



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. 476 – Public hearing, consideration, and action regarding the request of Jacob W. Oder of Maverick Land Surveying Company, applicant, on behalf of Aubra Franklin, Walter Embrey, Jr., and Frank Michael Kudla, Jr., owners, to replat the properties identified as **CB 4024 BLK 10 LOT 32**, also known as 200 Grant Ave, **CB 4024 BLK 10 LOT 33**, also known as 216 Grant Ave, and **CB 4024 BLK 10 LOT 34**, also known as 315 Westover Rd.

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.

June 24, 2026

City of Alamo Heights
6116 Broadway
Alamo Heights, TX 78209

Attention: Lety Hernandez, Community Development Services Director

Reference: Grant Westover Estates Amending Plat
Owner: Kudla, Embrey & Aubra

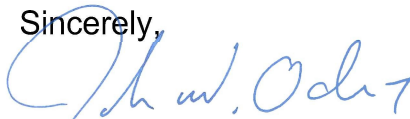
Address: 200 Grant Avenue, 216 Grant Avenue and 315 Westover Road

Dear Mrs. Hernandez:

On behalf of the Owners, we hereby request that the City of Alamo Heights allow the final plat of the above-referenced subdivision (reduced copy attached) to be reviewed, processed, and heard by the City Planning and Zoning Commission and City Council. The purpose of the amending plat is to fix errors in course and distance on the previous plat. No new lots are being created. We are currently working to obtain the City of Alamo Heights Purveyor Letter and letters of certification from CPS Energy and SAWS.

Thank you for considering this request. If you have any questions or need additional information, please give me a call.

Sincerely,



Jacob W. Oder, R.P.L.S.
Project Manager

Attached:
reduce copy of proposed plat

EXISTING CONDITIONS

200 GRANT AVENUE
216 GRANT AVENUE
315 WESTOVER ROAD

Legend

- Edgar Anglin Taxidermy
- Feature 1

216 GRANT AVE

200 GRANT AVE

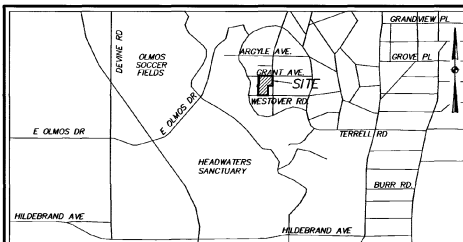
315 WESTOVER RD

Westover Rd

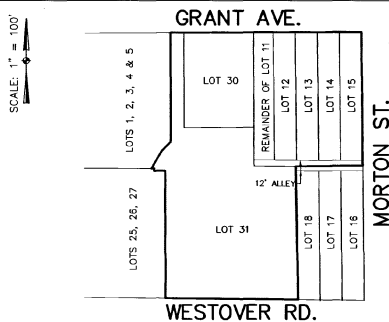
Google Earth

200 ft





LOCATION MAP (NOT TO SCALE)



AREA BEING REPLATTED

1.275 ACRES WAS PREVIOUSLY PLATTED AS LOTS 11, 12, 13, 14, 15 AND A 12 FOOT WIDE ALLEY, BLOCK 10, COUNTY BLOCK 4024 BY ANTIQUATED PLAT OF ALAMO HEIGHTS RECORDED IN VOLUME 105, PAGES 4-10, MODIFIED IN VOLUME 105, PAGES 178-182, AND AMENDED IN VOLUME 105, PAGES 290-296, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND AS LOTS 30 AND 31, BLOCK 10, COUNTY BLOCK 4024 ACCORDING TO THE REPLAT OF ALAMO HEIGHTS RECORDED IN VOLUME 9681, PAGE 91, SAID DEED AND PLAT RECORDS.

LEGEND:

- BLDG. = BUILDING
ELEC. = ELECTRIC
TELE. = TELEPHONE
CATV. = CABLE TELEVISION
R.O.W. = RIGHT OF WAY
ESMT. = EASEMENT
AC. = ACRES
C. = CENTERLINE
C.B. = COUNTY BLOCK
DR. = DEED RECORDS, BEXAR COUNTY, TEXAS
DPR. = DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
RPR. = REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS
REM. = REMAINDER
VOL. = VOLUME
PG. = PAGE(S)
----- = ORIGINAL LOT LINE
* = FOUND 1/2" IRON ROD
o = SET 1/2" IRON ROD WITH PLASTIC CAP (MLS Co)

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY EMPLOYEES OF MAVERICK LAND SURVEYING, UNDER MY SUPERVISION.

