



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

Planning & Zoning Commission Meeting
Monday, July 07, 2025 – 5:30 P.M.

Take notice that a regular Planning & Zoning Commission of the City of Alamo Heights will be held on **Monday, July 07, 2025 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.

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.

The City cannot guarantee participation by phone due to unforeseen technical difficulties or provide prior notice if they occur; therefore, the City urges your in-person attendance if you require participation.

Case No. 448 - Public hearing, consideration, and action regarding a request by Omar Rodriguez, applicant, as authorized by Section 16-105 of the Code of Ordinances to close, vacate, abandon, and sell a portion of public right-of-way, approximately 7sq ft (0.0002 acre tract) that adjoins the southeaster side of the property identified as **CB 4024, BLK 10, LOT 62, EXC W IRR 2.73FT ALAMO HEIGHTS ADDITION**, also known as 900 Cambridge Oval, of the City of Alamo Heights, Texas.

The City Council of the City of Alamo Heights will conduct a public hearing on **Monday, August 11, 2025 at 5:30pm** relating to the recommendations of the Planning and Zoning Commission regarding the same issues.

900 Cambridge Oval

Petition to Purchase a Portion of City of Alamo Heights' Right of Way

We, Veronica Prida and Omar Rodriguez, have been owners of 900 Cambridge Oval since 1998. 900 Cambridge Oval has a very unique and meandering southern boundary line as shown on the attached survey dated 7.9.24.

The unique boundary and potential property rights conflicts/misunderstandings were of no consequence when the 900 Cambridge Oval and 904 Estes properties were owned by the same individuals prior to our ownership of 900 Cambridge Oval. Our request to purchase a segment of The City of Alamo Heights Right of Way is an effort to mitigate any current or future conflicts that we may have or that may arise between our neighbors.

It is our understanding that directly south of the meandering boundary line is the City of Alamo Heights Right of Way. We are interested in purchasing a small portion of the right of way area, at fair market value, to create a straighter southern boundary line for our property. This will help in better facilitating and optimizing a landscaping plan where we are not at risk of financial loss in costly landscaping as a result of uncertain and changing understanding of property lines.

The City of Alamo Heights Right of Way property we are wishing to purchase is highlighted in **RED**. The City of Alamo Heights Right of Way property measures an estimated 67.5" X 34.5" X 68.9" with a surface area of 1,164 square inches or 8.09 square feet.

The survey and additional documentation have been reviewed by The City of Alamo Heights' Department of Public Works, and Mr. Frank Orta, on October 21, 2024 via email, has indicated that Public Works has no conflicts from a future development standpoint.

Our goal in requesting to purchase a portion of this Right of Way is to provide a solution which will help clarify our property rights in a more legally formal manner now and into the future.

Thank you for your consideration.

Veronica Prida and Omar Rodriguez

METES AND BOUNDS

Being 0.0002 acres (7.0 square feet) of land, more or less, being a portion of Morton Street located in Alamo Heights Addition, situated in the City of Alamo Heights, Bexar County, Texas, according to the map or plat thereof recorded in Volume 9515, Page 157, Deed and Plat Records of Bexar County, Texas, said 0.0002 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the South corner of the Omar Rodriguez tract (Volume 7388, Page 54), same being on the West Right-of-Way of said Morton Street and the **POINT OF COMMENCEMENT**;

THENCE along the West irregular Right-of-Way line of said Morton Street, North 26 degrees 29 minutes 31 seconds West (called North 37 degrees 19 minutes 31 seconds West), a distance of 4.16 feet to a point for the southeast corner of this 0.0002 acres, same also being the **POINT OF BEGINNING**;

THENCE across and severing said Morton Street, South 85 degrees 19 minutes 33 seconds West, a distance of 2.67 feet to a point for the southwest corner of this 0.0002 acres, same being on an interior southeast line of said Rodriguez tract and on the irregular West Right-of-Way of said Morton Street, and from which a 1/2 inch iron rod found for an interior corner of said Rodriguez tract and the southeast corner of the William C. Green tract (Volume 10814, Page 2041) bears South 01 degrees 26 minutes 54 seconds West, a distance of 0.08 feet;

