



**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. 424 – Public hearing, consideration, and action will take place on **Monday, June 06, 2022 at 5:30pm** regarding a request to replat the properties identified as **CB 4050, BLK 63, LOT E 80FT OF 23 and 24, and CB 4050, BLK 63, LOT E IRR 40FT OF 25 & E TRI 12FT OF 26**, also known as **516 Circle St**, **CB 4050, BLK 63, LOT P-100 (PART OF ALLEY)**, and **CB 4050, BLK 63, LOTS 20, 21, & 22**, also known as **5936 Broadway St**.

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.

April 11, 2022

Eric & DeLaine Keller
(On behalf of Margaret Hale)
301 Alamo Heights Blvd.
San Antonio, TX 78209

Lety Hernandez, Director
Community Development Services
City of Alamo Heights
6116 Broadway
Alamo Heights, TX 78209

Subject: 516 Circle Street – Application for Plat and Re-zoning of Lot 22 (800 SF)

Dear Ms. Hernandez,

Please find the attached application and required documents in order to re-plat the lots at 516 Circle Street. The application is submitted on behalf of the property owner Margaret Hale. DeLaine Keller is Margaret Hale's daughter, and Power of Attorney.

In addition to the lots already owned by Margaret Hale, the re-plat also includes an approximate 800 square feet "triangle" adjoining property to the northwest at address 5936 Broadway (Triangle). The property at 5936 Broadway is zoned B-1, and the Triangle will need to be re-zoned to 2F-C, to match the 2F-C zoning for 516 Circle Street. We are currently under contract to purchase the Triangle and close before July 1, 2022. A letter from the owners of 5936 Broadway is included in this package (dated July 6, 2020) authorizing permission for the re-zoning of the Triangle and inclusion in the plat for 516 Circle Street.

The Lots included in the subject Plat are described by the Bexar County Tax Assessor as follows:

1. CB 4050 BLK 63 LOT E 80 FT OF LOTS 23 & 24
2. CB 4050 BLK 63 LOT E IRR 40 FT OF LOT 25 & E TRI 12 FT OF 26
3. CB 4050 BLK 63 LOT P-100 (PART OF ALLEY)
And also the 800 SF property tip from 5936 Broadway:
4. CB 4050 BLK 63 LOT (Triangle Eastern Portion of LOT 22)

Our hope is that the materials included will adequately describe the desired re-plat. If you have any questions or require additional information, please call me at (805) 231-6798. If you need to contact DeLaine Keller, please call (818) 917-9395.

Thank you,



Eric Keller



ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION No. 10019600
874 HARPER ROAD, SUITE 104 • KERRVILLE, TX 78028 • 830-815-1818

Field Notes for a 0.021 Acre Tract of Land

BEING a 0.021 acre tract of land out of Lot 22, Block 63, Alamo Heights, an addition to the city of Alamo Heights, recorded in Volume 105, Page 4, Plat Records of Bexar County, Texas, said 0.021 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar found in the south line of 12.00 foot alley at the east corner of Lot 22, Block 63, Alamo Heights, the northwest corner of Lot 23, Block 63, Alamo Heights, being an angle point in the north boundary line of a 0.125 acre tract recorded in Document No. 20040185988, Official Public Records of Bexar County, Texas, said point bears South 89° 13' 35" West, a distance of 25.79 feet from a 1/2" rebar found at the northeast corner of the 0.125 acre tract,

THENCE departing the south line of said 12.00 foot alley and along the common boundary line of Lots 22 and 23, Block 63, the northwest boundary line of the 0.125 acre tract, **South 72° 53' 04" West, a distance of 77.66 feet** (South 70° 07' West, a distance of 77.3 feet-record), to a 5/8" rebar found at the northwest corner of the 0.125 acre tract, the north corner of a tract known as the southwest 155 feet of Lots 23 and 24, Block 63, Alamo Heights, recorded in Volume 3728, Page 1216, Official Public Records of Bexar County, Texas, said point being the south corner of the tract herein described;

