

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

Planning & Zoning Commission Meeting Monday, October 06, 2025 – 5:30 P.M.

Take notice that a special Planning & Zoning Commission Meeting of the City of Alamo Heights will be held on **Monday, October 06, 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.

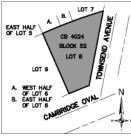
<u>Case No. 452</u> – Public hearing, consideration, and action regarding the request of Lyndsay A. Thorn of Thorn Architects, applicant, representing SNB-Limited Partnership LLC, owner, to replat the property identified as **CB 4024 BLK 52 LOT 8**, also known as 1009 Townsend Ave.

The City Council of the City of Alamo Heights will conduct a public hearing on **Monday**, **October 13**, **2025** at **5:30pm** relating to the recommendations of the Planning and Zoning Commission regarding the same issues.



LOCATION MAP

N.T.S.



ARBITRARY MAP

N.T.S.

BEING 0.338 OF ONE ACRE OF LAND KNOWN AS ARBITRARY LOT 8, BLOCK 52, C.B. 4024, RECORDED IN THE ALAMO HEIGHTS SUBDIVISION, VOLUME 105, PAGE 292, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PERSONAL PROPERTY OF SERVICE AND SERVICE A

PROMOTEON AUTHOR OF THE PARTY OF THE EXTREMA CASE, WATER AND WATERATERS THE PARTY OF THE PARTY O

- Utilità Rederità i un un una une une une un esta de l'esta de l'es

- THE VALUE OF THE TWO BETS OF EAST AND MORTH (X.Y) COORDINATES AND ELEVATION SHOWN HEREON WERE DOTABED WITH GLOBAL POSTIONING RECEIVERS WITH REFERENCE OF STATION SHAM AND RIMP FOL 0.931 DATUS IS WORSE, NAMES GONVERTED TO FEET COORDINATES ARE TEXAS STATE PLANE COORDINATES SOUTH CHIRAL 2004 OAKE CHIRA THE COMBRIDED SCAFE PLANTED IS LIVED.
- MONUMENTATION AS SHOWN HEREON, SET 1/2" RESAR WITH A PLASTIC CAP AT ALL CORNERS WHERE POSSIBLE) AT COMPLETION OF CONSTRUCTION.
- THE BASIS OF BEARING SHOWN HEREIN IS THE TEXAS STATE PLANE COORDINATE INSTITUS, SOUTH CENTRAL ZONE. LINE SHOWN BETWEEN TWO FOUND MONUMENTS AND ESTABLISHED AS 10 FM 4THY ME PGS BEREFACTION BRADEO ON DATING WISSEN, INVESTIGATION TEXAS STATE PLANE COORDINATE SYSTEM, VICEPERINDE ALAMO HEIGHTS SUBDIVISION PLAT VICILINE IDE PARCE 22D CHEMPAN.
- 4. THE CONTOURS SHOWN HEREON WERE TAKEN FROM A FIELD SURVEY COMPLETED ON DATE MONTH, DAY, YEAR.

SAWS HIGH PRESSURE NOTE

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF RAFFEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED BY PSI, AT ALL, SUCH LOCATIONS. THE DEVELOPER OR BOULDERS SHALL NORMAL AT EACH LOT, ON THE GUINNERS SHO OF THE METTER, AN APPROVED THE PRESSURE REGULATION IN CONFORMANCE WITH THE PLUMSING CODE OF THE CITY OF SAN ANTOING.

THE NUMBER OF WASTEMATER EQUIVALENT DWELLING UNITS (EQUIS) PAID FOR THIS SUPCIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER.

SAWS IMPACTIFEE PAYMENT NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS RAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER DEFINICE CONNECTION.

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBLITS, PARKS, TIRCE SAVE AREAS, ORAHWAGE EGGENERITS AND AREASHITS AND AREASHITS OF ANY OTHER NATURE WITHIN THIS SUCCESSION OF A THE SECOND OF A THE S

SETBACK NOTE

SETBACKS SHALL CONFORM TO THE CITY OF ALAMO HEIGHTS ADOPTED ZONING CODE

INDRESS AND EXPESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTE FOR ADDIQUATE HIRE DEPARTMENT CHILDLE ACCESS FER THE COTH OF SAN ANTONIO FIRE FREVENTION CODE. ANY CROSSACCESS SHALL NOT BE LIGHTED KNOWN ANY THAT BE REPROVED FROM THE CLIT. WITHOUT ARTITES PERMISSION FROM THE CLIT. OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONION OF DEVELOPMENT.

RESIDENTIAL FINISHED PLOOR NOTE:

PROBLEM FOOK LEVENTONS FOR RESIDENTIAL SHUTTURES SHALL BE NO LESS THAN BLOWNING FROM LAND FROM THE PROBLEM FOR THE SHALL SHALL

LEGEND AUTOLS) ARBITRARY BLOCK CABLE TELEVISION CENTER LINE CITY OF ALAWG HEIGHTS CITY OF SAN ANTONIC CITY PUBLIC SERVICE ENERGY OF SAIN APROPRIS OF SAIN APPORTS OF SA PAGE RIGHT OF WAY SAN ANTONIO WATER SYSTEM TELEPHONE TYPICAL VOLUME 1/2" FOUND RON PIN W **← →** E GRAPHIC SCALE 25 50 75 100

SCALE: 1"= 50"

ALAMO HEIGHTS PLAT

PLAT ESTABLISHING 1009 TOWNSEND AVENUE

BEING A TOTAL OF 0.338 OF ONE ACRE, ESTABLISHING LOTS 14, 15, 16, AND 17, BLOCK 52, C.B. 4024; BEING THAT CALLED 0.339 OF ONE ACRE IRACT CONVEYED TO S.N.B. MANAGEMENT, LIC BY GENERAL WRRANTY DEED RECORDED IN DOCUMENT, IN PROPERTY, BECAR COUNTY, ITAKS AND BY BY GENERAL WARRANTY DEED CORRECTION AFTIDANT RECORDED IN DOCUMENT #2024/0168149, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BECAR COUNTY, TEXAS, EDING THE SAME TRACT AS DESCRIBED IN ALAMO HEIGHT SUBDIVINGON, VOLUME 103, PAGE 222 DEED AND PAT RECORDS OF BECAR COUNTY, TEXAS.



11222 BALLARD PEAK SAN ANTONIO, TEXAS 78254 210-393-1010 TBPELS ENGINEERING FIRM NO. F-26683

DATE OF PREPARATION: SEPTEMBER 5, 2025

COUNTY OF HEXAR \$

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DALY AUTHORIZED ACENT, DEDICATES TO THE USE OF THE PUBLIC FOREYR ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASTERNOUND FURLOR PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EMPRESSED.

OMER/DEVELOPER ON NELLEY, TITLE
INVESTMENT REPORTETY EXCHANGE
SETTING AND CAMPITOT
PARTICIPATE
PARTICIPATE
202 TOMER DRIVE
HILL COUNTRY VILLAGE, TX 78232
(DOS) DATE-SOOK

DULY AUTHORIZED AGENT

COUNTY OF MEXAN &

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ON NEELEY 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 LINDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION OF THE CITY AS FOLLOWS:

THIS PLAT OF 1008 TOWNSEND AVENUE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZOMING COMMISSION OF THE CITY OF CONSIDERED BY THE PLANTAGE AND APPROVED BY SUCH COMMISSION.
HEIGHTS, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____

BY: ____ SECRETARY APPROVAL OF THE CITY COUNCIL AS FOLLOWS:

THIS PLAT OF 1008 TOWNSON AVENUE HAS BEEN SUBMITTED TO AND CONSECRED BY THE CITY COUNCIL ARD THE CITY OF ALAMO HEGHTS, TEAS, AND THE GOVERNING BODY OF SUCH CITY, AND IS HEREBY APPROVED.

DATED THIS _____ DAY OF ___

BY: MAYOR BY: CITY SECRETARY

. A.D., 2025.

STATE OF TEXAS &

COUNTY CLERK OF SALD CULTUTY, DO CHEEK OF SALD CARD, AND CHEEK OF SALD, 2025 AT SALD, SALD

OGUNTY CLERK, BEXAR COUNTY, TEXAS



STATE OF TEXAS \$

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

PAUL A. MATHIS, P.E. LICENSED PROFESSIONAL ENGINEER NO. 105075

STATE OF TEXAS 8

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF

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 OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

COMPANY NAME
TBPELS SURVEYING FIRM #DOXXXXX—XX
NUMBER STREE
CITY, STATE ZIPXX
(XXX) XXX—XXXXX

NAME. RPLS REGISTERED PROFESSIONAL LAND SURVEYOR NO. XXXX