THENCE along the lines common to this 0.0002 acres and said Rodriguez tract the following courses and distances:

North 01 degrees 26 minutes 54 seconds East (called North 03 degrees 14 minutes 40 seconds East), a distance of 5.28 feet to a point for the North corner of this 0.0002 acres, same being an interior corner of said Rodriguez tract;

South 26 degrees 29 minutes 31 seconds East (called South 37 degrees 19 minutes 31 seconds East), a distance of 5.66 feet to the **POINT OF BEGINNING**, and containing 0.0002 acres (7.0 square feet) of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings Shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.


Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
July 29, 2024



LINE	BEARING	DISTANCE
L1	N 26°29'31" W (N 37°19'31" W)	9.82' (9.47')
L2	S 01°26'54" W (S 03°14'40" E)	5.36' (5.18')
L3	N 37°48'44" W (N 45°05'53" W)	1.85' (1.91')
L4	S 52°11'16" W (S 44°54'07" W)	2.74' (2.84')
L5	S 26°29'31" E (S 37°19'31" E)	9.82' (9.47')

NOTE:
PRIOR SURVEY (WESTAR JOB NO. 123979)
WAS USED FOR REFERENCE.

ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG,
UTILITY, AND TRANSFORMER EASEMENT

ESTES AVENUE (80' R.O.W.)

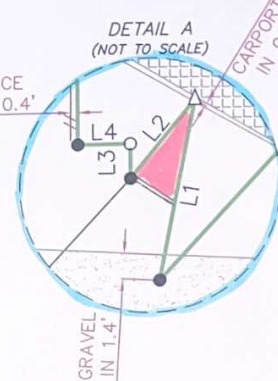
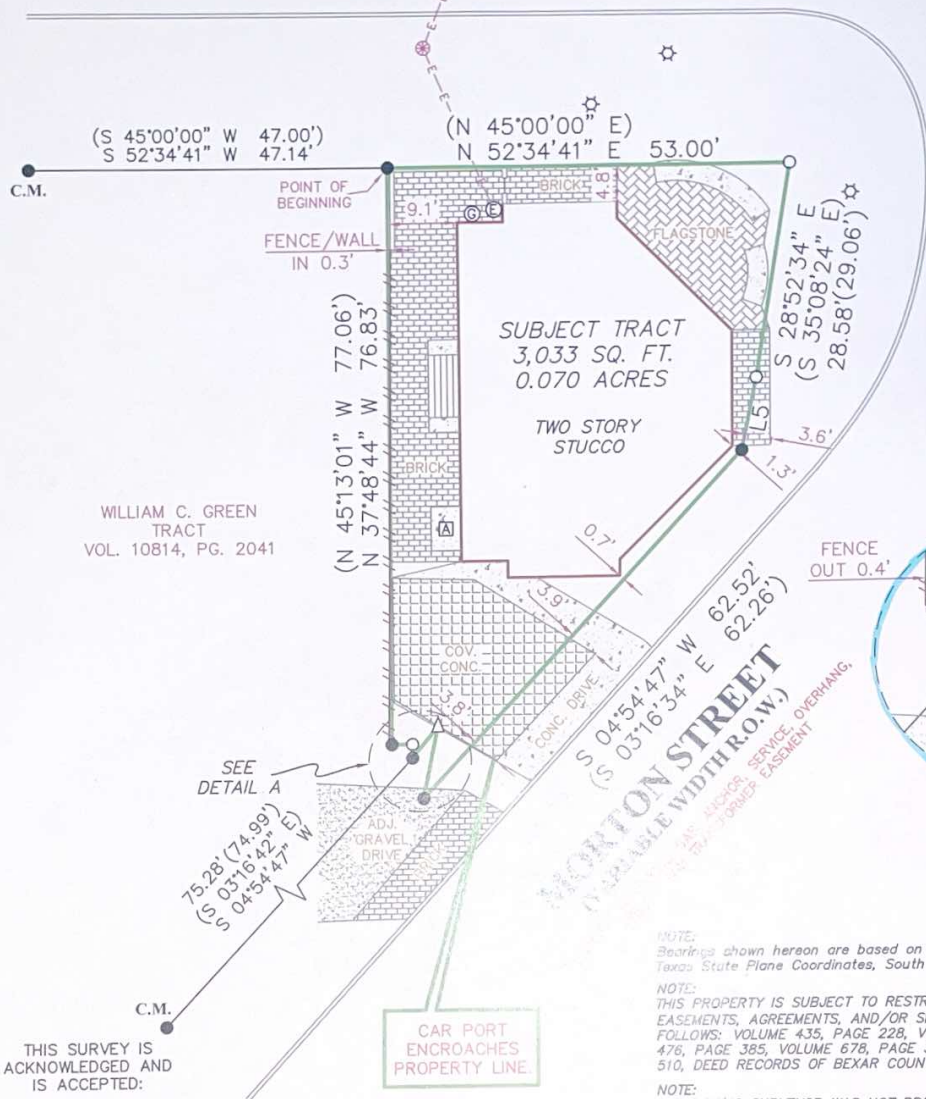
900 CAMBRIDGE OVAL



