CITY OF ALAMO HEIGHTS
6116 BROADWAY
SAN ANTONIO, TEXAS 78209
210-822-3331

PUBLIC NOTICE OF MEETING

AMENDED AGENDA

Take notice that a **Regular City Council Meeting** of the governing body of the City of Alamo Heights will be held on **Monday, September 28, 2026** at **5:30 p.m.** in the City Council Chamber, located at 6116 Broadway, San Antonio, Texas, to consider and act upon any lawful subjects which may come before it.

This supplemental written notice, the meeting agenda, and the agenda packet, are posted online at www.alamoheightstx.gov.

AGENDA

1. Approval of Minutes:
    a. September 14, 2026 Water & Wastewater Rate Work Session
    b. September 14, 2026 City Council Meeting

2. Announcements
    a. 15th Annual National Night Out, October 6th – Jennifer Reyna
    b. National Prescription Drug Take Back Day, October 24, 2026 – Cindy Pruitt

3. Citizens to be heard

Consent Agenda

4. **Architectural Review Board Case No. 1053F,** request of Malcom G. Chesney of Chesney Morales Partners, applicant, representing Patrica and Mark P. Mays, owners, for the **significance review** of the existing main structure and **compatibility review** of the proposed design located at **200 Primrose Pl** in order to demolish 100% of the existing structure and construct a new single-family residence – Lety Hernandez, Director of Community Development Services

5. **Architectural Review Board Case No. 1051F,** request of Don Seidel of Seidel + Associates, Inc., applicant, representing Perry Donop Jr., owner, for the **final design** review of a proposed new commercial use building with associated parking located at **5701 N New Braunfels Ave** – Lety Hernandez, Director of Community Development Services

Items for Individual Consideration

6. **Public Hearing – Planning and Zoning Case No. 475**. A request by Robert S. and Sue McClane, owners, to **replat** the properties identified as CB 4024 BLK 11 LOT 59, also known as **132 Grant Ave**, and a 300 sq ft (0.0069 acre) portion of a 12 ft alley, also known as Tract 2B – Lety Hernandez, Director of Community Development Services

7. Discussion and possible action on **Planning and Zoning Case No. 475**, a request of Robert S. and Sue McClane, owners, to **replat** the properties identified as CB 4024 BLK 11 LOT 59, also known as **132 Grant Ave**, and a 300 sq ft (0.0069 acre) portion of a 12 ft alley, also known as Tract 2B – Lety Hernandez, Director of Community Development Services

8. **Public Hearing – Planning and Zoning Case No. 476**. A request by Jacob W. Oder of Maverick Land Surveying Company, applicant, on behalf of Aubra Franklin, Walter Embrey, Jr., and Frank Michael Kudla, Jr., owners, to **replat** the properties identified as CB 4024 BLK 10 LOT 32, also known as **200 Grant Ave**, CB 4024 BLK 10 LOT 33, also known as **216 Grant Ave**, and CB 4024 BLK 10 LOT 34, also known as **315 Westover Rd** – Lety Hernandez, Director of Community Development Services

9. Discussion and possible action on **Planning and Zoning Case No. 476**, a request of Jacob W. Oder of Maverick Land Surveying Company, applicant, on behalf of Aubra Franklin, Walter Embrey, Jr., and Frank Michael Kudla, Jr., owners, to **replat** the properties identified as CB 4024 BLK 10 LOT 32, also known as **200 Grant Ave**, CB 4024 BLK 10 LOT 33, also known as **216 Grant Ave**, and CB 4024 BLK 10 LOT 34, also known as **315 Westover Rd** – Lety Hernandez, Director of Community Development Services

10. An Ordinance appointing members to serve on the various Boards and Commission for the City of Alamo Heights; setting an effective date – Lety Hernandez, Director of Community Development Services

11. Resolution approving a schematic design for street, drainage, and other right-of-way improvements to the TxDOT-owned portion of Broadway and Austin Highway – Phillip Laney, Assistant City Manager

12. A Resolution approving and authorizing the City Manager to execute an Agreement for Consultant Services with Grace & McEwan Consulting, LLC – Phillip Laney, Assistant City Manager

13. A Resolution approving the renewal of the professional services agreement with Dr. Mark T. Ogden, DO, PA to provide emergency medical services (EMS) direction for the City and authorizing the City Manager to negotiate and execute an agreement for such services – Allen Ottmers, Fire Chief

Staff Report

14. Presentation of Financial and Investment Report for the third quarter ending June 30, 2026 – Kristine Horton, Finance Director

NOTICE

The City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the TEXAS GOVERNMENT CODE §551.071, (Consultation with Attorney), §551.072, (Deliberations about Real Property), §551.074, (Personnel Matters), §551.076, Deliberations about Security Devices or any other exception authorized by Chapter 551 of the Texas Government Code.

DISABILITY ACCESS STATEMENT

This meeting site is wheelchair accessible. The accessible entrance and visitor parking spaces are located at the rear of the facilities, 6116 Broadway. Accommodations or interpretive services are available upon request and must be made seventy-two [72] hours prior to the meeting. For assistance, call the City Secretary at (210) 882-1508.

CERTIFICATE

I certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Alamo Heights, Texas on September 22, 2026, at 2:00 p.m.

City of Alamo Heights – Taxpayer Impact Statement

(Required under Texas Government Code §551 as amended by HB 1522, effective September 1, 2025)

This notice informs taxpayers of the potential impact of the adopted budget and tax rate for Fiscal Year 2025-26, comparing what would be paid under the no-new-revenue tax rate versus the adopted tax rate.

1. Average Taxable Homestead Value

Prior Year (FY 2024-25)	$856,606
Current Year (FY 2025-26)	$887,627
% Change over Prior Year	3.62%

2. Tax Rates

No-New-Revenue Tax Rate (FY 2025-26)	$0.367873 per $100 valuation
Adopted Tax Rate (FY 2025-26)	$0.370147 per $100 valuation

3. Estimated Annual Tax Bill Comparison

Scenario	Tax Rate	Estimated Tax Bill	Difference from 2025 No-New-Revenue
Prior Year (FY 2024-25)	$0.370147	$3,171	-$94.64
No-New-Revenue (FY 2025-26)	$0.367873	$3,265	$00.00
Adopted (FY 2025-26)	$0.370147	$3,286	$20.18

Calculations:

Prior Year Tax Bill	(856,606 ÷ 100) × 0.370147 ≈ $3,170.70
No-New-Revenue Tax Bill	(887,627 ÷ 100) × 0.367873 ≈ $3,265.34
Adopted Tax Bill	(887,627 ÷ 100) × 0.370147 ≈ $3,285.52

Summary

The City of Alamo Heights adopted the tax rate of $0.370147 per $100 valuation; the estimated average homestead owner would pay approximately $20.18 more annually compared to the no-new-revenue tax rate. This increase supports continued city services and infrastructure investments.

CITY OF ALAMO HEIGHTS, TEXAS

Elsa T. Robles, TRMC
City Secretary

CITY OF ALAMO HEIGHTS
CITY COUNCIL
September 14, 2026

A Work Session of the City Council of the City of Alamo Heights, Texas was held at the Council Chambers, located at 6116 Broadway, San Antonio, Texas, at 3:30 p.m. on Monday, September 14, 2026.

Composing a quorum were:
Mayor Albert Honigblum
Mayor Pro Tem Lawson Jessee
Councilmember Karl P. Baker
Councilmember Trey Jacobson

Also attending were:
City Manager Buddy Kuhn
Assistant City Manager Phillip Laney
City Secretary Elsa T. Robles
Finance Director Kristine Horton
Public Works Director Frank Orta

Not attending:
Councilmember Lynda Billa Burke
Councilmember Blake M. Bonner

* * *

Mayor Albert Honigblum opened the meeting at 3:33 p.m.

* * *

Item # 1 *Citizens to be Heard*

No comments made.

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Item # 2 Mayor Honigblum read the following caption.

Discussion of the 2026 Water and Wastewater Rate Study.

Councilmember Trey Jacobson stated this was a follow up on Willdan's Water and Wastewater Rate analysis from earlier this year. Preceding that discussion, Council ultimately authorized over $7.7M in Certificates of Obligation to enhance the water and wastewater utilities; however, it was discovered that the City had many more anticipated needs that needed funding. To help address this and find solutions, Mayor Honigblum appointed a subcommittee consisting of Councilmembers Jacobson and Baker.

Councilmember Jacobson stated his presentation will address Policy Considerations, Water Sub-Committee Proposal, Future Policy Considerations, Community Engagement Options, and a Summary/Wrap-Up.

Councilmember Jacobson reviewed policy considerations noting the City has over $19+ million in needed for Water/Wastewater utility system upgrades because of aging infrastructure and the Lower Broadway project line replacement (up to $10 million). However, the City has insufficient debt capacity, reflective of the revenues collected for domestic water and wastewater services. He stated the City Council has expressed interest to acquire more water rights and/or EAA pumping capacity.

The City has Capital Improvement Projects (CIP) slated for 2027-2031 which include the Lower Broadway Water & Sewer - $9.84 million, Proactive Sewer Rehab - $8.77 million, Water Rights Acquisition - $5.00 million, Water Towers Rehab - $1.20 million, and Well Overhaul - $0.14 million. The combined projects total $24.96 million.

Councilmember Jacobson stated the consulting firm, Willdan Financial Services, identified the City is charging far below the market rates for service connections and consumption volumes for both water and wastewater. They recommended substantial rate increases for those in order to maintain the operations and to fund some of the necessary capital improvements. He reviewed water and sewer rate comparisons across other cities noting Alamo Heights fees are far below other surrounding cities.

Councilmember Jacobson continued and noted Council had favored Scenario II.1 as presented by Willdan earlier this year which included that almost all the capital improvements be funded with bond issues, future bond issues, except for, $500,000 annually in cash payments towards some of those projects. This plan would also include enough support to provide for a $1M annually for water acquisition.

Other policy considerations are the City's wastewater operating expenses are largely determined by the San Antonio Water System (SAWS), which provides treatment and disposal services. SAWS has notified the City of a proposed 6.2% increase in wastewater rates (approx. $80k). Additionally, the City's wastewater infrastructure repair or replacement is largely determined by the greatest need or risk. The Council has expressed interest in proactively addressing the aging wastewater system, contributing to the proposed wastewater rate increases of which over 2/3 are driven by capital needs.

Councilmember Jacobson stated Council also indicated interest in:

1. Adjusting irrigation-meter water usage rates, since all water consumed is irrigation related.
2. Funding the Lower Broadway utility improvements as a utility fund CIP, instead of property taxes.
3. Maintaining the current Drought Surcharges, with possible adjustment to the volume level at which the surcharges apply.
4. Increased reliance on economic incentives to curtail landscape watering during droughts, rather than restrictions on watering days.

The Water Subcommittee recommends expanding the water/wastewater CIP to include the Lower Broadway project utility upgrades and 5-year acquisition plan for additional water resources. They recommend adopting the consultant-recommended 5-year rate plan using Scenario II.1 rates with modifications as follows:

5. Add another rate tier for residential, multi-family, and commercial customers.

6. Adjust the multifamily rates to reflect size of complex and usage, when a single domestic master meter used.
    - Impacts approximately 68 multifamily accounts, of which 58 accounts have 10 or fewer units.
7. Adjust the Irrigation Meter Rate structure
    - Starting rate (0 – 4,000 gal): approximately $3.93/kgal
    - Top rate (17,001 gal & over): approximately $13.29/kgal

Councilmember Jacobson noted adoption of the subcommittee recommendations will result in modified rates to be calculated by Willdan (consultant). He reviewed examples of billing statements with new rates reflected and spoke about potential modifications to the City's Water Conservation Plan which aims to reduce water by restricting landscaping water, depending on drought conditions. He added the effectiveness of this has been mixed. The City has exceeded its authorized EAA pumping limits on occasion causing fines and/or expensive mitigation strategies.

The Water Subcommittee proposes a new approach to conservation which would shift from an inconsistent approach to restrict use towards economic incentives to discourage excessive water use. This would not affect basic home water costs, the rates increase gradually with water use, with the highest-use customers paying more, and will continue levy of a drought surcharge in addition to the proposed water rate plan. Prohibitions will remain in place against water waste and landscape watering in the middle of the day. The proposed policy goal is to reduce or eliminate watering restrictions for residential customers. Under a future policy, residential customers could be permitted to water landscaping or pools as they choose, understanding that this convenience and use comes with a cost as it would be an economic mode, the more you use, the more you pay.

Councilmember Jacobson commented with implementation would come new "triggers" to help monitor water use and impose drought surcharges. Currently, the City uses the EAA triggers, but there may be other alternatives for the City. He stated community education on the new policy will be necessary and explored ways to accomplish this:

<u>Initial Community Engagement Options</u>

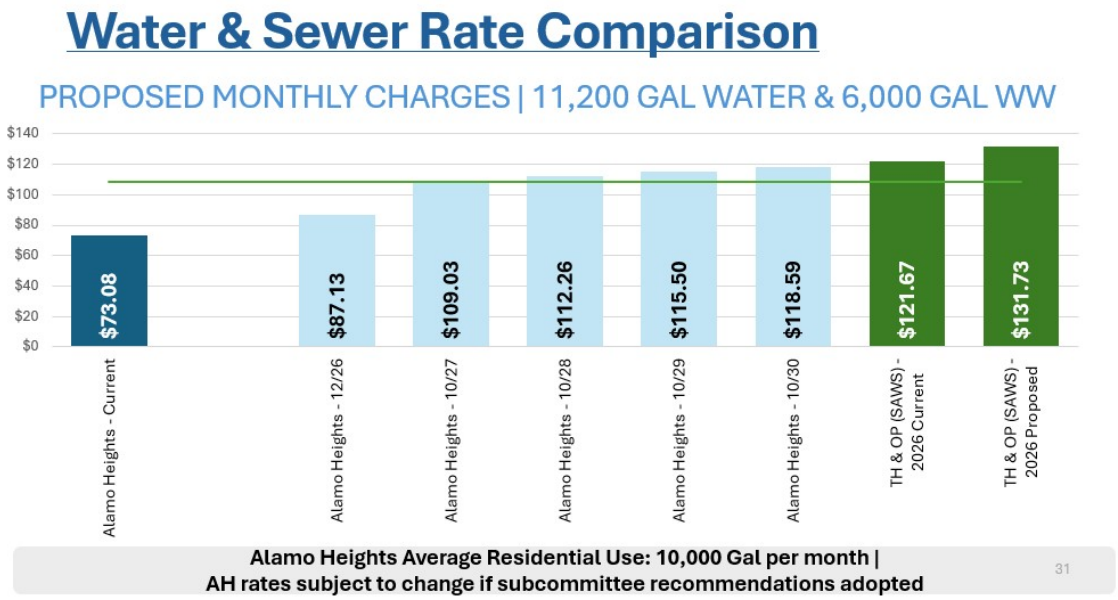
8. Letters to customers regarding changes to rates
9. Website updates/information
10. Newsletter and/or bill insert
11. Public forum(s)/discussion(s)
12. Web-based calculators to determine impact of rates per account

<u>Ongoing Community Engagement Options</u>

13. Website updates/information
14. Periodic bill inserts
15. Emails
16. Push notifications (smart meter platform)
17. Other

In summary, Councilmember Jacobson recapped the subcommittee's proposed recommendations to move forward.

1. The recommended 5-year water rate plan corrects overdue adjustments needed to fully pay for costs of delivery and water infrastructure.
2. Added utility revenues will create financial capacity for:
    - Unfunded, but critical Water/WW infrastructure repairs/updates
    - Future Lower Broadway water & WW replacement
    - Acquisition of additional water resources to meet customer demand
3. New rates minimize impacts to the majority of customers who typically consume basic household water needs.
    - Conversely, high demand customers will see higher rates.
4. Revises the irrigation-only meter and multifamily water rates to align fairly with the rates for household use meters.
5. Maintains the drought surcharge to discourage excessive landscape watering.
6. COAH will, even after the full 5-year implementation of the proposed rate increases, continue to have significantly cheaper water than SAWS, Terrell Hills and Olmos Park systems (today).



7. We recommend a strong community engagement strategy to communicate the planned rate changes.
8. We also recommended continued policy discussions including possible changes to the COAH Water Conservation Plan.

Council discussed the proposed policy changes. City Manager Buddy Kuhn stated staff wanted to know if there was a general consensus on how to move forward before the consultant recalculates the numbers for the rate increases.

Councilmember Jacobson reiterated the water subcommittee recommends continued discussions to change the watering restriction approach to a more of an economic model, noting this would take several months to work through. Councilmember Karl P. Baker asked if the

consultant considers any impact on demand as a result of the water rate increases. He added the proposed changes to the policy/rates should increase the city's revenue.

Council discussed the city's current restrictions on watering weeks and agreed they were not very effective. Mr. Kuhn stated enforcement is a difficult thing because the AHPD enforces restrictions at night and cannot be on every street, every night.

Mayor Honigblum asked for Council's consensus on how staff should proceed. Mr. Kuhn stated additional studies may cost an additional $5-6K. The original agreement with Willdan was not to exceed $29K. Council agreed to have Mr. Kuhn speak to the consultant regarding the desired changes and provide Council an update. Council briefly discussed the implementation of impact fees and proposed staff research this further.

Council reiterated the importance of community education on proposed water restrictions, water rate changes, and new water meters. Councilmember Jacobson suggested outreach letters, emails, and a community meeting about the water system and water restrictions. Mr. Kuhn cautioned Council to be really careful about saying residents can water whenever they want because there has to be limits.

In closing, Council discussed the timeline for implementing new water rates. Mr. Kuhn reminded Council there is a 3% increase in water rates starting October 1st as approved by past ordinances. He stated implementing new/additional water rate increases is an extensive process that will take staff some time to complete.

Council asked staff to move forward with noted policy changes and new water rate structure to possibly implement on December 1, 2026. Mr. Kuhn stated staff would work on getting it ready for Council approval.

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With no further discussion, Mayor Honigblum closed the work session at 4:48 p.m.

PASSED AND APPROVED THIS 28th DAY OF SEPTEMBER, 2026.

_____
Albert Honigblum
Mayor

_____
Elsa T. Robles, TRMC
City Secretary

CITY OF ALAMO HEIGHTS
CITY COUNCIL
September 14, 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, September 14, 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 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
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:
Councilmember Blake M. Bonner
Community Development Services Senior Planner Tyler Brewer
Assistant to City Manager Jennifer Reyna

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Mayor Albert Honigblum opened the meeting at 5:31 p.m. and welcomed Boy Scout Troop 809 in the audience.

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Item # 1 *Approval of Minutes*

Mayor Honigblum asked the City Council for a motion on the August 24, 2026 Council meeting minutes. Mayor Pro Tem Lawson Jessee moved to approve the minutes as presented. The motion was seconded by Councilmember Lynda Billa Burke and passed by a 4-0 vote.

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Item # 2 *Announcements*

Mayor Honigblum read the following caption.

a. Annual Howdy Night Parade, September 23rd

Community Development Services Director Lety Hernandez stated the Annual Howdy Night Parade is scheduled for September 23rd from 4:30 p.m. to 5:00 p.m. starting at 103 Alamo Heights Blvd and ending at 6900 Broadway St (AHHS). Set up will start at 3:30 p.m.

b. 19th Annual Race for Rescues 5K, September 26th

Ms. Hernandez announced the Spay Neuter Inject Protect San Antonio (SNIPSA) will have their 19th Annual Race for Rescues 5K on September 26th at the Alamo Heights Pool. Event will be from 8:00 a.m. to 11:00 a.m. with setup starting at 6:00 a.m.

c. 15th Annual National Night Out, October 6th

City Manager Buddy Kuhn stated the 15th Annual National Night Out is scheduled for October 6th at 5:30 p.m. to 7:30 p.m. It will take place behind City Hall as in years past with food and refreshments. First Responders and Public Works will have vehicles on site and there will be fun activities for children.

d. Update on Storm Debris Cleanup

Mr. Kuhn provided an update on the recent storm debris cleanup. He stated on Friday, August 28, 2026, around 8:30 pm, two dry lines converged over NE Bexar County which produced a severe thunderstorm storm with straight line winds which measured at 81mph. The tri-city area sustained widespread tree damage and minor structural damage in isolated cases. He noted power was not fully restored to entire city until September 1st.

Mr. Kuhn shared operations to clear the debris off streets began that night. Multiple off-duty staff were recalled from Fire, Public Words and Police along with extra dispatching crews. Operations continued from Friday night until 6 p.m. Saturday. There were some clean-up delays due to electrical lines in downed trees.

City wide damage assessments began, and city staff met with Texas Division of Emergency Management (TDEM) officials and coordinated with City of San Antonio officials. TDEM noted damage assessments countywide must hit at least $9.7 million in structural damages to unlock disaster funds. On September 9th, Governor Abbott encouraged county officials to seek a disaster declaration which is to be determined due on-going damage assessments. If approved, it may unlock funding to assist communities with the storm clean-up.

Mr. Kuhn commented storm debris from streets and alleys were hauled to the nature trails parking lot for staging. Staff reached out to several other municipalities for assistance and most sent resources including manpower, chain saws, dump trucks and grapple trucks. These cities included Selma, Bulverde, Shavano Park and other communities. TDEM also deployed two hand crews to assist, and the COAH rented an additional 40-yard grapple truck to supplement the one already owned by the city.

Mr. Kuhn stated the pile of brush is currently estimated to be in excess of 4,000 cubic yards. The city has contracted with a trucking company to haul away debris, 22 yards at a time, hauling will take several additional weeks. He added city crews have continued working overtime to clear streets. The current cleanup cost will be in excess of $100K and a budget amendment will be necessary. Mr. Kuhn reviewed several pictures taken after the storm and read a letter from a resident thanking the city and staff for their efforts in responding to this storm and its aftermath. He noted cleanup efforts are ongoing.

Mayor Honigblum and Councilmembers thanked city staff for a job well done.

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Item # 3 *Citizens to be Heard*

Ms. Joan Cunningham, resident, spoke on educating outdoor workers on extreme heat and related health risks since excessive heat has become more and more of a problem.

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Consent Agenda

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

RESOLUTION NO. 2026R – 251

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS, DESIGNATING METHODS, ADDRESSES, AND LOCATIONS FOR RECEIVING PUBLIC INFORMATION REQUESTS AND PROVIDING AN EFFECTIVE DATE.

Mayor Pro Tem Jessee moved to approve Resolution No. 2026R – 251 as presented. The motion was seconded by Councilmember Billa Burke and passed by a 4-0 vote.

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Items for Individual Consideration

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

Public Hearing – Planning and Zoning Case No. 473. A request by Brad Knolle of Embrey Partners, applicant, on behalf of Trebes Sasser, Jr. of Ridgemont Properties, owner, for approval of a Specific Use Permit (SUP) authorizing certain variances to the City of Alamo Heights' Zoning Code regulations to allow for the construction of a new multi-family apartment project on the properties identified as 102 Arcadia Pl and 141 Grove Pl, both zoned Multiple-Family Dwelling District (MF-D).

Before beginning, Mayor Honigblum explained the process for this item. He stated Staff will provide an overview of the case. The applicant will have the opportunity to present their case and then citizens wishing to speak will have two minutes to voice their comments.

Ms. Hernandez stated the Multi-Family District (MF-D) properties in question are located on the south side of Arcadia Pl between Broadway St and Cleveland Ct. She stated the presentation would cover the Specific Use Permit (SUP), replat, and Architectural Review Board's (ARB) final review. She explained each item will require separate motions.

Ms. Hernandez reiterated the request to construct a new multi-family use building with amenities on both properties involves a specific use permit, replat, and final design review. She reviewed existing site conditions & survey, proposed site plan, proposed tree preservation plan, proposed tree plan, proposed landscape plan, planting palette, lighting concept plan, material inspiration, proposed elevations, and renderings.

Ms. Hernandez explained requested variance requests:

Topic	Regulation	Request
Number of Units based on lot area	257 186,000sq ft	300 160,213.68sq ft
Height	35 ft / 3 stories measured from the avg. established grade at the street line or from the avg. natural front yard ground level, whichever is higher, to the highest point of the roof's surface	65 ft / 6 stories Measured from established average grade of 724 ft above sea level
Height Exceptions	Additional 8 ft above maximum height for: chimneys, cooling towers, elevator bulkheads, penthouses, tanks, water towers, ornamental cupolas, domes or spires, and parapet walls.	Exceptions in Zoning Code as well as an additional 12ft above maximum height for stair and elevator towers

Topic	Regulation	Request
Front Yard Setback Encroachments (Grove Pl)	Permanent structures not allowed to encroach in setback	• Encroachments: • Stoops (15ft) • Covered entry with columns, with max 18ft height, at clubroom and fitness center (10ft) • Gas fire pit and built-in benches (10ft) • Swimming pool (10ft) • Pool equipment room with max 14ft high shade structure (10ft) • Outdoor kitchen with gas grills and sink (10ft) • Pet park with max 15ft high shade structure (15ft)
Fences	• Max 3ft height allowed within minimum front yard setback area	• Residential units and pet park – Max 4ft height and constructed of metal pickets or mesh framed metal on Arcadia Pl & Grove Pl • Pool and pool equipment room on Grove Pl – Max 6ft height and constructed of metal, stucco and/or brick materials on Grove Pl

Topic	Regulation	Request
Landscape Buffer	8ft wide buffer required and must be contiguous with entire length of all property line except where interrupted by a drive to an alley	• No buffer required along alley side and between sidewalk and building at future resident parking, leasing, and the clubhouse • Allows for placement of electric transformers, water and gas meters, and other utility equipment within buffer
Impervious Cover	Stormwater credits for reductions in impervious cover exclude sidewalks	Any reduction of impervious cover in right-of-way (including sidewalks) are credited toward property

Topic	Regulation	Request
Street Trees	Min. 4-inch caliper and installed within right-of-way	• Min. 6-inch caliper at DBH (54in above ground) but may be installed within the building setback if tree a minimum 5ft x 5ft minimum tree planting area is not available. • None required at alley side
Signage	• Monument Sign Max Size: 24 sq ft • Wall Sign Max Size: 24 sq ft • Canopy/Awning Sign Max Size: 24 sq ft	• Monument Sign: One 32 sq ft (max) at west end of property facing Arcadia Pl • Wall Sign Size: One 48 sq ft (max) at west end of building facing Broadway • Canopy/Awning Sign: One 24 sq ft (max) sign mounted on leasing office along Arcadia Pl (no variance)

Topic	Regulation	Request
Parking	• Spaces: 460 parking spaces required for 300 units • Size: 9ft x 18ft (depending on parking angle)	• Spaces: 495 parking spaces required for 300 units • Size: Up to 20% of spaces may be compact (8ft x 16ft) • Up to 4 head-in spaces provided along Arcadia for leasing office use during designated times • Min. 24 unrestricted public parallel parking spaces shall be provided along Arcadia, Cleveland, and Grove with max 3 before separation requirement • Min. 4 parallel and min. 7 head-in parking spaces on property for public use and accessible with a public access easement
Water Supply / Utility Demand	Cost of water rights and necessary utility upgrades borne by developer	No change

Ms. Hernandez noted the area being replatted would establish the properties into one lot. The minimum requirement for lot area for a multi-family dwelling over 35 feet is 186,000 square

feet based on the number of units. The applicant is proposing 160,213.68 sq ft, which would allow up to 257 units and would be considered a variance. The lot width minimum requirement is 75 feet and is being met with the proposed 500.32 ft.

Technical and administrative reviews are required to ensure compliance with the City's Zoning Code and SUP in addition to current adopted Building/Fire codes. A replat is required to be able to construct across the site.

On August 3, 2026, the Planning & Zoning Commission (P&Z) considered the request and voted unanimously to recommend approval of the Specific Use Permit (SUP) with the condition that City Council take into consideration the eleven (11) points that were summarized and brought up by the public and determine what points are appropriate for the SUP as they review it and that the City's attorney review of Section 2 as brought up in the public hearing to confirm that the language is appropriate and meets what the Commission is intending.

Public notifications for the SUP 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 fourteen (14) responses in support and five (5) in opposition.

Ms. Hernandez stated the replat request must be approved by CPS, SAWS, and Public Works prior to release for recordation. On August 3, 2026, the Planning & Zoning Commission considered the replat request and voted unanimously to recommend approval, as written, contingent upon the SUP.

Public notifications for the replat 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 six (6) responses in support and three (3) in opposition.

Ms. Hernandez stated the final review is pending approval of the SUP and replat. On August 18, 2026, the Architectural Review Board (ARB) completed the Final Design review during their regular meeting on August 18, 2026 and the motion to recommend approval of the proposed design as presented was approved with a 3 to 1 vote per Section 2-48(a) of the City's Code of Ordinances with Gaines, Gottsman, McFarland voting to approve and Armes voting to deny.

Public notifications for the final review were mailed to property owners within a 200-foot radius. Notices were posted on the City's website and on the property. Staff received eight (8) responses in support, three (3) in opposition, and one (1) neutral response.

Mayor Honigblum opened the public hearing at 6:01 p.m.

Mr. Brad Knolle, representing the applicant, stated Embrey Partners has been working with Mr. Trebes Sasser (applicant) for over a year and is currently under contract to purchase this property that is in dire need of redevelopment. They propose a concept developed in partnership with Lake Flato Architects of a Class A multifamily development that will cater to young professionals, empty nesters, and will compete with the projects currently in operation in the

Pearl and also in the Lincoln Heights area, San Antonio. He stated they understood economic hardships are not a reason for approval or denial but assured that Embry has gone to great lengths to try to fit a financial model and a development proposal that is both financially feasible and executable that the City of Alamo Heights will be proud of.

Mr. Knolle explained the project has evolved numerous times as it has significant topography challenges. He reviewed an old site plan and presented an updated plan developed after listening to residents' and Council concerns. He noted they had moved the entrance and positioned it similar to hotel entrances where it allows up to eight cars to wait to enter the parking garage. A secondary entrance is located along Cleveland Court on the east side of the property.

The new design also provides a break in the building in front of the single-family residences along Arcadia. There is a reduction of about 1,800 in square footage, bringing in the building 10 feet to break the façade and up five (5) stories. The facility will have a private dog park with public seating in the courtyard with potential space for retail development.

Mr. Knolle stated they have had over eighteen (18) meetings with various stakeholders, and responded to many concerns with modifications to the design of the building. He noted there have been significant number of changes and a few neighbors that were originally against the project, are now unopposed. He addressed construction concerns and stated they are committed to no blasting since the geotechnical borings do not show any rock. No groundwater has been found; however, if that changes, they promise to manage it in accordance with geotechnical provisions.

Mr. Knolle commented they plan on using Geopier foundation for the parking garage and are committed to pre and post construction surveys of any residences that would like to have that done to monitor any damage caused by Geopier vibration. He added they commit to the City of Alamo Heights codes and ordinances, as well as state laws regarding abatement and demolition.

To help communicate with the community during construction, Embrey's General Superintendent, James LePage commits to sending monthly email updates on activities going on with the project and will be a direct point of contact between Embry and the neighbors to try to settle any conflicts before they arise.

Mr. Knolle spoke on key points for the project. Regarding construction parking, subcontractors will park in the garage once it is built. They are committed to planting 6-inch caliper trees similar to the project at 7600 Broadway. He noted the realignment of the parking garage caused them to lose a big heritage tree that will be an additional mitigation fee of close to $20,000 to the city; however, this was a key point for the neighbors. He stated the break in the building reduced the square footage, but the architectural result will look nice.

Regarding parking, the SUP states they will include 39 public spaces as a minimum; however, they project there will be closer to 45 spaces once the design is finished. The project upgrades the existing 4 to 6 feet sidewalks to 8 feet on all 3 sides, and 6 feet in the alley and will provide a nice, wide, new urbanism look. Providing public parking within the existing right-of-way and moving the sidewalk in will allow traffic to flow much better along Arcadia.

Mr. Knolle addressed a concern to install recess windows into the façade which they have committed to do. The design has 2x6 walls on the exterior construction; they plan to bring in the windows 2 inches to provide some shadowing and relief. To break the vertical plane, they plan to use brick, stucco, and hardy siding in the design and will recess windows back approximately 9-12 inches at each break.

Mr. Knolle stated they agreed to a final concession after talking to Mayor Honigblum who had significant meetings with the neighbors who requested a reduction in height on the northeast corner of the structure. It will be reduced to 55 feet for approximately a distance of 60 by 30 and will bring the building down to four (4) stories in height. This will reduce the density of the building from 300 to 296.

In reference to water, Mr. Knolle commented they are going to aggressively pursue water credits at their expense. Embrey proposes to pay the city $27,000 per credit for however many credits are agreed upon by a study if they are unable to purchase water credits through the EAA. He stated they are willing to work with the City Manager on a study or agree upon a number of credits beforehand. Mr. Knolle shared they calculate their usage will be somewhere around 25 credits, but understand there is about a 35% drought factor and would like to revise the SUP to accordingly to reflect 30 water credits.

In closing, Mr. Knolle stated they are aware of the Chapter 380 agreement that is along Broadway for the retail development, but they are not asking for any monetary concessions from the city because it is a privately funded development. Embrey has a 52-year history of developing Class A multifamily construction throughout the country. He added the company would not have survived the ups and downs of the real estate cycle over the years if doing the right thing and doing what they said was not ingrained in their company culture.

Mayor Honigblum stated Council would hear citizen comments.

- Ms. Kristi Davis, resident, stated she asks that Council follow the city code and commented each meeting regarding this project has gone sideways from ARB to P&Z to City Council noting they were not upholding Article 6 of the Code of Ethics and Conduct for City Officials and Employees, Section 2-157.

- Ms. Maggie Simpson, resident, stated the agenda packet was never posted on the website, but was received via a link four (4) hours before the meeting and concerned residents were not certain the copy they received was the same version being voted on. She asked Council to consider, before taking the final vote, whether the public had a real opportunity to review what is being voting on.

- Ms. Cassidy Luitjen, resident, stated she supports redevelopment; however, does not support a seven-story building be developed 200 feet from her home. She asked Council to read the fine print on the ordinance exhibits that state they are a schematic and can be altered or modified as needed.

- Ms. Claudia Carlos, resident, stated the SUP is not consistent with the City's Comprehensive Master Plan noting the neighborhood between Broadway and New Braunfels is referred to as a multi-family transition zone outlining multiple types of

multi-family housing such as duplexes, triplexes, quads, bungalow courts, etc. that should be compatible with the scale of the street and adjacent structures. It is important to ensure that buildings are composed of house-scale elements and masses sited on lots so as not to dominate adjacent houses.

- Mr. Jim Warren, resident, shared concerns about the new proposed development in the neighborhood stating everything that Embrey mentions should be written into the SUP to include four stories, not five facing Arcadia Place and Cleveland Court.

- Mr. Richard Bilanceri, resident, stated all the benefits the project will provide the City outweigh the concerns. He commented the proposed development is a world-class design, and the city is in need of more density which is inevitable. He understands a two-story building would be better, but understands it is not economically feasible for the developer.

- Ms. Natalie Smith, resident, commented $41,900 a year is the difference in Alamo Heights tax revenue between the 257-unit project allowed by code and the 300 unit the SUP requests. She stated the SUP adds 43 incremental units and $11.3 million in projected property value to the applicant and the tax benefit is overstated. She requested Council add a successor binding protection for the promised revenue in the SUP. She stated the question is whether to allow 65 feet, nearly twice the code's 35-foot height, and 6 stories, exactly twice the three-story limit, for less than $42,000 a year in city revenue that the ordinance doesn't guarantee.

- Dr. Zenon Culverhouse, resident, stated when the project was announced, the households around it did not organize to stop it. From the first meeting they supported new housing on this site. After many meetings with the applicant, neighbors ask for one thing and support the development with one condition written into the ordinance itself stating four (4) stories, not five (5), facing Arcadia Place and Cleveland Court between the two garage portals.

- Mr. Doug Smith, resident, stated he supports redeveloping this property with one condition: four (4) stories, not five (5), facing Arcadia Place and Cleveland Court between the two garage portals. He requested this condition be written into the SUP.

- Mr. Ray Romano, resident, shared concerns regarding the proposed building height and ability for the fire department to be able to put out a fire without the proper ladder height.

- Ms. Joan Cunningham, resident, stated Council, boards and commission are biased toward developers and stated the size of the proposed building is not consistent with the style, the size, and massing of the vicinity. She noted the city’s code of ordinances states a multi-family district has a three-story limit and did not understand why the city was not adhering to it.

- Ms. Stephanie Keane, resident, stated Alamo Heights is unique and special and should be protected. Council should consider that the developers do not live here and

noted many homes have been lost in the city due to developers. She asked Council to protect the city of Alamo Heights.

- Ms. Sandy East, resident, stated she could not understand how the City Council can ignore the current building codes. She added residents are not opposed to the structure, just the proposed size.

With no one else to speak on the item, Mayor Honigblum closed the public hearing at 6:44 p.m.

Item # 6 Mayor Honigblum read the following caption.

Discussion and possible action on Planning and Zoning Case No. 473, a request of Brad Knolle of Embrey Partners, applicant, on behalf of Trebes Sasser, Jr. of Ridgemont Properties, owner, for approval of a Specific Use Permit (SUP) authorizing certain variances to the City of Alamo Heights' Zoning Code regulations to allow for the construction of a new multi-family apartment project on the properties identified as 102 Arcadia Pl and 141 Grove Pl, both zoned Multiple-Family Dwelling District (MF-D)

Councilmember Jacobson took the opportunity to thank everyone involved in the project process. He shared he and his family had lived at the current location several years ago while renovating their house. He commented he always thought the buildings/property were inadequate for Alamo Heights and development standards being prime walking distance from many restaurants and shops in the city. He imagined a better project at that location and was excited when Embrey presented their notice of intent. He thanked the neighbors for sharing their concerns and suggestions and stated Council is taking these very seriously. He commented he has not been as involved as Mayor Honigblum, who has tried his best to be their advocate for the development process.

Councilmember Jacobson asked Mr. Knolle for clarification on comments made during his presentation. He asked if there was an opportunity for the neighbors have the ability to contact the project superintendent if they had issues or concerns with the project.

Mr. Knolle stated the neighbors would definitely have the superintendent's contact information as he is the point of contact for the project. He continued to explain the project process noting the first thing they would build would be the parking garage which is assembled in pieces much like a set of Legos which will take approximately four to six months. He assured the planning pay particular attention to minimize traffic in the residential area and added during demolition, they will follow state laws and local ordinance regarding asbestos abatement.

In reference to ownership of the property/building, City Attorney Frank J. Garza explained, under basic property law, the ordinance would run with the land. The city is prohibited from limiting the property owner to disperse or sell the property. If the property were sold, the new owner would have to also comply with the SUP; however, there is nothing the city can do to prevent it from going to a non-profit or public housing, etc. Mr. Garza added there is legislation limiting types of Public Finance Corporations (PFC) and what they are able to do. A PFC in Alamo Heights would have to be approved by the City Council.

Mayor Pro Tem Jessee asked for clarification on the lack of posting the agenda packet for the Council meeting. Mr. Kuhn stated staff did not forget to post the agenda packet. The agenda packet is always posted on Monday; however, due to system errors, it could not be posted, and a link was emailed to those requesting it.

Mr. Garza advised under the law, the only thing that the City is required to post is the agenda. Very few cities post the entire packet when the agenda is posted because they are still accumulating and gathering the information for the packet. He commented it has been the city's practice to post the packet on the day of the meeting, Monday, not prior.

Mr. Kuhn shared staff had one request from the Smiths who asked for the information, and staff sent it to them. Mayor Honigblum noted Mr. Smith serves as the point of contact for the group of homeowners concerned with the project and had the SUP to share prior to the Council meeting.

Mr. Garza explained as part of the SUP, the P&Z wanted to ensure any future changes would go through the correct process. In Section 2, a sentence was added to address the concern should any additional variances, approvals, or exceptions were needed to accommodate the project, it will require an amendment of the SUP and approval through the City's zoning process of the P&Z and City Council.

Council discussed water impact to the city with the proposed project and came to a consensus of accepting Mr. Knolle's proposal of revising the SUP to reflect purchasing 30 water credits and paying the city $27,000 per credit for if they are unable to purchase these credits.

Mayor Pro Tem Jessee raised the question on building materials to be incorporated into the project SUP.

Mr. Garza stated City Council needs to have assurance as to what they are approving; however, the builder also needs some flexibility. They are asking for a 10% deviation from the materials they are proposing in their plans. Mr. Garza explained the Texas legislature took away the city's ability to restrict materials in development projects; however, due to the proposed SUP and developer seeking variances, the city is able to require or restrict certain building materials.

Mayor Honigblum addressed the added public parking as agreed by Embrey. He stated this was not required by code for the development, but requested by the city to help make the streets more passible and help mitigate some of this parking along this residential area.

Mr. Knolle clarified the entire 296 unit facility is entirely self-parked within the garage and the street parking is 100% public; however, he could not guarantee that a resident will not park there temporarily. He noted with the exception of four parking spaces restricted during business hours for future residents; all are public parking.

Councilmember Baker asked for clarification on why "Option 6" with a total of four stories did not work for this project. Mr. Knolle explained this option was never presented to Council because it simply did not work. It was presented to the neighbors during one of their meetings where they asked for other site plans that had been considered. He reiterated it was not financially feasible.

Councilmember Billa Burke asked Mr. Knolle if this was a "green" or energy efficient project and if the outside lighting would be appropriate for the neighborhood.

Mr. Knolle explained it is standard practice for Embrey to achieve a green certification on every project through the NGBS, National Green Building Standards. He briefly stated the facilities lighting will be in compliance with city code.

Councilmember Baker noted there was language in the "height" section that referenced materials and elevations and should be removed to avoid confusion. He asked for clarification on the material deviation of 10% and if this applied to each elevation or building side as the language was unclear on the proposed exhibits.

After further discussion Council agreed to add specific enforceable language to the SUP and Exhibits regarding elevation materials and design to be used in the project.

Before making a motion, Councilmember Jacobson stated it is difficult making a decision about this type of case, because you weigh a lot of pros/cons and some cases are not always perfect situations. He stated he appreciated Council's commentary and made a motion to approve the requested Specific Use Permit with noted amendments: to reduce the maximum number of residential units permitted from 300 to 296; and, at the Northwest corner of the site at the intersection of Arcadia Place and Cleveland Court, the maximum building height will be reduced from 65' to 55' (Four (4) Stories) within a rectangle area measuring 60' along Arcadia Place and 30' along Cleveland Court measured along the building setback line; and delete the last sentence in Section 1(e)(i), making references to elevations and materials; and, adding Section 1(h), titled "Building Materials and Design," which shall read: "The project shall be constructed in accordance with the elevations and materials described in Exhibit "B", as incorporated into this SUP; and, adding a note to Exhibit "B" indicating that "exterior windows shall be recessed"; and, adding a note to Exhibit "B" stating that, "the location of building materials shown on the elevations shall generally be constructed where indicated"; and, amendment to Section 1 of the Ordinance, Part (2), regarding water rights, replacing Subsection (A), as follows: "(a) Water Supply Acquisition required. Property owner shall purchase 30 acre-feet of Edwards Aquifer Water pumping rights and convey all such rights into the City's Water Permit. If such water rights cannot be acquired and delivered to the City before final Certificate of Occupancy is issued by the City, property owners shall pay the City $27,000.00 per acre-foot to purchase the Edwards Aquifer Water pumping rights required by this section. City will not impose any additional costs or fees for property owner's use of such water (e.g. Impact Fees) following the transfer to City's Water Permit, but customer(s) on the property will be charged for water and wastewater usage in accordance with the City's adopted rates for each. The motion was seconded by Councilmember Billa Burke and passed by a 4-0 vote.

Item # 7 Mayor Honigblum read the following caption.

<u>Public Hearing – Planning and Zoning Case No. 474</u>. A request by Brad Knolle of Embrey Partners, applicant, on behalf of Trebes Sasser, Jr. of Ridgemont Properties, owner, to replat the properties identified as CB 4050 BLK 6 LOT 4 THRU 9, 17 THRU 20, PTS OF 10, 21, 22 & 23, also known as 102 Arcadia Pl, and CB 4050 BLK 6

LOT 11, 12, 13, 24, 25, 26 & PTS OF 10, 21, 22 & 23, also known as 141 Grove Pl.

Mayor Honigblum opened the public hearing at 7:59 p.m. With no one to speak on the item, Mayor Honigblum closed the public hearing at 7:59 p.m.

Item # 8 Mayor Honigblum read the following caption.

Discussion and possible action on Planning and Zoning Case No. 474, a request of Brad Knolle of Embrey Partners, applicant, on behalf of Trebes Sasser, Jr. of Ridgemont Properties, owner, to replat the properties identified as CB 4050 BLK 6 LOT 4 THRU 9, 17 THRU 20, PTS OF 10, 21, 22 & 23, also known as 102 Arcadia Pl, and CB 4050 BLK 6 LOT 11, 12, 13, 24, 25, 26 & PTS OF 10, 21, 22 & 23, also known as 141 Grove Pl.

Councilmember Billa Burke moved to approve Planning and Zoning Case No. 474 as presented. The motion was seconded by Mayor Pro Tem Jessee and passed by a 4-0 vote.

Item # 9 Mayor Honigblum read the following caption.

Architectural Review Board Case No. 1050F, a request of Brad Knolle of Embrey Partners, applicant, representing Trebes Sasser, Jr. of Ridgemont Properties, owner, for the final review of the proposed design of a multifamily residential development on the properties located at 102 Arcadia Pl and 141 Grove Pl.

Councilmember Billa Burke moved to approve ARB Case No. 1050F as presented. The motion was seconded by Mayor Pro Tem Jessee and passed by a 4-0 vote.

Item # 10 Mayor Honigblum read the following caption.

RESOLUTION NO. 2026R - 252

A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT FOR EMERGENCY MEDICAL SERVICES (EMS) AMONG THE CITIES OF ALAMO HEIGHTS, TERRELL HILLS AND OLMOS PARK FOR A PERIOD NOT TO EXCEED SEPTEMBER 30, 2029 AND AUTHORIZING THE MAYOR TO EXECUTE INTERLOCAL AGREEMENT WITH SAID CITIES AND SETTING AN EFFECTIVE DATE.

Fire Chief Allen Ottmers stated he would be presenting on Items 10 & 11 authorizing the City Manager to execute a new interlocal agreement between the cities of Alamo Heights, Olmos Park, and Terrell Hills to provide emergency medical services (EMS) and Emergency Dispatching / 911 services. He noted Chapter 791 of the Texas Government Code authorizes local government to enter into these type of agreements.

Fire Chief Ottmers stated the EMS agreement between Alamo Heights, Olmos Park, and Terrell Hills began in 1982 and the current EMS contract expires on September 30, 2026. The Dispatch agreement expires 09/30/2026; however, both new agreements will expire 09/30/2029. He stated cost-sharing assures that quality Emergency Medical Services and 911 dispatching is achieved at a low cost to its' citizens.

Citizens are assured quick access to 911, emergency medical care, and transport to area hospitals. With a single dispatch answering point, residents of the tri-cities can call in with requests for extra patrols, notice for out-of-town information and other more personalized services. Alamo Heights remains the owner of both the 911 call center and EMS division and is the managing partner and will work with each community on an annual basis to negotiate budgets, equipment upgrades, etc.