Jill Marie Oder 4-5-2022
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5846

SURVEYOR'S NOTES:

1. ALL LOT CORNERS FOUND OR SET AS INDICATED.
2. THE BASIS OF BEARINGS IS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF GRANT PER REPLAT OF ALAMO HEIGHTS RECORDED IN VOLUME 9681, PAGE 91, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
3. SET IRON RODS ARE CAPPED WITH AN ORANGE PLASTIC CAP STAMPED "MLS CO RPLS 4012". SET MARKS HAVE AN IDENTIFYING WASHER STAMPED "MLS CO RPLS 4012".

IMPACT FEE PAYMENT DUE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

PLAT NOTES:

LOT 34 DOES NOT CONFORM WITH THE MINIMUM REQUIRED REAR YARD SETBACK PER THE CITY'S ZONING CODE. NEW CONSTRUCTION SHALL ADHERE TO THE CITY'S ZONING CODE AT THE TIME OF PERMITTING.

CPS/SAWS/COSA UTILITY NOTE:

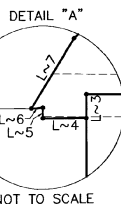
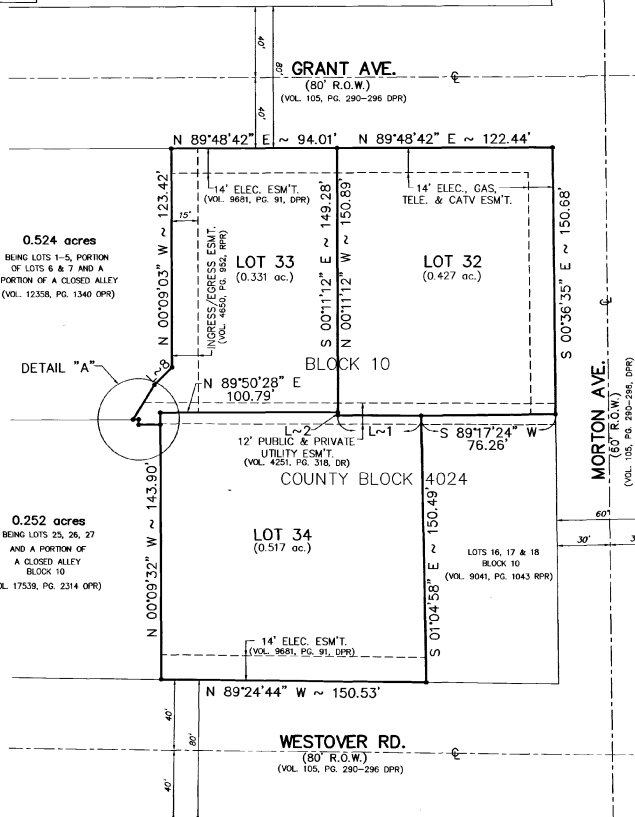
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS -- CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) -- IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENFORCEMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

LINE	BEARING & DISTANCE
L-1	S 89°36'24" E ~ 47.30'
L-2	S 00°11'12" E ~ 1.61'
L-3	N 00°09'32" W ~ 6.67'
L-4	S 89°24'22" W ~ 12.28'
L-5	N 00°03'24" W ~ 3.00'
L-6	S 86°35'16" W ~ 3.27'
L-7	N 31°25'17" E ~ 23.23'
L-8	N 45°12'28" E ~ 14.14'



NOT TO SCALE

EXISTING PLAT REPLAT ESTABLISHING

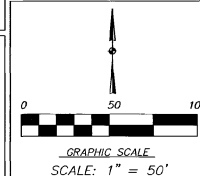
GRANT WESTOVER ESTATES

ESTABLISHING LOT 32, 33 AND 34, BLOCK 10 COUNTY BLOCK 4024, IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS.

Maverick
Land Surveying Co.

1856 Lockhill-Selma, Suite 105
San Antonio, Texas 78213
210-342-9455
FAX: 210-342-9524
TBLPS FIRM NO. 10132700

PRINT DATE: SEPTEMBER 30, 2021
SURVEY DATE: JULY 27, 2021
MLS JOB NO.: 58667-0005

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: NIC ABBEY LUXURY HOMES
BY: LISA NICHOLS
507 AUSTIN HWY.
SAN ANTONIO, TEXAS 78209

TELEPHONE: (210) 286-2772

OWNER: LISA NICHOLS

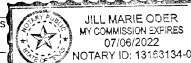
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
LISA NICHOLS, KNOWN TO ME TO BE THE PERSON

WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF April, A.D. 2022.

Jill Marie Oder
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
07-06-2022
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF GRANT WESTOVER ESTATES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF ALAMO HEIGHTS, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 4th DAY OF October, A.D. 2021

BY: *Jill Marie Oder*
CHAIR

BY: *[Signature]*
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF GRANT WESTOVER ESTATES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS, AND THE GOVERNING BODY OF SUCH CITY, AND IS HEREBY APPROVED.

DATED THIS 25th DAY OF October, A.D. 2021

BY: *[Signature]*
MAYOR



STATE OF TEXAS, COUNTY OF BEXAR
I, LUCY ADAME-CLARK, COUNTY CLERK OF BEXAR COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN
MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS
OF BEXAR COUNTY ON: 4/5/2022 1:42:59 PM
PLAT VOLUME: 20002 PAGE: 1730
AMOUNT: \$92.00
IN TESTIMONY WHEREOF, WITNESS MY HAND
AND OFFICIAL SEAL OF OFFICE,
COUNTY CLERK, BEXAR COUNTY, TEXAS



BY: *Lucy Adame-Clark*, DEPUTY

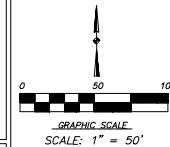
PROPOSED PLAT

AMENDING PLAT OF

GRANT WESTOVER ESTATES

ESTABLISHING LOT 35, 36 AND 37, BLOCK 10 COUNTY BLOCK 4024, IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS.

Maverick
and Surveying Co.
14400 Northbrook Dr., Ste 230
San Antonio, Texas 78232
210-542-9455
info@mavericksurvey.com
TBPLS FIRM No. 10132700



PRINT DATE: AUGUST 13, 2026
SURVEY DATE: JUNE 30, 2026
MLS JOB No.: 58667-0013

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER(S) OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
OWNER/DEVELOPER: FRANK MICHAEL KUDLA, JR.
NANCY REBECCA KUDLA
318 WESTOVER ROAD
ALAMO HEIGHTS, TX 78209

LOT 34 OWNER = FRANK MICHAEL KUDLA, JR.

LOT 34 OWNER = NANCY REBECCA KUDLA

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
FRANK MICHAEL KUDLA, JR. & NANCY REBECCA KUDLA, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR
THIS PLAT OF GRANT ESTATES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS, AND IS HEREBY APPROVED.

DATED THIS _____ DAY OF _____, A.D. 2026.

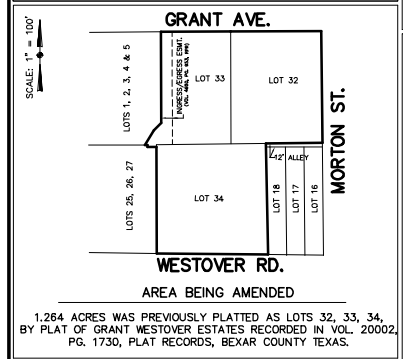
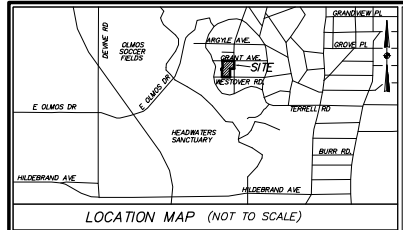
BY: _____ MAYOR

STATE OF TEXAS
COUNTY OF BEXAR
THIS PLAT OF GRANT ESTATES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF ALAMO HEIGHTS, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D. 2026.

BY: _____ CHAIR

BY: _____ SECRETARY



1.264 ACRES WAS PREVIOUSLY PLATTED AS LOTS 32, 33, 34, BY PLAT OF GRANT WESTOVER ESTATES RECORDED IN VOL. 20002, PG. 1730, PLAT RECORDS, BEXAR COUNTY TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
OWNER/DEVELOPER: EMBREY WALTER JR.
7600 BROADWAY #300
SAN ANTONIO, TEXAS 78209

LOT 33 = EMBREY WALTER JR.

