



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. 456 - 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 4557sq ft (0.1046 acre tract) that adjoins the eastern side of the property identified as **CB 4024, BLK 58, LOT 1, EXCEPT NW 3FT**, also known as **401 Harrison Ave**, 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 address is 401 Harrison Ave., 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. Morrill'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') to twenty feet (20') wide, which means that approximately thirty-one feet (31') of Ms. Morrill's side yard are technically within the City's rights of way on Allen St. Moreover, the Survey shows that the right of way for Allen Street extends all the way to the exterior walls of her home and includes almost all of her yard, driveway, a small pond behind her home, and at least one large cypress tree in excess of fifty feet (50') in height.

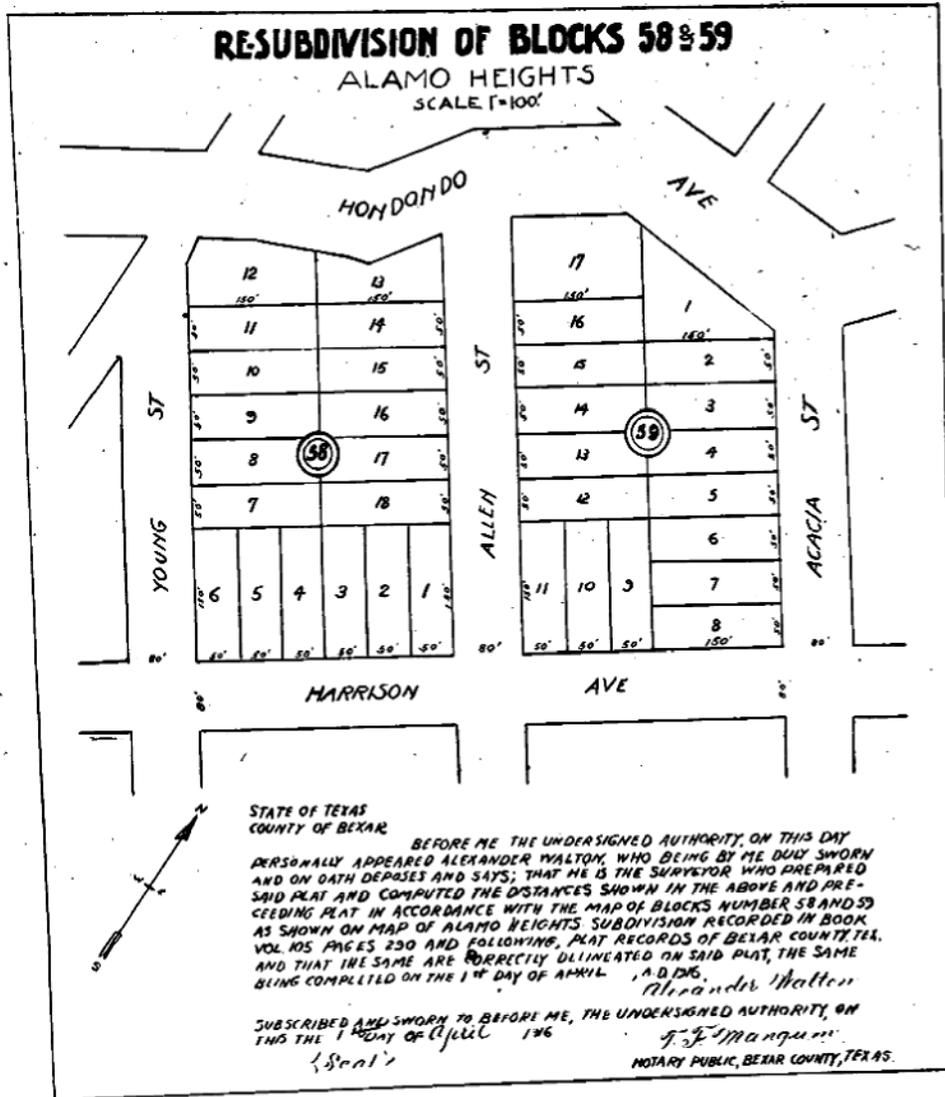
All of the above referenced improvements and natural features of the Property existed prior to Ms. Morrill's acquisition of the Property in October of 2021. To date, Ms. Morrill has not constructed any additional improvements within the City's rights of way. However, she most likely will renovate her home 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.