Fire Chief Ottmers stated the agreements will continue to expire concurrently, and cancellation is a one year notice by any city on a rolling 12-month basis. Both the EMS and Emergency Dispatching agreements are binding to each other and will not be considered as stand-alone for purposes of the term and cancellation; termination provisions are contained therein. Should either Olmos Park or Terrell Hills withdraw from the agreement(s), then Alamo Heights may continue with a new agreement for Dispatching and EMS services with the remaining city.

The proposed agreements were coordinated with the Police and Fire Chiefs of Olmos Park and Terrell Hills who have no opposition to the proposed contracts. The City Attorneys and City Managers have reviewed and approved the agreement.

Fire Chief Ottmers stated fixed percentages for a new 3-year EMS contract were agreed upon by all parties. Fringe and other costs are adjusted annually during budget cycle. He stated the cost share arrangement changes for the next 3-year term are as follows, based on the total number of EMS calls per city in the prior three-year period January 01, 2023 – December 31, 2025.

City	2023-2026 %	2026-2029 %	Difference	Cost
Alamo Heights	69.11%	69.5 %	+0.4	$562,627
Terrell Hills	18.49%	14.7%	-3.8	$119,002
Olmos Park	12.40%	15.8%	+3.4	$127,907

Additionally, fixed percentages for a new 3-year Dispatch contract were agreed upon by all parties. Fringe and other costs are adjusted annually during budget cycle. The cost share arrangement changes for the next 3-year term are as follows, based on based on Alamo Heights at 60% and Olmos Park and Terrell Hills at 20% each respectively.

City	2023-2026 %	2027-2029 %	Difference	Cost
Alamo Heights	60%	60 %	0%	$555,606
Terrell Hills	20%	20%	0%	$185,202
Olmos Park	20%	20%	0%	$185,202

Mayor Pro Tem Jessee moved to approve Resolution No. 2026R – 252 as presented. The motion was seconded by Councilmember Jacobson and passed by a 4-0 vote.

Item # 11 Mayor Honigblum read the following caption.

RESOLUTION NO. 2026R - 253

A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT FOR EMERGENCY DISPATCH SERVICES AMONG THE CITIES OF ALAMO HEIGHTS, TERRELL HILLS AND OLMOS PARK FOR A PERIOD NOT TO EXCEED SEPTEMBER 30, 2029 AND AUTHORIZING THE MAYOR TO EXECUTE INTERLOCAL AGREEMENT WITH SAID CITIES AND SETTING AN EFFECTIVE DATE.

Mayor Pro Tem Jessee moved to approve Resolution No. 2026R – 253 as presented. The motion was seconded by Councilmember Jacobson and passed by a 4-0 vote.

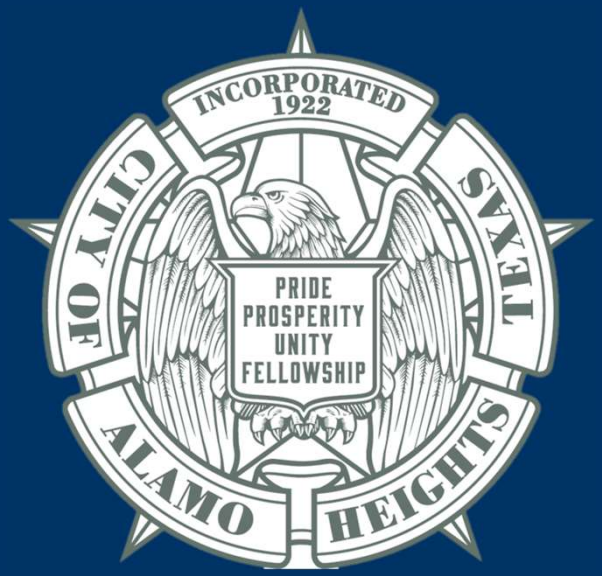
* * *

With no further business to consider, Mayor Pro Tem Jessee moved to adjourn the meeting at 8:10 p.m. The motion was seconded by Councilmember Jacobson and passed by 4-0 vote.

PASSED AND APPROVED THIS 28th DAY OF SEPTEMBER, 2026.

_____
Albert Honigblum
Mayor

_____
Elsa T. Robles, TRMC
City Secretary



ANNOUNCEMENTS

15TH ANNUAL NATIONAL NIGHT OUT

- Tuesday, October 6th at Alamo Heights City Hall, rear
- Begins at 5:30 p.m. to 7:30 p.m.
- Free hot dogs, chips, sodas & bottled water
- First Responders, Public Safety, Public Works, and First Responders vehicles
- Face Painting and children activities







Alamo Heights National Night Out 2026

Special Thank You to all of Our Sponsors

H-E-B

Central Market
H-E-B
REALLY INTO FOOD

Raising Cane's
CHICKEN FINGERS

Personal Pediatrics
by Leah Jacobson, MD

Rio Bank
Your Kind of Bank. Your Kind of Banker.

next level
URGENT CARE

CYBERSECURITY & INFRASTRUCTURE SECURITY AGENCY
CISA

America's Cyber Defense Agency
NATIONAL COORDINATOR FOR CRITICAL INFRASTRUCTURE SECURITY AND RESILIENCE

NATIONAL DRUG TAKE BACK DAY

When: Saturday, October 24, 2026
10:00 a.m. to 2:00 p.m.

Where: Alamo Heights City Hall
6116 Broadway

East (rear) entrance



Accepting expired, unused and unwanted prescription or over the counter drugs, no questions asked.

Due to the risk of injury to handlers, uncapped syringes, epi-pens or other injectable devices are not accepted.

ARCHITECTURAL REVIEW BOARD
AGENDA
September 15, 2026
RESULTS

Take notice that a regular meeting of the Architectural Review Board of the City of Alamo Heights will be held on **Tuesday, September 15, 2026, at 5:30pm** in the City Council Chambers, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

A. CALL MEETING TO ORDER

B. **APPROVAL OF MINUTES:** August 18, 2026. *Not available for review and rescheduled for next regularly scheduled meeting.*

C. SIGNS

Case No. 1047S — Request of Don Noble of Pancoast Properties, applicant, for permanent signage at 5917 Broadway (Bexar Needleworks). *(Rescheduled from 07.28.2026) (Tabled from 08.18.2026) Withdrawn by applicant.*

Case No. 1051S — Request of Celeste Huertas of Aetna Sign Group, applicant, for permanent signage at 250 Viesca Ave (Heights Pool). *(Rescheduled from 08.18.2026) Approved as presented.*

Case No. 1055S — Request of Celeste Huertas of Aetna Sign Group, applicant, for permanent signage at 4820 Broadway (Los Tios) *Approved as presented.*

D. DEMOLITION REVIEW

Case No. 1049F — Request of Christopher Rocha, applicant, representing Glenn Alexander, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 118 Routt St. in order to demolish approximately 51.62% of the street facing façade and construct an addition to the existing single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010). *(Rescheduled from 08.18.2026) Rescheduled for ARB meeting on October 20, 2026.*

Case No. 1053F — Request of Malcom G. Chesney of Chesney Morales Partners, applicant, representing Patrica and Mark P. Mays, owners, for the significance review of the existing main structure and compatibility review of the proposed design located at 200 Primrose Pl in order to demolish 100% of the existing structure and construct a new single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010). *Declared not significant and recommended approval of proposed design as compatible. To be considered at the City Council meeting on September 28, 2026 at 5:30pm.*

Case No. 1054F — Request of Juan Hinojosa of Ella Bree Homes, LLC, applicant, representing James Dycus, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 131 Mary D Ave in order to demolish 100% of the existing structure and construct a new single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010). *Tabled for ARB meeting on October 20, 2026.*

E. FINAL REVIEW

Case No. 1052F — Request of Don Seidel of Seidel + Associates, inc., applicant, representing Perry Donop Jr., owner, for the final design review of a proposed new commercial use building with associated parking located at 5701 N New Braunfels Ave under Chapter 2 Administration for Architectural Review. *Recommended approval of proposed design as presented. To be considered at the City Council meeting on September 28, 2026 at 5:30pm.*

ADJOURNMENT

The Architectural Review Board reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the Texas Government Code §551.071, (Consultation with Attorney), §551.072, (Deliberations about Real Property), §551.074, (Personnel Matters), §551.076, Deliberations about Security Devices or any other exception authorized by Chapter 551 of the Texas Government Code.

DISABILITY ACCESS STATEMENT

This meeting site is wheelchair accessible. The accessible entrance is located at 6116 Broadway St. Accessible visitor parking spaces are located at the rear entrance of City Hall. Accommodations or interpretive services are available upon request and must be made seventy-two [72] hours prior to the meeting. For assistance, call the City Secretary at (210) 882-1508.

CERTIFICATE

I certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Alamo Heights, Texas, at 6116 Broadway St on September 8, 2026, at 4:00 p.m.

Phil Laney
Assistant City Manager

CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
ARCHITECTURAL REVIEW BOARD AGENDA MEMORANDUM

TO: Architectural Review Board Members

From: Garrett Pringle, Planner

SUBJECT: **Case No. 1054F – 131 Mary D Ave**
Request of Malcom G. Chesney of Chesney Morales Partners, applicant, representing Patrica and Mark P. Mays, owners, for the significance review of the existing main structure and compatibility review of the proposed design located at 200 Primrose Pl in order to demolish 100% of the existing structure and construct a new single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

DATE: September 15, 2026

BACKGROUND INFORMATION

The property is zoned SF-A (Single-Family Dwelling District A) and is located at the northeast corner of Mary D Ave and Chester St. The applicant is seeking to construct a new single-family residence.



POLICY ANALYSIS

- Main Structure
  - Height – 31ft 4in measured from average grade.
  - Siding – Traditional Lapped Siding, Painted Brick, Stucco
  - Roof – Architectural Grade Composition Shingles

- **Chapter 5 – Buildings and Building Regulation, Article IX. – Demolition**

Demolition shall mean any intentional or unintentional act of dismantling, pulling down, destroying, removing, razing or moving a structure or any structural portion thereof, or commencing the work of moving or of total or substantial destruction of a structure or portion thereof. For the purposes of demolition review as described in article IX, demolition is defined quantitatively as:

(1) Removal or encapsulation of more than twenty-five (25) percent of the framed structure of exterior walls facing public streets, or a street-facing elevation if the tract of land is landlocked; or,

(2) Removal or encapsulation of more than fifty (50) percent of the framed structure of all exterior walls and/or roofs.

Exception: Minor repair and routine maintenance.

Significant structure shall mean any structure or portion thereof that in whole or in part meets one (1) or more criteria in section 5-134(h), and has been so determined by the city council.

Section 5-134(h): The architectural review board shall consider the following criteria when determining the significance, as defined in this chapter, of existing structures:

(1) Was the structure designed by a noted architect?

(2) Has the structure been listed as having historic significance by any local, regional, state or historic agency or society?

(3) Does the structure exhibit characteristics of a distinct architectural style?

(4) Does the structure belong to a distinctive set of buildings, such as a single structure belonging to a row of similar structures?

(5) Is the structure a significant part of the fabric of the community due to its age, unique architecture, historical significance or physical placement?

Compatibility shall mean harmony with the existing neighborhood, site configurations, development patterns, and the character of the development envelope found within the adjacent and immediate block area, as demonstrated in the demolition review application, including roof pitch, scale, massing, garage and driveway location and setbacks. Adjacent and immediate block area shall include but not be limited to all properties along:

(1) The specific block where the project is proposed;

(2) The block to each side of the project's block; and

(3) The blocks directly across the street of the three (3) blocks identified above.

Block shall mean a length of street right-of-way along one (1) side of the street from one (1) intersection to the next adjoining intersection.

The proposed single-family structure has **not** been reviewed by staff for compliance with the City's Zoning Code.

The case is currently scheduled for the upcoming City Council regular meeting on September 28, 2026, pending recommendation from the board.

FISCAL IMPACT
No projected fiscal impact from this project has been calculated.

ATTACHMENTS
Attachment A – Web Packet
Attachment B – Response Cards (if applicable)

CITY OF ALAMO HEIGHTS

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Architectural Review Board Meeting
September 15th, 2026 – 5:30 P.M.

Take notice that a regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, September 15, 2026, at 5:30 P.M.** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects with may come before it.

Case No. 1053F – 200 Primrose Pl

Request of Malcom G. Chesney of Chesney Morales Partners, applicant, representing Patrica and Mark P. Mays, owners, for the significance review of the existing main structure and compatibility review of the proposed design located at 200 Primrose Pl in order to demolish 100% of the existing structure and construct a new single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Chapter 5 of the Code of Ordinances (Buildings and Building Regulations) requires City Council to consider the ARB's recommendation for all demolition/final design review applications. Please check the ARB posted results on the City's website after the ARB meeting to confirm any future meeting dates.

Plans may be viewed online* (www.alamoheightstx.gov/departments/planning-and-development-services/public-notices) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Garrett Pringle, Planner, (gpringle@alamoheightstx.gov), Tyler Brewer, Senior Planner, (tbrewer@alamoheightstx.gov), or Lety Hernandez, Director, (lhernandez@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information regarding this case. Please note floor plans will not be available online.

chesneymoralespartners,inc.
architecture/interior design
4901 Broadway, Suite 250 | San Antonio, TX 78209 | 210.828.9481

August 18, 2026

Summary of Purpose and Intent

This new Traditional home project strives to be an appropriate addition to the fabric of this Legacy street in Alamo Heights. The young and growing family are returning to this beautiful tree lined street where the father grew up at 120 Primrose.

The Architectural Vernacular of this home is to be a Classic 2-Story Traditional home of painted, very light pastel color brick, lapped siding on the second floor rear, elegant brick detailing, operative shutters with old fashion hinges and shutter "dogs," Architectural grade composite shingle roof and other minimized detailing complementing the Architecture.

The family desires for their new home to blend into the established neighborhood Architecture and is a paramount requirement. They look forward to rejoining this wonderful street and neighbors.

The present structures that are to remain include a Garage, a Green House and an Auxiliary structure. These will require appropriate and normal repairs and routine maintenance.

We look forward to addressing issues at the presentation.

Sincerely,

Malcolm G. "Mac" Chesney, AIA
Architect for Mr. & Mrs. Mark P. Mays and Family

"EXHIBIT A"
SUMMARY OF INTENT LETTER

A NEW RESIDENCE for
MR. & MRS. PATRICK P. MAYS & FAMILY
200 PRIMROSE, ALAMO HEIGHTS, TEXAS

AUGUST 17, 2026
chesneymoralespartners,inc.
architecture/interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 v | 210.828.9719 f | TBAE Firm BR1010



EXISTING SITE PLAN & TREE SURVEY by (Flores & Company Consulting Engineers, Inc.)

"EXHIBIT D1 & D2"

A NEW RESIDENCE for

MR. & MRS. PATRICK P. MAYS & FAMILY

200 PRIMROSE, ALAMO HEIGHTS, TEXAS

AUGUST 17, 2026

chesneymoralespartners,inc.
architecture/interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 v | 210.828.9719 f | TBAE Firm BR1010



EXISTING HOUSE 200 PRIMROSE PLACE
FRONT ELEVATION (NORTH) TO BE REMOVED



EXISTING HOUSE WINTERGREEN DRIVE
SIDE ELEVATION (WEST) TO BE REMOVED

"EXHIBIT B"
EXISTING MAIN HOUSE

A NEW RESIDENCE for
MR. & MRS. PATRICK P. MAYS & FAMILY
200 PRIMROSE, ALAMO HEIGHTS, TEXAS

AUGUST 17, 2026

chesneymoralespartners,inc.
architecture/interior design
4891 Broadway, Suite 230 | San Antonio, Texas 78209
210.826.9481 v | 210.828.9719 f | TBAE Firm BR3210



EXISTING HOUSE
REAR ELEVATION (SOUTH) TO BE REMOVED



EXISTING HOUSE
SIDE ELEVATION (EAST) TO BE REMOVED

EXISTING MAIN HOUSE - "EXHIBIT B"

A NEW RESIDENCE for
MR. & MRS. PATRICK P. MAYS & FAMILY
200 PRIMROSE, ALAMO HEIGHTS, TEXAS

AUGUST 17, 2026

chesneymoralespartners,inc.
architecture/interior design
4891 Broadway, Suite 231 | San Antonio, Texas 78209
210.826.9481 v | 210.826.9719 f | TBAE Firm BR3210



TWO STORY GARAGE BUILDING
TO REMAIN



ONE STORY BUILDING
TO REMAIN

"EXHIBIT B"
ACCESORY STRUCTURES TO REAMIN
WINTERGREEN DRIVE APPROACH

A NEW RESIDENCE for
MR. & MRS. PATRICK P. MAYS & FAMILY
200 PRIMROSE, ALAMO HEIGHTS, TEXAS

AUGUST 17, 2026

chesneymoralespartners,inc.
architecture/interior design
4891 Broadway, Suite 231 | San Antonio, Texas 78209
210.826.9481 v | 210.828.9719 f | TBAE Firm BR3210









"EXHIBIT D4"
EXISTING ROOF ELEVATIONS

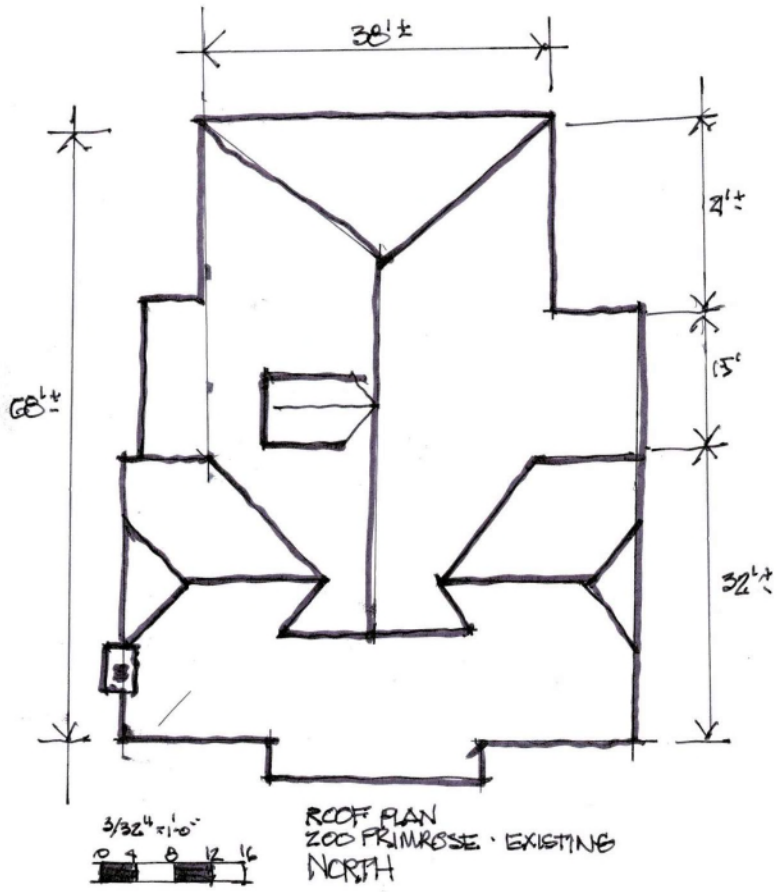
A NEW RESIDENCE for

MR. & MRS. PATRICK P. MAYS & FAMILY

200 PRIMROSE, ALAMO HEIGHTS, TEXAS

AUGUST 17, 2026

chesneymoralespartners,inc.
architecture/interior design
4901 Broadway, Suite 251 | San Antonio, Texas 78209
210.828.9481 t | 210.828.9719 f | TBAE Firm BR1010

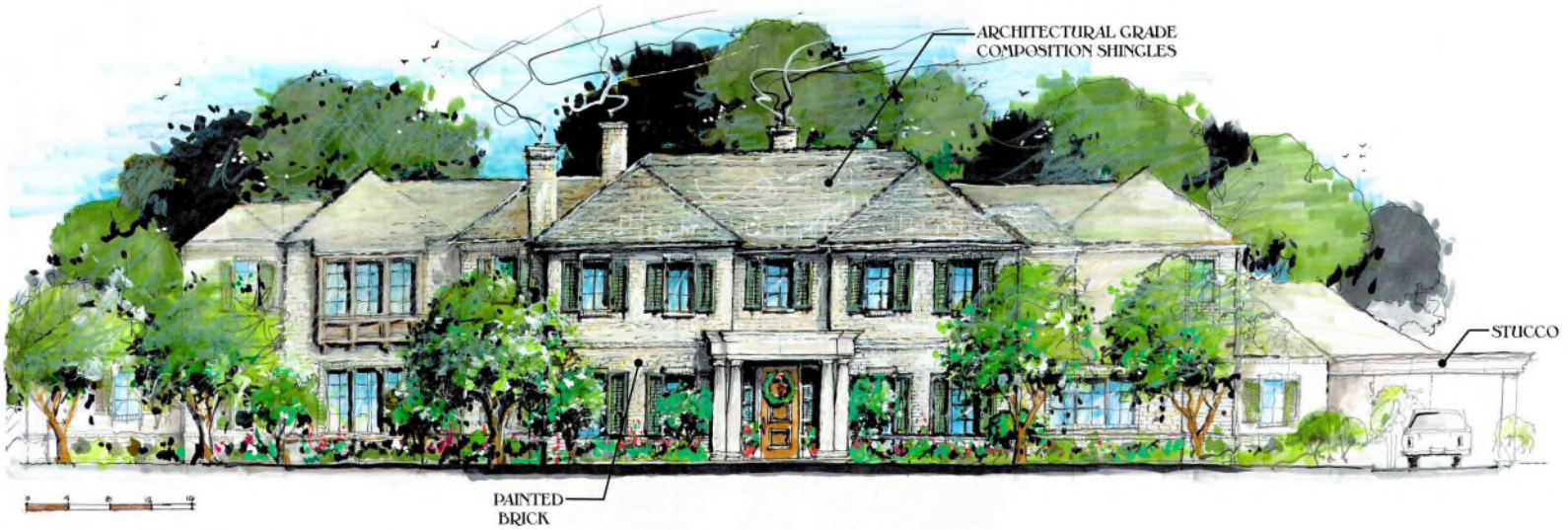


"EXHIBIT D4"
ROOF EXISTING MAIN HOUSE

A NEW RESIDENCE for
MR. & MRS. PATRICK P. MAYS & FAMILY
200 PRIMROSE, ALAMO HEIGHTS, TEXAS

AUGUST 17, 2026

chesneymoralespartners,inc.
architecture/interior design
4901 Broadway, Suite 259 | San Antonio, Texas 78209
210.828.9481 v | 210.828.9719 f | TBAE Firm BR1010

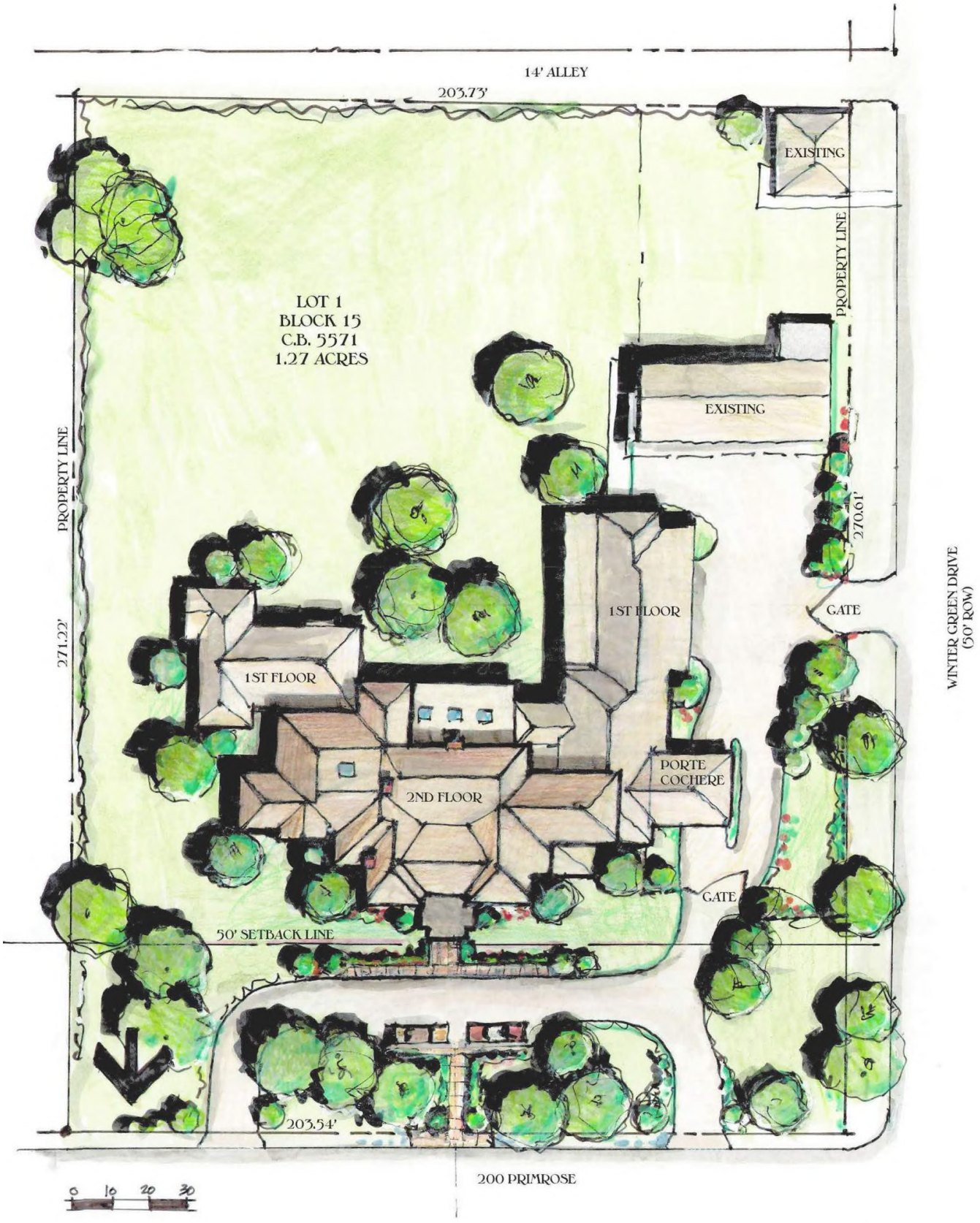


FRONT ELEVATION
"EXHIBIT F3"

A NEW RESIDENCE for
MR. & MRS. PATRICK P. MAYS & FAMILY
200 PRIMROSE, ALAMO HEIGHTS, TEXAS

AUGUST 17, 2026

chesneymoralespartners,inc.
architecture/interior design
4901 Broadway, Suite 251 | San Antonio, Texas 78209
210.826.9481 v | 210.826.9719 f | TBAE Firm #A1010



NEW SITE & ROOF PLAN - "EXHIBIT D5"

A NEW RESIDENCE for

MR. & MRS. PATRICK P. MAYS & FAMILY

200 PRIMROSE, ALAMO HEIGHTS, TEXAS

AUGUST 17, 2026

chesneymoralespartners,inc.
architecture/interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 v | 210.828.9719 f | TBAE Firm BR1010



EXISTING BLOCK PANORAMA - "EXHIBIT C"



PROPOSED BLOCK PANORAMA - "EXHIBIT C"

A NEW RESIDENCE for

MR. & MRS. PATRICK P. MAYS & FAMILY

200 PRIMROSE, ALAMO HEIGHTS, TEXAS

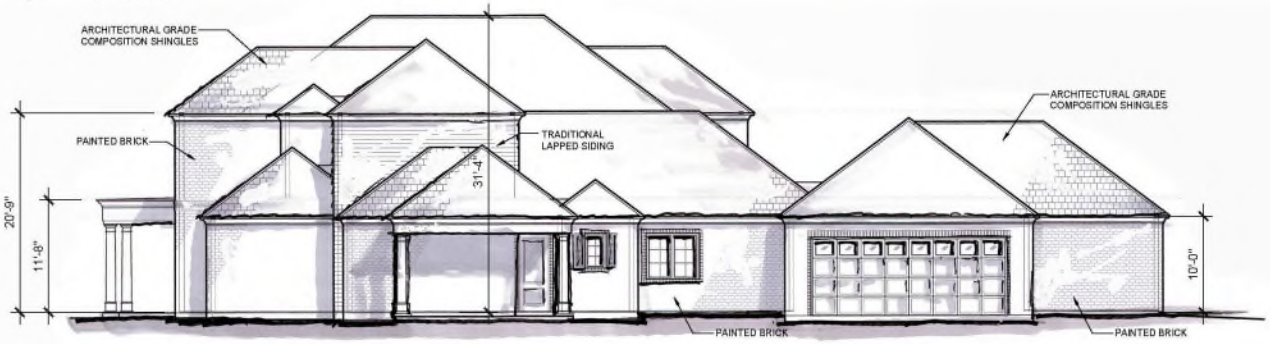
AUGUST 17, 2026

chesneymoralespartners,inc.
architecture/interior design
4931 Broadway, Suite 251 | San Antonio, Texas 78209
210.828.9481 v | 210.828.9719 f | TBAE Firm #4101



0 4 8 12
1"=10'-0"

FRONT ELEVATION (NORTH)



0 4 8 12
1"=10'-0"

SIDE ELEVATION (WEST)

"EXHIBIT D6"
A NEW RESIDENCE for
MR. & MRS. PATRICK P. MAYS & FAMILY
200 PRIMROSE, ALAMO HEIGHTS, TEXAS

AUGUST 17, 2026

chesneymoralespartners,inc.
architecture/interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9451 V | 210.828.9719 F | TBAE Firm #10010



REAR ELEVATION (SOUTH)



SIDE ELEVATION (EAST)

"EXHIBIT D6"
A NEW RESIDENCE for
MR. & MRS. PATRICK P. MAYS & FAMILY
200 PRIMROSE, ALAMO HEIGHTS, TEXAS

AUGUST 17, 2026

chesneymoralespartners,inc.
architecture/interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 v | 210.828.9758 f | TBAE Firm #8810

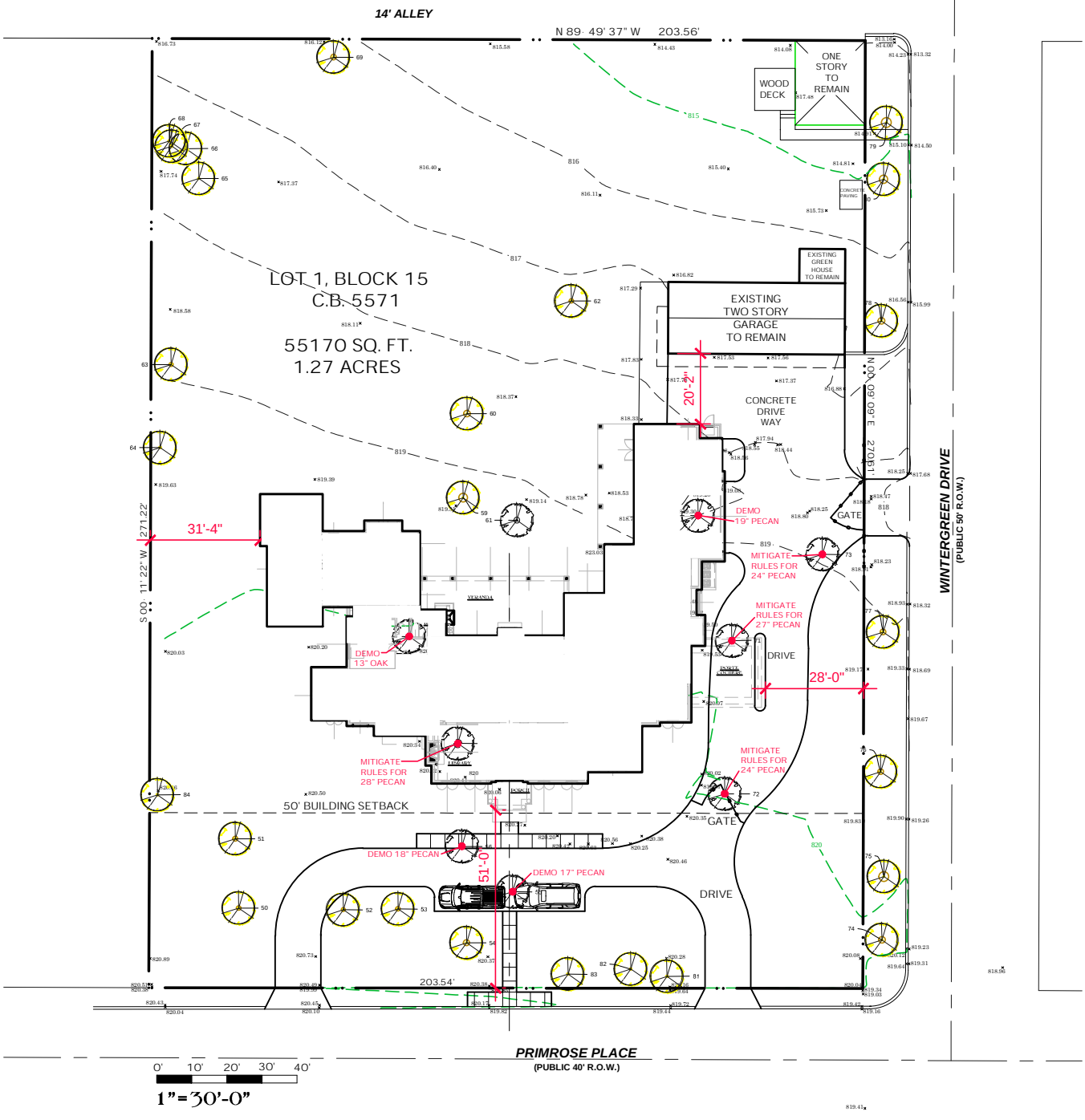
TREE TABLE					
TAG #	TRUNK DIA.	SPECIES	67	8"	PERSIMMON
50	16"	PECAN	68	8"	PERSIMMON
51	17"	PECAN	69	18"	PERSIMMON
52	13"	PECAN	70	19"	PECAN
53	15"	PECAN	71	27"	PECAN
54	20"	PECAN	72	24"	PECAN
55	17"	PECAN	73	24"	PECAN
56	18"	PECAN	74	22"	PECAN
57	28"	PECAN	75	34"	PECAN
58	13"	OAK	76	18"	PECAN
59	29"	PECAN	77	19"	PECAN
60	23"	PECAN	78	23"	PECAN
61	20"	PECAN	79	34"	PECAN
62	16"	PECAN	80	28"	PECAN
63	13"	HACKBERRY	81	8"	LOQUAT
64	8"	HACKBERRY	82	8"	LOQUAT
65	7"	ANACUA	83	8"	LOQUAT
66	5"	ANACUA	84	8"	HACKBERRY

TREE TABLE

"EXHIBIT D1"
A NEW RESIDENCE for
MR. & MRS. PATRICK P. MAYS & FAMILY
200 PRIMROSE, ALAMO HEIGHTS, TEXAS

AUGUST 17, 2026

chesneymoralespartners,inc.
architecture/interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 v | 210.828.9719 f | TBAE Firm BR1010



PROPOSED SITE PLAN with SETBACKS, TREES & FIRST FLOOR,

"EXHIBIT F1"

A NEW RESIDENCE for

MR. & MRS. PATRICK P. MAYS & FAMILY

200 PRIMROSE, ALAMO HEIGHTS, TEXAS

AUGUST 17, 2026

chesneymoralespartners,inc.
architecture/interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 v | 210.828.9719 f | TBAE Firm BR1010

CITY OF ALAMO HEIGHTS

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Architectural Review Board Meeting
September 15th, 2026 – 5:30 P.M.

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Case No. 1053F – 200 Primrose Pl
Request of Malcom G. Chesney of Chesney Morales Partners, applicant, representing Patrica and Mark P. Mays, owners, for the significance review of the existing main structure and compatibility review of the proposed design located at 200 Primrose Pl in order to demolish 100% of the existing structure and construct a new single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

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**If you choose to do so, please return this card to our office via US Mail or in-person. You may also submit your comments via email to permits@alamoheightstx.gov. Submit all comments *before September 11th, 2026*. 346910

Case No. 1053F – 200 Primrose Pl

Check one: I ✓ **support** _____ **oppose** the project.

Check one: I ✓ **have** _____ **have not** reviewed the project's plans or packet submittal items (if applicable)

MARK & FAITH MAYS
Name: PATRICK & CC MAYS & FAMILY
Address: 120 PRIMROSE PLACE A.H. TX
Date: SEPT 1 2026

Comments: AS LONG TIME ALAMO HEIGHTS NEIGHBORS WE RESPECT AND APPRECIATE THE FABRIC & CHARACHTER OF ALAMO HEIGHTS ARCHITECTURE. THEREFOR WE HAVE DESIGNED A TRADIONAL HOME FOR OUR FAMILY PATRICK & CC MAYS

**If you choose to do so, please return this card to our office via US Mail or in-person. You may also submit your comments via email to permits@alamoheightstx.gov. Submit all comments *before September 11th, 2026*. 346927

Case No. 1053F – 200 Primrose Pl

Check one: I ✓ **support** ____ **oppose** the project.

Check one: I ____ **have** ✓ **have not** reviewed the project's plans or packet submittal items (if applicable)

Name: MARY ELLEN + JEAN MACKIE

Address: 203 PRIMROSE PL.

Date: 9/1/26

Comments: _____

mail OR can't remember to

CITY OF ALAMO HEIGHTS

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

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**If you choose to do so, please return this card to our office via US Mail or in-person. You may also submit your comments via email to permits@alamoheightstx.gov. Submit all comments *before September 11th, 2026*. 346926

Case No. 1053F – 200 Primrose Pl

Check one: I ✓ **support** ____ **oppose** the project.

Check one: I ✓ **have** ____ **have not** reviewed the project's plans or packet submittal items (if applicable)

Name: Carol & Peter Cart

Address: 201 Primrose

Date: 9/1/26

Comments: Great plans and can't wait to have them as neighbors ☺

**If you choose to do so, please return this card to our office via US Mail or in-person. You may also submit your comments via email to permits@alamoheightstx.gov. Submit all comments *before September 11th, 2026*. 346925

Case No. 1053F – 200 Primrose Pl

Check one: I ✓ **support** ____ **oppose** the project.

Check one: I ____ **have** ____ **have not** reviewed the project's plans or packet submittal items (if applicable)

Name: Robert Browning

Address: 175 Primrose Pl

Date: San Antonio TX 78209

Comments: _____

**If you choose to do so, please return this card to our office via US Mail or in-person. You may also submit your comments via email to permits@alamoheightstx.gov. Submit all comments *before September 11th, 2026*. 346918

Case No. 1053F – 200 Primrose Pl

Check one: I ✓ **support** ____ **oppose** the project.

Check one: I ✓ **have** ____ **have not** reviewed the project's plans or packet submittal items (if applicable)

Name: Bart + Margaret Koontz

Address: 150 Primrose Place

Date: September 7th 2026

Comments: _____

_____

_____

**If you choose to do so, please return this card to our office via US Mail or in-person. You may also submit your comments via email to permits@alamoheightstx.gov. Submit all comments *before September 11th, 2026*. 346723

Case No. 1053F – 200 Primrose Pl

Check one: I ✓ **support** ____ **oppose** the project.

Check one: I ✓ **have** ____ **have not** reviewed the project's plans or packet submittal items (if applicable)

Name: Branch

Address: 127 Rosemary

Date: 9/2/26

Comments: _____

**If you choose to do so, please return this card to our office via US Mail or in-person. You may also submit your comments via email to permits@alamoheightstx.gov. Submit all comments *before September 11th, 2026*. 346786

Case No. 1053F – 200 Primrose Pl

Check one: I X **support** ____ **oppose** the project.

Check one: I X **have** ____ **have not** reviewed the project's plans or packet submittal items (if applicable)

Name: JAMES & JUDY PAHE

Address: 217 ROSEMARY

Date: 9-1-26

Comments: _____

**If you choose to do so, please return this card to our office via US Mail or in-person. You may also submit your comments via email to permits@alamoheightstx.gov. Submit all comments *before September 11th, 2026*. 346912

Case No. 1053F – 200 Primrose Pl

Check one: I X **support** _____ **oppose** the project.

Check one: I ____ **have** X **have not** reviewed the project's plans or packet submittal items (if applicable)

Name: Flanigan

Address: 218 Primrose

Date: 9-4-26

Comments: _____

ARB CASE NO. 1053F
200 PRIMROSE
SIGNIFICANCE & COMPATIBILITY

COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Community Development
Services Director

PROPERTY



- SF-A
- South side of Primrose Pl, east of Wintergreen Dr.
- New Single-Family Residence

SUMMARY

- Demolition Review
  - Significance Review
    - Removal/encapsulation of more than 25% of the street-facing elevations – **100%**
    - Removal/encapsulation of more than 50% percent of the framed structure of all exterior walls and/or roofs – **100% of both**
  - Compatibility Review
    - Due to the amount of total or substantial destruction of the structure or portion thereof

EXISTING CONDITIONS – MAIN STRUCTURE



EXISTING HOUSE 200 PRIMROSE PLACE
FRONT ELEVATION (NORTH) TO BE REMOVED



EXISTING HOUSE WINTERGREEN DRIVE
SIDE ELEVATION (WEST) TO BE REMOVED



EXISTING HOUSE
REAR ELEVATION (SOUTH) TO BE REMOVED



EXISTING HOUSE
SIDE ELEVATION (EAST) TO BE REMOVED

EXISTING CONDITIONS – ACCESSORY STRUCTURES

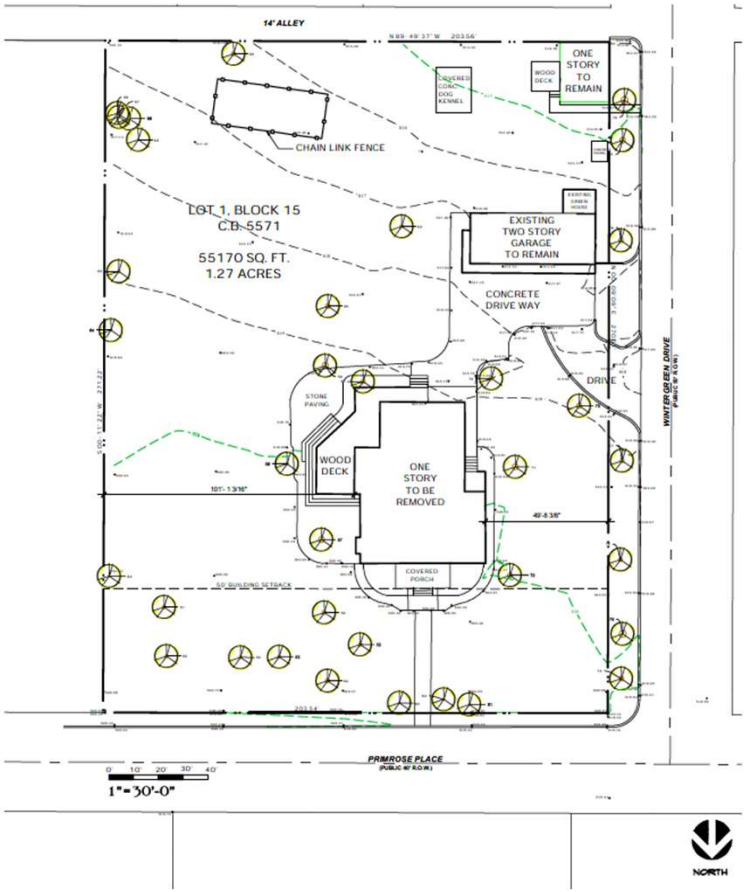


TWO STORY GARAGE BUILDING
TO REMAIN

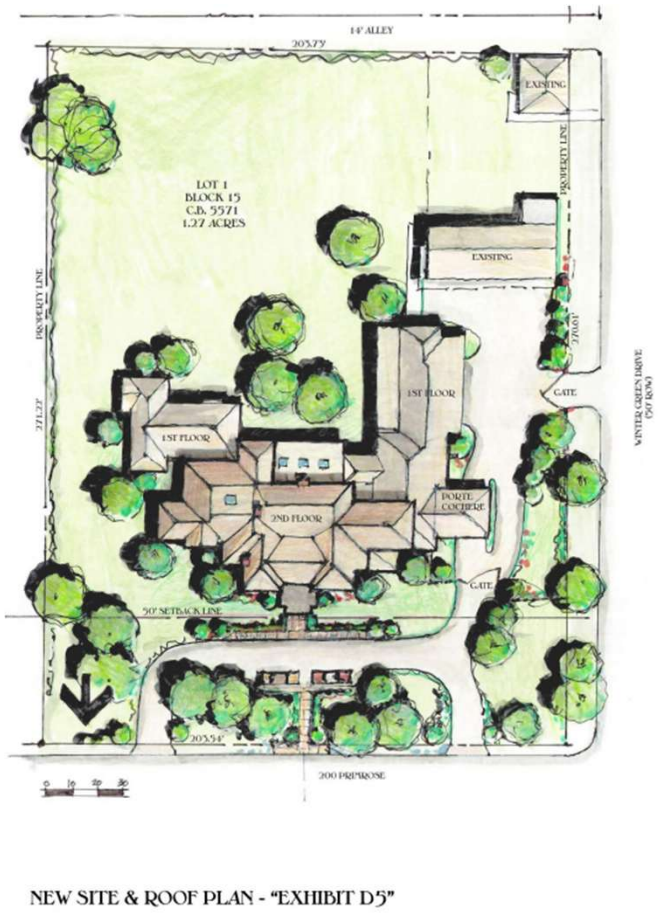


ONE STORY BUILDING
TO REMAIN

EXISTING AND PROPOSED SITE PLANS



Existing



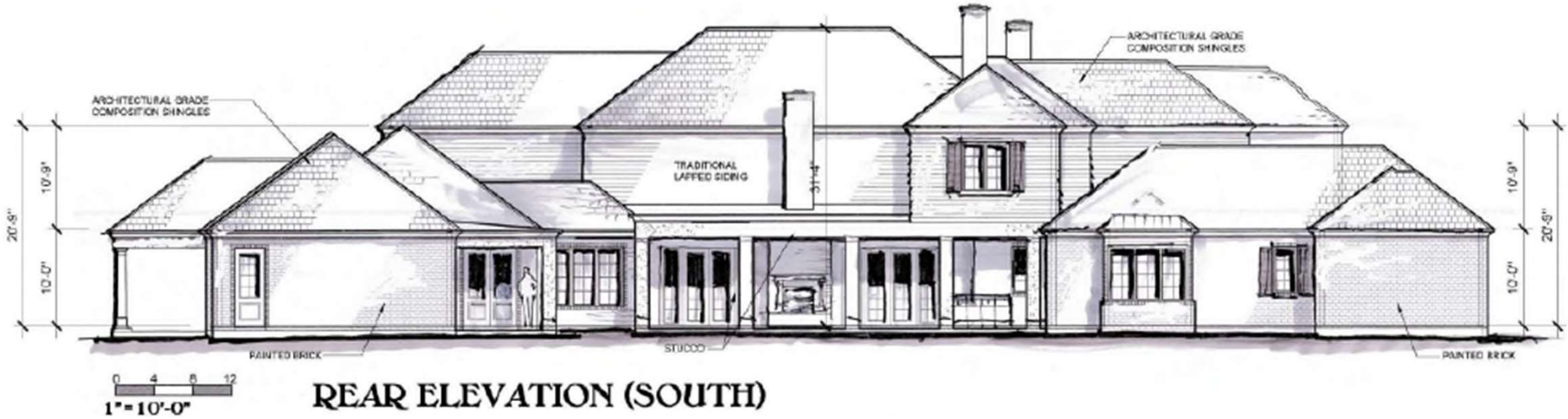
NEW SITE & ROOF PLAN - "EXHIBIT D5"

Proposed

PROPOSED ELEVATION - FRONT

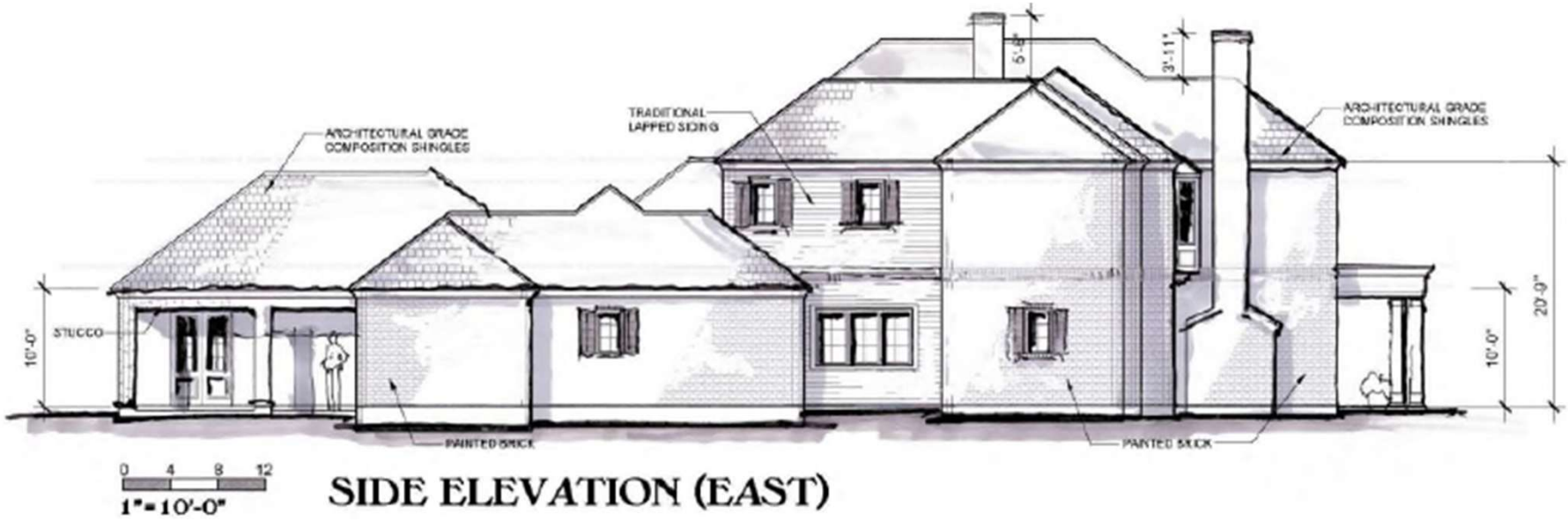


PROPOSED ELEVATION - REAR



REAR ELEVATION (SOUTH)

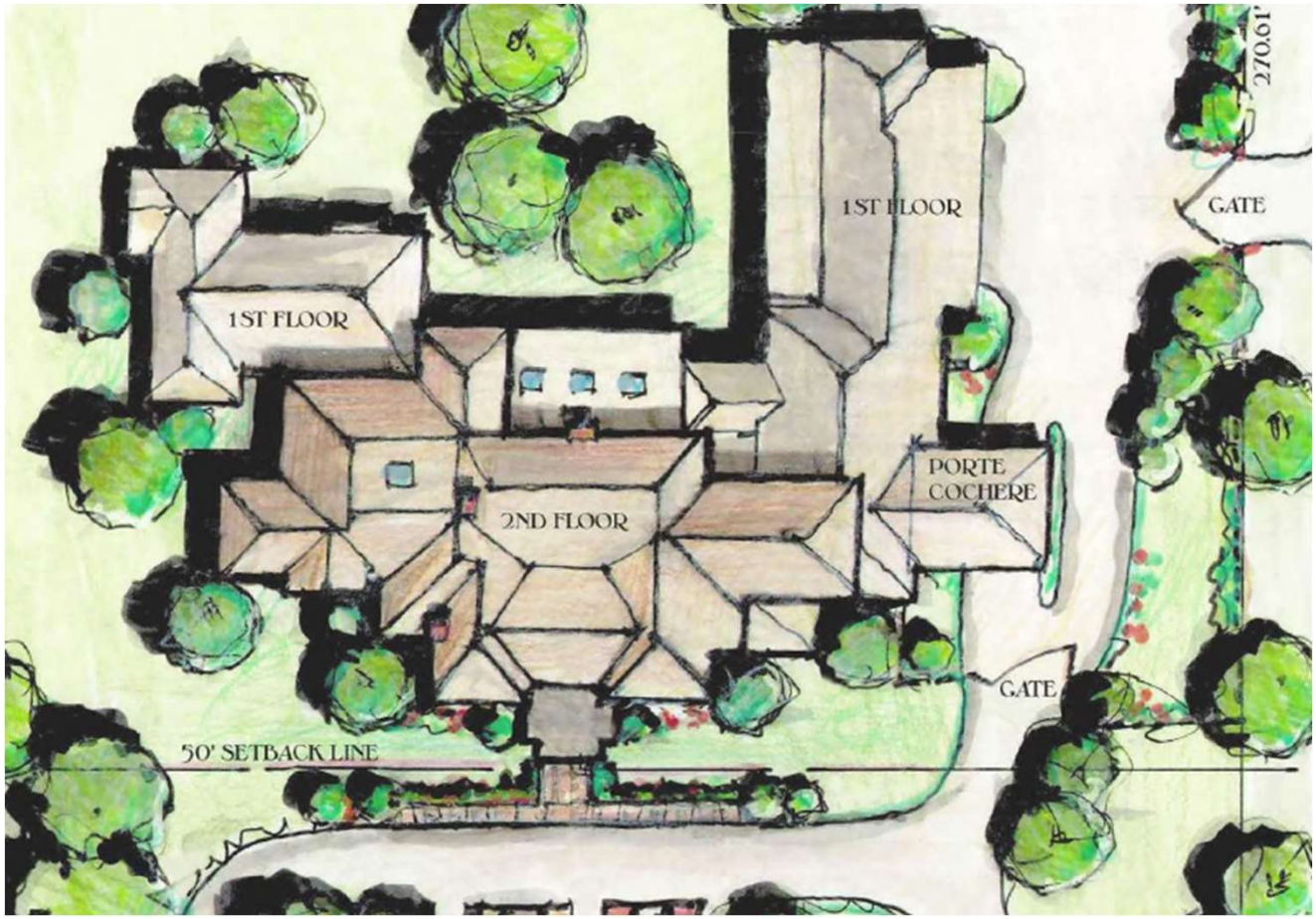
PROPOSED ELEVATION - EAST



PROPOSED ELEVATION - WEST



PROPOSED PLAN - ROOF



RENDERING OF PROPOSED ELEVATION



FRONT ELEVATION
"EXHIBIT F3"

STREETSCAPE - EXISTING



EXISTING BLOCK PANORAMA - "EXHIBIT C"

STREETSCAPE - PROPOSED



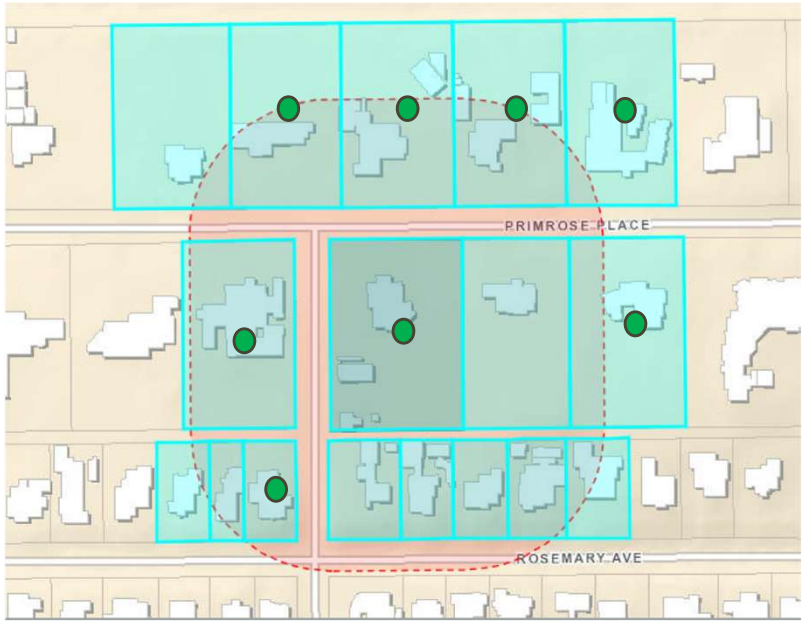
PROPOSED BLOCK PANORAMA - "EXHIBIT C"

POLICY ANALYSIS

- Project required to complete plan review process to ensure compliance with current regulations.
- The case is tentatively scheduled to be heard at the September 28, 2026, City Council Regular Meeting, pending recommendation from the board.

PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received within 200ft:
  - Support: (8) Neutral: (0)
  - Oppose: (0)



ARCHITECTURAL REVIEW BOARD
AGENDA
September 15, 2026
RESULTS

Take notice that a regular meeting of the Architectural Review Board of the City of Alamo Heights will be held on **Tuesday, September 15, 2026, at 5:30pm** in the City Council Chambers, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

A. CALL MEETING TO ORDER

B. **APPROVAL OF MINUTES:** August 18, 2026. *Not available for review and rescheduled for next regularly scheduled meeting.*

C. SIGNS

Case No. 1047S — Request of Don Noble of Pancoast Properties, applicant, for permanent signage at 5917 Broadway (Bexar Needleworks). *(Rescheduled from 07.28.2026) (Tabled from 08.18.2026) Withdrawn by applicant.*

Case No. 1051S — Request of Celeste Huertas of Aetna Sign Group, applicant, for permanent signage at 250 Viesca Ave (Heights Pool). *(Rescheduled from 08.18.2026) Approved as presented.*

Case No. 1055S — Request of Celeste Huertas of Aetna Sign Group, applicant, for permanent signage at 4820 Broadway (Los Tios) *Approved as presented.*

D. DEMOLITION REVIEW

Case No. 1049F — Request of Christopher Rocha, applicant, representing Glenn Alexander, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 118 Routt St. in order to demolish approximately 51.62% of the street facing façade and construct an addition to the existing single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010). *(Rescheduled from 08.18.2026) Rescheduled for ARB meeting on October 20, 2026.*

Case No. 1053F — Request of Malcom G. Chesney of Chesney Morales Partners, applicant, representing Patrica and Mark P. Mays, owners, for the significance review of the existing main structure and compatibility review of the proposed design located at 200 Primrose Pl in order to demolish 100% of the existing structure and construct a new single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010). *Declared not significant and recommended approval of proposed design as compatible. To be considered at the City Council meeting on September 28, 2026 at 5:30pm.*

Case No. 1054F — Request of Juan Hinojosa of Ella Bree Homes, LLC, applicant, representing James Dycus, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 131 Mary D Ave in order to demolish 100% of the existing structure and construct a new single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010). *Tabled for ARB meeting on October 20, 2026.*

E. FINAL REVIEW

Case No. 1052F — Request of Don Seidel of Seidel + Associates, inc., applicant, representing Perry Donop Jr., owner, for the final design review of a proposed new commercial use building with associated parking located at 5701 N New Braunfels Ave under Chapter 2 Administration for Architectural Review. *Recommended approval of proposed design as presented. To be considered at the City Council meeting on September 28, 2026 at 5:30pm.*

ADJOURNMENT

The Architectural Review Board reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the Texas Government Code §551.071, (Consultation with Attorney), §551.072, (Deliberations about Real Property), §551.074, (Personnel Matters), §551.076, Deliberations about Security Devices or any other exception authorized by Chapter 551 of the Texas Government Code.

DISABILITY ACCESS STATEMENT

This meeting site is wheelchair accessible. The accessible entrance is located at 6116 Broadway St. Accessible visitor parking spaces are located at the rear entrance of City Hall. Accommodations or interpretive services are available upon request and must be made seventy-two [72] hours prior to the meeting. For assistance, call the City Secretary at (210) 882-1508.

CERTIFICATE

I certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Alamo Heights, Texas, at 6116 Broadway St on September 8, 2026, at 4:00 p.m.

Phil Laney
Assistant City Manager

CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
ARCHITECTURAL REVIEW BOARD AGENDA MEMORANDUM

TO: Architectural Review Board Members

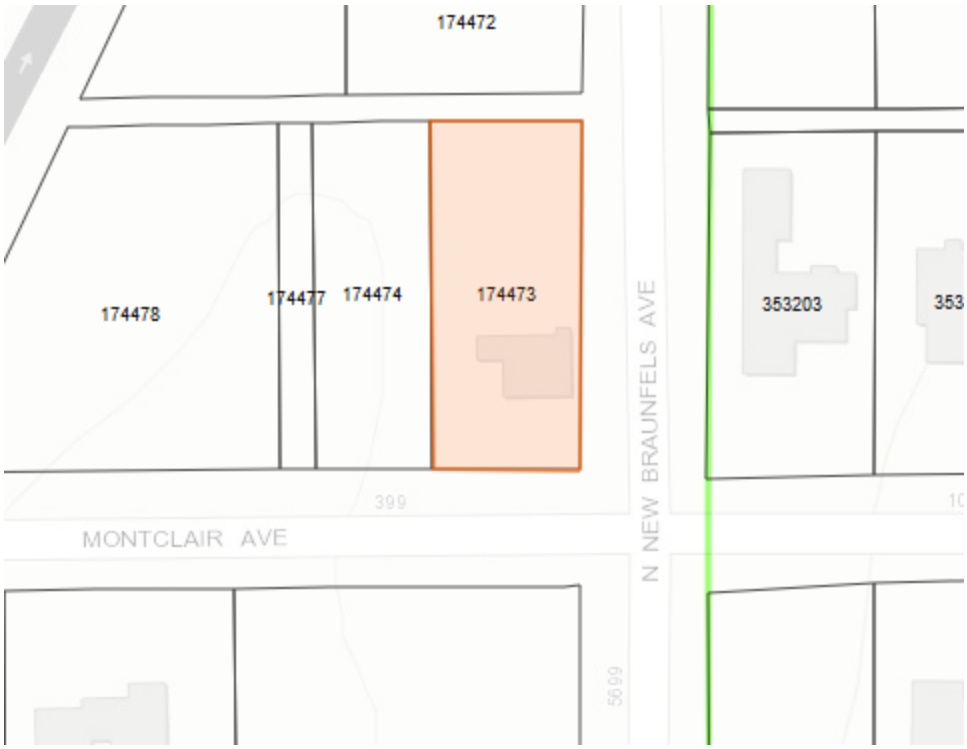
From: Garrett Pringle, Planner

SUBJECT: **Case No. 1051F – 5701 N New Braunfels**
Request of Don Seidel of Seidel + Associates, inc., applicant, representing Perry Donop Jr., owner, for the final design review of a proposed new commercial use building with associated parking located at 5701 N New Braunfels Ave under Chapter 2 Administration for Architectural Review.

DATE: September 15, 2026

BACKGROUND INFORMATION

The property is zoned O-1 (Office District) and is located at the northwest corner of Montclair Ave and N New Braunfels Ave. The applicant is seeking to construct a commercial use building.



POLICY ANALYSIS

- Main Structure
  - Height – 15ft 4in measured from average grade.
  - Siding – Venner stone, painted stucco
  - Roof – Standing seam metal roof

- **Chapter 5 – Buildings and Building Regulation, Article IX. – Demolition**

Demolition shall mean any intentional or unintentional act of dismantling, pulling down, destroying, removing, razing or moving a structure or any structural portion thereof, or commencing the work of moving or of total or substantial destruction of a structure or portion thereof. For the purposes of demolition review as described in article IX, demolition is defined quantitatively as:

(1) Removal or encapsulation of more than twenty-five (25) percent of the framed structure of exterior walls facing public streets, or a street-facing elevation if the tract of land is landlocked; or,

(2) Removal or encapsulation of more than fifty (50) percent of the framed structure of all exterior walls and/or roofs.

Exception: Minor repair and routine maintenance.

Significant structure shall mean any structure or portion thereof that in whole or in part meets one (1) or more criteria in section 5-134(h), and has been so determined by the city council.

Section 5-134(h): The architectural review board shall consider the following criteria when determining the significance, as defined in this chapter, of existing structures:

(1) Was the structure designed by a noted architect?

(2) Has the structure been listed as having historic significance by any local, regional, state or historic agency or society?

(3) Does the structure exhibit characteristics of a distinct architectural style?

(4) Does the structure belong to a distinctive set of buildings, such as a single structure belonging to a row of similar structures?

(5) Is the structure a significant part of the fabric of the community due to its age, unique architecture, historical significance or physical placement?

Compatibility shall mean harmony with the existing neighborhood, site configurations, development patterns, and the character of the development envelope found within the adjacent and immediate block area, as demonstrated in the demolition review application, including roof pitch, scale, massing, garage and driveway location and setbacks. Adjacent and immediate block area shall include but not be limited to all properties along:

(1) The specific block where the project is proposed;

(2) The block to each side of the project's block; and

(3) The blocks directly across the street of the three (3) blocks identified above.

Block shall mean a length of street right-of-way along one (1) side of the street from one (1) intersection to the next adjoining intersection.

The proposed single-family structure has **not** been reviewed by staff for compliance with the City's Zoning Code.

The case is currently scheduled for the upcoming City Council regular meeting on September 28, 2026, pending recommendation from the board.

FISCAL IMPACT
No projected fiscal impact from this project has been calculated.

ATTACHMENTS
Attachment A – Web Packet
Attachment B – Response Cards (if applicable)

CITY OF ALAMO HEIGHTS

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Architectural Review Board Meeting
September 15, 2026 – 5:30 P.M.

Take notice that a regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, September 15, 2026, at 5:30 P.M.** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects with may come before it.

Case No. 1051F – 5701 N New Braunfels Ave

Request of Don Seidel of Seidel + Associates, inc., applicant, representing Perry Donop Jr., owner, for the final design review of a proposed new commercial use building with associated parking located at 5701 N New Braunfels Ave under Chapter 2 Administration for Architectural Review.

Chapter 5 of the Code of Ordinances (Buildings and Building Regulations) requires City Council to consider the ARB's recommendation for all demolition/final design review applications. Please check the ARB posted results on the City's website after the ARB meeting to confirm any future meeting dates.

Plans may be viewed online* (www.alamoheightstx.gov/departments/planning-and-development-services/public-notices) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Garrett Pringle, Planner, (gpringle@alamoheightstx.gov), Tyler Brewer, Senior Planner, (tbrewer@alamoheightstx.gov), or Lety Hernandez, Director, (lhernandez@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information regarding this case. Please note floor plans will not be available online.

SEIDEL + ASSOCIATES, INC.
ARCHITECTURE • INTERIORS • PLANNING

August 12, 2026

City of Alamo Heights BOA
6116 Broadway
Alamo Heights, Tx. 78209

Demolition Application Narrative

Re: 5701 N. New Braunfels, CB 4050, Lots 23 & 24, BK 75

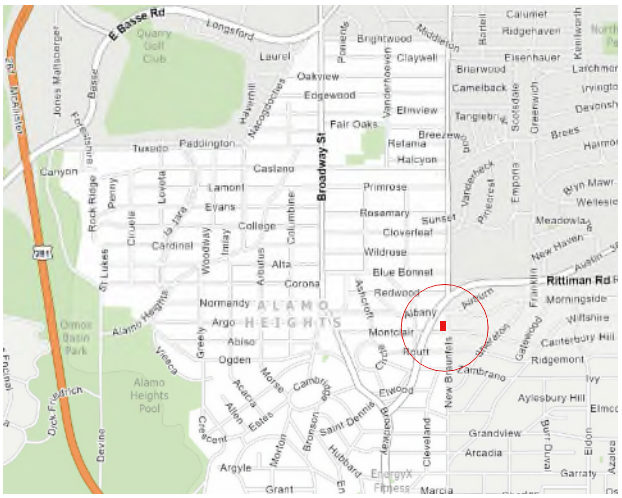
Representing the property owner, we respectfully submit this application for a permit to demolish all existing structures on the above referenced property. The owner has successfully secured Zoning O-1 and several variances for the intended purpose of building a small 1-story off ce.

Currently the property has 3 old structures, poorly maintained. There is nothing remarkable about the buildings. Any project to renovate them and the site would far exceed economic practicality. These do not add, but arguably detract from, the beauty of Alamo Heights.

The small size and modest height of the proposed building would be in harmony with the area, given proximity of the business areas of Austin Hwy and adjacency to N. New Braunfels Ave. It is the architect's conviction that the proposed building and site development in the character of Alamo Heights would be the highest, best use of the property.

Sincerely,

Don Seidel, Principal
Seidel + Associates, Inc.



Location Map

No Scale

Subject Property
5701 N. New Braunfels
Alamo Heights, Tx. 78209
Lots 23 & 24, Block 75
0.1855 AC

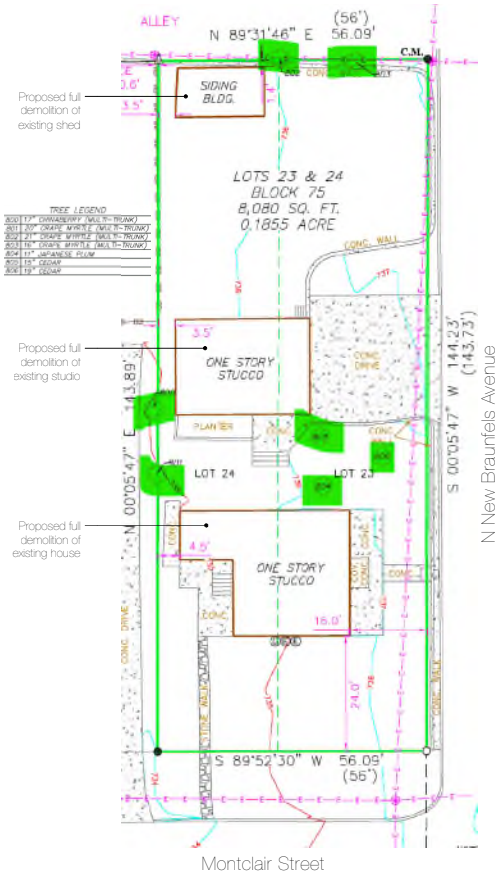
Owner / Developer
Perry Donop
7744 Broadway #108
San Antonio, Tx. 78209
210.771.7345

Applicant
Don Seidel, Architect
Seidel + Associates, Inc.
427 Greenwich Blvd
San Antonio, Tx. 78209
210.785.9600

Surveyor
Mark Ewald
Westar Alamo Land Surveyors, LLC
PO Box 1645
Boerne, Tx 78006
210.372.9500

SEIDEL + ASSOCIATES, INC.
ARCHITECTURE • INTERIORS • PLANNING

Preliminary Drawing. Not for regulatory approval, permit or construction. Don Seidel #12595 Aug 12, 2026
© Seidel + Associates, Inc. 2026

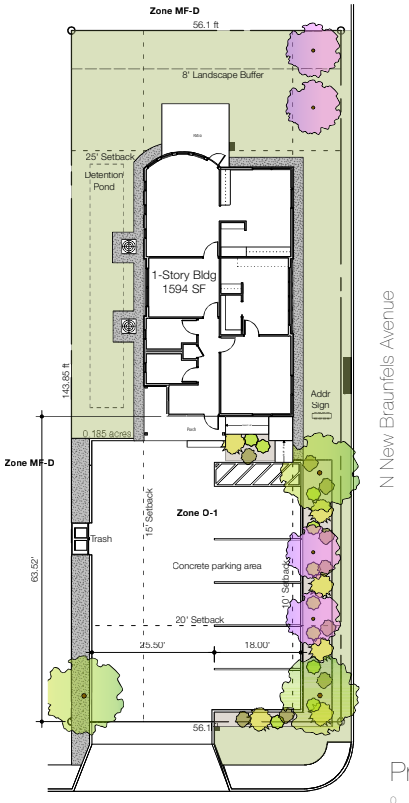


Existing Site Plan

0 5 10 ft 1" = 20'

Site Calculations

Lot Size (SF)		8080
	Existing (SF)	Proposed (SF)
House	741	0
Studio	551	0
Shed	190	0
Office Bldg	0	1594
Covered Porch	0	117
Total Lot Coverage	1482	1711
FAR	18.3%	21.2%
Impervious Cover	2724	4483
	33.7%	55.5%



Proposed Site Plan

0 5 10 ft 1" = 20'

Demolition Permit Application

5701 N NEW BRAUNFELS AVE

SEIDEL + ASSOCIATES, INC.
ARCHITECTURE • INTERIORS • PLANNING

Preliminary Drawing. Not for regulatory approval, permit or construction. Don Seidel #12595 Aug 12, 2026
© Seidel + Associates, Inc., 2026



Front Elevation (Montclair - south)



Left Elevation (west)



Right Elevation (N. New Braunfels - east)



Rear Elevation (north)

Proposed Building Elevations

0 2 4 ft 1/8" = 1'

Demolition Permit Application

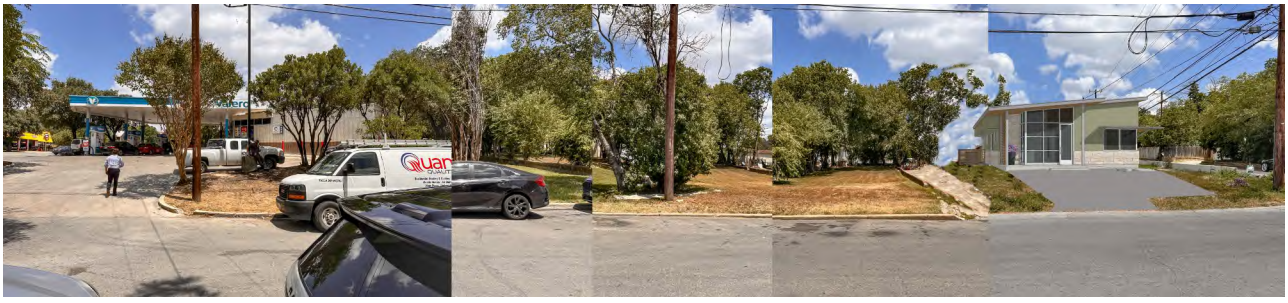
5701 N NEW BRAUNFELS AVE

SEIDEL + ASSOCIATES, INC.
ARCHITECTURE • INTERIORS • PLANNING

Preliminary Drawing. Not for regulatory approval, permit or construction. Don Seidel #12696. Aug 12, 2026
© Seidel + Associates, Inc. 2026



Existing Streetscape - Montclair Street looking North



Proposed Streetscape - Montclair Street looking North

SEIDEL + ASSOCIATES, INC.
ARCHITECTURE • INTERIORS • PLANNING
Preliminary Drawing. Not for regulatory approval, permit or construction. Don Seidel #12685 Aug 12, 2026
© Seidel + Associates, Inc. 2026

Existing Structures


House - South (Montclair)


Studio - South



West


House - North


Shed view 1


Studio - North


House - East (N.New Braunfels)


Shed view 2


Studio - East (N.New Braunfels)

Demolition Permit Application

5701 N NEW BRAUNFELS AVE

SEIDEL + ASSOCIATES, INC.
ARCHITECTURE • INTERIORS • PLANNING

Preliminary Drawing. Not for regulatory approval, permit or construction. Don Seidel #12995 Aug 12, 2026
© Seidel + Associates, Inc. 2026

**If you choose to do so, please return this card to our office via US Mail or in-person. You may also submit your comments via email to permits@alamoheightstx.gov. Submit all comments *before September 11th, 2026*. 174472

Case No. 1052F – 5701 N New Braunfels Ave

Check one: I ✓ **support** ____ **oppose** the project.

Check one: I ✓ **have** ____ **have not** reviewed the project's plans or packet submittal items (if applicable)

Name: Descendants Trust FBO Addy & Catherine Stice

Address: 1900 Broadway, Attn: Trust, San Antonio, TX 782

Date: 09/01/26

Comments: _____

**If you choose to do so, please return this card to our office via US Mail or in-person. You may also submit your comments via email to permits@alamoheightstx.gov. Submit all comments *before September 11th, 2026*. 174473

Case No. 1052F – 5701 N New Braunfels Ave

Check one: I ✓ **support** ____ **oppose** the project.

Check one: I ✓ **have** ____ **have not** reviewed the project's plans or packet submittal items (if applicable)

Comments: _____

_____

_____

Name: Perry Donop

Address: 7744 Broadway #108 San Antonio TX 78209

Date: Sept 1, 2026

ARB CASE NO. 1052F
5701 N NEW BRAUNFELS
FINAL REVIEW

COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Community Development
Services Director

PROPERTY



- O-1
- West side of N New Braunfels, north of Montclair Ave.
- New Commercial Use Building

EXISTING CONDITIONS





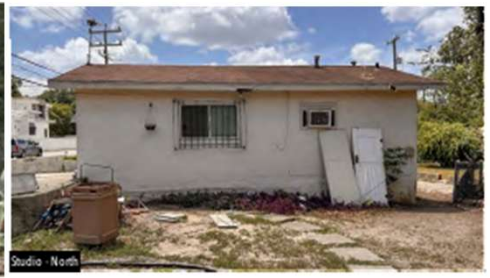




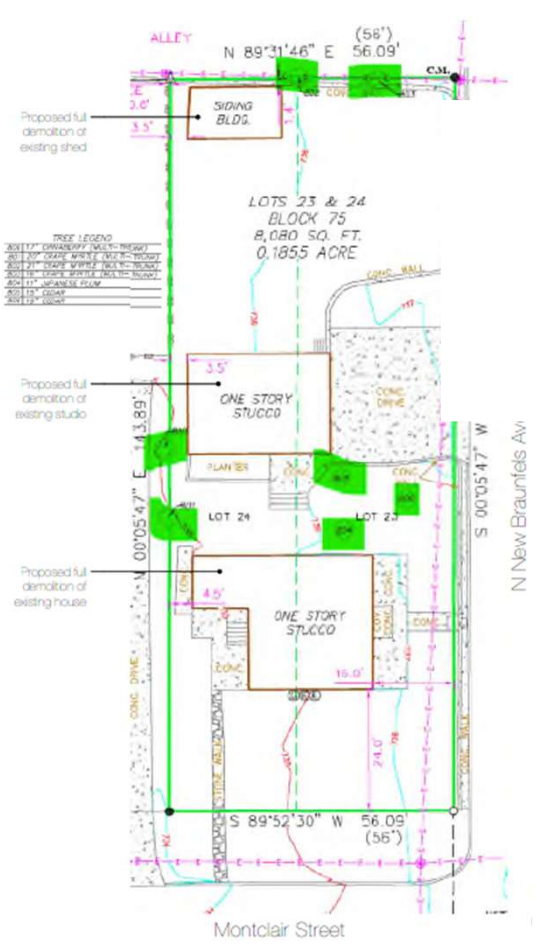




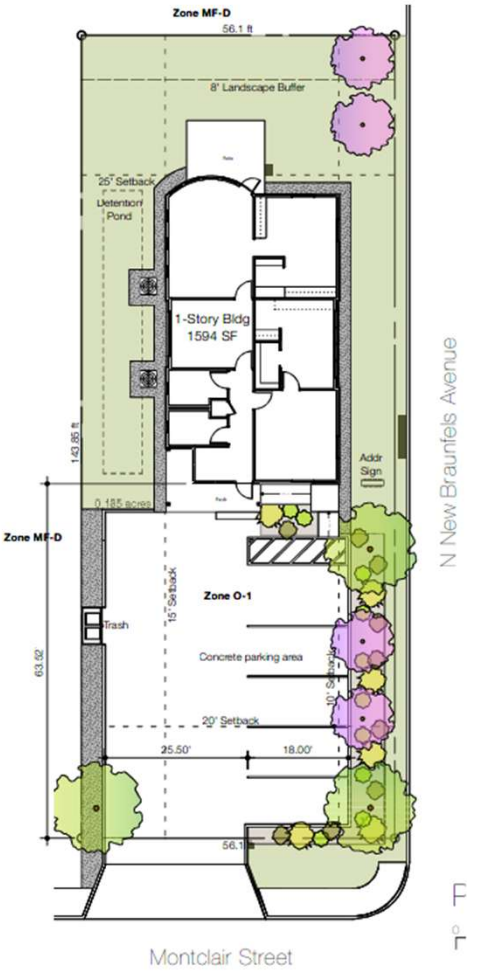




EXISTING AND PROPOSED SITE PLANS



Existing



Proposed

PROPOSED ELEVATION - FRONT



Front Elevation (Montclair - south)

PROPOSED ELEVATION - REAR



Rear Elevation (north)

PROPOSED ELEVATION - EAST



Right Elevation (N. New Braunfels - east)

PROPOSED ELEVATION - WEST



Left Elevation (west)

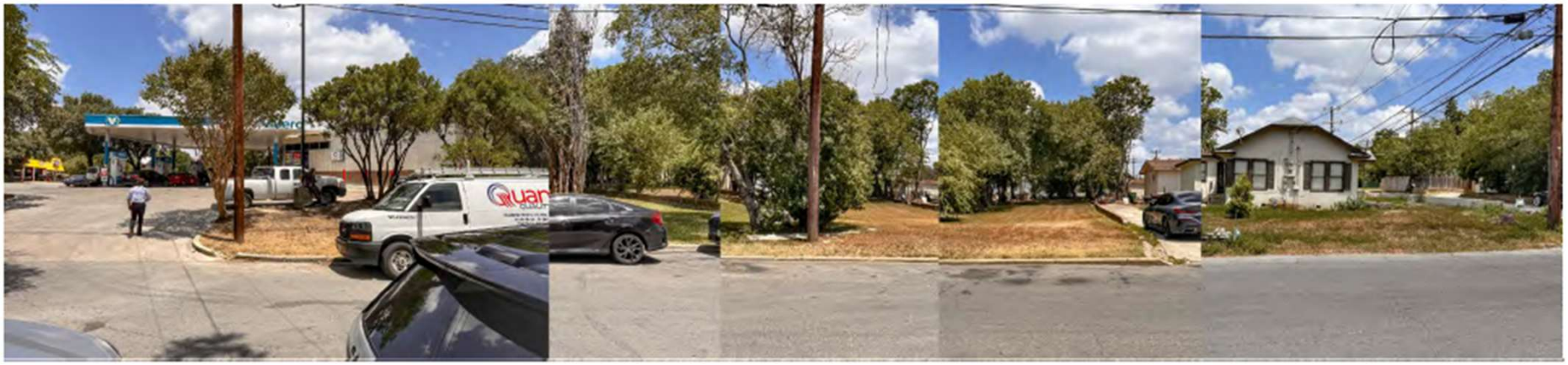
LOT COVERAGE/FAR

Site Calculations

Lot Size (SF) 8080

	Existing (SF)	Proposed (SF)
House	741	0
Studio	551	0
Shed	190	0
Office Bldg	0	1594
Covered Porch	0	117
Total Lot Coverage	1482	1711
FAR	18.3%	21.2%
Impervious Cover	2724	4483
	33.7%	55.5%

STREETSCAPE - EXISTING



Existing Streetscape - Montclair Street looking North

STREETSCAPE - PROPOSED



Proposed Streetscape - Montclair Street looking North

POLICY ANALYSIS

- Project required to complete plan review process to ensure compliance with current regulations.
- The case is tentatively scheduled to be heard at the September 28, 2026, City Council Regular Meeting, pending recommendation from the board.

PUBLIC NOTIFICATION

- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received within 200ft:
  - Support: (2) Neutral: (0)
  - Oppose: (0)
- Responses received outside 200ft:
  - Support: (0) Neutral: (0)
  - Oppose: (0)



CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM

TO: Mayor and City Council Members

FROM: Lety Hernandez, Director of Community Development Services

SUBJECT: **Case No. 475**
Public hearing, consideration, and action regarding the request of Robert S. and Sue McClane, owners, to replat the properties identified as **CB 4024 BLK 11 LOT 59**, also known as 132 Grant Ave, and a 300 sq ft (0.0069 acre) portion of a 12 ft alley, also known as Tract 2B.

DATE: September 28, 2026

SUMMARY
The applicant is seeking to replat two (2) properties into one, formally incorporating the portion of abandoned alley that was recently acquired.

BACKGROUND INFORMATION
The subject properties are located on the south side of Grant Ave between Morton St and Patterson Ave. The property is zoned Single-Family District (SF-A).

The Planning & Zoning Commission considered the ROW abandonment and sale request in April 2026, and Council voted to approve the sale of one (1) of two (2) tracts. The replat is requirement of the sale.



POLICY ANALYSIS

- **Chapter 3, Zoning Code**
  - **Sec. 3-12. - Lot area.**
    - The minimum lot area in the SF-A District shall be eight thousand four hundred (**8,400**) square feet for lots greater than fifty (50) feet wide, and no lot shall be reduced in area below this minimum requirement.
  - **Sec. 3-13. - Lot width.**
    - The minimum lot width for lots in the SF-A District shall be sixty (**60**) feet and no lot shall be reduced in width below this minimum.

The proposed replat does not affect the current lot width of approximately 149.90 ft. The lot area increases to approximately 22,390sq ft (0.514ac).

Approval of the proposed replat by CPS, SAWS, and Public Works would be required in evaluation of the potential impact on utilities.

The Planning & Zoning Commission considered the replat at their regular meeting on September 8, 2026 and voted unanimously to recommend approval as requested.

FISCAL IMPACT

No projected fiscal impact from this project has been calculated.

ATTACHMENTS

Attachment A – Web Packet

APPROVED

Lety Hernandez
Director

APPROVED

Buddy Kuhn
City Manager

CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Special Planning & Zoning Commission Meeting
Tuesday, September 08, 2026 – 5:30 P.M.

Take notice that a special Planning & Zoning Commission Meeting of the City of Alamo Heights will be held on **Tuesday, September 08, 2026 at 5:30pm** in the City Council Chamber, located at 6116 Broadway, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

Case No. 475 – Public hearing, consideration, and action regarding the request of Robert S. and Sue McClane, owners, to replat the properties identified as **CB 4024 BLK 11 LOT 59**, also known as 132 Grant Ave, and a 300 sq ft (0.0069 acre) portion of a 12 ft alley, also known as Tract 2B.

The City Council of the City of Alamo Heights will conduct a public hearing on **Monday, September 28, 2026 at 5:30pm** relating to the recommendations of the Planning and Zoning Commission regarding the same issues.

SETTERBO Engineers
14439 NW Military Hwy, Suite 108-435
San Antonio, Texas 78231

August 13, 2026

City of Alamo Heights
6116 Broadway
Alamo Heights, TX 78209

Re: 132 Grant Ave – Replat
Cover Letter

To Whom it May Concern,

This letter supports the replat at 132 Grant Avenue in the City of Alamo Heights in Bexar County, Texas. The property is currently platted as Lot 59, Block 11, County Block 4024 of the Alamo Heights Replat and is developed as single-family residential and consists of a habitable structure with associated patio, driveway, utilities, and other residential accessory infrastructure. The subject tract is located outside the FEMA Effective 100-year floodplain limits as per FEMA Map Panel 48029C0402H, effective date June 19, 2020. The property drains from west to east.

The subject replat proposes to incorporate a 300 square-foot portion of the 12' Alley located on the southeast side of the subject property, which was Quitclaimed to the property owner as shown in Doc # 20260153330 of the Official Public Records of Bexar County, Texas (see **Attachment A**). No increase in impervious cover is proposed, no grading is proposed, and drainage patterns will remain unchanged from existing conditions. Therefore, drainage calculations are not warranted to support the plat. The property is currently served by CPS Energy (electric) and City of Alamo Heights (water and sewer). Letters of Certifications will be requested from the respective agencies, as required.

Please contact our office if you need additional information or have any questions regarding this letter. You may reach our office at (210) 404-4646 or email me at Ben@setterboengineers.com.

Sincerely,
Setterbo Engineers, LLC

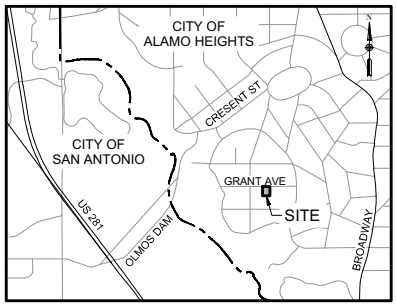
Ben Setterbo, P.E., CFM
President

- Attachment A – Quitclaim for 300 SF of 12' Alley (Doc # 20260153330, OPR)

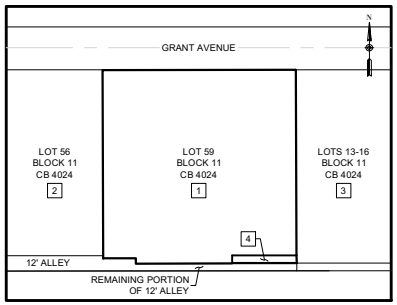
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Attachment A
REPLAT ESTABLISHING
132 GRANT AVE

BEING 0.514 OF AN ACRE TRACT OF LAND, ESTABLISHING LOT XX, BLOCK 11, CITY BLOCK 4024, COMPRISED OF LOT 59, BLOCK 11, CITY BLOCK 4024 OF THE ALAMO HEIGHTS REPLAT RECORDED IN VOLUME 9686, PAGE 184 OF THE DEED AND PLAT RECORDS, AND A PORTION OF A 12' ALLEY ABANDONED & CONVEYED IN DOC # 20260153330 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT-TO-SCALE



AREA BEING REPLATTED
NOT-TO-SCALE

0.514 OF AN ACRE BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 59, BLOCK 11, CITY BLOCK 4024 OF THE ALAMO HEIGHTS REPLAT RECORDED IN VOLUME 9686, PAGE 184 OF THE DEED AND PLAT RECORDS, AND A PORTION OF A 12' ALLEY ABANDONED & CONVEYED IN DOC # 20260153330 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

SURVEYOR'S NOTES:

1. ½" IRON RODS WERE FOUND AT ALL INDICATED PROPERTY CORNERS.
2. BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (NAD 83) (CORS 1996).
3. COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (NAD 83) (CORS 1996).
4. DIMENSIONS SHOWN ARE SURFACE.
5. CONTOURS SHOWN ARE BASED ON 2021 BEXAR COUNTY LIGHT DETECTION AND RANGING (LIDAR) OBTAINED FROM TEXAS GEOGRAPHIC INFORMATION OFFICE (TXGIO).

LEGEND

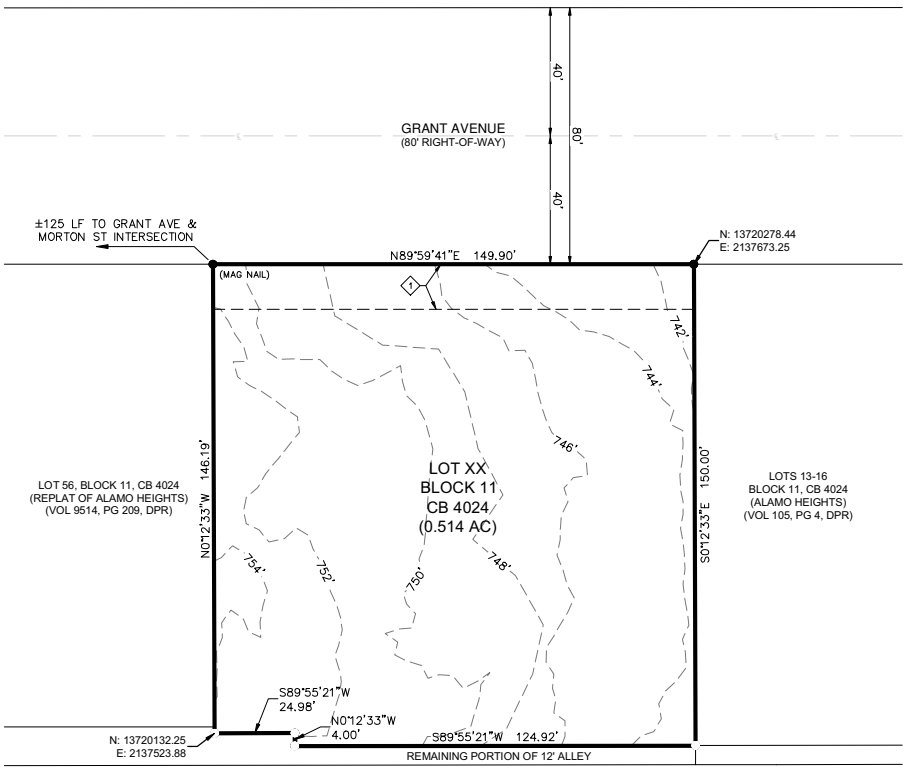
AC	ACRE(S)	VOL	VOLUME
CB	CITY BLOCK	PG	PAGE(S)
DOC #	DOCUMENT NUMBER	LF	LINEAR FEET
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
		ESMT	EASEMENT
		GETCTV	GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	●	FOUND ½" IRON ROD (UNLESS NOTED OTHERWISE)
		○	SET ½" IRON ROD (WALS)

550' EXIST CONTOURS
RDWY CENTERLINE
EXISTING ESMT

KEY NOTES LEGEND

1. ALAMO HEIGHTS (REPLAT) (VOL 9686, PG 184, DPR)
2. ALAMO HEIGHTS (REPLAT) (VOL 9514, PG 209, DPR)
3. ALAMO HEIGHTS (VOL 105, PG 4, DPR)
4. PORTION OF 12' ALLEY (DOC # 20260153330, OPR)

◇1 14' GETCTV EASEMENT (VOL 9686, PG 184, DPR)



SETTERBO Engineers
14439 NW MILITARY HWY, SUITE 108-435
SAN ANTONIO, TX 78231 | 210-404-4646
TBPELS FIRM F-26602

DATE OF PRINT: August 12, 2026

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL OF THE CITY.

BEN SETTERBO, P.E., CFM
LICENSED PROFESSIONAL ENGINEER # 116032
SETTERBO ENGINEERS, LLC
TBPELS FIRM # F-26602

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 20 _____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

MARK J. EWALD
REGISTERED PROFESSIONAL SURVEYOR # 5095
WESTAR ALAMO LAND SURVEYORS, LLC
TBPELS FIRM # 10111700

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF PUBLIC, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: ROBERT S & SUE N MCCLANE
132 GRANT AVENUE
ALAMO HEIGHTS, TEXAS 78209

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT S & SUE N MCCLANE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20 _____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

APPROVAL OF THE PLANNING & ZONING COMMISSION

THIS PLAT OF 132 GRANT AVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ALAMO HEIGHTS, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D. 20 _____.

CHAIRMAN

SECRETARY

APPROVAL OF THE CITY COUNCIL

THIS PLAT OF 132 GRANT AVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS, AND IS HEREBY APPROVED.

DATED THIS _____ DAY OF _____, A.D. 20 _____.

