



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

Planning & Zoning Commission Meeting
Monday, August 03, 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, August 03, 2026 at 5:30pm** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

Case No. 463 – Public hearing, consideration, and action regarding the request of Tyler Kozma, applicant, representing Trebes Sasser, Jr., owner, to replat the properties identified as **CB 4024 BLK 33 LOTS 3, 5, 6, E 50ft of 2 & LOT 7 EXP SW 71.36FT** also known as **5307 Broadway St.**

The City Council of the City of Alamo Heights will conduct a public hearing on **Monday, August 10, 2026 at 5:30pm** relating to the recommendations of the Planning and Zoning Commission regarding the same issues.

July 9, 2026

City of Alamo Heights
Planning Department
6116 Broadway Street
San Antonio, Texas 78209

Re: 5307 Broadway – Letter of Intent

To Whom It May Concern:

The area of interest is a 1.401-acre tract of land, the property identified as the proposed 5307 Office subdivision. The purpose of this replat is to incorporate an adjacent tract of land that has not previously been formally platted into the existing development site. The replat will combine the existing platted property and the previously unplatted tract into one legal lot, creating a unified development tract.

This replat is being requested to establish consistent property boundaries, facilitate future site development, and provide a single legal description for the property. No additional public rights-of-way are proposed, and any easements associated with the property are shown on the accompanying replat.

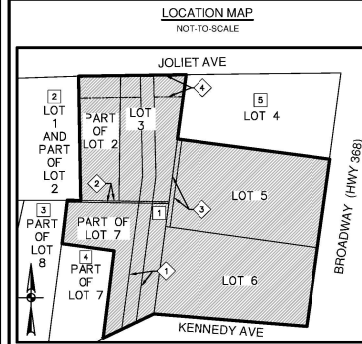
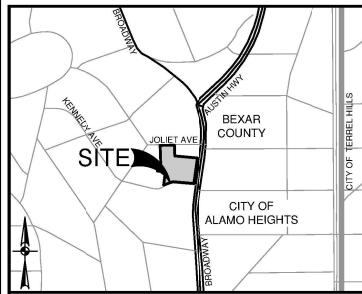
If you have any questions or require any additional information, please do not hesitate to contact our office at your earliest convenience.

Sincerely,
Pape-Dawson



Tyler Kozma, P.E.
Project Manager

P:\139\31\01\Word\Letters\251002 - Letter of Intent.docx



1.401 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 2,3,5,6,7 CB 4024 OF THE 2ND AMENDED MAP OF PORTION OF ALAMO HEIGHTS RECORDED IN VOLUME 105, PAGES 290-296 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

KEY NOTES LEGEND	
1 1' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	1 BLOCK 33, CB 4024 AND CABLE TV EASEMENT
2 2' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	2 2ND AMENDED MAP OF A PORTION OF ALAMO HEIGHTS (VOLUME 105, PAGES 290-296 DPR) (DOCUMENT NO. 20200263453 DPR)
3 VARIABLE WIDTH DRAINAGE EASEMENT	3 (DOC 20200298506, BCOPR)
4 15' ALLEY EASEMENT (VOL 3147, PG 417, DPR)	4 (DOC 20210304268, BCOPR)
5 2' TELEPHONE EASEMENT (VOL 1561, PG 404, DPR)	5 (DOC 20220051656, BCOPR)
6 5' UTILITY EASEMENT (VOL 339, PG 146, DPR)	6 (DOC 202160198386, BCOPR)
7 28' BUILDING SETBACK (VOL 777, PG 17, DPR)	

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 _____ 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