RESUBDIVISION OF BLOCKS 58 & 59

ALAMO HEIGHTS

SCALE 1"=100'



STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALEXANDER WALTON, WHO BEING BY ME DULY SWORN AND ON OATH DEPOSES AND SAYS; THAT HE IS THE SURVEYOR WHO PREPARED SAID PLAT AND COMPUTED THE DISTANCES SHOWN IN THE ABOVE AND PRECEDING PLAT IN ACCORDANCE WITH THE MAP OF BLOCKS NUMBER 58 AND 59 AS SHOWN ON MAP OF ALAMO HEIGHTS SUBDIVISION RECORDED IN BOOK VOL. 105, PAGES 230 AND FOLLOWING, PLAT RECORDS OF BEAR COUNTY, TEXAS, AND THAT THE SAME ARE CORRECTLY DELINEATED ON SAID PLAT, THE SAME BEING COMPLETED ON THE 1st DAY OF APRIL, A.D. 1916.

Alexander Walton
SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE 1st DAY OF APRIL 1916
J. F. Mangum
NOTARY PUBLIC, BEAR COUNTY, TEXAS.

The State of Texas
County of Bear
I, Notary Public, do hereby certify that the within and foregoing plat of the resubdivision of blocks 58 and 59, as shown on the map of Alamo Heights Subdivision, recorded in Book 105, pages 230 and following, of the plat records of Bear County, Texas, prepared for the purpose of subdividing the same for the purposes and considerations therein expressed, and as the act and deed of said corporation, and in the presence of my witnesses, was duly executed and signed by the President and Secretary of said corporation, on this 14th day of April, A.D. 1916.

W. B. Williams, Secretary
Walter H. George, President

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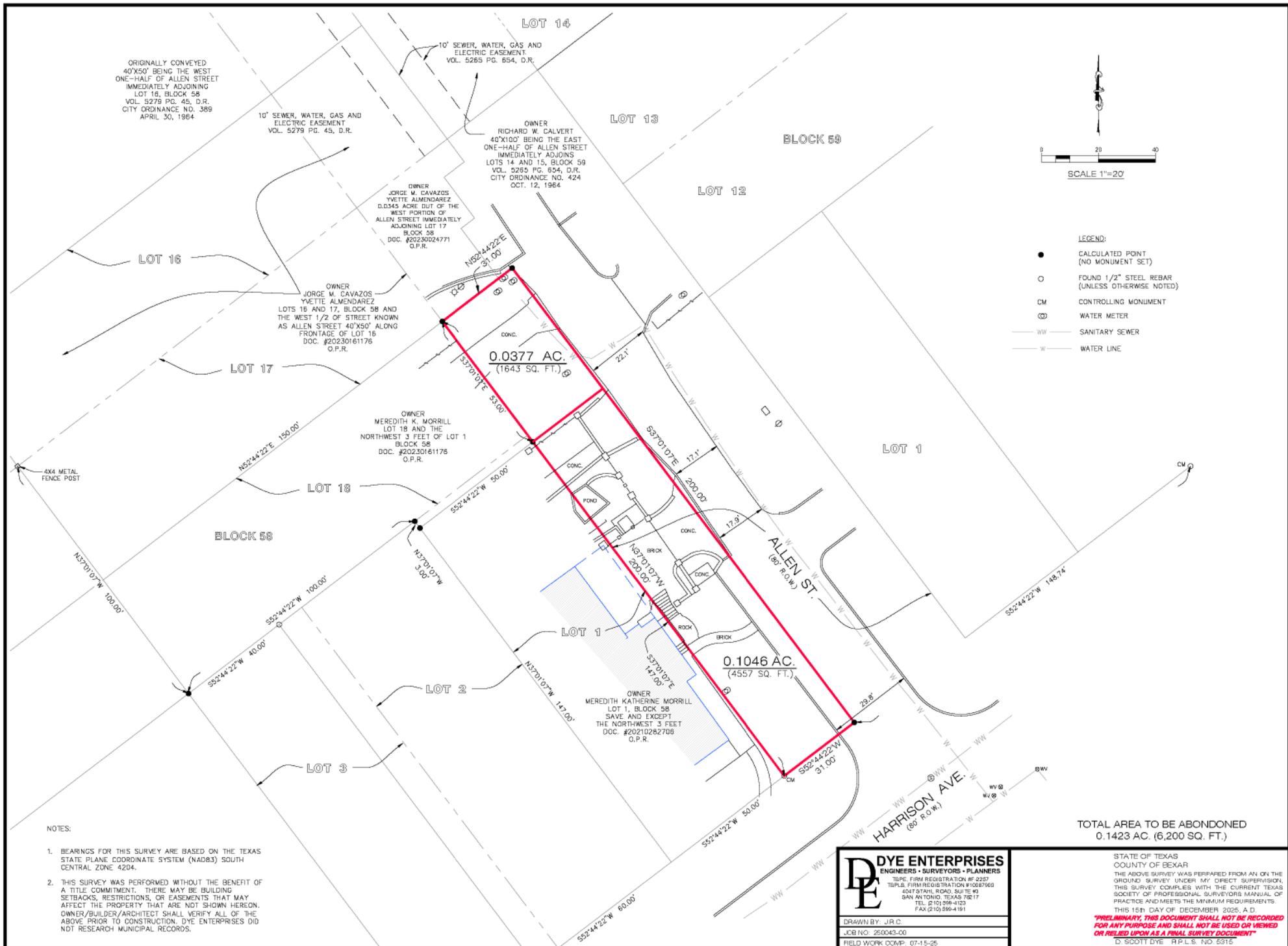
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W. B. Williams, Secretary
Walter H. George, President



