

CITY OF ALAMO HEIGHTS
CITY COUNCIL
October 14, 2025

A special 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 Tuesday, October 14, 2025. 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

Also attending were:

Assistant City Manager Phillip Laney
City Attorney Jessie Lopez
Assistant to City Manager Jennifer Reyna
City Secretary Elsa T. Robles
Finance Director Kristine Horton
Police Chief Rick Pruitt
Fire Chief Allen Ottmers
Public Works Director Frank Orta
Community Development Services Senior Planner Tyler Brewer

Not attending:

Councilmember Blake M. Bonner
Councilmember Lynda Billa Burke
City Manager Buddy Kuhn
Deputy Police Chief Cindy Pruitt
Community Development Services Director Lety Hernandez

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

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Item # 1 Approval of Minutes

Mayor Honigblum asked the City Council for a motion on the September 22, 2025 City Council meeting minutes. Councilmember Lawson Jessee moved to approve the minutes with as presented. The motion was seconded by Mayor Pro Tem Trey Jacobson and passed by a 3-0 vote.

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Item # 2 Announcements

Mayor Honigblum read the following captions.

a. Recap of 14th Annual National Night Out

Assistant to City Manager Jennifer Reyna announced the City's 13th Annual National Night Out was a huge success. Many residents participated in the family-oriented event with different activities for the children. She thanked Councilmembers for attending and staff for their help setting up the annual event. She acknowledged there were several sponsors who provided their time or in-kind donations.

Mayor Honigblum thanked Ms. Reyna and staff for their hard work and making this event a success.

b. National Prescription Drug Take Back Day, October 25, 2025

Police Chief Rick Pruitt announced that any expired, unused, and unwanted prescription drugs will be taken, "no questions asked", on Saturday, October 25, 2025 at City Hall beginning at 10:00 a.m. – 2:00 p.m. on a drive-thru basis. This year, syringes, epi-pens or other injectable devices will be accepted. Police Chief Pruitt noted the Drug Enforcement Administration (DEA) advised the take back day may be cancelled or postponed due to the current Federal Government Shutdown.

c. November 4th Bexar County Election Voter Center

City Secretary Elsa T. Robles announced the City Hall council chamber will be a polling site for the November 4th 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 AM to 7:00 PM. Ms. Robles noted nearby early voting sites are the Tobin Library and the Lions Field Adult/Senior Center.

d. Cancellation of November 24, 2025 & December 22, 2025 Council Meetings

Ms. Robles announced cancellations of the November 24, 2025, & December 22, 2025 Council meetings due to the upcoming holidays. Any special meetings will be scheduled as needed.

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Item # 3 Citizens to be Heard

No comments made.

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Consent Agenda

Item # 4 Mayor Honigblum read the following caption.

RESOLUTION NO. 2025R - 221

**A RESOLUTION CASTING A VOTE OF THE CITY
FOR THE ELECTION TO THE TEXAS MUNICIPAL
LEAGUE BOARD OF DIRECTORS REGION 7.**

Mayor Pro Tem Jacobson moved to approve Resolution No. 2025R - 221 as presented. The motion was seconded by Councilmember Jessee and passed by a 3-0 vote.

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Items for Individual Consideration

Item # 5 Mayor Honigblum read the following caption.

Public Hearing – Planning and Zoning Case No. 452. A request of Lyndsay A. Thorn of Thorn Architects, applicant, representing SNB-Limited Partnership LLC, owner, to replat the property identified as CB 4024 BLK 52 LOT 8, also known as 1009 Townsend Ave.

Assistant City Manager Phillip Laney stated this was a request to replat the Multi-Family (MF-D) property located at 1009 Townsend, on the northwest corner of Townsend and Cambridge Oval.

Mr. Laney provided some background information and stated the design plan had gone before both Architectural Review Board and the City Council and was approved. The applicant has gone through the plan review process, and a building permit was issued for the project. The proposal is to build four condos on the property across two structures.

Mr. Laney reviewed existing conditions and proposed replat. He stated the proposed lot area meets the minimum lot width and lot area requirements.

