CITY OF ALAMO HEIGHTS
CITY COUNCIL
October 12, 2026

A regular meeting of the City Council of the City of Alamo Heights, Texas was held at the Council Chamber, located at 6116 Broadway, San Antonio, Texas, at 5:30 p.m. on Monday, October 12, 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 Frank J. Garza
City Secretary Elsa T. Robles
Assistant to City Manager Jennifer Reyna
Finance Director Kristine Horton
Police Chief Rick Pruitt
Fire Chief Allen Ottmers
Public Works Director Frank Orta
Community Development Services Director Lety Hernandez
Deputy Police Chief Cindy Pruitt

Not attending:
Community Development Services Senior Planner Tyler Brewer

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Mayor Albert Honigblum opened the meeting at 5:32 p.m.

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Item # 1 *Approval of Minutes*

Mayor Honigblum asked the City Council for a motion on the September 28, 2026 Council meeting minutes. Councilmember Blake M. Bonner 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. Recap of 15th Annual National Night Out

Assistant to City Manager Jennifer Reyna stated the event was a huge success with plenty of food and activities. She presented photos and thanked the sponsors who attended or provided in-kind donations; HEB, Raising Cane's, Central Market, Personal Pediatrics, Rio Bank, CISA, and Next Level. She added former Mayor of San Antonio Ron Nirenberg had briefly attended the event.

Mayor Honigblum thanked Ms. Reyna for a successfully planned event.

b. National Prescription Drug Take Back Day, October 24, 2026

Deputy Police Chief Cindy Pruitt announced that any expired, unused, and unwanted prescription drugs will be taken, "no questions asked", on Saturday, October 24, 2026 at City Hall beginning at 10:00 a.m. – 2:00 p.m. on a drive-thru basis. No uncapped syringes, epi-pens or other injectable devices will be accepted due to the risk of injury to handlers.

c. November 3rd Bexar County Election Voter Center

City Secretary Elsa T. Robles announced the City Hall council chamber will be a polling site for the November 3rd election. She noted the city does not have any items on the ballot, but anyone in Bexar County can come and cast their vote from 7:00 a.m. to 7:00 p.m. Ms. Robles noted early voting begins on Monday, October 19th and ends on Friday, October 30th. Nearby early voting sites are the Lions Field Adult/Senior Center and the Tobin Library.

d. Cancellation of November 23, 2026 & December 28, 2026 Council Meetings

Ms. Robles announced cancellations of the November 23, 2026, & December 28, 2026 Council meetings due to the upcoming holidays. Any special meetings will be scheduled as needed.

e. 1st Annual Alamo Heights Chili Cook Off, November 14, 2026

Assistant City Manager Phillip Laney announced the city will be hosting its first annual Alamo Heights Chili Cook-off on November 14th at the AH Pool and Kellyanne Park. It will run from 11:00 a.m. - 6:00 p.m. and will include a chili cook-off, live band - The Texases, corn hole tournament, and kid's activities. He noted the AH Pool is organizing the event and can provide further information as needed.

Mayor Honigblum added the fire department would be participating in the chili cook-off.

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Item # 3 *Citizens to be Heard*

Mr. Blaine Russell, resident, shared his concerns with Waymo vehicles He noted recent violations he witnessed and reported to the Alamo Heights Police Department.

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Items for Individual Consideration

Item # 4 Mayor Honigblum read the following caption.

> **Architectural Review Board Case No. 1056F, a request of D. Michael Forman, applicant, representing Broadway Castano LLC, owner, to request a variance and appeal staff's decision regarding Section 5-134(b), Demolition Review Procedures, that prohibits separation of the significance and compatibility review processes in order to demolish 100% of the existing main structure located at 6715 Broadway St.**

Director of Community Development Services Lety Hernandez stated the Multi-Family District (MF-D) property is located on the west side between W Castano and Lamont Ave. The applicant requests 100% demolition and is appealing staff's decision regarding the demolition review procedures prohibiting separation of significance and compatibility. The project is subject to a significance review under Demolition Review Ordinance due to the 100% demolition request. No replacement structure is being proposed.

Ms. Hernandez reviewed the property survey, existing conditions, and street view. She reiterated a replacement structure is not being proposed, and the ordinance prohibits the separation of both significance and compatibility. The applicant disagrees with staff's denial and is appealing to Council for a final ruling as allowed by Section 5-8, Appeals.

Any future construction would be subject to either a compatibility review and/or a final review by the Architectural Review Board (ARB) and approval by City Council. A plan review is required to ensure compliance with current 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 one response in support and one in opposition.

Ms. Tracy Foreman, representing the applicant stated the property was purchased with the intention of demolishing the dilapidated structure and establishing additional parking and/or green space for the adjacent property.

Council briefly discussed the replatting process and code regulations regarding off-site parking. The applicant stated she understood there were multiple steps in the process and this was only the beginning.

Councilmember Billa Burke moved to approve ARB Case No. 1056F as presented. The motion was seconded by Councilmember Bonner and passed by a 5-0 vote.

Item # 5 Mayor Honigblum read the following caption.

> **Architectural Review Board Case No. 1057F, a request of Juan Hinojosa of Ella Bree Homes LLC, applicant, representing James Dycus, owner, to request a variance and appeal staff's decision regarding Section 5-134(b), Demolition Review Procedures, that**

prohibits separation of the significance and compatibility review processes in order to demolish 100% of the existing main structure located at 131 Mary D Ave.

Ms. Hernandez stated the Multi-Family District (MF-D) property in question is located on the northern side between Encino Ave. and Broadway St. She stated as in the previous case, the applicant requests 100% demolition and is appealing staff's decision regarding the demolition review procedures prohibiting separation of significance and compatibility.

Ms. Hernandez reviewed pictures of the structure's existing conditions and stated city ordinance prohibits the separation of both significance and compatibility. The applicant disagrees with staff's denial and is appealing to Council for a final ruling as allowed by Section 5-8, Appeals. She noted the applicant is currently completing the Demolition Review Process. An original design was considered at the September 15, 2026 meeting where the ARB voted to table the request pending redesign. The new design is scheduled for the regular ARB meeting on October 20, 2026. A plan review is required to ensure compliance with current regulations.

In closing, 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 no responses in support and nor in opposition.

Mr. Brett Alvine, resident, stated he was not opposed to the demolition but wanted to go on record that no one in his apartment complex had received a notice regarding this case.

Ms. Hernandez stated notices had been mailed fifteen days prior to the scheduled meeting to residents within the 200 feet radius.

City Attorney Frank J. Garza explained the city was in full compliance with the regulations by mailing the notices as Ms. Hernandez stated and by posting a sign on the property to notify neighboring residents.

Council discussed their concern with notices not being received and options for tabling the case until after the applicant's new proposed design was heard by the ARB on October 20th. Council encouraged the applicant to speak to the neighbors about their proposed plans.

Councilmember Trey Jacobson moved to table ARB Case No. 1057F until the November 09, 2026 City Council meeting. The motion was seconded by Councilmember Billa Burke and passed by a 5-0 vote.

Item # 6 Mayor Honigblum read the following caption.

<u>Public Hearing.</u> A request submitted by Matt W. Stephens of Landscape Architects LLC, applicant, representing Kristen Robison, owner, to encroach into the city's right-of-way at the property identified as CB 4024, BLK 160, LOT 19, also known as 316 La Jara Blvd, zoned SF-A, for a period of five (5) years for the purpose of installing a fence to enclose 543sq ft on the College Blvd side yard.

Ms. Hernandez stated the Single Family-A (SF-A) property is located at 316 La Jara Blvd. on the east side between College Blvd. and Cardinal Ave. The applicant requests approval of a license agreement to encroach into the city's right-of-way (ROW) for a period of five years for the purpose of installing a fence enclosing 543sq ft on College Blvd.

Ms. Hernandez provided some history on the case stating in April 2026, the applicant purchased two properties and replatted to combine these into one property now facing College Blvd. This was considered and approved by the Planning & Zoning Commission and City Council. The property owner is petitioning for a license agreement to use 543sq ft of public right-of-way under Section 16-104 of the City's Code of Ordinances.

Ms. Hernandez reviewed the replat, current view, proposed fenced area and renderings of proposed conditions. She stated under Section 16-104(d) - ROW License Agreement Fee, the city can issue a five (5) year license to use the public ROW. The request is subject to fees the greater of $2,000.00 or 10% of Fair Market Value of area occupied by encroachment in accordance with Section 16-101(g). Staff calculated average per sq ft is $26.79 (per Section 16-101(g) average of the per-square-foot Bexar Appraisal District market values in the vicinity of the property in question), 543sq ft x $26.79=$14,546.60, 10% of FMV=$1,454.60; therefore, the License Fee would be $2000.00.

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 two responses in support and three in opposition.

Mayor Honigblum opened the public hearing at 6:02 p.m.

Mr. Matt Stevens, architect representing the owner, stated they were requesting to establish a low masonry wall with a 5-foot tall wrought iron fence. Since the replat, the area in question is no longer the front yard, but the backyard and they are requesting a 10-foot backyard setback where they will construct the proposed wall and fence.

