



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

Planning & Zoning Commission Meeting
February 03, 2025 – 5:30 P.M.

Take notice that a regular Planning & Zoning Commission Meeting of the City of Alamo Heights will be held on Monday, February 03, 2025 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.

INSTRUCTIONS FOR TELECONFERENCE: Members of the public may also participate via audio by dialing 1-346-248-7799 Meeting ID 868 0184 5240. 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.

Case No. 445

Public hearing, consideration, and action will take place on Monday, February 03, 2025 at 5:30pm regarding a request of Joshua Ficarro, of Pape-Dawson Engineers, applicant, representing The San Antonio Country Club, owner, to replat the properties identified as **CB 5600 BLK 3 LOT 30** also known as 137 Burr Rd, **CB 5600 BLK 3 LOT 31**, also known as 141 Burr Rd, **CB 5600 BLK 3 LOT 32**, also known as 149 Burr Rd, **CB 5600 BLK 3 LOT 33**, also known as 151 Burr Rd, and **CB 5600 BLK 3 LOT 38**, also known as 159 Burr Rd.

The City Council of the City of Alamo Heights will conduct a public hearing on Monday, February 10, 2025 at 5:30pm relating to the recommendations of the Planning and Zoning Commission regarding the same issues. Plans may be viewed online* (www.alamoheightstx.gov/departments/planning-and-development-services/public-notices) and at the Community Development Services Department located at 6116 Broadway St. For additional information, please contact Community Development Services at (permits@alamoheightstx.gov), or our office at (210) 826-0516. *Plans will not be available online for all case types and floor plans will not be available online.

Plans may be viewed Online at <http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/> and at the Community Development Services Department located at 6116 Broadway St. You may contact Dakotah Procell, Planner at 210-832-2239 (dprocell@alamoheightstx.gov) or Lety Hernandez, Director, at 210-832-2250 (lhernandez@alamoheightstx.gov), or our office at (210) 826-0516 for additional information regarding this case.

December 16, 2024

City of Alamo Heights
Planning and Zoning Commission
6116 Broadway
Alamo Heights, TX 78209

Re: Replat Establishing Lot 39, Block 3 of the Country Club Heights Subdivision

To Whom It May Concern:

The replat establishing Lot 39, Block 3 of the Country Club Heights Subdivision is located at the northwest corner of N. New Braunfels Ave. and Burr Rd. in the city of Alamo Heights. The site is currently partially developed with a single-family home to be demolished and an existing parking lot. The land consists of lots 30-33 and lot 38, Block 3, County Block 5600 of the Country Club Heights subdivision, as recorded in Volume 368, Page 359, of the Deed and Plat Records of Bexar County, Texas.

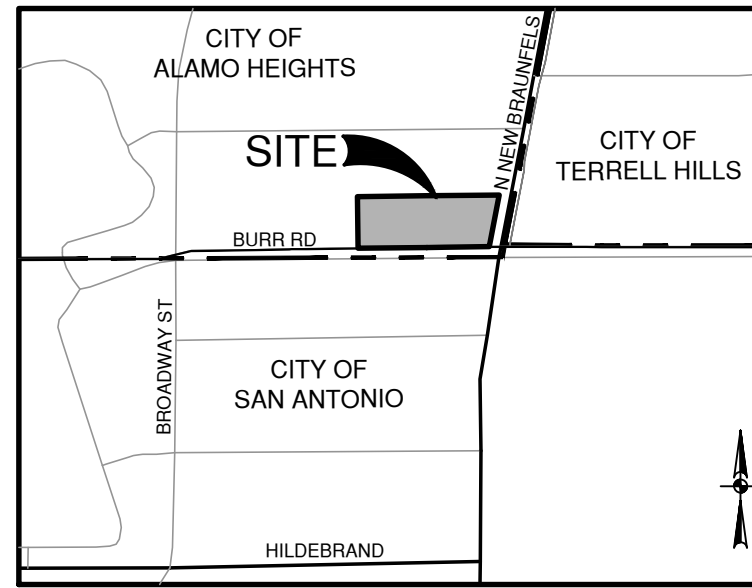
The replat will combine the existing lots and establish one single lot as Lot 39, Block 3, County Block 5600, (1.370 acres) in the city of Alamo Heights. The planned redevelopment will consist of an expansion on the existing parking lot to serve the San Antonio Country Club. If you have any questions or require any additional information, please call.

Sincerely,
Pape-Dawson Engineers, Inc.
Texas Board of Professional Engineers, Firm Registration #470



Joshua Ficarro
Project Manager

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LOCATION MAP
NOT-TO-SCALE

KEY NOTES LEGEND

- ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ② LOT 29, BLOCK 3, CB 5600 MISSION ROAD DEVELOPMENTAL CENTER (DOC NO 20180090445, OPR)
- ③ LOT 31, BLOCK 3, CB 5600 SAN ANTONIO COUNTRY CLUB (DOC NO 20180040397, OPR)
- ④ LOT 32, BLOCK 3, CB 5600 SAN ANTONIO COUNTRY CLUB (DOC NO 20170242110, OPR)
- ⑤ 14' ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT (VOL 20003, PG 517, PR)
- ⑥ LOT 33, BLOCK 3, CB 5600 SAN ANTONIO COUNTRY CLUB (DOC NO 20240152762, OPR)
- ⑦ LOT 38, BLOCK 3 OF THE COUNTRY CLUB HEIGHTS SUBDIVISION (VOL 20003, PG 517, PR)
- ⑧ 12' ALLEY, BLOCK 3, CB 5600 COUNTRY CLUB HEIGHTS (VOL 368, PG 359, DPR)

CPS/SAWS/COSA UTILITY:
 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 ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT 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.
 3. 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.

CITY OF ALAMO HEIGHTS NOTE:
 NEW CONSTRUCTION SHALL ADHERE TO THE REGULATIONS FOUND IN THE CITY'S ADOPTED ZONING CODE, AT THE TIME OF PERMITTING.

SAWS IMPACT FEE:
 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.

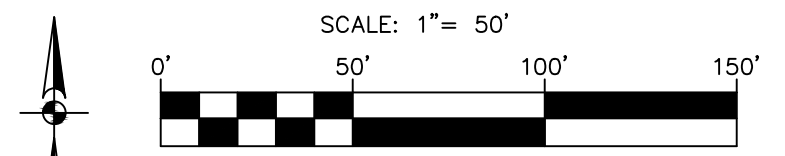
SAWS WASTEWATER EDU:
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

LEGEND

- AC ACRE(S)
- VOL VOLUME
- PG PAGE(S)
- ROW RIGHT-OF-WAY
- DOC DOCUMENT NUMBER
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- CB COUNTY BLOCK
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- CENTERLINE

REPLAT ESTABLISHING LOT 41, BLOCK 3 OF THE COUNTRY CLUB HEIGHTS SUBDIVISION

BEING A TOTAL OF 1.370 ACRES, ESTABLISHING LOT 41, BLOCK 3, IN COUNTY BLOCK 5600, IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS, COMPRISED OF LOTS 30-33, BLOCK 3, COUNTY BLOCK 5600 OF THE COUNTRY CLUB HEIGHTS SUBDIVISION RECORDED IN VOLUME 368, PAGE 359 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND LOT 38, BLOCK 3, COUNTY BLOCK 5600 OF THE REPLAT OF LOT 38, BLOCK 3 OF THE COUNTRY CLUB HEIGHTS SUBDIVISION, RECORDED IN VOLUME 20003, PAGE 517 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800
 DATE OF PREPARATION: December 16, 2024

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 WENDALL HALL, PRESIDENT
 SAN ANTONIO COUNTRY CLUB
 4100 N. NEW BRAUNFELS
 SAN ANTONIO, TX 78209

STATE OF TEXAS
 COUNTY OF BEXAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WENDALL HALL, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF COUNTRY CLUB HEIGHTS SUBDIVISION 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 _____, 20__.