MAYOR

SECRETARY

SCALE : 1"=30'
0' 30' 60'

SHEET 1 OF 1

Date: Aug 12, 2026, 10:23pm User ID: ben.setterbo
File: S:\Projects\241\155\00\Design\Civil\Plat\PL-241155-00.dwg

Doc# 20260153330 08/06/2026 04:24 PM Page 1 of 7 Lucy Adame-Clark, Bexar County Clerk

QUITCLAIM

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Grantor: **CITY OF ALAMO HEIGHTS,**
a Texas municipal corporation

SCANNED

Grantor's Mailing Address:

City of Alamo Heights
6116 Broadway
San Antonio, Bexar County, Texas 78209

Grantee: **ROBERT S. MCCLANE and SUE MCCLANE**

Grantee's Mailing Address:

Robert S. McClane and Sue McClane, a married couple
132 Grant Avenue
Alamo Heights, Bexar County, Texas 78209

Consideration: Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

Being 300 square feet **(0.0069 acres – TRACT 2B)** of land, more or less, consisting of a portion of the 12 foot alley adjacent to Lot 59, Block 11, Alamo Heights, Bexar County, Texas, recorded in Volume 9686, Page 184 of the Deed and Plat Records, Bexar County, Texas, said 300 square feet (0.0069 acres) being more particularly described by metes and bounds in **EXHIBIT "A,"** incorporated herein for all purposes.

Reservations from and Exceptions to Conveyances and Warranty: This quitclaim is made and accepted subject to all restrictions, covenants, conditions, easements, rights of way, prescriptive rights, reservations, existing utilities, zoning and other matters, whether recorded or unrecorded, affecting the property. Grantee will be responsible for the cost of relocating any existing utility (water, wastewater, electrical, and gas) located on the Property.

For the Consideration, Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee and Grantee's successors, and

assigns forever. Neither Grantor nor Grantor's successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THIS DEED THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY.

When the context requires, singular nouns and pronouns include the plural.

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

EXECUTED on the date below and to be **EFFECTIVE** the 22nd day of June, 2026.

CITY OF ALAMO HEIGHTS,
a Texas municipal corporation

By: _____
AL HONIGBLUM, MAYOR

CITY OF ALAMO HEIGHTS, TEXAS

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF BEXAR §

Before me on this 22nd day of June 2026 personally appeared Al Honigblum, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of the City of Alamo Heights, a Texas municipal corporation, as its Mayor, for the purposes and consideration therein expressed.

ELSA T ROBLES
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 02/13/27
NOTARY ID 13011769-3

Notary Public, State of Texas

EXHIBIT "A"
Legal Description of
0.05 Acre Tract

TRACT 2B
Being 300 square feet (0.0069 acres) of land, more or less, consisting of a portion of the 12 foot alley adjacent to Lot 59, block 11, Alamo Heights, Bexar County, Texas, recorded in Volume 9686, Page 184 of the Deed and Plat Records, Bexar County, Texas, said 300 square feet (0.0069 acres) being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the northeast corner of said Lot 59, same being the on the South Right-of-Way line of Grant Avenue and the northwest corner of Lot 13, of Alamo Heights (Volume 105, Page 4), same also the **POINT OF COMMENCEMENT;**

THENCE along the line common to said Lot 59 and said Lot 13, South 00 degrees 12 minutes 33 seconds West (called South 00 degrees 06 minutes 49 seconds East), a distance of 144.00 feet to a point for the southeast corner of said Lot 59, same being on the North line of said 12 foot alley and the northeast corner of this 0.0069 acres, same also being the **POINT OF BEGINNING;**

THENCE departing the North line of and severing said 12 foot alley the following courses and distances:

South 00 degrees 12 minutes 33 seconds East, a distance of 6.00 feet to a 1/2 inch iron rod capped WALS set for the southeast corner of this 0.0069 acres;

South 89 degrees 55 minutes 21 seconds West, a distance of 49.97 feet to a point for the southwest corner of this 0.0069 acres, same being an angle corner of said Lot 59;

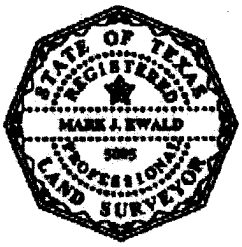
THENCE along the lines common to this 0.0069 acres and said Lot 59 the following courses and distances:

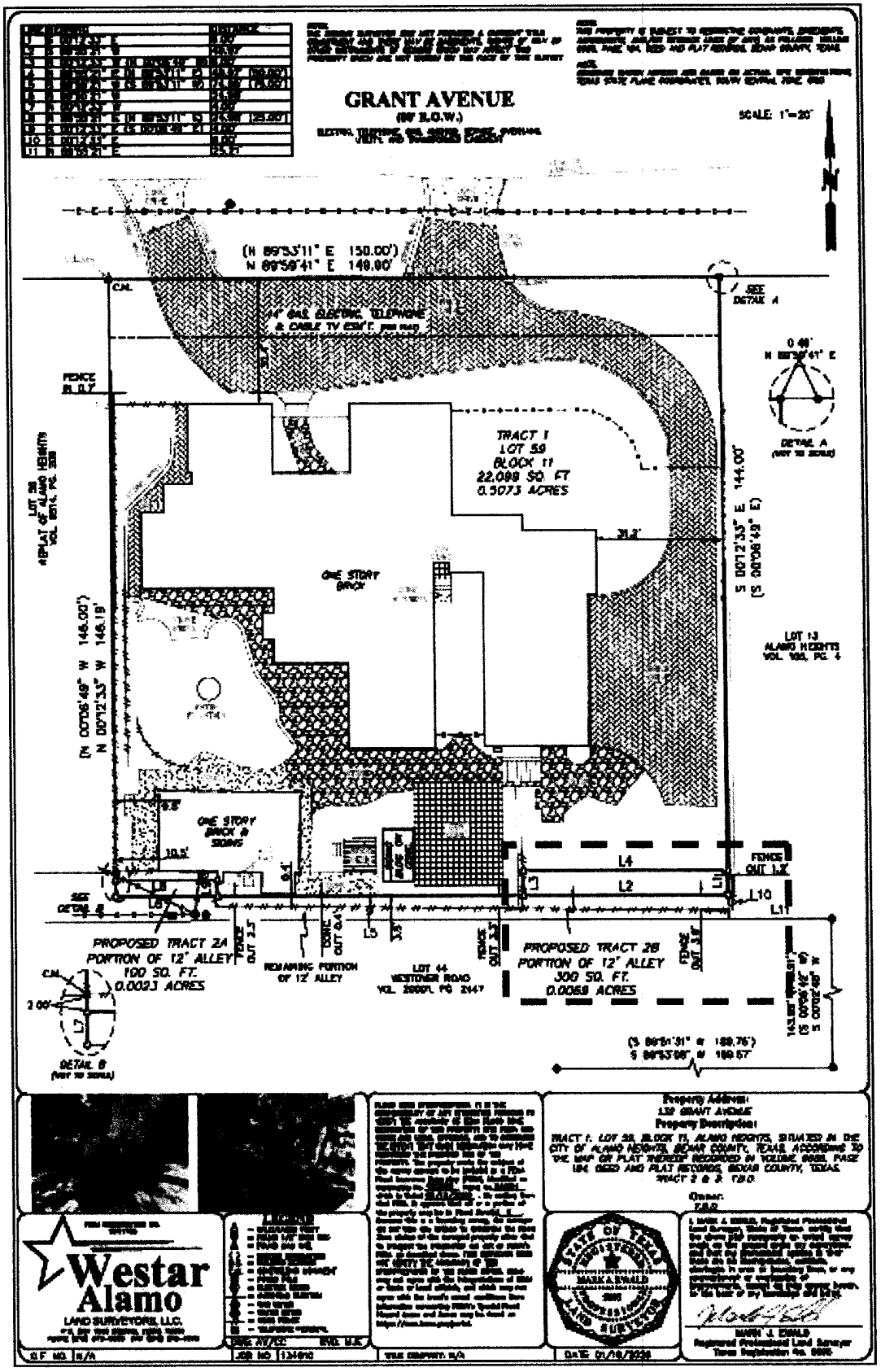
North 00 degrees 12 minutes 33 seconds West (called North 00 degrees 06 minutes 49 seconds West), a distance of 6.00 feet to a point for the northwest corner of this 0.0069 acres, same being an interior corner of said Lot 59;

North 89 degrees 55 minutes 21 seconds East (called North 89 degrees 53 minutes 11 seconds East, a distance of 49.97 feet (called 50.00 feet) the **POINT OF BEGINNING**, and containing 300 square feet (0.0069 acres) of land, more or less.

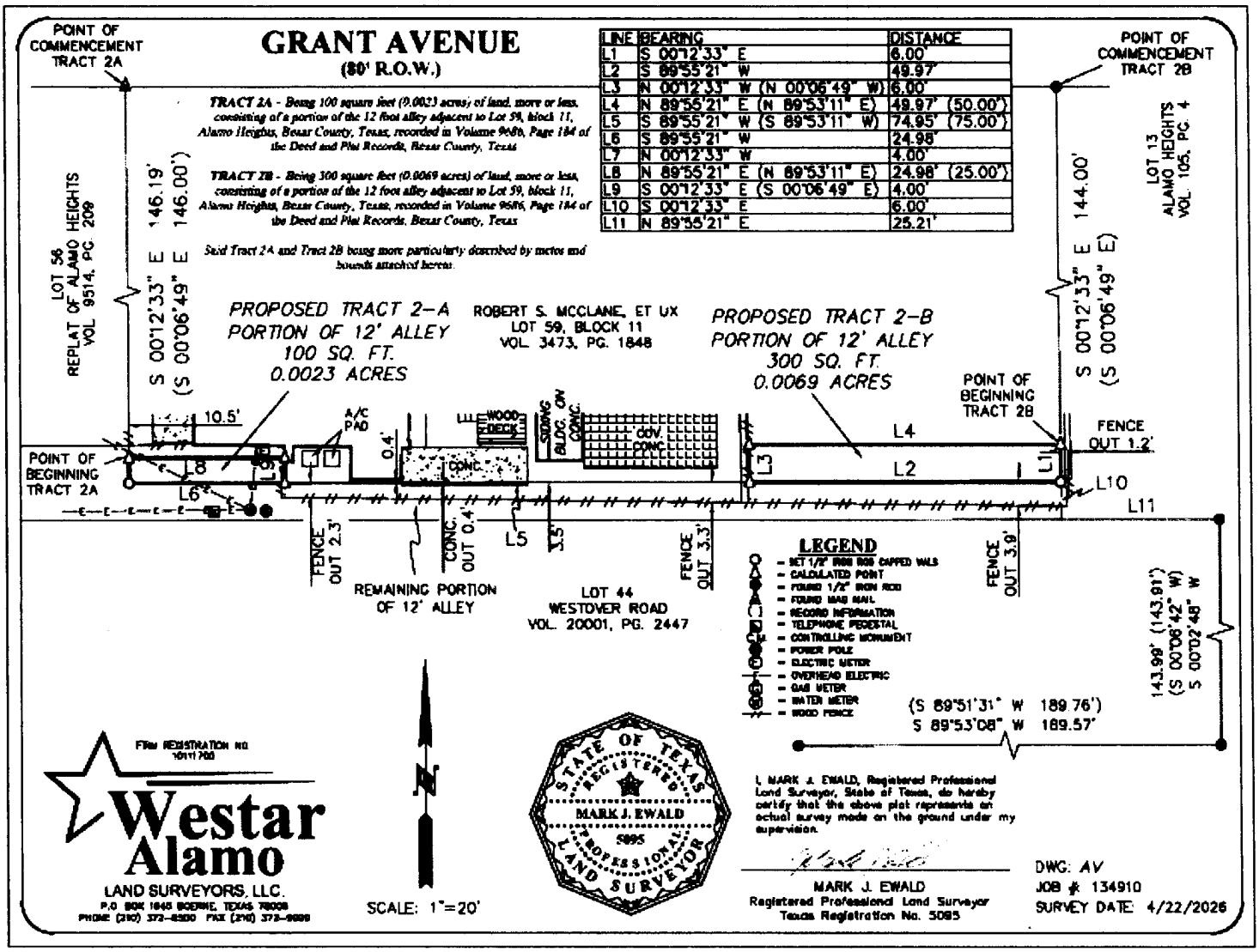
I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.

Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
August 13, 2025





RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS
INSTRUMENT WAS FOUND TO BE INADEQUATE
FOR THE BEST PHOTOGRAPHIC REPRODUCTION
BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO
COPY, DISCOLORED PAPER ETC.


GRANT AVENUE
(80' R.O.W.)
POINT OF COMMENCEMENT TRACT 2A
POINT OF COMMENCEMENT TRACT 2B
TRACT 2A - Being 100 square feet (0.0023 acres) of land, more or less, consisting of a portion of the 12 foot alley adjacent to Lot 59, block 11, Alamo Heights, Bexar County, Texas, recorded in Volume 9688, Page 184 of the Deed and Plat Records, Bexar County, Texas
TRACT 2B - Being 300 square feet (0.0069 acres) of land, more or less, consisting of a portion of the 12 foot alley adjacent to Lot 59, block 11, Alamo Heights, Bexar County, Texas, recorded in Volume 9688, Page 184 of the Deed and Plat Records, Bexar County, Texas
Said Tract 2A and Tract 2B being more particularly described by metes and bounds attached hereto.
LINE BEARING DISTANCE
L1 S 00°12'33" E 6.00'
L2 S 89°55'21" W 49.97'
L3 N 00°12'33" W (N 00°06'49" W) 6.00'
L4 N 89°55'21" E (N 89°53'11" E) 49.97' (50.00')
L5 S 89°55'21" W (S 89°53'11" W) 74.95' (75.00')
L6 S 89°55'21" W 24.98'
L7 N 00°12'33" W 4.00'
L8 N 89°55'21" E (N 89°53'11" E) 24.98' (25.00')
L9 S 00°12'33" E (S 00°06'49" E) 4.00'
L10 S 00°12'33" E 6.00'
L11 N 89°55'21" E 25.21'
LOT 56 REPLAT OF ALAMO HEIGHTS VOL. 9514, PG. 209
S 00°12'33" E 146.19' (S 00°06'49" E 146.00')
PROPOSED TRACT 2-A PORTION OF 12' ALLEY 100 SQ. FT. 0.0023 ACRES
ROBERT S. MCCLANE, ET UX LOT 59, BLOCK 11 VOL. 3473, PG. 1848
PROPOSED TRACT 2-B PORTION OF 12' ALLEY 300 SQ. FT. 0.0069 ACRES
LOT 13 ALAMO HEIGHTS VOL. 105, PG. 4
S 00°12'33" E 144.00' (S 00°06'49" E)
POINT OF BEGINNING TRACT 2A
POINT OF BEGINNING TRACT 2B
10.5'
A/C PAD
WOOD DECK
SIDING ON CONC. BLDG.
CONC.
0.4'
FENCE OUT 1.2'
FENCE OUT 2.3'
CONC. OUT 0.4'
FENCE OUT 3.3'
FENCE OUT 3.9'
REMAINING PORTION OF 12' ALLEY
LOT 44 WESTOVER ROAD VOL. 20001, PG. 2447
LEGEND
SET 1/2" IRON ROD CAPPED WALS
CALCULATED POINT
FOUND 1/2" IRON ROD
FOUND MAG NAIL
RECORD INFORMATION
TELEPHONE PEDESTAL
CONTROLLING MONUMENT
POWER POLE
ELECTRIC METER
OVERHEAD ELECTRIC
GAS METER
WATER METER
WOOD FENCE
(S 89°51'31" W 189.76')
S 89°53'08" W 189.57'
143.99' (143.91') (S 00°06'42" W) S 00°02'48" W
FIRM REGISTRATION NO 10111700
Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-8300 FAX (210) 372-8999
SCALE: 1"=20'
STATE OF TEXAS REGISTERED MARK J. EWALD 5085 PROFESSIONAL LAND SURVEYOR
I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision.
MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5085
DWG: AV
JOB # 134910
SURVEY DATE: 4/22/2026

VG-42-2026-20260153330

File Information

FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK

Document Number:	20260153330
Recorded Date:	August 06, 2026
Recorded Time:	4:24 PM
Total Pages:	7
Total Fees:	$45.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
8/6/2026 4:24 PM

COUNTY COURT BEXAR COUNTY TEXAS

Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

P&Z CASE NO. 475
132 GRANT AVE
ITEMS # 6 & 7
SEPTEMBER 28, 2026

COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Community Services Director

PROPERTY



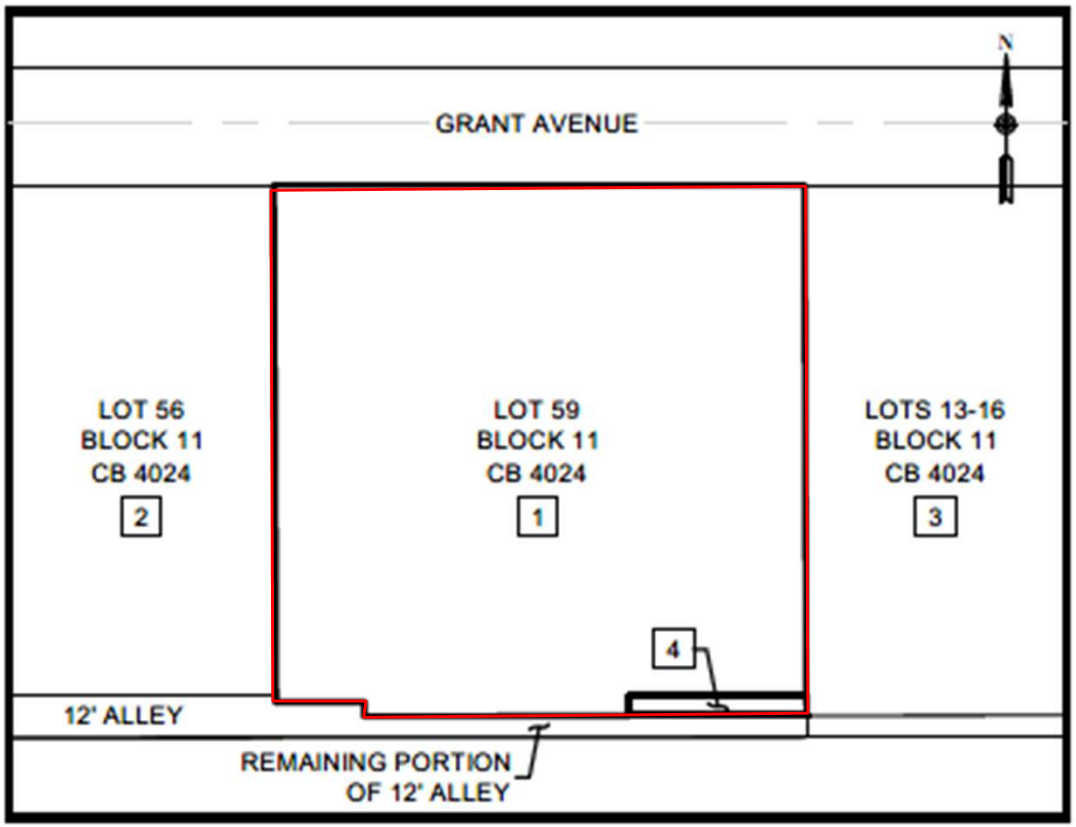
- SF-A
- Located on the south side of Grant Ave between Morton St and Patterson Ave
- Replat two properties into one

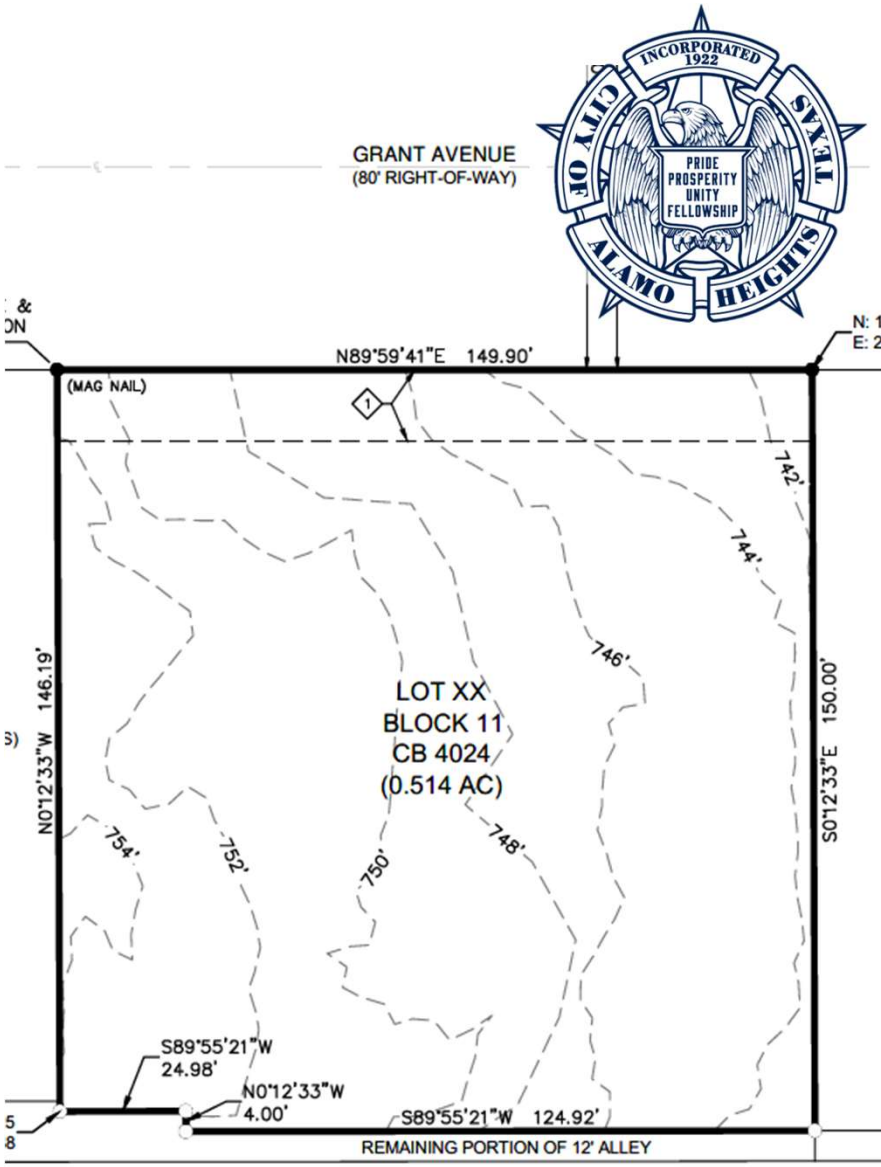
PROPERTY





PROPOSED REPLAT





POLICY ANALYSIS

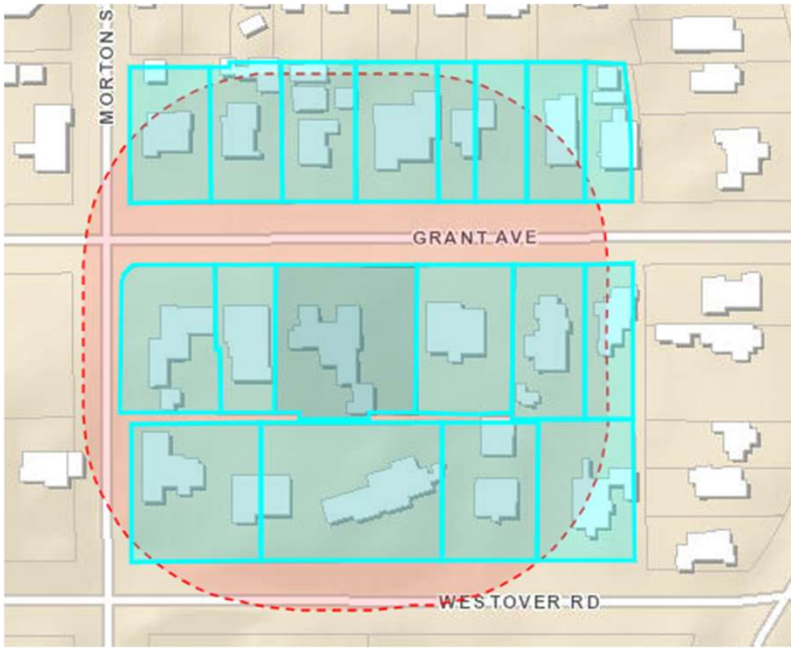
- **Sec. 3-12. Lot Area**
  - Minimum lot area of 8,400 sq ft for SF-A
    - 22,390sq ft (0.514ac)
- **Sec. 3-13. Lot Width**
  - Minimum width of 60ft for Single Family District (SF-A)
    - Currently 149.90ft. No change proposed.

POLICY ANALYSIS

- Approval by CPS, SAWS, and Public Works is required prior to release for recordation.
- No structural improvements are proposed at this time.
- The Planning & Zoning Commission considered the replat at their regular meeting on September 8, 2026 and voted unanimously to recommend approval as requested.

PUBLIC NOTIFICATION

- Postcards – mailed to property owners within a 200-foot radius
- Notices – posted on City website and on property
- Legal Notice – posted in official newspaper of the City (SA Express News)
- **Responses received within 200ft:**
  - Support: (0) Oppose: (0) Neutral: (0)



CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM

TO: Mayor and City Council Members

FROM: Lety Hernandez, Director of Community Development Services

SUBJECT: **Case No. 476**
Public hearing, consideration, and action regarding the request of Jacob W. Oder of Maverick Land Surveying Company, applicant, on behalf of Aubra Franklin, Walter Embrey, Jr., and Frank Michael Kudla, Jr., owners, to replat the properties identified as **CB 4024 BLK 10 LOT 32**, also known as 200 Grant Ave, **CB 4024 BLK 10 LOT 33**, also known as 216 Grant Ave, and **CB 4024 BLK 10 LOT 34**, also known as 315 Westover Rd.

DATE: September 28, 2026

SUMMARY
The applicant is seeking to replat three properties in order to update official measurements relating to property lines.

BACKGROUND INFORMATION
The subject properties front Grant, Westover, and Morton St. All three (3) properties are zoned Single-Family District (SF-A).



POLICY ANALYSIS
- **Chapter 3, Zoning Code**
  - **Sec. 3-12. - Lot area.**

    - The minimum lot area in the SF-A District shall be eight thousand four hundred (**8,400**) square feet for lots greater than fifty (50) feet wide, and no lot shall be reduced in area below this minimum requirement.
- **Sec. 3-13. - Lot width.**
    - The minimum lot width for lots in the SF-A District shall be sixty (**60**) feet and no lot shall be reduced in width below this minimum.

Proposed lot area and lot width for each property as follows:
200 Grant Ave: Lot area of 18,165sq ft and a width of 119.94ft
216 Grant Ave: Lot area of 14,418sq ft and width of 94.01ft
315 Westover Rd: Lot area of 22,477sq ft and width of 150.49ft

Approval of the proposed replat by CPS, SAWS, and Public Works would be required in evaluation of the potential impact on utilities.

Grant Ave properties have completed the board and plan review processes for improvements. No improvements are proposed, at this time, for the Westover Rd property.

The Planning & Zoning Commission considered the replat request at their regular meeting on September 08, 2026, and voted unanimously to recommend approval as requested.

FISCAL IMPACT
No projected fiscal impact from this project has been calculated.

ATTACHMENTS
Attachment A – Web Packet
Attachment B – Response Cards

APPROVED
_____
Lety Hernandez
Director

APPROVED
_____
Buddy Kuhn
City Manager

CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Special Planning & Zoning Commission Meeting
Tuesday, September 08, 2026 – 5:30 P.M.

Take notice that a special Planning & Zoning Commission Meeting of the City of Alamo Heights will be held on **Tuesday, September 08, 2026 at 5:30pm** in the City Council Chamber, located at 6116 Broadway, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

Case No. 476 – Public hearing, consideration, and action regarding the request of Jacob W. Oder of Maverick Land Surveying Company, applicant, on behalf of Aubra Franklin, Walter Embrey, Jr., and Frank Michael Kudla, Jr., owners, to replat the properties identified as **CB 4024 BLK 10 LOT 32**, also known as 200 Grant Ave, **CB 4024 BLK 10 LOT 33**, also known as 216 Grant Ave, and **CB 4024 BLK 10 LOT 34**, also known as 315 Westover Rd.

The City Council of the City of Alamo Heights will conduct a public hearing on **Monday, September 28, 2026 at 5:30pm** relating to the recommendations of the Planning and Zoning Commission regarding the same issues.

14400 Northbrook Drive, Ste 230
San Antonio, Texas 78232
www.mavericklsco.com

Maverick
Land Surveying Co.

Attachment A
TBPELS Firm No. 10132700
Phone (210) 342-9455
info@mavericklsco.com

June 24, 2026

City of Alamo Heights
6116 Broadway
Alamo Heights, TX 78209

Attention: Lety Hernandez, Community Development Services Director

Reference: Grant Westover Estates Amending Plat
Owner: Kudla, Embrey & Aubra

Address: 200 Grant Avenue, 216 Grant Avenue and 315 Westover Road

Dear Mrs. Hernandez:

On behalf of the Owners, we hereby request that the City of Alamo Heights allow the final plat of the above-referenced subdivision (reduced copy attached) to be reviewed, processed, and heard by the City Planning and Zoning Commission and City Council. The purpose of the amending plat is to fix errors in course and distance on the previous plat. No new lots are being created. We are currently working to obtain the City of Alamo Heights Purveyor Letter and letters of certification from CPS Energy and SAWS.

Thank you for considering this request. If you have any questions or need additional information, please give me a call.

Sincerely,

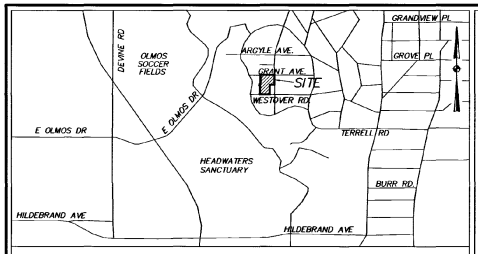
Jacob W. Oder, R.P.L.S.
Project Manager

Attached:
reduce copy of proposed plat


EXISTING CONDITIONS
200 GRANT AVENUE
216 GRANT AVENUE
315 WESTOVER ROAD
Legend
Edgar Anglin Taxidermy
Feature 1
216 GRANT AVE
200 GRANT AVE
315 WESTOVER RD
Westover Rd
Google Earth
200 ft
N

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER ETC.

DOC. NUMBER: 20220085668



LOCATION MAP (NOT TO SCALE)

SURVEYORS NOTES:
1. ALL LOT CORNERS FOUND OR SET AS INDICATED.
2. THE BASIS OF BEARINGS IS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF GRANT PER REPLAT OF ALAMO HEIGHTS RECORDED IN VOLUME 9681, PAGE 91, DEED AND PLATG RECORDS, BEXAR COUNTY, TEXAS.
3. SET IRON RODS ARE CAPPED WITH AN ORANGE PLASTIC CAP STAMPED "MLS CO RPLS 4612". SET MAG NAILS HAVE AN IDENTIFYING WASHER STAMPED "MLS CO RPLS 4612".

IMPACT FEE PAYMENT DUE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

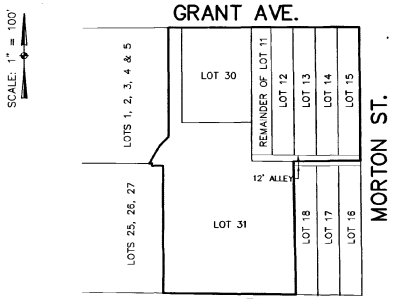
PLAT NOTES:
LOT 34 DOES NOT CONFORM WITH THE MINIMUM REQUIRED REAR YARD SETBACK PER THE CITY'S ZONING CODE. NEW CONSTRUCTION SHALL ADHERE TO THE CITY'S ZONING CODE AT THE TIME OF PERMITTING.

CPS/SAWS/COSA UTILITY NOTE:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS – CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) – IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

EXISTING PLAT REPLAT ESTABLISHING

GRANT WESTOVER ESTATES

ESTABLISHING LOT 32, 33 AND 34, BLOCK 10 COUNTY BLOCK 4024, IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS.



AREA BEING REPLATTED

1.275 ACRES WAS PREVIOUSLY PLATTED AS LOTS 11, 12, 13, 14, 15 AND A 12 FOOT WIDE ALLEY, BLOCK 10, COUNTY BLOCK 4024 BY ANTIQUATED PLAT OF ALAMO HEIGHTS RECORDED IN VOLUME 105, PAGES 4–10, MODIFIED IN VOLUME 105, PAGES 176–182, AND AMENDED IN VOLUME 105, PAGES 290–296, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND AS LOTS 30 AND 31, BLOCK 10, COUNTY BLOCK 4024 ACCORDING TO THE REPLAT OF ALAMO HEIGHTS RECORDED IN VOLUME 9681, PAGE 91, SAID DEED AND PLAT RECORDS.

LEGEND:

BLDG.	= BUILDING
ELEC.	= ELECTRIC
TELE.	= TELEPHONE
CA.T.V.	= CABLE TELEVISION
R.O.W.	= RIGHT OF WAY
ESM'T.	= EASEMENT
AC.	= ACRES
℄	= CENTERLINE
C.B.	= COUNTY BLOCK
DR	= DEED RECORDS, BEXAR COUNTY, TEXAS
DPR	= DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
RPR	= REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS
REM.	= REMAINDER
VOL.	= VOLUME
PG.	= PAGE(S)
--------	= ORIGINAL LOT LINE
•	= FOUND 1/2" IRON ROD
o	= SET 1/2" IRON ROD WITH PLASTIC CAP (MLS Co)

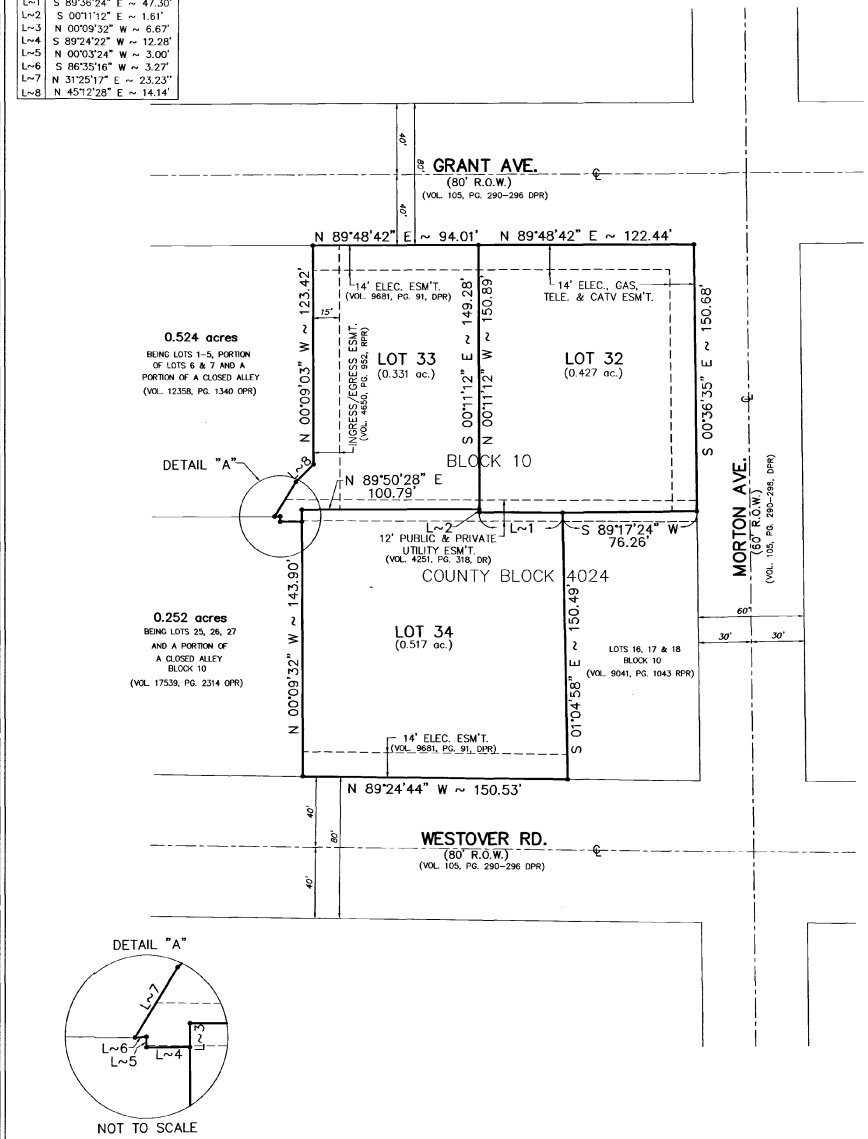
STATE OF TEXAS
COUNTY OF BEXAR

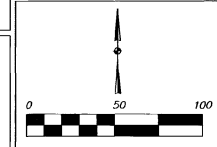
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY: EMPLOYEES OF MAVERICK LAND SURVEYING, UNDER MY SUPERVISION.

4-5-2022

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5846

LINE	BEARING & DISTANCE
L~1	S 89°36'24" E ~ 47.30'
L~2	S 00°11'12" E ~ 1.61'
L~3	N 00°09'32" W ~ 6.67'
L~4	S 89°24'22" W ~ 12.28'
L~5	N 00°03'24" W ~ 3.00'
L~6	S 86°35'16" W ~ 3.27'
L~7	N 31°25'17" E ~ 23.23'
L~8	N 45°12'28" E ~ 14.14'





Maverick Land Surveying Co.
1856 Lockhill-Selma, Suite 105
San Antonio, Texas 78213
210-342-9455
FAX-210-342-9524
TBPLS FIRM No. 10132700

PRINT DATE: SEPTEMBER 30, 2021
SURVEY DATE: JULY 27, 2021
MLS JOB No.: 58567-0005

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: NIC ABBEY LUXURY HOMES
BY: LISA NICHOLS
507 AUSTIN HWY.
SAN ANTONIO, TEXAS 78209
TELEPHONE: (210)798-2272

Lisa Nichols
OWNER=LISA NICHOLS

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LISA NICHOLS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF April A.D. 2022.

Jill Marie Oder
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
07-06-2022
MY COMMISSION EXPIRES:

JILL MARIE ODER
MY COMMISSION EXPIRES
07/06/2022
NOTARY ID: 13163134-0

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF GRANT WESTOVER ESTATES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF ALAMO HEIGHTS, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 4th DAY OF October A.D. 20 21

BY: _____ CHAIR

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF GRANT WESTOVER ESTATES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS TEXAS, AND THE GOVERNING BODY OF SUCH CITY, AND IS HEREBY APPROVED.

DATED THIS 25th DAY OF October A.D. 20 21

BY: _____ MAYOR

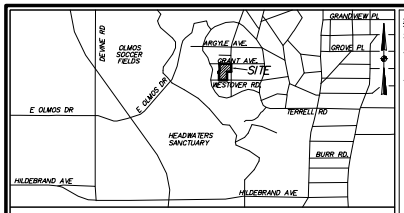
CITY OF ALAMO HEIGHTS, TEXAS

STATE OF TEXAS, COUNTY OF BEXAR
I, LUCY ADAME-CLARK, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF BEXAR COUNTY ON: 4/5/2022 1:42:59 PM
PLAT VOLUME: 20002 PAGE: 1730
AMOUNT: $82.00
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.
COUNTY CLERK, BEXAR COUNTY, TEXAS

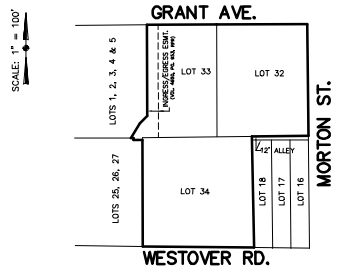
BY: Mario A. Herrera, DEPUTY

COUNTY OF BEXAR, TEXAS

PROPOSED PLAT



LOCATION MAP (NOT TO SCALE)



AREA BEING AMENDED

1.264 ACRES WAS PREVIOUSLY PLATTED AS LOTS 32, 33, 34, BY PLAT OF GRANT WESTOVER ESTATES RECORDED IN VOL. 20002, PG. 1730, PLAT RECORDS, BEXAR COUNTY TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: EMBREY WALTER JR.
7600 BROADWAY #300
SAN ANTONIO, TEXAS 78209

LOT 33 = EMBREY WALTER JR.

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

EMBREY WALTER JR. , KNOWN TO ME TO BE THE PERSON

WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2026 .

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: FRANKLIN AUBRA
21260 GATHERING OAK
SAN ANTONIO, TEXAS 78260

LOT 32 OWNER = FRANKLIN AUBRA

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

FRANKLIN AUBRA

WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2026 .

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY: EMPLOYEES OF MAVERICK LAND SURVEYING, UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5846

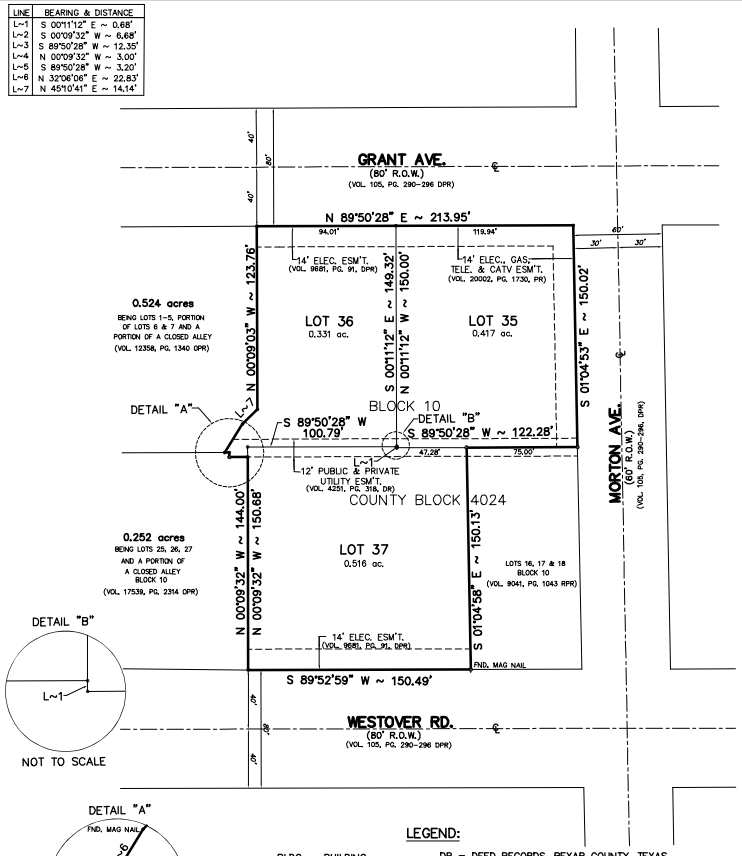
SURVEYORS NOTES:
1. ALL LOT CORNERS FOUND OR SET AS INDICATED.
2. THE BASIS OF BEARINGS IS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF GRANT PER REPLAT OF ALAMO HEIGHTS RECORDED IN VOLUME 9681, PAGE 91, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
3. SET IRON RODS ARE CAPPED WITH AN ORANGE PLASTIC CAP STAMPED "MLS CO RPLS 5846". SET MAG NAILS HAVE AN IDENTIFYING WASHER STAMPED "MLS CO RPLS 5846".

IMPACT FEE PAYMENT DUE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

REASONS FOR AMENDMENTS:
1. REMOVED INGRESS/EGRESS EASEMENT SHOWN ON PREVIOUS PLAT. THE EASEMENT WAS RELEASED IN DOCUMENT NO. 20240118185, OPR.
2. CORRECTED SCRIVENER'S ERROR IN COURSE & DISTANCES AND AREAS ON PREVIOUS PLAT.
3. ASSIGNED NEW LOT NUMBERS.

CPS/SAWS/COSA UTILITY NOTE:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS – CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) – IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

LINE	BEARING & DISTANCE
L~1	S 00°11'12" E ~ 0.68'
L~2	S 00°09'32" W ~ 6.68'
L~3	S 89°50'28" W ~ 12.35'
L~4	N 00°09'32" W ~ 3.00'
L~5	S 89°50'28" W ~ 3.20'
L~6	N 32°06'06" E ~ 22.83'
L~7	N 45°10'41" E ~ 14.14'



LEGEND:

BLDG. = BUILDING	DR = DEED RECORDS, BEXAR COUNTY, TEXAS
ELEC. = ELECTRIC	DPR = DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
TELE. = TELEPHONE	RPR = REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS
CA.T.V. = CABLE TELEVISION	REM. = REMAINDER
R.O.W. = RIGHT OF WAY	VOL. = VOLUME
ESM'T. = EASEMENT	PG. = PAGE(S)
AC. = ACRES	---------- = ORIGINAL LOT LINE
℄ = CENTERLINE	• = FOUND 1/2" IRON ROD, UNLESS OTHERWISE NOTED
C.B. = COUNTY BLOCK	○ = SET 1/2" IRON ROD WITH PLASTIC CAP (MLS Co)
	( ) = RECORD DATA

AMENDING PLAT OF

GRANT WESTOVER ESTATES

ESTABLISHING LOT 35, 36 AND 37, BLOCK 10 COUNTY BLOCK 4024, IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS.

Maverick Land Surveying Co.
14400 Northbrook Dr., Ste 230
San Antonio, Texas 78232
210-342-9455
info@mavericklsco.com
TBPELS FIRM No. 10132700

0 50 100
GRAPHIC SCALE
SCALE: 1" = 50'

PRINT DATE: AUGUST 13, 2026
SURVEY DATE: JUNE 30, 2026
MLS JOB No.: 58567-0013

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER(S) OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: FRANK MICHAEL KUDLA, JR
NANCY REBECCA KUDLA
315 WESTOVER ROAD
ALAMO HEIGHTS, TX 78209

LOT 34 OWNER = FRANK MICHAEL KUDLA, JR

LOT 34 OWNER = NANCY REBECCA KUDLA

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

FRANK MICHAEL KUDLA, JR & NANCY REBECCA KUDLA, KNOWN TO ME TO BE THE PERSON(S)

WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2026 .

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF GRANT ESTATES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS TEXAS, AND THE GOVERNING BODY OF SUCH CITY, AND IS HEREBY APPROVED.

DATED THIS _____ DAY OF _____ , A.D. 2026.

BY : _____
MAYOR

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF GRANT ESTATES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF ALAMO HEIGHTS, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ , A.D. 2026.

BY : _____
CHAIR

BY : _____
SECRETARY

Attachment B

If you choose to do so, please return this card to our office via US Mail, in-person, or via email to permits@alamoheightstx.gov. Please submit all comments *before September 4, 2026* 78209

PZ Case No. 476 – 200 & 216 Grant Ave and 315 Westover Rd (Replat)

Name: Walter Embrey

Check one: I ✓ **support** ____ **oppose** the project.

Address: 7600 Broadway #300

Check one: I ✓ **have** ____ **have not** reviewed the project's plans or packet submittal items (if applicable)

Date: 8/20/26

Comments: Walter Embrey

Attachment B

If you choose to do so, please return this card to our office via US Mail, in-person, or via email to permits@alamoheightstx.gov. Please submit all comments *before September 4, 2026* 78209

PZ Case No. 476 – 200 & 216 Grant Ave and 315 Westover Rd (Replat)

Name: FRANK KUCA

Check one: I ✓ **support** ____ **oppose** the project.

Address: 315 WESTOVER RD.

