



CITY OF ALAMO HEIGHTS

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

6116 BROADWAY

SAN ANTONIO, TX 78209

210-826-0516

City Council Meeting

June 23, 2025 – 5:30 P.M.

Take notice that a City Council meeting of the City of Alamo Heights will be held on **Monday, June 23, 2025 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.

INSTRUCTIONS FOR TELECONFERENCE: The City will make reasonable efforts to allow members of the public to participate via audio by dialing 1-346-248-7799 and entering access number 83188858970#. If you would like to speak on a particular item, when the item is considered, press *9 to “raise your hand”. Citizens will have three (3) minutes to share their comments. The meeting will be recorded.

The City cannot guarantee participation by phone due to unforeseen technical difficulties or provide prior notice if they occur; therefore, the City urges your in-person attendance if you require participation.

Case No. 988F - 702 Ogden Ln (Significance Review)

Request of Martita Smith Fleming, applicant, representing Mayfield Family Ltd., Partnership #1, owners, 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 and accessory structures located at 702 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, with the exception of floor plans, (<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 Sarah Olivares (solivares@alamoheightstx.gov) or Lety Hernandez (lhernandez@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information regarding this case.

City of Alamo Heights
Attn: City Council
6116 Broadway
San Antonio, Texas 78209

To the Mayor and City Council,

We understand that there is a new policy in place to only approve demolition permits if plans for a new residence are delivered along with the request to demolish existing structures. We would like to present our unique circumstances and hope that your committee will approve our request for demolition of 702 Ogden Lane.

702 Ogden is a .67 acre property (with frontage on both Ogden and Viesca), which is currently for sale. It is a multi-generational property with two residential structures and has been in my family since construction. The existing older two-story home on the property has deteriorated over the years (please see attached pictures) and is in need of considerable updates to bring it up to modern living standards. In addition, its current placement (in the middle of the property) is creating a significant hardship for our property and our goal of dividing and selling the lots.

As the city's policies towards demolition and re-platting have recently changed, it has put our family at a disadvantage for demolition approval (approval which many of our past and current neighbors have benefitted from over the years.) It is believed that there is also precedent for properties on this stretch of Ogden and Viesca to have been granted permission for replat in the past. The neighboring homes which face Viesca, across the street from the Alamo Heights pool, are mostly newer and the lots they sit on were likely once part of deeper lots on properties that currently face Ogden. The deep nature of our lot at 702 Ogden, coupled with the fact that it has frontage on both Ogden and Viesca, make it a prime candidate to replat into 2 nice sized lots that would still be in the size range of neighboring lots. If our property was divided into two parcels, the newly created Viesca lot would be larger than the property to its immediate right (as you face the house from the street) which is .25 acres in size.

As sellers of this property our goal is to receive the most fair market return that the current real estate market will allow. There are very few sold comps for lots of this size in Alamo Heights in the million-dollar plus range, which is the price point where 702 Ogden is currently being marketed (as the buyer pool is far more restrictive.) However, there are many examples of smaller lot sizes (at lower price points) that have sold in recent years.

Lot sales in Alamo Heights over the years:

704 Ogden, \$450,000, (.32 acres), 4/10/17

706 Ogden, \$490,000 (.37 acres), 11/14/17

0 Cambridge Oval, \$580,000 (.33 acres) 8/24/18

820 Cambridge Oval (.4 acres), \$825,000, 5/20/21

337 Ogden, \$425,000 (.17 acres), 7/23/21

331 Albany, \$505,000 (.29 acres), 7/7/22

233 Harrison, \$565,000 (.17 acres), 9/21/24

123 Inslee, \$515,000 (.24 acres), Currently active

222 Redwood, \$575,000 (.202 acres), Currently active

The above market information indicates a far more active market for smaller lot sizes. The size of our lot holds back 702 Ogden from reaching its fair market return. If we are granted permission to replat 702 Ogden into two still-generously sized but smaller lots (consistent with the size of neighboring properties) there is a far better chance of selling these properties separately, more quickly and at price points (in the aggregate) that will allow us to achieve that value.

