



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

**Planning & Zoning Commission Meeting
Monday, January 05, 2026 – 5:30 P.M.**

Take notice that a regular Planning & Zoning Commission of the City of Alamo Heights will be held on **Monday, January 05, 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. 457 - Public hearing, consideration, and action regarding a request by Frank B. Burney and Carter F. Scharmen of Martin & Drought, applicants, representing Meredith K. Morrill, owner, as authorized by Section 16-105 of the Code of Ordinances to close, vacate, abandon, and sell a portion of public right-of-way, approximately 1643sq ft (0.0377 acre tract) that adjoins the eastern side of the property identified as **CB 4024, BLK 58, LOT 18 & NW 3FT OF LOT 1**, also known as **213 Allen St**, of the City of Alamo Heights, Texas.

The City Council of the City of Alamo Heights will conduct a public hearing on **Monday, January 12, 2026 at 5:30pm** relating to the recommendations of the Planning and Zoning Commission regarding the same issues.

STATEMENT AND RATIONALE FOR REQUEST

This Statement and Rationale for Request is attached to and made a part of that certain Right of Way Use or Disposition Application submitted to the City of Alamo Heights (the "City") by Martin & Drought, P.C. on behalf of the property owner, Meredith K. Morrill ("Ms. Morrill"), whose property located at 213 Allen St., Alamo Heights, Texas 78209 (the "Property").

The Property is located on the Northwest corner of the intersection of Harrison Ave. and Allen St as shown on the most recent preliminary survey of Ms. Morill's Property dated August 28, 2025 and most recently revised September 17, 2025, prepared by D. Scott Dye, R.P.L.S. No. 5315, on behalf of Dye Enterprises, TBPLS Firm No. 10087900 under Job No. 250043-00 (the "Survey"), attached hereto and incorporated herein for all purposes as **Exhibit A**. According to the plat of this neighborhood dated April 1, 1916, recorded in Volume 368, Page 181 of the Map and Plat Records of Bexar County, Texas (the "Plat"), attached hereto and incorporated herein for all purposes as **Exhibit B**, the right of way for Allen Street is eighty feet (80') wide. However, the actual paved width of Allen Street is only roughly thirty feet (30') wide to twenty feet (20'), which means that roughly thirty-one feet (31') of Ms. Morill's front yard are technically within the City's rights of way on Allen St.

To date, Ms. Morrill has not constructed any improvements within the City's rights of way. However, she most likely will renovate her house located at 213 Allen St. in the future, and she would like to have this boundary issue resolved prior to applying for any necessary permits from the City.

Due to the age of the plat and the width of the pavement shown on the Survey, it is clear that the current plat and the rights of way shown thereon do not reflect the current reality of the neighborhood. Moreover, Allen Street is now a dead end with no outlet for through traffic, which is not shown on the Plat; and at least one other property owner along Allen Street has already obtained similar dispositions of the City's right of way.

RE-SUBDIVISION OF BLOCKS 58 & 59

ALAMO HEIGHTS

SCALE [=100']



SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON
THIS THE 1ST DAY OF April 1867. G. F. MANGUM,
(Sgn't) NOTARY PUBLIC, BEXAR COUNTY, TEXAS

Her State of Mind

For the express purpose of the said 47th State, we are to employ, according to the President's will, and to that end, we have done, and will do, all that may be necessary, to secure the said 47th State, and to express the will of the people of the said 47th State, in the said 47th State, on the 1st day of October, at 12 o'clock, noon.

W. B. Williams. Seal

Mr. Editors: Herewith inclosed
is a copy of George, President.

the State of Texas. Before me, Mr. S. Pitts, a Notary Public, witnessed and
sworn to, in the said State, on this day, personally appeared witness George,
President of the State of Texas Banking Company, known to me to be the person
so named and to be of the age, concurred in the instrument and acknowledged to
me that he signs and seals the same for the purpose and consideration herein
expressly named as to act and deed of said corporation, and in the
city of Dallas, state.

He signed and my hand and seal of office on this 1st day of
Aug 1890. 0. G. M. H.

Dealt with, 12.5.1968
Nature little, 13.5.1968
Particulars, do not agree with add'l to the foregoing
and that is so far as our interests are concerned.
This was done on April 1968.

11. *Oncaea* *spissis*
12. *Oncaea*
13. *O. spissis*

1870, in the city of Boston, on the 19th day of

See *Transcript*
Station Public Improvement Fund

First four recorded 1 Dec 1916 at 10,000 feet. A.M.
First bird Dec 12, 1916 at 2,400 feet. 12:30 P.M.
Bull. K. H. Society, 1917, 13, Texas County, 10,000.
by A. C. Bent, 1917, 13, 10,000.