CPS, SAWS, and Public Works is required to approve the replat before releasing it for recordation. The Planning and Zoning Commission (PZ) considered the request at their October 6, 2025 meeting and voted unanimously to recommend approval of the proposed replat 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 two responses in support and one in opposition within the 200 feet. No other responses were received.

City Council briefly discussed approving the plat before CPS, SAWS and Public Works approval. Mr. Laney reiterated CPS, SAWS, and Public Works must approve the replat before releasing it for recordation.

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

Mr. Lyndsay Thorn, applicant, stated CPS and SAWS were already engaged and shared he had met with CPS third party installers and contractors on several occasions, but had not received the approval letter yet.

Ms. Lynden Kosub, resident, stated she lives adjacent to the proposed project on the downhill slope and was concerned with the drainage. She hopes the new proposed structure will address current drainage issues. She noted she had voiced her concerns before.

Mr. Thorn stated they had reduced the number of units from 8 to 4 and now have more permeable coverage on the site. They incorporated a small retaining wall to direct the water towards the front of the property instead of the rear which previously affected her property.

Ms. Kosub asked what recourse to take if drainage issues occur after the structure is completed. City Attorney Jessie Lopez stated the city would not get involved and it would be a dispute between the property owners.

After a short discussion regarding zonings districts and the Texas Local Government Code pertaining to building codes and platting requirements Mayor Honigblum closed the public hearing at 6:00 p.m.

Item # 6 Mayor Honigblum read the following caption.

Discussion and possible action on Planning & Zoning Case No. 452, a request of Lyndsay A. Thorn of Thorn Architects, applicant, representing SNB-Limited Partnership LLC, owner, to replat the property identified as CB 4024 BLK 52 LOT 8, also known as 1009 Townsend Ave.

After a brief discussion on MF-D setback requirements and minimum lot area coverage, Councilmember Jessee moved to approve Planning & Zoning Case No. 452 as presented. The motion was seconded by Councilmember Baker and passed by 3-0 vote.

Mayor Pro Tem Jacobson questioned why the city was having a second public hearing on this case since it was legal compliant. He noted many cities defer to the P&Z for approval without it going to City Council and stated the current process creates extra work for staff but did not know if it was policy per city charter or a statutory requirement.

Mr. Lopez clarified the Texas Local Government code does allow home rule cities to approve lot replats at the P&Z level, but some cities prefer for these cases to go to Council. That would have to be designated by the City Council.

Mayor Honigblum suggested staff review this process for possible updates.

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Item # 7 Mayor Honigblum read the following caption.

RESOLUTION NO. 2025R - 222

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS, AWARDED A CONTRACT TO STRYKER IN THE AMOUNT OF \$721,123.32 FOR THE PURCHASE OF MEDICAL EQUIPMENT; AND SETTING AN EFFECTIVE DATE..

Fire Chief Allen Ottmers stated staff is seeking approval to purchase EMS equipment which includes four Cardiac Monitors, seven Cardiac Defibrillators, three Lucas Chest Compression Systems, three PowerLoad Stretchers, and an 84 Month service maintenance agreement from Stryker Sales, LLC.

Fire Chief Ottmers shared the purchase will be debited from the EMS Capital Replacement Fund. The EMS Capital Replacement Fund is funded annually, by the EMS budget, which are combined funds from Alamo Heights, Terrell Hills, and Olmos Park. He stated the city has worked with and purchased equipment from Stryker in the past.

The proposed policy is consistent with utilization of a sole source provider. This action is consistent with updating equipment that has exceeded its life span. All surplus equipment to be sold with proceeds returning to the EMS Capital Replacement Fund.

Fire Chief Ottmers noted staff coordinated with the City Manager, City Attorney, and Finance Director on this item.

Staff seeks approval of a resolution authorizing 5 annual payments in amount of \$153,376.65 to Flex Financial-Stryker Sales for a total cost of \$721,123.32.

Fire Chief Ottmers explained the equipment purchase is financed at a 3% interest rate and noted the city's financial institute could not offer a better rate.

Mayor Pro Tem Jacobson moved to approve Resolution No. 2025R – 222 as presented. The motion was seconded by Councilmember Jessee and passed by 3-0 vote.

Item # 8 Mayor Honigblum read the following caption.