THENCE departing the common boundary line of Lots 22 and 23, the north boundary line of the 0.125 acre tract, severing Lot 22, Block 63 along the west boundary line of the tract herein described, **North 21° 18' 49" West, a distance of 23.33 feet**, to a 1/2" rebar found in the south line of said 12.00 foot alley, the north boundary line of Lot 22, Block 63, said point being the west corner of the tract herein described;

THENCE along the south line of the said 12.00 foot alley, the north boundary line of Lot 22, Block 63, **North 89° 13' 35" East, a distance of 82.71 feet**, to the **POINT OF BEGINNING** and containing 0.021 acres of land.

Note: This description is based on an on the ground survey performed in August of 2020. The bearings are based on the North American Datum of 1983, (CORS 1996) from the Texas State Plane Coordinate System established for the South Central Zone.



A handwritten signature in black ink, appearing to read "D. Klein", written over a horizontal line.

David M. Klein

R.P.L.S #5528

Date: 08-19-2020

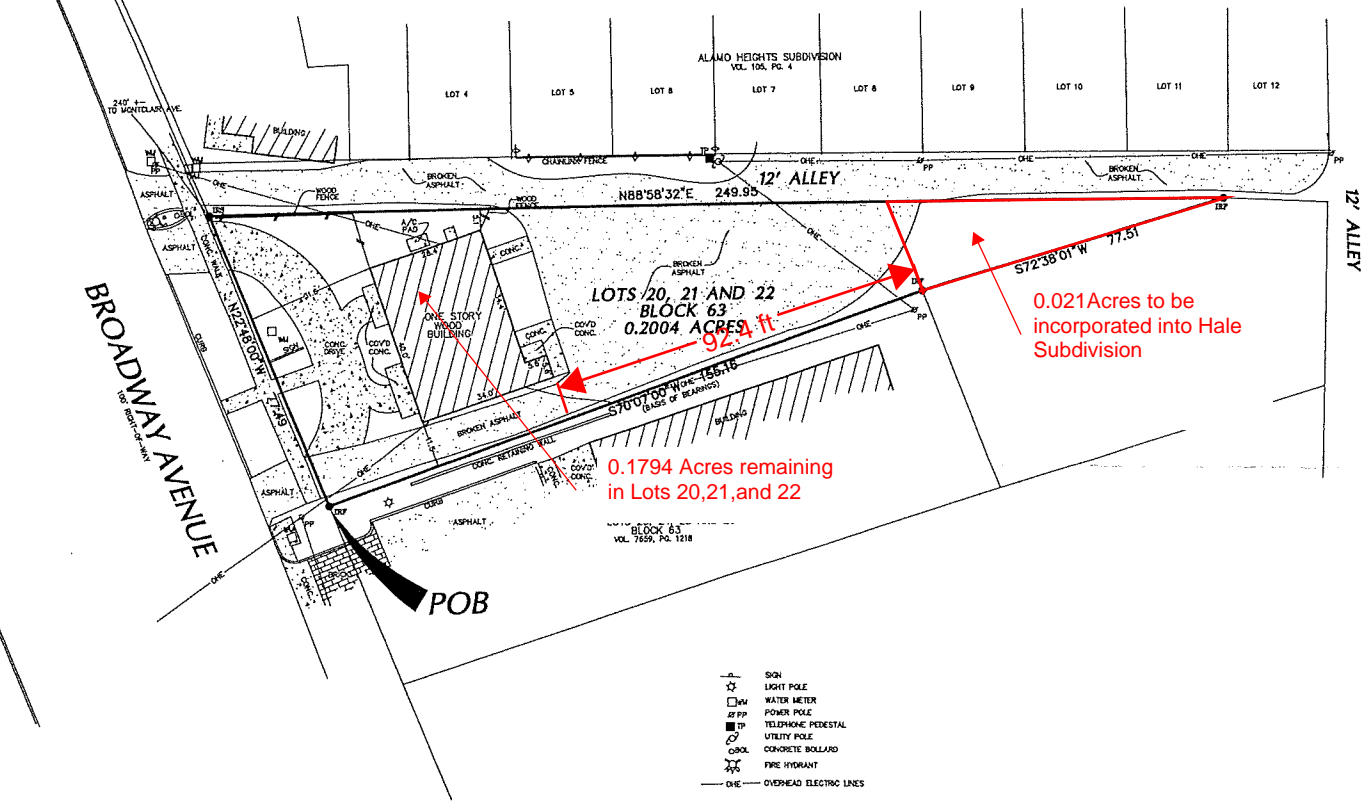
Job No. 20-169-00

HALE SUBDIVISION EXHIBIT

SCALE 1" = 80'



This exhibit was prepared by KCI from an As-Built Survey provided by the owner of Lots 21-22 and is intended to show the rear setback and lot area which will remain after the sale of 0.021 acres to be incorporated into the Hale