Please see the attached map with a red-hashed line which shows the general location of the proposed division line for the property, as well as the cross hatched areas in black which show the proposed areas for demolition.

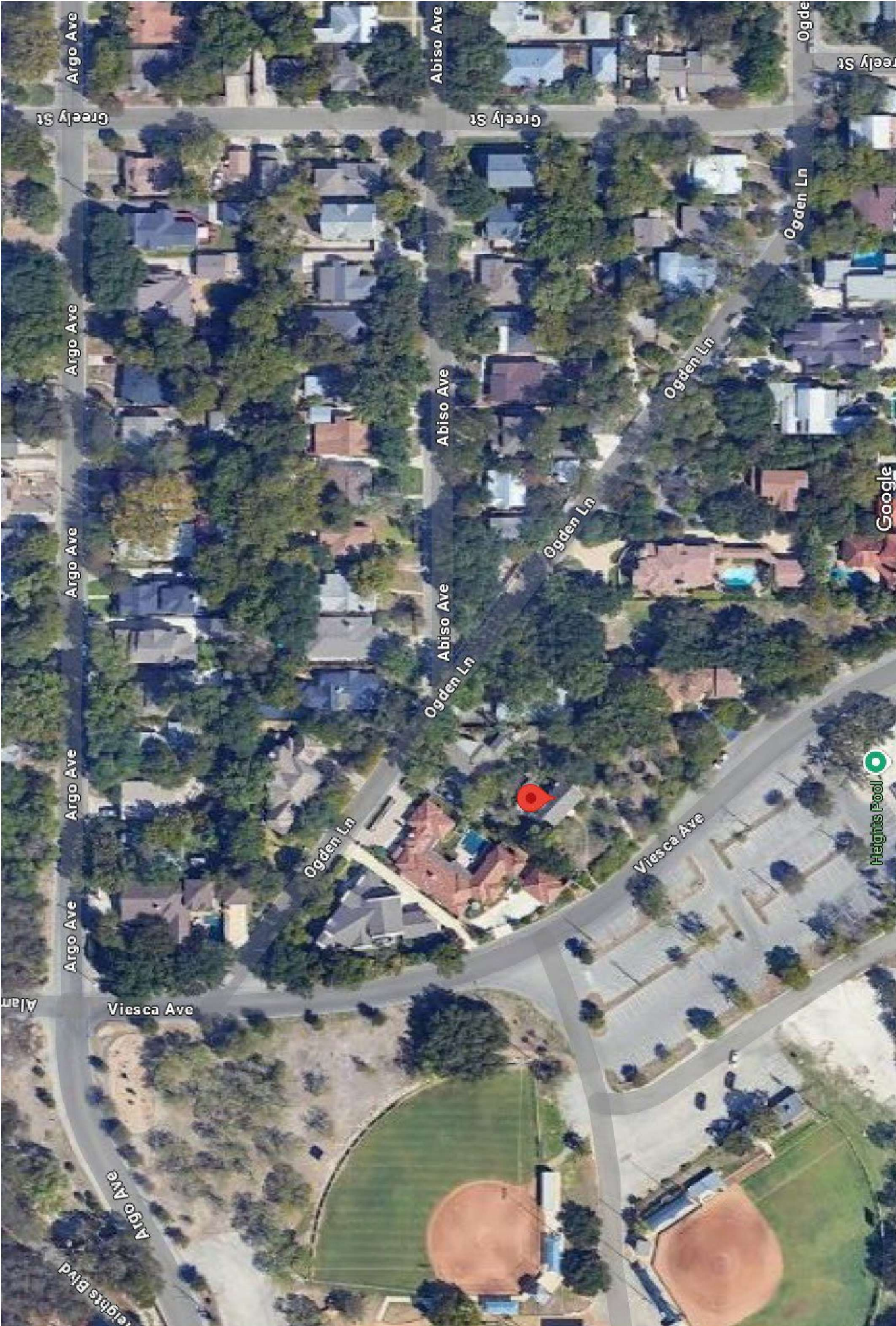
We appreciate your time and consideration and respectfully request your approval of our demolition permit for 702 Ogden Lane. We strongly believe that our approach would be consistent with the larger goal of the City of Alamo Heights to foster a family-oriented and thriving neighborhood community.