Check one: I ✓ **have** ____ **have not** reviewed the project's plans or packet submittal items (if applicable)

Date: 8/25/2026

Comments: _____

_____

_____

P&Z CASE NO. 476
200 & 216 GRANT AVE AND 315 WESTOVER RD
ITEMS # 8 & 9
SEPTEMBER 28, 2026

COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Community Services Director

PROPERTIES

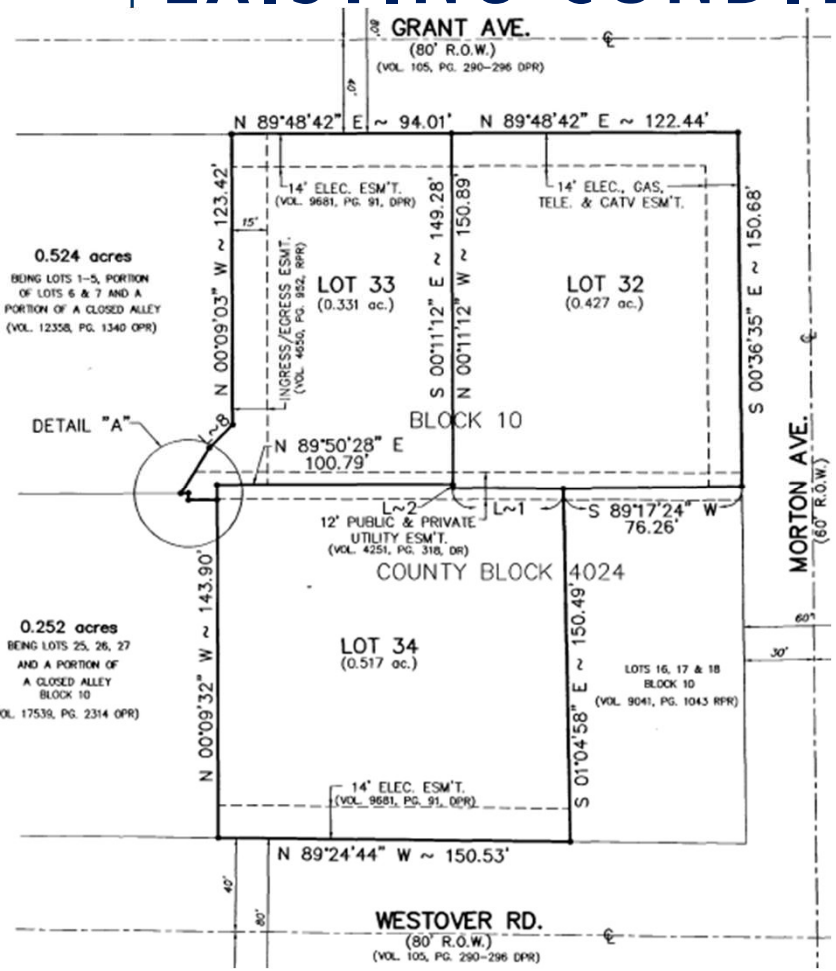


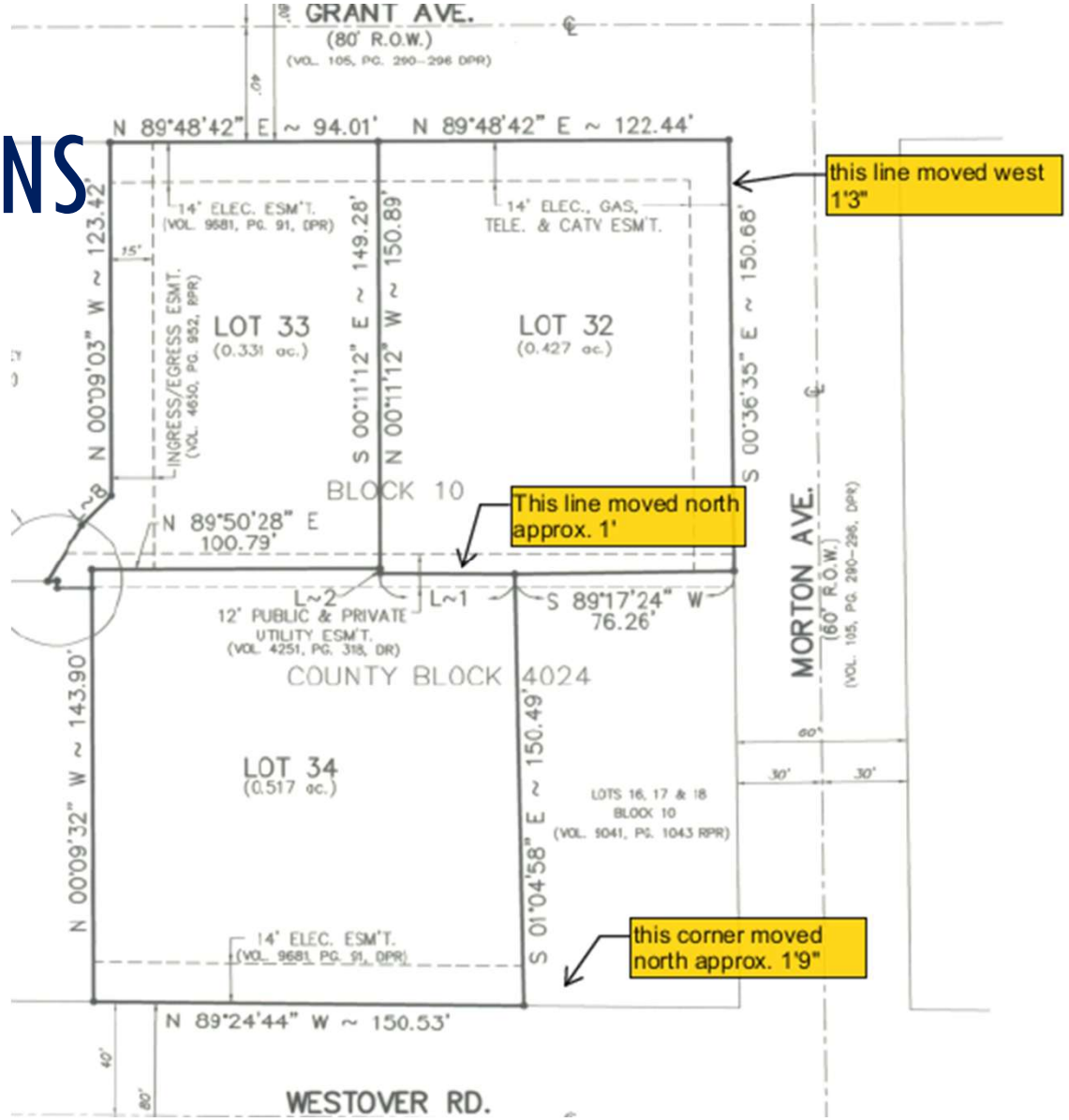
- SF-A
- Properties front Grant and Westover, west of Morton St
- Amending to update measurements

PROPERTIES

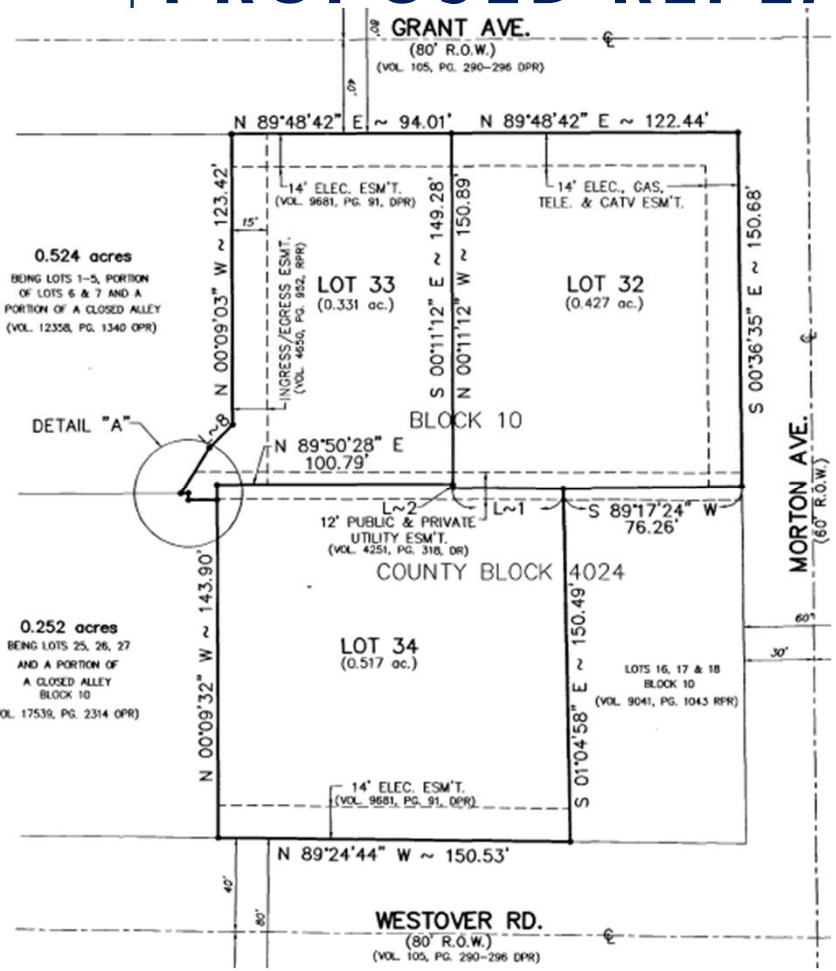

EXISTING CONDITIONS
200 GRANT AVENUE
216 GRANT AVENUE
315 WESTOVER ROAD
Legend
Edgar Anglin Taxidermy
Feature 1
216 GRANT AVE
200 GRANT AVE
315 WESTOVER RD
Westover Rd

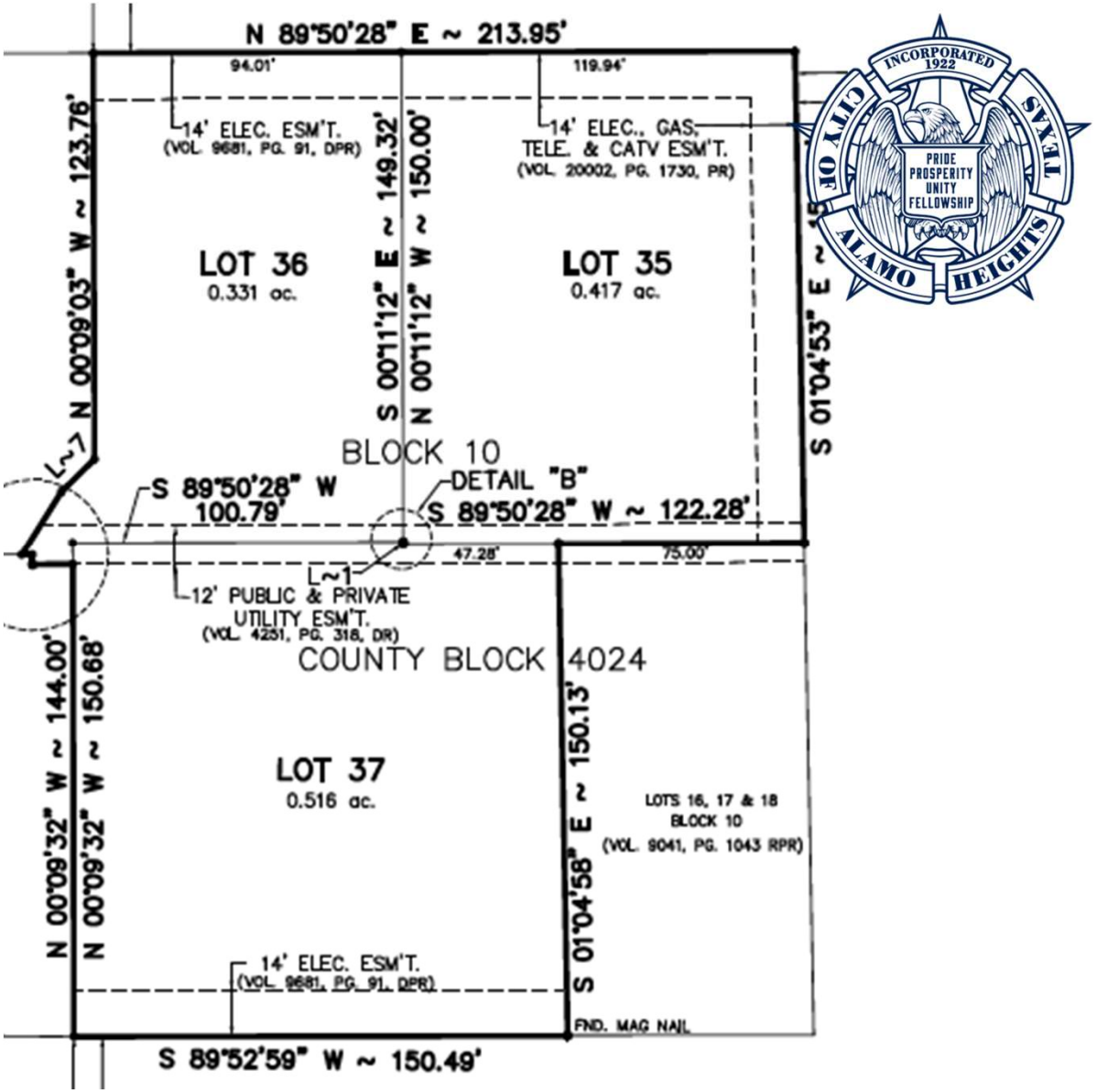
EXISTING CONDITIONS





PROPOSED REPLAT





POLICY ANALYSIS

- **Sec. 3-12. Lot Area**
  - Minimum lot area of 8,400 sq ft for SF-A
- **Sec. 3-13. Lot Width**
  - Minimum width of 60 ft for SF-A

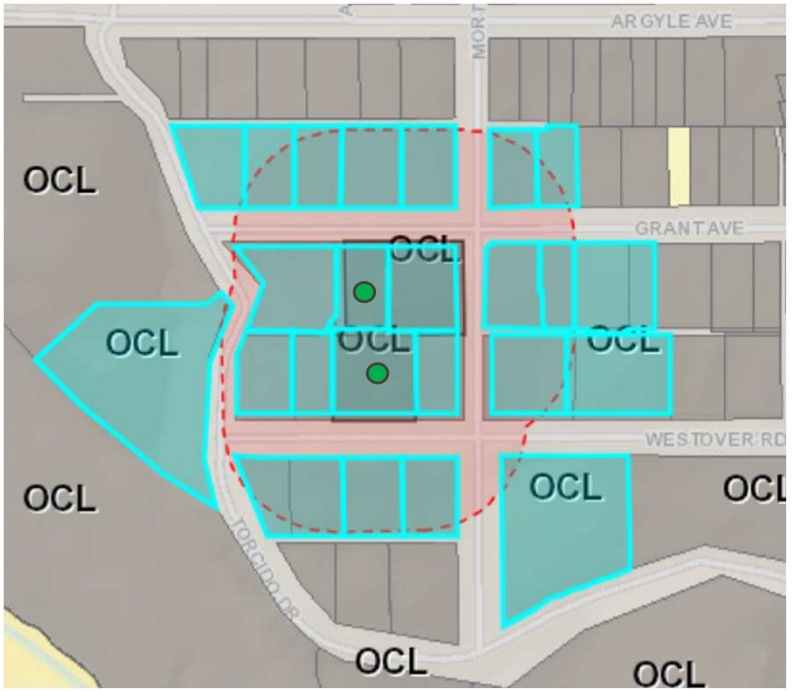
    - 200 Grant Ave (Lot 35) – **18,164.52sq ft** (0.417ac), **119.94ft width**
    - 216 Grant Ave (Lot 36) – **14,418.36sq ft** (0.331ac), **94.01ft width**
    - 315 Westover Rd (Lot 37) – **22,476.96sq ft** (0.516ac), **150.49ft width**

POLICY ANALYSIS

- Approval by CPS, SAWS, and Public Works is required prior to release for recordation.
- Both Grant Ave properties have completed the board and plan review processes. No improvements proposed for the Westover Rd property at this time.
- The Planning & Zoning Commission considered the replat request at their regular meeting on September 8, 2026 and voted unanimously to recommend approval as requested.

PUBLIC NOTIFICATION

- Postcards – mailed to property owners within a 200-foot radius
- Notices – posted on City website and on property
- Legal Notice – posted in official newspaper of the City (SA Express News)
- **Responses received within 200ft:**
  - Support: (2) Oppose: (0) Neutral: (0)



CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM

TO: Mayor and City Council Members

FROM: Lety Hernandez, Director of Community Development

SUBJECT: **Board and Commission Appointments**
Ordinance appointing individuals to serve on the various Boards and Commission for the City of Alamo Heights.

DATE: September 28, 2026

SUMMARY

This Ordinance would approve the following individuals to serve on the various Boards and Commission for the City of Alamo Heights for a term ending on May 1, 2027.

P&Z Members
Lori Becknell, Chairman
Stephen McAllister, Vice-Chair
E.J. Bartolomei
Richard Bilanceri
La Unah Cuffy
Richard Garison
Nikki Graham
Madison Marceau
Banks M. Smith
Tobin Smith
***Summer B. Greathouse**
(Vacant)

ARB Members
John Gaines, Chairman
Grant McFarland, Vice-Chair
Ashley R. Armes
Larry Gottsman
Adam Kiehne
Phil Solomon
Lyndsay Thorn
Clay Hagendorf, Alt.
Samuel White, Alt.

BOA Members
Bill Orr, Chairman
David Rose, Vice-Chair
Jessica Drought
Lott McIlhenny
Wayne Woodard
Sean Caporaletti– Alt.
***Perry Barber – Alternate**

***Newly appointed members.**

All other remaining members of the Architectural Review Board, Board of Adjustment and Planning & Zoning Commission will retain their seats.

BACKGROUND INFORMATION

The City Code specifies that board and commission members are appointed by the Mayor, subject to confirmation by the City Council, to serve for terms of two (2) years or until their successors are duly appointed and approved by City Council. Applications have been received from citizens who wish to serve on a City board and commission, and City staff has conducted interviews of all eligible candidates.

POLICY ANALYSIS

The process is consistent with the "Procedures for Commission and Boards Selections and Appointments" adopted by the City Council on July 10, 2006. In addition to outlining the appointment process, the "Procedures" also specify that board and commission members must attend at least seventy (70) percent of all meetings within a calendar year.

The new and re-appointed members will "serve for terms of two (2) years or until reappointed or replaced by action of the mayor and city council" per Sec. 2-46. Planning and Zoning Commission., Sec. 2-47. Board of Adjustment, and Sec. 2-48 Architectural Review Board. of the Code of Ordinances.

The new appointments fill openings for the Planning & Zoning Commission. Two (2) vacancies will remain between the Architectural Review Board and Board of Adjustment.

FISCAL IMPACT

No projected fiscal impact from this project has been calculated.

ATTACHMENTS

Attachment A – Draft Ordinance
Attachment B – New Member Bios

APPROVED

Lety Hernandez
Director

APPROVED

Phillip Laney
Assistant City Manager

ORDINANCE NO. 2270

AN ORDINANCE APPOINTING MEMBERS AND CHAIR AND VICE CHAIR OF THE CITY OF ALAMO HEIGHTS ARCHITECTURAL REVIEW BOARD, BOARD OF ADJUSTMENT AND PLANNING AND ZONING COMMISSION; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City of Alamo Heights City Council adopted "Procedures for Commission and Boards Selections and Appointments" on July 10, 2006; and

WHEREAS, the terms of office for said boards expired in May 2025 so that it is necessary and appropriate to appoint new members and leaders of such boards.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS:

SECTION 1. The composition and leadership of the Architectural Review Board is as follows:

John Gaines - Chairman, Grant McFarland - Vice-Chairman, Ashley R. Armes, Larry Gottsman, Adam Kiehne, Phil Solomon, and Lyndsay Thorn, Members, and Clay Hagendorf and Samuel White – Alternate Members

SECTION 2. The composition and leadership of the Board of Adjustment is as follows:

Bill Orr - Chairman, David Rose - Vice-Chairman, Jessica Drought, Lott McIlhenny, Wayne Woodard, Members, and Sean Caporaletti and Perry Barber - Alternate Members.

SECTION 3. The composition and leadership of the Planning and Zoning Commission is as follows:

Lori Becknell - Chairman, Stephen McAllister - Vice-Chairman, Richard Bilanceri, E.J. Bartolomei La Unah Cuffy, Richard Garison, Nikki Graham, Madison Marceau, Banks M. Smith, Tobin Smith, and Summer B. Greathouse - Members.

SECTION 4. The membership and leadership changes made herein shall be effective immediately, upon the passage of this Ordinance and the terms of office of all members of the Architectural Review Board, Board of Adjustment and Planning and Zoning Commission shall run concurrently with the term of the Mayor which will expire in May of 2027.

PASSED AND APPROVED this 28th day of September, 2026.

_____

ALBERT HONIGBLUM, MAYOR

ATTEST:

_____

ELSA T. ROBLES, CITY SECRETARY

APPROVED AS TO FORM:

_____

JESSIE LOPEZ, CITY ATTORNEY

CITY OF ALAMO HEIGHTS
6116 BROADWAY
SAN ANTONIO, TEXAS 78209
210-822-3331
FAX 210-822-8197

September 28, 2026

Board and Commission Appointments – New Member Biography

Planning & Zoning Commission

Summer B. Greathouse

Summer B. Greathouse is an attorney and partner at Bracewell where she concentrates on tax-exempt financings, tax credits, economic development and governmental contracts at the federal, state, and local levels, with a focus on affordable and workforce housing development. She regularly represents governmental entities in public-private partnerships in connection with 4% and 9% low-income housing tax credit transactions and workforce housing transactions involving public facility corporations and housing finance corporations. Her governmental clients range from large urban cities to rural municipalities and counties to housing authorities across Texas. Summer served on the Zoning Commission for the City of San Antonio from 2019 to 2023, where she was the Vice Chair from 2022 to 2023.

Summer received a Bachelor of Arts from Trinity University and a juris doctorate from St. Mary's School of Law, where she graduated as valedictorian. She is a member of the State Bar of Texas. Prior to attending law school, Summer lived and owned a business in Buenos Aires, Argentina and is fluent in Spanish.

Board of Adjustment

Perry Barber

Perry Barber moved to Alamo Heights from El Paso in the summer of 2025 with his wife and four children. While in El Paso, Mr. Barber served as Managing Director and General Counsel for Strategic Growth Bancorp, Inc., a bank holding company he helped form during the financial crisis to acquire distressed community banks throughout the Southwest. Prior to that, Mr. Barber was a partner in an appellate litigation and public policy law firm in Washington, D.C., which he joined after serving as Counsel to the U.S. Senate Committee on the Judiciary and then Senior Counsel to its Subcommittee on Intellectual Property. Mr. Barber has served on multiple for-

profit and nonprofit boards of directors, including the First National Bank of Santa Fe, N.M. He currently serves on the boards of several charitable foundations, including the Paso del Norte Community Foundation, where he chairs the Investment Committee, and the West Chop Community Fund, Inc. where he serves as Treasurer.

Mr. Barber is a graduate of the University of Texas School of Law, on whose Alumni Association Executive Committee he served from 2021 to 2025. He is a member of the State Bar of Texas and the District of Columbia Bar and is admitted to practice before the U.S. Court of Appeals for the D.C. Circuit and the Supreme Court of the United States.

BOARDS & COMMISSION APPOINTMENTS

ITEM # 10

SEPTEMBER 28, 2026

COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

BACKGROUND

- City Code
  - Boards & Commission members appointed by Mayor
    - Confirmed by City Council
  - Two-year terms or until successor appointed
  - Appointing two new members
    - Planning & Zoning - Summer B. Greathouse
    - Board of Adjustment – Perry Barber

POLICY ANALYSIS

- Planning & Zoning Commission (12 Members)
  - Resignations – Elizabeth Haynes
  - New Appointments – Summer B. Greathouse
  - Vacancies - 1
- Architectural Review Board (7 Members & 2 Alternates)
  - Resignations – None
  - New Appointments – None
  - Vacancies – None
- Board of Adjustment (5 Members & 2 Alternates)
  - Resignations – None
  - New Appointments – Perry Barber
  - Vacancies – None

BOARDS & COMMISSION MEMBERS

Planning & Zoning Commission

Lori Becknell, Chairman
Stephen McAllister, Vice Chairman
E.J. Bartolomei
Richard Bilanceri
La Unah Cuffy
Richard Garison
Nikki Graham
Madison Marceau
Banks M. Smith
Tobin Smith
***Summer B. Greathouse**
(Vacant)

Architectural Review Board

John Gaines, Chairman
Grant McFarland, Vice Chairman
Ashley R. Armes
Larry Gottsman
Adam Kiehne
Phil Solomon
Lyndsay Thorn
Clay Hagendorf, Alternate
Samuel White, Alternate

Board of Adjustment

Bill Orr, Chairman
David Rose, Vice Chairman
Jessica Drought
Lott McIlhenny
Wayne Woodard
Sean Caporaletti, Alternate
***Perry Barber, Alternate**

***New Member**

FISCAL IMPACT

- No fiscal impact

CITY OF ALAMO HEIGHTS
ADMINISTRATION AND FINANCE DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM

TO: Mayor and City Council

FROM: Phillip Laney, Assistant City Manager

SUBJECT: Consideration of a Resolution of the City Council to work jointly with the Texas Department of Transportation (TxDOT) and express support for a schematic design for street, drainage, and other right-of-way improvements on the TxDOT-owner portion of Broadway and Austin Highway

DATE: September 28, 2026

SUMMARY

Discussion and possible action on a resolution between the City Council to work jointly with the Texas Department of Transportation (TxDOT) and express support for a schematic design for street, drainage, and other right-of-way improvements on the TxDOT-owned portion of Broadway and Austin Highway. TxDOT is scheduled to present the latest design under consideration.

BACKGROUND INFORMATION

The City of Alamo Heights faces ongoing safety concerns regarding flooding on Alamo Heights' key commercial corridor, Broadway and Austin Highway, a portion of which is known as State Loop (SL) 368 and is overseen by TxDOT. TxDOT and the City have worked together since 2022 to design and develop a roadway and stormwater improvement project that would improve drainage, address safety concerns, improve traffic operations, and accommodate bicycles and pedestrians while maintaining the existing six travel lanes.

At the September 28, 2026 meeting of the Alamo Heights City Council, representatives from the San Antonio district office for TxDOT will present the SL 368 / Broadway and Austin Highway roadway and stormwater improvement project (Project), which would include Austin Highway from N New Braunfels to Broadway and Broadway from Austin Highway to Burr Road. TxDOT and the City have partnered to develop a schematic design for the Project which achieves the stated goals. The City has received financial commitments from six (6) entities totaling $46.66 million, of which $13.25 million is from City Bond funds, the largest single source of committed funding. The projected cost of the designed Project is within the accumulated financial commitments.

In addition to the drainage, street, and pedestrian and bicycling infrastructure improvements associated with the Lower Broadway and Austin Highway Project, the City has also identified the need to implement water and stormwater improvements in conjunction with the Project. TxDOT has demonstrated support for a joint bid effort with the Project and these City infrastructure improvements.

City Council will consider formally supporting the design presented by TxDOT for the Lower Broadway and Austin Highway Project. Should the design be approved, TxDOT and the City would continue addressing several procedural items remaining to be incorporated into a formal written agreement between the City and TxDOT, which would be brought back to City Council for consideration at a future date.

POLICY ANALYSIS

This action is consistent with the City's interest in engaging in multi-agency partnerships to support infrastructure improvements to key commercial corridors that would improve drainage, address safety concerns, improve traffic operations, and accommodate bicycles and pedestrians.

FISCAL IMPACT

The proposed resolution supports design of proposed infrastructure improvements on Broadway and Austin Highway. No direct fiscal impact is associated with this action.

Future funding commitments for roadway and stormwater improvements, as well as the upgrade of water and sewer systems in the project area, would be brought back to City Council for consideration at a future date.

COORDINATION

Staff coordinated with the Texas Department of Transportation, City Attorney, and City Manager to review the agreement for Council consideration.

ATTACHMENT

Attachment A – Resolution

APPROVED

Phillip Laney
Assistant City Manager

APPROVED

Buddy Kuhn
City Manager

RESOLUTION NO. 2026R - 254

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS, TO WORK JOINTLY WITH THE TEXAS DEPARTMENT OF TRANSPORTATION AND EXPRESS SUPPORT FOR A SCHEMATIC DESIGN FOR STREET, DRAINAGE, AND OTHER RIGHT-OF-WAY IMPROVEMENTS ON THE TXDOT-OWNED PORTION OF BROADWAY AND AUSTIN HIGHWAY; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City of Alamo Heights, Texas (City) faces ongoing safety concerns regarding flooding on Alamo Heights' key commercial corridor, Broadway and Austin Highway, which is also known as State Loop (SL) 368 and is overseen by the Texas Department of Transportation (TxDOT); and

WHEREAS, TxDOT and the City have worked together since 2022 to design and develop a roadway and stormwater improvement project that would improve drainage, address safety concerns, improve traffic operations, and accommodate bicycles and pedestrians; and

WHEREAS, the SL 368 / Broadway and Austin Highway roadway and stormwater improvement project (Project) under development would include Austin Highway from N New Braunfels to Broadway and on Broadway from Austin Highway to Burr Road; and

WHEREAS, the City has identified the need to implement water and wastewater improvements in conjunction with the Project, and TxDOT has shown support for a joint bid effort with the Project and these City infrastructure improvements; and

WHEREAS, the City has received financial commitments from six (6) entities totaling $46.66 million, of which $13.25 million is from City Bond funds, the largest single source of committed funding; and

WHEREAS, TxDOT and the City have partnered to develop a schematic design for the Project that achieves the project goals of improving drainage, addressing safety concerns, improving traffic operations, and accommodating bicycles and pedestrians; and

WHEREAS, such design for the Project was presented at a regularly scheduled meeting of the Alamo Heights City Council on September 28, 2026; and

WHEREAS, the City finds that the presented Project design achieves the desired project goals and whose projected cost is within the accumulated financial commitments; and

WHEREAS, TxDOT and the City recognize there are still several procedural items remaining to be incorporated into a formal written agreement between the City and TxDOT.

NOW, THEREFORE, BE IT RESOLVED BY THE ALAMO HEIGHTS CITY COUNCIL THAT:

SECTION 1. The City supports the design for the Lower Broadway / SL 368 Improvement Project presented by TxDOT to improve Broadway between Austin Highway and Burr Road and Austin Highway from N New Braunfels to Broadway.

SECTION 2. The City recognizes and supports the Lower Broadway / SL 368 Improvement Project presented by TxDOT and the improvements to flooding, stormwater, roadway, and pedestrian and bicycling issues that will be a huge benefit to the City and the public.

SECTION 3. This Resolution shall take effect upon passage by the City Council.

PASSED AND APPROVED this the 28th day of September, 2026.

_____

ALBERT HONIGBLUM, MAYOR

ATTEST:

_____

ELSA T. ROBLES, CITY SECRETARY

APPROVED AS TO FORM:

_____

JESSIE LOPEZ, CITY ATTORNEY

September 25, 2026

SL 368 Broadway

Roadway Reconstruction and Drainage System Improvement Project

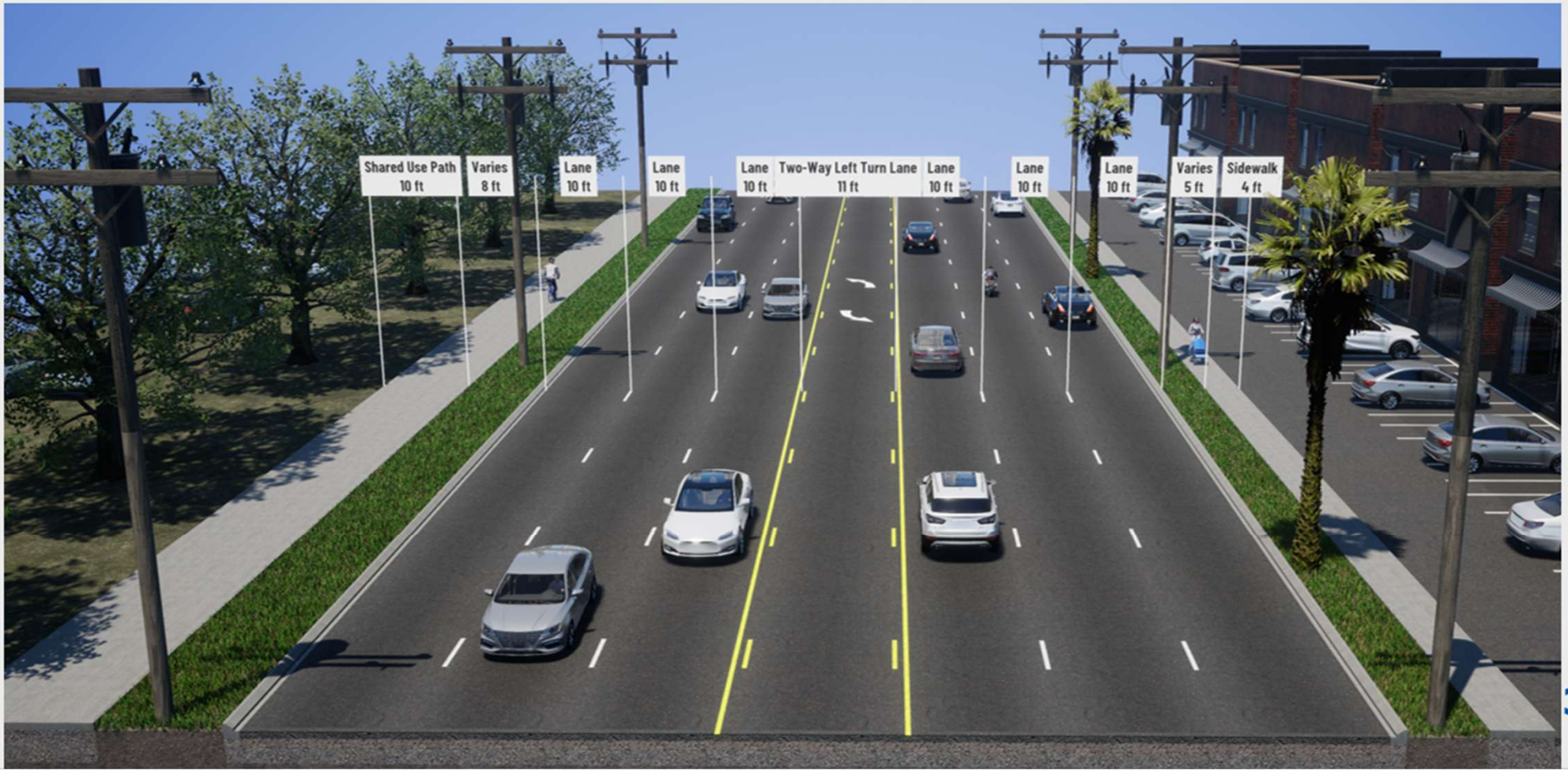
Preferred Alternative

Alamo Heights

Project Location Map

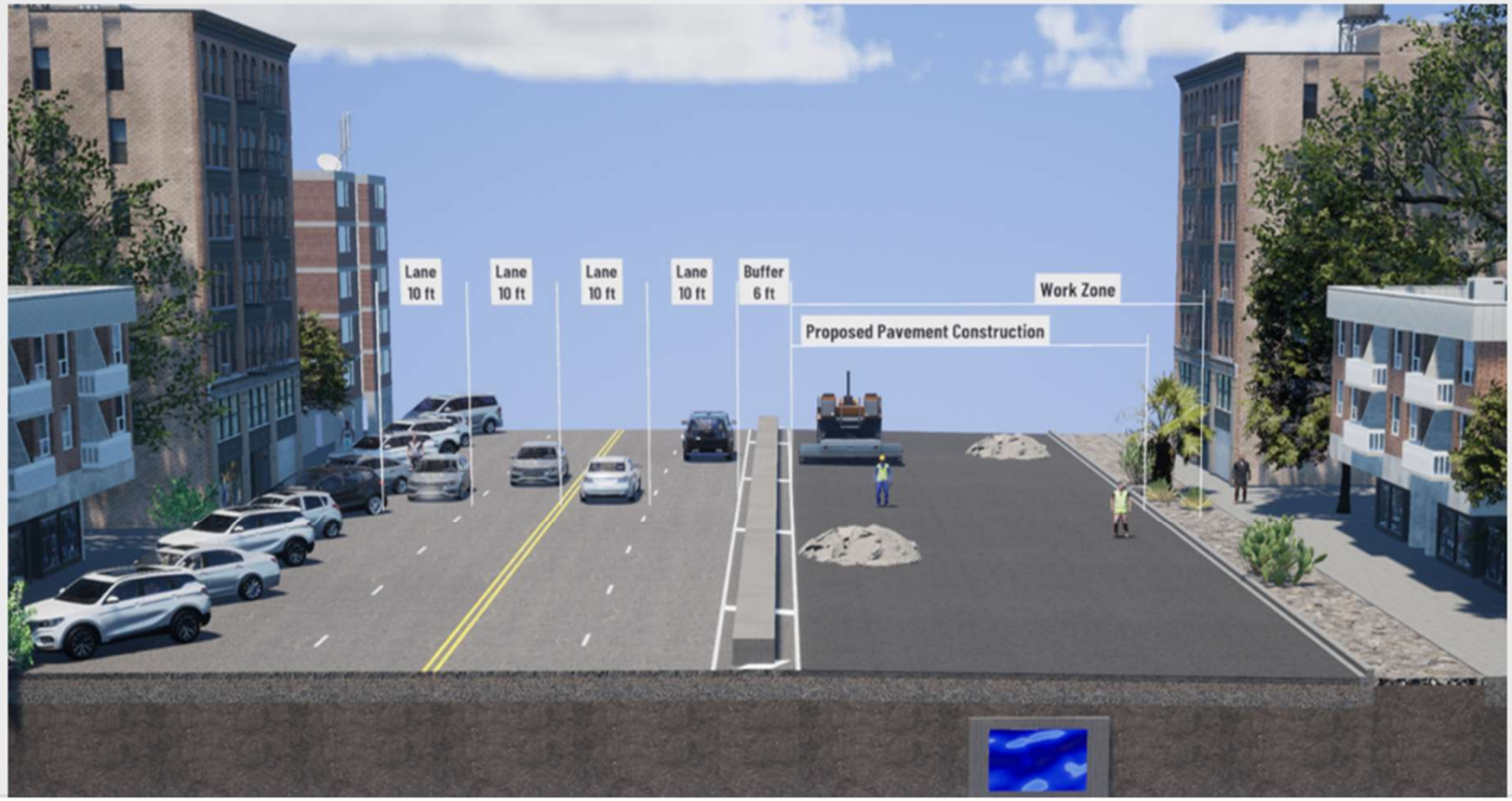


Project Typical Section



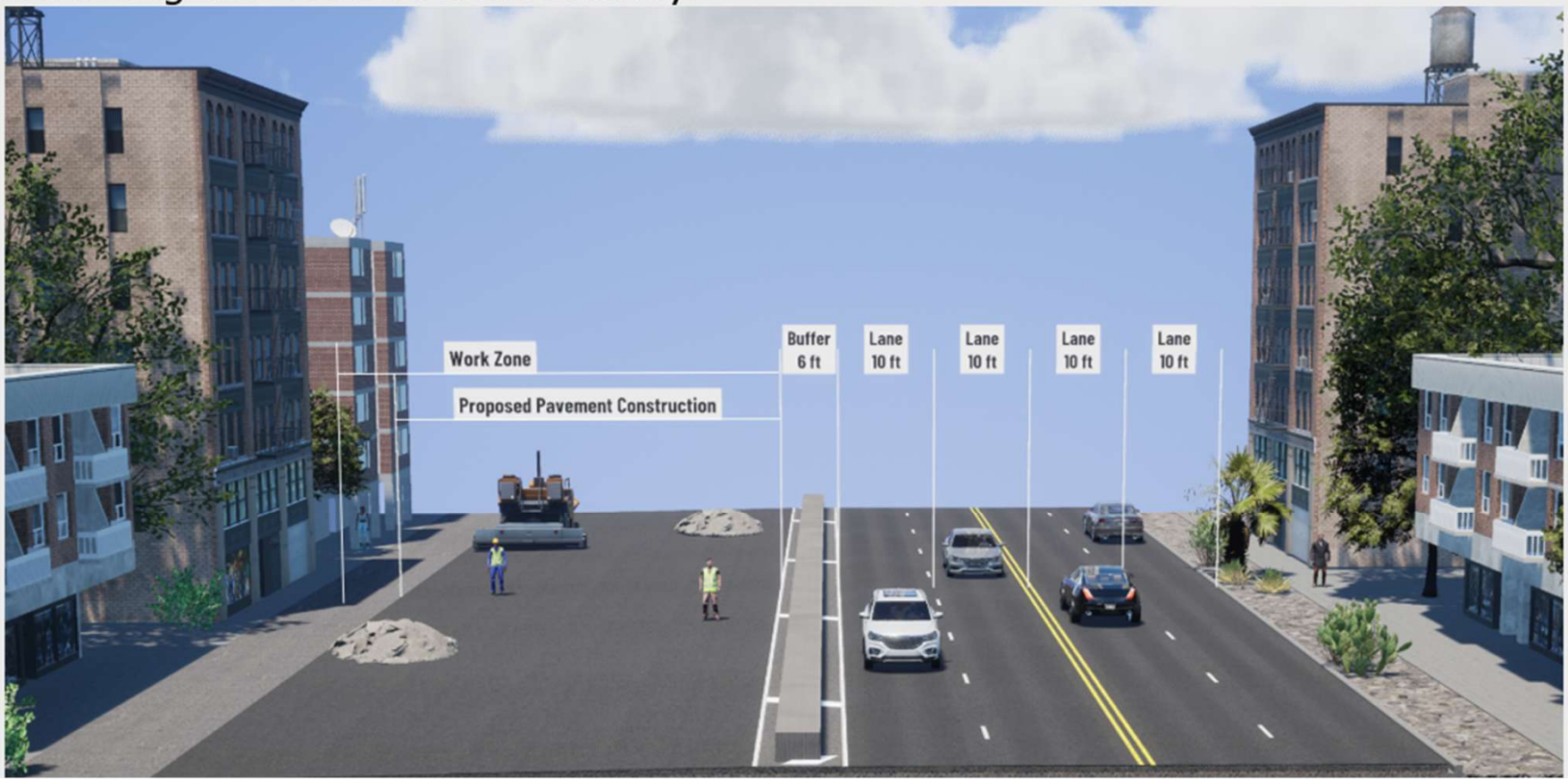
Traffic Control Concept

Phase I: Shift traffic to maintain four lanes while constructing the northbound roadway and box culvert.



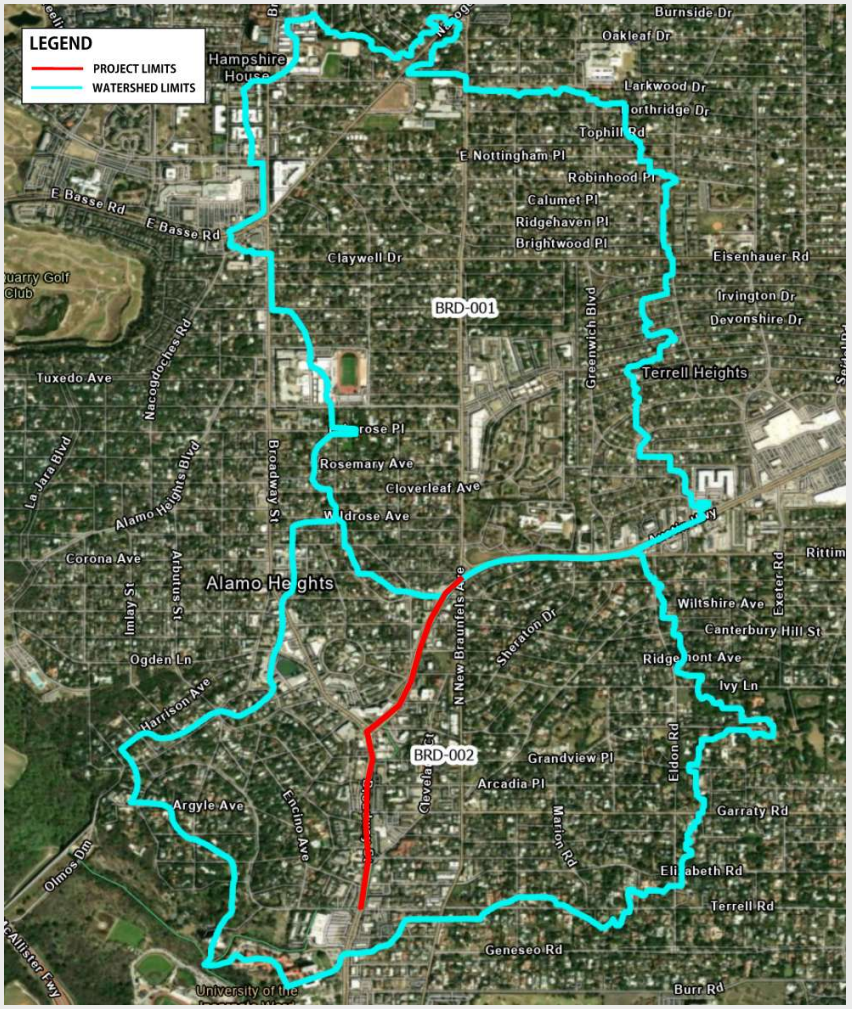
Traffic Control Concept

Phase II: Shift traffic to maintain four lanes while constructing the southbound roadway.



Watershed Map

- BRD-001
  - 1.1 Sq. Mi.
- BRD-002
  - 1.0 Sq. Mi.



Drainage Overview

- Combines detention, targeted interception, and conveyance improvements.
- Addresses known system bottlenecks and improves flow capture.
- Provides beneficial flooding reduction during 2-year AEP for adjacent Broadway structures.
- Maximizes benefit within the available funding ($44M).
- Flood mitigation during 25-year AEP could not be achieved based on available funding. To achieve would need approximately an additional $50M.