With no further comments, Mayor Honigblum closed the public hearing at 6:03 p.m.

Item # 7 Mayor Honigblum read the following caption.

Discussion and possible action on a request submitted by Matt W. Stephens of Landscape Architects LLC, applicant, representing Kristen Robison, owner, to encroach into the city's right-of-way at the property identified as CB 4024, BLK 160, LOT 19, also known as 316 La Jara Blvd, zoned SF-A, for a period of five (5) years for the purpose of installing a fence to enclose 543sq ft on the College Blvd side yard.

Council discussed the calculations used to determine the license fee and noted the fee of $2000.00 for 543sq ft seems very low. Ms. Hernandez explained the cost is not just based on the specific property in question; staff takes 3 to 4 properties in the area that are similar in size to calculate the average cost.

Council reviewed the proposed setback requirements for the property and did not agree with the applicant's logic for the request. They noted the proposed fence looked like a front yard fence which is not allowed per city code.

Mr. Stevens stated it was an atypical situation. After replatting the properties, the front property line is now on La Jara Blvd, and College Blvd is now being considered a side backyard. He added they were trying to maximize the space as much as possible by requesting a 10 ft setback instead of a 20 ft setback.

Councilmember Baker asked staff for clarification on the proposed encroachment into the right-of-way to allow for a side yard fence. He did not understand why an encroachment would be allowed. Ms. Hernandez stated it is not allowed per code; however, that was the applicant's request.

Mayor Pro Tem Jessee stated he did not see the hardship in this case and did not understand why the city would give up the right-of-way. He added the encroachment would make the conditions worse for the whole street. Mayor Pro Tem Jessee commented in past cases, the City had granted license agreements for ROW areas that would not impact the residents, such as dead-end streets, or terracing to make their driveway work.

Councilmember Jacobson agreed and stated he was not in favor of granting this license agreement. He reiterated the proposed fee was not enough for 543sq ft of city right-of-way.

Mayor Pro Tem Jessee stated setbacks are from the property lines, not from the curb. The applicant is requesting a negative 10-foot setback. He repeated, typically, license agreements were granted for a hardship, and he did not see that in this case. He cautioned, if granted, this would set a precedence going forward.

After a brief discussion, Mayor Pro Tem Jessee moved to deny the request to encroach into the city's right-of-way at the property identified as CB 4024, BLK 160, LOT 19, also known as 316 La Jara Blvd. The motion was seconded by Councilmember Jacobson and passed by a 5-0 vote.

Item # 8 Mayor Honigblum read the following caption.

ORDINANCE NO. 2271

AN ORDINANCE AMENDING THE ADOPTED GENERAL FUND, UTILITY FUND, COMPREHENSIVE FUND, CONTRIBUTION FUND, CAPITAL REPLACEMENT FUND, CAPITAL PROJECTS FUND, AND THE GRANTS FUND BUDGETS FOR FISCAL YEAR 2026 AND CREATING THE CITY POOLF FUND, 2026 BOND FUND, MUNICIPAL JURY FUND, MUNICIPAL TRUANCY FUND, AND THE EMS REPLACEMENT FUND AND SET AN EFFECTIVE DATE.

Finance Director Kristine Horton stated the requested budget amendment is pertaining to interfund transfers between different funds to create new funds as required by state legislation and to account for any expenditures that have already happened, such as the unexpected August 28th thunderstorm clean-up.

Ms. Horton stated city staff proposes to utilize a total of $522,173.00 from the General Fund Balances as follows:

- $77,000.00 is for the unanticipated costs due to the storm
- $370,173.00 for transfers out, $160,602 for the Pool Fund
- $200,000.00 for the Fire Truck Encumbrance
- $9,571.00 for the transfer to the New Truancy Fund (per State Legislation)
- $75,000.00 for the annual EMS Credit that is split between the City of Alamo Heights, Terrell Hills and Olmos Park

Ms. Horton stated the ending estimated available balance in the FY2026 General Fund balance before the proposed amendment is $3,461,139.00. After the proposed amendment of $522,000.00, it will lower the net estimate available to $2,938,966.00. She noted these are all projected budgeted numbers, not actual.

For the Utility Fund, staff proposes to utilize a total of $283,372.00 as follows:

- $69,000.00 for the unanticipated costs due to the Edward Aquifer penalties (paid for under the Drought funds)
- $214,372.00 for the purchase of the 2025 International HV607 (originally, it was supposed to come out of FY 2025 budget)

The ending estimated available balance in the FY2026 Utility Fund balance is $438,052.00 before the proposed amendment. After the proposed amendment of $283,372.00, it will lower the net estimate available to $154,680.00. She reiterated these are all budgeted numbers presented during the budget process.

Ms. Horton reviewed the newly created funds and interfund transfers. These are the 2026 Bond Fund, Pool Fund, and required Municipal Court Funds. The total amount across the funds is $17,078,111.00 with the bulk of the funds being budget numbers and/or transfers among funds to start new funds. She added the city did not expense an additional $17 million.

The City Pool Fund was created to keep better track of the Pool Lease revenues received and any maintenance costs associated with the City Pool. Annually, the city receives $35,000. The estimated revenue in the amendment is $195,602.00 with expenditures of $69,000.00 to fix the pool leak. The ending fund balance is $126,602.00.

The 2026 Bond Fund was created to keep track of all the expenditures associated with the newly acquired bond of $8 million. The budget amendment amounts are to account for the funds received and the expenditures made during FY 2026.

The Municipal Jury Fund was created in accordance with SB 346 (2019) the court fee funds received for Jury must be accounted for in its own separate fund. The funds are coming from the General Fund where they are currently being kept. These funds are very minimal, approximately 10 cents or a few dollars from every transaction received. The city has generated $1,557.00 in the last few years.

The Municipal Truancy Fund was also created in accordance with SB 346 (2019) the court fee funds received for Truancy Prevention must be accounted for in its own separate fund. These funds can only be used for a truancy related items for student, truancy court, or a truancy officer to pay their salary. The funds are also being transferred from the General Fund where they are currently being kept. The estimated available balance is $77,971.00.

The EMS Replacement Fund was created to keep better track of funds per the tri-cities agreement with Olmos Park and Terrell Hills totaling $75,000.00 from the agreed upon credit of budgeted and actual amounts.

The Comprehensive Fund is an existing fund with an estimated available balance of $1,067,414.00. The $55,000.00 is a transfer in from the Capital Projects fund to correct an incorrect fund transfer during the last fiscal year.

The Contribution Fund is also an existing fund historically used for Animal Care Services donations; however, recent donations collected for the Kellyanne Park, and the Heavens 27 sculpture project are being kept in this fund. The available balance was $160,000.00 at the end of the fiscal year. After a down payment of $40,000.00 for the sculpture project, the new estimated available balance is $156,945.00.

The Capital Replacement Fund has a transfer in of $20,559.00 from the remaining interest from the ARPA fund, bringing the total estimated available balance to $417,718.00.

The Capital Projects Fund has $55,000.00 being transferred out to the Comprehensive Fund to correct an incorrect fund transfer during the last fiscal year. The remaining estimated available balance is $17,081,132.00.

The Grants Fund remaining balance of $20,559.00 will be transferred out to the Capital Replacement Fund and will officially close out this fund's remaining ARPA funds.

Ms. Horton commented the budget amendment is in line with sound financial management practices to commit funds when possible. Budget amendments are required when adding new funds that involve interfund transfers or Capital Projects. The budget amendments between funds require Council approval. The proposed amendments were reviewed by the City Attorney and City Manager.

Staff requests City Council adopt an ordinance to amend the Fiscal Year 2026 adopted budget to allocate for the presented funds and the creation of new funds. Council will be approving the creation of the new funds as presented: City Pool Fund, 2026 Bond Fund, Municipal Jury Fund, Municipal Truancy Fund, & EMS Replacement Fund and the following net amendments.

- General Fund: $(522,173.00)
- Utility Fund: $(283,372.00)
- Comprehensive Fund: $55,000.00
- Contribution Fund: $120,000.00
- Capital Replacement Fund: $20,559.00
- Capital Projects Fund: $(55,000.00)
- Grants Fund: $(20,559.00)

Council briefly discussed the drought surcharge fee reserved and how those were utilized to pay for fee to the Edwards Aquifer Authority. They briefly discussed the newly created municipal jury and truancy funds.

Councilmember Jacobson moved to approve Ordinance No. 2271 as presented. The motion was seconded by Councilmember Billa Burke and passed by a 4-0 vote. Mayor Pro Tem Lawson Jessee left the Council Chamber and did not vote on this item.

Mayor Honigblum took the opportunity to provide an update on the Heavens 27 sculpture project. He stated it was now 100% privately funded and the artist had started on the sculpture. The $50,000.00 Council had appropriated for the project had not been used after all. He commented all the monies collected are being managed by Ms. Horton.

Councilmember Bonner stated he wanted to personally thank Mayor Honigblum for all his hard work, noting this project means a lot to many people.

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Staff Report

Item # 9 Mayor Honigblum read the following caption.

90th Legislative Session priorities.

