



**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. 421** – Public hearing, consideration, and action will take place on **Monday, June 06, 2022 at 5:30pm** regarding a request to replat the property identified as **CB 4024, BLK 193, LOTS W 27ft of 14 and E ½ of 15**, also known as **309 Lamont Ave**, and **CB 4024, BLK 193, LOTS W ½ OF 15, 16, and E ½ of 17**, also known as **317 Lamont Ave**.

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.

Chris & Susanne Marco  
309 & 317 Lamont Ave.  
Alamo Heights, TX 78209

March 29, 2022

Ms. Lety Hernandez  
Community Development Services Director  
City of Alamo Heights  
6116 Broadway  
San Antonio, Texas 78209

Re: Replat of the west 27 feet of Lot 14, all of lots 15 and 16,  
and the east one-half of Lot 17, Block 193, C.B. 4024, Alamo Heights  
309 & 317 Lamont Ave.  
Alamo Heights, Texas

Dear Ms. Hernandez:

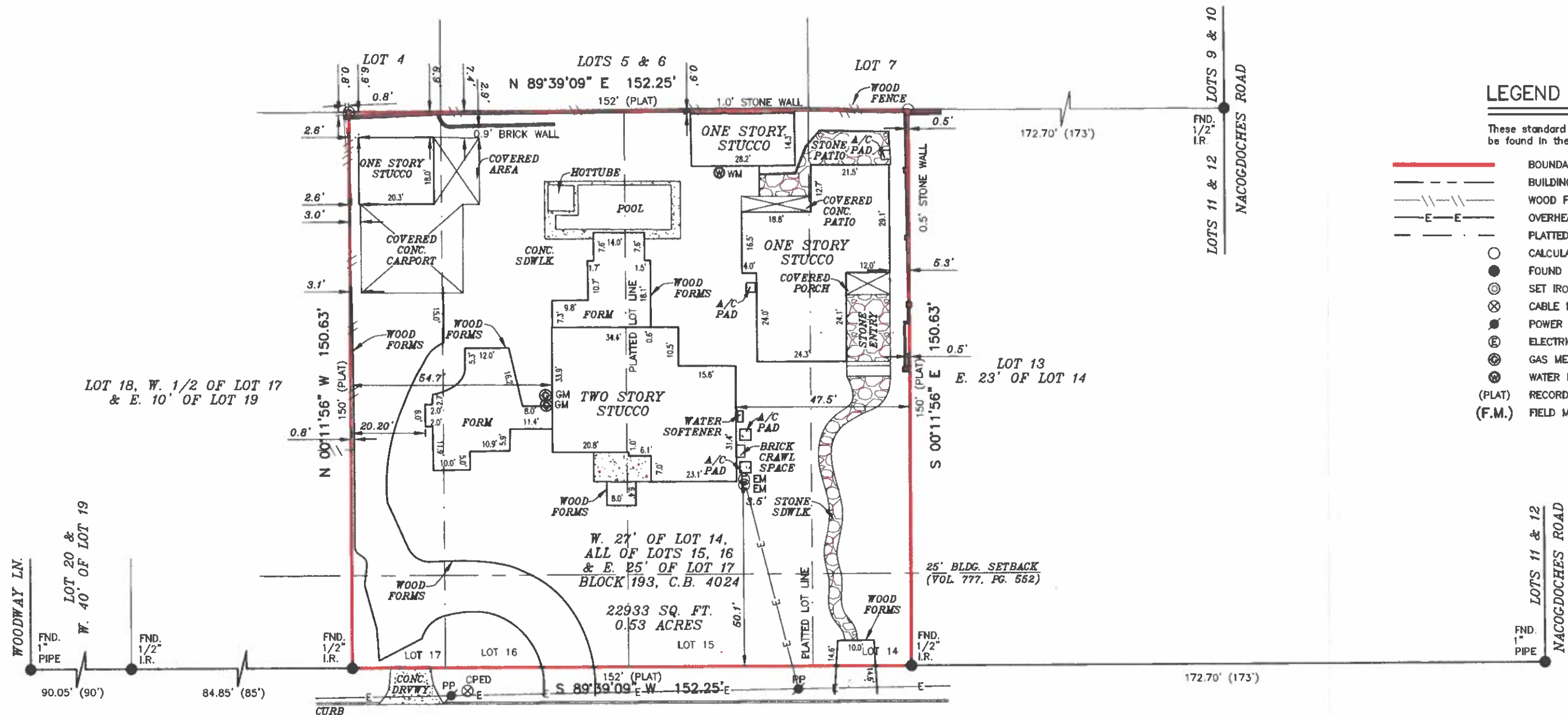
We own and reside at the above referenced address which is the subject of this replat. The property includes a house, an accessory structure, and two outbuildings. A survey showing all of the existing improvements is included with the plat application submittal. The survey is dated June 14, 2021. The purpose of this replat is to combine all of the complete and partial lots into one lot for record reasons. We do not currently intend to modify the existing improvements or construct new improvements on the site.

