



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. 446

Public hearing, consideration, and action will take place on Monday, February 03, 2025 at 5:30pm regarding a request of D. Scott Dye, of Dye Enterprises, applicant, representing Laura Nell and Jesse B Burton, owners, to replat the properties identified as **CB 4024 BLK 58 LOT 9** also known as 222 Claiborne way, and **CB 4024 BLK 58 LOT 10**.

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.

D
E **Dye Enterprises**
Engineers • Surveyors • Planners
TBPE, Firm Registration F-2257
TBPLS, Firm Registration 10087900

D. Scott Dye, P.E., R.P.L.S.

January 13, 2025

Ms. Lety Hernandez
Community Development Services Director
City of Alamo Heights
6116 Broadway
San Antonio, Texas 78209

Re: Replat of Alamo Heights Subdivision
222 Claiborne Way
Alamo Heights, Texas

Dear Ms. Hernandez:

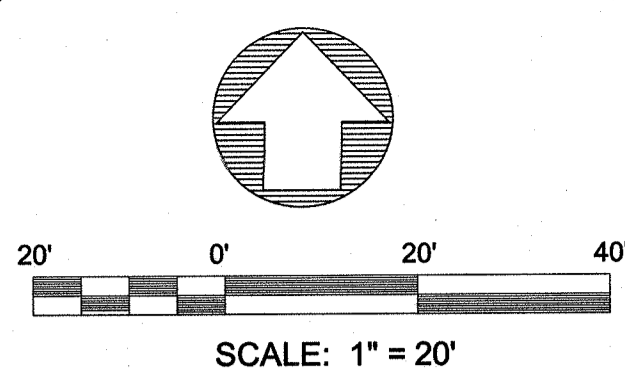
Our client owns the property at the above referenced address. It consists of platted Lots 9 & 10, Block 58, County Block 4024. The owners desire all of their property to be contained within one platted Lot which is the reason for the replat. The subject property being replatted is currently developed as an existing residential home with accessory building(s) and pavement as shown on the survey included with this replat application submittal.

Please do not hesitate to contact me if you have any questions or need anything additional.