Regards,

Sally Ann Smith

General Partner

Mayfield Family Limited Partnership #1



Property Details

Account

Property ID:	342109	Geographic ID: 05216-000-0040
Type:	R	Zoning: OCL
Property Use:		Condo:

Location

Situs Address:	702 OGDEN LN ALAMO HEIGHTS, TX 78209
Map ID:	
Legal Description:	CB 5216 P-4, P-103 & P-104 OCL 39 R1 D2 & CB 5216A BLK LOT A (0.667 AC)
Abstract/Subdivision:	A05216
Neighborhood:	(92202) ALAMO HEIGHTS AREA 2

Owner

Name:	MAYFIELD FAMILY LTD PRTRNSHP NO 1 LLP
Agent:	
Mailing Address:	PO BOX 6473 SAN ANTONIO, TX 78209-0473
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.



Bexar CAD Property Search

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Property Values

Improvement Homesite Value:	\$524,950 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$749,030 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$1,273,980 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$13,980 (-)
Appraised Value: ⓘ	\$
Ag Use Value:	

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: MAYFIELD FAMILY LTD PARTNERSHIP NO 1 LLP **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$1,273,980	\$1,260,000	\$0.00	
06	BEXAR CO RD & FLOOD	0.023668	\$1,273,980	\$1,260,000	\$298.22	
08	SA RIVER AUTH	0.017870	\$1,273,980	\$1,260,000	\$225.16	
09	ALAMO COM COLLEGE	0.149150	\$1,273,980	\$1,260,000	\$1,879.29	
10	UNIVERSITY HEALTH	0.276235	\$1,273,980	\$1,260,000	\$3,480.56	
11	BEXAR COUNTY	0.276331	\$1,273,980	\$1,260,000	\$3,481.77	
22	CITY OF ALAMO HEIGHTS	0.370147	\$1,273,980	\$1,260,000	\$4,663.85	
50	ALAMO HEIGHTS ISD	0.966200	\$1,273,980	\$1,260,000	\$12,174.12	

Total Tax Rate: 2.079601

Estimated Taxes With Exemptions: \$26,202.97

Estimated Taxes Without Exemptions: \$26,493.70

Property Improvement - Building

Description: Bldcde: DO **Type:** Residential **Living Area:** 2656.0 sqft **Value:** \$411,040

Type	Description	Class CD	Year Built	SQFT
LA	Living Area	V - WS	1933	1258
OP	Attached Open Porch	V - NO	1933	21
LA1	Additional Living Area	V - WS	1933	140
LA2	Living Area	V - WS	1933	1258

Description: Bldcde: DO **Type:** Residential **Living Area:** 874.5 sqft **Value:** \$112,330

Type	Description	Class CD	Year Built	SQFT
LA	Living Area	A - WS	1991	874
OP	Attached Open Porch	A - NO	1991	574
DCK	Attached Wood Deck	A - NO	1991	300

Description: Residential - RSH **Type:** Residential **Living Area:** 0 sqft **Value:** \$1,580

Type	Description	Class CD	Year Built	SQFT
RSH	Shed	F - NO	1990	192

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RES	R/1 Family not Farm Single	0.667	29,054.52	0.00	0.00	\$749,030	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2025	\$524,950	\$749,030	\$0	\$0	\$1,260,000
2024	\$300,970	\$749,030	\$0	\$0	\$1,050,000
2023	\$432,310	\$749,030	\$0	\$0	\$1,181,340
2022	\$248,600	\$651,400	\$0	\$0	\$900,000

