



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

**(Amended Notice – City Council Public Hearing Date Amended to April 13, 2026)**

**Planning & Zoning Commission Meeting  
Monday, April 06, 2026 – 5:30 P.M.**

Take notice that a regular Planning & Zoning Commission Meeting of the City of Alamo Heights will be held on **Monday, April 06, 2026 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.

**Case No. 466** – Public hearing, consideration, and action regarding the request of Jessica Berry, applicant, on behalf of Kristen D. Robinson, owner, to replat the properties identified as **CB 4024 BLK 160 LOT W IRR 134 FT OF 1**, also known as 316 La Jara Blvd, and **CB 4024 BLK 160 LOT W. 75 FT OF E 125 FT OF 1**, also known as 536 College Blvd.

The City Council of the City of Alamo Heights will conduct a public hearing on **Monday, April 13, 2026 at 5:30pm** relating to the recommendations of the Planning and Zoning Commission regarding the same issues.

# PAPE-DAWSON

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March 9, 2026

Alamo Heights  
Planning and Development Services  
6116 Broadway  
San Antonio, TX 78209

Re: Lot 19, Block 160 Alamo Heights Replat

To Whom It May Concern:

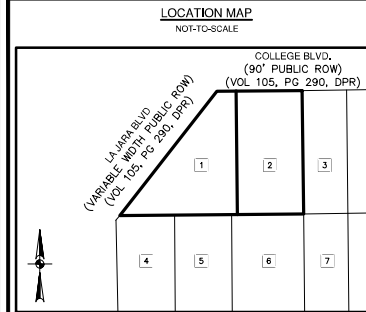
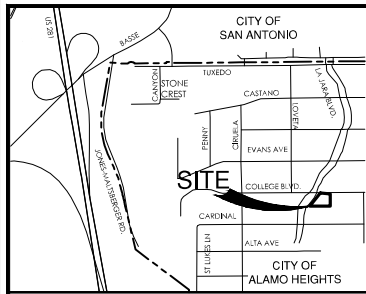
The proposed Lot 19, Block 160 Alamo Heights Replat is 0.491 acres located within Alamo Heights City limits, on the southeast corner of the intersection of La Jara Boulevard and College Boulevard. The purpose of the plat is to establish lot 19, Block 160, within County Block 4024 by replatting the west and middle of lot 1, Block 160 of the of the Alamo Heights Subdivision recorded in Volume 105, Page 290 of the Deed and Plat Records of Bexar County, Texas.

We hope this material adequately describes the replat and answers any questions or comments. If you have any questions or require additional information, please do not hesitate to contact our office at your earliest convenience.

Sincerely,  
Pape-Dawson



Jessica Berry, P.E.  
Project Manager



0.491 BEING REPLATTED WAS PREVIOUSLY PLATTED AS WEST 1/4 OF LOT 1 AND MIDDLE OF LOT 1 OF THE ALAMO HEIGHTS RECORDED IN VOLUME 105, PAGE 290-296 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**SURVEYOR'S NOTES:**  
 1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED, MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH WASHER MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.  
 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, DISPLAYED IN US SURVEY FEET GRID VALUES.  
 3. DIMENSIONS SHOWN ARE SURFACE IN US SURVEY FEET, WITH SURFACE ADJUSTMENT FACTOR: 1.00017  
 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

LICENSED PROFESSIONAL ENGINEER  
 SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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 MADE ON THE GROUND BY:  
 PAPE-DAWSON

REGISTERED PROFESSIONAL LAND SURVEYOR

**CPS NOTES:**  
 1. THE CITY OF ALAMO HEIGHTS AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LOTS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES. THEREFO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.  
 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, 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, TELEVISION EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

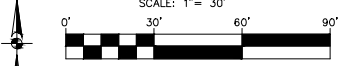
**CITY OF ALAMO HEIGHTS NOTE:**  
 NEW CONSTRUCTION SHALL ADHERE TO THE REGULATIONS FOUND IN THE CITY'S ADOPTED ZONING CODE, AT THE TIME OF PERMITTING.