Sincerely yours,

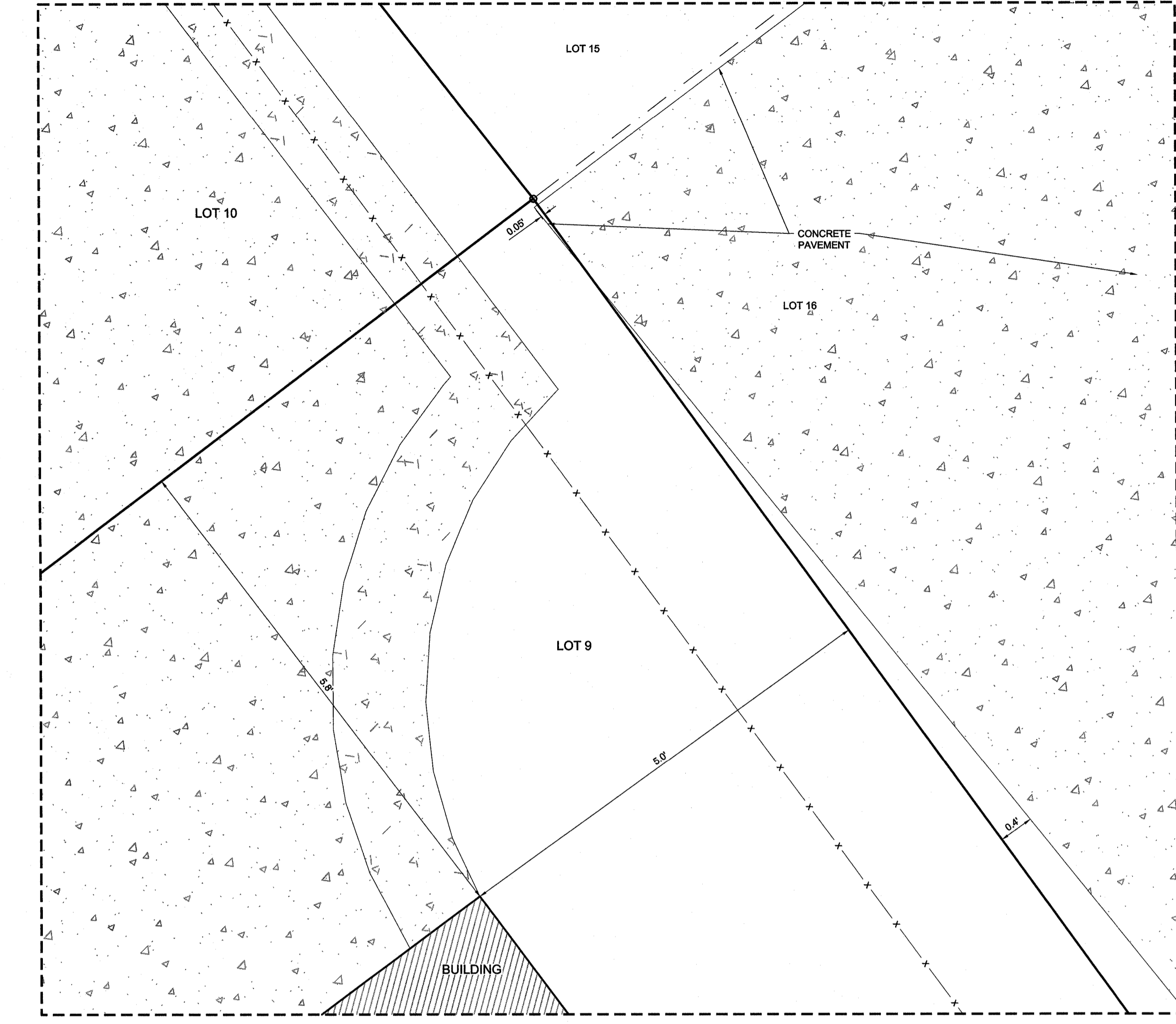
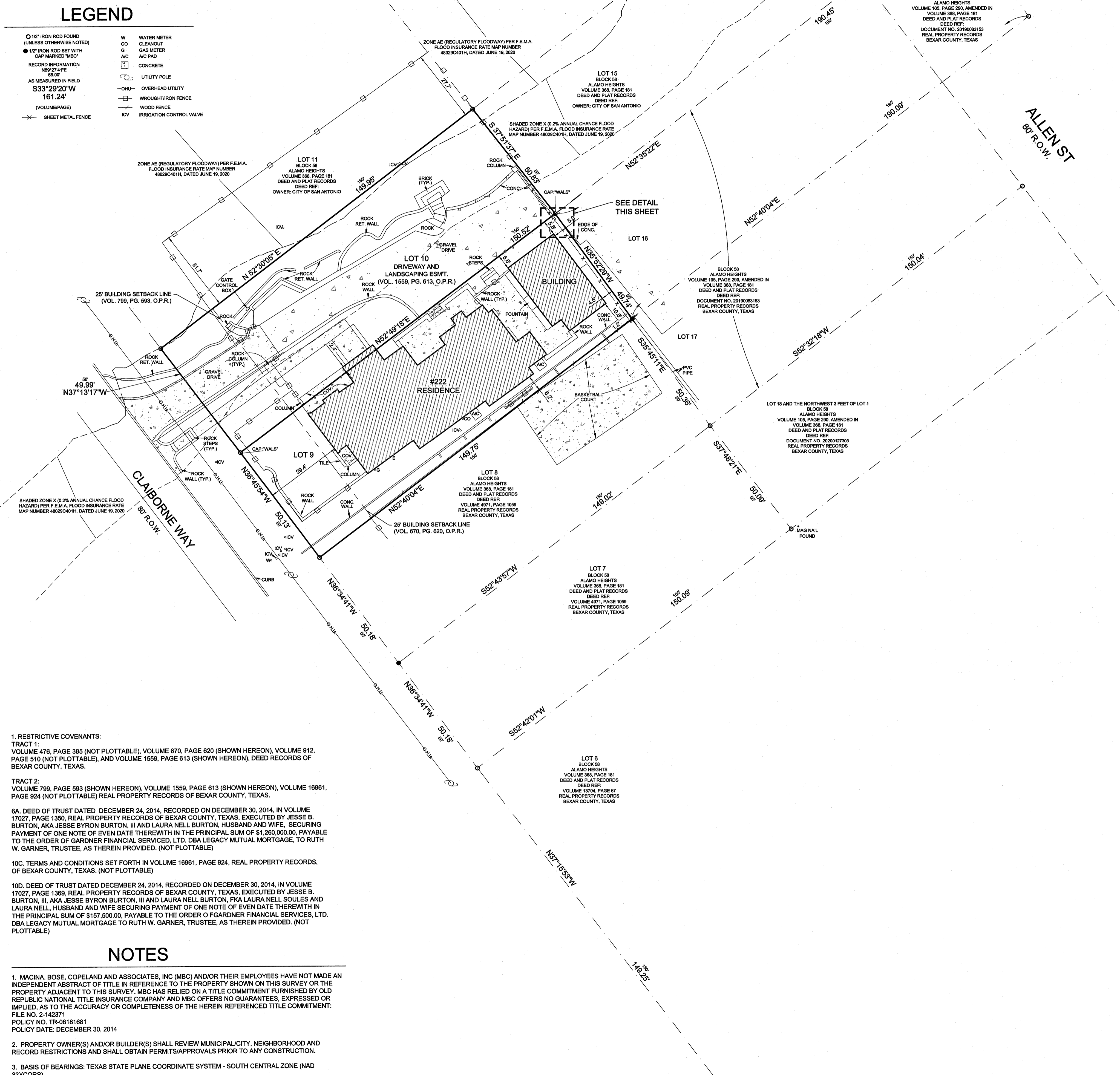