SCALE: 1"=20'

CAMBRIDGE OVAL (80' R.O.W.)

ELECTRIC, TELEPHONE, GAS,
ANCHOR, SERVICE, OVERHANG,
UTILITY, AND TRANSFORMER
EASEMENT



NOTE:
Bearings shown hereon are based on actual GPS Observations,
Texas State Plane Coordinates, South Central Zone, Grid.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS,
EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS
FOLLOWS: VOLUME 435, PAGE 228, VOLUME 437, PAGE 5, VOLUME
476, PAGE 385, VOLUME 678, PAGE 315, AND VOLUME 912, PAGE
510, DEED RECORDS OF BEXAR COUNTY, TEXAS.

NOTE:
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE
COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR
OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS
PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0402 H, which is Dated 6/19/2020. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X-1. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.



Property Address:
900 CAMBRIDGE OVAL

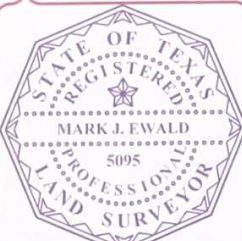
Property Description:

Being 0.070 acres more or less, being a portion of Lot 62, Alamo Heights Addition, situated in the City of Alamo Heights, Bexar County, Texas, according to the map or plat thereof recorded in Volume 9515, Page 157, Deed and Plat Records of Bexar County, Texas, and being that same tract described in General Warranty Deed recorded in Volume 7388, Page 54, Official Public Records of Bexar County, Texas, said 0.070 acres being more particularly described by metes and bounds attached hereto.

Owner:
T.B.D.

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095



LEGEND

- △ = CALCULATED POINT
- = SET 1/2" IRON ROD CAPPED WALS
- = FOUND 1/2" IRON ROD
- = RECORD INFORMATION
- = BUILDING SETBACK
- = CONTROLLING MONUMENT
- = ELECTRIC METER
- = GAS METER
- = A/C PAD
- = LIGHT POST
- = OVERHEAD ELECTRIC
- = WOOD FENCE
- = POWER POLE

DWG: CS RVD: CC

FIRM REGISTRATION NO.
10111700

**Westar
Alamo**

LAND SURVEYORS, LLC.