ORDINANCE NO. 2248

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS, AMENDING CHAPTER 18, TRAFFIC, SECTION 18-147, SCHEDULE B, STOP SIGNS BY CREATING A NEW FOUR WAY STOP INTERSECTION AT COLUMBINE STREET AND NORMANDY AVENUE AND PROVIDING FOR A PENALTY; PROVIDING A SEVERABILITY CLAUSE; AND OPEN MEETINGS CLAUSE.

Police Chief Pruitt stated this item was to address a concern at the intersection of Normandy Avenue and Columbine Street. Residents have expressed concern with traffic volume and speed on Normandy Avenue and desire a safer neighborhood environment for pre-teen children. Staff proposes an ordinance to change the existing two-way stop intersection to a four-way stop intersection on Normandy Avenue and Columbine Street, which will reduce the speed of traffic.

Police Chief Pruitt provided information on both streets.

- **Normandy Avenue** – 29' wide, 100% residential, front drive-ways, unobstructed corner vision; 100 block Normandy Avenue – 100% sidewalk on the north side from Broadway to Columbine Street, the south side of Normandy does not have a sidewalk east of Columbine Avenue for a distance of 100 feet, 200 block Normandy Avenue – 100% sidewalk
- **Columbine Street** – 29' width, 100% residential, side driveways, 100% sidewalks both sides, unobstructed corner vision, there are traffic control signs regulating north and southbound traffic

Police Chief Pruitt stated staff did a 12-hour traffic study and provided gathered data.

12-hour traffic study data (7am – 7pm)

100 & 200 blk. Normandy	# veh	≤ 20 mph	21–25 mph	>25 mph
eastbound	238	238	0	0
westbound	209	158	49	2
Columbine				
northbound	221	220	1	0
southbound	180	176	4	0

The officers' observations during peak traffic periods were that the majority of vehicles were traveling at or less than 25 mph on Normandy Avenue; however, some vehicles failed to stop for the stop sign posted on Columbine Street at Normandy Avenue.

Common residents' concerns are vehicle volume, driver behaviors and child safety. Traffic control devices may be warranted where traffic enforcement efforts fail, or special circumstances exist. Traffic volume diversion impacts on other street are considered; no impact is anticipated. All streets intersecting Columbine Street north of Ogden Lane have all-way stop intersections except at Normandy Avenue.

Police Chief Pruitt reviewed a rendering of the proposed 4-way stop intersection and stated staff coordinated with the City Manager and City Attorney on this item. If approved, the ordinance will be published twice in the *San Antonio Express-News* and on the City's website. Additionally, Public Works will install the sign poles and signs.

Police Chief Pruitt stated staff had mailed letters to all the addresses in the 100 and 200 blocks of Normandy Avenue and had received positive responses to the proposed intersection. He noted the cost for two stop signs, poles, and labor is \$250.00 in addition to the fee for publishing the ordinance twice in the official city newspaper.

Councilmember Baker noted the presentation stated there were sidewalks on Columbine, but there are none. He stated he supported this effort but suggested lowering the speed limit in the area.

Police Chief Pruitt noted a new resident had requested the city review the intersection for additional stop signs. He stated staff will give drivers a 30 days-notice before enforcement. Signs alerting of the new stop sign will be in place.

With no further discussion, Councilmember Jessee moved to approve Ordinance No. 2248 as presented. The motion was seconded by Councilmember Baker and passed by 3-0 vote.

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Closed Session

Item # 9 Mayor Honigblum read the following caption.

Executive Session as authorized by the Texas Government Code Section 551.071 (consultation with attorney) to discuss an economic development project.

The City Council of the City of Alamo Heights convened into Closed Executive Session at 6:25 p.m. and reconvened in Open Session at 8:35 p.m. in accordance with the Texas Open Meetings Act, Texas Government Code, *Section §551.071 (Consultation with Attorney)*.

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Open Session

Item # 10 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 Jessee moved to adjourn the meeting at 8:36 p.m. The motion was seconded by Councilmember Baker and passed by 3-0 vote.

PASSED AND APPROVED THIS 27th DAY OF OCTOBER, 2025.


Elsa T. Robles, TRMC
City Secretary




Albert Honigblum
Mayor