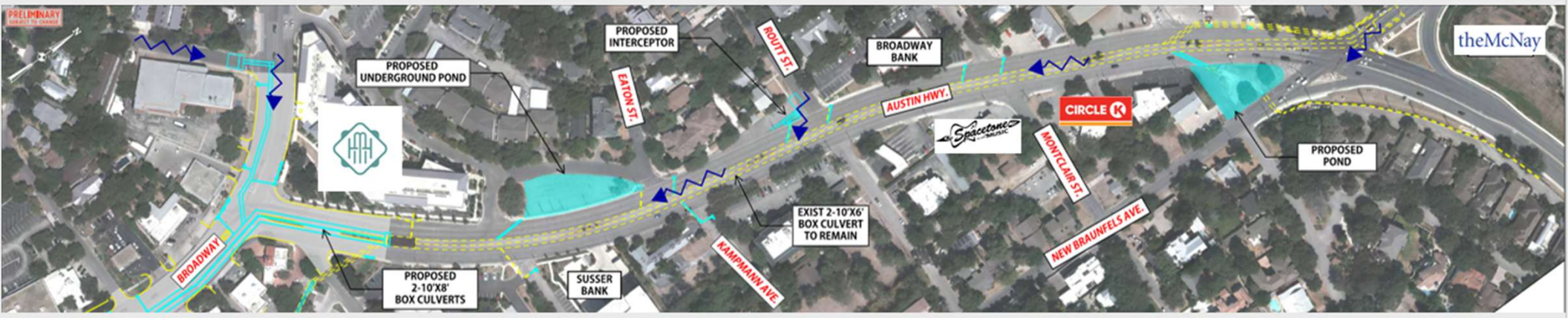
Texas Department of Transportation

September 25, 2026

Preferred Alternative

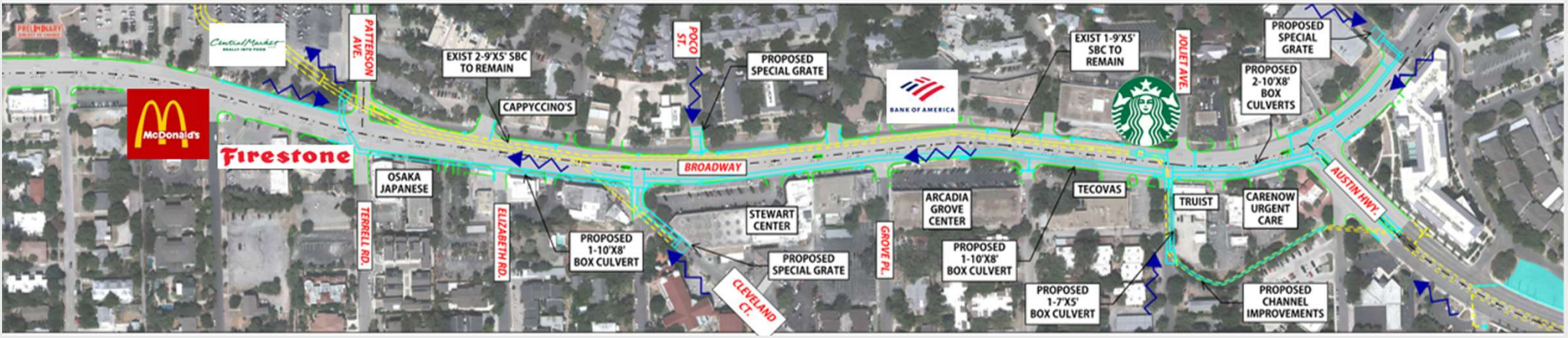
Preferred Alternative

- Austin Highway



Preferred Alternative

- Broadway

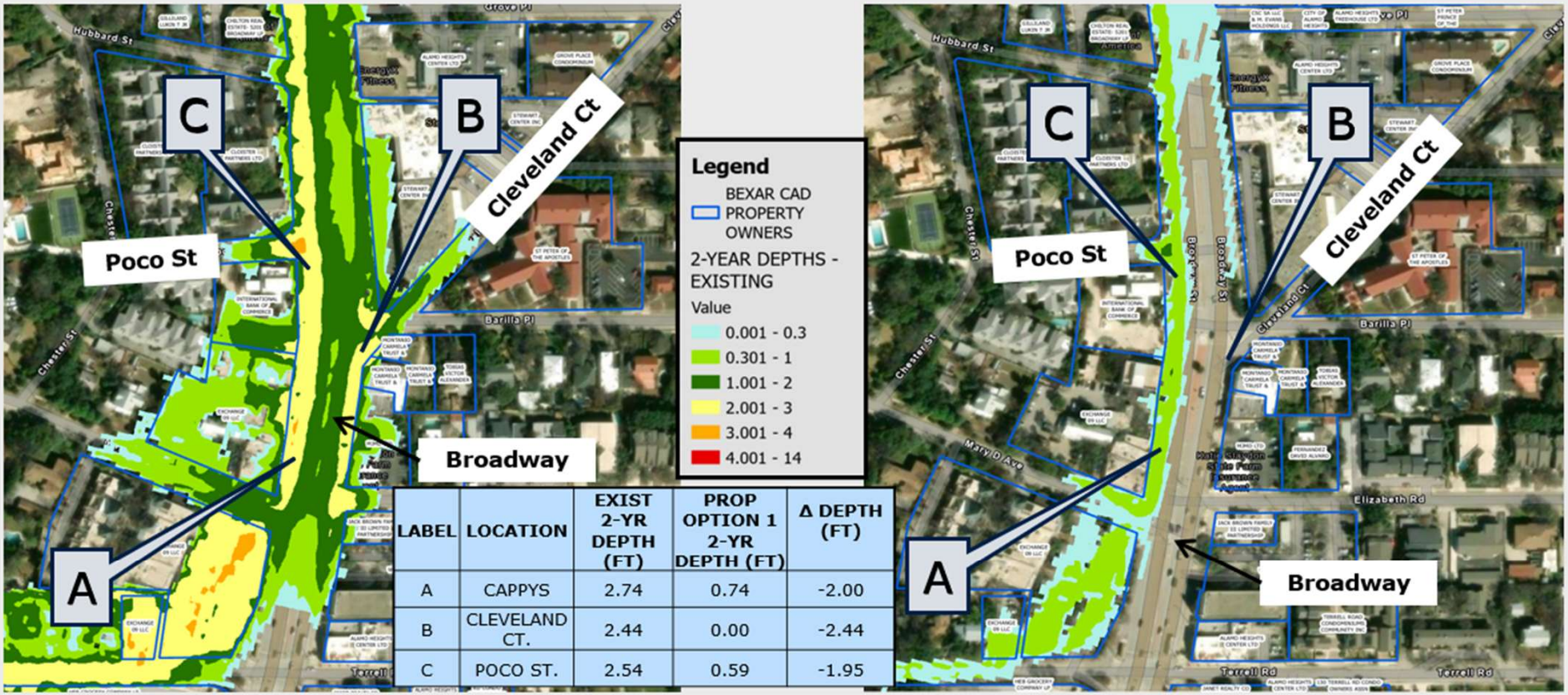


Texas Department of Transportation

September 25, 2026

Preferred Alternative Flow Depths

2-Year Depths Broadway from Grove Pl. to Terrell Rd.

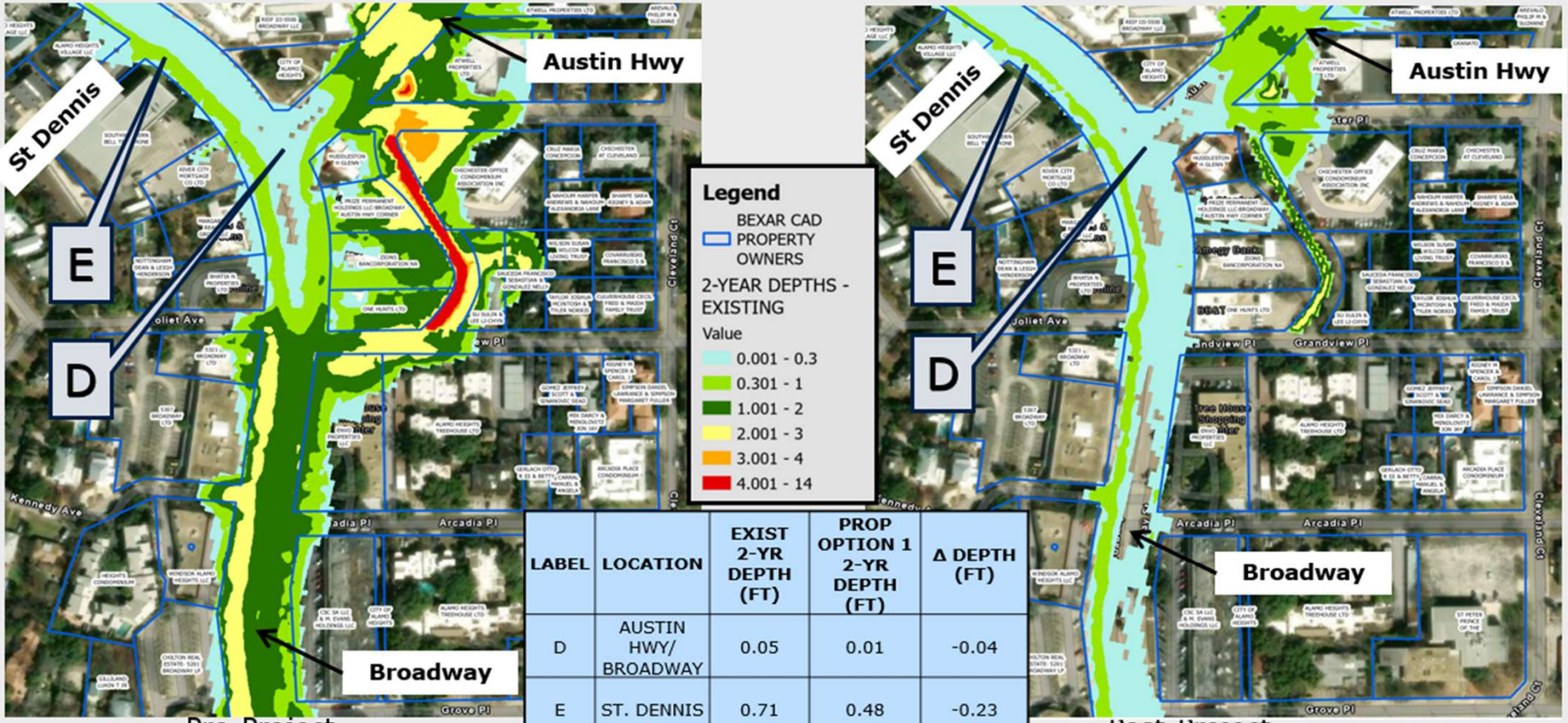


LABEL	LOCATION	EXIST 2-YR DEPTH (FT)	PROP OPTION 1 2-YR DEPTH (FT)	Δ DEPTH (FT)
A	CAPPYS	2.74	0.74	-2.00
B	CLEVELAND CT.	2.44	0.00	-2.44
C	POCO ST.	2.54	0.59	-1.95

Pre-Project

Post-Project

2-Year Depths – Broadway from St. Dennis Ave. to Grove Pl.

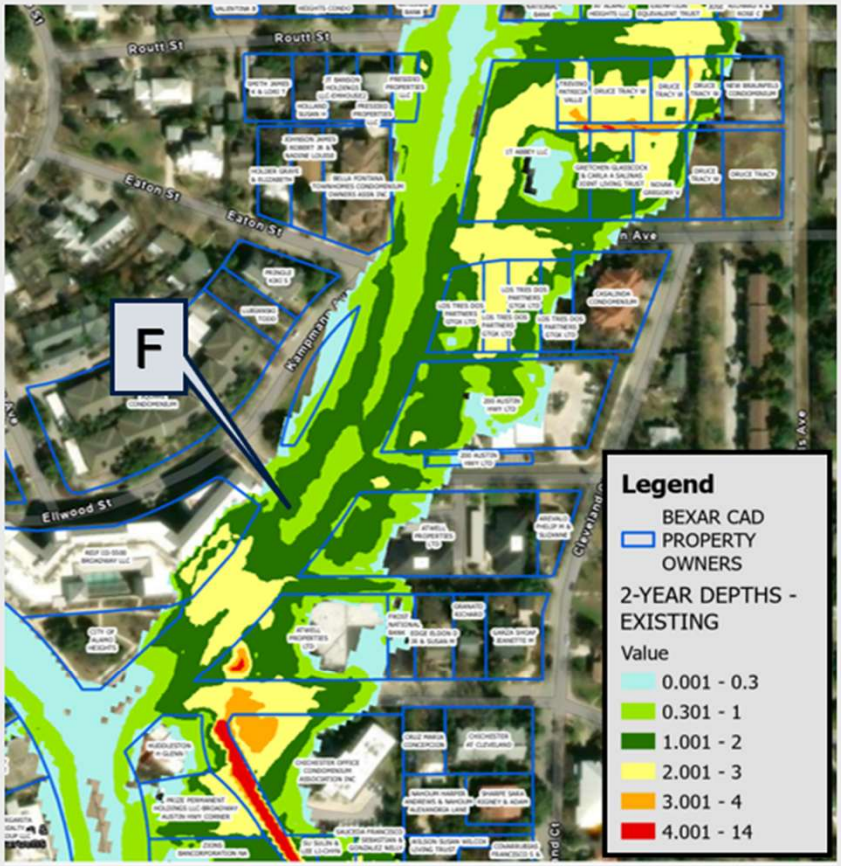


LABEL	LOCATION	EXIST 2-YR DEPTH (FT)	PROP OPTION 1 2-YR DEPTH (FT)	Δ DEPTH (FT)
D	AUSTIN HWY/ BROADWAY	0.05	0.01	-0.04
E	ST. DENNIS	0.71	0.48	-0.23

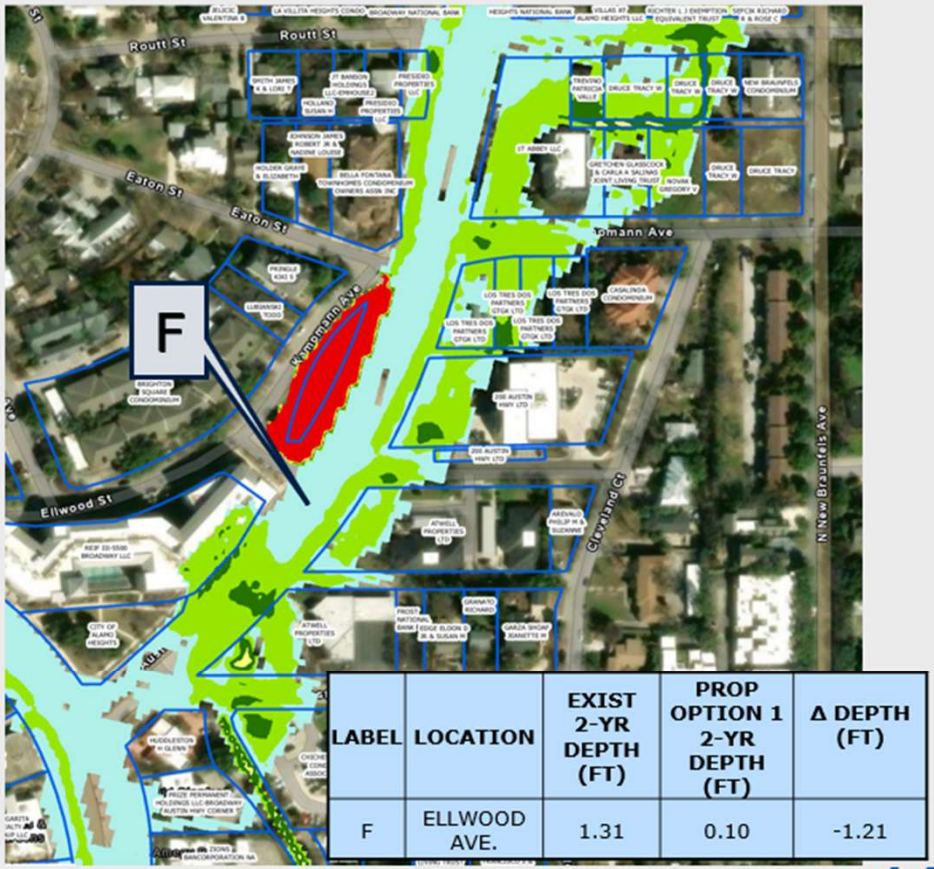
Pre-Project

Post-Project

2-Year Depths Austin Hwy from Routt St. to Broadway



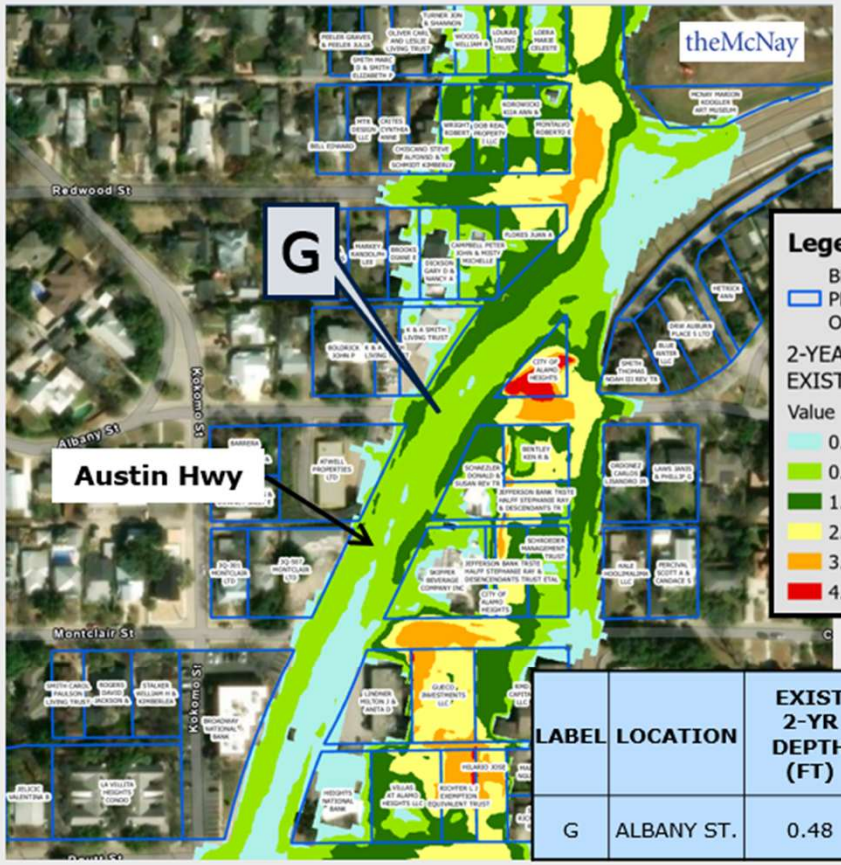
Pre-Project

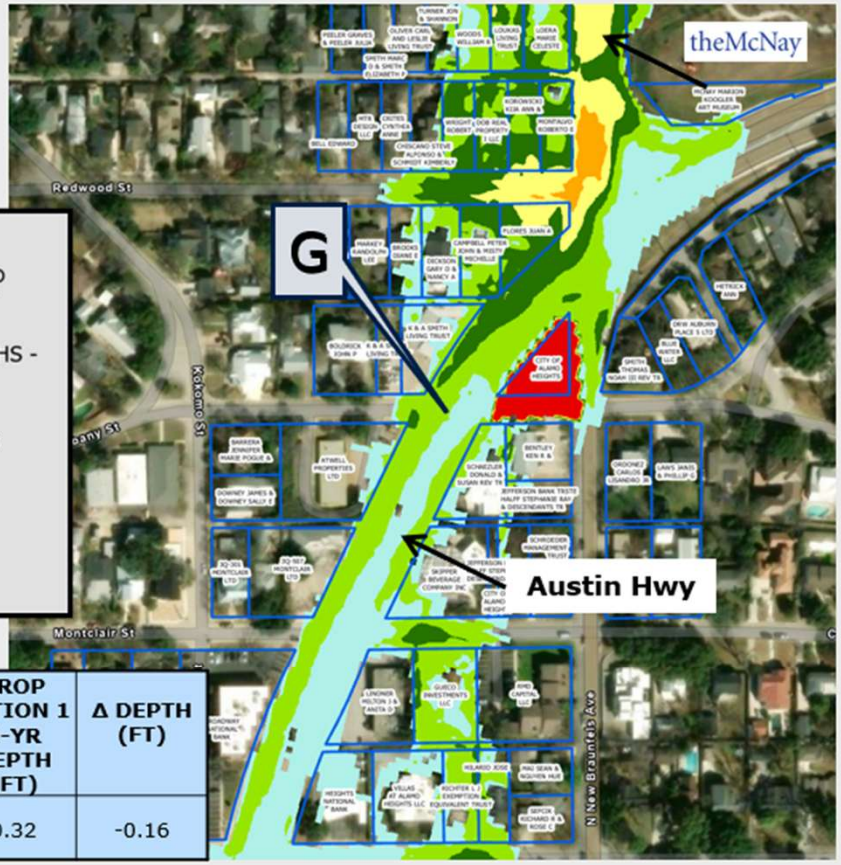


LABEL	LOCATION	EXIST 2-YR DEPTH (FT)	PROP OPTION 1 2-YR DEPTH (FT)	Δ DEPTH (FT)
F	ELLWOOD AVE.	1.31	0.10	-1.21

Post-Project

2-Year Depths – Austin Hwy from New Braunfels Ave. to Routt St.





LABEL	LOCATION	EXIST 2-YR DEPTH (FT)	PROP OPTION 1 2-YR DEPTH (FT)	Δ DEPTH (FT)
G	ALBANY ST.	0.48	0.32	-0.16

Pre-Project

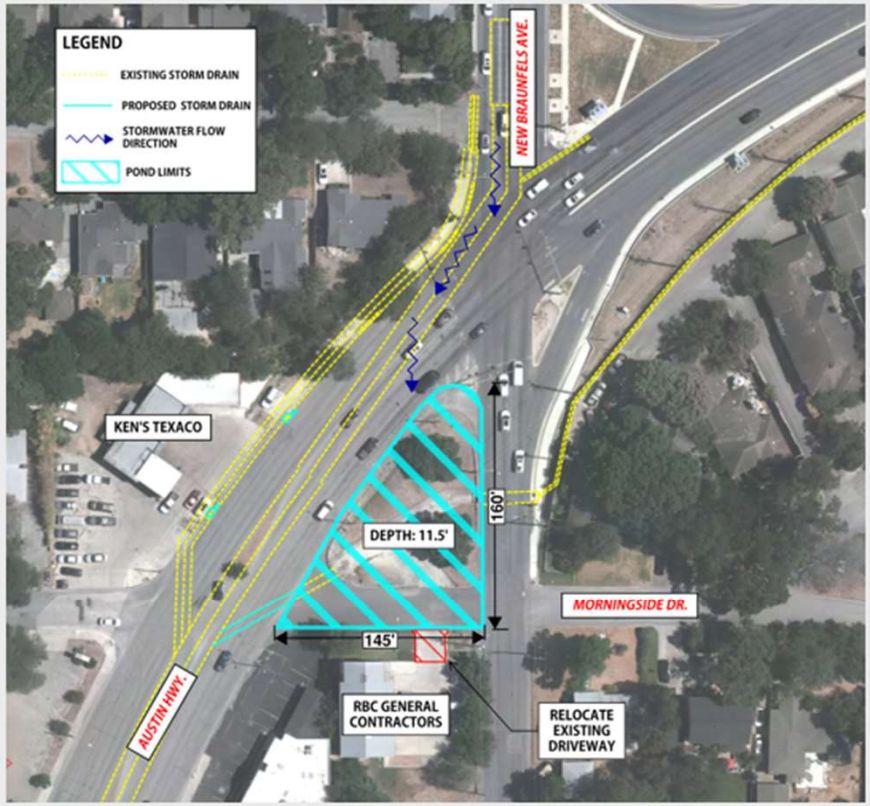
Post-Project

Texas Department of Transportation

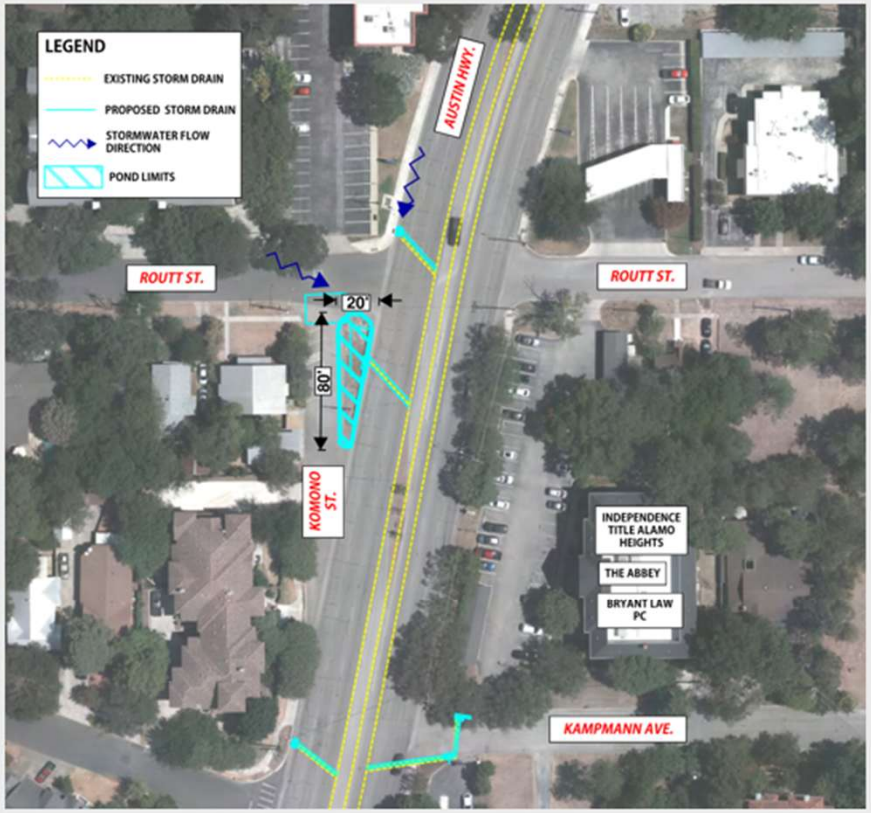
September 25, 2026

Proposed Ponds

Proposed Ponds – Austin Hwy.

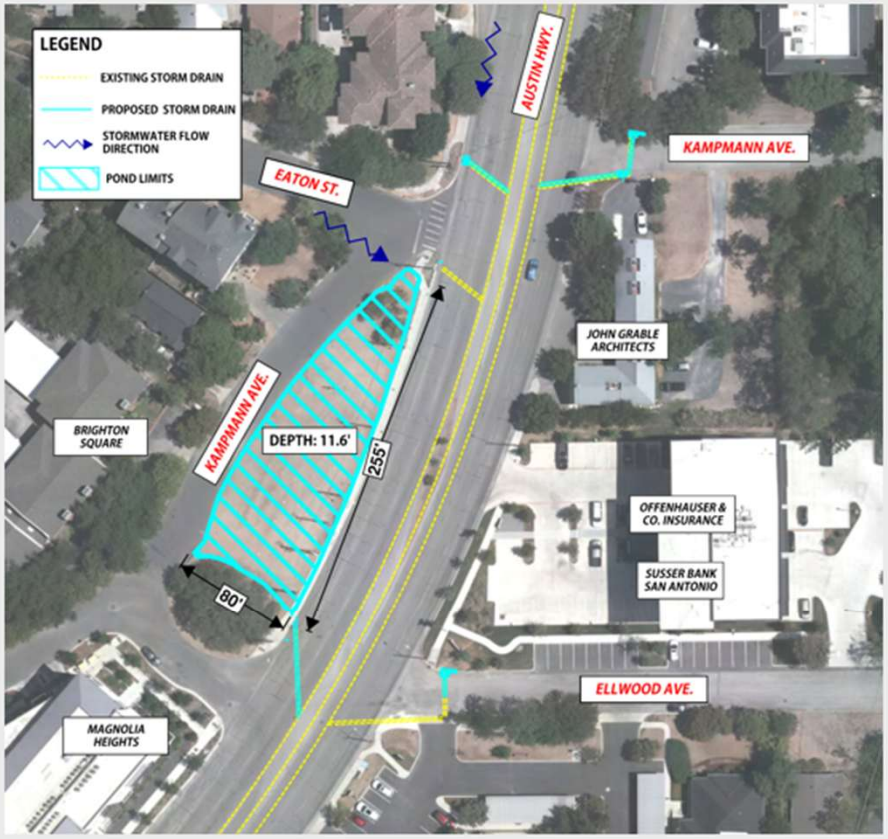


Austin Hwy on Albany Ave.



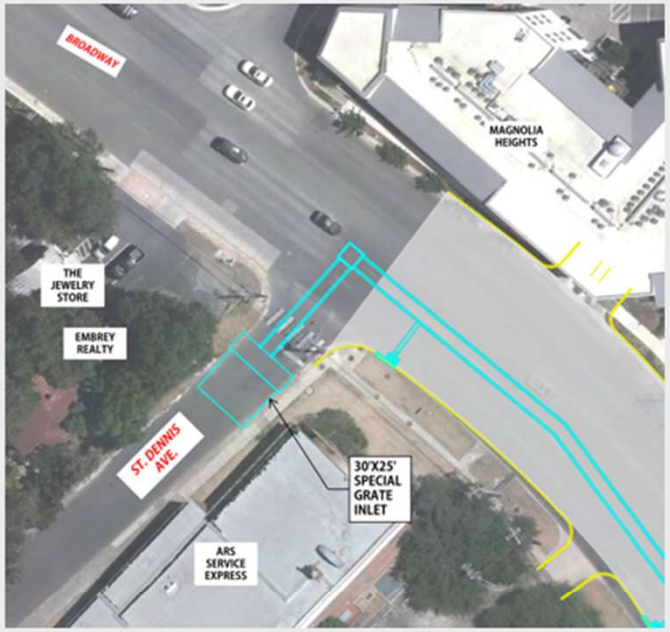
Austin Hwy on Routt St.

Proposed Underground Ponds – Austin Hwy.



Austin Hwy on Kampmann Ave.

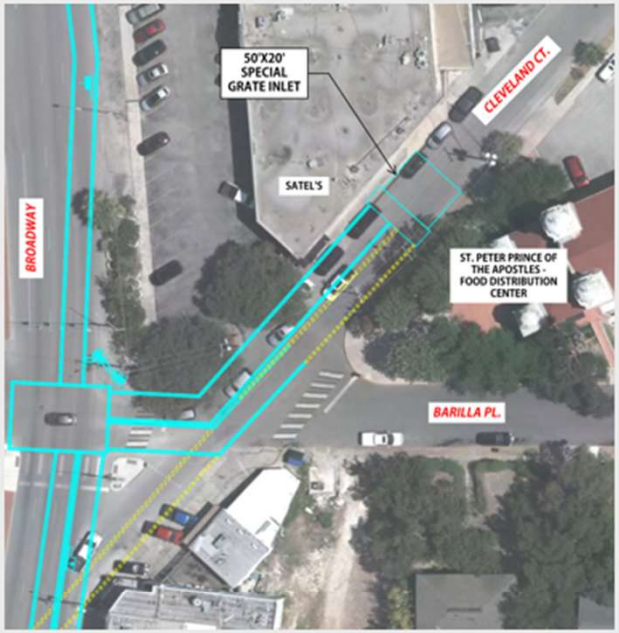
Proposed Key Grate Interceptors - Broadway



St. Dennis Ave.
30’x25’ Special Grate Inlet

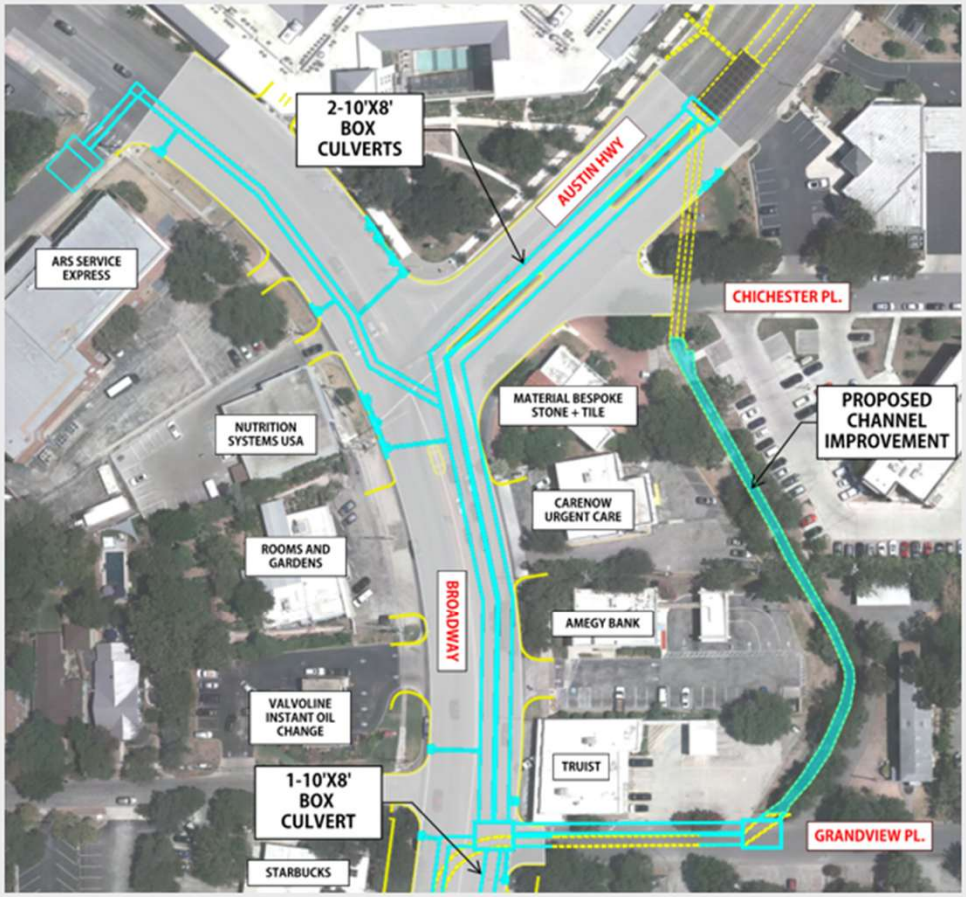


Poco St.
28’x20’ Special Grate Inlet



Cleveland Ct.
50’x20’ Special Grate Inlet

Proposed Main Trunkline



- 2-10’x8’ box culverts from Austin Hwy to Grandview Place
- 1-10’x8’ box culvert from Grandview Place to Patterson Ave.
- Exist 9’x5’ box culverts on Broadway to remain

Texas Department of Transportation

September 25, 2026

On-Street Parking and Tree Impacts

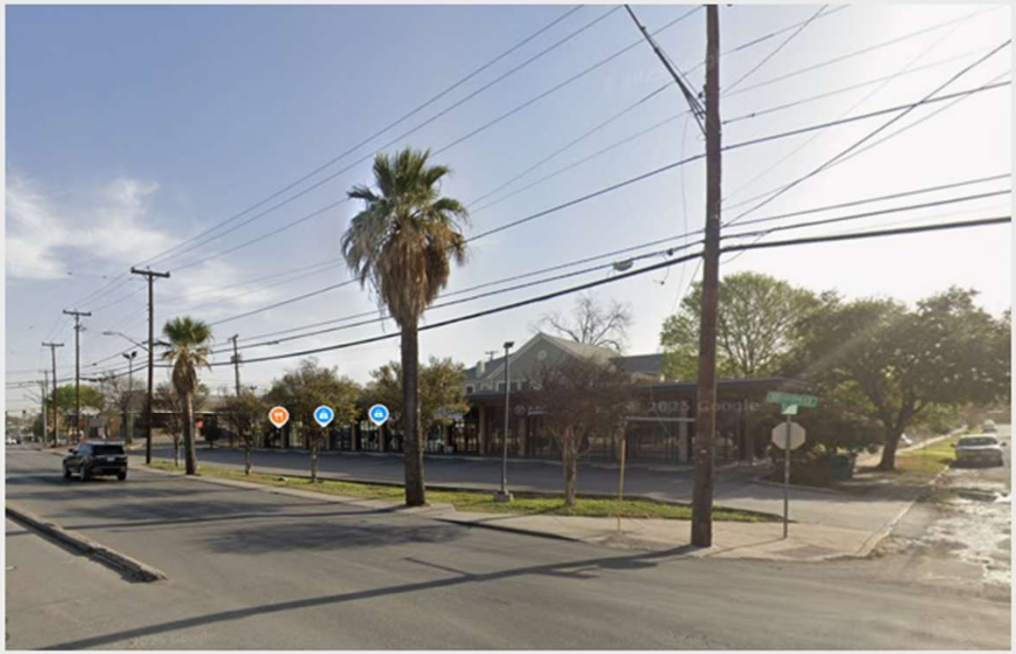
Parking Considerations and Tree Evaluation

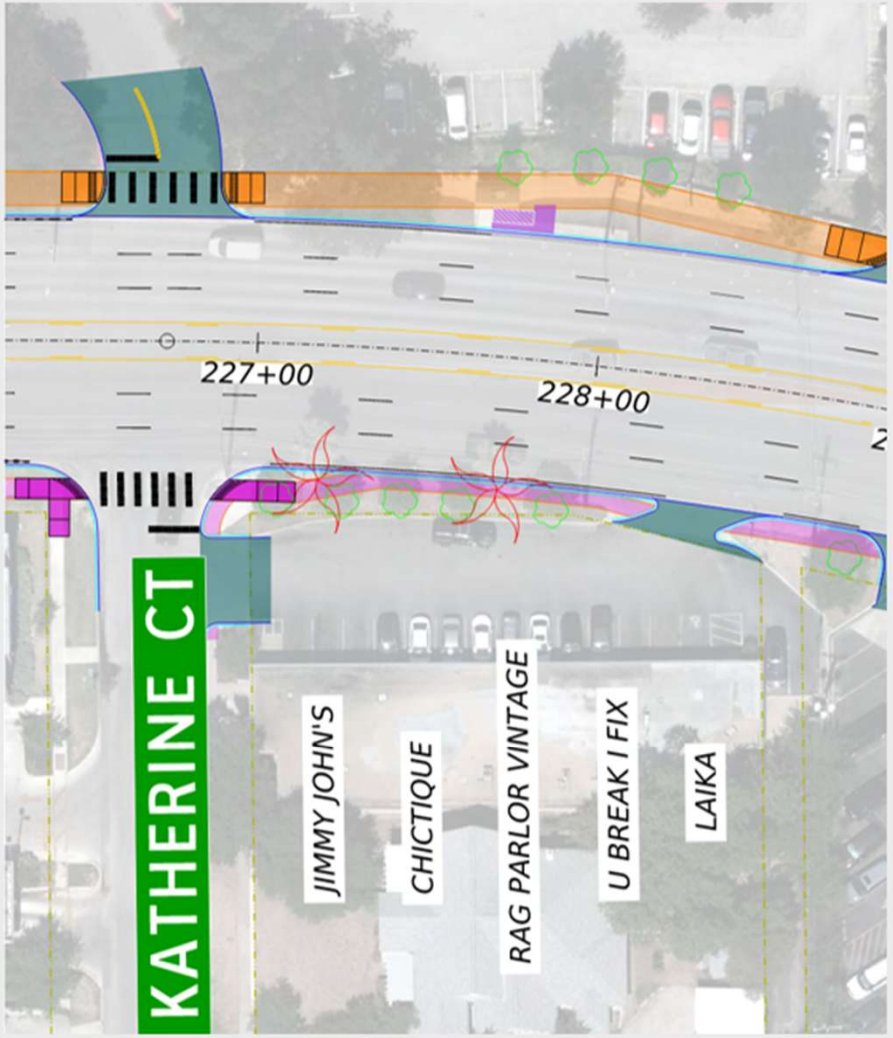
- Evaluated options to preserve existing parking spots within ROW
- Deviation from schematic to preserve parking within ROW.
- Goal: preserve as many parking spaces within ROW as possible while prioritizing ADA compliance and tree preservation with proposed shared use path and sidewalk.
- Existing Spaces within ROW- 113
- Proposed/Goal Spaces within ROW – 65
  - Final determination dependent on final design
- Reduction of 48 spaces
- Removal of 12 Trees
  - (2 Palm, 4 Holly, 2 Live Oak, 1 Sycamore, 1 Elm, 2 Mountain Laurel)
  - Final determination dependent on final design

Parking/Tree Considerations

Katherine Ct to Harrigan Ct

- Trees to remove – 2 (Palm)



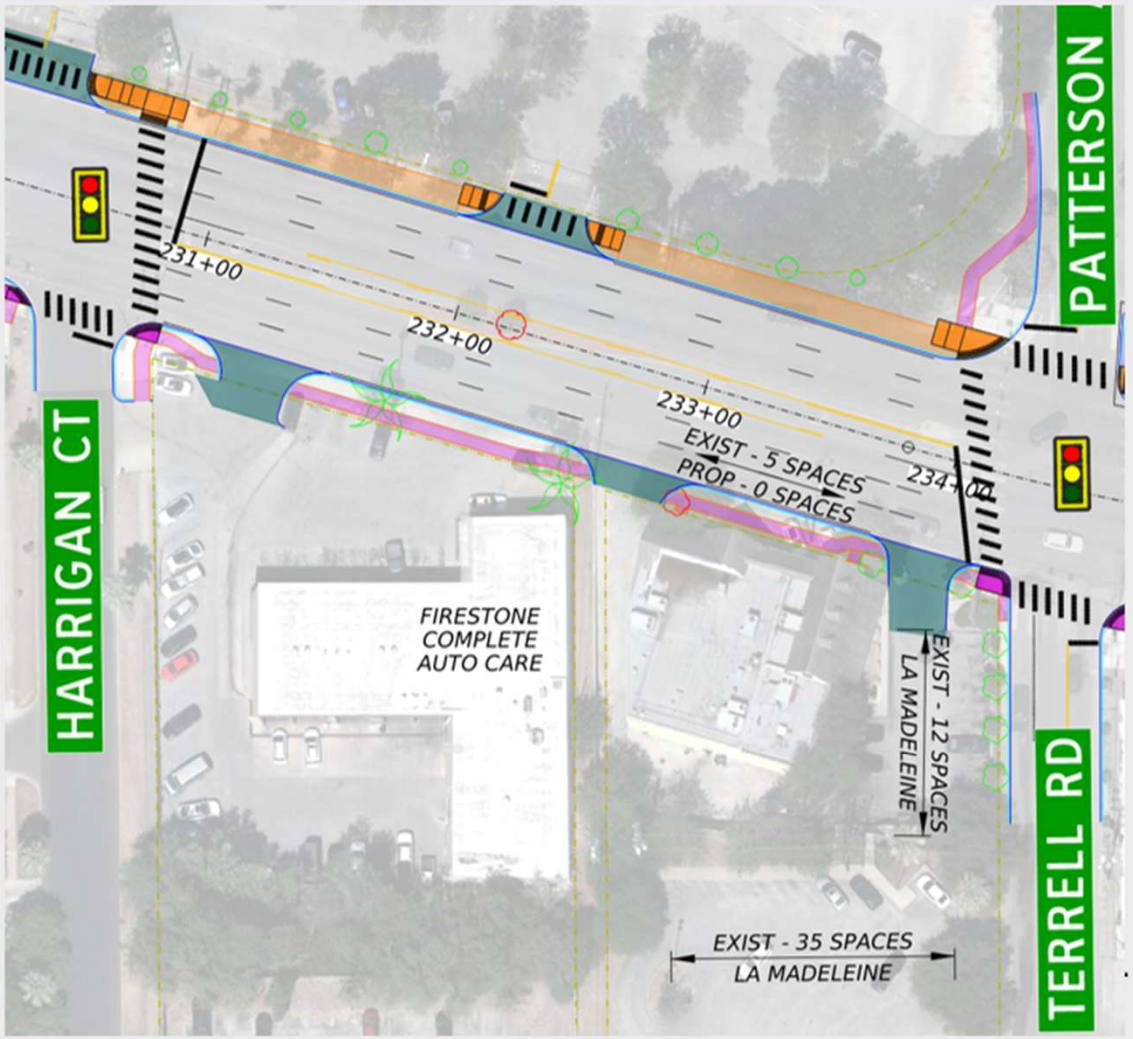


Parking/Tree Considerations

Harrigan Ct to Terrell Rd

- Existing Spaces – 5
  Proposed Spaces – 0
- Trees to be removed – 2
  (Holly, Oak)



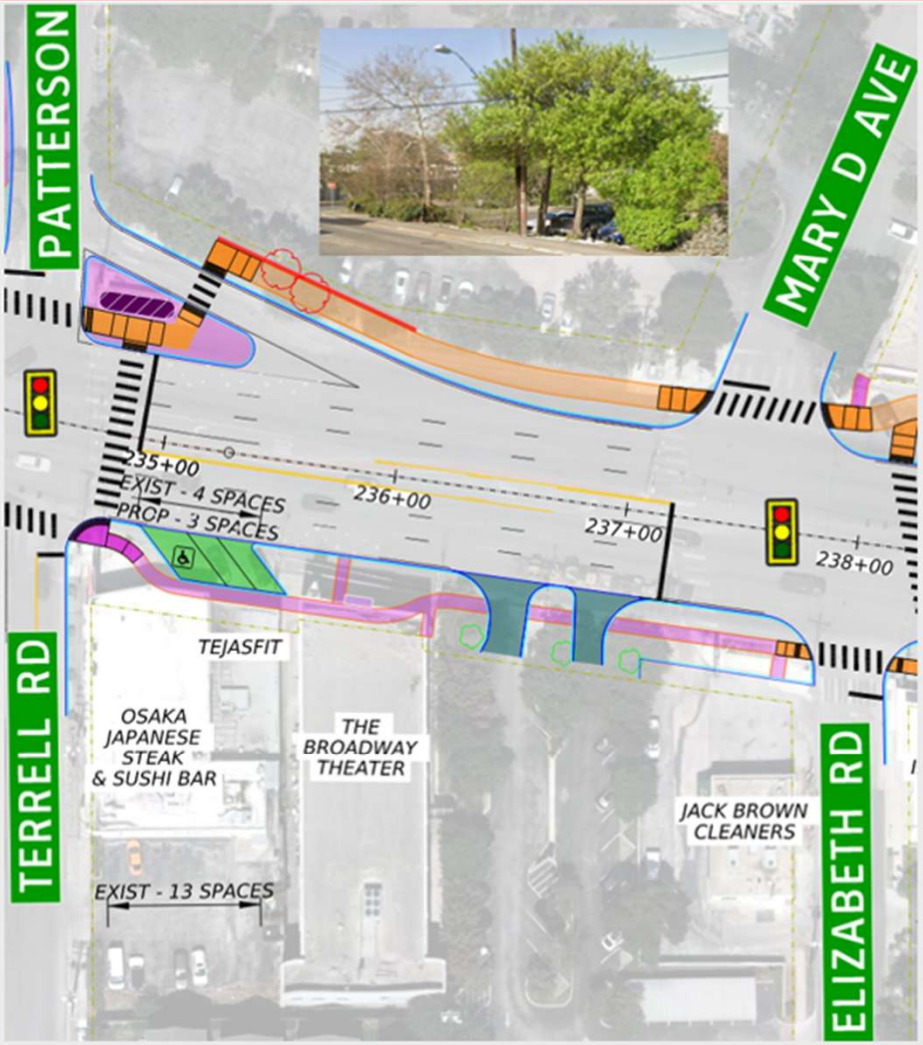


Parking Considerations

Terrell Rd to Elizabeth Rd

- Existing Spaces – 4
  Proposed Spaces – 3
- Trees to be removed – 2 (Sycamore, Elm)