P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

G.F. NO. N/A JOB NO. 126396 TITLE COMPANY: N/A DATE: 7/9/2024

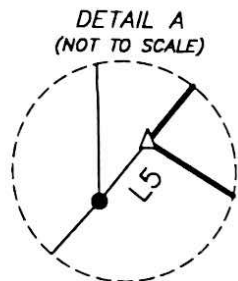
DRAWN BY: AJS
 JOB #: 128945
 SURVEY DATE: 7/9/2024

LEGEND
 Δ = CALCULATED POINT
 ● = FOUND 1/2" IRON ROD
 () = RECORD INFORMATION
 C.M. = CONTROLLING MONUMENT

Being 0.0002 acres (7.0 square feet) of land, more or less, being a portion of Morton Street located in Alamo Heights Addition, situated in the City of Alamo Heights, Bexar County, Texas, according to the map or plat thereof recorded in Volume 9515, Page 157, Deed and Plat Records of Bexar County, Texas, said 0.0002 acres being more particularly described by metes and bounds attached hereto.

LINE	BEARING	DISTANCE
L1	S 85°19'33" W	2.67'
L2	N 01°26'54" E	5.28'
	(N 03°14'40" W)	
L3	S 26°29'31" E	5.66'
	(S 37°19'31" E)	
L4	N 26°29'31" W	4.16'
	(N 37°19'31" W)	
L5	S 01°26'54" W	0.08'
	(S 03°14'40" E)	
L6	N 37°48'44" W	1.85'
	(N 45°05'53" W)	(1.91')
L7	S 52°11'16" W	2.74'
	(S 44°54'07" W)	(2.84')

NOTE:
 PRIOR SURVEY (WESTAR JOB NO. 128945) WAS USED
 FOR REFERENCE.



WILLIAM C. GREEN
 TRACT
 VOL. 10814, PG. 2041

SUBJECT TRACT
 7.0 SQ. FT.
 0.0002 ACRES

OMAR RODRIGUEZ
 TRACT
 VOL. 7388, PG. 54

SCALE: 1"=4'

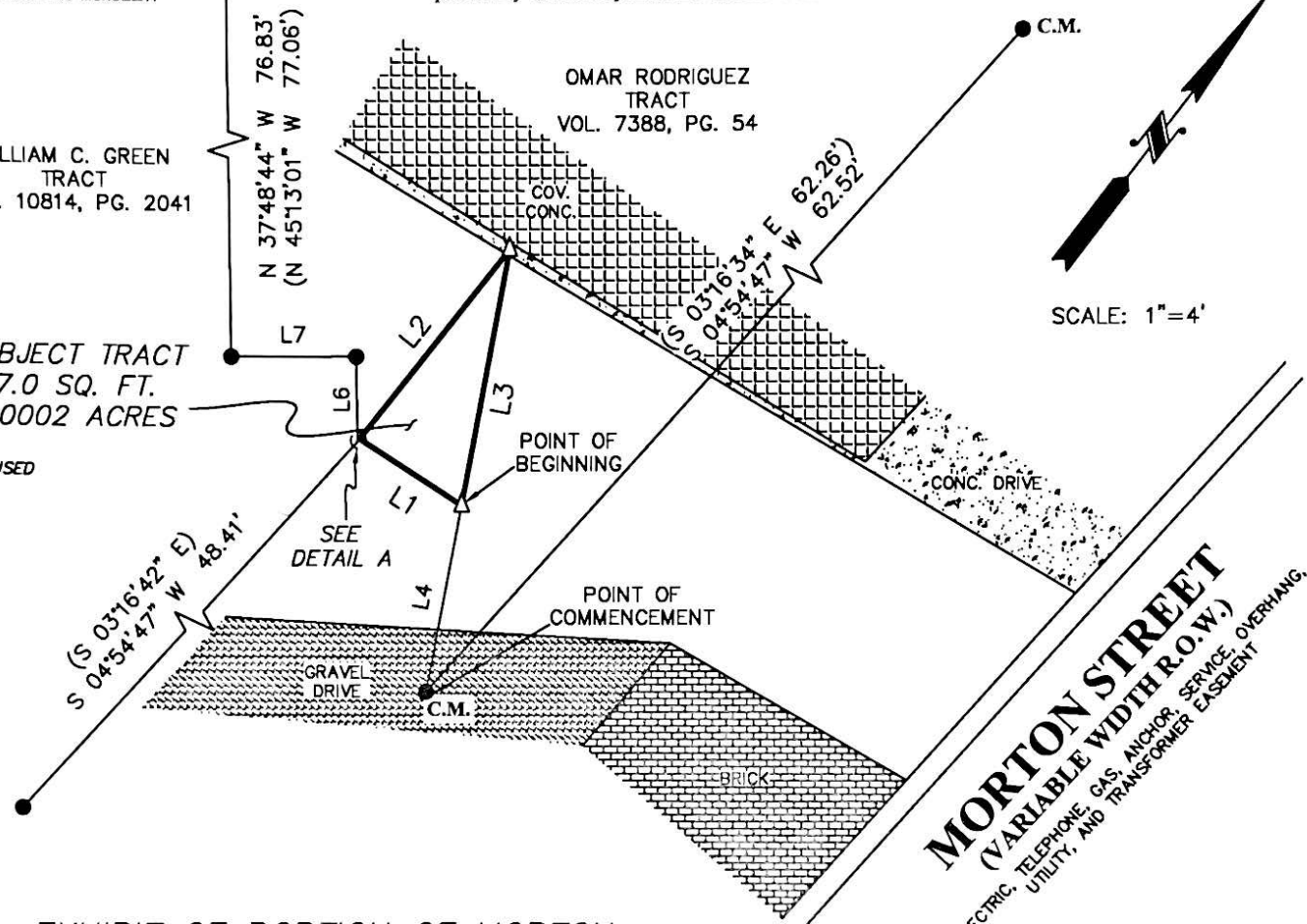
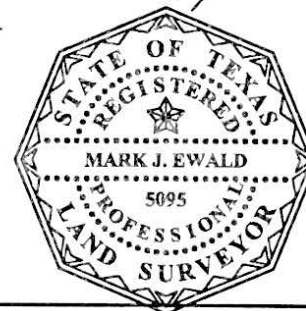