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
2/28/2014	SWD	Special Warranty Deed	MAYFIELD FAMILY LTD PRTNRSHIP NO 1 LLP	MAYFIELD FAMILY LTD PRTNRSHIP NO 1 LLP	16605	262	20140048439
4/4/2005	Deed	Deed	GOLDSBURY CHRISTOPHER JR &	MAYFIELD FAMILY LTD PRTNRSHIP NO 1 LLP	11346	0956	20050085312
6/28/1996	SWD	Special Warranty Deed		MAYFIELD FAMILY LTD PRTNRSHIP NO 1 LLP	6880	0919	143452



City of Alamo Heights
Residential 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: <u>702 Ogden Lane San Antonio, Texas 78209</u>			Application Date: <u>June 3, 2025</u>		
Project Type – Please check all that apply:					
<input type="checkbox"/> New construction _____ sq. ft. <input type="checkbox"/> Addition _____ sq. ft. <input type="checkbox"/> Remodel/Alterations _____ sq. ft. <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Pool/Spa					
<input type="checkbox"/> Fence <input type="checkbox"/> Retaining Wall <input type="checkbox"/> Mechanical <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> Sewer <input type="checkbox"/> Gas <input type="checkbox"/> Irrigation <input type="checkbox"/> Landscape					
<input type="checkbox"/> Tree Pruning/Removal <input type="checkbox"/> Other _____					
Materials (if applicable): Roof _____ Exterior Walls _____ Foundation _____ Flatwork _____					
Is the property in the 100-Year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Does this project involve any removal of trees? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Estimated cost of construction (includes material & labor): \$ <u>25,000.00</u>			Total square footage of project:		
Estimated cost of demolition (if applicable): \$					
Applicant: <u>Martita Smith Fleming</u>					
Property Owner: <u>May Field Family Lkt. Partnership</u>					
Check One: <input type="checkbox"/> Architect/Engineer <input type="checkbox"/> Registered Contractor <input type="checkbox"/> Home/Property Owner					
Scope of Work (This section must be filled out. If more space is needed, another sheet may be attached.) <u>Demolition of 2 residential structures, 1 shed, driveway and patios</u>					
Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)	Total Impervious Cover for Stormwater Development Fee	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area			Footprint of all structures	<u>2,500</u>	
Main house: 1st floor*			Driveway/Parking Pad	<u>2,400</u>	
Main house: 2nd floor			Walkways		
Front porch*			Swimming Pool/Spa		
Side porch*			Other impervious cover: <u>patio</u>	<u>700</u>	
Rear porch*			Total Impervious Cover:	<u>5,600</u>	
Garage/Carport: 1st floor*			Stormwater Development Fee:		
Garage: 2nd floor			Impervious Cover within Front Yard Setback Area	Existing (in sq. ft.)	Proposed (in sq. ft.)
Shed*			Front yard setback area		
Breezeway*			Footprint of any structure(s)		
Covered patio structure*			Driveway/Parking Pad		
Other accessory structures*			Walkways		
Total Square Footage:			Other impervious cover:		
Total Lot Coverage*:			Total Impervious Cover within Front Yard Setback:		
Total FAR:					
Max. 40% lot coverage for SF-A and SF-B Districts			Max. 30% impervious cover within front yard setback for SF-A and SF-B Districts Max. 65% impervious coverage for 2F-C Districts		

*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.

Martita Smith Fleming
Signature of Property Owner (if applicable)

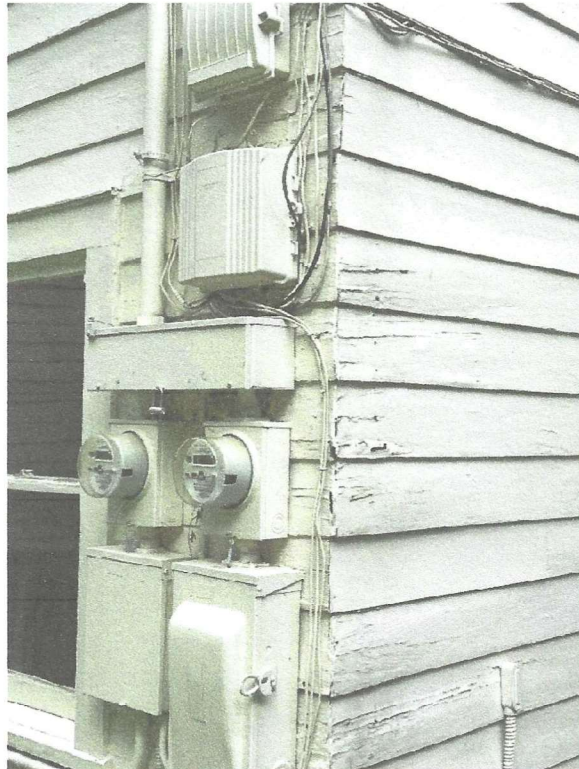
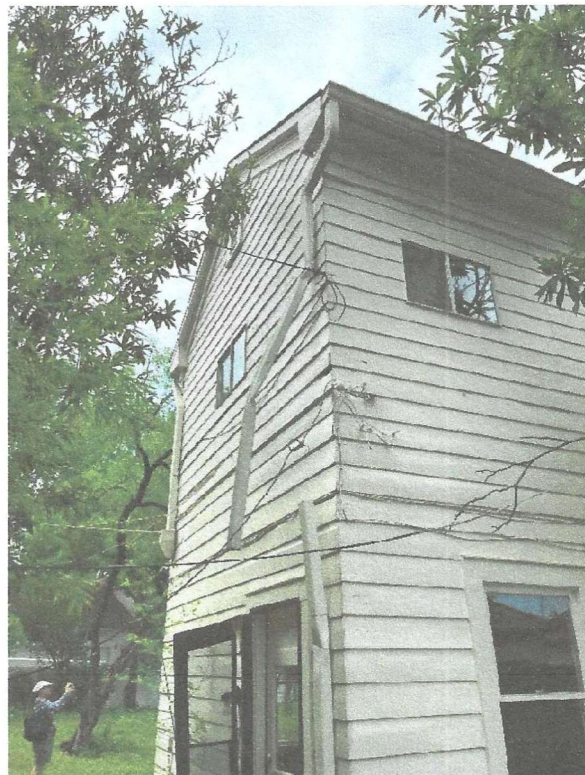
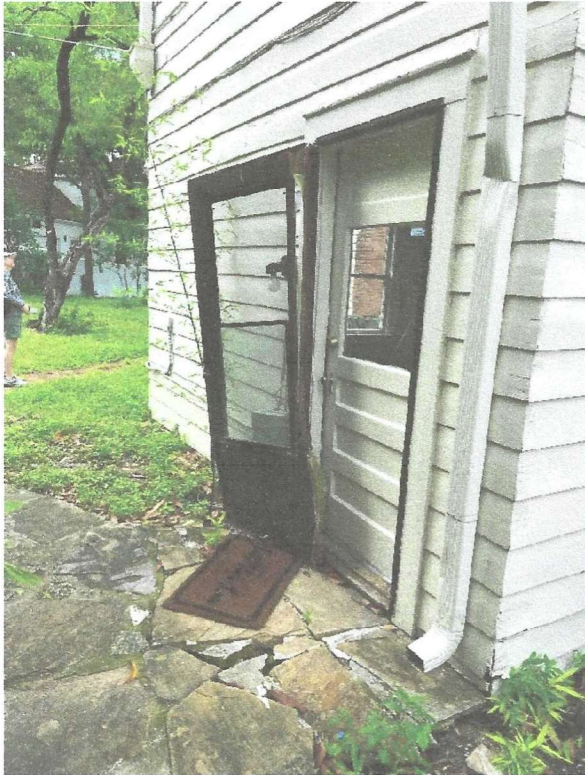
Date: June 1, 2025