D. Scott Dye, P.E., R.P.L.S.



LEGEND

○ 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)	W WATER METER
● 1/2" IRON ROD SET WITH CAP MARKED "MBC"	CO CLEANOUT
RECORD INFORMATION	G GAS METER
N10°27'17"E	AC A/C PAD
AS MEASURED IN FIELD	CONCRETE
S33°29'20"W	UTILITY POLE
161.24'	OHU OVERHEAD UTILITY
(VOLUME/PAGE)	WROUGHT IRON FENCE
— X — SHEET METAL FENCE	WOOD FENCE
	ICV IRRIGATION CONTROL VALVE



DETAIL SCALE 1"=1'

1. RESTRICTIVE COVENANTS:
 TRACT 1:
 VOLUME 476, PAGE 385 (NOT PLOTTABLE), VOLUME 670, PAGE 620 (SHOWN HEREON), VOLUME 912, PAGE 510 (NOT PLOTTABLE), AND VOLUME 1559, PAGE 613 (SHOWN HEREON), DEED RECORDS OF BEXAR COUNTY, TEXAS.
 TRACT 2:
 VOLUME 799, PAGE 593 (SHOWN HEREON), VOLUME 1559, PAGE 613 (SHOWN HEREON), VOLUME 16961, PAGE 924 (NOT PLOTTABLE) REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.
 6A. DEED OF TRUST DATED DECEMBER 24, 2014, RECORDED ON DECEMBER 30, 2014, IN VOLUME 17027, PAGE 1350, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, EXECUTED BY JESSE B. BURTON, AKA JESSE BYRON BURTON, III AND LAURA NELL BURTON, HUSBAND AND WIFE, SECURING PAYMENT OF ONE NOTE OF EVEN DATE THEREWITH IN THE PRINCIPAL SUM OF \$1,250,000.00, PAYABLE TO THE ORDER OF GARDNER FINANCIAL SERVICES, LTD. DBA LEGACY MUTUAL MORTGAGE, TO RUTH W. GARNER, TRUSTEE, AS THEREIN PROVIDED. (NOT PLOTTABLE)
 10C. TERMS AND CONDITIONS SET FORTH IN VOLUME 16961, PAGE 924, REAL PROPERTY RECORDS, OF BEXAR COUNTY, TEXAS. (NOT PLOTTABLE)
 10D. DEED OF TRUST DATED DECEMBER 24, 2014, RECORDED ON DECEMBER 30, 2014, IN VOLUME 17027, PAGE 1389, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, EXECUTED BY JESSE B. BURTON, III, AKA JESSE BYRON BURTON, III AND LAURA NELL BURTON, AKA LAURA NELL SOULES AND LAURA NELL, HUSBAND AND WIFE SECURING PAYMENT OF ONE NOTE OF EVEN DATE THEREWITH IN THE PRINCIPAL SUM OF \$157,500.00, PAYABLE TO THE ORDER OF GARDNER FINANCIAL SERVICES, LTD. DBA LEGACY MUTUAL MORTGAGE TO RUTH W. GARNER, TRUSTEE, AS THEREIN PROVIDED. (NOT PLOTTABLE)