EXHIBIT OF PORTION OF MORTON
 STREET RIGHT-OF-WAY

FIRM REGISTRATION NO.
 10111700

**Westar
 Alamo**

LAND SURVEYORS, LLC.
 P.O. BOX 1645 BOERNE, TEXAS 78006
 PHONE (210) 372-9500 FAX (210) 372-9999



I, MARK J. EWALD, Registered Professional
 Land Surveyor, State of Texas, do hereby
 certify that the above plat represents an
 actual survey made on the ground under my
 supervision.

MARK J. EWALD
 Registered Professional Land Surveyor
 Texas Registration No. 5095

OVERVIEW OF ROW PURCHASE
900 CAMBRIDGE OVAL

(N 45°13'0"
N 37°48'4"

PRELIMINARY,
this document shall not be
recorded for any purpose and
shall not be used or viewed
or relied upon as a
final survey document.

TWO STORY
STUCCO

900 CAMBRIDGE OVAL
PROPERTY LINE

PROPOSED
PURCHASE AREA
16.2'

EDGE OF CARPOT
IN 0.29'

EDGE OF CONC.
POST/BASE IN 0.05'

EDGE OF CARPOT
IN 0.29'

EDGE OF CONC.
POST/BASE IN 0.05'

PROPOSED
CARPORT

EDGE OF
CARPORT
ON PROP.
CORNER

OUT
4.1'

EDGE OF CARPORT
OUT 0.28' FROM
RESIDENCE

OUT
4.5'

S 04°54'47" W 62.52'
(S 03°16'34" E 62.26')
MORTON STREET
(VARIABLE WIDTH R.O.W.)

ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG,
UTILITY, AND TRANSFORMER EASEMENT

PROPOSED CARPORT
ENCROACHES PROPERTY LINE
INTO MORTON STREET
RIGHT-OF-WAY

14.99"
2" E) W

DETAIL OF
PROPOSED ROW PURCHASE

900 CAMBRIDGE OVAL

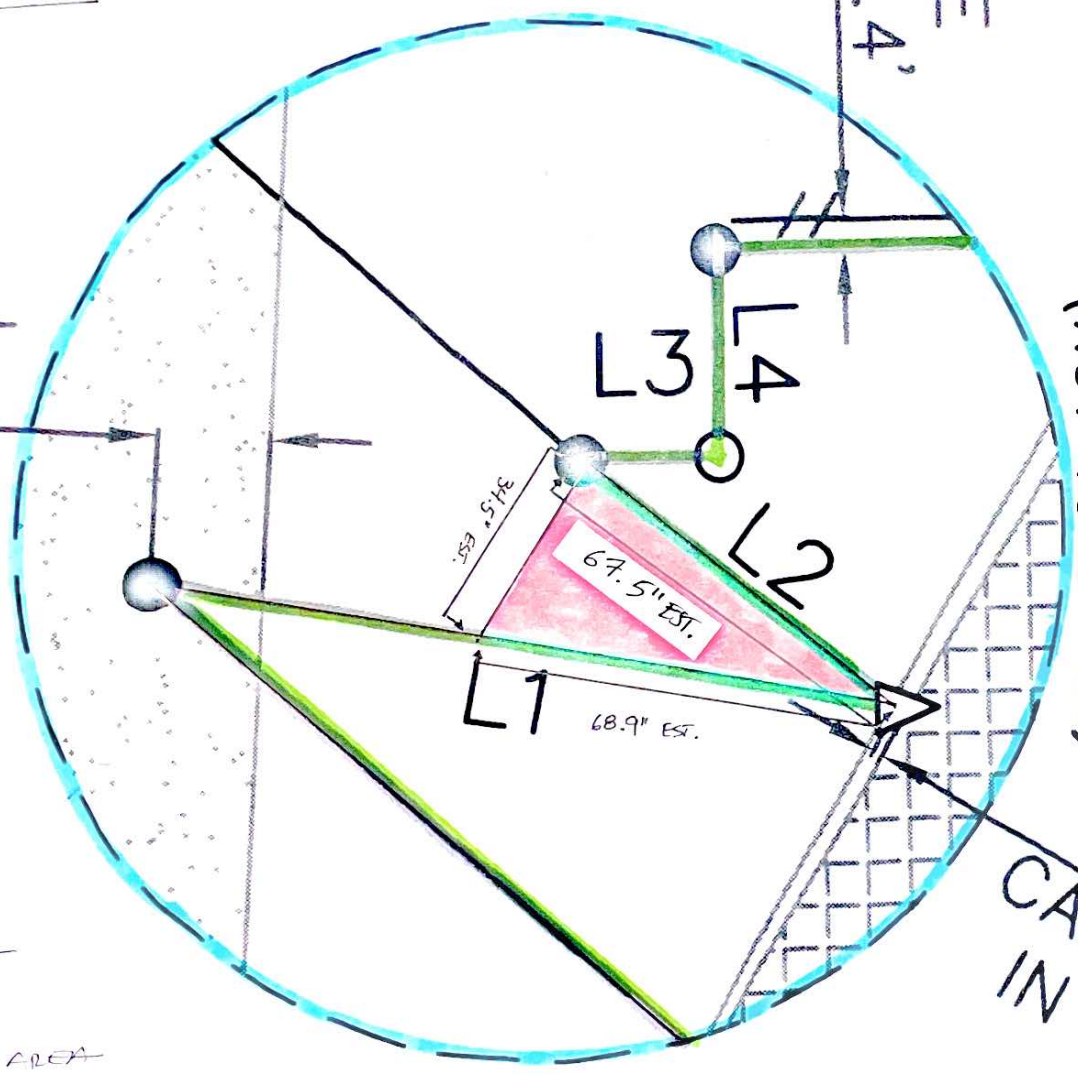
TANG,

FENCE
UT 0.4'

GRAVEL
IN 1.4'

DETAIL A
(NOT TO SCALE)

CARPORT
IN 0.7'



- 900 CAMBRIDGE OVAL
PROPERTY LINE
- PROPOSED PURCHASE AREA
8,09 SQ.FT. EST.