**LEGEND**

PL	PLAT RECORDS OF BEXAR COUNTY, TEXAS	DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	●	FOUND TxDOT MONUMENTATION (TYPE I, II OR III)
VOL	VOLUME	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) (SURVEYOR)
PG	PAGE(S)	---	EXISTING CONTOURS
DOC	DOCUMENT NUMBER	---	CENTERLINE
CB	COUNTY BLOCK		
AC	ACRE(S)		
BLK	BLOCK		
ROW	RIGHT-OF-WAY		

- WEST 1/4 OF LOT 1 BLOCK 160, CB 4024 KRISTEN D, ROBISON (DOC NO, 20250087255, OPR)
- MIDDLE OF LOT 1 BLOCK 160, CB 4024 KRISTEN D, ROBISON (VOL 4737, PG 1647, OPR)
- EAST 50' OF LOT 1 BLOCK 160, CB 4024 NICHOLAS & ASHLY BROWN (VOL 15023, PG 910, OPR)
- WEST 65' OF LOT 18 BLOCK 160, CB 4024 LEE CARROLL (DOC NO, 20220007943, OPR)
- MIDDLE OF LOT 18 BLOCK 160, CB 4024 CHRISTOPHER CLARK (DOC NO, 20190075178, OPR)
- EAST 35' OF LOT 18 BLOCK 160, CB 4024 DENNIS YOUNG (VOL 4737, PG 1647, OPR)
- LOT 16 BLOCK 160, CB 4024 DONALD & ROSALINDA GAGLIANO (VOL 11132, PG 1210, OPR)
- ±68 LINEAR FEET TO THE INTERSECTION OF COLLEGE BOULEVARD AND LA JARA BOULEVARD

**REPLAT ESTABLISHING LOT 19, BLOCK 160 ALAMO HEIGHTS**  
 BEING A TOTAL OF 0.491 ACRES, ESTABLISHING LOT 19, BLOCK 160, COUNTY BLOCK 4024, IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS, BEING COMPRISED OF WEST 1/4 OF LOT 1, RECORDED IN DOCUMENT NUMBER 20250087255, AND MIDDLE OF LOT 1, RECORDED IN DOCUMENT NUMBER 20240151764, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



**PAPE-DAWSON**  
 2020 NW LOOP 410 I SAN ANTONIO, TX 78213 | 210.375.9000  
 TEXAS ENGINEERING FIRM #4710 | TEXAS SURVEYING FIRM #10028900  
 DATE OF PREPARATION: March 25, 2026

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 KRISTEN D, ROBISON  
 316 LA JARA BLVD  
 SAN ANTONIO, TX 78219

STATE OF TEXAS  
 COUNTY OF BEXAR  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KRISTEN D, ROBISON 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LOT 19, BLOCK 160, 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.

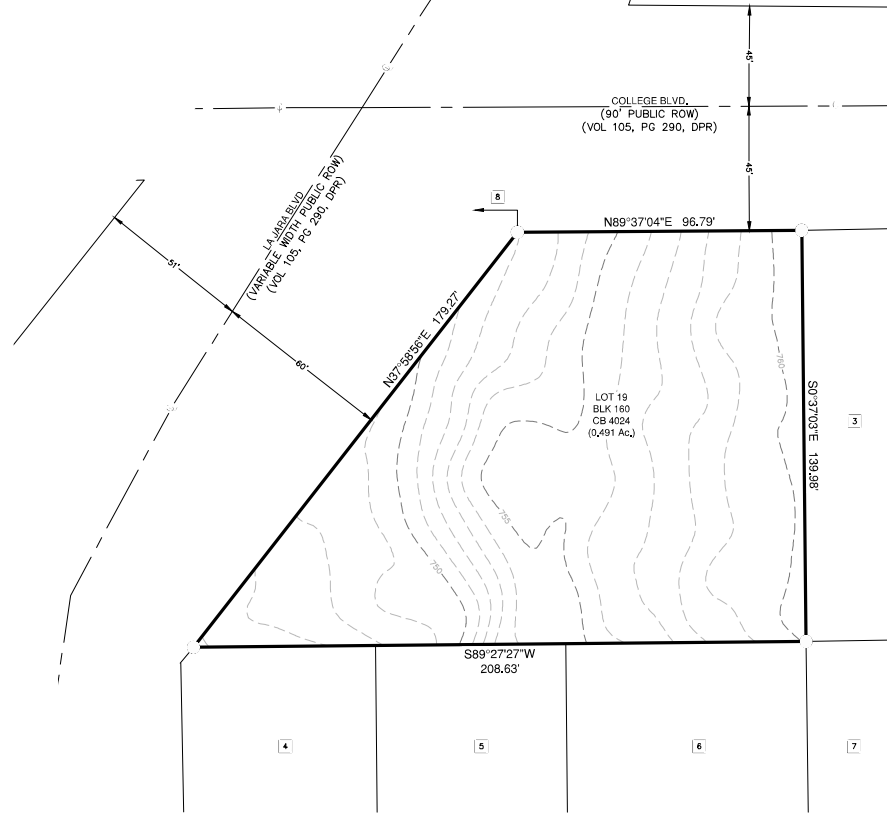
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN  
 SECRETARY

