



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

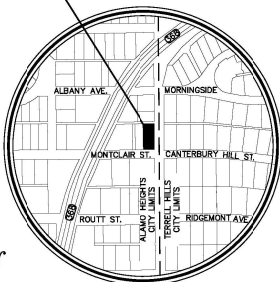
Planning & Zoning Commission Meeting
Monday, August 03, 2026 – 5:30 P.M.

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, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

Case No. 471 – Public hearing, consideration, and action regarding the request of Jesse F. Cantu, applicant, on behalf of Donop Realty, LLC, owner, to replat the properties identified as **CB 4050 BLK 75 LOT 23** and **CB 4050 BLK 75 LOT 24**, also known as 5701 N New Braunfels Ave.

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.

PROJECT SITE

LOCATION MAP
N.T.S.

LEGEND

VOLUME	VOL.
PAGE	PG.
RIGHT OF WAY	R.O.W.
ACRES	AC
STREET CENTERLINE	CL
CITY BLOCK	CB
CONTROLLING MONUMENT	C.M.
NOT TO SCALE	N.T.S.
OFFICIAL PUBLIC RECORD	O.P.R.
DEED AND PLAT RECORD	D.P.R.
CITY LIMIT LINE	---
PROPERTY LINE	---
SET 1/2" IRON ROD CAPPED WALLS	○
FOUND 1/2" IRON PIPE	●
FOUND 1/2" IRON ROD	⊙
SET MAG NAIL W/ WASHER STAMPED WALLS	⊗
10' SETBACK LINE	(A)
20' SETBACK LINE	(B)
2.5' SIDEWALK EASEMENT LINE	(C)

SURVEY NOTES

- 1/2 INCH IRON RODS WERE FOUND AT ALL INDICATED PROPERTY CORNERS.
- BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, (N.A.D. 83) (C.O.R.S.).
- COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, (N.A.D. 83) (C.O.R.S.).
- DISTANCES SHOWN ARE SURFACE.

CPS UTILITY GENERAL NOTES

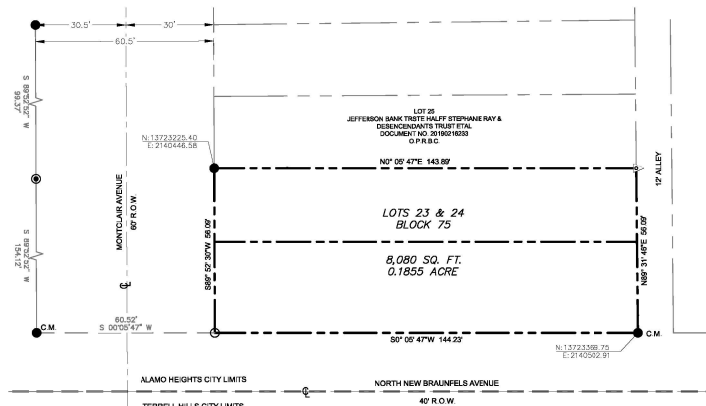
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM, CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR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

WESTAR ALAMO LAND SURVEYORS
FIRM REGISTRATION NO. 10111700
ADDRESS: 4374 LOCKHILL, SELMA RD.
PHONE: (210) 372-9500

STATE OF TEXAS §
COUNTY OF BEXAR §

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

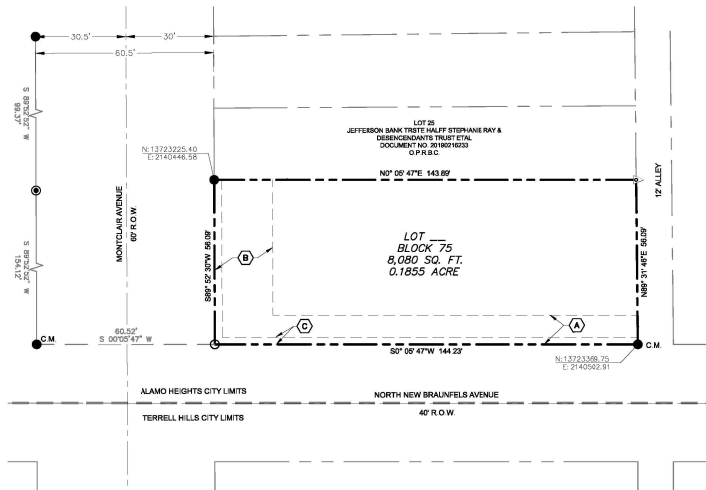
MARK J. EWOLD
REGISTERED PROFESSIONAL SURVEYOR NO. 5095
WESTAR ALAMO LAND SURVEYORS, LLC
FIRM NO. 10111700



AREA BEING REPLATED

THIS PLAT REPLATS

LOT 23 AND 24, BLOCK 75, ALAMO HEIGHTS ADDITION, IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 105, PAGES 4-10, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



REPLAT ESTABLISHING
LOT BLOCK 75, COUNTY BLOCK
ALAMO HEIGHTS ADDITION
CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS

PLAT ESTABLISHING
5701 N NEW BRAUNFELS

REPLAT ESTABLISHING
BLOCK 75, COUNTY BLOCK
ALAMO HEIGHTS ADDITION
CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



KCI TECHNOLOGIES, INC.

2806 W. BITTERS RD, SUITE 218
SAN ANTONIO, TEXAS 78248
PHONE: (210) 641-9898
FAX: (210) 641-6440
REGISTRATION #F-10573 / #101943-65

DATE OF PREPARATION: 06/2026

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: PERRY DONOP
DONOP REALTY, LLC
7744 BROADWAY, SUITE 108
SAN ANTONIO, TEXAS 78209
(210) 771-7345

DULY AUTHORIZED AGENT:

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PERRY DONOP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS ____ DAY OF ____, 20__.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF 5701 N NEW BRAUNFELS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ALAMO HEIGHTS, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: CHAIRMAN

BY: SECRETARY

THIS PLAT OF 5701 N NEW BRAUNFELS 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: CITY SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: MAYOR