



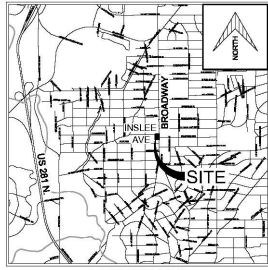
CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Planning & Zoning Commission Meeting
Monday, April 06, 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, April 06, 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.

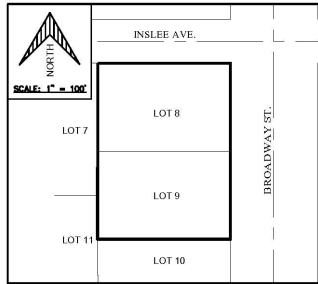
Case No. 468 – Public hearing, consideration, and action regarding the request of MBC Engineers, applicant, on behalf of Mule Ventures, Ltd., owner, to replat the properties identified as **CB 4024 BLK 150 LOT 8**, and **CB 4024 BLK 150 LOT 8**, also known as 6333 Broadway St.

The City Council of the City of Alamo Heights will conduct a public hearing on **Monday, April 13, 2026 at 5:30pm** relating to the recommendations of the Planning and Zoning Commission regarding the same issues.



LOCATION MAP
NOT TO SCALE

- LEGEND**
- VOL. --- VOLUME
 - PG. --- PAGE
 - DPR --- DEED PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - C.B. --- COUNTY BLOCK
 - CL --- CENTERLINE
 - 1/2" IRON ROD WITH 1" CAP STAMPED
 - "MBC ENGINEERS" SET
 - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - EXISTING CONTOURS



AREA BEING REPLATTED

THE AREA BEING REPLATTED ARE LOTS 8 & 9, BLOCK 150, COUNTY BLOCK 4024, OF THE ALAMO HEIGHTS SUBDIVISION, AS PREVIOUSLY RECORDED IN VOLUME 105, PAGES 290-296, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR
JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578

CPS/SAWS/CCSA UTILITY NOTES.

- THE CITY OF ALAMO HEIGHTS AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER OR ACROSS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES AND APPURTENANCES THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 TELEVISION EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

SURVEYOR'S NOTES.

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "MBC ENGINEERS" UNLESS NOTED OTHERWISE.
- BEARINGS AND COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORN NETWORK.

**REPLAT
ESTABLISHING
BROADWAY & INSLEE AVE.**

BEING A TOTAL OF 0.69 ACRES ESTABLISHING LOT 18, BLOCK 150, COUNTY BLOCK 4024, BEING COMPRISED OF LOTS 8 & 9, BLOCK 150, COUNTY BLOCK 4024, OF THE ALAMO HEIGHTS SUBDIVISION, AS PREVIOUSLY RECORDED IN VOLUME 105, PAGES 290-296, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1" = 50'



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 546-1122 Fax (210) 546-8822 www.mbcengineers.com
TEXAS FIRM REGISTRATION # ENGINEERING P-704 & SURVEYING 10011700

DATE: 03/30/2026

JOB NO.: 340341372

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: BENJAMIN DRESZER
6333 BROADWAY, LLC
10600 N.W. MILITARY HWY, SUITE 2205
SAN ANTONIO, TEXAS 78231

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BENJAMIN DRESZER 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, BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

THIS PLAT OF BROADWAY & INSLEE AVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ALAMO HEIGHTS, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____

CHAIRMAN

BY: _____

SECRETARY

THIS PLAT OF BROADWAY & INSLEE AVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF THE CITY COUNCIL OF ALAMO HEIGHTS, TEXAS, AND THE GOVERNING BODY OF SUCH CITY, AND IS HEREBY APPROVED.

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

BY: _____

MAYOR

ATTEST: _____

CITY SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

_____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D., 20____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D., 20____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____

DEPUTY

