



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

**Planning & Zoning Commission Meeting  
Monday, February 05, 2024 – 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 05, 2024 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 and entering Meeting ID 89047228116. 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.

**The City cannot guarantee participation by phone due to unforeseen technical difficulties or provide prior notice if they occur; therefore, the City urges your in-person attendance if you require participation.**

**Case No. 432** – Public hearing, consideration, and action will take place on **Monday, February 05, 2024 at 5:30pm** regarding a request to replat the properties identified as **CB 4024, BLK 197, LOT 8**, also known as **218 Canyon Dr**, and a **.1148ac out of CB 4024, also known as Lot 8A**.

The City Council of the City of Alamo Heights will conduct a public hearing on **Monday, February 12, 2024 at 5:30pm** relating to the recommendations of the Planning and Zoning Commission regarding the same issues.

January 2, 2024

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

Re: Replat of Alamo Heights Subdivision  
218 Canyon Dr.  
Alamo Heights, Texas

Dear Ms. Hernandez:

Our clients own the property at the above referenced address, the subject of this plat/replat. The property includes an existing house, a garage, and a partially constructed pool and pool house. As you are aware, they were approved by the City of Alamo Heights in September of 2020 to move forward with construction of their pool and pool house without the need for platting/replatting the property. Permits related to these improvements have been issued by the City, either in whole or in part.

The City has now determined they are required to plat/replat their property by combining platted Lot 8 with the rear adjoining 50' of their property they also own in order to complete the construction of the pool/pool house, hence the reason for this plat/replat. Surveys showing largely all of the existing improvements are included with this plat 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.



City of Alamo Heights  
**DEPARTMENT OF PUBLIC WORKS**  
6116 Broadway – San Antonio, Texas – 78209 – (210) 826-0516

November 20, 2023

To Whom It May Concern:

"Please be advised that the City of Alamo Heights, Texas is the purveyor of water and sewer services for the property at 218 Canyon. Any upgrades or modifications to the existing water and sewer system, including new infrastructure and connections requested by the developer, shall be the responsibility of the developer and shall be installed according to City of Alamo Heights regulations at the developer's expense. All such upgrades and modifications are subject to the developer's SUP (if applicable), which also includes the acquisition of any water rights occasioned by additional consumption".

Please feel free to contact Mark McGinnis, Utility Superintendent at 210 832-2231 if you should have any questions or further concerns with water or sewer service. For account service, disconnect or establish a new account, contact Melissa Gomez at 210 882 1507

Sincerely,

A handwritten signature in cursive script that reads "Patrick J. Sullivan".

Patrick Sullivan,  
Public Works Director

210 882 1506 office



**SAN ANTONIO WATER SYSTEM  
INFRASTRUCTURE PLANNING DEPARTMENT**  
2800 U.S. Hwy 281 North • P.O. Box 2449 • San Antonio, TX 78298-2449

**LETTER OF CERTIFICATION FOR SUBDIVISION PLATS AND PLANS**

**Approval DATE:** 12/4/2023

**Expire Date:** 9/4/2024

**SUBDIVISION NAME:** Replat of Alamo Heights Subdivision **PLAT NO:** AH00041  
- 218 Canyon Dr

**TO:** Dye Enterprises  
4047 STAHL RD STE 3  
SAN ANTONIO, TX, 78217

C.O.S.A. Major Plat:

SAWS Major Plat:

The required data for the above subdivision, as required by Appendix A of the City of San Antonio Unified Development Codes, has been received by this department

**SEWER      SAWS Job Number(s):**

Sewer Impact Fee Required?

Lift Station Fee:

Sewer Fee/EDU:

Sewer EDUs: 0

Total Sewer Impact Fee:

Total Planned Sewer Improvements - Cost Estimate:

Main Extension Required: No

Sewer service is available through SAWS Counter Service Permit: No

Plat is subject to 30TAC 213.5 (b) and 213.5 (c) (Located over EARZ): No

**WATER      SAWS Job Number(s):**

Water Impact Fee Required?

