



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

**Planning & Zoning Commission
Monday, June 06, 2022 – 5:30 P.M.**

Take notice that a regular Planning & Zoning Commission of the City of Alamo Heights will be held on **Monday, June 06, 2022 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. **Per Governor's Order GQ-36, attendees are not required to wear facial covering (mask) but are encouraged.** The City will continue to practice social distancing, and seating will be limited to capacity limits.

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.

Case No. 420 – Public hearing, consideration, and action will take place on **Monday, June 06, 2022 at 5:30pm** regarding a request to replat the property identified as **CB 5571A, BLK 8, LOTS 24 thru 28**, also known as **227 Rosemary Ave.**

The City Council of the City of Alamo Heights will conduct a public hearing on **Monday, June 13, 2022 at 5:30pm** relating to the recommendations of the Planning and Zoning Commission regarding the same issues.

CPSE NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEM—CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) — IS HEREBY DEDICATED THE 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 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 FACILITY, LOCATED WITHIN SAID EASEMENT, 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 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.

LEGEND & ABBREVIATIONS

VOL	VOLUME
PG	PAGE
CATV	CABLE TV
ROW	RIGHT OF WAY
● F	FOUND 1/2" IRON PIN
○ S	SET 1/2" IRON PIN
ELEC	ELECTRIC
TELE	TELEPHONE
CB	COUNTY BLOCK
AC	ACRES
OPRBC	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "RPLS 5904" UNLESS NOTED OTHERWISE:
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE 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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JACK DABNEY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, JACK DABNEY, 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., 20 ____.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

PROPOSED EASEMENTS TO BE
ESTABLISHED BY THIS PLAT

① 14' ELEC, GAS, TELE, CATV EASEMENT

STATE OF TEXAS
COUNTY OF BEXAR

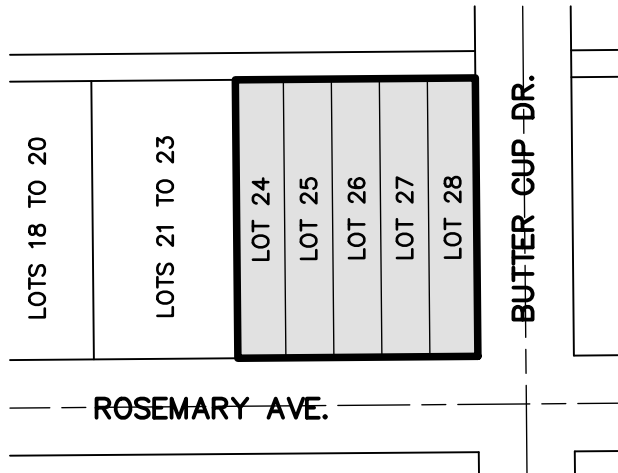
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

CAESAR A. GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5904
CBS PROJECT: 22-2-7C

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, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