Please do not hesitate to contact me if you have any questions or need anything additional.

  
Chris Marco

c:\users\chris\appdata\local\microsoft\windows\ntcache\content\outlook\01292022\lety hernandez.docx

4047 Stahl Rd., Suite #3 • San Antonio • Texas 78217  
Phone (210) 599-4123 • Fax (210) 599-4191  
[dsdye@dsceenterprises.com](mailto:dsdye@dsceenterprises.com)



## LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- OVERHEAD ELECTRIC
- PLATTED LOT LINE
- CALCULATED POINT
- FOUND IRON ROD
- SET IRON ROD
- CABLE PEDESTAL
- POWER POLE
- ELECTRIC METER
- GAS METER
- WATER METER
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

LOT 18, W. 1/2 OF LOT 17  
& E. 10' OF LOT 19

LAMONT AVE.  
(50' R.O.W.-PER PLAT)

### SURVEYOR'S NOTE(S):

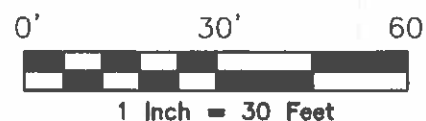
BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

At date of this survey, the property is in FEMA designated ZONE X as verified by FEMA map Panel No: 48029C 0401 H effective date of JUNE 19, 2020. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

GRAPHIC SCALE



I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to

and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

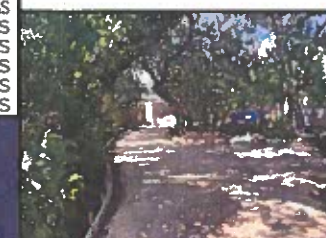
Borrower/Owner: CHRIS MARCO & SUSANNE MARCO  
Address: 317 LAMONT AVE. GF No. ---

### Legal Description of the Land:

The West 27 Feet of lot 14, all of lots 15 & 16, and the east one-half (1/2) of lot 17, Block 193, ALAMO HEIGHTS, situated in the City of Alamo Heights, Bexar County, Texas, according to the map or plat thereof, recorded in Volume 105, Pages 290-296, Deed and Plat Records, Bexar County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 105, PAGE(S) 290-296, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS VOLUME 437, PAGE 5, DEED RECORDS, BEXAR COUNTY, TEXAS VOLUME 476, PAGE 385, DEED RECORDS, BEXAR COUNTY, TEXAS VOLUME 678, PAGE 315, DEED RECORDS, BEXAR COUNTY, TEXAS VOLUME 777, PAGE 552, DEED RECORDS, BEXAR COUNTY, TEXAS VOLUME 912, PAGE 510, DEED RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



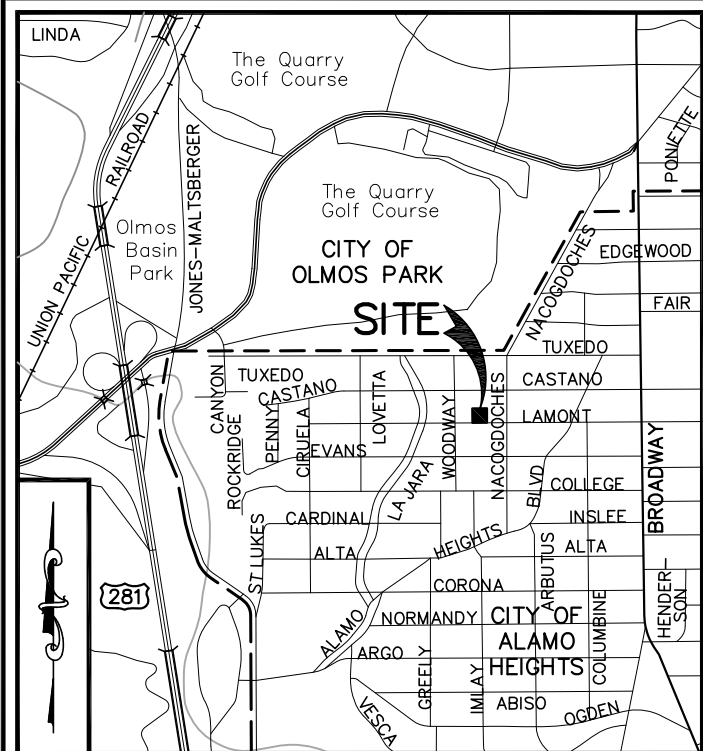
P.O. BOX 160369  
SAN ANTONIO, TEXAS 78280  
PHONE: (210) 572-1995  
WEB: WWW.AMERISURVEYORS.COM

