



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

Planning & Zoning Commission Meeting
Monday, August 03, 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, August 03, 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. 472 – Public hearing, consideration, and action regarding the request of Jacob W. Oder, applicant, on behalf of Caravanserai, LLC, owner, to replat the properties identified as **CB 4024 BLK 109 LOT 2**, also known as 104 Crescent St, and **CB 4024 BLK 109 LOT 1**, also known as 202 Crescent St.

The City Council of the City of Alamo Heights will conduct a public hearing on **Monday, August 10, 2026 at 5:30pm** relating to the recommendations of the Planning and Zoning Commission regarding the same issues.

Maverick **Land Surveying Co.**

1856 Lockhill-Selma, Suite 105, San Antonio, Texas 78213
Phone: (210) 342-9455 Fax: (210) 342-9524

June 24, 2026

City of Alamo Heights
6116 Broadway
Alamo Heights, TX 78209

Attention: Lety Hernandez, Community Development Services Director

Reference: Crescent Street Heights Replat
Owner: Caravanserai. LLC

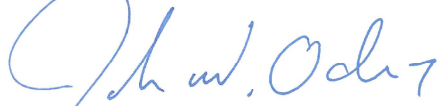
Dear Mrs. Hernandez:

On behalf of the Owner, Caravanserai, LLC, we hereby request that the City of Alamo Heights allow the final plat of the above-referenced subdivision (reduced copy attached) to be reviewed, processed, and heard by the City Planning and Zoning Commission and City Council. The purpose of the replat is to remove the lot line between 104 and 202 Crescent Street (lots 1 and 2, Block 109). We are currently working to obtain the City of Alamo Heights Purveyor Letter and the letters of certification from CPS Energy and SAWS.

Thank you for considering this request. If you have any questions or need additional information, please give me a call.

Sincerely,

MAVERICK LAND SURVEYING CO.
TBPLS FIRM No. 10132700



Jacob W. Oder, R.P.L.S.
Project Manager

Attached:

One jump drive with PDF copy of application material and replat
2 Plan packets: Application, existing site conditions and owners deed
Two full size paper copies of replat and two reduced copies
Project Review fee for \$350.00

104 and 202 Crescent Street
Lots being replatted

EXISTING CONDITIONS

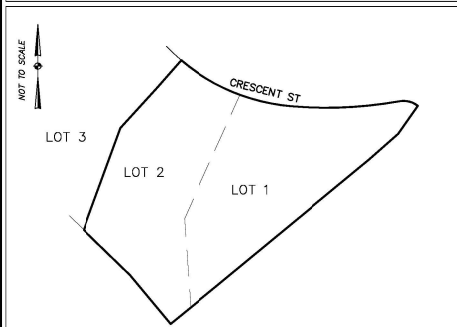
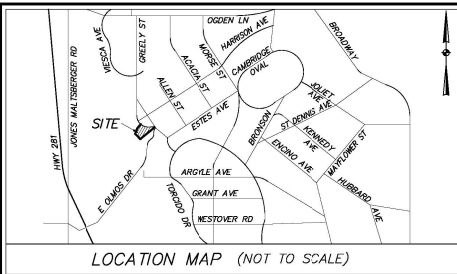
Legend

- 417 S King St
- Feature 1
- Medical Terrace
- Nesbit Living & Recovery Center

104 Crescent St

Crescent St

Olmos Dam



2.320 ACRES WAS PREVIOUSLY PLATTED AS LOTS 1 AND 2, BLOCK 109, COUNTY BLOCK 4024 BY PLAT OF ALAMO HEIGHTS RECORDED IN VOLUME 9537, PAGE 95, PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND:

- CL = CENTERLINE
- DPR = DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE(S)
- = ORIGINAL LOT LINE
- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON ROD WITH PLASTIC CAP (MLS Co)
- () = RECORD DATA

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.

PRELIMINARY

This document shall not be recorded for any purpose.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5616

SURVEYOR'S NOTES:
1. ALL LOT CORNERS FOUND OR SET AS INDICATED.
2. THE BASIS OF BEARINGS IS NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM ZONE 4204.
3. SET IRON RODS ARE CAPPED WITH AN ORANGE PLASTIC CAP STAMPED "MLS CO".

IMPACT FEE PAYMENT DUE:
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.

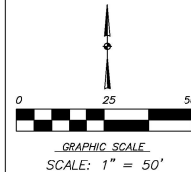
CPS/SAWS/COSA UTILITY NOTE:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE 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 WHICH 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.

