

ORDINANCE NO. 2261

AN ORDINANCE CLOSING, VACATING, ABANDONING AND SELLING A PORTION OF PUBLIC RIGHT-OF-WAY, APPROXIMATELY 300 SQUARE FEET (0.0069 ACRE TRACT) OF THE 12FT WIDE ALLEY ADJACENT TO THE PROPERTY IDENTIFIED AS LOT 59, BLK 11, CB 4024, ALSO KNOWN AS 132 GRANT AVE, OF THE CITY OF ALAMO HEIGHTS, TEXAS; DECLARING A PUBLIC PURPOSE; INCORPORATING RECITALS; PROVIDING A REPEALER; PROVIDING FOR SEVERABILITY AND DECLARING AN EFFECTIVE DATE.

WHEREAS, Robert S. and Sue McClane, owners, are requesting the closure, vacation and abandonment of approximately 300 square feet, of the 12ft wide alley, that adjoins the property identified as Lot 59, Block 11, County Block 4024, also known as 132 Grant Ave, of the City of Alamo Heights, Texas; and

WHEREAS, in accordance with Section 16-105 of the City Code of Ordinances and with proper notice to the public, a public hearing was held on Monday, April 06, 2026 during a Planning and Zoning Commission and a second public hearing was held on Monday, June 22, 2026 during a City of Alamo Heights Council meeting, during which all interested parties and citizens were allowed to appear and be heard; and

WHEREAS, it has been determined that it is feasible and advantageous to the City of Alamo Heights to close, vacate and abandon approximately 300 square feet, out of the 12ft wide alley, that adjoins the property known as 132 Grant Ave;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS:

SECTION 1. Pursuant to the request of Robert S. and Sue McClane, owners, approximately 300 square feet, out of the 12ft wide alley, that adjoins the south side of the property known as 132 Grant Ave, identified as Lot 59, Block 11, County Block 4024 of the City of Alamo Heights, Texas, is closed, vacated and abandoned by the City of Alamo Heights subject to the Owners' compliance with the conditions specified in Section 2 of this ordinance.

SECTION 2. The closing, abandonment and vacation of a section of the improved and unimproved property that adjoins the south side of the property known as 132 Grant Ave described in Section 1 of this ordinance is expressly conditioned upon the Owners' compliance with the following requirements:

- a. Upon approval by the City Council and issuance of the ordinance, all grants of public streets and alley rights-of-way closures must be recorded at the Owners' expense in the real property Official Deed and Map Records of Bexar County, Texas, in which the affected property is located, with a copy of the recording provided to the City. Failure to record as required by this Ordinance within **180** calendar days will hereby make this Ordinance null and void.
- b. Any utility (water, wastewater, electrical and gas) franchise utility (telephone, cable, etc.) requiring relocation shall be relocated at the Owners' expense as determined by the franchise utility.
- c. The City has determined the fair market value as calculated by the average per-square-foot Bexar Appraisal District market value of unimproved land in the vicinity of the property in an amount of \$12,468.00.
- d. Owners shall replat the property within **180** calendar days after the second reading of the ordinance, at the Owners' expense, including the expenses related to professional services and related fees required by Bexar County.

SECTION 3. PUBLIC PURPOSE That said portions of the Public Right of Way described in Section 1, described therein are no longer needed for public purposes and it is in the public interest of the City of Alamo Heights, to abandon said described portions of the Public Right of Way.

SECTION 4. SCOPE. That the abandonment provided for herein shall extend only to the public right, title and easement in and to the tracts of land described in Section 1. of this ordinance, and shall be construed only to that interest the governing body of the City of Alamo Heights may legally and lawfully abandon.

SECTION 5. AUTHORITY AND EXCEPTION. In addition to the express reservations provided for in Section 1 hereof, the abandonment is made subject to any and all valid, conditions, easements, restrictions and the like filed of record in the real property records of Bexar County, Texas. The Mayor of the City or the City Manager as the case may be are authorized to quit claim and convey the interests described in Section 1 hereof to Robert S. and Sue McClane.

SECTION 6. INCORPORATION OF RECITALS. The City Council finds the recitals contained in the preamble to this ordinance are true and correct and incorporates them as findings of fact.

SECTION 7. REPEALING ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 8. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional or illegal, such decision shall not affect the

validity of the remaining sections of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared void.

PRESENTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS THIS 22nd DAY OF JUNE, 2026.



AL HONIGBLUM, MAYOR

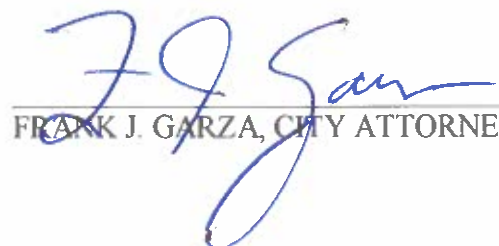
ATTEST:



ELSA T. ROBLES, CITY SECRETARY



APPROVED AS TO FORM:



FRANK J. GARZA, CITY ATTORNEY