Commission considered the request at the July 6, 2026 meeting and voted to recommend approval of the proposed definition as presented with the condition that the proposed use require a Specific Use Permit (SUP).

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 6:49 p.m. With no one to speak on the item, Mayor Honigblum closed the public hearing at 6:50 p.m.

*Item # 14* Mayor Honigblum read the following caption.

**Discussion and possible action on Planning and Zoning Case No. 470, a request by the City of Alamo Heights regarding proposed amendments to Chapter 3, Zoning, Article I, Section 3-2 ("Definitions") and Article II, Section 3-8 ("Use of land and buildings") of the City's Code of Ordinances).**

Ms. Hernandez noted she had presented amendments as proposed by the P&Z Commission; however, they had concerns with allowing walk up facilities "by right" and suggested only allowing these through a specific use permit (SUP).

Mayor Honigblum stated he and Mr. Kuhn had discussed this item with City Attorney Frank Garza who proposed altered amendments.

Mr. Garza explained to address these concerns, he suggested to establish two separate "walk-up" facility descriptions as follows:

*Walk-up facility NA (non-alcohol non-tobacco/vape sales).* A business facility wherein accommodations are constructed on the exterior wall of the building that are accessible to pedestrians and allows for the dispensing of and payment for food and non-alcoholic beverages without either party to the transaction being required to enter or exit the facility. Does not include the sale of alcohol, tobacco, vape, smoke shop products or retail goods.

*Walk-up facility (alcohol tobacco/vape sales/retail goods).* A business facility wherein accommodations are constructed on the exterior wall of the building that are accessible to pedestrians and allows for the dispensing of and payment for alcohol, tobacco, vape, smoke shop products and retail goods without either party to the transaction being required to enter or exit the facility.

| Use Type: | SF-A | SF-B | 2F-C | MF-D | P | O-1 | B-1 | B-2 | B-3 |
|---|---|---|---|---|---|---|---|---|---|
| Drive-through facilities, single lane only | | | | | | | S | S | S |
| … | | | | | | | | | |
| Theater, not of drive-in type | | | | | | | * | * | * |
| Title company | | | | | | * | * | * | * |
| Walk-up facility (NA) | | | | | | | * | * | * |
| Walk-up facility | | | | | | | S | S | S |

Mr. Garza explained the existing walk-up facilities at the ballfields and pool would not fall into this category because they were not located in a business district.

After some discussion, Councilmember Baker moved to approve Planning and Zoning Case No. 470, amendments to Chapter 3, Zoning, Article 1, Section 3-2 and Article II, Section 3-8 of the City's Code of Ordinances as recommended by the City Attorney. The motion was seconded by Mayor Pro Tem Jessee and passed by a 5-0 vote.

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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 5-0 vote.

**PASSED AND APPROVED THIS 10th DAY OF AUGUST, 2026**

Elsa T. Robles, TRMC
City Secretary

CITY OF ALAMO HEIGHTS, TEXAS

Albert Honigblum
Mayor