NOTES

- MACINA, BOSE, COPELAND AND ASSOCIATES, INC (MBC) AND/OR THEIR EMPLOYEES HAVE NOT MADE AN INDEPENDENT ABSTRACT OF TITLE IN REFERENCE TO THE PROPERTY SHOWN ON THIS SURVEY OR THE PROPERTY ADJACENT TO THIS SURVEY. MBC HAS RELIED ON A TITLE COMMITMENT FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND MBC OFFERS NO GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE HEREIN REFERENCED TITLE COMMITMENT. FILE NO. 2-142371 POLICY NO. TR-08181681 POLICY DATE: DECEMBER 30, 2014
- PROPERTY OWNER(S) AND/OR BUILDER(S) SHALL REVIEW MUNICIPAL/CITY, NEIGHBORHOOD AND RECORD RESTRICTIONS AND SHALL OBTAIN PERMITS/APPROVALS PRIOR TO ANY CONSTRUCTION.
- BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83)(CORS).
- ONLY VISIBLE IMPROVEMENTS SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO ANY DIGGING OR CONSTRUCTION.

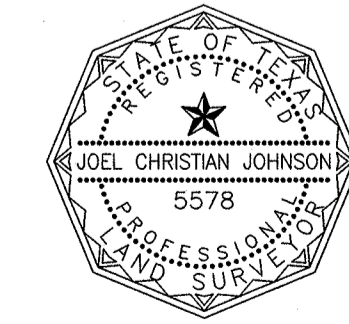
BOUNDARY & IMPROVEMENT SURVEY EXHIBIT OF:

LOTS 9 AND 10, BLOCK 58, ALAMO HEIGHTS, CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 368, PAGE 181, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION

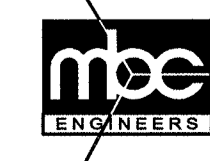
I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY HEREON DESCRIBED ACCORDING TO MEASUREMENTS MADE ON THE GROUND, AND THAT THIS SURVEY ACCURATELY DEPICTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID PROPERTY.

AUGUST 23, 2023
 REVISION #1: SEPTEMBER 26, 2023
 REVISION #2: OCTOBER 28, 2023
 DATE:



NAME: JOEL CHRISTIAN JOHNSON
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5578
 JOHNSON@MBCENGINEERS.COM

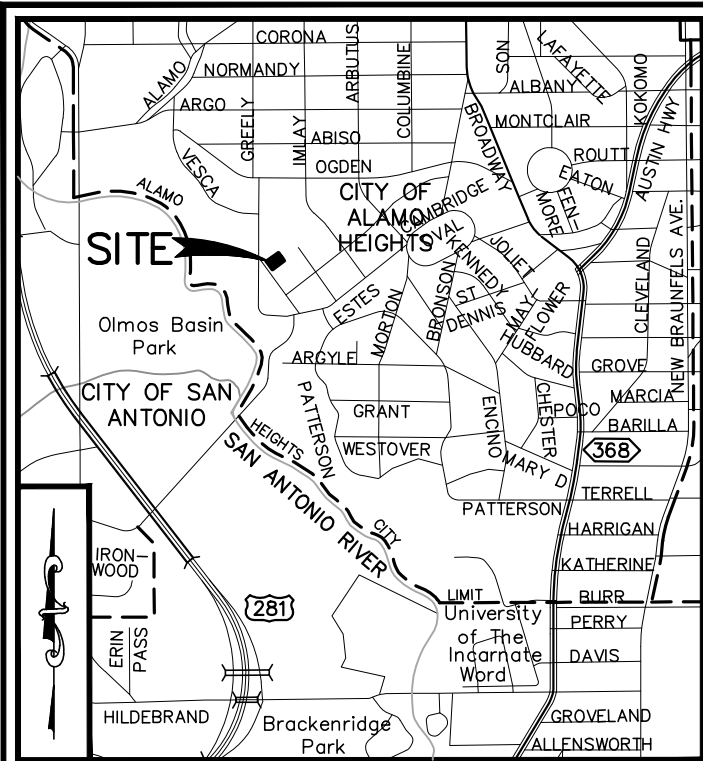
PREPARED BY:



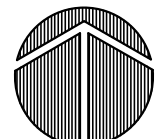
MACINA • BOSE • COPELAND & ASSOC., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS

PROPERTY ADDRESS:
 222 CLAIBORNE WAY
 ALAMO HEIGHTS, TX 78209
 JOB NUMBER: 33466-1372

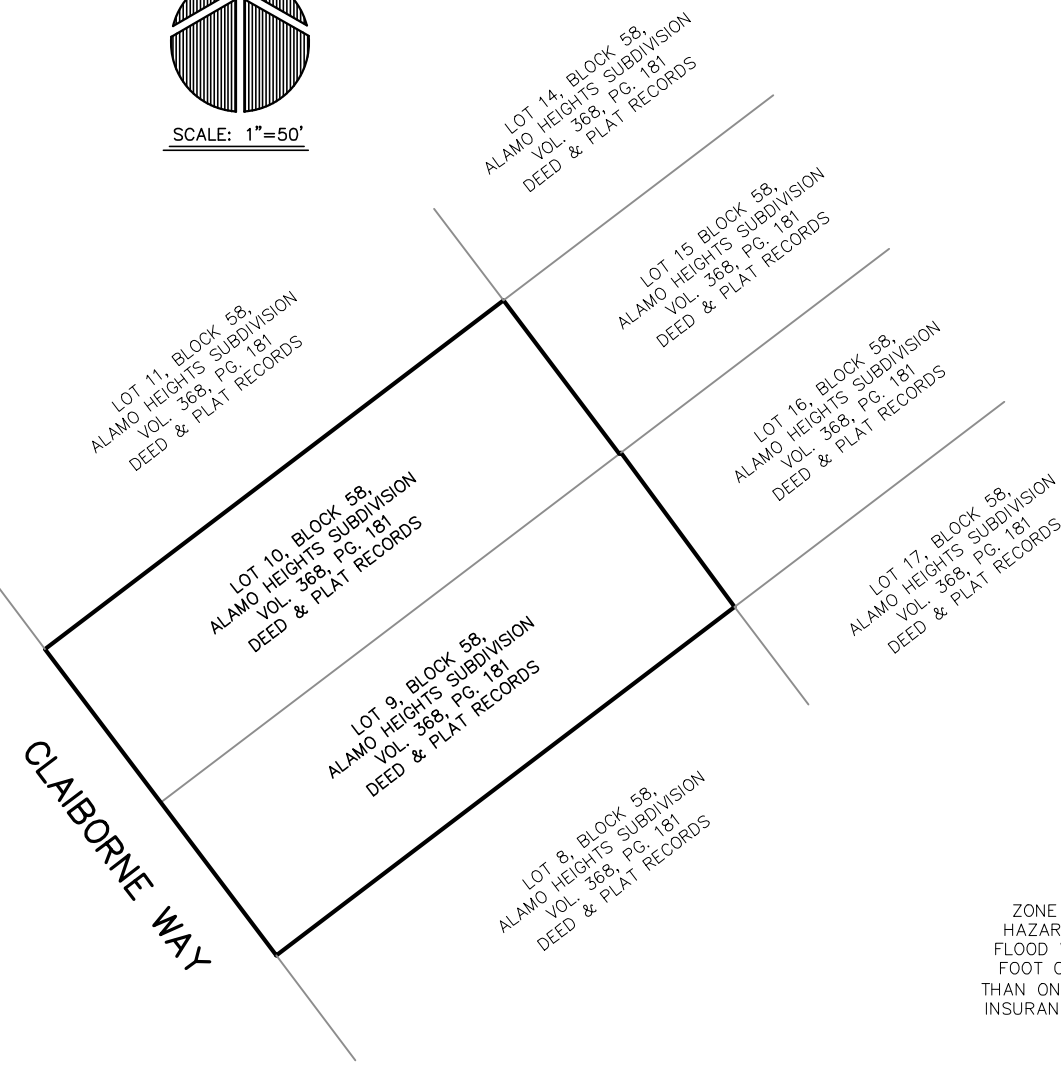
1035 Central Parkway North, San Antonio, Texas 78232
 (210) 546-1122 Fax (210) 546-8902 www.mbcengineers.com
 FIRM REGISTRATION NUMBER: 7-B.P.E. 7-19.1 & 7-B.P.L.S. 1001100