FRANK G. HILL
REGISTERED PROFESSIONAL ENGINEER

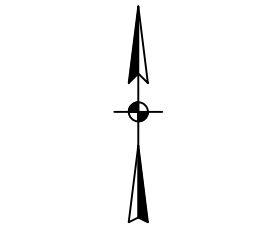


AREA BEING REPLATTED

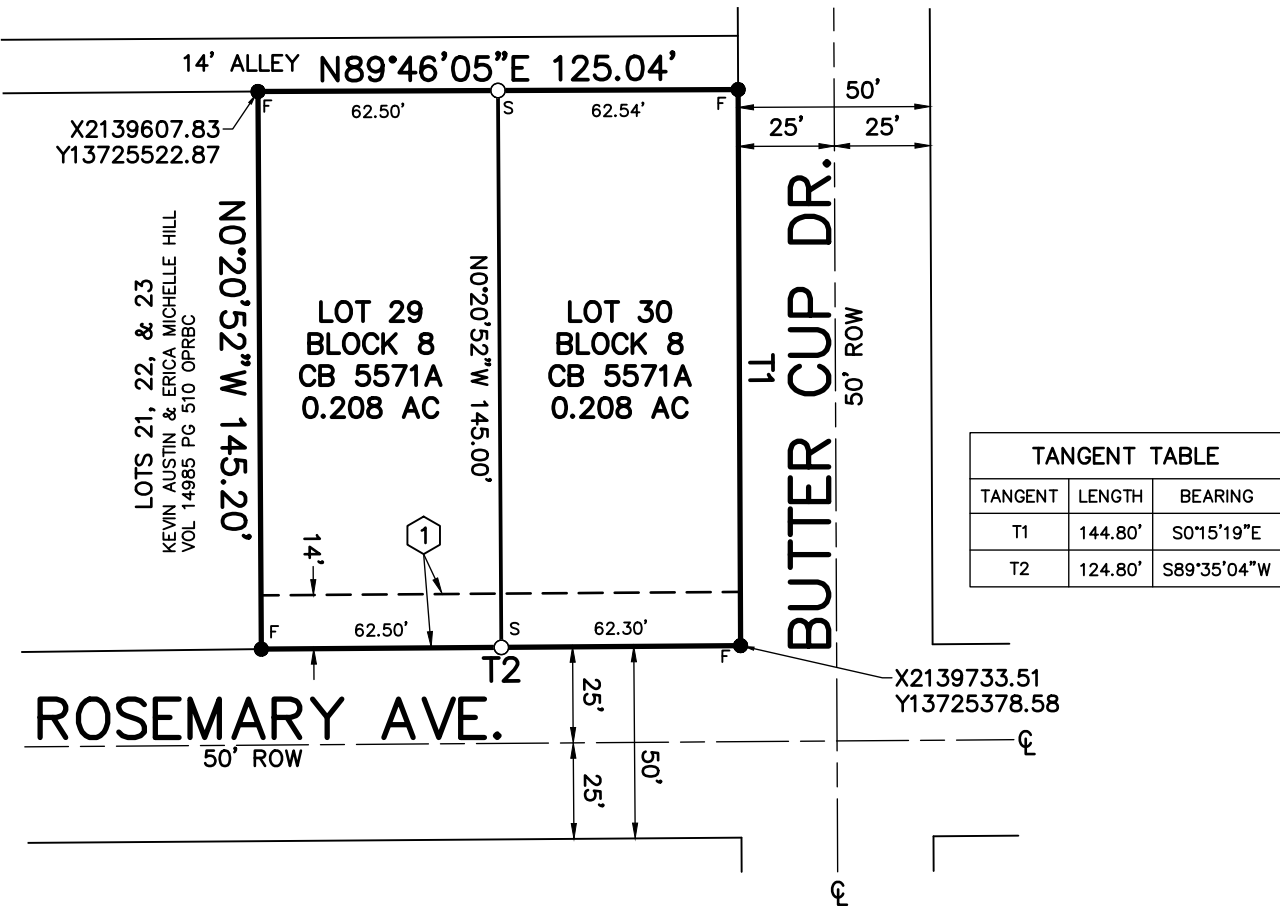
SCALE: 1"=100'

THE AREA BEING REPLATTED, LOTS 24 TO 28, BLOCK 8, COUNTY BLOCK 5571A, WERE PREVIOUSLY PLATTED AS PART OF BEAUTIFUL BLUE BONNET HILLS, CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS, RECORDED IN VOL 642, PG 105, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

TOTAL AREA REPLATTED
0.416 AC



SCALE: 1' = 50'



ROSEMARY SUBDIVISION

ESTABLISHING LOTS 29 AND 30, BLOCK 8, COUNTY BLOCK 5571A, CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS.

THIS REPLAT OF A PORTION OF ALAMO HEIGHTS HAD 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

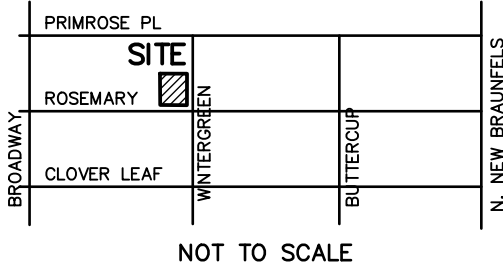
THIS REPLAT OF A PORTION OF ALAMO HEIGHTS HAD BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS, AND IS HEREBY APPROVED.

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

BY: _____
MAYOR

BY: _____
CITY SECRETARY

LOCATION MAP



NOT TO SCALE



Gary Hill Engineering LLC

GARY HILL ENGINEERING LLC
9238 TRAILING FERN
HELOTES, TEXAS 78023
210-241-8060
TBPE FIRM NO. F-16593



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

April 11, 2022

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(s) at 227 Rosemary Ave. 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 Amanda Borrego at 210 882 1507

Sincerely,

A handwritten signature in black ink, reading "Patrick Sullivan", is written over a horizontal line.

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: 4/13/2022

Expire Date: 1/13/2023

SUBDIVISION NAME: Dabney Subdivision #2

PLAT NO: AH0035

TO: Gary Hill Engineering, LLC
9238 TRAILING FERN
HELOTES, TX, 78023

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: Served by Alamo Heights.

Total Improvements:

Total Impact Fees:

cc: COSA Development Services
Consultant/Engineer

Danielle Villarreal

Development Engineering Services

RELEASE FOR RECORDATION



05/13/2022

Gary Hill Engineering LLC
Frank G Hill, P.E., CFM
9238 Trailing Fern
Helotes, Texas 78023

Re: Letter of Certification Recommending Approval

Plat No: Rosemary Subdivision

Plat Date: 04/29/2022

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) 353-4050.

Sincerely,

Jenna Keylich

Jenna Keylich
Customer Service Supervisor
Customer Engineering Department