Water Fee/EDU:

Water EDUs:

Total Water Impact Fee:

Total Planned Water Improvements - Cost Estimate:

Main Extension Required: No

Water service is available through SAWS Counter Service Permit: No

**Remarks:** Water and Sewer serviced by Alamo Heights

Total Improvements:

Total Impact Fees:

cc: COSA Development Services  
Consultant/Engineer

**Marisa Wachal**

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**Development Engineering Services**

**RELEASE FOR RECORDATION**



December 4, 2023

Dye Enterprises  
D. Scott Dye, P.E., R.P.L.S.  
4047 Stahl Road #3  
San Antonio, TX 78217

Re: Letter of Certification Recommending Approval  
Plat: ALAMO HEIGHTS SUBDIVISION

To Whom It May Concern:

Please accept this Letter of Certification for approval of the above mentioned plat. CPS Energy has no objection to the filing of this plat for consideration by the appropriate governmental entity.

The installation of electric and natural gas (if applicable) facilities is subject to conformance with all legal regulations and requirements relating to platting, subdividing, governmental approvals and permits incidental to installing and maintaining the facilities as planned.

Should changes be made to the approved plat noted and dated above, this letter will be deemed invalid and the updated plat will have to follow the plat review and approval process.

If you should have any questions or concerns regarding this Letter of Certification, please contact our office at (210) 353-2969.

Sincerely,

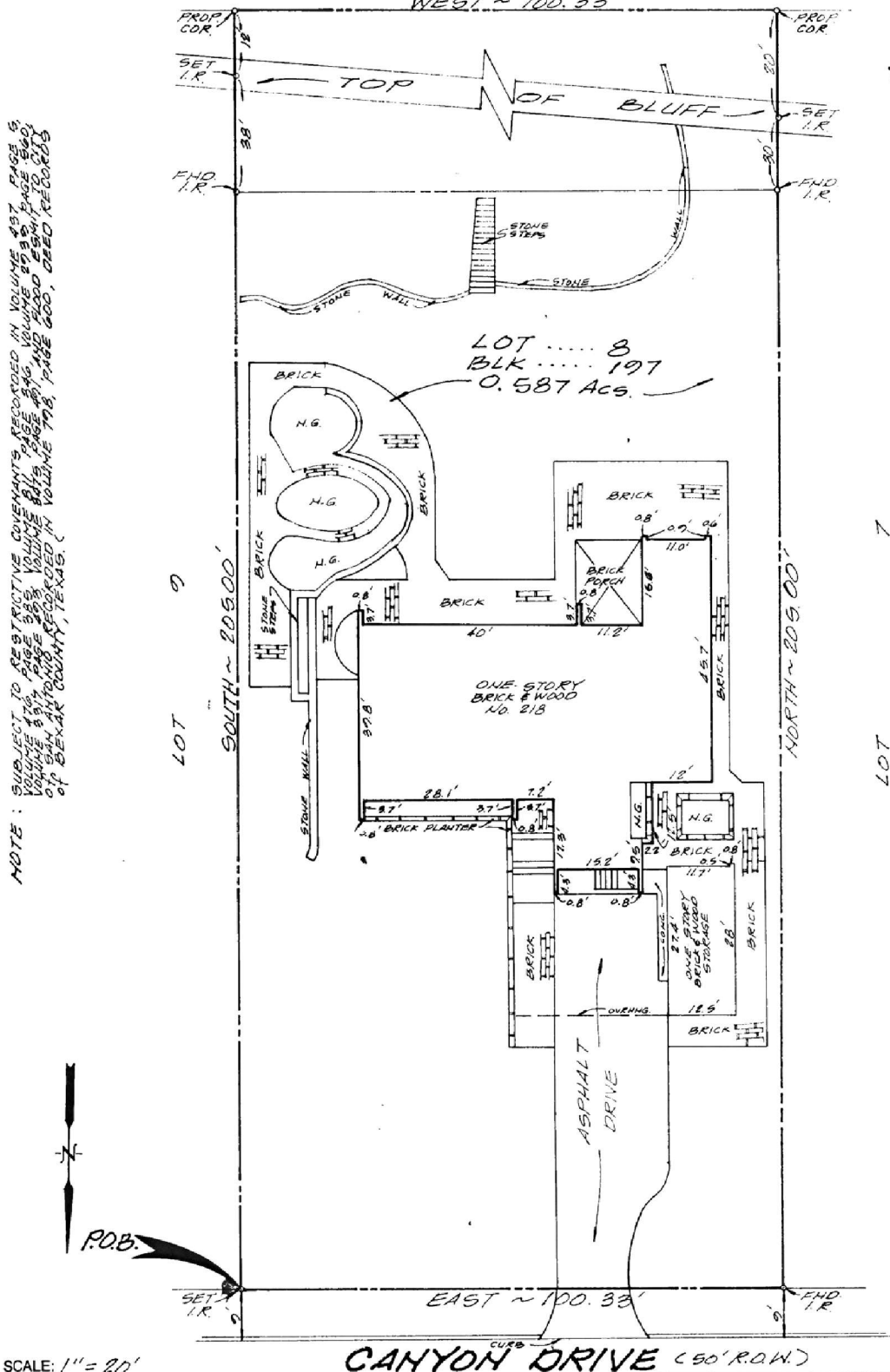
A handwritten signature in black ink that reads "Yvonne Long".