 CHAIRMAN, CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS

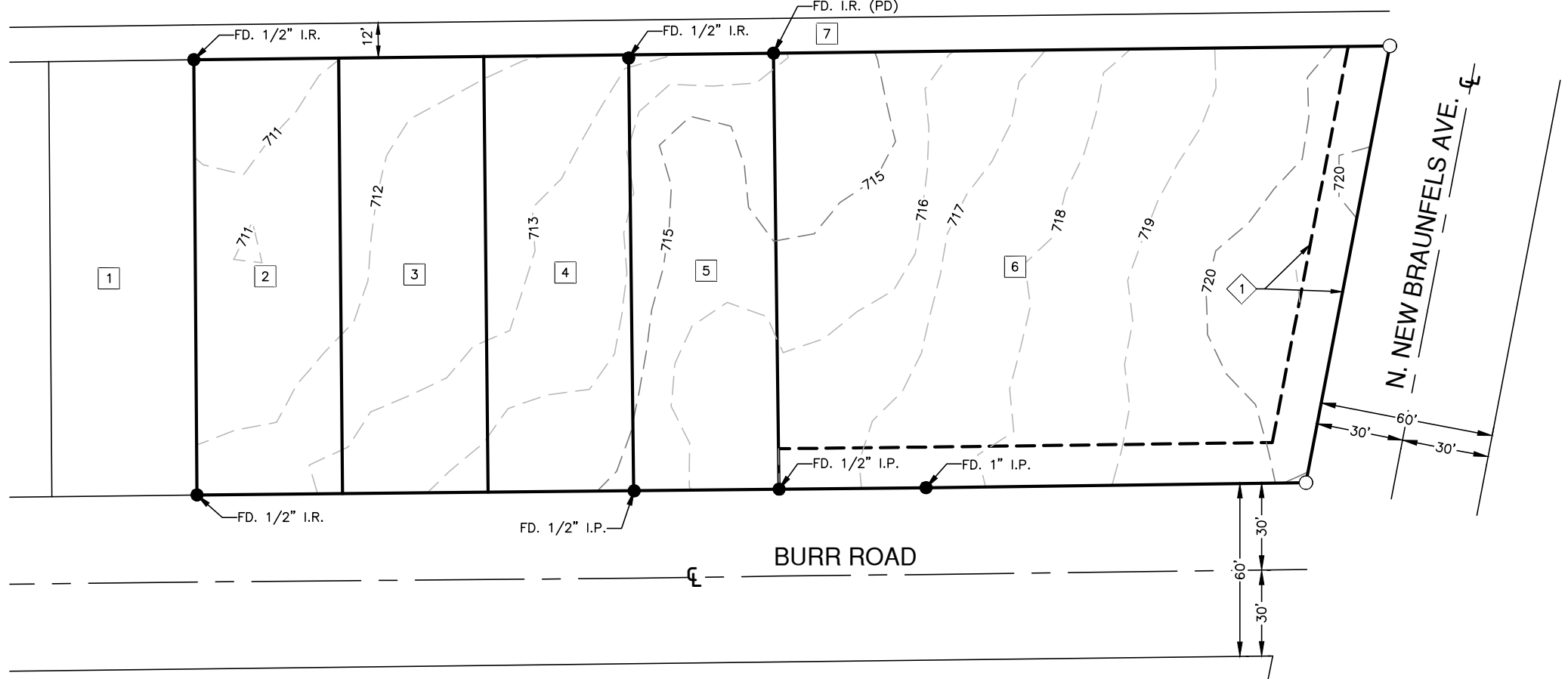
 CITY SECRETARY, CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS

THIS PLAT OF COUNTRY CLUB HEIGHTS SUBDIVISION 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 ____ DAY OF _____, 20__.

 MAYOR, CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS

 CITY SECRETARY, CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS



AREA BEING REPLATTED

SCALE: 1"= 50'

1.370 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 30-33, BLOCK 3, COUNTY BLOCK 5600 OF THE COUNTRY CLUB HEIGHTS SUBDIVISION IN THE CITY OF ALAMO HEIGHTS RECORDED VOLUME 368, PAGE 359 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND LOT 38, BLOCK 3 INCLUDING 14' ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT, OF THE LOT 38, BLOCK 3 OF THE COUNTRY CLUB HEIGHTS SUBDIVISION IN THE CITY OF ALAMO HEIGHTS RECORDED IN VOLUME 20003 PAGE 517 OF PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, IN US SURVEY FEET, DISPLAYED IN U.S. SURVEY FEET GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR: 1.00017
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL OF THE CITY.