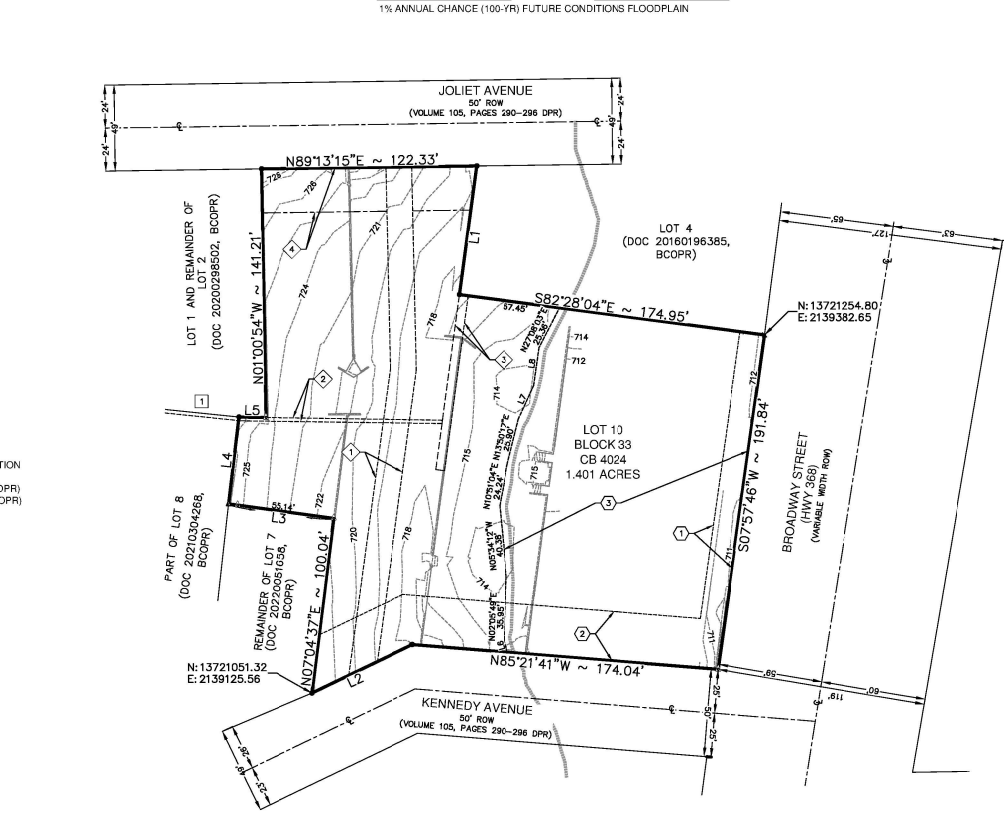
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR REPLIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:
1. 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 DEDICATING 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" "OVERHAND 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, SMO, 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 BUILDING, STRUCTURE, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN 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 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 AND GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AFFECT, 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.

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	
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	BCOPR BEXAR COUNTY OFFICIAL PUBLIC RECORDS
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	
VOLUME	COUNTY BLOCK
PAGE(S)	BLK
DOC	ROW
SET 1/2" IRON ROD (WALS)	RIGHT-OF-WAY
FOUND TxDOT MONUMENTATION (TYPE I, II OR III)	1140 EXISTING CONTOURS
FOUND 1/2" IRON ROD	
CALCULATED POINT (UNABLE TO SET)	CITY OF SAN ANTONIO LIMITS
FND MAG W/WASHER "WALS"	CENTERLINE
FIND "X" ON CONCRETE	
EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN	
EFFECTIVE (EXISTING) FEMA 0.2% ANNUAL CHANCE (500-YR) FLOODPLAIN	
PROPOSED FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN	
1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN	



REPLAT
SCALE: 1"= 50'
BEING A TOTAL OF 1.401 ACRES, ESTABLISHING LOT 10 & BLOCK 33, IN COUNTY BLOCK 4024, IN THE CITY OF ALAMO HEIGHTS, 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 WITH YELLOW CAP MARKED "PAPE-DAWSON" OR MAGN. L. 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 (NAD2011) 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 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
5. CONTOURS SHOWN ARE BASED ON FINAL SKETCH S'AKING DATE: AUGUST 2025

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S73°29'29"W	73.66'
L2	S64°12'27"W	63.36'
L3	N82°12'20"W	60.28'
L4	N6°43'55"E	49.69'
L5	S89°07'23"E	15.23'
L6	N15°28'49"W	7.46'
L7	N24°16'44"E	21.26'
L8	N8°02'26"E	21.70'

PLAT NO. 24-118XXXXX

REPLAT & SUBDIVISION PLAT

ESTABLISHING

5307 OFFICE

BEING A TOTAL OF 1.401 ACRES, ESTABLISHING LOT 10 & BLOCK 33, IN COUNTY BLOCK 4024, IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS, BEING LOTS 3, 4, 5, 6, THE EAST 1/2 OF LOT 2, AND A PORTION OF LOT 7, BLOCK 33, ALAMO HEIGHTS, CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 105, PAGES 290-296, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING THAT SAME PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 20200263453, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

SCALE: 1"= 50'

PAPE-DAWSON
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9020
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: June 16, 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/DEVELOPER
RIDGEMONT PROPERTIES, INC
C. TREBES SASSER, SR.
200 AUSTIN HWY
SAN ANTONIO, TX 78209
(210) 826-1800

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 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 5307 OFFICE, 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

CITY SECRETARY

MAYOR

CITY SECRETARY

THIS PLAT OF 5307 OFFICE, 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____.