Yvonne Long, SR/WA  
Right-of-Way Agent 3  
Right-of-Way Management

NOT IN 100 YEAR FLOOD PLANE ACCORDING TO N.F.I.P. MAP NO. 480096 0001 C REV. 7-5-84 ZONE "B+C"  
WEST ~ 100.33'

NOTE: SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOLUME 837, PAGE 5, VOLUME 170, PAGE 145, VOLUME 811, PAGE 840, VOLUME 879, PAGE 560, VOLUME 874, PAGE 258, VOLUME 849, PAGE 481, AND FLOOD EIGHT, TO CITY OF SAN ANTONIO, RECORDED IN VOLUME 178, PAGE 600, DEED RECORDS OF BEXAR COUNTY, TEXAS.

THIS SURVEY IS ACKNOWLEDGED AND ACCEPTED BY:



SCALE: 1" = 20'

CANYON DRIVE (50' R.O.W.)

I, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to  
SAN ANTONIO FEDERAL CREDIT UNION and  
ALAMO TITLE CO.

that the above plat is true and correct according to an actual survey made on the ground, under my supervision, of the property described hereon (and/or by metes and bounds on attached sheet). I further certify that all easements and right-of-ways of which I have been advised are shown hereon and that, except as shown hereon, there are no encroachments, no overlapping of improvements, and no discrepancies or conflicts in the boundary lines, and no evidence of other easements or right-of-ways on the ground. I further certify that the subject property has access to a dedicated right-of-way.

Lot(s) — Block \*\* SEE ATTACHED METES & BOUNDS \*\*

Volume —, Page —  
of the — records of BEXAR County, Texas.

Witness my hand and seal this 24th day of DECEMBER, 19 92

Owner: S. VAN STEWART AND SUSAN T. STEWART

Address: 218 CANYON DRIVE GF No. 285868

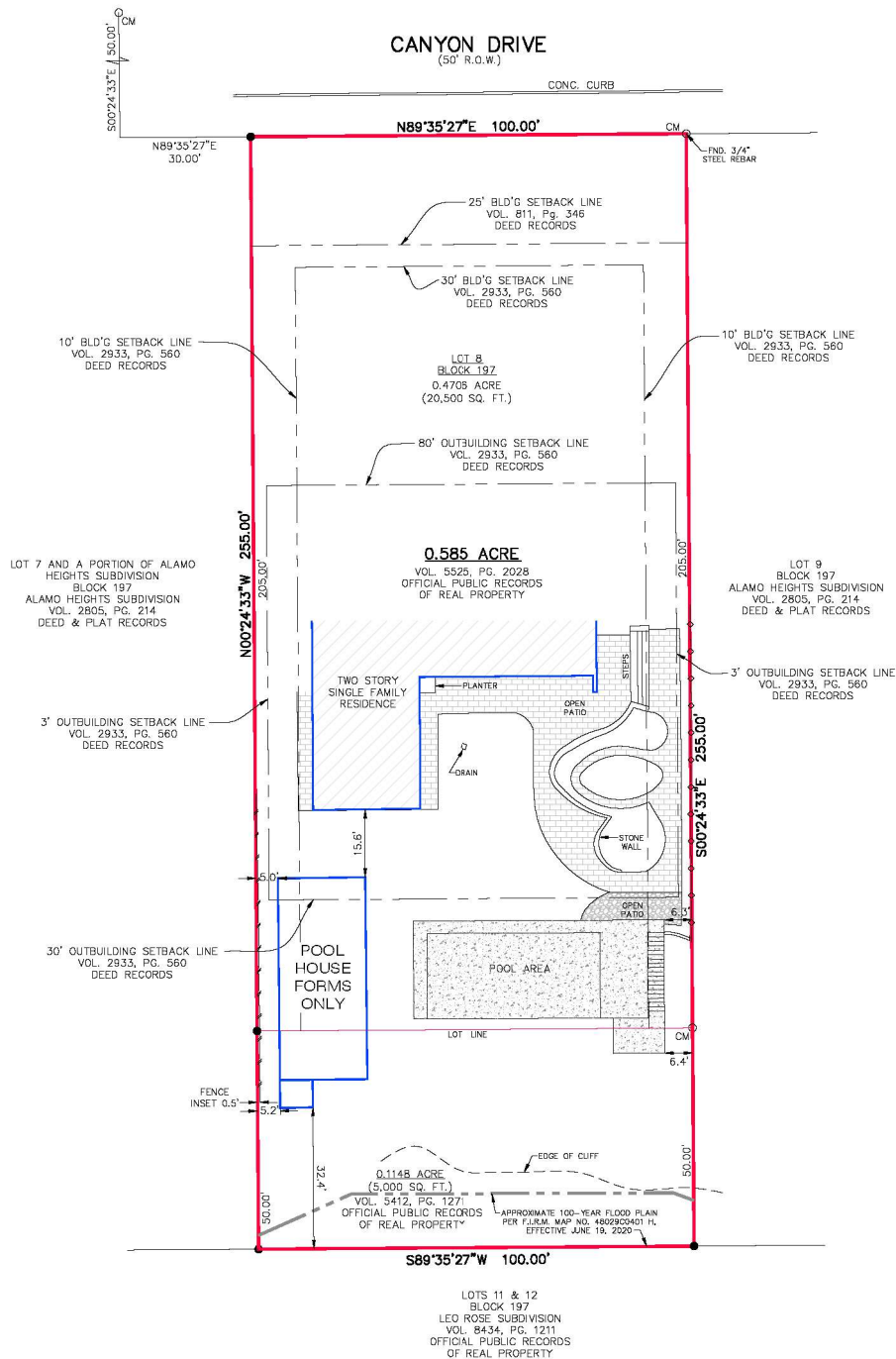


GE REAVES ENGINEERING, INC.

P.O. BOX 791793  
SAN ANTONIO, TEXAS 78279-1793  
512/490-4506 • FAX: 512/490-4812

Registered Professional Land Surveyor  
JOB NO. B13407





#### LEGEND:

- CALCULATED POINT  
(NO MONUMENT SET)
- FOUND 1/2" STEEL REBAR  
(UNLESS OTHERWISE NOTED)
- CM CONTROLLING MONUMENT
- BAMBOO FENCE
- WOOD FENCE
- STONE
- BRICK

#### NOTES:

1. THE PLAT OF ALAMO HEIGHTS SUBDIVISION RECORDED IN VOLUME 2805, PAGE 214 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, DOES NOT PROVIDE BEARINGS. THEREFORE, THE BEARINGS SHOWN ARE BASED ON STATE PLANE TEXAS SOUTH CENTRAL ZONE NAD 83 (20'1 ADJUSTMENT).
2. BENCHMARK AND ELEVATIONS SHOWN ARE BASED UPON NAVD83 DATUM.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE BUILDING SETBACKS, RESTRICTIONS, OR EASEMENTS THAT MAY AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON. OWNER/BUILDER/ARCHITECT SHALL VERIFY ALL OF THE ABOVE PRIOR TO CONSTRUCTION.

OWNER : S. VAN & SUSAN T. STEWART

ADDRESS : 218 CANYON DRIVE

LOT 8, BLOCK 197, ALAMO HEIGHTS SUBDIVISION, SITUATED IN THE CITY OF ALAMO HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2805, PAGE 214, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND 0.1148 ACRES, CALLED 5,000 SQUARE FEET, OUT OF COUNTY BLOCK 4024 AS RECORDED IN VOLUME 5412, PAGE 1271, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.

**" POOL HOUSE FORM SURVEY ONLY "**

**DYE ENTERPRISES**  
ENGINEERS • SURVEYORS • PLANNERS

TSPS: FIRM REGISTRATION #F-2257  
TSPLS: FIRM REGISTRATION #10087500  
4647 STAHL ROAD, SUITE R1  
SAN ANTONIO, TEXAS 78217  
TEL (210) 599-4123  
FAX (210) 599-4181

DRAWN BY: J.R.C.  
JOB NO. 200056-02  
FIELD WORK COMP. 10-18-22



STATE OF TEXAS  
COUNTY OF BEXAR

THE ABOVE SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISOR. MUNICIPAL RECORDS NOT RESEARCHED.

THIS 20th DAY OF OCTOBER 2022, A.D.

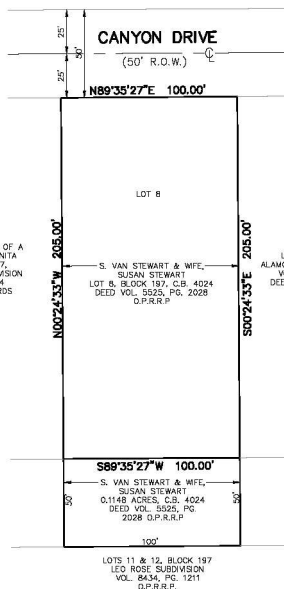
*D. Scott Dye*  
D. SCOTT DYE - R.P.L.S. NO. 5315



LOCATION MAP  
NOT TO SCALE



LOT 7 AND A PORTION OF A TRACT KNOWN AS BONITA CANYON, BLOCK 197, ALAMO HEIGHTS SUBDIVISION VOL. 2805, PG. 214, DEED & PLAT RECORDS



**AREA BEING REPLATTED**

LOT 8, BLOCK 197, C.B. 4024, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2805, PAGES 213-214, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND THE 0.1148 ACRE PARCEL, C.B. 4024, ACCORDING TO THE DEED RECORDED IN VOLUME 5525, PAGE 2028, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

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

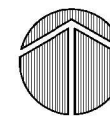
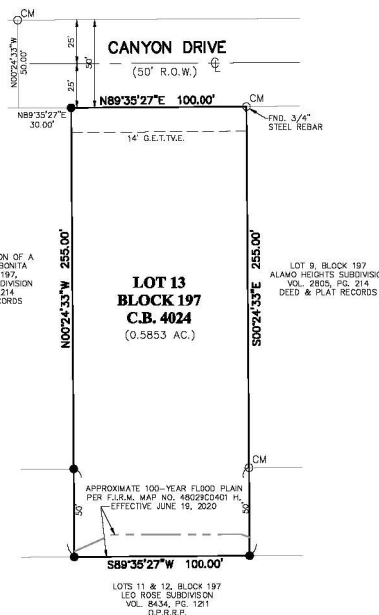
**CPS/SAWS/COSEA UTILITY NOTES:**

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 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 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 NOTE:**

THE BEARINGS SHOWN ARE BASED ON STATE PLANE TEXAS SOUTH CENTRAL ZONE NAD 83 (2011 ADJUSTMENT)

OWNER/SUBDIVIDER:  
MR. & MRS. VAN STEWART  
218 CANYON DRIVE  
SAN ANTONIO, TEXAS 78209



SCALE: 1" = 50'

**LEGEND**

- FND. 1/2" STEEL REBAR (UNLESS OTHERWISE NOTED)
- CALCULATED POINT (NO MONUMENT SET)
- 11/36/1065 VOLUME/PAGE
- D.P.R.L.P. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- 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

THIS REPLAT OF ALAMO 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., 20\_\_\_\_

BY: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
CLERK

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