ORIGINALLY CONVEYED
40'X50' BEING THE WEST
ONE-HALF OF ALLEN STREET
IMMEDIATELY ADJOINING
LOT 16, BLOCK 58
VOL. 5279 PG. 45, D.R.
CITY ORDINANCE NO. 389
APRIL 30, 1964

10' SEWER, WATER, GAS AND
ELECTRIC EASEMENT
VOL. 5279 PG. 45, D.R.

10' SEWER, WATER, GAS AND
ELECTRIC EASEMENT
VOL. 5265 PG. 654, D.R.

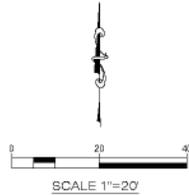
OWNER
RICHARD W. CALVERT
40'X100' BEING THE EAST
ONE-HALF OF ALLEN STREET
IMMEDIATELY ADJOINING
LOTS 14 AND 15, BLOCK 58
VOL. 5265 PG. 654, D.R.
CITY ORDINANCE NO. 424
OCT. 12, 1964

OWNER
JORGE M. CAVAZOS
YVETTE ALMENDAREZ
0.0348 ACRE OUT OF THE
WEST PORTION OF
ALLEN STREET IMMEDIATELY
ADJOINING LOT 17
BLOCK 58
DOC. #20230024971
O.P.R.

OWNER
JORGE M. CAVAZOS
YVETTE ALMENDAREZ
LOTS 16 AND 17, BLOCK 58 AND
THE WEST 1/2 OF STREET KNOWN
AS ALLEN STREET 40'X50' ALONG
FRONTAGE OF LOT 16
DOC. #20230161176
O.P.R.

OWNER
MEREDITH K. MORRILL
LOT 18 AND THE
NORTHWEST 3 FEET OF LOT 1
BLOCK 58
DOC. #20230161176
O.P.R.

OWNER
MEREDITH KATHERINE MORRILL
LOT 1, BLOCK 58
SAVE AND EXCEPT
THE NORTHWEST 3 FEET
DOC. #20210282708
O.P.R.



- LEGEND:
- CALCULATED POINT (NO MONUMENT SET)
 - FOUND 1/2" STEEL REBAR (UNLESS OTHERWISE NOTED)
 - CM CONTROLLING MONUMENT
 - ⊗ WATER METER
 - WW — SANITARY SEWER
 - W — WATER LINE

- NOTES:
1. BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83) SOUTH CENTRAL ZONE 4204.
 2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE BUILDING SETBACKS, RESTRICTIONS, OR EASEMENTS THAT MAY AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON. OWNER/BUILDER/ARCHITECT SHALL VERIFY ALL OF THE ABOVE PRIOR TO CONSTRUCTION. DYE ENTERPRISES DID NOT RESEARCH MUNICIPAL RECORDS.

TOTAL AREA TO BE ABANDONED
0.1423 AC. (6,200 SQ. FT.)

DYE ENTERPRISES
ENGINEERS • SURVEYORS • PLANNERS
TSPC FIRM REGISTRATION # 0207
TSPR FIRM REGISTRATION # 0087500
4347 STAHL ROAD, SUITE #1
SAN ANTONIO, TEXAS 78217
TEL. (210) 566-4103
FAX (210) 566-4191

DRAWN BY: J.R.C.
JOB NO: 250043-00
FIELD WORK: DCMP: 07-15-25

STATE OF TEXAS
COUNTY OF BEXAR

THE ABOVE SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY UNDER MY DIRECT SUPERVISION. THIS SURVEY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICES AND MEETS THE MINIMUM REQUIREMENTS. THIS 15th DAY OF DECEMBER 2025, A.D.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

D. SCOTT DYE - T.P.L.S. NO. 5515