Martita Smith Fleming
Signature of Permit Applicant

Date: June 1, 2025

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

REAR OF MAIN HOUSE – DOOR, SIDING & GUTTER DAMAGE



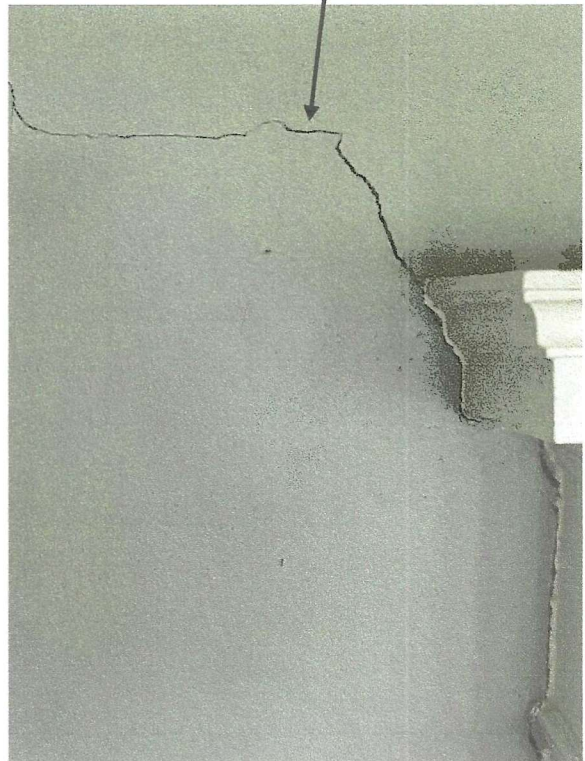
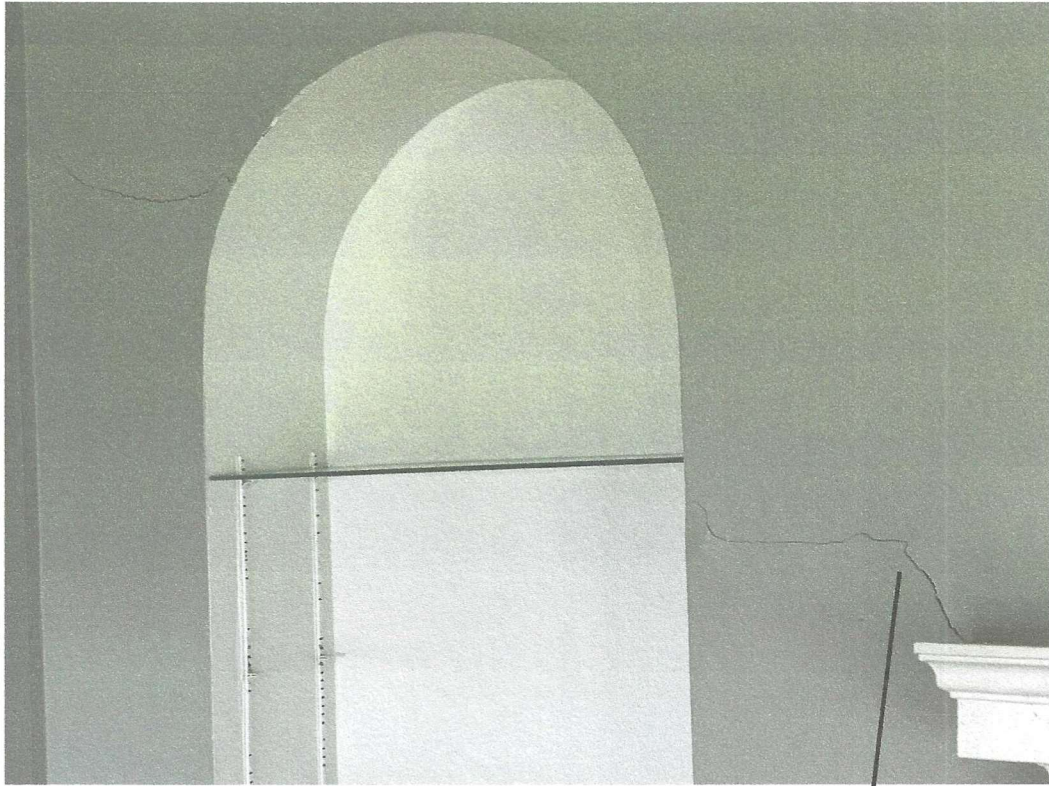
GENERAL EXTERIOR OF MAIN HOUSE – GENERAL DAMAGE



