



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. 422 – 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 4024, BLK 136, LOT 15**, also known as *317 Normandy Ave*, and **CB 4024, BLK 136, LOT 16**, also known as *321 Normandy 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.



10100 Reunion Place Suite 700, San Antonio, TX 78216
Phone: 866-850-4200

May 5, 2022

City of Alamo Heights
6116 Broadway
Alamo Heights, TX 78209

Attention: Lety Hernandez-Community Development Services Director

Reference: LOT 15A, BLOCK 136, CB 4024, ALAMO HEIGHTS
Owner: ANDRES A. CUELLAR & JENNIFER A. CUELLAR

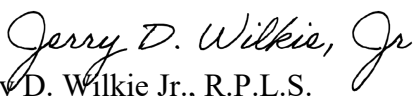
Dear Mrs. Hernandez:

On behalf of the Owners, ANDRES A. CUELLAR & JENNIFER A. CUELLAR, we hereby request that the City of Alamo Heights allow the final plat of the above referenced subdivision (reduced copy attached) to be hereby 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 Lots 15 and 16, Block 136, CB 4024, to create a single lot. Thank you for your consideration of this request. If you have any questions or need additional information, please give me a call.

Sincerely,

Atwell, LLC

TBPELS FIRM NO. 10194153


Jerry D. Wilkie Jr., R.P.L.S.
Project Surveyor III

Attached:

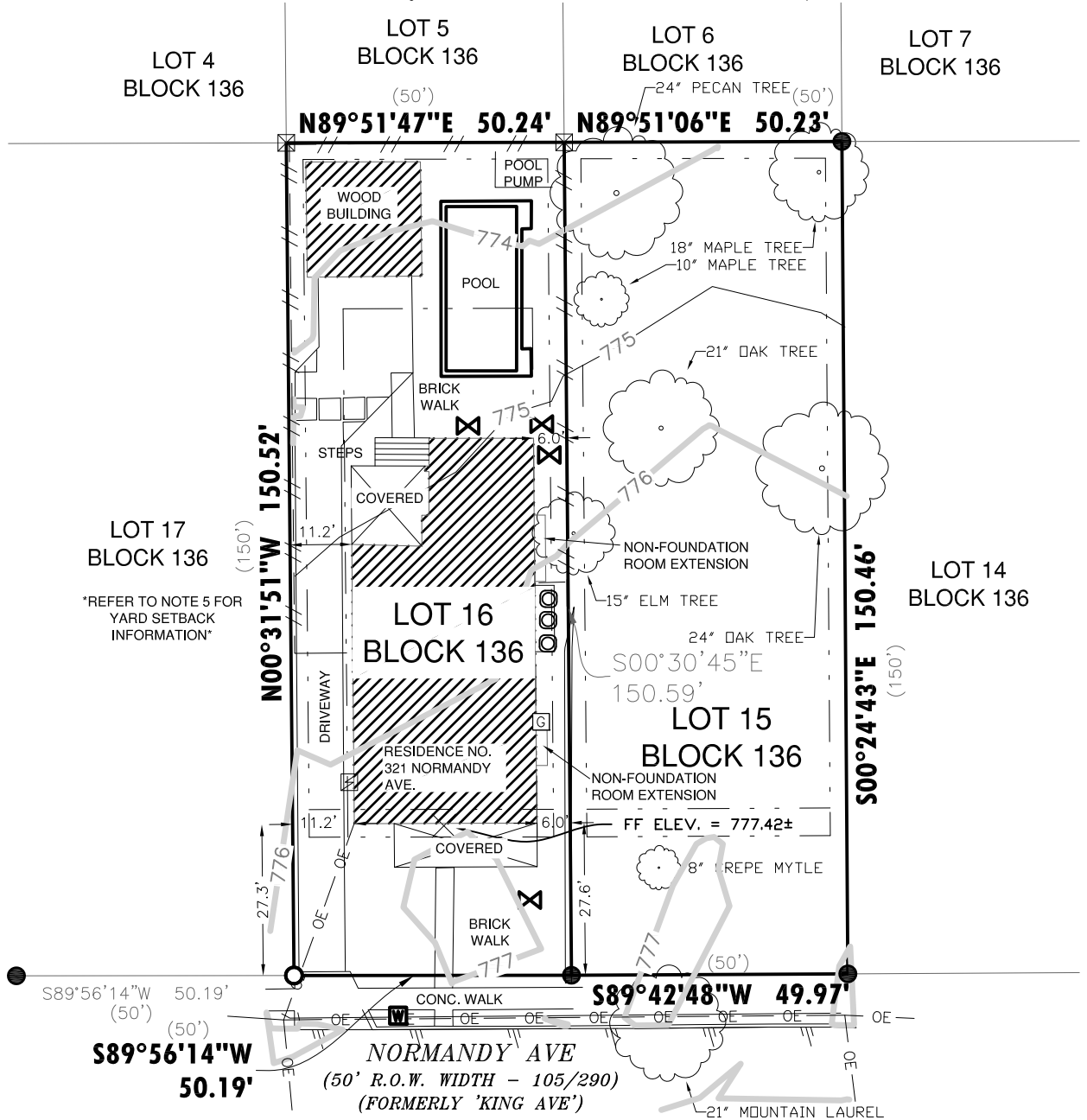
One jump drive with PDF copy of application material and replat
2 Plan packets: Application, existing site conditions and owners deed, Purveyor Letter, CPS
Energy\SA WS LOCs
Two full size paper copies of replat and two reduced copies
Project Review fee for \$400.00

LEGEND

- OVERHEAD ELECTRIC LINE
- WOOD FENCE
- BOUNDARY LINE
- BUILDING LINE
- ASPHALT
- CAPPED IRON ROD SET
- FENCE CORNER POST
- GAS METER
- WATER METER
- IRRIGATION CONTROL VALVE
- ELECTRIC METER
- AIR CONDITIONING UNIT
- R.O.W.
- DPRBCT
- DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS

NOTES

1. ALL BEARINGS & DISTANCES SHOWN HEREON ARE GRID BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, US SURVEY FOOT.
2. PROPERTY LINES HAVE BEEN ESTABLISHED BASED UPON FOUND MONUMENTS, MEASUREMENTS, AND EVIDENCE OBTAINED IN THE FIELD AND RECORD DATA.
3. ALL $\frac{1}{2}$ " IRON PINS SET WITH RED CAP MARKED ATWELL 4724
4. THIS SURVEY DOES NOT RELY ON A CURRENT TITLE COMMITMENT, THE INFORMATION CONTAINED ON THIS SURVEY WAS COMPILED FROM DATA BOTH PRIVATE AND PUBLIC, FROM COURTHOUSE AND APPRAISAL OFFICE RECORDS. IT MAY NOT REPRESENT A COMPLETE DEED RESEARCH AND THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. THIS PROPERTY IS SUBJECT TO A MINIMUM FRONT YARD SETBACK OF TWENTY-FIVE (25) FEET, A MAXIMUM FRONT YARD SETBACK OF THIRTY (30) FEET, A MINIMUM SIDE YARD SETBACK OF TEN (10) FEET FOR THE MAIN STRUCTURE ON THE DRIVEWAY SIDE, A MINIMUM SIDE YARD SETBACK OF SIX (6) FEET FOR THE MAIN STRUCTURE ON THE NON-DRIVEWAY SIDE, A MINIMUM YARD SETBACK OF THREE (3) FEET FOR ACCESSORY STRUCTURES, A MINIMUM REAR YARD SETBACK OF TWENTY (20) FEET FOR ONE STORY MAIN STRUCTURES AND THIRTY FEET FOR TWO STORY MAIN STRUCTURES, A MINIMUM REAR YARD OF THREE (3) FEET FOR ACCESSORY BUILDINGS, AND A MINIMUM SETBACK OF A GARAGE IS FOUR (4) FEET FROM A MAIN STRUCTURE. (§3-14 - §3-16 CODE OF ORDINANCES, CITY OF ALAMO HEIGHTS)



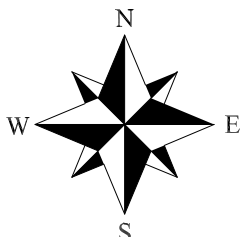
CLIENT: ANDRES CUELLAR

PLAT OF PROPERTY

REFERENCE: VOLUME 105, PAGES 290-296, DPRBCT

PROPERTY ADDRESS: 317 & 321 NORMANDY AVE
ALAMO HEIGHTS, TEXAS 78209

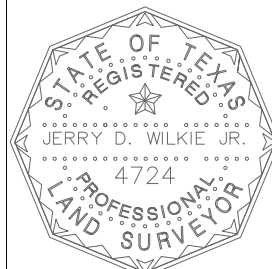
BEING LOT 15 AND LOT 16, BLOCK 136, C.B. 4024, ALAMO HEIGHTS, SITUATED IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 105, PAGES 290-296, DEED AND PLAT RECORDS, BURNET COUNTY, TEXAS.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON 03-17-2022, THAT THIS PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