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
EMBREY WALTER JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
FRANKLIN AUBRA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR

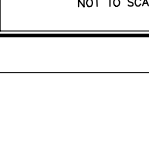
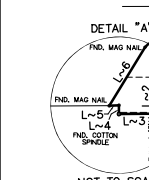
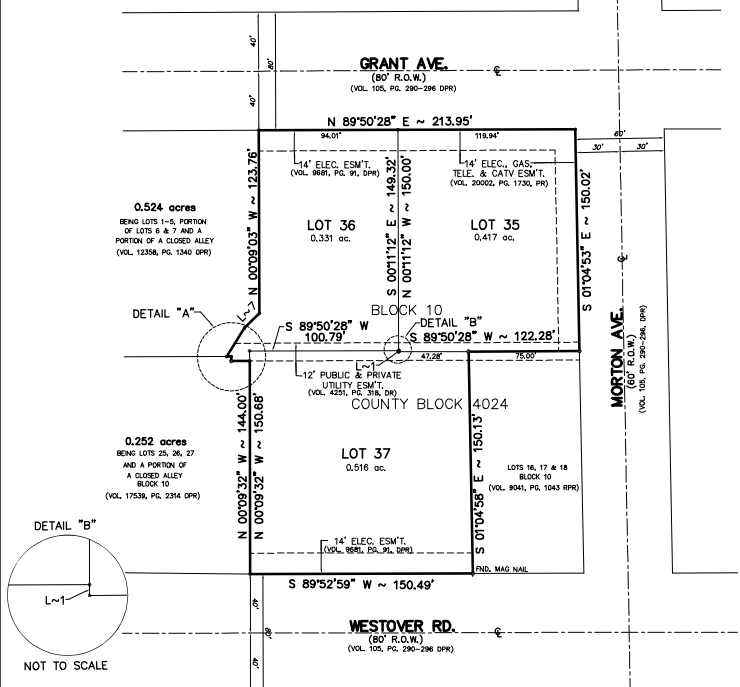
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY EMPLOYEES OF MAVERICK LAND SURVEYING, UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5846

SURVEYOR'S NOTES:
1. ALL LOT CORNERS FOUND OR SET AS INDICATED.
2. THE BASIS OF BEARING IS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF GRANT PER REPLAT OF ALAMO HEIGHTS RECORDED IN VOLUME 1881, PAGE 31, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
3. SET IRON RODS ARE CAPED WITH AN ORANGE PLASTIC CAP STAMPED "MLS CO RPLS 5846". SET MAG NAILS HAVE AN IDENTIFYING MARKER STAMPED "MLS CO RPLS 5846".
IMPACT FEE EXEMPTION:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

REASONS FOR AMENDMENTS:
1. REMOVED INGRESS/EGRESS EASEMENT SHOWN ON PREVIOUS PLAT.
THE EASEMENT WAS RELEASED IN DOCUMENT NO. 20240118185, OPR.
2. CORRECTED SURVEYOR'S ERROR IN COURSE & DISTANCES AND AREAS ON PREVIOUS PLAT.
3. ASSIGNED NEW LOT NUMBERS.

LINE	BEARING & DISTANCE
L-1	S 00°11'12" E ~ 0.68'
L-2	S 00°09'32" W ~ 6.68'
L-3	S 89°50'28" W ~ 12.30'
L-4	N 00°09'32" W ~ 3.00'
L-5	S 89°50'28" W ~ 3.20'
L-6	N 33°00'00" E ~ 22.83'
L-7	N 45°10'41" E ~ 14.14'



LEGEND:
BLDG. = BUILDING
ELEC. = ELECTRIC
TELE. = TELEPHONE
C.A.T.V. = CABLE TELEVISION
R.O.W. = RIGHT OF WAY
ESM'T. = EASEMENT
AC. = ACRES
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DR. = DEED RECORDS, BEXAR COUNTY, TEXAS
DPR. = DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
RPR. = REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS
REM. = REMAINDER
VOL. = VOLUME
PG. = PAGE(S)
----- = ORIGINAL LOT LINE
+ = FOUND 1/2" IRON ROD, UNLESS OTHERWISE NOTED
o = SET 1/2" IRON ROD WITH PLASTIC CAP (MLS CO)
() = RECORD DATA