INTERIOR OF MAIN HOUSE – DOWNSTAIRS – CEILING DAMAGE FROM PLUMBING LEAKS



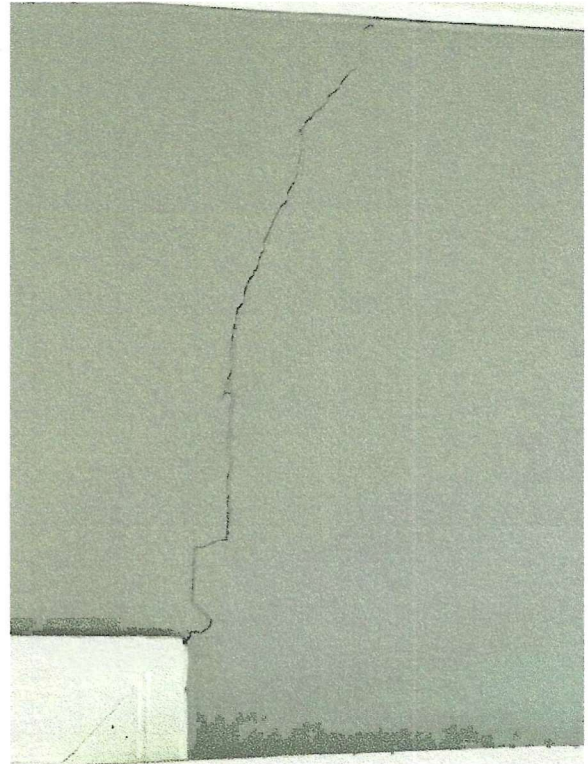
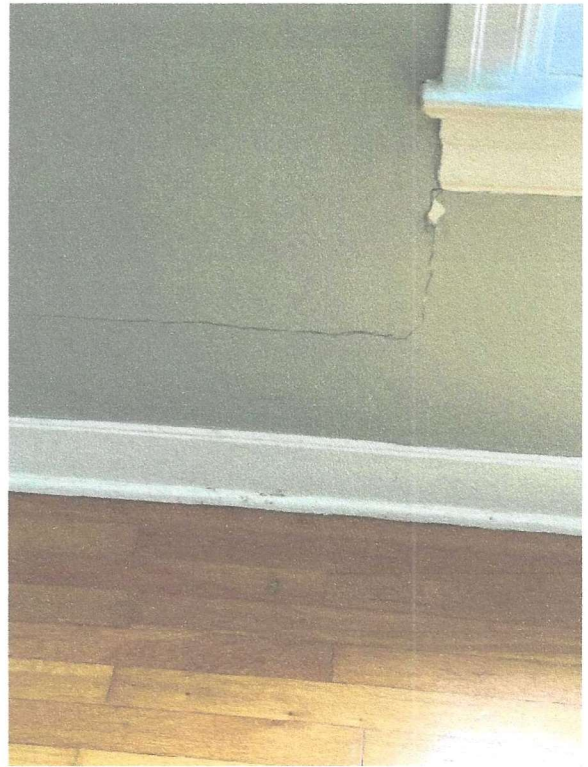
DOWNSTAIRS OF MAIN HOUSE – LIVING ROOM – ANGULAR CRACKING/WALL MOVEMENT

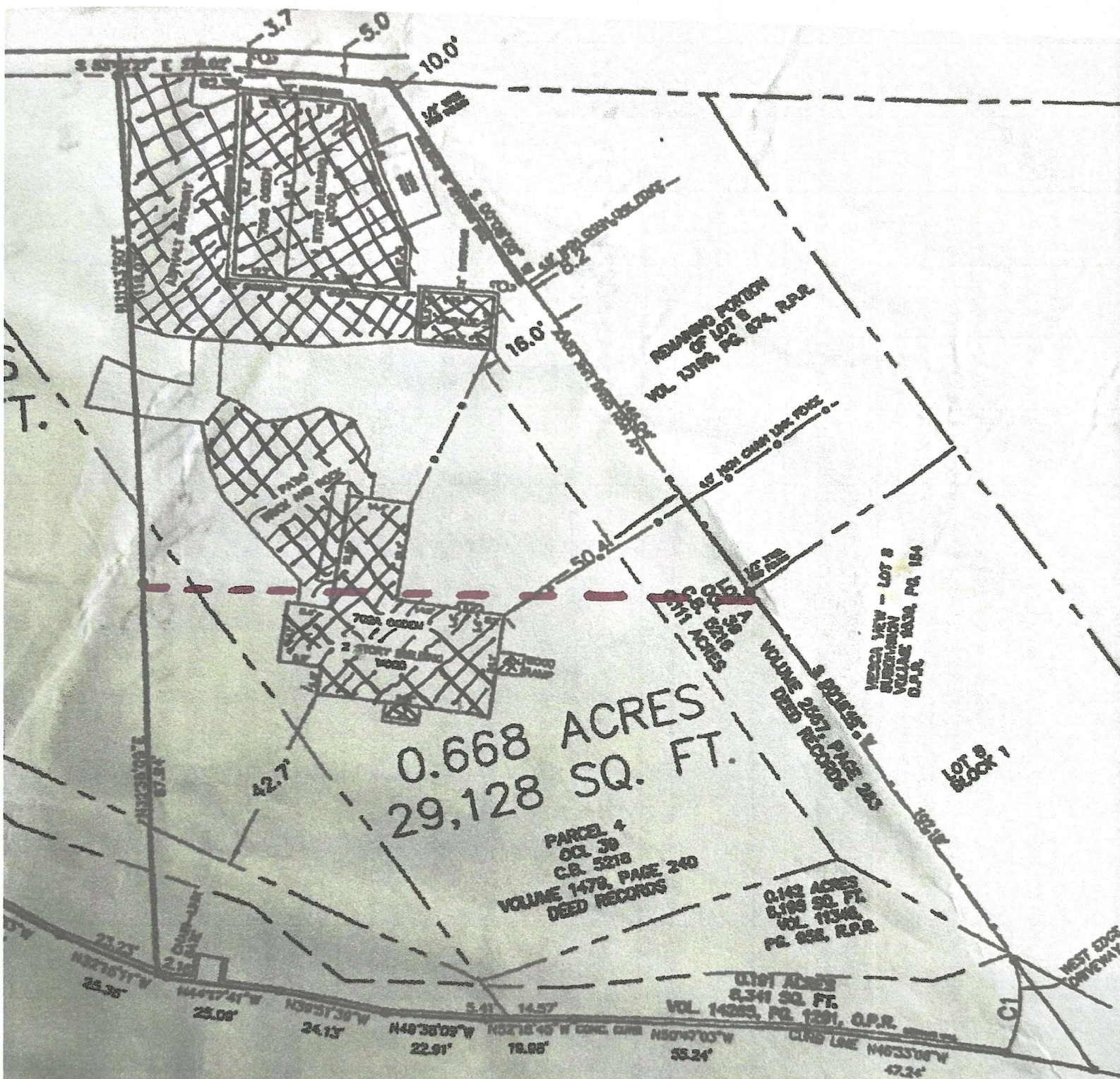


DOWNSTAIRS OF MAIN HOUSE – BATHROOM – ANGULAR CRACKING/WALL MOVEMENT



UPSTAIRS OF MAIN HOUSE – BEDROOMS – ANGULAR CRACKING/WALL MOVEMENT





CEC

CITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY, ALAMO HEIGHTS, TEXAS 78209
TEL: (210) 826-0516 FAX: (210) 832-2299
WWW.CITYOFSA.COM

PLAT SHOWING: 702 AND 704
ODDEN LANE, ALAMO HEIGHTS
TEXAS

CASITA – EXTERNAL FRONT, SIDE & BACK