 LICENSED PROFESSIONAL ENGINEER

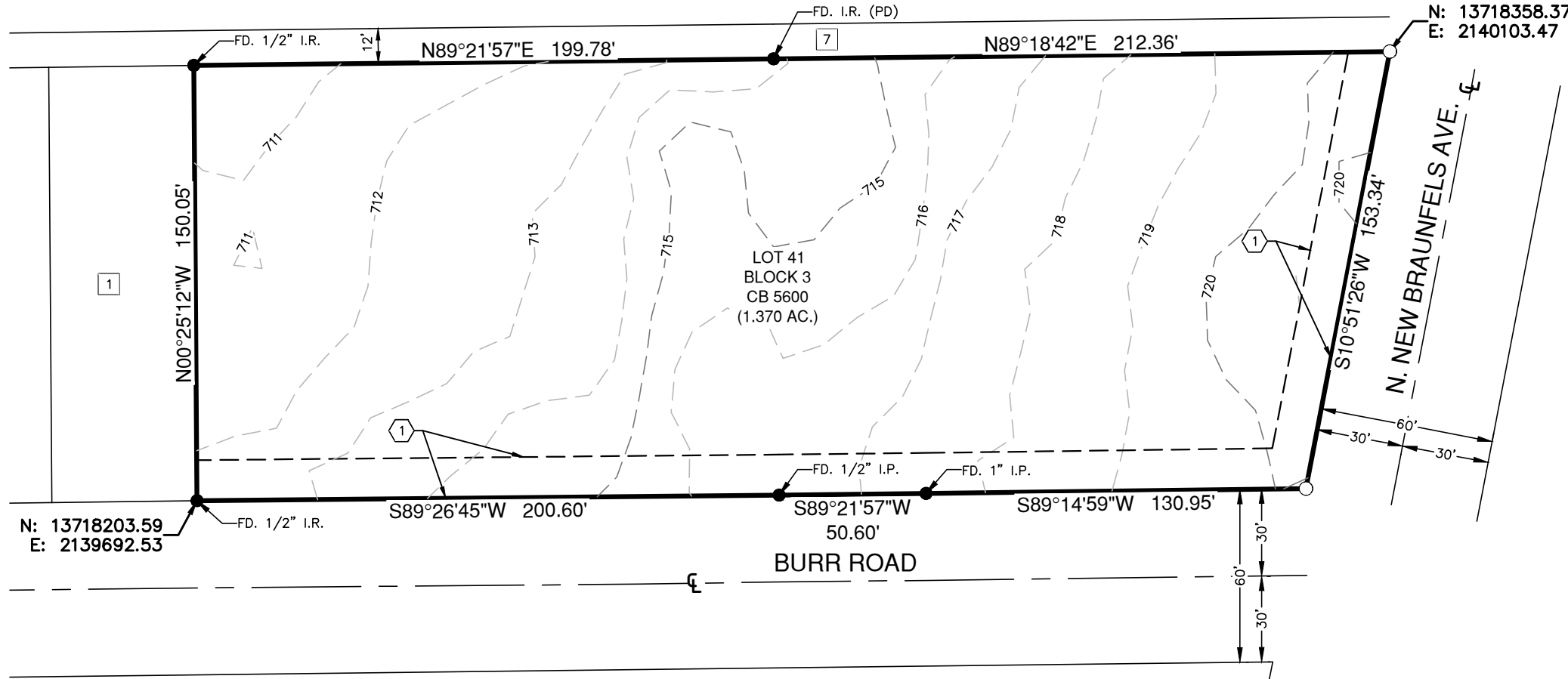
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____, 20__.

 NOTARY PUBLIC, 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 MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS

 REGISTERED PROFESSIONAL LAND SURVEYOR



REPLAT ESTABLISHING

SCALE: 1"= 50'

BEING A TOTAL OF 1.370 ACRES, ESTABLISHING LOT 41, BLOCK 3, IN COUNTY BLOCK 5600, IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS

COUNTRY CLUB HEIGHTS SUBDIVISION
 Civil Job No. 7531-10; Survey Job No. 7531-10

Date: Dec 16, 2024, 3:21pm User: J. Kadono
 File: P:\7531\10\Design\Civil\PLAT\753110.dwg