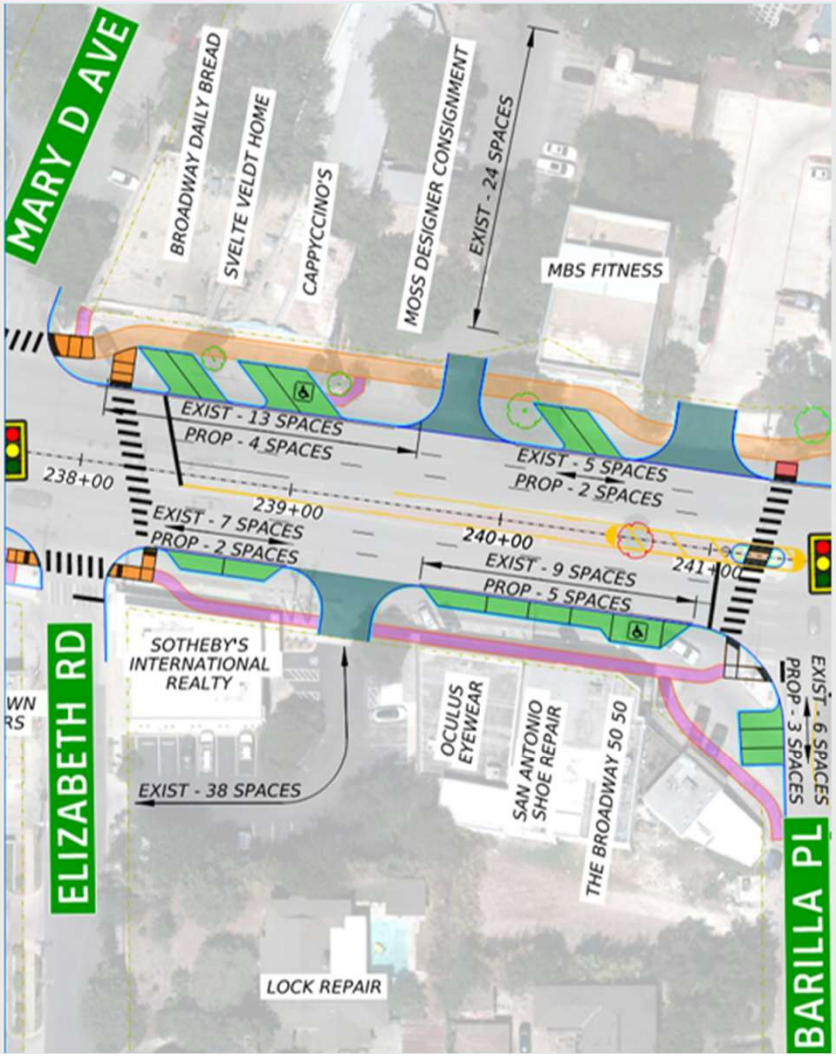


Parking and Tree Considerations

Elizabeth Rd to Barilla Pl

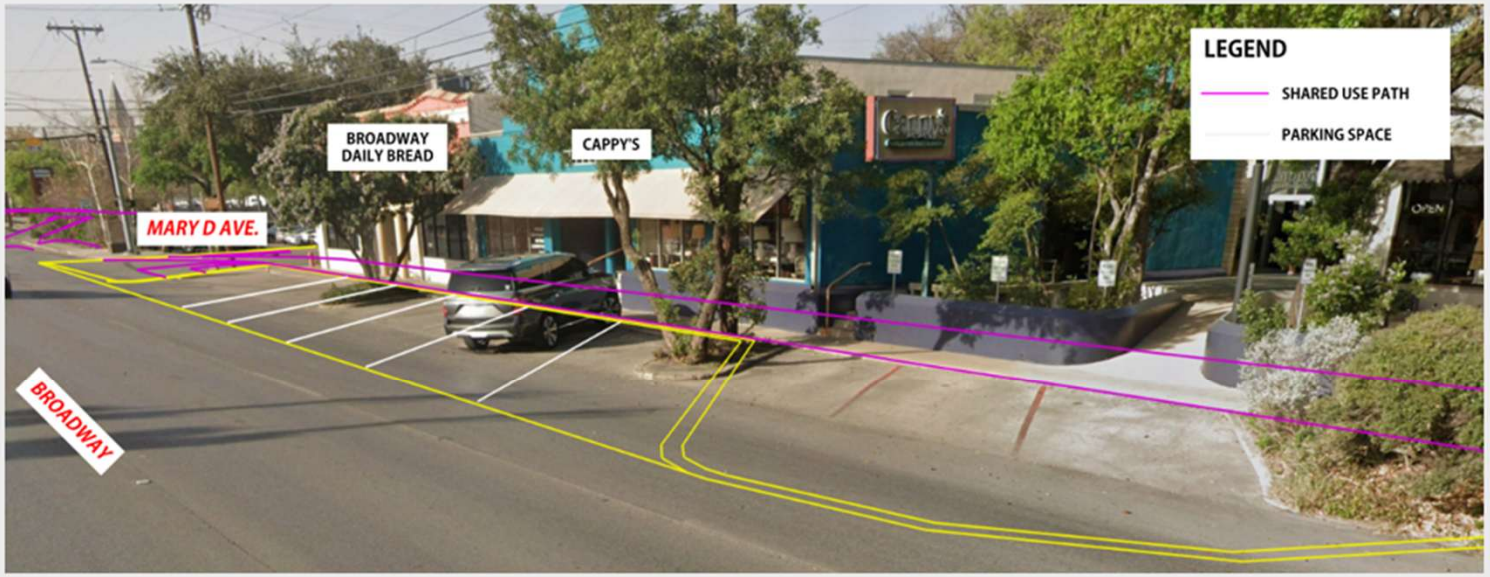
- Existing Spaces – 40
- Proposed Spaces – 25
- Removal of 4 Trees (Holly, 2-Mountain Laurel, Oak)





Parking Considerations: Concept 1

- Meets ADA requirements while providing provided shared used path
- Tree Evaluation: Removal of 2 trees (Mountain Laurel)



Parking Considerations: Concept 2

- Meets ADA requirements while providing provided shared used path
- Tree Evaluation: Removal of 1 tree (Mountain Laurel)



Parking/Tree Considerations

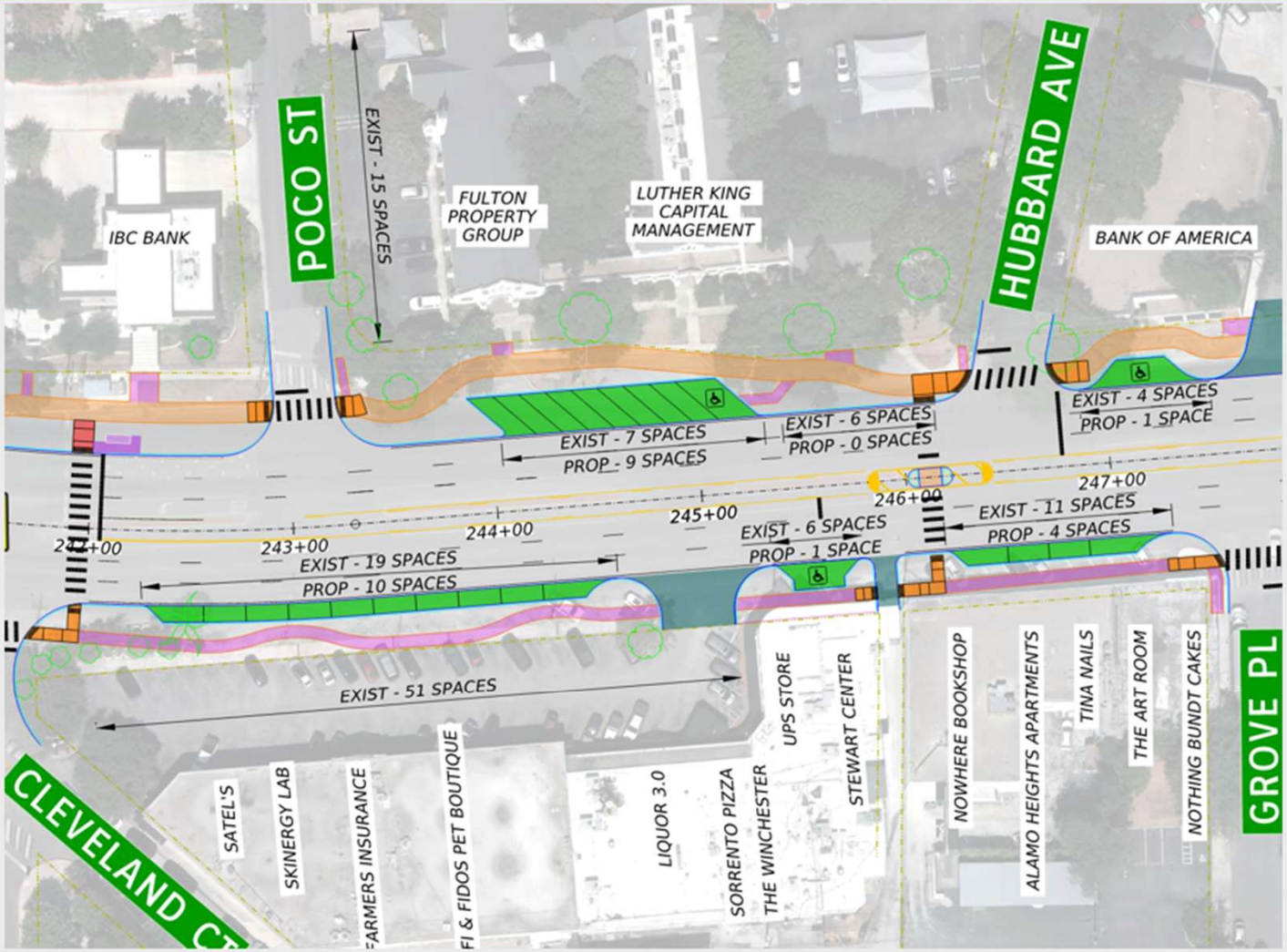
Elizabeth Rd to Grove Pl

Existing Spaces – 53

Proposed Spaces – 25





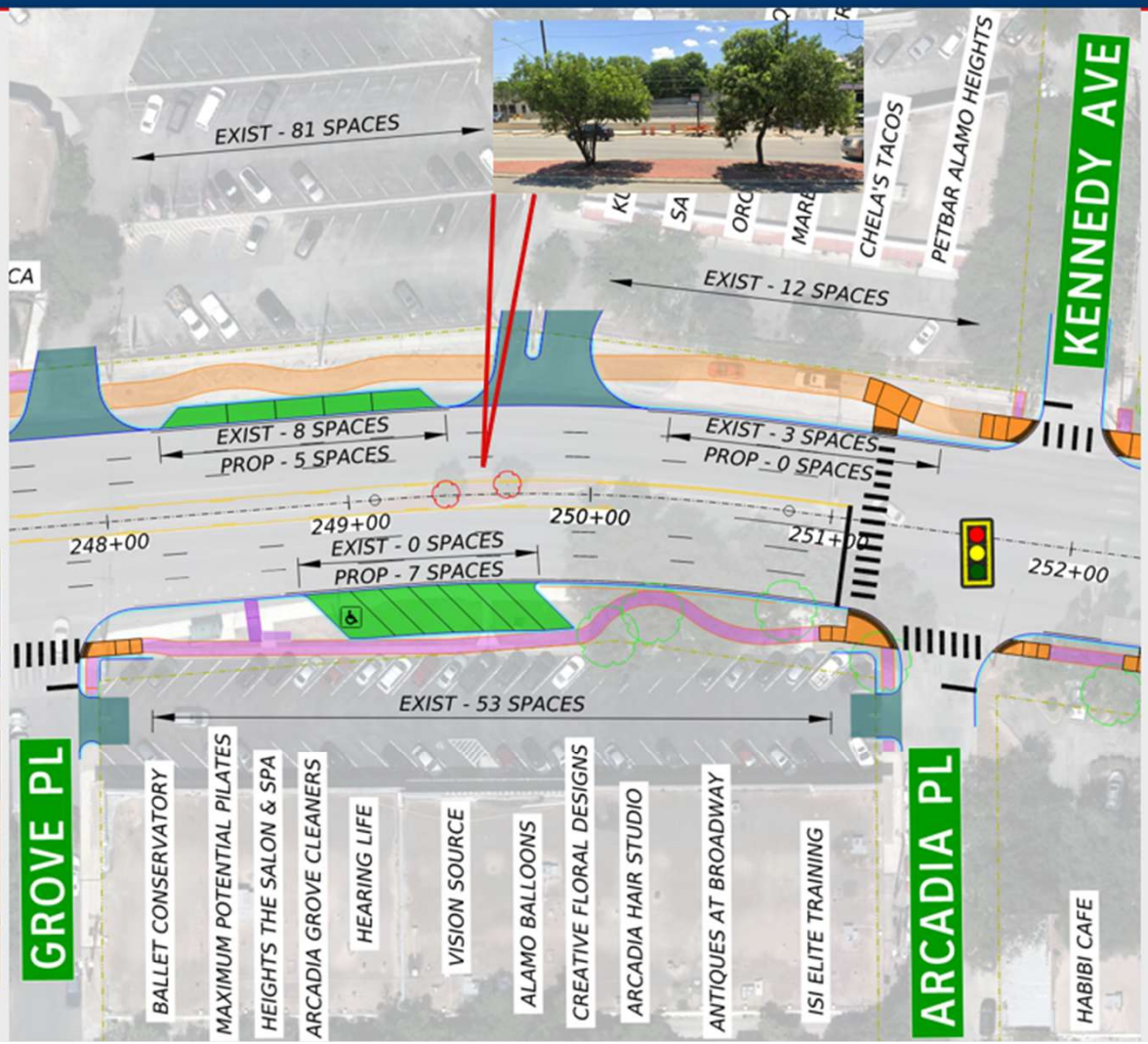


Parking/Tree Considerations

Grove Pl to Arcadia Pl

- Existing Spaces – 11
- Proposed Spaces – 12
- Removal of 2 trees (Holly)



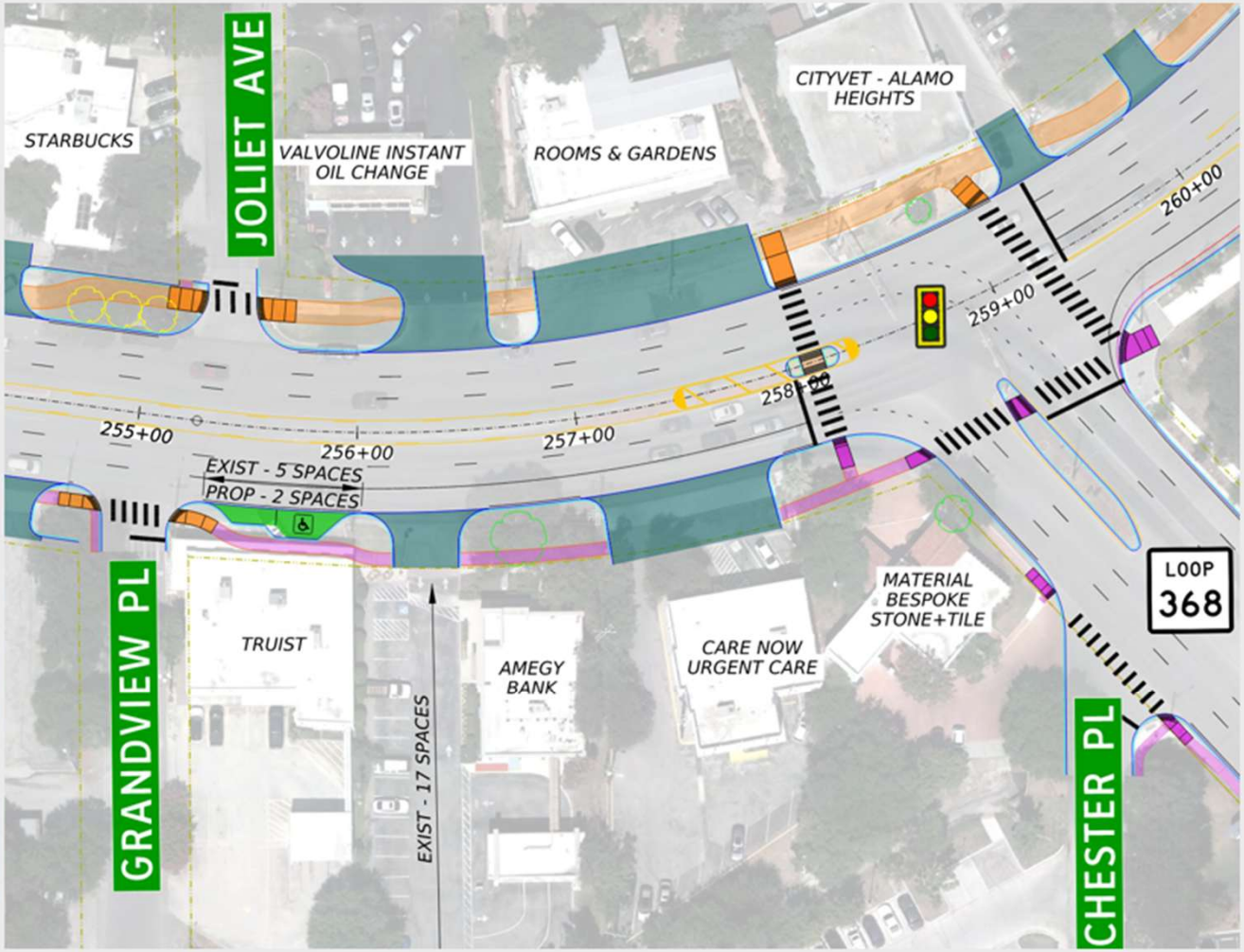


Parking/Tree Considerations

Grandview Pl to Chester Pl

- Existing Spaces – 5
- Proposed Spaces – 2
- No tree Removal





Construction Schedule

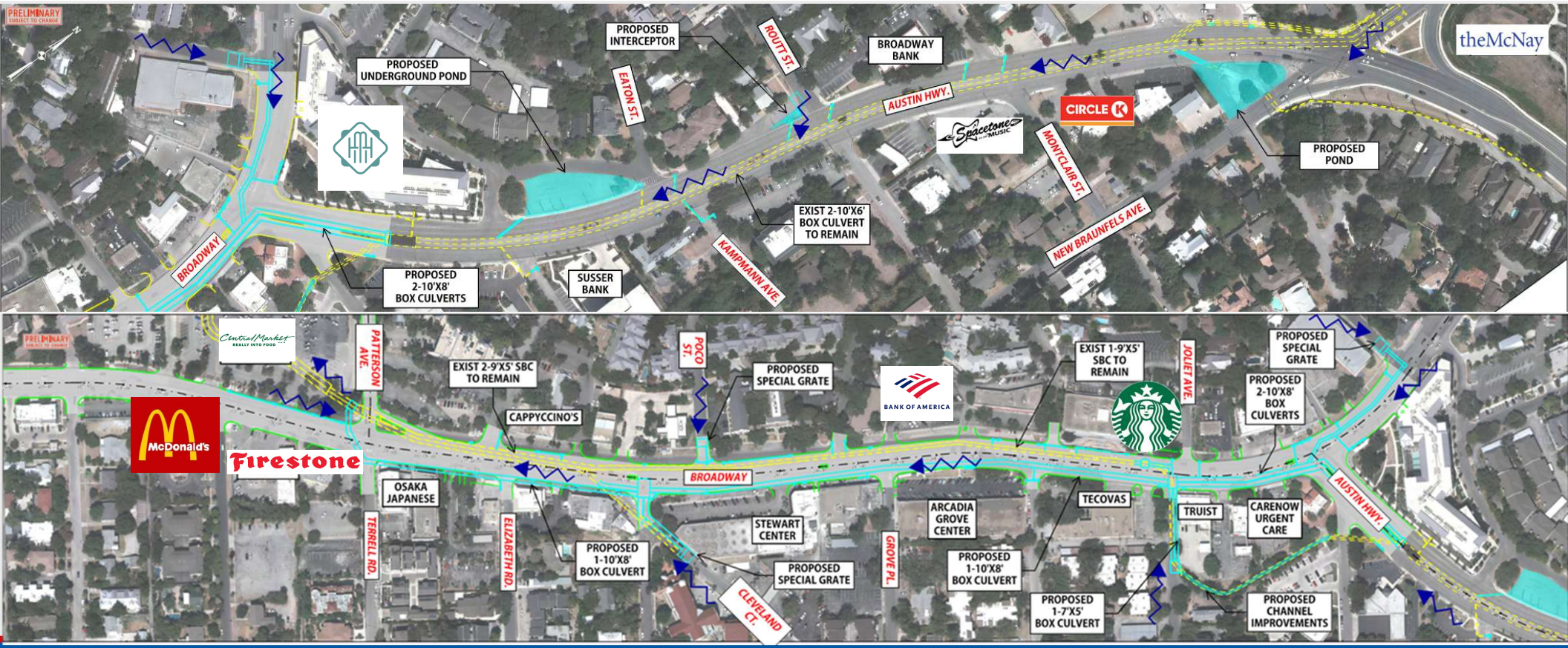
Phase I – NB Lanes

- 20 months

Phase II – SB Lanes

- 16 months

Total Construction time: 36 months



Questions?

Texas Department of Transportation

September 25, 2026

CITY OF ALAMO HEIGHTS
ADMINISTRATION AND FINANCE DEPARTMENT
CITY COUNCIL MEMORANDUM

TO: Mayor and City Council Members

FROM: Phillip Laney, Assistant City Manager

SUBJECT: A Resolution approving and authorizing the City Manager to execute an Agreement for Consultant Services with Grace & McEwan Consulting, LLC

DATE: September 28, 2026

SUMMARY

A Resolution approving and authorizing the City Manager to execute an Agreement for Consultant Services with Grace & McEwan Consulting for a 1-year term to expire September 30, 2027 with options for renewal if mutually agreed to by both parties.

BACKGROUND INFORMATION

The firm will assist the City in analyzing and executing a strategy to proceed with needed infrastructure improvements on a portion of Broadway from Burr Rd. to Austin Highway, also known as Texas State Loop (SL) 368. The Broadway development project is on right of way that is owned, operated, and maintained by the Texas Department of Transportation (TxDOT). Grace & McEwan will advocate to TxDOT for project continuation.

The firm will also assist the City in monitoring and educating on legislative hearings and interim charges of relevance and impact to the City, as well as 90th Legislative Session bills that could impact City authority and self-rule.

POLICY ANALYSIS

Chapter 252.021 of the Texas Local Government Code, Subchapter A; competitive requirements for purchases, permits the City Council or its designee to engage in contract expenditures that do not exceed $100,000 without requiring competitive bidding or competitive proposals.

Chapter 252.022 of the Texas Local Government Code, Subchapter A; general exemptions, permits the City Council or its designee, the City Manager, to engage in without requiring competitive bidding or competitive proposals for personal, professional, or planning services.

FISCAL IMPACT

The proposed term of the agreement is one year to expire on September 30, 2027 with a renewal option if mutually agreed to by both parties and is severable by either party with or without cause with 30-day notice. The cost of this agreement is $7,500.00 per month. The City also agrees to pay all costs and expenses that Grace & McEwan incurs in the course of performing services and shall reimburse it for any actual costs advanced on the City's behalf.

Funds for Consultant Service fees are included in the City's Budget.

COORDINATION

Staff coordinated with the City Attorney and City Manager to review the agreement for Council consideration.

ATTACHMENTS

Attachment A – Consulting Agreement
Attachment B – Resolution
Attachment C – Legislative Report

APPROVED

Phillip Laney
Assistant City Manager

APPROVED

Buddy Kuhn
City Manager

CONSULTING AGREEMENT

THIS AGREEMENT (the "Agreement"), entered into as of September 30, 2026 (the "Effective Date"), by and between **Grace & McEwan Consulting, LLC** ("**Grace & McEwan**") and **City of Alamo Heights,** ("**COAH**") (each a "**Party**" and collectively, the "**Parties**").

NOW, THEREFORE, in consideration of mutual promises, covenants, and agreements set forth below and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Services.** Grace & McEwan shall perform the services set forth on the attached Schedule A (the "**Services")**.

2. **Compensation.** COAH shall pay $7,500.00 per month, due within thirty (30) days of receipt of invoice. This Agreement shall not exceed $90,000 without COAH approval.

3. **Costs and Expenses**. Except for any government relations subcontractors that Grace & McEwan engages to assist with the Services, COAH shall pay all costs and expenses that Grace & McEwan incurs in the course of performing the Services and shall reimburse it for any actual costs advanced on COAH's behalf. Any expense over $500 shall be approved by COAH in advance. Costs and expenses include, but are not limited to, travel, copying, messenger services, computer research services, and filing fees. These charges may also include any sales or service tax that may be applicable. Generally, expenses for outside contractors will be directly billed or directed to COAH pursuant to retainers in which payment and indemnification terms remain strictly between COAH and the vendor. Grace & McEwan will not be responsible for payment of such services.

4. **Term.** The term of this Agreement shall commence on the Effective Date and expire September 30, 2027 (the "**Term**"). Either Party may extend the Agreement by mutual Agreement. Either Party may terminate this Agreement upon thirty (30) days' written notice.

5. **Confidential Information.** Grace & McEwan may receive certain information from COAH that COAH designates as confidential ("**Confidential Information**"). Grace & McEwan will not disclose the Confidential Information to any third party or use it for any purpose but to fulfill its obligations in this Agreement. The obligations and restrictions in this section do not apply to Confidential Information that was or becomes generally publicly available, is requested or legally compelled by oral questions, interrogatories, requests for information or documents, subpoena, civil or criminal investigative demand, or similar processes, or is required by a legislative or other government or regulatory body to be disclosed.

6. **Conflicts.** Grace & McEwan represents a broad base of clients on a variety of matters. Grace & McEwan may represent other present or future clients on matters other than the Services, whether or not on a basis adverse to COAH or any of its affiliates, so long as the matter is not substantially related to the Services (referred to herein as "Permitted Adverse Representation"). COAH agrees that it will not assert the Agreement as a basis for disqualifying Grace & McEwan from representing any party in a Permitted Adverse Representation or assert any Permitted Adverse Representation as a basis for any claim of breach of duty. A Permitted Adverse Representation shall not include matters related to the Services. Without COAH's prior written consent, Grace & McEwan shall not represent another

client adverse to COAH if Grace & McEwan has obtained Confidential Information from COAH as a result of performing the Services that, if known to the other client, could be used in the other matter by the other client to COAH material disadvantage. The waivers and agreements in this Agreement will continue in effect upon the termination of this Agreement.

7. **Warranty**. COAH acknowledges that Grace & McEwan has made no guarantees as to the outcome of the Services.

8. **No Attorney-Client Relationship.** COAH acknowledges that it is not retaining Grace & McEwan for legal advice and the execution of this Agreement does not create an attorney-client relationship between Grace & McEwan and COAH.

9. **Independent Contractor Status**. Grace & McEwan agrees to perform the Services solely as an independent contractor. The Parties to this Agreement recognize that this Agreement does not create any actual or apparent agency, partnership, franchise, or relationship of employer and employee between the Parties.

10. **Governing Law.** This Agreement shall be governed and construed in accordance with the laws of the State of Texas applicable to contracts made and fully performed therein, and the state and federal courts located in Austin, Texas shall have exclusive jurisdiction of all suits and proceedings arising out of or in connection with this agreement. Both Parties hereby submit to the jurisdiction of said courts for purposes of any such suit or proceeding, and waive any claim that any such forum is an inconvenient forum.

11. **Notices.** Any notices to either Party under this Agreement shall be in writing and delivered by hand or sent by nationally recognized messenger service, or by registered or certified mail, return receipt requested, to the addresses set forth below or to such other address as that Party may hereafter designate by notice. Notice shall be effective when received, which shall be no greater than one (1) business day after being sent by a nationally recognized messenger service or three days after being sent by mail.

If to Grace & McEwan:

Grace & McEwan Consulting, LLC
919 Congress Ave
Suite 425
Austin, TX 78701

If to COAH:

City of Alamo Heights
c/o Buddy Kuhn
616 Broadway
San Antonio, TX 78209

12. **Assignment; Successors.** Neither Party, without the written consent of the other Party, may assign, subcontract, or delegate its obligations under this Agreement. This Agreement shall be binding upon and inure to the benefit of the Parties' successors and assigns.

13. **Waivers**. The waiver by any Party of a breach or violation of any provision of this Agreement shall not constitute a waiver of any subsequent or other breach or violation.

14. **Entire Agreement.** This Agreement represents the entire Agreement between the Parties. The Agreement may not be amended, changed, or supplemented in any way except by written Agreement signed by the Parties.

15. **Counterparts.** This Agreement may be executed in any number of counterparts, and any Party hereto may execute any such counterpart, each of which when executed and delivered shall be deemed to be an original and all of which counterparts taken together shall constitute but one and the same instrument. The execution of this Agreement by any Party hereto shall not become effective until counterparts hereof have been executed by all Parties hereto.

16. **Non-Disclosure of Terms**. Neither Party will disclose to any third party the terms of this Agreement, unless expressly authorized in writing by the other to do so, or as required by law.

17. **Force Majeure**. A Party will not be considered in breach or in default because of, and will not be liable to the other Party for, any delay or failure to perform its obligations under this Agreement by reason of fire, earthquake, flood, explosion, strike, riot, war, terrorism, or similar event beyond that Party's reasonable control (each a "**Force Majeure Event**"). However, if a Force Majeure Event occurs, the affected Party shall, as soon as practicable (a) notify the other Party of the Force Majeure Event and its impact on performance under this Agreement; and (b) use reasonable efforts to resolve any issues resulting from the Force Majeure Event and perform its obligations under this Agreement.

18. **Indemnity**. To the extent allowed by Texas law, each Party hereby indemnifies and agrees to hold the other Party and its affiliates (and their officers, directors, employees, and agents) harmless from and against any loss, liability, damage, cost or expense (including, without limitation, reasonable attorneys' fees and expenses) suffered or incurred by any of them and arising out of:

    (i) the negligence or willful misconduct of that Party, or

    (ii) any breach by that Party of its obligations or representations under this Agreement.

[*Signature Page Follows*]

IN WITNESS WHEREOF, each of the Parties has executed this Agreement as of the Effective Date.

GRACE & McEWAN CONSULTING, LLC	**CITY OF ALAMO HEIGHTS**
By: _____	By:_____
Name: James Grace, Jr.	Name: Buddy Kuhn
Title: Managing Shareholder	Title: City Manager

Schedule A

STATEMENT OF WORK

This is an attachment to the Consulting Agreement between Grace & McEwan Consulting, LLC and the City of Alamo Heights, dated as of the Effective Date.

Grace & McEwan shall perform the following services under the Agreement:

1. Formulating a strategy to advance the portion of the Broadway development project that is located within the City of Alamo Height's city limits;

2. Advocating on behalf of the City of Alamo Heights to the Texas Department of Transportation ("**TxDOT**") for the continuation of the Broadway development project;

3. Assisting the City of Alamo Heights in reaching a resolution with TxDOT in matters related to the design of the Broadway development project;

4. Ensure the design for the portion of the Broadway project located within the city limits is satisfactory to the City of Alamo Heights;

5. Advocate for the above to the governor, members of the transportation commission, key legislators, other state agencies, and respective staff as needed and arranging meetings with the foregoing as requested;

6. Assess and adjust City of Alamo Heights' legislative and regulatory direction in response to a changing environment;

7. Monitoring and tracking all relevant happenings; and,

8. Researching and analyzing relevant committee meetings, interim studies, task forces, and attend hearings/meetings/studies.

RESOLUTION NO. 2026R – 255

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS, AUTHORIZING APPROVAL FOR THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH GRACE & MCEWAN CONSULTING, LLC FOR CONSULTANT SERVICES; AND SETTING AN EFFECTIVE DATE.

WHEREAS, in March 2022, the City Manager entered into an agreement with Grace & McEwan Consulting, LLC ("Grace & McEwan") to provide consultant services to the City of Alamo Heights ("City"); and

WHEREAS, Chapter 252.021 of the Texas Local Government Code, Subchapter A; competitive requirements for purchases, permits the City Council or its designee to engage in contract expenditures that do not exceed $100,000 without requiring competitive bidding or competitive proposals; and

WHEREAS, Chapter 252.022 of the Texas Local Government Code, Subchapter A; general exemptions, permits the City Council or its designee, the City Manager, to engage in without requiring competitive bidding or competitive proposals for personal, professional, or planning services; and

WHEREAS, Grace & McEwan are qualified in assisting the City of Alamo Heights for the Broadway development project and monitoring interim charges and hearings of relevance and impact to the City in preparation for and during the 90th Legislative Session; and

WHEREAS, the City and Grace & McEwan have agreed to the Agreement for Consulting Services for a one-year period expiring on September 30th, 2027 with options for renewal if mutually agreed to by both parties; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS THAT:

SECTION 1. The City Council hereby authorizes the City Manager to finalize negotiations and execute an extension to the Agreement with Grace & McEwan to provide the City with consulting services. Funds for these services are included in the City's Budget.

SECTION 2. This Resolution shall be effective from and after its approval and passage in accordance with the city charter.

PRESENTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS THIS 28th DAY OF SEPTEMBER 2026.

_____

ALBERT HONIGBLUM, MAYOR

ATTEST:

_____
ELSA T. ROBLES, CITY SECRETARY

APPROVED AS TO FORM:

_____
JESSIE LOPEZ, CITY ATTORNEY

GRACE & MCEWAN

Infrastructure Solutions Inc

CITY OF ALAMO HEIGHTS

SUBJECT: LEGISLATIVE REPORT
DATE: SEPTEMBER 24, 2026

Executive Summary

Since March 2022, our team has served as a dedicated and proactive resource for the City of Alamo Heights in Austin. We were first engaged to help the City find a path forward on Broadway (State Loop 368) after the Texas Transportation Commission declined to turn the roadway back to municipalities. Since then, our work has grown to include grant support, legislative monitoring through two regular sessions and two special sessions, interim committee coverage, and advocacy before the Legislature and state agencies.

This report summarizes the breadth of that work: a major infrastructure project moved from stalemate to the edge of construction, nearly $11 million in federal funding secured, threats to municipal authority tracked and defeated, and City leadership kept informed at every step.

It also looks ahead. Property tax and local government spending will be the defining issues of the 90th Legislature. Interim hearings are already focused on capping city budgets, restricting certificates of obligation, scrutinizing fees, and even eliminating school M&O taxes altogether. Each of these proposals lands directly on the City's budget. Having an effective, knowledgeable, and responsive voice in Austin while these issues are worked through will be essential for Alamo Heights.

Broadway / State Loop 368 - Advancing the City's Top Priority

In January 2022, TxDOT took back authority over Broadway, and the Commission's decision not to turn SL 368 back to municipalities meant the City's improvement project could not proceed as originally envisioned. TxDOT advised that the design would need to be revised. The City wanted to improve the portion of Broadway within its limits and to work alongside TxDOT through planning and construction. Our team was engaged to devise a strategy to advance the project, reach a resolution with TxDOT on design, and help navigate the negotiation.

TxDOT Coordination & Advocacy

Action Taken: Before our first project meeting with TxDOT, we secured the agency's agreement that Broadway is now TxDOT's project and that TxDOT will engage with the public directly. We supported Mayor Rosenthal's appearance before the Texas Transportation Commission in April 2022 and, beginning in August 2022, organized and attended a standing series of City-TxDOT coordination meetings - fourteen through October 2024 - to keep design conversations productive and the project in front of agency leadership. Our team has continued to coordinate the advancement of the project with City leadership throughout 2025 and 2026.

Result: TxDOT has developed an updated design and will present it to City Council on September 28, 2026, when Council will also consider a resolution of support at TxDOT's request. After more than four years of work, the project appears ready to move forward.

TxDOT Transportation Alternatives Grant - State Loop 368

On October 26, 2023, the Texas Transportation Commission set aside $345 million for its Transportation Alternatives Set-Aside (TA) Program. The City of Alamo Heights was one of only 83 projects selected statewide, receiving $10,916,591 in federal construction funding. Our team played a direct role in helping the City secure this award.

Action Taken: We assisted the City through TxDOT's two-step application process - the Preliminary Application, submitted January 6, 2023, which established eligibility, and the Detailed Application that followed with comprehensive project information. In January 2024, our team attended City Council to discuss the award and next steps.

Result: $10,916,591 awarded for construction of a shared use path and sidewalk along State Loop 368, along with curb ramps, pedestrian signal upgrades, ADA-accessible shared use paths, and lighting.

Where the Project Stands

TxDOT's current estimate for the project is $44 million. Two items will require sustained attention in the coming year:

- **Keeping TxDOT on track** - A supportive Council resolution is a milestone, not the finish line. We will continue working with the San Antonio District and TxDOT leadership through final design, letting, and construction so the schedule does not slip.
- **Protecting the funding stack** - Bexar County's $7.1 million commitment remains appropriated for the project, but the Commissioners Court is reviewing funds set aside for projects that have not yet broken ground. The City meets with Commissioner Grant Moody and TxDOT on September 29, and our team is prepared to help make the case that Broadway is moving and the County's share is needed for the project to be fully funded.
- **Additional funding** - We continue to look for other grant opportunities to help fund the project.

89th Legislative Session - Monitoring & Outcomes

The 89th Texas Legislature adjourned on June 2, 2025. Of 9,014 bills filed, 1,266 passed; the Governor signed 1,155 and vetoed 26. Our team monitored the full legislative calendar for provisions with local impact, watched for any bill that could harm the City or the Broadway project, and delivered a comprehensive end-of-session report to City leadership on June 23, 2025. The bills below reflect the major areas we tracked and reported on for the City.

Property Tax Relief

Governor Abbott designated property tax relief an emergency item, calling for at least $10 billion from the state's surplus, accelerated school tax rate compression, and a requirement that all local bond and tax rate elections be held in November and approved by a two-thirds supermajority of voters. Bills tracked for the City included:

- **SB 4 / SJR 2 (Bettencourt/Meyer)** - Increased the mandated school district homestead exemption to $140,000. Signed by the Governor and approved by voters in November 2025.
- **SB 23 / SJR 85 (Bettencourt/Meyer)** - Increased the additional school district homestead exemption for elderly and disabled homeowners to $60,000; coupled with SB 4, the total exemption for those homeowners is $200,000. Signed by the Governor and approved by voters.
- **HB 9 / HJR 1 (Meyer/Bettencourt)** - Set the business personal property tax exemption at $125,000, above the $100,000 the Governor originally proposed. Unlike the homestead bills, this exemption applies to city tax rolls as well. Signed by the Governor and approved by voters.
- **HB 8 (Meyer)** - Would have increased school district tax rate compression above current law. Failed.
- **HB 30 (Troxclair/Bettencourt)** - Created a disaster debris rate based on FEMA cost estimates and allows local taxing units to use a similar estimate for disasters not declared by the President. Signed by the Governor.
- **November-only elections and two-thirds voter approval** - The Governor's proposal for local bond and tax rate elections did not become law in the regular session, but it remains part of the conversation heading into 2027.

Local Government & Municipal Authority

- **SB 19** - Stopping Taxpayer Dollars for Lobbyists. A Lt. Governor priority that would have banned the use of public funds for lobbying, limiting the ability of cities to be represented in Austin. Failed.
- **SB 15** - Removing Barriers to Affordable Housing. A Lt. Governor priority with implications for local land use authority. Signed by the Governor.
- **SB 40 (Huffman/Smithee)** - Bans political subdivisions from using taxpayer money to fund nonprofit organizations that pay bail bonds for defendants and allows taxpayers or residents to seek injunctive relief for violations. Signed by the Governor.

- **SB 8** - Requires local law enforcement to assist the federal government's deportation efforts. Signed by the Governor.
- **SB 38** - Stopping Squatters; part of the Governor's push to defend property rights. Signed by the Governor.
- **SB 14 (King/Capriglione)** - Texas DOGE. Established the Texas Regulatory Efficiency Office to identify efficiencies in state agency rulemaking, regulatory review, and contested cases. Signed by the Governor.
- **SB 1253** - Relating to impact and production fees for certain water projects and the regulation of certain wells. Vetoed, and placed on the Governor's initial special session agenda.
- **SB 2403 (Middleton/Shaheen)** - Sunset bill for the Texas Ethics Commission. Failed.

Transportation, Water & Infrastructure

- **SB 7 / HJR 7 (Perry/Harris)** - Increases investment in the Texas Water Fund, with a constitutional amendment dedicating $1 billion a year for the next decade to expand water supplies and repair aging pipes. Signed by the Governor and approved by voters.
- **SB 35** - Competing for Quality Roads, a Lt. Governor transportation priority. Failed.
- **SB 6** - Increasing Texas' Electric Grid Reliability. Signed by the Governor.
- **SB 34** - Wildfire Response, alongside the Governor's call to invest in firefighting resources. Signed by the Governor.
- **HB 150 (Capriglione/Parker)** - Established the Texas Cyber Command, which will partner with universities, Regional Security Operation Centers, and local, state, and federal agencies on cybersecurity. Signed by the Governor.

Public Safety & Bail Reform

- **SB 9 (Huffman/Smithee)** - Shifts authority to set initial bonds for certain high-risk defendants from hearing officers to a presiding judge accountable to voters. Signed by the Governor.
- **SJR 5** - Constitutional amendment allowing judges to deny bail to the most violent offenders who pose a clear and convincing threat to public safety. Passed and approved by voters in November 2025.
- **SJR 1** - Would have mandated bail denial for certain accused offenders; did not receive the 100 House votes required. Failed.
- **SB 36** - Established a Homeland Security Division within DPS. Signed by the Governor.
- **SB 3 (Perry/King)** - Would have banned consumable hemp products containing THC. Vetoed and added to the special session call. **HB 46 (King)** modernized the Texas Compassionate Use Program and added chronic pain as a qualifying condition. Signed by the Governor.

Public Education

- **HB 2 (Buckley/Creighton)** - The $8.5 billion omnibus school finance bill, including teacher pay raises and an expanded Teacher Incentive Allotment. Signed by the Governor.
- **SB 2 (Creighton/Buckley)** - Established the Education Savings Account program, funded at $1 billion and launching in the 2026-27 school year, with an estimated $10,300 - $10,900 per student. Signed by the Governor.

State Budget

- **SB 1 (Huffman)** - The General Appropriations Act for the 2026-27 biennium, totaling $338 billion and coming in $3.9 billion under the pay-as-you-go limit. Signed by the Governor.
- **HB 500 (Bonnen)** - The supplemental appropriations bill, providing additional funding for fiscal year 2025. Signed by the Governor.

The takeaway from the regular session: the relief delivered was paid for by the state, largely through school taxes. The proposals that would have reached further into local decision-making did not all pass - and, as the special sessions and interim charges below make clear, they remain very much on the agenda.

Special Sessions - Protecting City Interests

Following the regular session, Governor Abbott called two special sessions in Summer 2025. Our team tracked both sessions closely. The first adjourned sine die on the morning of August 15, 2025, and the second commenced the same day with 19 agenda items. Several were aimed squarely at cities:

Property Taxes - SB 10 (Bettencourt)

This bill would have lowered the voter-approval tax rate threshold from 3.5% to 2.5% for cities and counties with populations over 75,000. The House adopted amendments that would have reduced the threshold to 1% and removed the population cap - which would have swept in cities the size of Alamo Heights. The Senate refused to concur, and a conference committee report was ultimately rejected 60-71 in the House.

Property Tax Notification - HB 17 (Meyer)

This bill would have required taxing entities to mail notices of proposed tax rate increases to property owners. It stalled in the Senate due to cost concerns.

Cap on Local Spending - HB 73 (Bell) / HB 46 (Tepper)

These bills would have imposed spending limits on local governments. Both were heard in House committee but never advanced to a vote.

Ban on Taxpayer-Funded Lobbying - SB 13 (Middleton)

This bill would have prohibited local governments from using tax dollars to hire lobbyists or fund associations that lobby the Legislature. It passed the Senate but never received a hearing in the House.

Result: All of these items failed to pass in either special session. A 1% revenue cap with no population floor came within a conference committee vote of becoming law - a preview of where the 90th Legislature will start.

Interim Advocacy & Committee Monitoring

The interim period between legislative sessions is when the groundwork is laid for the next session. Our team has been actively monitoring interim committee activity, tracking charges with direct relevance to Alamo Heights, and ensuring the City is positioned to engage effectively before the 90th Legislature convenes.

Following the regular session, the Lt. Governor and Speaker issued interim charges to Senate and House committees. Our team reviewed the full list and identified the following charges of direct relevance to Alamo Heights, which we are tracking through each committee's hearings.

Senate Interim Charges

Senate Local Government Committee

- **Cutting Property Taxes** - Examine homeowners' school property taxes and recommend increasing the homestead exemption for all homesteads. Determine the savings from lowering the eligibility age for the senior homestead exemption and senior tax ceiling from 65 to 55 and evaluate options to further reduce property taxes for new homeowners. Hearing: Pending.
- **Examining the Effect of Increasing the Homestead Exemption** - Review the combined effect of SB 4 and SB 23 (89th) and prior relief bills, which together raised the school homestead exemption from $15,000 to $140,000 for homeowners under 65 and from $25,000 to $200,000 for those 65 and older, and identify the percentage of Texas homeowners who no longer pay school property taxes. Hearing: September 1, 2026.
- **Holding Local Government Fees Accountable** - Examine the collection, use, and oversight of local fees, including utility connection charges, permit and inspection fees, and drainage or stormwater fees; evaluate whether they are subject to adequate transparency and whether independent audits should be required. Hearing: September 2, 2026.
- **Removing Barriers to Housing Affordability** - Report on implementation of SB 15, SB 840, and SB 2477 (89th) and SB 2038 (88th), and recommend ways to strengthen property rights as the cornerstone of housing affordability. Hearing: September 2, 2026.
- **Ensuring Transparency in Appraisal District Funding** - Study the governance, budgeting authority, and cost allocation practices of county appraisal districts, and their fiscal impact on taxing entities like the City. Hearing: September 1, 2026.

Senate Economic Development Committee

- **Ensuring Local Hotel Occupancy Tax Accountability** - Study the collection, reporting, and use of state and local HOT revenue and whether the current framework is operating as intended. Hearing: September 22, 2026.
- **Strengthening Oversight of Project Finance Zones** - Study the fiscal impact of multiple project finance zones within individual cities and whether each new zone should require specific legislative approval. Hearing: September 22, 2026.

Senate Finance Committee

- **Evaluating Transportation Resources** - Study transportation funding from all sources and long-term needs and assess implementation of funding appropriated by the 89th Legislature. Directly relevant to the funding picture for Broadway. Hearing: July 27, 2026.

Senate Water, Agriculture, and Rural Affairs Committee

- **Prioritizing Utility Revenue for Infrastructure Maintenance** - Study municipal transfers of water and wastewater utility revenue to general funds and recommend limits on the percentage of utility revenue available for transfer. Hearing: Pending.

House Interim Charges

House Ways & Means Committee

- **Property Tax Relief** - Build on the relief provided by the 89th Legislature; review compression versus homestead exemptions, the appraisal system, and the performance of state revenue supporting relief. Hearing: September 15, 2026.
- **Local Government Spending** - Examine local spending and debt practices, including certificates of obligation, and fee revenue, and recommend ways to limit the growth of local government spending. Hearing: September 15, 2026.

House Select Committee on Governmental Oversight

- **Texas Regulatory Consistency Act ("Death Star Bill")** - Full-scale review of local ordinances repealed or modified since the Act took effect, whether cities are enforcing conflicting ordinances, and additional areas where the state should preempt local regulation. Hearing: June 4, 2026.
- **Texas Public Information Act** - Review the Act's applicability, effectiveness, and exemptions, and requirements related to public notices. Hearing: August 26, 2026.
- **Safeguarding Taxpayer Funds** - Study how local governments contract with third-party consultants and nongovernmental organizations, the influence those consultants exert on public policy, and recommendations on transparency and conflicts of interest. This charge could be a vehicle for renewed limits on city representation in Austin. Upcoming Hearing: September 30, 2026.

House Land and Resource Management Committee

- **Housing Affordability** - Examine local impact fees, utility connection charges, permit and inspection fees, and drainage or stormwater fees; implementation of third-party review of plats, plans, and inspections; and whether cities should establish pre-approval processes for residential building plans. Hearing: July 20, 2026.