### FINAL "AS-BUILT" SURVEY

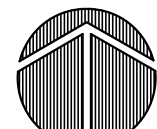
JOB NO.:	2106080062	NO.	REVISION	DATE
DATE:	03/09/20	01.	ADDED FORMS	05/31/21
DRAWN BY:	MN/VT	02.	UPDATED FORMS	06/14/21
APPROVED BY:	RJR	REFER JOB NOS. 2104078871/210507480/2105077541		



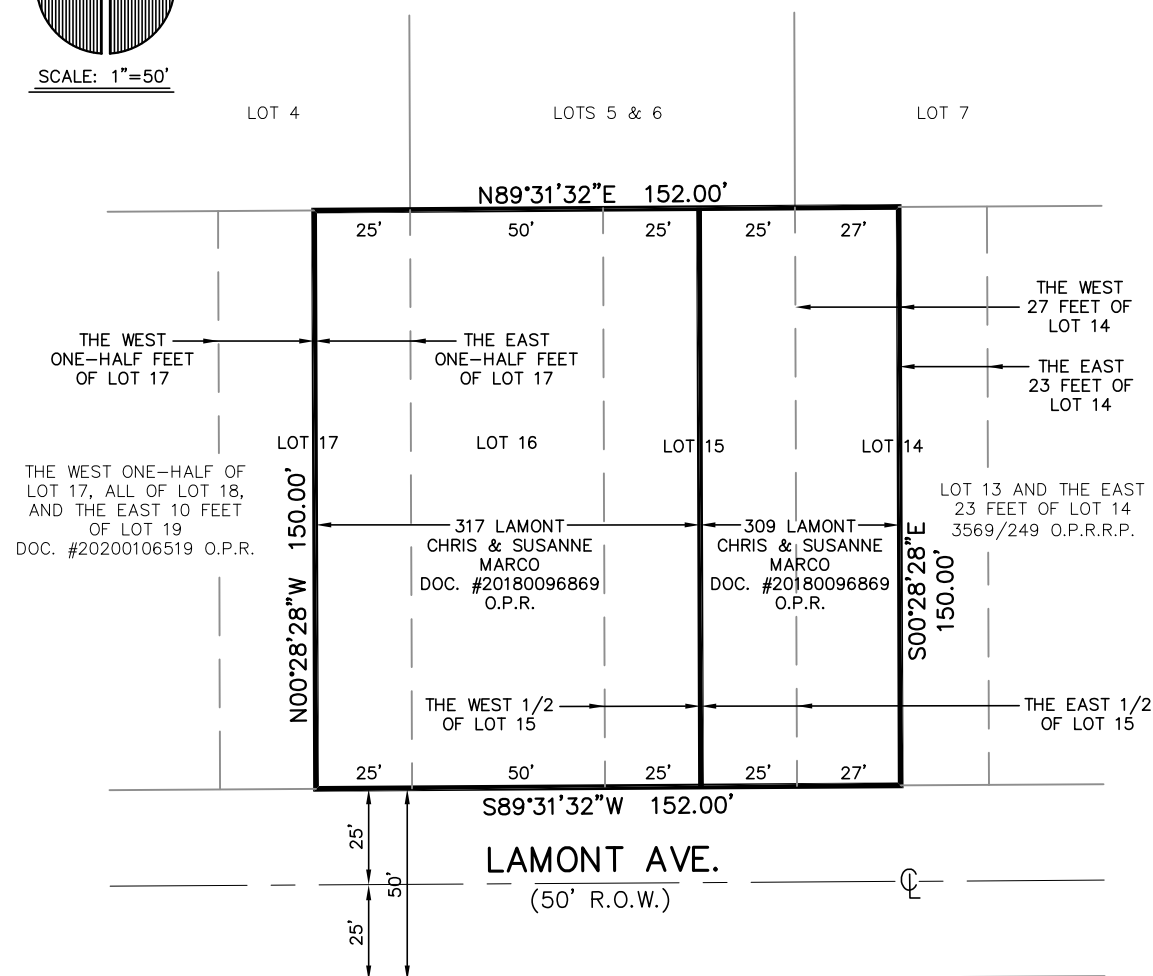
Roy John Ronnfeldt  
ROY JOHN RONNFELDT, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 3520