THIS PLAT OF LOT 19, BLOCK 160, 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 \_\_\_\_\_, 20\_\_\_\_.

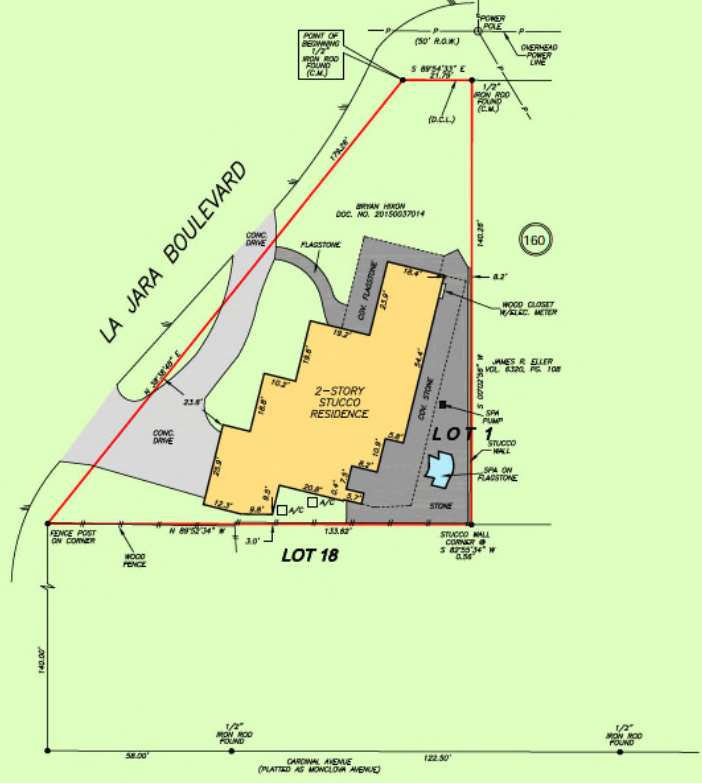
MAYOR  
 SECRETARY



**REPLAT ESTABLISHING**  
 SCALE: 1" = 30'  
 BEING A TOTAL OF 0.491 ACRES, ESTABLISHING LOT 19, BLOCK 160, IN COUNTY BLOCK 4024, IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS.

LOT 19, BLOCK 160, ALAMO HEIGHTS  
 Civil Job No. 13987-00; Survey Job No. 13987-00  
 Date: Mar 25, 2026, 12:00pm  
 File: P:\312\19160\Survey\Civil\PAPE\13987-00.dwg

COLLEGE BOULEVARD



GF NO. 1936448—A-HSA INDEPENDENCE TITLE  
 ADDRESS: 316 LA JARA BOULEVARD  
 ALAMO HEIGHTS, TEXAS 78209  
 BORROWER: CHARLES ROBINSON AND  
 KRISTEN ROBINSON

**0.2502 ACRE  
 BEING A WEST PORTION OF LOT 1  
 BLOCK 160  
 ALAMO HEIGHTS**  
 SITUATED IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS  
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN VOLUME 103, PAGES 295-296 OF THE DEED AND PLAT RECORDS  
 OF BEXAR COUNTY, TEXAS  
 (SEE ATTACHED METES AND BOUNDS)

SCALE: 1" = 30'



THIS PROPERTY DOES NOT LIE WITHIN THE  
 100 YEAR FLOOD PLAIN AS PER FIRM  
 PANEL NO. 48030-0403 D  
 MAP REVISION: 05/25/2010  
 ZONE: X  
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
 INACCURACIES OF FIRM MAPS PREVENT EXACT  
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION  
 WAS BEYOND THE SCOPE OF THIS SURVEY.