PRELIMINARY

JERRY D. WILKIE, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 4724



JOB:	22001426	FLD	ST
DR.	AAM	CH.	JW
BOOK	N/A	PG.	N/A
01 OF 01		DATE:	03-30-2022



ATWELL, LLC

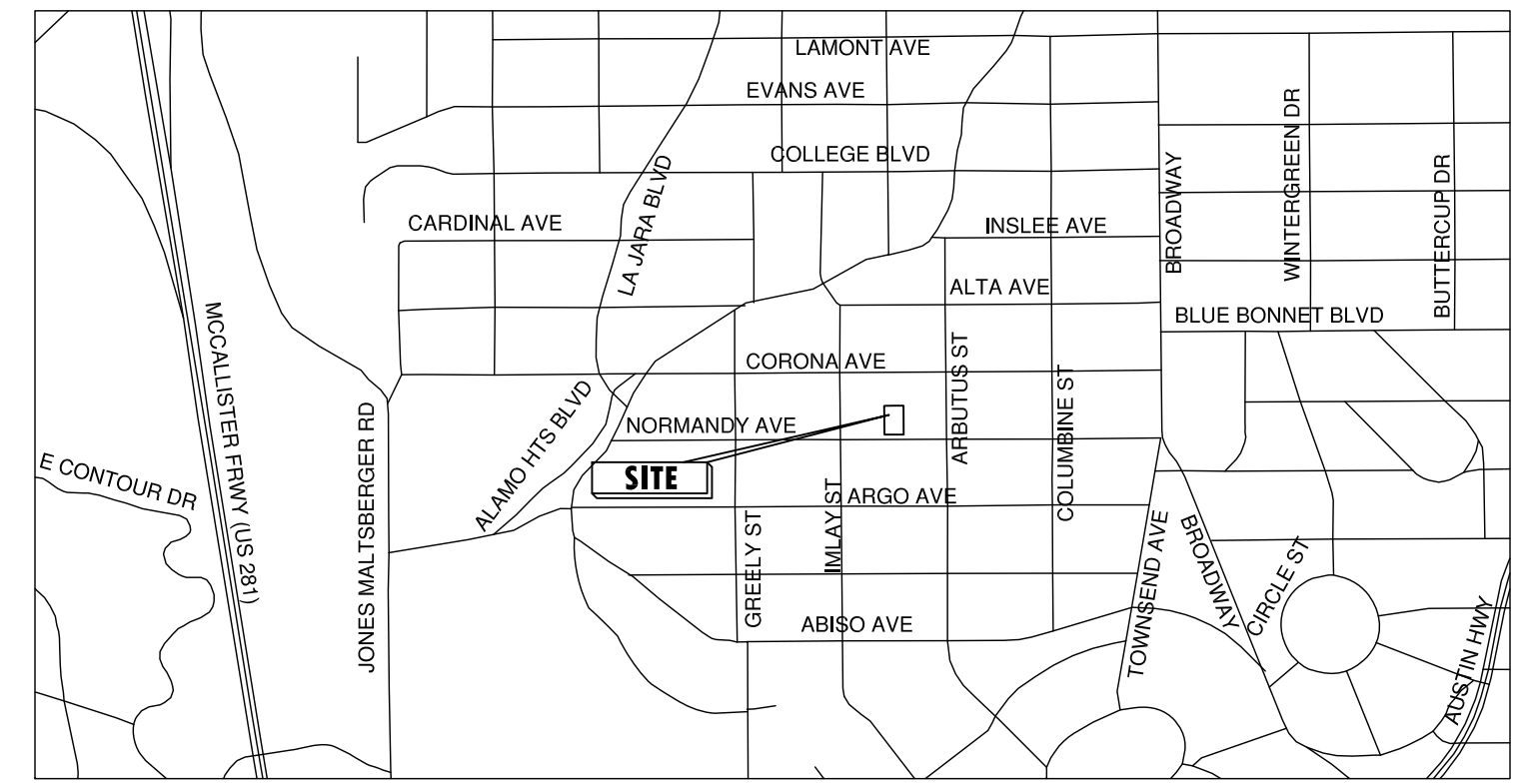
10100 REUNION PLACE
SUITE 700
SAN ANTONIO, TEXAS 78216
(888) 850-4200
TBPLS FIRM NO. 10194153

LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	CAPPED IRON ROD SET
	FENCE CORNER POST
	RIGHT-OF-WAY
	DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT

- NOTES
- ALL DIMENSIONS, BEARINGS, & DISTANCES SHOWN HEREON ARE GRID BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (CORS 1996), US SURVEY FOOT.
 - PROPERTY LINES HAVE BEEN ESTABLISHED BASED UPON FOUND MONUMENTS, MEASUREMENTS, AND EVIDENCE OBTAINED IN THE FIELD AND RECORD DATA.
 - ALL 1/2" IRON PINS SET WITH RED CAP MARKED ATWELL 4724
 - THIS SURVEY DOES NOT RELY ON A CURRENT TITLE COMMITMENT, THE INFORMATION CONTAINED ON THIS SURVEY WAS COMPILED FROM DATA BOTH PRIVATE AND PUBLIC, FROM COURTHOUSE AND APPRAISAL OFFICE RECORDS. IT MAY NOT REPRESENT A COMPLETE DEED RESEARCH AND THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - THIS PROPERTY IS SUBJECT TO A MINIMUM FRONT YARD SETBACK OF TWENTY-FIVE (25) FEET, A MAXIMUM FRONT YARD SETBACK OF THIRTY (30) FEET, A MINIMUM SIDE YARD SETBACK OF TEN (10) FEET FOR THE MAIN STRUCTURE ON THE DRIVEWAY SIDE, A MINIMUM SIDE YARD SETBACK OF SIX (6) FEET FOR THE MAIN STRUCTURE ON THE NON-DRIVEWAY SIDE, A MINIMUM YARD SETBACK OF THREE (3) FEET FOR ACCESSORY STRUCTURES, A MINIMUM REAR YARD SETBACK OF TWENTY (20) FEET FOR ONE STORY MAIN STRUCTURES AND THIRTY FEET FOR TWO STORY MAIN STRUCTURES, A MINIMUM REAR YARD OF THREE (3) FEET FOR ACCESSORY BUILDINGS, AND A MINIMUM SETBACK OF A GARAGE IS FOUR (4) FEET FROM A MAIN STRUCTURE. (§3-14 - §3-16 CODE OF ORDINANCES, CITY OF ALAMO HEIGHTS)

CPS/SAWS/COSA/UTILITY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - 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 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" WATER EASEMENT," "SANITARY SEWER EASEMENT" "SANITARY SEWER EASEMENT" SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, 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.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS 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.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLETV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.



LOCATION MAP
(NOT TO SCALE)

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, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESS, MY HAND, THIS THE _____ DAY OF _____ 2022.

OWNER/DEVELOPER: ANDRES A. CUELLAR & JENNIFER A. CUELLAR
321 NORMANDY AVE
SAN ANTONIO, TX 78209

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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. _____

NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF _____ 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. _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