Mr. Laney stated this presentation was to formalize some adopted, legislative priorities for the upcoming 90th Legislation Session in January. The priorities being proposed by the Governor and Lt. Governor would impact the City's ability to raise revenues, spend funds, and execute local authority. He stated staff proposes Council consider 2027 legislative priorities that would reflect the will of the City Council as it relates to some of the upcoming bills that may be proposed in this legislative session. If adopted, the priorities will be communicated to local delegation and legislative advocates, Grace & McEwan Consultants.

Significant issues expected for Texas cities at the 90th Legislative Session in January 2027 are:

- Municipal authority
- Revenue
- Land use regulation
- Infrastructure
- State-created property tax exemptions
- Spending caps

During the 2025 Legislative Session, 23% of the bills filed together with constitutional amendments affected the cities. These were more than 2,000 of the 9,014 bills and proposed amendments filed.

Mr. Laney commented staff reviewed specifics priorities from the Governor and Lt. Governor during FY 2027 SAP work session, specifically those impacting local revenue and spending authority. He reviewed the mentioned priorities:

- Capping local spending to lesser population plus inflation or 3.5%
- Requiring two-thirds voter approval on all local property tax increases
- Allowing petition to trigger rollback election to lower tax rates – 15% threshold
- Property appraisal every 5 years instead of annually
- Lowering homestead appraisal cap from 10% to 3% & extending cap to all properties
- Operation Double Nickle – lower senior homestead exemption age from 65 to 55
- Increasing homestead exemption on school district property taxes from $140,000.00 to $180,000.00
- Imposing limits on local government tax increases

Staff suggests Council create a document that would express their opinions on some of the upcoming issues likely to be communicated at the upcoming session. Staff has reviewed priorities with documents provided by Grace & McEwan, the Texas Municipal League, other small cities, and COAH's financial and operational needs.

Mr. Laney stated staff proposes four 2027 Legislative Priorities for consideration.

Priority 1 – Preserve municipal fiscal authority
- Preserve revenue, tax-rate & spending autonomy
- Maintain current property tax & sales tax exemptions unless fully-funded replacement provided
- Fully fund mandates that impose new municipal duties or costs

Priority 2 – Preserve local authority over responsible growth
- Support maintaining municipal authority over land use
- Oppose broad preemption that prevents City response to local conditions
- Support restoring municipal ability to regulate local land use
- Retain ability to use local tools to attract businesses & economic development

Priority 3 – Support water & infrastructure investment
- Preserve local & regional authority to manage & protect groundwater & other water resources
- Support accessible state grants for infrastructure
- Support timely notice for state permitting requirements

Priority 4 – Recognize & respect small-city conditions & local voices
- Support reasonable population brackets for policies with disproportionate burdens on small municipalities
- Support state public-safety & infrastructure programs
- Support ability of local voices to communicate priorities & needs

Mr. Laney stated if adopted, the 2027 Legislative Priorities would have multiple audiences that would include the general public, local delegation, legislators, and state leaders.

Additionally, Grace & McEwan would utilize these priorities in support of their efforts related to the run-up and during the 90th Legislative Session. Today, they are already attending sessions and hearings leading up to the legislative opening and have been engaging in those discussions.

City Attorney Frank J. Garza noted one of the Governor's priorities that was not included was prohibiting municipalities from using public funds to hire lobbyists. The city would not be able to use public funds to hire Grace & McEwan and TML. This priority is intended to prohibit cities from using public funds to lobby the legislature.

Mr. Laney continued and noted upcoming key dates for the upcoming legislative session.

- Fall 2026 – Committees issue interim reports w/ recommendations for action items during 90th Legislative Session.
- November 3, 2026 – General election
- November 9, 2026 – Pre-filing of legislation begins
- January 12, 2027 – 90th Legislature convenes
- March 12, 2027 – Bill filing deadline
- May 31, 2027 – If there are no other called sessions the Governor, the session ends

After some discussion, Council agreed to initiate contact with state representatives before the legislative session to present their concerns with the Governor's and Lt. Governor's priorities and gave staff direction to proceed with a resolution outlining the proposed priorities to focus on.

Mr. Kuhn stated staff would bring this to the next Council meeting for consideration.

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With no further business to consider, Councilmember Bonner moved to adjourn the meeting at 6:58 p.m. The motion was seconded by Councilmember Baker and passed by 5-0 vote.

PASSED AND APPROVED THIS 9th DAY OF NOVEMBER, 2026.

Albert Hollingblum
Mayor

Elsa T. Robles, TRMC
City Secretary

CITY OF ALAMO HEIGHTS, TEXAS