Subdivision. This exhibit is not a survey and is not to be used for any transfer or sale of the property. Areas shown are based on a survey of 0.021 acres and the 0.2004 acreage shown on the As-Built Survey.



- SIGN
- LIGHT POLE
- WATER METER
- POWER POLE
- TELEPHONE PEDESTAL
- UTILITY POLE
- CONCRETE BOLLARD
- FIRE HYDRANT
- OVERHEAD ELECTRIC LINES

ADDRESS: 5936 BROADWAY AVENUE

125' = 1/2" IRON ROD SET
WITH "ACES" CAP
125' = 1/2" IRON ROD POINT

* PER RESTRICTIONS
1/2" IRON RODS FOUND AT ALL LOT CORNERS UNLESS NOTED OTHERWISE

O.F.#1038545

REFERENCE:
VOL. 105, PGS. 4-10 - PLAT
VOL. 391, PG. 362 - RESTRICTIONS
VOL. 435, PG. 331 - RESTRICTIONS
VOL. 912, PG. 510 - RESTRICTIONS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION AND THIS DRAWING CONFORMS TO THE MINIMUM STANDARDS OF SURVEY PRACTICES AS SET OUT BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AS OF THIS DATE.

THIS 10TH DAY OF JUNE 2008 A.D.
HENRY C. CASAL, JR.
R.P.L.S. NO. 4905
JOB NO. 12599

BEING: LOTS 20, 21, AND 22 IN BLOCK 63 OF ALAMO HEIGHTS SUBDIVISION, AN ADDITION TO THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS AS RECORDED IN VOLUME 105, PAGES 4-10 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

AS-BUILT SURVEY

LOTS 20, 21 AND 22, BLOCK 63, ALAMO HEIGHTS SUBDIVISION

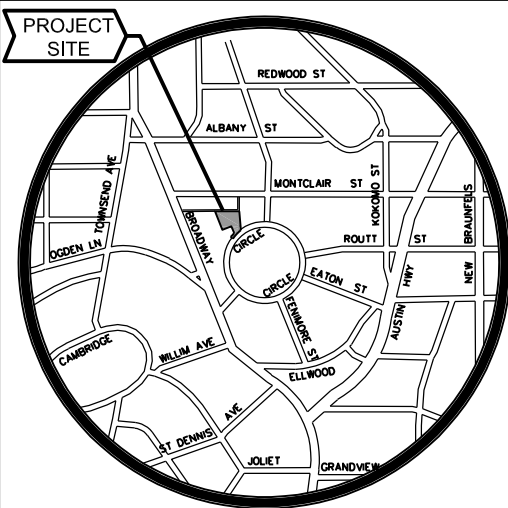


ALAMO CONSULTING
ENGINEERING &
SURVEYING, INC.

