



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.

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)



Date: Aug 12, 2026, 10:23pm User ID: ben.settlerbo
File: S:\Projects\241155100\Design\Civil\Plat\PL-24155-00.dwg

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: _____

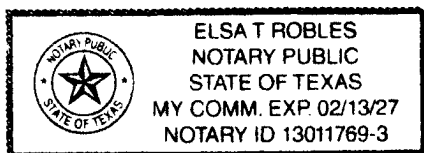
AL HONIGBLUM, MAYOR



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.





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;

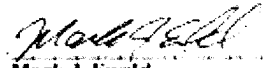
South 89 degrees 55 minutes 21 seconds West, a distance of 49.97 feet to a point for the southwest corner of this 0.0069 acres, same being an angle corner of said Lot 59;

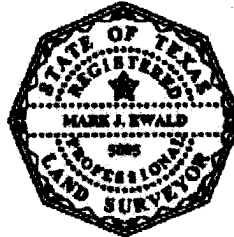
THENCE along the lines common to this 0.0069 acres and said Lot 59 the following courses and distances:

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;

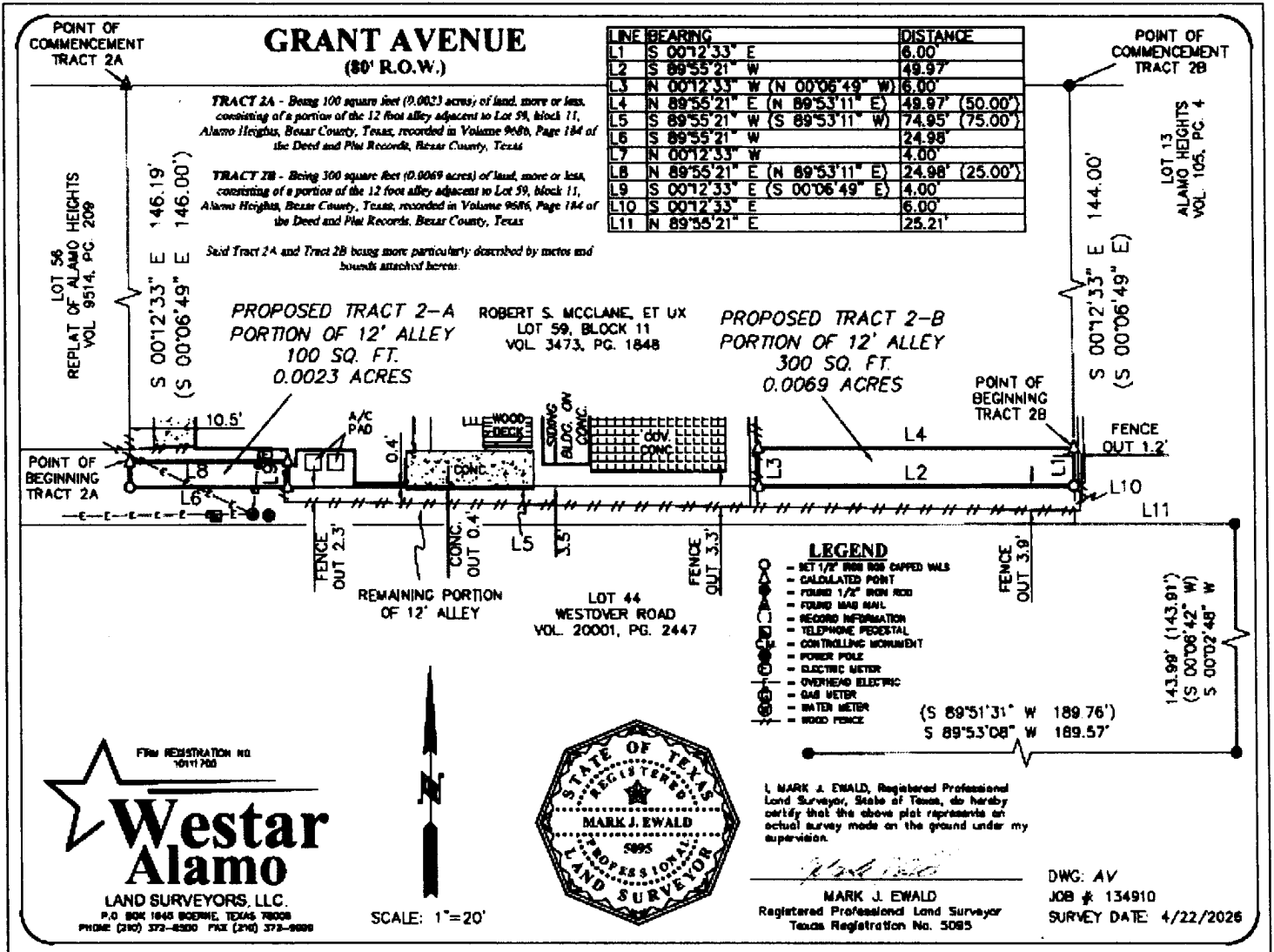
North 89 degrees 55 minutes 21 seconds East (called North 89 degrees 53 minutes 11 seconds East, a distance of 49.97 feet (called 50.00 feet) the **POINT OF BEGINNING**, and containing 300 square feet (0.0069 acres) of land, more or less.

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.





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



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk