



CITY OF ALAMO HEIGHTS

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

**City Council Meeting
April 13, 2026 – 5:30 P.M.**

Take notice that a City Council meeting of the City of Alamo Heights will be held on **Monday, April 13, 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 with may come before it.

Case No. 1028F - 123 Ogden Ln (Significance Review)

Request of Noble 5901 Broadway, Ltd, owner, to request a variance and appeal staff's decision regarding Section 5-134(b), Demolition Review Procedures that prohibits separation of the significance and compatibility review processes in order to demolish 100% of the existing main structure located at 123 Ogden Ln under Demolition Review Ordinance No. 1860 (April 12, 2010).

Chapter 5 of 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 are available for public viewing on the City's website, (<http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/>) and at the Community Development Services Department located at 6116 Broadway St, 2nd floor. You may also contact Garrett Pringle (gpringle@alamoheightstx.gov), Tyler Brewer (tbrewer@alamoheightstx.gov) or Lety Hernandez (lhernandez@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information regarding this case.



Notice of Intent

COMMUNITY DEVELOPMENT SERVICES
6116 Broadway St, San Antonio, Texas 78209
v: (210) 826-0516 f: (210) 832-2299

This Notice must be submitted prior to the deadline for submission to any board or commission and must be presented before City Council prior to any hearing before a board or commission. Any project information provided herein is considered preliminary and subject to alteration/revision throughout the development review process.

PROJECT INFORMATION

Proposed project's current legal address: 123 OGDEN LANE
Current property use: [] Residential [] Multi-Family [X] Commercial
Current Zoning District(s) of the proposed project site: [] MF-D [] O-1 [X] B1 [] B2 [] B3
Proposed project property size: _____ (acres) _____ (square feet)
Proposed property use: [] Residential [] Multi-Family [X] Commercial [] Mixed-Use: Describe uses: PROPOSED DEMOLITION OF EXISTING STRUCTURE
Proposed building square footage: _____ (square feet)
Proposed building height: _____ (stories) _____ (feet)
Does the conceptual project require/anticipate? [] Variances [] Re-Platting [] Re-Zoning
[] Specific Use Permit [] Conveyance of Public Property

APPLICANT/OWNER

Applicant's Name: NOBLE 5501 BROADWAY, LTD.
Applicant's Organization: OWNER
Applicant's Address: c/o DONALD NOBLE, 102 TURNER ST., SAN ANTONIO, TX 78204
Applicant's Phone Number: 210-861-6303 Email:
Property Owner(s) Name: SAME AS ABOVE
Property Owner(s) Address:
Property Owner(s) Phone Number: Email:

The following items must be submitted along with this application in order to be tentatively scheduled for the next available City Council agenda.

- Letter of authorization (if applicable)
Letter introducing the property owner/developer, architect, and the general scope of the project.
Conceptual Plans (max. 11"x17") as intended to present to the Architectural Review Board for preliminary review
Electronic file of all documents listed above, including application, on a USB if submitting in person

Applicant/Owner understands the following:

- 1. This Notice of Intent is merely to provide notification to the City Council of pending large-scale projects as they begin the development review process.
2. The large-scale development review process may entail City Council requesting the applicant to conduct public meetings prior to commencing the formal boards and commissions submission and review process.

Applicant/Owner signature: [Signature] Date: 2-26-26



City of Alamo Heights
Commercial & Multi-Family Permit Application*

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
 6116 Broadway, Alamo Heights, Texas 78209
 CDS Dept. v: (210) 826-0516 f: (210) 832-2299
 Fire Dept. v: (210) 824-1281 f: (210) 828-3006

General Permit Information [Please print legibly] Permit # (assigned by Staff):

Project Address: 123 Ogden Lane **Application Date:** 3/26/26

Land Use (please check one): Multi-Family Commercial

Project Type – Please check all that apply:
 New construction _____ sq. ft. Addition _____ sq. ft. Int. Remodel/Alterations _____ sq. ft. Demolition Pool/Spa
 Fence Retaining Wall Mechanical Electrical Plumbing Sewer Gas Irrigation Landscape
 Tree Pruning/Removal Other _____

Fire – Please check all that apply: License #: _____
Exp. Date: _____
Automatic Fire Extinguishing System:
 New Modification w/ heads Modification w/o heads Vent/Hood Suppression
Fire Alarm Systems:
 New Modification Hazardous/Hot Work _____ Other _____

Materials (if applicable): Roof _____ Exterior Walls _____ Foundation _____ Flatwork _____

Is the property in the 100-Year Floodplain? Yes No Does this project involve any removal of trees? Yes No

Estimated cost of construction (includes material & labor): \$ _____
Estimated cost of demolition (if applicable): \$ 19,950.00 **Total square footage of project:** _____

Applicant: Noble 5901 Broadway, Ltd Phone: 210-861-6303 Email: _____ Address: 102 Turner St., San Antonio, TX 78204

Property Owner: same as above Phone: _____ Email: _____ Address: _____

Check One: Architect/Engineer Registered Contractor Home/Property Owner*

Scope of Work (This section must be filled out. If more space is needed, another sheet may be attached.)
 demolish structures currently located at 123 Ogden Lane

Total Impervious Cover for Stormwater Development Fee	Existing (in sq. ft.)	Proposed (in sq. ft.)
Footprint of all structures		
Driveway/Parking Pad		
Walkways		
Swimming Pool/Spa		
Other impervious cover:		
Total Impervious Cover:		
Stormwater Development Fee:		

**Max. 85% impervious cover for MF-D. **Max. 85% impervious cover for O-1 and B Districts (see exemption Sec. 3-67)

*Failure to provide any information required on or along with this application will result in refusal to accept submission of this application and associated plan documents until all information required is provided.

**Projects undertaken by the home/property owner which reflect typical contractor related work such as grading, excavation, and demolition, or which utilizes equipment atypical to a home/property owners work shall be limited by the authorized hours of construction as would a typical general contractor.

I hereby acknowledge that I have read and completed this application and know the same to be true and correct. This project as submitted complies with the International Code series and NEC, as currently adopted by the City of Alamo Heights, and with the Code of Ordinances of the City of Alamo Heights. I hereby acknowledge that no work has or will commence on the proposed project until an approved permit is received. All provisions of laws and ordinances governing the proposed work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any federal, state or local ordinances regulating construction, the performance of construction or the use of any land or buildings.

[Signature]
 Signature of Property Owner (if applicable)

Date: 3/26/26

[Signature]
 Signature of Permit Applicant

Date: 3/26/26

Permit Applicant is Architect/Engineer, Registered Contractor, or Authorized Agent

**Noble 5901 Broadway, Ltd.
102 Turner St.
San Antonio, TX 78204**

March 1, 2026

Lety Hernandez
Director, Community Development Services
City of Alamo Heights

Re: 123 Ogden St.

Dear Lety:

We are filing a Notice of Intent regarding 123 Ogden to confirm our intent to demolish the existing old commercial building there. We acquired this building in 2020, and it was already in fairly poor condition at that time. It is now largely vacant, and we believe has passed its useful life. We would like to demolish it now and have a new building site resulting. We have been advised that we must perform an asbestos survey prior to obtaining a demolition permit, so we are proceeding with this survey (and possible remediation). With plans proceeding for the City to construct a new intersection at Broadway and Ogden very soon, with corresponding work on Ogden Lane, it seemed that this was the best time to proceed with this demolition.

We would like to explore building a new structure on the property in the future with the intent to join it with our Villita del Sol center next door. The desire is to construct a new structure that would be attractive, functional, and a desirable improvement to the Alamo Heights community. Any plans for a new structure will be presented to the City in the future.

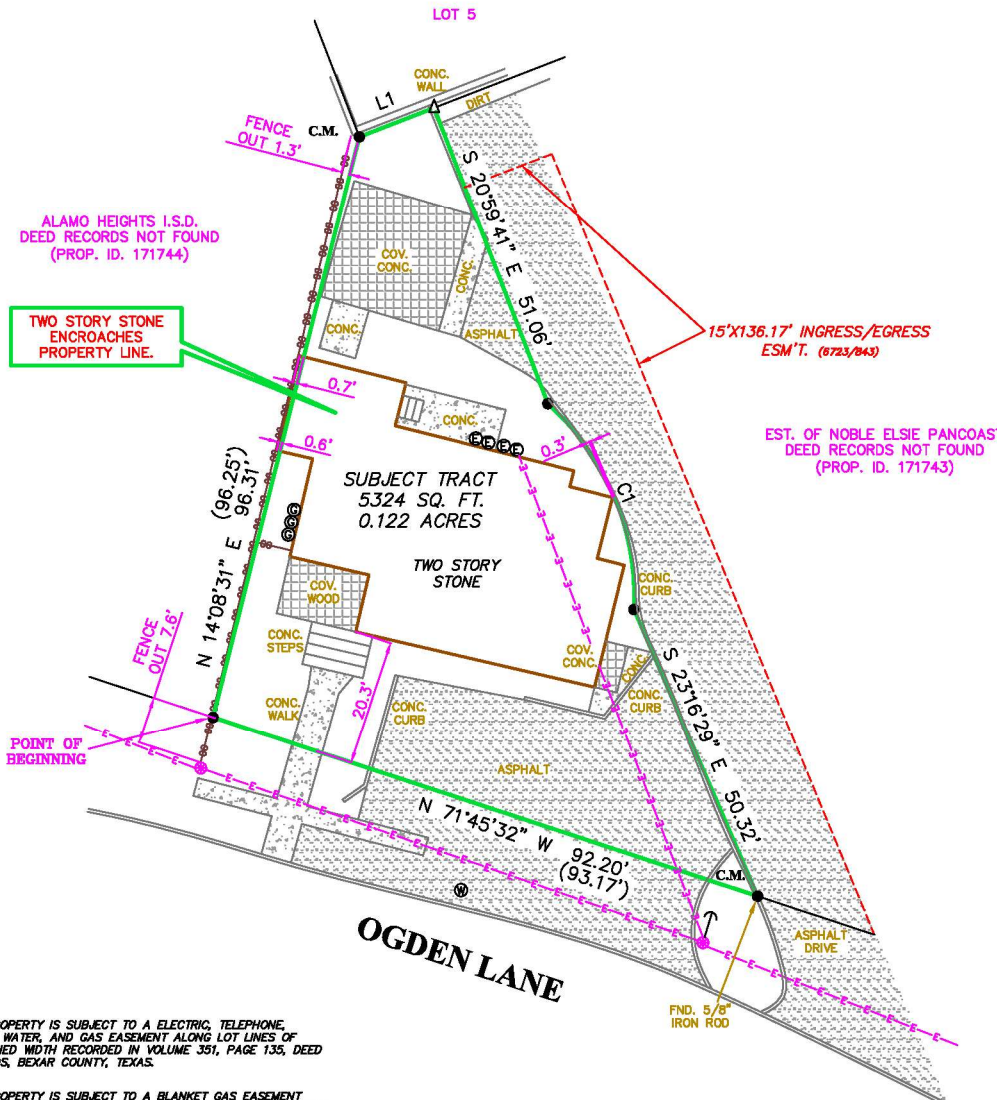
Sincerely,
Donald Noble, Manager

CURVE RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	41.30'	37.03'	35.81'	S 22°44'45" E 51°22'39"

LINE BEARING	DISTANCE
L1	N 68°48'14" E 12.89' (13.83')



SCALE: 1"=20'



NOTE:
THIS PROPERTY IS SUBJECT TO A ELECTRIC, TELEPHONE, SEWER, WATER, AND GAS EASEMENT ALONG LOT LINES OF UNDEFINED WIDTH RECORDED IN VOLUME 351, PAGE 135, DEED RECORDS, BEXAR COUNTY, TEXAS.

NOTE:
THIS PROPERTY IS SUBJECT TO A BLANKET GAS EASEMENT RECORDED IN VOLUME 1341, PAGE 109, DEED RECORDS, BEXAR COUNTY, TEXAS.

NOTE:
AMENDED ON MARCH 19, 2020 FOR UPDATED TITLE INFO.

NOTE:
THIS PROPERTY IS SUBJECT TO A BLANKET SEWER & UTILITY EASEMENT RECORDED IN VOLUME 6723, PAGE 843, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 351, PAGE 135, VOLUME 371, PAGE 54, DEED RECORDS, BEXAR COUNTY, TEXAS.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GRID.

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:



FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48023C, Panel No. 04056, which is Dated 9/29/2010. By visiting from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X-1. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or State or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://www.fema.gov/part4>.

Property Address:
123 OGDEN LANE
Property Description:
BEING 0.122 ACRES OF LAND, MORE OR LESS, OUT OF LOT 6, BLOCK 121, ALAMO HEIGHTS, CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 105, PAGE 293, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND BEING THAT SAME PROPERTY DESCRIBED AS TRACT I AND TRACT II IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 14825, PAGE 351, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID 0.122 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.
Owner:
TBD

FIRM REGISTRATION NO. 10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78008
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- ▲ = CALCULATED POINT
- = FND 1/2" IRON ROD
- () = RECORDED INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- E— = OVERHEAD ELECTRIC CHAIN LINK FENCE
- G— = GUY WIRE
- P— = POWER POLE
- ⊖ = ELECTRIC METER
- ⊕ = GAS METER
- ⊗ = WATER METER

DRAWN BY: CC

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, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Mark J. Ewald
MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095