140 HEIMER RD., SUITE 617
SAN ANTONIO, TEXAS 78232
PHONE: (210) 828-0691
FAX: (210) 824-3055

DATE: 06-04-08
DRAWN BY: JCK
CHECKED BY: TC
JOB NO. 12599
FILE NO. ASSUILT060308.DWG

SHEET 1 OF 1



LOCATION MAP
N.T.S.

LEGEND

- | | |
|-------------|---|
| ARB. | ARBITRARY |
| C | CENTERLINE |
| VOL | VOLUME |
| PG | PAGE |
| CATV | CABLE TV |
| TYP | TYPICAL |
| R.O.W. | RIGHT OF WAY |
| TELE | TELEPHONE |
| ELEC | CITY PUBLIC SERVICE ELECTRIC |
| GAS | CITY PUBLIC SERVICE GAS |
| SAWS | SAN ANTONIO WATER SYSTEM |
| F | 1/2" FOUND IRON PIN |
| S | 1/2" SET IRON PIN |
| DRBCT | DEED RECORDS OF BEXAR COUNTY, TEXAS |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| RPR | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS |
| N.C.B. | NEW CITY BLOCK |
| C.B. | COUNTY BLOCK |
| O.P.R. | OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY |
| O.P.R.B.C.T | OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS |
| N.T.S. | NOT TO SCALE |

- DENOTES 1/2" IRON ROD SET
- DENOTES 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- △ DENOTES MAG NAIL SET (UNLESS OTHERWISE NOTED)

SURVEY NOTES:

1. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH-CENTRAL ZONE.

STATE OF TEXAS §
COUNTY OF BEXAR §

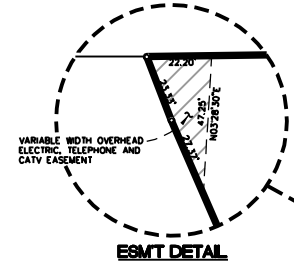
I HEREBY CERTIFY THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: MIKE KLEIN.

REGISTERED PROFESSIONAL LAND SURVEYOR

IT IS ACKNOWLEDGED THAT AT&T AND GRANDE COMMUNICATIONS HAVE EXISTING OVERHEAD FACILITIES ALONG THE WEST LINE OF THE ALLEY WHICH WAS CLOSED AND SOLD BY THE CITY OF ALAMO HEIGHTS. THE OWNER OF THE PROPERTY AGREES THAT THE FACILITIES MAY REMAIN IN THEIR CURRENT LOCATION UNTIL THEY ARE ABANDONED OR REMOVED AND THAT THE PROPERTY OWNER, THEIR SUCCESSORS AND ASSIGNS, HAVE THE ABILITY AT THEIR COST TO HAVE GRANDE COMMUNICATIONS AND/OR AT&T RELOCATE THE FACILITIES TO BE UNDERGROUND, TO BE LOCATED WITHIN THE 9 FOOT WIDE EASEMENT ON THE WEST SIDE OF THE PROPERTY DEDICATED FOR GAS, TELEPHONE AND CABLE TV ON THE PLAT OF THE HALE SUBDIVISION. THIS AGREEMENT DOES NOT PROVIDE AT&T OR GRANDE COMMUNICATIONS PERMISSION TO INSTALL ANY NEW FACILITIES OTHER THAN THOSE ASSOCIATED WITH THE REPLACING THE CURRENT OVERHEAD FACILITIES.

CPS UTILITY GENERAL NOTES:

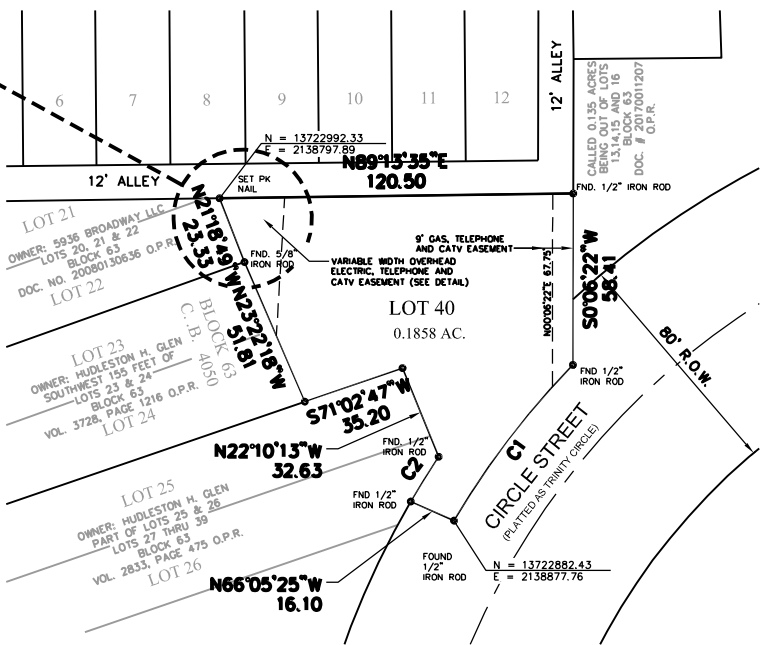
- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM, CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER 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 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 GRANTORS 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 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 MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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, 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.



THIS PLAT REPLATS

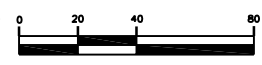
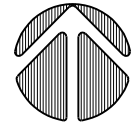
THE EAST 80 FEET OF LOTS 23 & 24, BLK 63, CB 4050 (0.0851 ACRES*), AND THE EAST IRREGULAR 40 FEET OF LOT 15 AND EAST TRIANGULAR 12 FEET OF LOT 26, BLK 63, CB 4050 (0.0333 ACRES*), AND BCAD PARCEL P100 (CLOSED ALLEY AND RIGHT OF WAY), BLK 63, CB 4050 (0.041 ACRES*), AND THE EASTERN TRIANGULAR 0.021 ACRES OUT OF LOT 22, BLK 63, CB 4050, ACCORDING TO PLAT RECORDED IN VOLUME 105, PAGE 9 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

- INDICATES AREA IS FROM BEXAR APPRAISAL DISTRICT RECORDS



REPLAT
HALE SUBDIVISION

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	13°41'15"	280.13'	66.92'	34.11'	S37°21'26"W	68.50'
C2	03°28'30"	296.13'	17.96'	8.98'	N31°53'45"W	17.96'



SCALE: 1" = 40'

PLAT DRAWN BY:
CIVIL ENGINEERS CONSULTANTS
DON DURDEN, INC.
18500 LBJ RD WEST, SUITE 308
SAN ANTONIO, TEXAS 78230
P: 210.641.0000
F: 210.641.0440
REGISTRATION #0-2254
SURVEY LICENSE #0049000
Email: cec@cecstx.com
JOB NUMBER: E0686100

DATE: MAY, 2022

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.

OWNER/DEVELOPER:

DULY AUTHORIZED AGENT
DELAINE KELLER
301 ALAMO HEIGHTS BLVD.
SAN ANTONIO, TEXAS 78209
(805)231-6798

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., 2022.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

THIS PLAT OF HALE SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF ALAMO HEIGHTS, TEXAS; IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

THIS PLAT OF HALE SUBDIVISION 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: _____ SECRETARY



4/11/2022

KCI Technologies INC.
Attn: Alan D. Lindskog
11550 IH 10 W STE. 395
San Antonio, TX 78230

Re: Letter of Certification Recommending Approval

Plat No: Hale Subdivision

Plat Date: 2/11/2022

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



**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: 3/16/2022

Expire Date: 12/16/2022

SUBDIVISION NAME: Hale Subdivision

PLAT NO: AH0034

TO: Civil Engineering Consultants
11550 W INTERSTATE 10 STE 395
SAN ANTONIO, TX, 78230

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:

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

September 3, 2021

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 516 Circle 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 that reads "Patrick J. Sullivan".

Patrick Sullivan,
Public Works Director

210 882 1506 office