House Natural Resources Committee

- **Innovative Water Supply Strategies, Program Capacity, and Regional Water Planning** - Study projects eligible under the New Water Supply for Texas Fund, the capacity of state water financing programs including the $1 billion annual dedication approved through Proposition 4 (HJR 7), and the regional water planning process. Hearings: June 23 and August 24, 2026.

House State Affairs Committee

- **Public-Private Partnerships** - Evaluate state and local P3s under Chapter 2267, Government Code, and recommend streamlining. Hearing: May 6, 2026.

House Transportation Committee

- **Legislative Prioritization of TxDOT Projects** - Study whether TxDOT should receive prioritization direction from legislators when selecting local construction and maintenance projects. Hearing: August 17, 2026.
- **TxDOT Construction Communications** - Review TxDOT planning and communication around roadway and exit closures during and after construction - relevant as Broadway moves toward construction. Hearing: August 17, 2026.
- **Speed Enforcement in Work and School Zones** - Evaluate limited authorization of speed enforcement in high-speed work zones and school zones, with privacy safeguards. Hearing: August 17, 2026.

House Ways & Means Committee - September 15, 2026 Hearing

On September 15, 2026, the House Ways & Means Committee, chaired by Rep. Morgan Meyer, met to discuss its interim charges. Our team monitored the hearing and provided a summary to City leadership. Three charges of direct relevance to Alamo Heights were discussed:

- **Local Government Spending** - The committee examined local spending and debt practices, including certificates of obligation, and other revenue sources such as fees, with a charge to recommend limits on the growth of local government spending. There was general consensus that local governments need the ability to collect fees to fund infrastructure, public safety, and other services. The Texas Municipal League (TML) presented survey data showing that increased city spending does not necessarily mean higher property taxes, and explained that in many cities all property tax revenue combined would still not fully fund police, fire, and EMS. The Conference of Urban Counties cautioned against unfunded mandates. The Texas Public Policy Foundation (TPPF) alleged that cities and counties are using COs to incur debt without voter approval and singled out

the San Antonio city manager's compensation; Rep. Trey Martinez Fischer pushed back, noting that San Antonio voters had removed the charter's salary and tenure provisions.

- **Property Tax Relief** - Members weighed homestead exemptions, tax compression, and broader reforms. A recurring concern was whether local spending and debt issuance could undermine the benefits of state-funded relief. Rep. Vasut focused on eliminating school M&O taxes entirely and replacing the revenue with surplus sales tax; TEA testified that doing so would cost the state approximately $29 billion annually. The Comptroller's revenue estimating division testified that sales tax revenue is sufficient to support ongoing relief but is dependent on the state's economy.
- **Monitoring: HB 103** - The new statewide database of taxing unit bond, tax, and bond-related project information. The Comptroller's Office testified that it does not currently see a need for legislative changes. Rep. Troxclair (author) raised expanding the database so taxpayers can identify taxing entities that are increasing rates and track the outcomes of related elections.

Senate Economic Development Committee - September 22, 2026 Hearing

On September 22, 2026, the Senate Economic Development Committee, chaired by Sen. Paxton, met for the first time this interim. Our team monitored the hearing and provided a summary to City leadership. While these issues may not directly affect the City's budget, they will shape the region as a whole and signal a broader push for state oversight of local revenue.

- **Local Hotel Occupancy Tax Accountability** - The Comptroller's office walked members through the structure of the tax: the state HOT is 6%, cities with a convention center may add 2%, and roughly 70 counties levy their own local HOT, in some places reaching 11%. Local HOT revenue is restricted by statute to tourism and economic development, while state HOT goes to general revenue. Sen. West questioned that distinction, and Sen. Sparks pointed to $633 million in local HOT sitting unspent, particularly in rural communities with no realistic way to use it. Sen. Alvarado indicated she will refile legislation to close the short-term rental enforcement gap, where platforms like Airbnb automatically remit the state HOT but local HOT collection falls to individual owners. Members also identified weak enforcement against misuse, a lack of coordinated state-local audits, and interest in having the state collect all HOT and rebate the local share to cities - similar to sales tax. The Texas Hotel and Lodging Association suggested financial penalties for noncompliance and simpler reporting, and the County Judges and Commissioners Association raised allowing HOT to be used for public safety.
- **Project Finance Zones** - Under current law, a city designates a three-mile zone around a qualifying convention center, venue, or arena, and the growth in state sales, hotel, and mixed-beverage taxes from hotels in that zone is rebated to the city over 30 years. The Comptroller's office described its role as purely ministerial and confirmed that rebates are unrestricted and that there is no method for measuring return on investment. Chair Paxton pressed repeatedly on the lack of ROI data and floated requiring economic-impact analysis alongside fiscal notes for future PFZ legislation. Oversight currently occurs only at authorization. THLA said requiring legislative approval for each new zone was fair, but only prospectively and not for existing bonded projects. Only Fort Worth has designated a second zone, and the Comptroller is reviewing it.

Our Assessment: Chair Paxton's concern over large sums of state revenue moving with no ROI methodology and no ongoing legislative check is the strongest indicator of where the committee's recommendations are headed. Expect proposals for new reporting, audits, and state collection of local HOT - part of the same trend toward greater state control over local revenue that runs through the property tax debate.

Why Property Tax Will Define the 90th Legislature

Every signal from the special sessions and the interim points the same direction: the next round of property tax relief will not just be paid for by the state - it will come with new limits on how cities raise and spend money. Alamo Heights is a small, built-out city that relies on property tax to deliver the public safety and quality of life its residents expect. It does not have the growth or the broad sales tax base that larger cities can lean on when the state tightens the rules.

What Is on the Table

- Expected introduction of a "Death Star" bill 2.0. The Texas Regulatory Consistency Act, known as the death star bill, was initially passed during 2023 and prevents local entities (municipalities and counties) from enacting local ordinances that go further than state law. There is interest by the legislature to revisit and expand.
- Lowering the voter-approval rate from 3.5% to 2.5% or even 1%, with no population floor.
- Caps on growth in city budgets and spending, regardless of local needs or voter preferences.
- Limits on certificates of obligation and other financing tools used for streets, drainage, and facilities.
- New restrictions and audit requirements on permit, inspection, utility connection, and drainage fees, and limits on utility fund transfers to general revenue.
- Changes to appraisal district funding and governance, and further homestead exemption expansions - including lowering the senior exemption and tax ceiling age from 65 to 55 - that shift the property tax base.
- State collection of local hotel occupancy taxes, with the local share rebated back to cities.
- Moving bond and tax rate elections to November only and raising approval thresholds.
- Expanded state reporting and public scrutiny of local debt and tax rates through HB 103.
- A renewed effort to limit or ban cities from having representation at the Capitol, with the House Governmental Oversight Committee taking up local government contracts with third-party consultants on September 30.

Why Representation Matters Now

These issues will be negotiated in detail, often quickly and late in the process. Bills written with Houston, Dallas, or San Antonio in mind routinely sweep in small cities unless someone is in the room to explain the difference - as the House amendments to SB 10 showed. Pre-filing begins November 9, 2026, and the decisions made between now and May 2027 will shape how Alamo Heights funds police, fire, EMS, streets, and drainage for years to come. Proper representation through that process is essential to protecting the City's interests.

Political Intelligence & Election Reporting

A core component of our representation is keeping City leadership apprised of the Texas political landscape and what it means for City priorities. Several developments from the March 2026 primary bear directly on the property tax debate ahead:

- Governor Abbott and Lt. Governor Patrick both won their primaries and face general election opponents on November 3, 2026.
- Attorney General: With AG Paxton running for U.S. Senate, the open seat went to a runoff between Sen. Mayes Middleton (39.2%) and Rep. Chip Roy (31.6%) - notable given Sen. Middleton's authorship of the taxpayer-funded lobbying ban.
- Comptroller: Acting Comptroller Kelly Hancock was defeated by former Sen. Don Huffines (57.4%). The Comptroller's office administers HB 103 and the revenue estimates that underpin property tax relief.
- Texas House: Rep. Cecil Bell Jr., author of the local spending cap legislation tracked during the special sessions, was defeated in his primary.

Turnover in both chambers means new members, new committee assignments, and a loss of institutional knowledge - all of which raise the importance of early education and relationship-building on behalf of the City.

Looking Ahead - Positioning for the 90th Legislature

As the 90th Legislature approaches, our team remains actively engaged on behalf of the City of Alamo Heights. Several priorities will require sustained attention:

- Property Tax and Local Government Spending - Track every bill affecting municipal revenue, debt, fees, elections, and local authority from pre-filing through sine die; flag threats early; and work with the City on testimony, letters, and amendments.

- Relationships - Advocate for the City with the Governor's office, members of the House and Senate and their staff, the City's own delegation, and the committees that will write property tax legislation.
- Coalitions - Coordinate with TML and similarly situated cities so that Alamo Heights' position is amplified, not isolated.
- Broadway / SL 368 - Continue coordination with TxDOT through design and construction, support the City's engagement with Bexar County on its $7.1 million commitment, and pursue additional grant funding.
- Monitoring and Reporting - Timely hearing summaries during the interim, regular updates during session, election reports, and a full end-of-session report.

Upcoming Key Dates

- September 28, 2026 - City Council: TxDOT design presentation, resolution of support, and agreement renewal.
- September 29, 2026 - City meeting with Commissioner Grant Moody and TxDOT.
- September 30, 2026 - House Select Committee on Governmental Oversight hearing on Safeguarding Taxpayer Funds (local contracts with third-party consultants).
- Pending - Senate Local Government (Cutting Property Taxes) and Senate Water, Agriculture, and Rural Affairs (Utility Revenue Transfers) hearings.
- Fall – Committees will issue interim reports with recommendations to the legislature for action items during the 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 - Sine die.

Conclusion

The City of Alamo Heights has spent more than four years working to get Broadway right, and that effort is finally paying off. At the same time, the City is heading into a legislative session where the rules governing how every Texas city funds its basic services are on the table. Effective representation requires more than bill-tracking; it requires sustained relationships, proactive political intelligence, and the expertise to navigate both policy and politics.

Our team has provided that throughout this engagement and remains committed to continuing that work as a trusted extension of City leadership in Austin. We are grateful for the partnership and look forward to what we can accomplish together in the 90th Legislature.

CONSULTING SERVICES AGREEMENT

ITEM # 12

SEPTEMBER 28, 2026

ADMINISTRATION

Presented by:
Phillip Laney
Assistant City Manager

SUMMARY

- Consultant services with Grace & McEwan
  - Assist City in Broadway development project
    - Analyzing & executing strategy to proceed with project
  - Monitor interim charges & hearings of relevance & impact to the City
  - Assist City in defending home rule & other City-opposing bills at upcoming 90th Legislative Session
  - 1-yr term, with renewal options if mutually agreed to

BACKGROUND

- Selected to develop & execute strategy to work with TxDOT to advance Broadway development project
- To provide education on impacts of bills that limit home rule or restrict City authority to self-govern

POLICY ANALYSIS

- Chapter 252.021 – Texas Local Government Code permits City Manager to:
  - Enter into contracts without competitive bidding or proposals for contract less than $100,000
- Chapter 252.022 – Texas Local Government Code permits City Manager to:
  - Competitive bidding or proposals not required for contracted personal, professional or planning services

POLICY ANALYSIS

- Service objectives:
  - Advocate to TxDOT for project continuation
  - Monitor & educate on interim legislative hearings & committee reports, as well as 90th Legislative Session bills that could impact City authority & self-rule

FISCAL IMPACT

- Contract Term
  - One year with a renewal option if mutually agreed to by both parties with expiration of September 30, 2027
  - Cancellation 30 days by either party with or without cause
- Fee Schedule
  - Monthly fee of $7,500.00
  - City to pay all costs & expenses contractor incurs while acting on City's behalf
- Funds included in City Budget

CITY OF ALAMO HEIGHTS
FIRE DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM

TO: Mayor and City Council

FROM: Allen Ottmers, Fire Chief

SUBJECT: A Resolution approving renewal of the professional services agreement with Dr. Mark T. Ogden, DO, PA to provide emergency medical services (EMS) direction for the City and authorizing the City Manager to negotiate and execute an agreement for such services

DATE: September 28, 2026

SUMMARY

A Resolution approving a renewal of the professional services agreement with Dr. Mark T. Ogden, DO, PA to provide emergency medical services (EMS) direction for the City and authorizing the City Manager to negotiate and execute an agreement for such services.

BACKGROUND INFORMATION

Since October 2009, Dr. Mark Ogden has served as the Tri-cities Medical Director serving the cities of Alamo Heights, Olmos Park and Terrell Hills. With this contract, the Tri-cities are also privileged to enjoy back-up medical direction from Dr. Michael Magoon. Both physicians are highly regarded and well respected physicians who practice medicine in the San Antonio area. Dr. Ogden and Dr. Magoon will continue to serve as our primary and alternate medical directors for a new three (3) year contract with similar terms for consideration.

POLICY ANALYSIS

Renewal of this agreement is consistent with prior contracts executed by the City for emergency medical services direction and dates back to the start of the EMS system in 1982. All EMS systems in Texas are mandated by DSHS to have medical direction as a condition of licensing. The proposed contract is for a three (3) year term in alignment with the EMS contract. The fees are paid for by the EMS contract and shared by all communities.

FISCAL IMPACT

The proposed renewal would be at a fixed amount of $13,700 per quarter ($55,000 annually) for the term of the contract through September 30, 2029.

COORDINATION

The proposed contract has been reviewed and approved by City Attorney and City Manager.

ATTACHMENTS
Attachment A – Professional Service Agreement
Attachment B – Resolution

APPROVED

Allen Ottmers
Fire Chief

APPROVED

Buddy Kuhn
City Manager

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT is made and entered into this 28th day of September, 2026, by and between the **City of Alamo Heights**, Texas, a municipal corporation, hereinafter called "City," as party of the first part, and **Mark T. Ogden, DO, PA**, hereinafter called " Mark T. Ogden, DO, PA", as party of the second part, both of whom understand as follows:

WITNESSETH:

WHEREAS, the City operates the Emergency Medical Services hereinafter called "EMS " in the City of Alamo Heights, a service providing emergency medical care for those determined by medical standards to be in need; and

WHEREAS, this EMS service is provided by the City and in order to fulfill this mission, the City is in need of a Medical Director; and

WHEREAS, Mark T. Ogden, DO, PA possesses the extensive professional experience and credentials needed to assist City in the provision of its Emergency Medical Services program; and

WHEREAS, City desires to engage Mark T. Ogden, DO, PA to serve as Medical Director of the City.

NOW THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

Section 1: Duties

City hereby engages Mark T. Ogden, DO, PA as Medical Director of the City to assist the City with its Emergency Medical Services program and to perform other legally permissible and proper duties and functions as the City and Mark T. Ogden, DO, PA may from time to time agree.

Section 2: Term

This engagement shall commence on the 1st day of October, 2026 and terminate three (3) years thereafter on the 30th day September, 2029, unless terminated earlier as hereinafter provided in Section 3.

Section 3: Termination

This agreement may be terminated without cause by either party at any anniversary date or October 01 of each year of this agreement if sixty (60) days' notice has been provided to the other party of such termination. The City or Mark T. Ogden, DO, PA may terminate this agreement at any time upon ninety (90) days' notice for cause as determined by the City Manager of City or Mark T. Ogden, DO, PA. Upon termination of this agreement, City shall pay to Mark T. Ogden, DO, PA all sums accruing prior to termination for Mark T. Ogden, DO, PA's services, which shall be prorated to the date of termination if not terminated on an anniversary date of this agreement.

Section 4: Compensation

Mark T. Ogden, DO, PA shall be paid $**55,000.00 per annum** for its services to be rendered hereunder. Such payments shall be made quarterly in advance in the amount of $13,750 each for the duration of the contract. The annual compensation shall be fixed through the term of this contract to expire September 30, 2029.

Section 5: Duties of Medical Director

Mark T. Ogden, DO, PA shall provide the scope of services to City listed on the attached Exhibit "A" during the term of this agreement. City and Mark T. Ogden, DO, PA may from time to time agree to eliminate or add additional services to this agreement. City acknowledges that Mark T. Ogden, DO, PA provides services to other entities and that this agreement does not restrict the provision of such services by Mark T. Ogden, DO, PA so long as such services do not interfere with or compromise the services required hereunder. It is acknowledged by the parties that Mark T. Ogden, DO, PA is an independent contractor and that this agreement does not establish any form of employer/employee relationship.

Section 6: Indemnity

MARK T. OGDEN, DO, PA COVENANTS AND AGREES TO FULLY INDEMNIFY, AND HOLD HARMLESS, THE CITY AND THE ELECTED OFFICIALS, EMPLOYEES, OFFICERS, AGENTS, AND REPRESENTATIVES OF THE CITY, INDIVIDUALLY OR COLLECTIVELY, FROM AND AGAINST ANY AND ALL COSTS, CLAIMS, LIENS, DAMAGES, LOSSES, EXPENSES, FEES, FINES, PENALTIES, PROCEEDINGS, ACTIONS, DEMANDS, CAUSES OF ACTION, LIABILITY AND SUITS OF ANY KIND AND NATURE, INCLUDING BUT NOT LIMITED TO PERSONAL OR BODILY INJURY, DEATH AND PROPERTY DAMAGE, MADE UPON THE CITY DIRECTLY OR INDIRECTLY ARISING OUT OF, RESULTING FROM OR RELATED TO MARK T. OGDEN, DO, PA ACTIVITIES UNDER THIS AGREEMENT, INCLUDING ANY ACTS OR OMISSIONS OF MARK T. OGDEN, DO, PA, ANY AGENT, OFFICER, DIRECTOR, REPRESENTATIVE, EMPLOYEE, CONSULTANT OR SUBCONTRACTOR OF MARK T. OGDEN, DO, PA, AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, DIRECTORS AND REPRESENTATIVE WHILE IN THE EXERCISE OF PERFORMANCE OF THE RIGHTS OR DUTIES UNDER THIS AGREEMENT, ALL WITHOUT HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO THE CITY UNDER TEXAS LAW AND WITHOUT WAIVING ANY DEFENSES OF THE PARTIES UNDER TEXAS LAW. IT IS FURTHER COVENANTED AND AGREED THAT SUCH INDEMNITY SHALL APPLY EVEN WHERE SUCH COSTS, CLAIMS, LIENS, DAMAGES, LOSSES, EXPENSES, FEES, FINES, PENALTIES, ACTIONS, DEMANDS, CAUSES OF ACTION, LIABILITY AND/OR SUITS ARISE IN ANY PART FROM THE NEGLIGENCE OF CITY, THE ELECTED OFFICIALS, EMPLOYEES, OFFICERS, DIRECTORS AND REPRESENTATIVES OF CITY, UNDER THIS LICENSE AGREEMENT. THE PROVISIONS OF THIS INDEMNITY ARE SOLELY FOR THE BENEFIT OF THE PARTIES HERETO AND NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY. MARK T. OGDEN, DO, PA SHALL PROMPTLY ADVISE THE CITY IN WRITING OF ANY CLAIM OR DEMAND AGAINST THE CITY OR MARK T. OGDEN, DO, PA KNOWN TO MARK T. OGDEN, DO, PA RELATED TO OR ARISING OUT OF MARK T. OGDEN, DO, PA'S ACTIVITIES UNDER THIS CONTRACT AND SHALL SEE TO THE INVESTIGATION OF AND DEFENSE OF SUCH CLAIM OR DEMAND AT MARK T. OGDEN, DO, PA'S COST. THE CITY SHALL HAVE THE RIGHT, AT ITS OPTION AND AT ITS OWN EXPENSE, TO PARTICIPATE IN SUCH DEFENSE WITHOUT RELIEVING MARK T. OGDEN, DO, PA OF ANY OF ITS OBLIGATIONS UNDER THIS PARAGRAPH.

Section 7: Notices

Notices pursuant to this agreement shall be given by deposit in the custody of the United States Postal Service, postage prepaid, addressed as follows:

(1) CITY MANAGER: Buddy Kuhn

City of Alamo Heights
6116 Broadway
San Antonio, Texas 78209

(2) MEDICAL DIRECTOR: Dr. Mark T. Ogden, DO, PA
232 FM 474
Boerne, Texas 78006

Alternatively, notices required pursuant to this agreement may be personally served in the same manner as is applicable to civil judicial practice. Notice shall be deemed given as of the date of personal service or as of the date of deposit of such written notice in the course of transmission in the United States Postal Service.

Section 8: Insurance

Mark T. Ogden, DO, PA shall also provide, at his sole cost and expense, effective for the term of this Agreement, a policy of professional malpractice liability insurance with a licensed insurance company admitted to do business and in good standing in the State of Texas, in an amount not less than Two Hundred Thousand Dollars ($200,000) per occurrence and Six Hundred Thousand Dollars ($600,000) annual aggregate to cover any loss, liability or damage alleged to have been committed by Provider that is not covered by Ambulance Service's general liability insurance. Mark T. Ogden, DO, PA shall provide City with a minimum of thirty (30) days' prior written notice in the event the policies required under this Agreement are cancelled, changed or amended.

Section 89 General Provisions

A. The text herein shall constitute the entire agreement between the parties. This Agreement may be amended or modified only by written instrument adopted and executed by the parties.

B. This agreement may not be assigned by either party.

C. This agreement shall become effective upon signing by both parties.

D. If any provision, or any portion thereof, contained in this agreement is held unconstitutional, invalid or unenforceable, the remainder of this agreement, or portion thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

E. This agreement shall be construed in accordance with, and governed by, the laws of the State of Texas. Venue shall lie exclusively in Bexar County, Texas.

F. Mark T. Ogden, DO, PA is an independent contractor and Mark T. Ogden, DO, PA or his affiliates are not employees of the City and are not entitled to any employee benefits of the City.

IN WITNESS WHEREOF, the City of Alamo Heights has caused this agreement to be signed and executed on its behalf by its City Manager, and Mark T. Ogden has signed and executed this agreement, both in duplicate, the day and year first above written.

CITY OF ALAMO HEIGHTS

By: _____
Buddy Kuhn, City Manager

Mark T. Ogden, DO, PA

By: _____
Mark T. Ogden, President

RESOLUTION NO. 2026R - 256

A RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH DR. MARK T. OGDEN, DO, PA TO PROVIDE EMERGENCY MEDICAL SERVICES (EMS) DIRECTION FOR THE CITY AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT FOR SUCH SERVICES.

WHEREAS, the City operates the Emergency Medical Services hereinafter called "EMS " in the City of Alamo Heights, a service providing emergency medical care for those determined by medical standards to be in need; and,

WHEREAS, this service is provided by the City and in order to fulfill this mission, City needs Medical Director Services for all levels of Emergency Medical Technicians; and,

WHEREAS, Mark T. Ogden, DO, PA possesses the extensive professional experience and credentials needed to assist City in the provision of its Emergency Medical Services program and City desires to engage Mark T. Ogden, DO, PA to serve as Medical Director of the City;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS that the attached Professional Services Agreement appointing Dr. Mark T. Ogden, DO, PA as Medical Director for the City commencing October 1, 2026 and ending September 30, 2029 is hereby approved and the City Manager is authorized to negotiate and execute an agreement for such services.

PASSED AND APPROVED this 28th day of September, 2026.

_____
ALBERT HONIGBLUM, MAYOR

ATTEST:

_____
ELSA T. ROBLES, CITY SECRETARY

APPROVED AS TO FORM:

_____
JESSIE LOPEZ, CITY ATTORNEY

INTERLOCAL AGREEMENT FOR EMERGENCY MEDICAL SERVICES (EMS) DIRECTION

ITEM # 13

SEPTEMBER 28, 2026

FIRE DEPARTMENT

Presented by:
Allen Ottmers
Fire Chief

SUMMARY

- Authorizes the City Manager to execute a new contract for emergency medical services (EMS) direction between Alamo Heights EMS and Mark T. Ogden, DO, PA
- The existing contract with Mark T. Ogden, DO, PA, will expire on September 30th, 2026

BACKGROUND

- Alamo Heights EMS system desires to maintain its agreement with Dr. Mark Ogden
- If adopted, the new agreement term would be
  10-01-2026 through 09-30-2029
- The EMS system (paramedics) work under the medical director's license and mal-practice insurance
- Purchase of medical supplies including emergency medications allowed only through MD license

BACKGROUND

- Is on call 24/7/365 for on-line medical direction
- Back-up medical direction still maintained –

  Dr. Michael Magoon
- Also, the Medical Director for Olmos Park and Terrell Hills
- Assists with calls for service within the tri-city area from time to time – not required by contract
- Medical Director supplements in-house training opportunities

POLICY ANALYSIS

- Medical Director designation is mandated by the Department of State Health Services (DSHS)
- Consistent with prior agreements dating back to the inception of EMS in 1982
- Renewal of a 3-year term aligns with the EMS contract expiration
- City Attorney has reviewed the proposed contract with Dr. Mark T. Ogden, DO, PA, for proposed adoption

FISCAL IMPACT

- New contract is fixed at $13,700 per quarter ($55,000 annually) through September 2029
- Fees paid by the EMS budget and shared by all communities

CITY OF ALAMO HEIGHTS
ADMINISTRATION AND FINANCE DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM

TO: Mayor and City Council

FROM: Kristine Horton, Finance Director

SUBJECT: Financial and Investment Report for the Quarter Ending June 30, 2026

DATE: September 28, 2026

SUMMARY

Staff report on the status of operating revenues and expenses through the end of the third quarter, ending June 30, 2026, will be presented. The review provides a comparison by fund for actual revenues and expenses compared to budget and prior year. This review also provides a summary of fund balances by type and activity. Following is a summary of the presentation.

BACKGROUND INFORMATION

The Financial and Investment Report for the third quarter of FY 2026 provides a comparison by fund for actual revenues and expenses compared to budget. This review also provides a summary of fund balances by type and activity. The following is a summary of the operating revenues and expenditures through June 30, 2026.

The General Fund revenue for the third quarter ending was $12,485,019 and represented 86% of budget collections. Total property tax revenue is $6,818,963 or 93% of budget. Sales tax revenue is $1,384,311 which is 80% of budget. Charges for Services revenue are $1,235,711 which is 67% of budget and includes EMS revenue, telecom leases, and administrative charges for Court. Building permit revenue was $905,523 and represented 103% of the budget. Expenditures through the end of the third quarter ending June 30,2026 were $10 096 594 or 68% of budget. General Fund operating revenue over expenditure was $2,388,424.

Utility Fund ending revenue was $3,999,600, which represents 84% of the budget. Utility fund operating expense was $3,626,318 which represents 58% of budget. Utility fund revenue after expenses is $373,281.

The Capital Projects Fund (2021 Taxable Bond) unaudited beginning fund balance was $16,802,052. The Lower Broadway 2021 taxable bond proceeds of $13,250,000 are in this fund. Total interest collected as of June 30, 2026 was $462,852.

As of the third quarter, the City began expensing some of the 2026 Bond funds to be reimbursed once the City received the funds in August 2026. The total expenditures as of June 30, 2026 was $71,002.

The City's investment portfolio decreased from $37,957,059 to $36,305,732 through the end of the third quarter. The average yield for the investment portfolio was 3.66% as compared to the benchmark of 3.63%, which is the 90-Day Treasury.

The City continues to maintain a strong financial position through the end of the third quarter of the FYE 2026 and is operating within its budget. The leadership team continues to practice conservative spending.

APPROVED

Kristine Horton
Finance Director

APPROVED

Buddy Kuhn
City Manager

QUARTERLY FINANCIAL REPORT
AS OF JUNE 30, 2026

ITEM # 14

SEPTEMBER 28, 2026

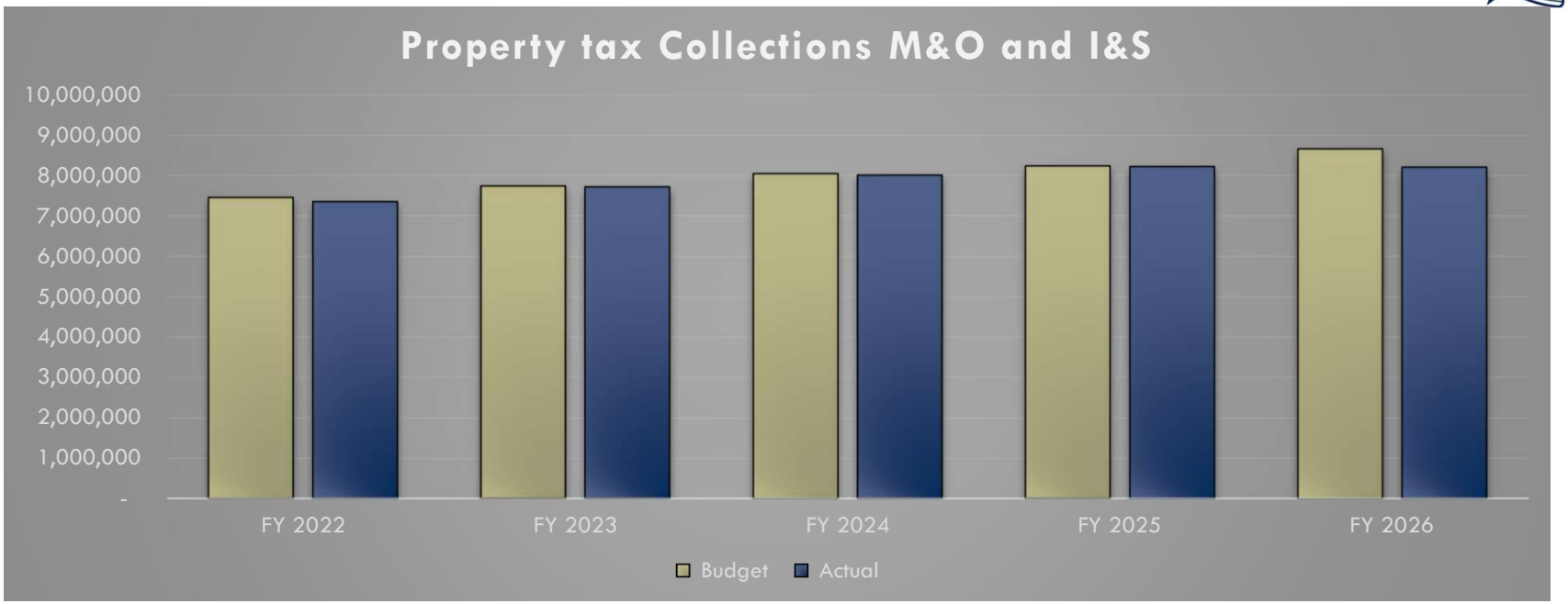
FINANCE DEPARTMENT

Presented by:
Kristine Horton
Finance Director

3RD QUARTER FYE 2026 FINANCIAL REPORT

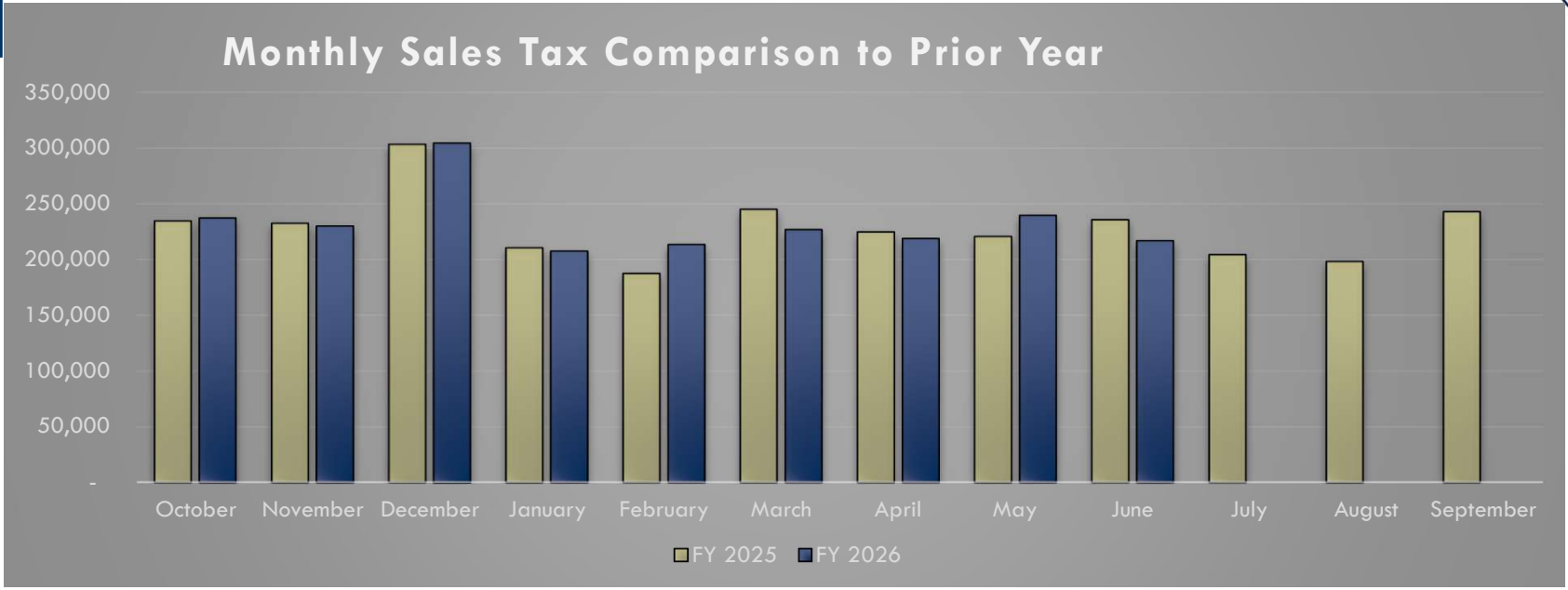
- Property Tax Collections
- Sales Tax
- General Fund Revenues & Expenditures
- Utility Fund Revenues & Expenditures
- Capital Projects Funds
- Investment Portfolio Update

PROPERTY TAX COLLECTIONS M&O AND I&S



	Budget	Actual	Budget Balance Under/(Over)	% Received
Net Tax	$8,653,164	$8,206,163	$ 447,001	94.83%

TOTAL SALES TAX REVENUE BY MONTH



General Fund	Budget	Actual	Budget Balance Under/(Over)	% Received
Net Sales Tax	$1,730,000	$1,535,842	$ 194,158	88.78%

Street Maintenance	Budget	Actual	Budget Balance Under/(Over)	% Received
Net Sales Tax	$ 865,000	$ 767,920	$ 97,080	88.78%

Sales tax collections from the state are 2 months in arrears. YTD sales tax is $2,091,787 an increase of .02% compared to prior year 3rd Qtr. total of $2,091,364.

GENERAL FUND REVENUES

Classification Ending Month	FY 25-26 Org. Budget	1st Quarter Ending 12/2025	2nd Quarter Ending 3/2026	3rd Quarter Ending 6/2026	Overall Totals Unaudited	100% Budget
Revenues:						
Property Taxes	$ 7,349,328	$ 3,726,076	$ 2,658,044	$ 434,843	$ 6,818,963	93%
Sales Taxes	1,730,000	451,618	494,120	438,573	1,384,311	80%
Other Taxes - Franchise	781,185	227,230	189,702	189,637	606,569	78%
Total Taxes	$ 9,860,513	$ 4,404,924	$ 3,341,866	$ 1,063,054	$ 8,809,843	89%
Permits & Fees	875,210	288,468	346,750	270,305	905,523	103%
Intergovernmental - Tricity Svcs.	1,086,858	158,199	284,471	385,180	827,850	76%
Charges for Services - SW, EMS	1,844,937	417,064	411,376	407,271	1,235,711	67%
Fines & Forfeitures - Court	240,300	61,547	81,685	74,713	217,944	91%
Investment Interest	487,900	107,307	214,765	118,458	440,530	90%
Miscellaneous	61,650	14,643	16,689	16,286	47,618	77%
Transfers In	119,325	-	-		-	0%
Total Revenues	**$ 14,576,693**	**$ 5,452,152**	**$ 4,697,601**	**$ 2,335,266**	**$ 12,485,019**	86%

GENERAL FUND REVENUE TAX DOLLARS

Where Does Each $100 Come From?

Based on the City's General Fund Revenue = $ 12.49 Million



Property Tax $54.62

Franchise Fees $4.86

Sales Tax $11.09

Other Revenues $3.91

Permits, Fees & Fines $25.53

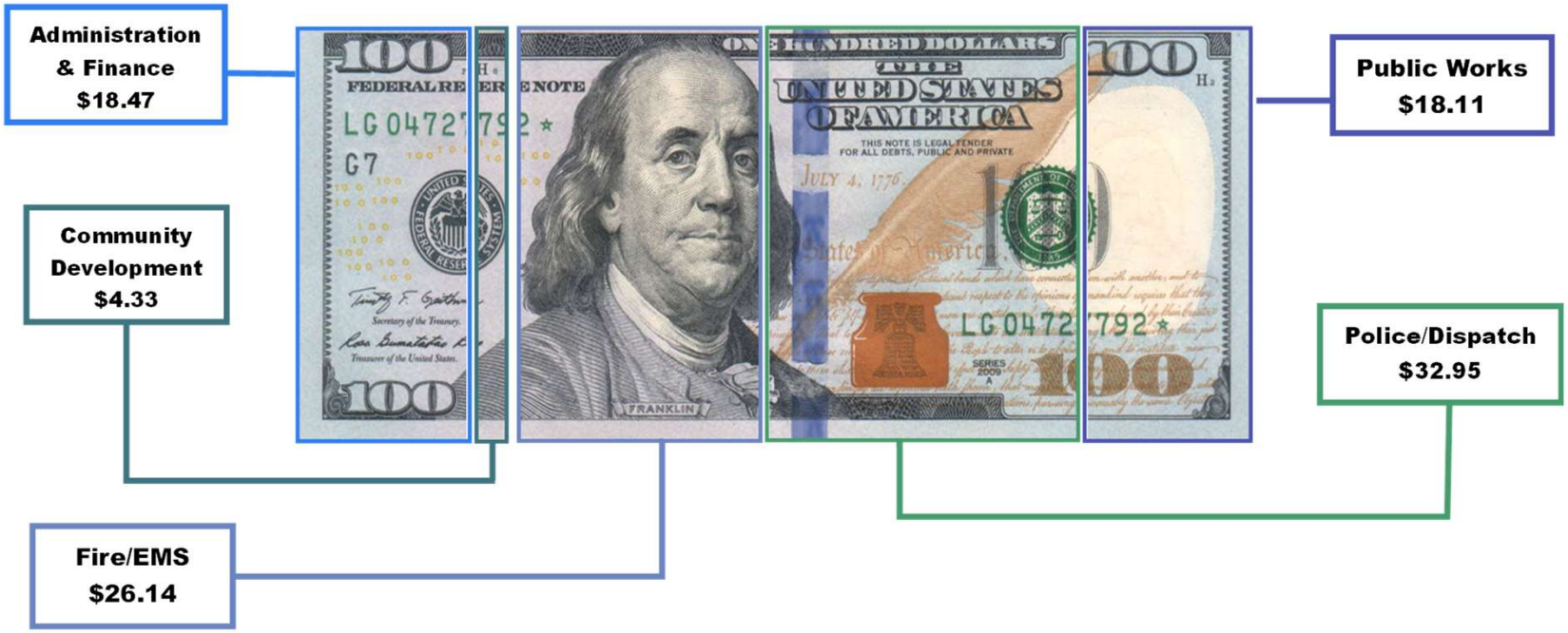
GENERAL FUND EXPENDITURE

Classification Ending Month	FY 25-26 Org. Budget	1st Quarter Ending 12/2025	2nd Quarter Ending 3/2026	3rd Quarter Ending 6/2026	Overall Totals Unaudited	100% Budget
Expenditures:						
Administration & Finance	$ 2,358,968	$ 757,547	$ 564,564	$ 542,668	$ 1,864,780	79%
Community Development	688,797	148,329	132,943	156,188	437,460	64%
Fire/EMS	3,551,997	971,233	822,337	845,567	2,639,137	74%
Police/Dispatch	4,599,759	1,211,769	1,049,720	1,064,843	3,326,333	72%
Public Works	2,650,844	790,765	519,619	518,502	1,828,885	69%
Transfers Out	936,900	-	-	-	-	0%
Total Expenditures	**$ 14,787,265**	**$ 3,879,643**	**$ 3,089,184**	**$ 3,127,768**	**$ 10,096,594**	68%
Net Revenues (Expenditures)	**$ (210,572)**	**$ 1,572,509**	**$ 1,608,417**	**$ (792,502)**	**$ 2,388,424**	

GENERAL FUND TAX DOLLARS AT WORK

Where Does Every $100 of City Funds Go?

Based on the City's General Fund Expenditures = $10.10 Millon



UTILITY FUND REVENUES & EXPENSES

Classification Ending Month	FY 25-26 Org. Budget	1st Quarter Ending 12/2025	2nd Quarter Ending 3/2026	3rd Quarter Ending 6/2026	Overall Totals Unaudited	100% Budget
Revenues:						
Water	$ 2,339,437	$ 681,708	$ 561,160	$ 570,449	$ 1,813,316	78%
Sewer	2,222,092	600,308	601,499	614,724	1,816,531	82%
Drought Surcharge Fees	80,000	85,306	94,835	71,545	251,687	315%
Intergovernmental - Penalty Fees	36,219	13,487	10,958	8,963	33,408	92%
Investment Interest	64,852	19,228	20,462	21,635	61,325	95%
Miscellaneous	11,175	16,281	6,482	570	23,333	209%
Total Revenues	**$ 4,753,775**	**$ 1,416,319**	**$ 1,295,396**	**$ 1,287,885**	**$ 3,999,600**	84%
Expenditures:						
Water	$ 2,570,675	$ 651,311	$ 595,890	$ 619,064	$ 1,866,265	73%
Sewer	1,601,000	366,563	252,163	526,195	1,144,922	72%
Capital Expenditures	1,485,750	289,894	208,972	116,267	615,132	41%
Transfers Out	619,110	-	-	-	-	0%
Total Expenditures	**$ 6,276,535**	**$ 1,307,768**	**$ 1,057,025**	**$ 1,261,526**	**$ 3,626,318**	58%
Net Revenues (Expenditures)	**$(1,522,760)**	**$ 108,551**	**$ 238,371**	**$ 26,360**	**$ 373,281**	

CAPITAL PROJECTS FUND

Classification Ending Month	FY 25-26 Org. Budget	1st Quarter Ending 12/2025	2nd Quarter Ending 3/2026	3rd Quarter Ending 6/2026	Overall Totals Unaudited	100% Budget
Quarterly Beginning Fund Balance	16,802,052	16,802,052	16,964,765	17,113,879	16,802,052	
Revenues:						
Transfer In From General Fund	$ 25,000	$ -	$ -	$ -	$ -	0%
Interest from 2021 Bond Proceeds	334,080	162,713	149,114	151,025	462,852	139%
Total Revenues	**$ 359,080**	**$ 162,713**	**$ 149,114**	**$ 151,025**	**$ 462,852**	129%
Expenditures:						
Lower Broadway Project	-	-	-	-	-	0%
Olmos Basin Cleanup	25,000	-	-	18,813	18,813	75%
Total Expenditures	**$ 25,000**	**$ -**	**$ -**	**$ 18,813**	**$ 18,813**	75%
Net Revenues (Expenditures)	**$ 334,080**	**$ 162,713**	**$ 149,114**	**$ 132,212**	**$ 444,039**	
Quarterly Ending Fund Balance:	17,136,132	16,964,765	17,113,879	17,246,091	17,246,091	

2026 BOND CAPITAL PROJECTS FUND

Classification Ending Month	FY 25-26 Org. Budget	1st Quarter Ending 12/2025	2nd Quarter Ending 3/2026	3rd Quarter Ending 6/2026	Overall Totals Unaudited	100% Budget
Quarterly Beginning Fund Balance	-	-	-	-	-	
Revenues:						
Interest from 2026 Bond Proceeds	$ -	$ -	$ -	$ -	$ -	0%
Bond Proceeds	$ 8,000,000	$ -	$ -	$ -	$ -	0%
Bond Premiums	$ -	$ -	$ -	$ -	$ -	0%
						0%
Total Revenues	**$ 8,000,000**	**$ -**	**$ -**	**$ -**	**$ -**	0%
Expenditures:						
Water Service Relocation	3,000,000	-	-	1,084	1,084	0%
Water Meter Replacement	2,400,000			31,225	31,225	1%
Water Towers Rehabilitation	570,000			-	-	0%
Water Interconnection	260,000			32,301	32,301	12%
Sewer Rehabilitation	1,290,000			6,392	6,392	0%
Bond Issuance Costs	200,000	-	-	-	-	0%
Total Expenditures	**$ 7,720,000**	**$ -**	**$ -**	**$ 71,002**	**$ 71,002**	1%
Net Revenues (Expenditures)	**$ 280,000**	**$ -**	**$ -**	**$ (71,002)**	**$ (71,002)**	
Quarterly Ending Fund Balance:	280,000	-	-	(71,002)	(71,002)	

INVESTMENT PORTFOLIO UPDATE

3 Month Certificate of Deposit	Amount	%	
None	-	0.00%	0.00%
U.S. Agency Bonds			
FHLB 3130B44Z1 M12/18/26 (Callable 9/18/25)	-		0.00%
FFMC 3142WVH2 M8/13/26	2,000,000		5.51%
FHLB 3130B7U77 M 9/10/27 (Callable 9/10/26)	3,000,000		8.26%
	5,000,000	13.77%	
Investment Pools			
Lone Star Operating	7,318,514.46		20.16%
Lone Star Bond Acct.	15,970,295.70		43.99%
Lone Star Drought	786,988.48		2.17%
Logic Operating	5,734,880.94		15.80%
Tex Star	3,991.89		0.01%
Texpool	3,859.37		0.01%
Subtotal	29,818,531	82.13%	
Bank Accounts			
Frost Bank Operating Acct	1,487,201	4.10%	4.10%
Total Investment Portfolio As of March 31, 2026	**36,305,732**	**100.00%**	

*Frost Bank pledges securities in the name of the City to cover the balance over the FDIC limit of $250,000

INVESTMENT PORTFOLIO CONTINUED

	Market
Beginning Total as of March 31, 2026	**$ 37,957,059**
Changes	
Net Change to Investment Pool Accounts	$ (1,323,882) *
Net Change to CD's	$ -
Net Change in FHLB & FAMC Bank Bonds	$ -
Net Change to Savings Account	$ -
Net Change to Operating Account	$ (327,445) *
Net Increase/(Decrease)	$ (1,651,327)
Ending Total as of June 30, 2026	**$ 36,305,732**

* The decrease in the Operating Bank Account and Investment Pool balances is primarily attributable to the payments of pay app 2, 3, & 4 for the pool park totaling 1,221,784

INVESTMENT PORTFOLIO CONTINUED

PERFORMANCE MEASURES:

		3 Month Average
Benchmark 90 Day Treasury 3.63%	Average Yield	3.66%
	U.S. Agency Bonds	3.96%
	Savings Account	0.00%
	CD	0.00%
	Investment Pools	3.75%
	Operating Account	0.00%
	Weighted Avg Maturity Days	38

Maximum Days to Maturity 365 days	**Days until Maturity**
FHLB (Callable 9/10/26)	171
FAMC	44

This report is in compliance with the investment strategies established by the City of Alamo Heights Investment Policy and the Public Funds Investment Act (Ch. 2256)