



**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. 434** – 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 20, LOTs south 50ft of 4, all of 5, and north 50ft of 6**, also known as **231 Encino Ave.**

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.

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

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

January 16, 2024

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

Re: Replat of Alamo Heights Subdivision  
231 Encino Ave.  
Alamo Heights, Texas

Dear Ms. Hernandez:

Our client owns the property at the above referenced address. The portion of the property fronting on Chester St. is being replatted into two Lots for the development of two new residential homes. The subject property being replatted is currently undeveloped with the exception of an existing driveway and a portion of an existing residential home protruding into it from platted Lot 12, also owned by our client. A survey showing all of the existing improvements is 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.



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

December 7, 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 231 Encino. 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".

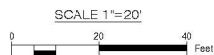
Please feel free to contact Mark McGinnis, Utility Superintendent at 210 832-2231 if you should have any questions or further concerns with water or sewer service. For account service, disconnect or establish a new account, contact 210 882 1507

Sincerely,

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

Patrick Sullivan,  
Public Works Director

210 882 1506 office



LOT 10

A PORTION  
OF LOT 4

THE SOUTH  
50 FEET  
OF LOT 4  
0.172 ACRE  
(7,502 SQ. FT.)

LOT 12  
0.342 ACRE  
(14,804 SQ. FT.)

BLOCK 20

1.371 ACRES  
(59,703 SQ. FT.)

LOT 11  
0.341 ACRE  
(14,860 SQ. FT.)

LOT 5  
0.345 ACRE  
(14,969 SQ. FT.)

THE NORTH  
50 FEET  
OF LOT 6  
0.171 ACRE  
(7,468 SQ. FT.)

THE SOUTH  
50 FEET  
OF LOT 6

TREE TABLE		TREE TABLE	
POINT NO.	DESCRIPTION	POINT NO.	DESCRIPTION
000	22" OAK	028	12" CREPE MYRTLE
001	14" OAK	029	12" CREPE MYRTLE
002	14" OAK	030	10" CREPE MYRTLE
003	14" OAK	031	8" CREPE MYRTLE
004	8" OAK	032	8" CREPE MYRTLE
005	8" OAK	033	4" CREPE MYRTLE
006	8" MOCK ORANGE	034	14" PALM
007	8" MOCK ORANGE	035	80" DEAD TREE
008	12" CREPE MYRTLE	036	12" CREPE
009	8" OAK	037	12" CREPE
010	8" OAK	038	12" OAK
011	8" OAK	039	38" OAK
012	8" JAP PLUM	040	8" OAK
013	37" OAK	041	14" PALM
014	33" OAK	042	18" PALM
015	8" OAK	043	8" CREPE
016	48" OAK	044	18" PALM
017	30" OAK	045	38" OAK
018	30" OAK	046	40" PINE
019	12" CREPE MYRTLE	047	38" OAK
020	12" CREPE MYRTLE	048	40" OAK
021	18" CREPE MYRTLE	049	40" OAK
022	18" CREPE MYRTLE	050	TRAVEL
023	12" CREPE MYRTLE	051	18" CREPE MYRTLE
024	12" CREPE MYRTLE	052	18" CREPE MYRTLE

LEGEND:

- SET 1/2" STEEL REBAR W/ CAP STAMPED "DYE ENT SA TX"
- FOUND 1/2" STEEL REBAR (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT (NO MONUMENT SET)
- CM CONTROLLING MONUMENT
- ⊕ BENCHMARK
- ⊗ POWER POLE
- OVERHEAD UTILITIES
- CHAINLINK FENCE
- WROUGHT IRON FENCE
- WM ⊗ WATER METER

ENCINO AVE.  
(60' R.O.W.)

CHESTER  
(60' R.O.W.)

ADDRESS: 231 ENCINO AVE  
BUYER: NIC ABBEY HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY

ALL OF LOTS 12, 11 AND 5, THE SOUTH 50 FEET OF LOT 4, THE NORTH 50 FEET OF LOT 6, BLOCK 20, ALAMO HEIGHTS, AN ADDITION TO THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 105, PAGES 290-296, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

TITLE COMPANY: FIRST AMERICAN TITLE COMPANY G.F. NO. 1-230755  
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS RECORDED IN VOL. 634 PG. 20 AND VOL. 685 PG. 475, DEED RECORDS OF BEXAR COUNTY, TEXAS (30' FRONT SETBACK AND RESERVATION ALONG THE REAR OF LOTS FOR THE INSTALLATION AND MAINTENANCE OF A WATER LINE).

**DYE ENTERPRISES**  
ENGINEERS • SURVEYORS • PLANNERS  
TSP: FIRM REGISTRATION # 0251  
TSP: FIRM REGISTRATION # 10087500  
647 STAHL ROAD, SUITE 117  
SAN ANTONIO, TEXAS 78217  
TEL (210) 569-4123  
FAX (210) 569-4181

DRAWN BY: J.R.C.  
JC# NO. 220075-00  
FIELD WORK COMP. 11-17-23



STATE OF TEXAS  
COUNTY OF BEXAR  
THE ABOVE SURVEY WAS PREPARED BY AN  
ACTUAL SURVEY MADE ON THE GROUND UNDER  
MY SUPERVISION. MUNICIPAL RECORD NOT  
RESEARCHED.  
THIS 28th DAY OF NOVEMBER 2023, A.D.  
*D. Scott Dye*  
D. SCOTT DYE - R.P.L.S. NO. 5316

NOTE:

- BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83) SOUTH CENTRAL ZONE 4204.