LOCATION MAP  
NOT TO SCALE



SCALE: 1"=50'



AREA BEING REPLATTED

0.5234 ACRES BEING PREVIOUSLY PLATTED AS THE WEST 27 FEET OF LOT 14, ALL OF LOTS 15 AND 16, AND THE EAST ONE-HALF OF LOT 17, BLOCK 193, C.B. 4024, ALAMO HEIGHTS SUBDIVISION, CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 105, PAGES 290-296, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE PROPERTY IS DEEDED AS RECORDED IN DOC. #20180096869, BEXAR COUNTY, TEXAS.

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

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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CPS/SAWS/COSA UTILITY NOTES:

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 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," "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 SAID 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 BUILDINGS, STRUCTURES, 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 OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, 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.
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 THE 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.

SURVEYOR'S NOTE:

THE BEARINGS SHOWN ARE BASED ON STATE PLANE TEXAS SOUTH CENTRAL ZONE NAD 83 (2011 ADJUSTMENT)

OWNER/SUBDIVIDER:  
CHRIS & SUSANNE MARCO  
317 LAMONT AVE.  
SAN ANTONIO, TEXAS 78209

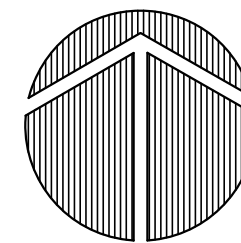
REPLAT ESTABLISHING

ALAMO HEIGHTS  
SUBDIVISION

LOT 21, BLOCK 193, C.B. 4024, ALAMO  
HEIGHTS SUBDIVISION, CITY OF ALAMO  
HEIGHTS, BEXAR COUNTY, TEXAS.



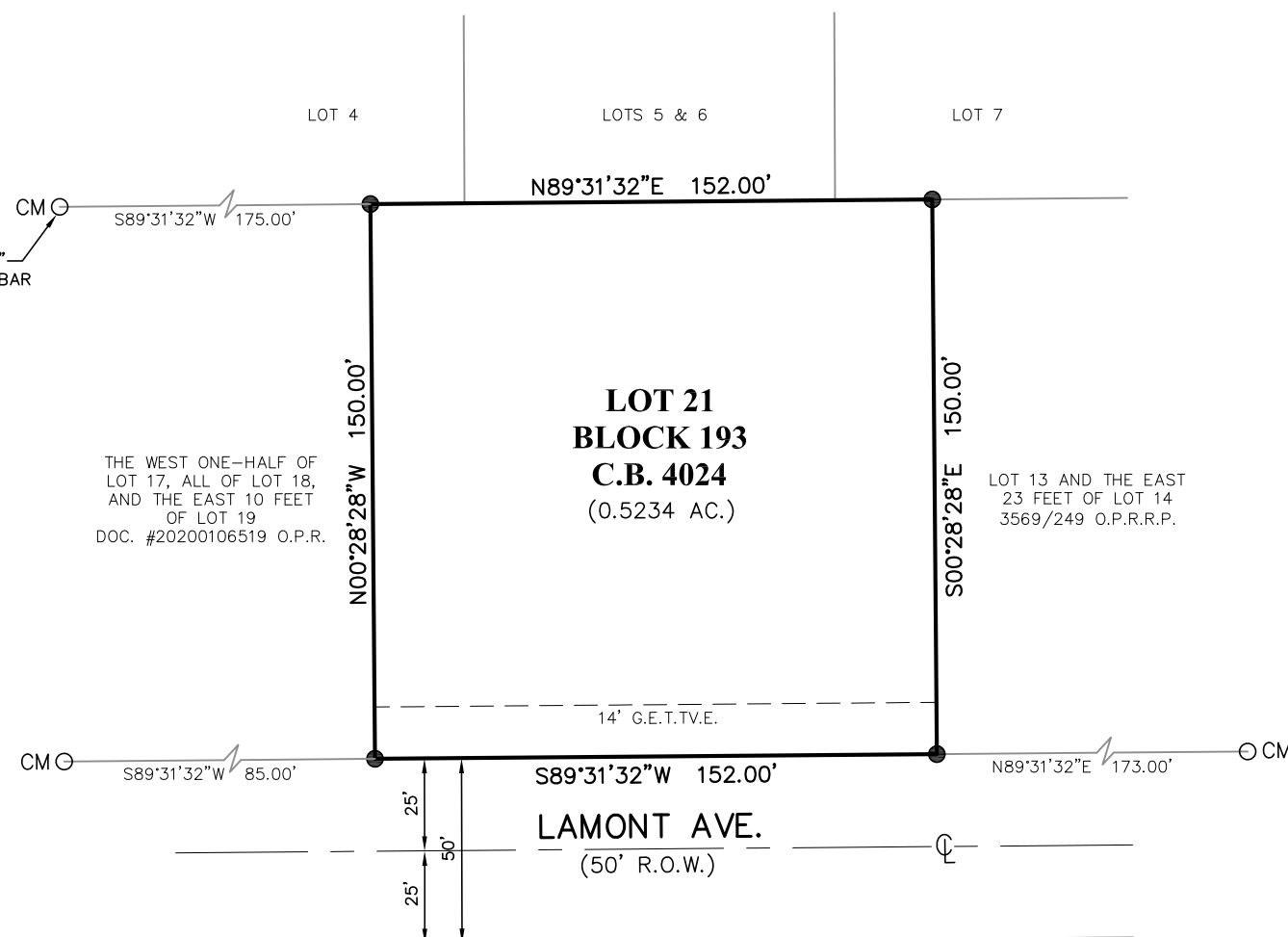
DATE OF PREPARATION: 5/19/22



SCALE: 1" = 50'

LEGEND

- FND. 1/2" STEEL REBAR (UNLESS OTHERWISE NOTED)
- CALCULATED POINT (NO MONUMENT SET)
- 11136/1065 VOLUME/PAGE
- O.P.R.R.P. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- CM CONTROLLING MONUMENT
- B.S.L. BUILDING SETBACK LINE
- G.E.T.T.V.E. GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT



THIS REPLAT OF 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 \_\_\_\_\_ A.D., 20\_\_\_\_.

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

THIS REPLAT OF 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 \_\_\_\_\_ A.D., 20\_\_\_\_.

BY: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
CITY SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5315







3/1/2022

Dye Enterprises  
Attn: Michael J. Wiater  
4047 Stahl Rd.  
San Antonio, TX 78217

Re: Letter of Certification Recommending Approval

Plat No: 309 & 317 Lamont Ave

Plat Date: 2/22/2022

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:** 3/22/2022

**Expire Date:** 12/22/2022

**SUBDIVISION NAME:** 309 & 317 Lamont

**PLAT NO:** AH0033

**TO:** Dye Enterprises  
4047 STAHL ROAD, SUITE #3  
SAN ANTONIO, Texas, 78217

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

**Deferred Impact Fee Payment: Yes**

**SEWER      SAWS Job Number(s):**

Sewer Impact Fee Required?

Lift Station Fee:

Sewer Fee/EDU:

Sewer EDUs: 1.50

Total Sewer Impact Fee:

Total Planned Sewer Improvements - Cost Estimate: 0

Main Extension Required: No

Sewer service is available through SAWS Counter Service Permit: Yes

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: Yes

**Remarks:** 309 and 317 LAMONT ALAMO HEIGHTS PURVEYOR WATER AND SEWER MAINS

Total Improvements:

Total Impact Fees:

cc: COSA Development Services  
Consultant/Engineer

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**Development Engineering Services**

**RELEASE FOR RECORDATION**



City of Alamo Heights  
**DEPARTMENT OF PUBLIC WORKS**  
6116 Broadway – San Antonio, Texas – 78209 – (210) 826-0516

February 24, 2022

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 309 Lamont and 317 Lamont. 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 Melissa Gomez at 210 882 1507

Sincerely,

A handwritten signature in black ink that reads "Patrick J. Sullivan". The signature is written in a cursive style with a long horizontal line extending from the end.

Patrick Sullivan,  
Public Works Director

210 882 1506 office