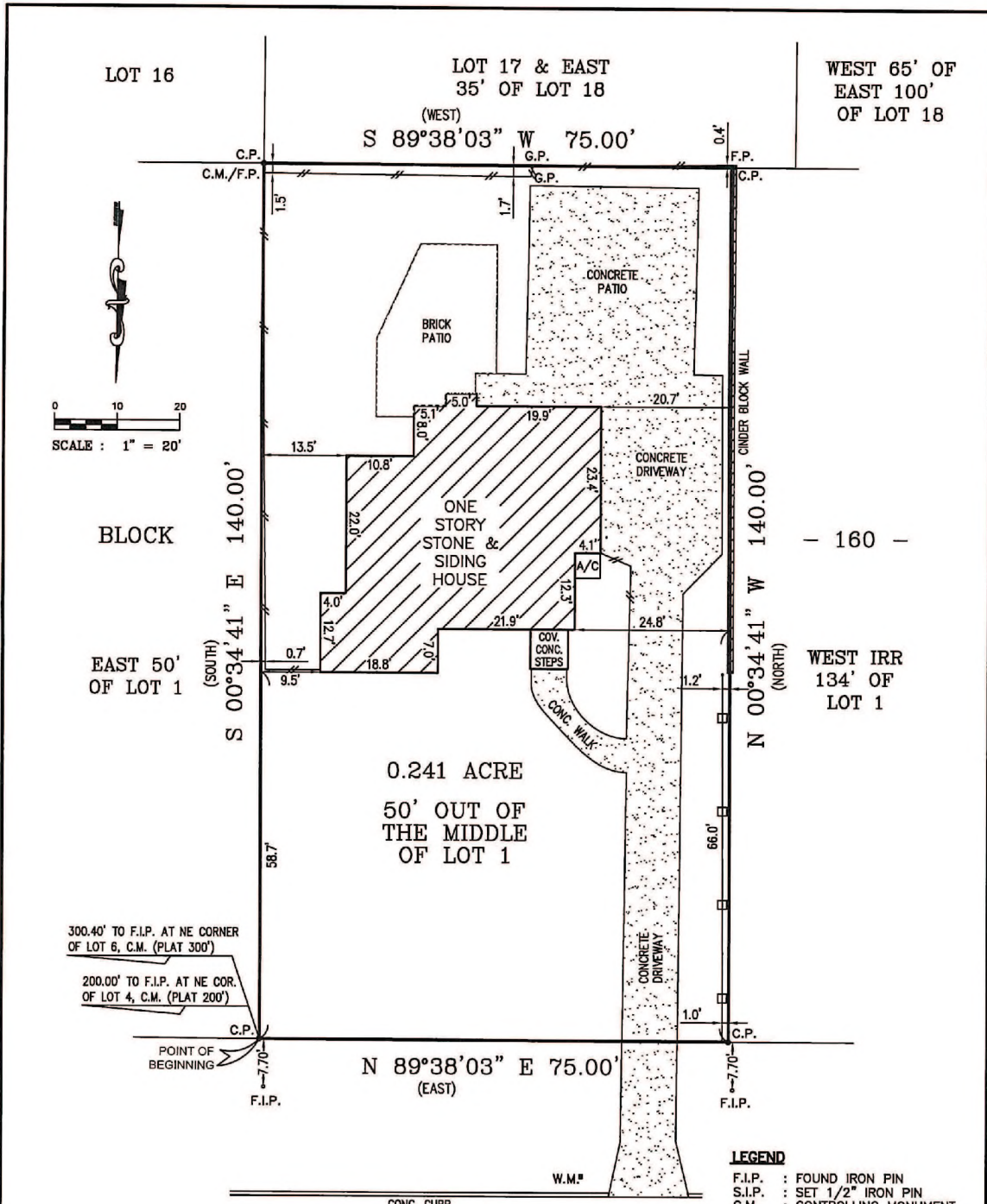
D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING, DOC. NO. 20130037014 & C.D.R. DRAWN BY: MAJ

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND THAT THE PLAT CORRECTLY  
 REPRESENTS THE FACTS FOUND AT THE  
 TIME OF 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 BY THE ABOVE  
 REFERENCED TITLE COMMITMENT WAS RELIED  
 UPON IN PREPARATION OF THIS SURVEY.



**PRECISION**  
 surveyors

1-800-LANDSURVEY  
 www.precisionlandsurveyors.com  
 281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1553  
 850 THUNDERBOLT STREET SUITE 150 HOUSTON, TEXAS 77059 1777 MC LOOP 410 SUITE 800 SAN ANTONIO, TEXAS 78217  
 FIRM NO. 10063700



LOT 16

LOT 17 & EAST 35' OF LOT 18 (WEST)

WEST 65' OF EAST 100' OF LOT 18

SCALE: 1" = 20'

BLOCK EAST 50' OF LOT 1

S 00°34'41" E 140.00' (SOUTH)

S 89°38'03" W 75.00'

N 00°34'41" W 140.00' (NORTH)

0.241 ACRE  
50' OUT OF THE MIDDLE OF LOT 1

300.40' TO F.I.P. AT NE CORNER OF LOT 6, C.M. (PLAT 300')

200.00' TO F.I.P. AT NE COR. OF LOT 4, C.M. (PLAT 200')

POINT OF BEGINNING

N 89°38'03" E 75.00' (EAST)

WEST IRR 134' OF LOT 1

- LEGEND**
- F.I.P. : FOUND IRON PIN
  - S.I.P. : SET 1/2" IRON PIN
  - C.M. : CONTROLLING MONUMENT
  - C.P. : CALCULATED POINT
  - G.P. : 3" GALVANIZED IRON POST
  - F.P. : 4"x4" WOOD POST
  - A/C : 4"x4" CONCRETE A/C PAD
  - W.M. : WATER METER
  - ( ) : RECORDED DEED
  - - - : WOODEN FENCE
  - : WROUGHT IRON FENCE

\*SEE FIELD NOTES.

**COLLEGE BLVD**  
90' R.O.W.

STREET ADDRESS: 536 COLLEGE BOULEVARD

LOT: 0.241 ACRES\*, BEING 75 FEET OUT OF THE MIDDLE OF LOT 1, BLOCK 160

PLAT RECORDS, VOLUME: 105 PAGE(S): 290

DEED RECORDS, VOLUME: 6320 PAGE(S): 108

CITY: ALAMO HEIGHTS, BEXAR COUNTY, TEXAS

SURVEYED FOR: ALAMO TITLE COMPANY

G.F. NO.: SAT-11-4000112400307

BUYER(S): KRISTEN D. ROBISON



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE, CORRECT AND AN ACCURATE REPRESENTATION OF THE PROPERTY ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND EXCEPT AS SHOWN ABOVE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, PROTRUSIONS OR INTRUSIONS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, OR RIGHT-OF-WAY.

**NOTE:**  
ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD83, SOUTH CENTRAL ZONE, TAKEN BY GPS RTK OBSERVATIONS.

THIS 12-TH DAY OF AUGUST, 2024 A.D.

**TEXAS ENGINEERING & SURVEYING, INC.**  
CONSULTING ENGINEERS & LAND SURVEYORS  
www.TexasEngineeringSurveying.com  
FIRM REG: TBPE F-14631, TBPLS 10193833  
114 W. GLENVIEW DRIVE, SUITE 100 TEL (210) 524-3288  
SAN ANTONIO, TEXAS 78228 FAX (210) 979-9866

*A. B. Shrestha*

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN:  
VOL. 389 PG. 198 VOL. 105 PG. 290 VOL. 105 PG. 4-10