THIS PLAT OF _____ 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. _____

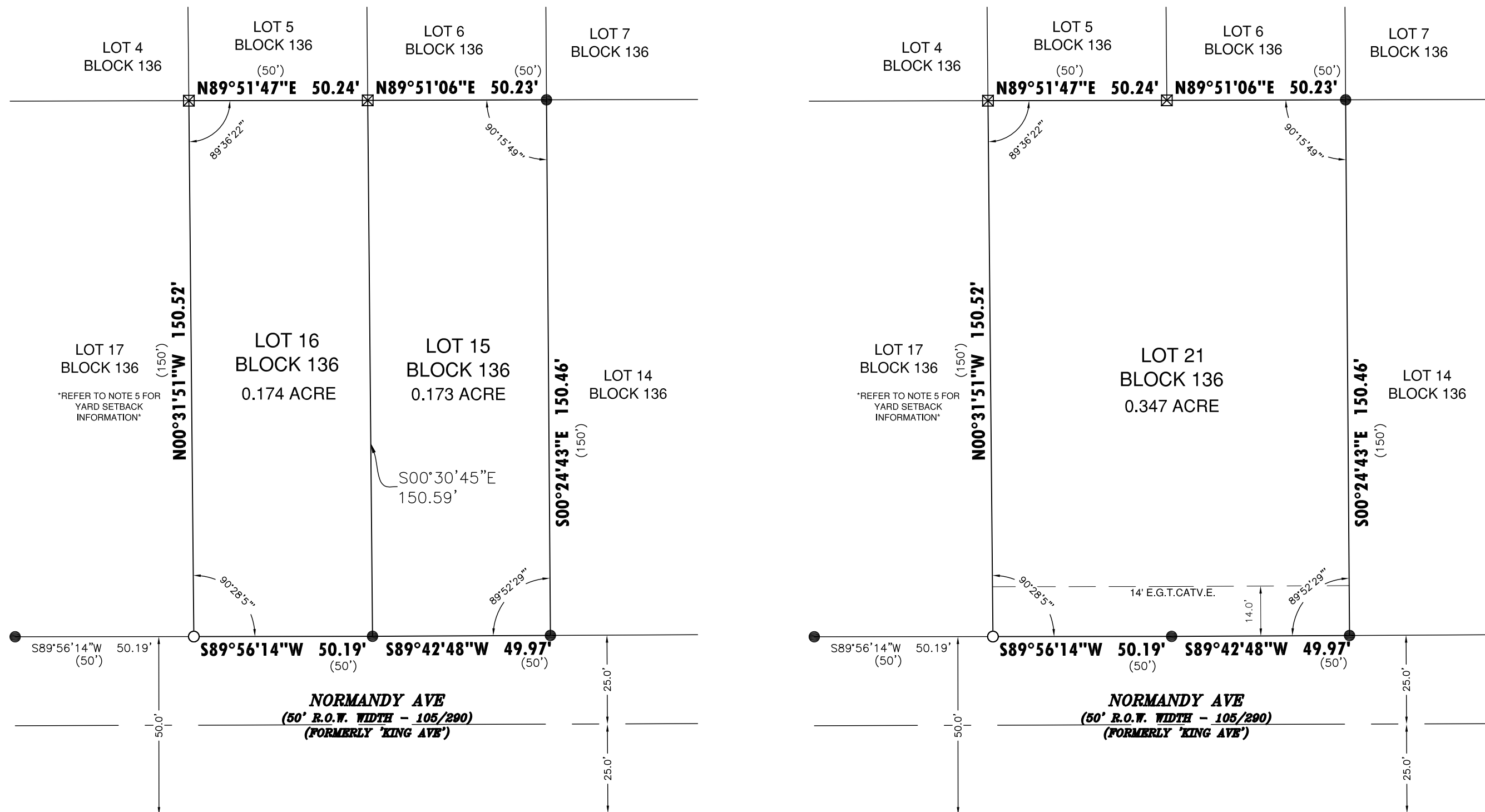
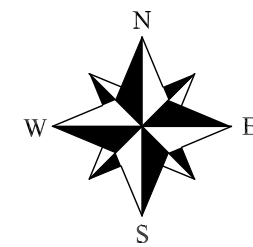
BY: _____
MAYOR

ATTEST: _____
CITY SECRETARY

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D., AT _____ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, 20 _____ A.D.

COUNTY CLERK, BEXAR COUNTY, TX

AREA BEING REPLATED
THIS PLAT AMENDS LOT 15 AND LOT 16, BLOCK 136, C.B. 4024, ALAMO HEIGHTS, SITUATED IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 105, PAGES 290-296, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BEXAR

I, JERRY D. WILKIE, JR., THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT SAID PLAT IS TRUE AND CORRECT REPRESENTATION OF SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 2022.

JERRY D. WILKIE JR.
RPLS 4724

NORMANDY AVE
BEING A REPLAT ESTABLISHING LOT 21, BLOCK 136,
C.B. 4024, ALAMO HEIGHTS, SITUATED IN THE CITY OF
ALAMO HEIGHTS, BEXAR COUNTY, TEXAS.

JOB:	22001426	FLD	ST
DR.	AAM	CH.	JW
BOOK	N/A	PG.	N/A
SHEET	01 OF 01	DATE:	04-14-2022
REV			





05/06/2022

ATWELL, LLC
Abner Martinez
10100 Reunion Place | Suite 700
San Antonio, TX 78216

Re: Letter of Certification Recommending Approval

Plat No: Alamo Heights 317 & 321 Normandy Ave Replat

Plat Date: 04/26/2022

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



LETTER OF CERTIFICATION FOR SUBDIVISION PLATS AND PLANS

Approval DATE: 4/27/2022

Expire Date: 1/27/2023

SUBDIVISION NAME: LOT 15A, BLOCK 136, CB 4024,
ALAMO HEIGHTS

PLAT NO: AH0036

TO: ATWELL, LLC
10100 REUNION PLACE
SAN ANTONIO, TX, 78216

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



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

May 3, 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 317 Normandy and 321 Normandy. 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,

Patrick Sullivan,
Public Works Director

210 882 1506 office