CURVE DATA:

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG. & DIST.
C~1	300.00'	186.60'	35°38'20"	S 67°16'52" E ~ 183.61'
C~2	635.24'	166.80'	15°02'39"	N 87°22'00" E ~ 166.38'
C~3	34.50'	29.41'	48°50'34"	S 75°48'47" E ~ 28.53'

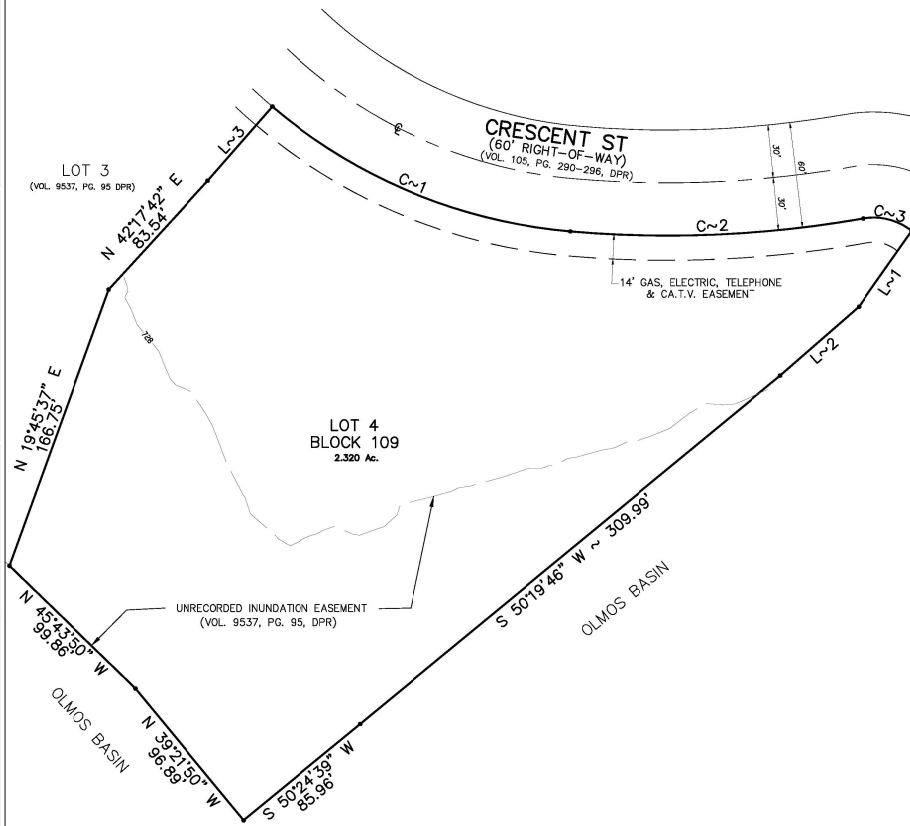
LINE DATA:

LINE	BEARING & DISTANCE
L~1	S 34°51'08" W ~ 52.55'
L~2	S 48°41'50" W ~ 59.32'
L~3	N 40°59'03" E ~ 55.85'



Maverick Land Surveying Co.
1856 Lockhill-Spring, Suite 102
San Antonio, Texas 78213
210-342-9455
FAX-210-342-9524
TBPLS FIRM No. 10132700

PRINT DATE: JUNE 22, 2026
SURVEY DATE: APRIL 24, 2026
MLS JOB No: 56822-0004



REPLAT ESTABLISHING
CRESCENT STREET HEIGHTS
ESTABLISHING LOT 4, BLOCK 109, COUNTY BLOCK 4024, IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS.

STATE OF _____
COUNTY OF _____

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOR ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: JIM DICKE
KATY DICKE

CARE OF (AGENT): KATY DOSECK
ADDRESS: 40 SOUTH WASHINGTON STREET
NEW BREMEN, OH 75869
TELEPHONE: 419-626-4120

KATY DOSECK - AGENT: LOT 1 & 2

STATE OF _____
COUNTY OF _____

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 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 IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
THIS PLAT OF _____ CRESCENT STREET HEIGHTS _____ 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: _____ CHAIR

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
THIS PLAT OF _____ CRESCENT STREET HEIGHTS _____ 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 _____, A.D. 2026

BY: _____ MAYOR

ATTEST: _____ CITY SECRETARY