



CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Planning & Zoning Commission Meeting
Monday, March 02, 2026 – 5:30 P.M.

Take notice that a regular Planning & Zoning Commission Meeting of the City of Alamo Heights will be held on **Monday, March 02, 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. 462 – Public hearing, consideration, and action regarding the request of Fred Hutt and Hunter Boldt of Corie Properties, applicant, on behalf of Patel Pratik A & Mona P, owner, to rezone the property identified as **CB 4024 BLK 191 LOT N ½ of 9**, also known as 6715 Broadway St, from Multiple-Family Dwelling District (MF-D) to Office District (O-1).

The City Council of the City of Alamo Heights will conduct a public hearing on **Monday, March 23, 2026 at 5:30pm** relating to the recommendations of the Planning and Zoning Commission regarding the same issues.



City of Alamo Heights
Planning and Zoning Commission
Project Review Application
COMMUNITY DEVELOPMENT SERVICES DEPT
6116 Broadway, Alamo Heights, Texas 78209
v: (210) 826-0516 f: (210) 832-2299

Case#: _____ Meeting date: _____
Case#: _____ Meeting date: _____

Date submitted: 2/9/2026 Permit No.: _____

Project Review Requested: Plat/Re-plat Zoning Change Specific Use Permit (SUP)

Address for project review: 6715 Broadway, San Antonio, TX 78209 Zoning: _____

Legal description: NCB CB4024 Block 191 Lot(s) n 1/2 of 9

Current Land Use (check one): Single Family Residence and/or Duplex Multi-Family and/or Commercial _____

Property owner's name (print): Patel Pratik A & Mona P

Property owner's address (if different): 1231 S Goldstone Cir, Anaheim, CA 92804

Property owner's phone#: 8304225068 Email address: pratikp4@hotmail.com

(if different than owner)

Applicant's name (print): Corie Properties

Applicant's address (if different): 5800 Broadway, Suite 205, San Antonio, TX Zip Code: 78209

Applicant's phone#: 210.827.3986 Email address: fred@corieproperties.com

Owner/Applicant is requesting permission to: (Clearly describe the request for project review.)
1. <u>Change Zoning from Multifamily to office</u>
2. _____
3. _____
4. _____

I, _____, certify that all plan documents listed within the attached checklist have been submitted as required. I further understand that the meeting date cannot be confirmed and no case will be scheduled for a meeting until all required documents have been received, a full plan review of the submitted packets has been completed, and plans have been found in compliance with all applicable ordinances. APPROVAL BY ANY BOARD OR COMMISSION DOES NOT TAKE THE PLACE OF A PERMIT. PERMITS MUST BE OBTAINED FROM THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT LOCATED AT CITY HALL, 6116 BROADWAY.

Signature of Property Owner (required): Pratik Patel
Mona Patel
dotloop verified 02/06/26 10:22 AM PST NMEP-ZEKU-YDPQ-KDVS
dotloop verified 02/06/26 10:24 AM PST JQOO-XAQA-JTQE-LBKL

Date: 02/06/2026

Signature of Applicant (required): [Handwritten Signature]

Date: 2/9/26

City of Alamo Heights
Community Development Services Department
Letter of Authorization

Date: 02/06/2026

Applicant/Applicant Representative(s) understands the following:

1. If the Board/Commission fails to approve any portion of a request and recommends that changes be made in the plans and specifications, within five (5) days the applicant shall notify the Community Development Services Department as to whether the applicant will address the recommended changes, and will present revisions to the Commission or whether the applicant will withdraw the request.
2. Within ten (10) days from receipt of the Board/Commission's recommendation, the City Manager or designee shall notify the applicant as to whether his request has been continued, approved, conditionally approved or denied.
3. If the applicant does not concur with a Board/Commission's recommendation, appeal to the City Council must be made within thirty (30) days after receipt of the board's recommendation.

*****PLEASE BE ADVISED THAT THE COMMISSION HAS A POLICY OF ONLY HEARING A CASE WHEN THE OWNER OR THE OWNER'S REPRESENTATIVE IS PRESENT TO PRESENT THE CASE.*****

I hereby authorize Fred Hutt and Hunter Boldt of Corie Properties
(name) (company (if applicable))
at 5800 Broadway, Suite 205, San Antonio, TX 78209 to represent me in matters pertaining to this case.
(address)

Property owner's name (print): Patel Pratik A & Mona P

Property owner's address: 1231 S Goldstone Cir City/State Anaheim, CA Zip Code 92804

Property owner's phone#: 8304225068 Email address: pratikp4@hotmail.com

Property owner's signature (Required): Pratik Patel Mona Patel
dotloop verified 02/06/26 10:22 AM PST FT19-VTLU-FGMI-RM3D dotloop verified 02/06/26 10:24 AM PST H11M-XGJN-PUER-W05V

PLANNING AND ZONING COMMISSION PROJECT REVIEW REQUIRED PACKET CHECKLIST

The application, including fee, and required documentation needed to support the applicant's request must be submitted to the Community Development Services Department PRIOR to scheduling the case before the Commission. **NO CASE** will be placed on the agenda if **ALL** required materials are not on file by the deadline date. Last minute changes are to be submitted and placed in the project file prior to meeting.

All **application packets with documents** for the Planning & Zoning Commission project review must be submitted online via the MyGovernmentOnline website (www.mygovernmentonline.org) as follows unless specifically written. To submit an application in person, an appointment is required.

- One (1) paper copy of this **Planning and Zoning Commission Project Review Application**
- One (1) scaled ½ sized paper set of the plan packet (maximum 11x17).
- One (1) **electronic copy** of the application documents (pdf-formatted files on a **USB**) – if applicable, see "Submittal Items"
- Project Review **fee** payment (can be found in "Schedule of Development Fees" on the City's website or contact staff to confirm)

SUBMITTAL ITEMS

The following section describes required documents for each project type. All plan documents required for project review must be architectural type plans, which are drawn/printed to a written scale, not graphic, and fully dimensioned.

I. Planning and Zoning Commission

A. Plat/Re-plat (Application will be denied if incomplete)

- Electronic (pdf) copy of the application/packet documents (on a USB if submitting in person)
- Paper plan packet (see above for quantity) of the following:
 - Detailed, written description (i.e., cover letter) of the proposed project review:
 - Existing property conditions related to proposed plat/re-plat changes
 - Paper copy of the existing site conditions/existing site plan
 - Paper copy of the proposed plat/re-plat document(s)***
- The following documents are preferred with the initial submittal but not required. They will be required prior to approval and/or release for recordation.
 - Purveyor letter from the City of Alamo Heights, Public Works Department
 - Written confirmation from CPS regarding any easement agreement(s)
 - Written confirmation from SAWS regarding any easement agreement(s)
- Minimum of One (1) Mylar copy of the proposed plat/re-plat document required upon Council approval for City retention. You may provide two (2) Mylar copies to keep an original signed copy for your records.
 - Once the Mylar is recorded, return the stamped, recorded Mylar (with original signatures/notary stamps) to the City of Alamo Heights, Community Development Services office.

B. Zoning Change

- Electronic (pdf) copy of the application/packet documents (on a USB if submitting in person)
- Paper plan packet (see above for quantity) of the following:
 - Detailed, written description (i.e., cover letter) of the proposed project review:
 - Existing and proposed zoning regulations
 - Conditions related to existing zoning regulations and justification of hardship(s) for revisions to existing standards
 - Plan document(s) showing examples of existing standards vs. proposed standards

C. Specific Use Permit (SUP)

- Electronic (pdf) copy of the application/packet documents (on a USB if submitting in person)
- Paper plan packet (see above for quantity) of the following:
 - Detailed, written description (i.e., cover letter) of the proposed project review
 - Documents-required checklist, completed and signed by the applicant
 - Technical required checklist, completed and signed by the applicant
 - Plan documents shall be scaled (to fit on 11x17" sheets) and shall include:
 - Current survey
 - Proposed site layout to include:
 - Location map, north arrow, scale
 - Building orientation and access points
 - Parking dimensioned
 - Square footage of all buildings by unit
 - Preliminary signage
 - Trash collection method and location
 - Elevations for each side of the existing/proposed structure
 - Landscape plan (applies to multi-family and commercial zoned properties)

***Refer to specific plat requirements at <https://ecode360.com/AL6722>, City of Alamo Heights Code of Ordinances, Chapter 17 "Subdivisions."

****Refer to specific requirements at <https://ecode360.com/AL6722>, City of Alamo Heights Code of Ordinances, Chapter 5, Article X "Tree Preservation."

NOTE: PLEASE BE ADVISED THAT A STAFF MEMBER FROM THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT MAY VIDEO TAPE OR PHOTOGRAPH YOUR PROPERTY FOR THE SCHEDULED BOARD OR COMMISSION MEETING.

Property Owner Signature: _____

<i>Pratik Patel</i>	dotloop verified 02/06/26 10:22 AM PST 4JOU-F05B-GRY3-TNR8
<i>Mona Patel</i>	dotloop verified 02/06/26 10:24 AM PST FBHN-IHVP-SEYX-CBN4

Date: 02/06/2026

Proposed Rezone from Multiple-Family District (MF-D) to Office District (O)

