Take notice that a Regular City Council Meeting of the Planning & Zoning Commission of the City of Alamo Heights will be held on **Monday, February 07, 2022 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. **Per Governor’s Order GQ-36, attendees are not required to wear facial covering (mask) but are encouraged. The City will continue to practice social distancing, and seating will be limited to capacity limits.**

**INSTRUCTIONS FOR TELECONFERENCE:** Members of the public may also participate via audio by dialing 1-346-248-7799 and entering Meeting ID 89047228116. 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.

Public hearing, consideration, and action will take place on **Monday, February 07, 2022 at 5:30pm** in the Council Chambers at City Hall of the City of Alamo Heights located at 6116 Broadway St., San Antonio, Texas 78209 regarding a request by Richard and Meixian (Sue) Y’Barbo, applicants, 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 2,212 sq ft (0.05 acre tract) of the 15ft wide alley that adjoins the western side of the property identified as Lot E 83.3ft of 5, BLK 199, CB 4024, also known as 740 Tuxedo Ave, of the City of Alamo Heights, Texas.

The City Council of the City of Alamo Heights will conduct a public hearing on **Monday, February 14, 2022 at 5:30pm** relating to the recommendations of the Planning and Zoning Commission regarding the same issues.
City of Alamo Heights
Planning & Development Services
6115 Broadway, San Antonio, Texas 78209

Re: Alley Purchase Request

We purchased 740 Tuxedo Avenue, San Antonio, Texas 78209 in May. We are in the process of making renovations and have not moved in yet. Attached is a survey dated May 4, 2021 (Exhibit A) showing our property and the adjacent alley. The previous owner said her husband had gotten permission from the city prior to building their house in 1993 to extend their driveway onto the alley. Also, they landscaped the alley including drip irrigation and maintained it all these years although it is currently in need of a little attention. We don’t know if that is true but we want to do the right thing so we are bringing it up.

Our request is to purchase the 15’ alley adjacent to our house as shown in the attached copy of the survey with the proposed purchased area shown in red diagonal lines (Exhibit B). The alley has been used by the previous owners for 28 years and doesn’t offer much use to the city. By selling to us, it could be added to our tax roll and at least provide some tax income to the city plus the purchase price.

If successful, we would expand our current garage to three cars taking up 10 to 12’ of the alley space while leaving enough room between the garage and alley property line with our adjacent neighbor to get behind and mow that area. Also, we would plan to widen the driveway and update the landscaping in the alley as it has gotten overgrown. Finally, we would install a tasteful wrought iron black fence matching the current one around our patio along the new property line up to the front of the house or all the way to the street or front ROW property line depending on what is allowed (Exhibit C).

We feel the fence and gate would be an attractive addition to the property and provide additional protection for our young children from getting in the street. Also, the fence and gate might aid in preventing people from accessing our property as occurred at 3:45 am June 13, 2021. The individual was caught in our back yard by the police in response to an alarm when opening a door on the garage. We cannot really install the fence without the alley addition as the space between the house and current property line is tight due to a stairway not shown in the survey.

Also attached are some photos showing the alley taken from the street, middle of the alley, back of the alley looking toward the street.

Please consider our request to purchase the alley as shown in the sketch.

Best Regards,

[Signature]
Richard and Meixian (Sue) Y’Barbo
740 Tuxedo Avenue
210-999-9678
EXHIBIT "A"
METES & BOUNDS DESCRIPTION

BEING A 0.48 ACRE TRACT OUT OF WILLIAM E HOWTH SURVEY NUMBER 4, ABSTRACT NUMBER 306, BEXAR COUNTY, TEXAS, A PORTION OF LOT 5, BLOCK 199, BLEAKLEY'S SUBDIVISION, SITUATED IN THE CITY OF ALAMO HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF,Recorded in Volume 2805, Pages 259-260, Deed and Plat Records, Bexar County, Texas, being the same tract as described and conveyed to Gilberto Meleendez, recorded in Volume 3684, Page 714, Official Public Records of Bexar County Texas, said tract being more particularly described as follows:

BEGINNING, at a ½" found iron rod, a point in the south Right-of-Way line of Tuxedo Avenue (a 80' R.O.W.), the northwest corner of Lot 6, said Bleakley's Subdivision, the northeast corner of herein described tract and the POINT OF BEGINNING;

THENCE, S 00°41'23" E, a distance of 236.94 feet, with the common line of said Lot 6 and the herein described tract, to a ½" found iron rod, the southwest corner of said Lot 6, a point in the north line of a tract commonly known as Bonito Canon, a called Tract-B, described as a 2.980-acre tract conveyed to Lanham A Napier and Dacia Napier recorded in volume 9342, page 1550, Official Public Records of Bexar County Texas, the southeast corner of the herein described tract;

THENCE with the common line of said Bonito Canon, the said 2.98-acre Napier tract and the herein described tract, the following (2) courses and distances:

1. N 87°34'53" W, a distance of 37.78 feet (N 87°34'53" W, 37.78 feet), to a ½" found iron rod;

2. S 41°31'12" W, a distance of 67.46 feet (S 42°00'30" W, 67.79 feet), a point in the north line of said Bonito Canon, the southeast corner of a called 0.39-acre tract conveyed to Joyce Haas, recorded in Doc. No. 20050162417, Official Public Records of Bexar County Texas, the southwest corner of the herein described tract;

THENCE, N 00°44'30" W, a distance of 284.80 feet (North, 284.71 feet), with the common line of said 0.39-acre tract and the herein described tract, to a ½" set iron rod, marking a point in the east line of a 15' Alley (Per Plat), a point in the said south Right-of-Way line of Tuxedo Avenue, the northwest corner of the herein described tract;

THENCE, N 89°16'11" E, a distance of 83.30 feet (East, 83.30 feet), with the said south Right-of-Way line of Tuxedo Avenue, to the POINT OF BEGINNING, containing 0.48 acres more or less.

Basis of Bearing: Texas South Central NAD 83
All set ½" iron rods capped with “Amerisurveyor’s” cap.

STATE OF TEXAS §

May 05, 2021

COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.

Roy John Ronnfeldt,
Registered Professional Land Surveyor
Registration No. 2520
EXHIBIT “B”
METES & BOUNDS DESCRIPTION
ESTABLISHING A 0.05 ACRE TRACT
TRACT 2

BEING A 0.05 ACRE TRACT OUT OF WILLIAM E HOWTH SURVEY NUMBER 4, ABSTRACT NUMBER 306, BEXAR COUNTY, TEXAS, SAID 0.05 ACRE TRACT BEING OUT OF A 15 FEET ALLEY, BLOCK 199, BLEAKLEY’S SUBDIVISION, SITUATED IN THE CITY OF ALAMO HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2805, PAGES 259-260, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a ½” found iron rod, a point in the south Right-of-Way line of Tuxedo Avenue (80° R.O.W.), the northwest corner of BCAD ID 172641 (A.K.A. Lot 6 & part of Lot 7), the northeast corner of a tract conveyed to Richard M Ybarbo and Meixian C Ybarbo, recorded in Doc. No. 202101311586, Official Public Records of Bexar County, Texas, same being the POINT OF COMMENCEMENT;

THENCE, N 89°17’31” E, a distance of 83.30 feet (83.30 feet), with the said south Right-of-Way line of Tuxedo Avenue, to a point, the northwest corner of said tract conveyed to Richard M Ybarbo and Meixian C Ybarbo, a point in the said south Right-of-Way line of Tuxedo Avenue, the northeast corner of the herein described tract and the POINT OF COMMENCEMENT;

THENCE, S 00°44’30” E, a distance of 140.00 feet (140.00 feet), with the common line of said tract conveyed to Richard M Ybarbo and Meixian C Ybarbo and the herein described tract, to a point, a point in the west line of said tract conveyed to Richard M Ybarbo and Meixian C Ybarbo, the most northerly northeast corner of a called 0.39-acre tract conveyed to Haas Joyce, recorded in Doc. No. 20050162417, Official Public Records of Bexar County, Texas, the southeast corner of the herein described tract;

THENCE, S 44°26’30” W, a distance of 21.15 feet, to a point, with the common line of said 0.39-acre tract and the herein described tract, an angle point of said 0.39-acre tract, a point in the south line of a 15’ Alley, the southwest corner of the herein described tract;

THENCE, N 00°44’30” W, passing a found ½” iron rod at a distance of 30.12 feet, to a total distance of 154.91 feet, with the west line of the said 15’ Alley and the west line of the herein described tract, to a ½” found iron rod with Ameri cap, marking the northeast corner of a tract conveyed to Gammon D. Gunn III, recorded in Doc. No. 20170214635, Official Public Records of Bexar County, Texas, a point in the said south Right-of-Way line of Tuxedo Avenue, the northwest corner of the herein described tract;

THENCE, N 89°17’31” E, a distance of 15.00 feet, with the said south Right-of-Way line of Tuxedo Avenue, to the POINT OF BEGINNING, containing 0.05 acres more or less.

Basis of Bearing: Texas South Central NAD 83
All set ½” iron rods capped with “Amerisurveyors” cap.

STATE OF TEXAS §

August 30, 2021

COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.

Roy John Ronnfeldt,
Registered Professional Land Surveyor
Registration No. 3520