LOCATION MAP
NOT TO SCALE



SCALE: 1" = 50'



AREA BEING REPLATTED

LOTS 9 AND 10, BLOCK 58, C.B. 4024, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 368, PAGE 101, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

CPS/SAWS/COSA UTILITY NOTES:

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 DEDICATES 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 BUILDINGS, STRUCTURES, 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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SURVEYOR'S NOTES:

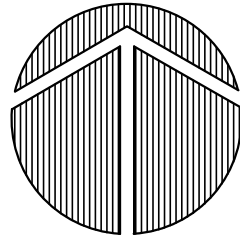
1. THE BEARINGS SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) STATE PLANE TEXAS SOUTH CENTRAL ZONE NAD83 (2011 ADJUSTMENT).
2. VERTICAL DATUM IS NAVD88.
3. THE COMMON REAR PROPERTY LINE BETWEEN LOTS 9 AND 16 IS BASED ON THE EXECUTED BOUNDARY LINE AGREEMENT DATED DECEMBER 12, 2024, RECORDED IN DOCUMENT #20240228373, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.
4. **FLOODPLAIN VERIFICATION NOTE:** A PORTION OF THE PROPERTY LIES WITHIN ZONE AE AND ZONE "X" (0.2% ANNUAL CHANGE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANGE FLOOD WITH AVERAGE DEPTH LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C401H, EFFECTIVE JUNE 19, 2020. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENT.
5. ACCORDING TO THE CONSENT OF THE CITY OF SAN ANTONIO FILED OF RECORD IN DOCUMENT NO. 20240207101, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A DEFINED SINGLE FAMILY HOME EXPANSION IS ALLOWED WITHIN LOT 10, BLOCK 58, COUNTY BLOCK 4024. THE RESTRICTIONS CONTAINED IN DEED WITHOUT WARRANTY RECORDED IN VOLUME 16961, PAGE 924, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SHALL REMAIN IN PLACE AS IT ENCUMBERS OR AFFECTS SAID LOT 10.

REPLAT ESTABLISHING
**ALAMO HEIGHTS
SUBDIVISION**
LOT 19, BLOCK 58, C.B. 4024,
ALAMO HEIGHTS SUBDIVISION,
CITY OF ALAMO HEIGHTS,
BEXAR COUNTY, TEXAS.

DYE ENTERPRISES
ENGINEERS • SURVEYORS • PLANNERS
TBPE, FIRM REGISTRATION #E-2257
TBPLS, FIRM REGISTRATION #10087900
4047 STAHL ROAD, SUITE #3
SAN ANTONIO, TEXAS 78217
TEL. (210) 599-4123
FAX (210) 599-4191

DATE OF PREPARATION: 01/15/25

OWNER:
LAURA NELL AND JESSE B. BURTON III
222 CLAIBORNE WAY
SAN ANTONIO, TEXAS 78209



SCALE: 1" = 50'

LEGEND

- FND. 1/2" STEEL REBAR (UNLESS OTHERWISE NOTED)
- CALCULATED POINT (NO MONUMENT SET)
- 4X4 METAL FENCE POST
- CM CONTROLLING MONUMENT
- G.E.T.V.E. GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT

THIS REPLAT OF ALAMO HEIGHTS 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 _____ A.D., 20__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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 NO. 5315

THIS REPLAT OF ALAMO HEIGHTS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS, AND IS HEREBY APPROVED.

DATED THIS _____ DAY OF _____ A.D., 20__.

BY: _____
MAYOR

ATTEST: _____
CITY SECRETARY

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 _____

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS