



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

Planning & Zoning Commission Meeting
Monday, July 14, 2025 – 5:30 P.M.

Take notice that a special Planning & Zoning Commission Meeting of the City of Alamo Heights will be held on **Monday, July 14, 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. 449 – Public hearing, consideration, and action regarding the request of Donald Oroian of ADA Consulting Group Inc, applicant, representing Tracy W Druce, owner, to replat the properties identified as **CB 4050 BLK 71 LOTS 11, 12, 13 & 14**, also known as 212 Routt St, **CB 4050 BLK 71 LOTS 15 & 16**, also known as 216 Routt St, **CB 4050 BLK 71 LOTS 17 & 18**, also known as 220 Routt St, **CB 4050 BLK 71 LOTS 29, 30, 31, & E 5FT OF 32**, also known as 325 Kampmann Ave, **CB 4050 BLK 71 LOTS 27, 28, & W 6.1FT OF 26**, also known as 329 Kampmann Ave, and **CB 4050 BLK 71 LOTS 23, 24, 25, & E 18.9FT OF 26**, also known as 5501 N New Braunfels Ave.

The City Council of the City of Alamo Heights will conduct a public hearing on **Thursday, July 24, 2025 at 8:30am** relating to the recommendations of the Planning and Zoning Commission regarding the same issues.

ADA CONSULTING GROUP, INC.

221 W. RHAPSODY, STE 102 SAN ANTONIO, TX 78216
(210) 340-5670 FAX: (210) 340-5728 WWW.ADACG.COM
TBPELS REGISTERED ENGINEERING FIRM NO. F-3512

May 7, 2025

City of Alamo Heights
Attn: Community Development Services Dept
6116 Broadway
Alamo Heights, Texas 78209

RE: Kampmann Townhomes
Proposed Lots 45-55, Block 71, CB 4050
NWC of Kampmann Ave. & N. New Braunfels Ave.
ADACG Project No. 180-76

SUB: Project Description Letter

To Whom It May Concern:

The purpose of the above referenced proposed replat is the reconfiguration and reductions of the existing 17 lots into 11 larger lots to provide a development of ten (10) townhomes and a common area lot for a swimming pool facility to serve the development. This property was originally platted within the Alamo Heights Subdivision, recorded in Volume 105, Pages 4-10, Deed & Plat Records of Bexar County, Texas.

If this plat to reduce the number of lots to provide the proposed townhome style development is approved, construction plans for will be prepared and submitted for approval and permit to construct. An architectural site plan of the proposed development is attached for your reference. If you have any questions or comments, please do not hesitate to contact me at (210) 340-5670.

Sincerely,



Donald Oroian, M.S., P.E.
President



City of Alamo Heights
DEPARTMENT OF PUBLIC WORKS
6116 Broadway – San Antonio, Texas – 78209 – (210) 822-3331

May 9, 2025

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 located at 212, 216, 220 Routt St. 325, 329 Kampmann Ave, and 5501 N. New Braunfels Ave, Alamo Heights, Texas 78209. 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.

Should you have any questions or concerns regarding water and sewer services, please contact me at 210-882-1506 or via email at forta@alamoheightstx.gov. For account services, disconnects, and/or to establish a new utility account, please contact the Utility Billing Department at 210-882-1507.

Respectfully,

Forta

Frank Orta
Public Works Director



6/4/2025

ADA Consulting Group Inc.
Attn: Donald Oroian, P.E.
221 W. Rhapsody, Suite 102
San Antonio, TX 78216

Re: Letter of Certification Recommending Approval

Document No: Kampmann Townhomes

Plat Date: 5/28/2025

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,

Antonio Alvarado, P.E.

Customer Design & Delivery Operations Manager
Residential Development

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 EFFECTS THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. THE PROPERTY OWNER MAKES THE ADJUST OF THIS SURVEY. ANYONE IS NOT TO BE HELD RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY OR TO THE PERSONS OR PROPERTY THEREON, OR TO THE PERSONS OR PROPERTY OF ANY OTHER PERSONS, ARISING OUT OF OR FROM THE USE OF THIS SURVEY. BECAUSE THIS IS A PRELIMINARY SURVEY, THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, WHICH MAY NOT AGREE WITH THE INTERPRETATION OF FEMA OR STATE OR LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S FLOOD ZONE INTERPRETATION AND ZONING MAY BE FOUND AT <https://www.fema.gov/prepare>.

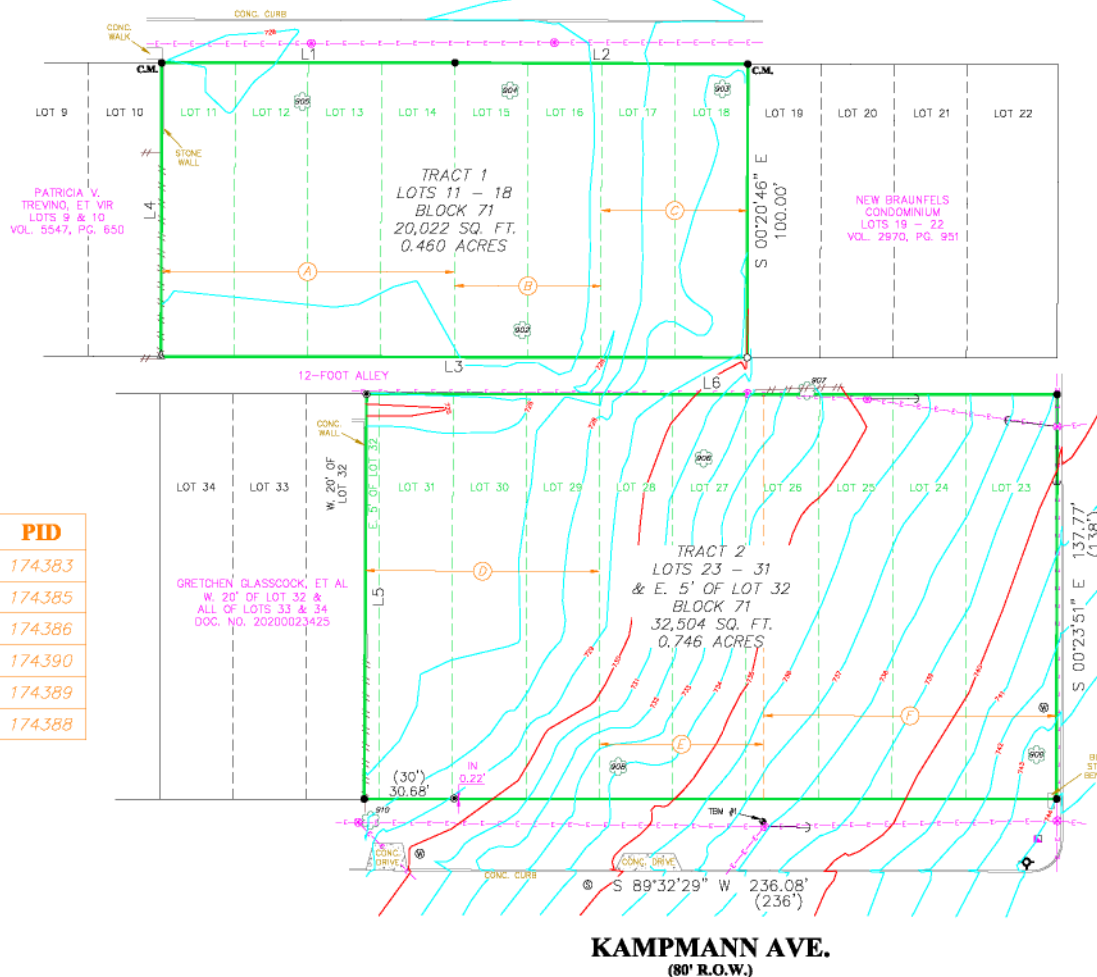
LINE	BEARING	DISTANCE
L1	N 89°31'09" E	100.10' (100')
L2	N 89°47'20" E	99.88' (100')
L3	S 89°39'14" W	199.99' (200')
L4	N 00°20'46" W	100.00'
L5	N 00°08'12" W	137.97' (138')
L6	N 89°35'20" E	235.45' (236')

TREE LEGEND

902	32" PECAN
903	33" PECAN
904	18" PECAN
905	28" PECAN
906	18" OAK
907	18" PECAN
908	25" ASHE
909	25" PECAN
910	8" PECAN

	PROPERTY ADDRESS	PID
A	212 ROUTT ST.	174383
B	216 ROUTT ST.	174385
C	220 ROUTT ST.	174386
D	325 KAMPMANN AVE.	174390
E	329 KAMPMANN AVE.	174389
F	5501 N. NEW BRAUNFELS AVE.	174388

ROUTT ST. (60' R.O.W.)



SURVEYOR'S NOTES:

NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

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.

BEARINGS AND ELEVATION INFORMATION SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GRID.

T.B.M. = RAILROAD SPIKE IN POWERPOLE ROUGHLY 99 FEET SOUTHWEST OF THE SOUTHEAST CORNER OF LOT 23.

T.B.M. # 1 ELEVATION = 739.76'

BENCHMARK UTILIZED = U.S.G.S. MONUMENT AY1516

LEGEND CONT.

- ⊙ = SINKER MARKER
- ⊙ = FIBER WALT
- ⊙ = FIRE HYDRANT

LEGEND

- = FOUND 1/2" ROD ROD
- = FOUND 1/4" ROD PIPE
- = SET 1/2" ROD RED CAPTIC MARK
- = SET 1/4" ROD RED CAPTIC MARK
- = RECORD INFORMATION
- = CONTROLLING MONUMENT
- = POWER POLE
- = OVERHEAD ELECTRIC
- = GUY WIRE
- = WATER METER
- = WOOD FENCE
- = CONC. CURB
- = CONC. DRIVE
- = CONC. WALK
- = STONE WALL
- = BUS STOP BENCH

Property Description:

TRACT 1: LOTS 11 THROUGH 18, BLOCK 71, ALAMO HEIGHTS, BEKAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 105, PAGES 4-10, DEED AND PLAT RECORDS, BEKAR COUNTY, TEXAS.

TRACT 2: LOTS 23 THROUGH 31, AND THE EAST 5 FEET OF LOT 32, BLOCK 71, ALAMO HEIGHTS, BEKAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 105, PAGES 4-10, DEED AND PLAT RECORDS, BEKAR COUNTY, TEXAS.

Owner:

T.B.D.

WESTAR ALAMO
LAND SURVEYORS, L.L.C.
P.O. BOX 1848 BOZING, TEXAS 76008
PHONE (214) 372-9550 FAX (214) 372-9559

G.F. NO. N/A JOB NO. 128016 TITLE COMPANY: N/A

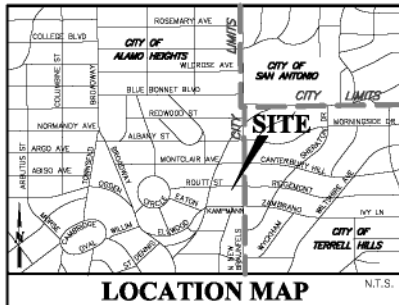
STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR
RUDOLF J. PATA, JR.
5388

RUDOLF J. PATA, JR., Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual BOUNDARY, TREE & TOPSO ONLY survey made on the ground under my supervision.

RUDOLF J. PATA, JR.
Registered Professional Land Surveyor
Texas Registration No. 5388

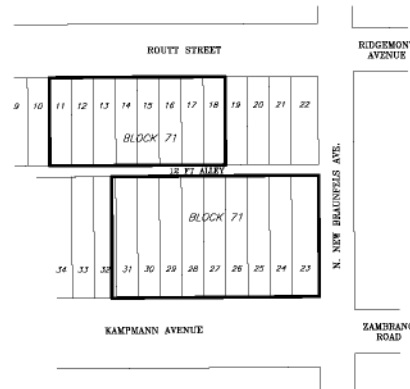
DATE: 10/28/2024

SCALE: 1"=30'



LEGEND

- FOUND 1/2" IRON ROD
- FOUND 3/4" IRON PIPE
- SET 1/2" IRON ROD CAPPED "WALS"
- SET MAG NAL WITH WABLER STAMPED "WALS"
- C — CONTROLLING MONUMENT
- C — RIGHT-OF-WAY CENTERLINE
- 100 YR FEMA FLOODPLAIN PER FEMA FORM PANEL 48029CD402H (EFFECTIVE JUNE 19, 2020)
- N.T.S. = NOT TO SCALE
- R.O.W. = RIGHT OF WAY
- C.B. = COUNTY BLOCK
- REM = REMAINING PORTION LOT
- E.B.T.C. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- D.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- P.C. = PAGE
- DOC. = DOCUMENT NUMBER



AREA BEING REPLATTED:

1.204 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 11-18, 23-31, AND THE EAST 5' OF LOT 32, BLOCK 71, ALAMO HEIGHTS, RECORDED IN VOLUME 105, PAGES 4-10, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

CITY PUBLIC SERVICE (CPS ENERGY) NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "WATER EASEMENT", "SEWER EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRADUATED ADJACENT LAND, AND THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO RELOCATE WIRE, FIBER, AND LAND, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HEREON. IF IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED ON EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SURVEYOR NOTES:

- BEARING AND ELEVATION INFORMATION SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES (TEXAS SOUTH CENTRAL ZONE, GRID).
- BENCHMARK UTILIZED = U.S.G.S. MONUMENT ARTISIS.

FLOODPLAIN NOTE:

PORTION OF THE FIRM 18 ANNUAL CHANCE (100-YEAR) FLOOD PLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP (PANEL 48029CD402H, EFFECTIVE JUNE 19, 2020). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SAWS IMPACT FEE NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

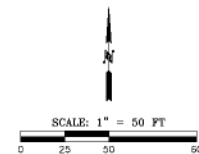
SAWS WASTEWATER FEE NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

REPLAT ESTABLISHING:

KAMPMANN TOWNHOMES

BEING 1.204 ACRES OF LAND ESTABLISHING LOTS 45-50, BLOCK 71, COUNTY BLOCK 4050, PREVIOUSLY PLATTED AS LOTS 11-18, 23-31, AND THE EAST 5' OF LOT 32, BLOCK 71, ALAMO HEIGHTS, RECORDED IN VOLUME 105, PAGES 4-10, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



ADA CONSULTING GROUP, INC.

221 W. RAINBOW, STE 102 SAN ANTONIO, TX 78216
 (210) 540-9760 FAX (210) 540-9760 WWW.ADACG.COM
 TEXAS REGISTERED ENGINEERING FIRM NO. F3512

ADACG PROJECT No. 180-76

DATE: MAY 07, 2025

STATE OF TEXAS
 COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A CLAY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DRAWN/DEVELOPER: TRACY W. BRUCE
 1000 LUISIANA AVE., 5TH FLOOR
 HOUSTON, TX 77002

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TRACY W. BRUCE, 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 _____, 20____

NOTARY PUBLIC, STATE OF TEXAS

THIS PLAT OF KAMPMANN TOWNHOMES 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. 2025.

CHAIRMAN SECRETARY

THIS PLAT OF KAMPMANN TOWNHOMES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY.

DATED THIS _____ DAY OF _____, A.D. 2025.

MAYOR SECRETARY

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 LAYOUTS, AND 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 THE CITY COUNCIL OF THE CITY.

DONALD GOSWALD, M.S., P.E.
 C/O ADA CONSULTING GROUP, INC.
 TEXAS LICENSED PROFESSIONAL ENGINEER NO. 90244
 TRIPLE FIRM F-3512

STATE OF TEXAS
 COUNTY OF BEXAR

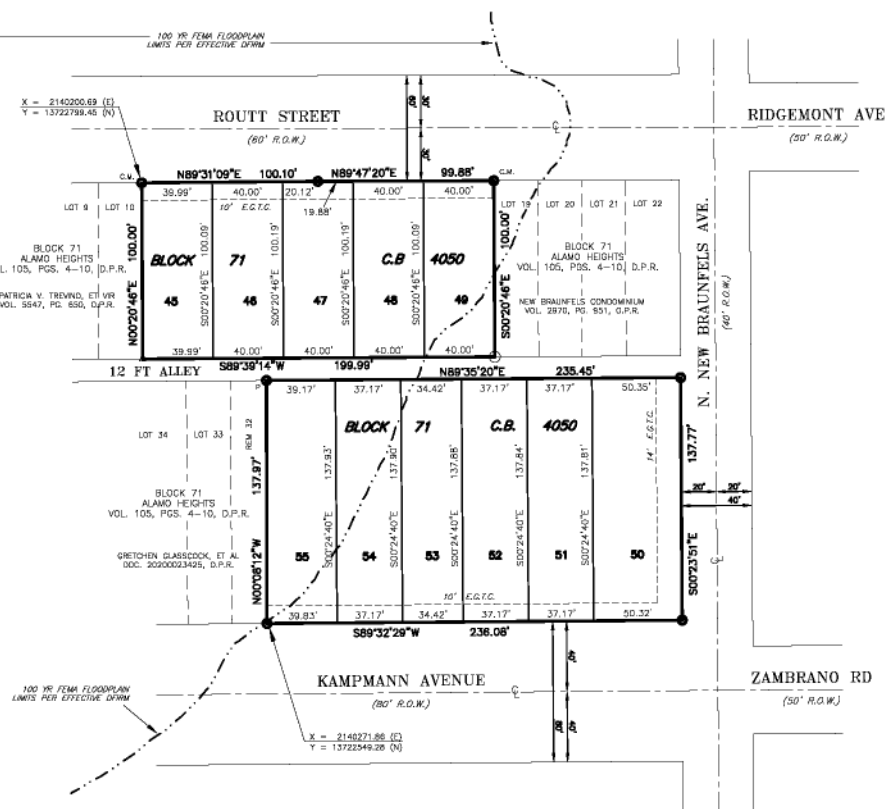
SUBSCRIBED AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2025.

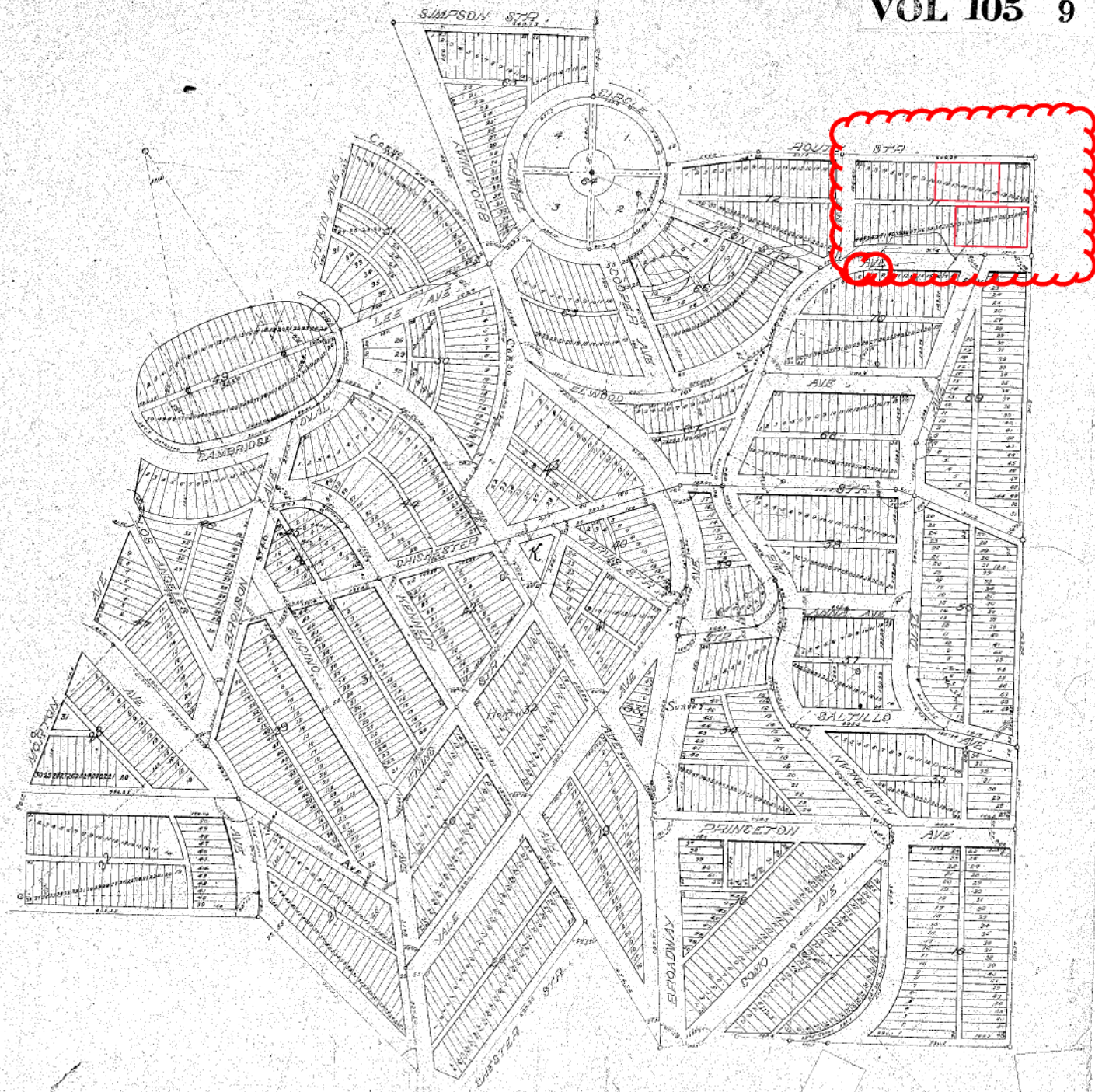
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONTAINS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUNDS BY:

RETURNED STATEMENT
 (FOR ALL TEXAS ADMINISTRATIVE, JUDICIAL, RECORDS, AND RECORDS)
 PREPARED BY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED IN ANY CASE OR HELD UPON AS A FINAL SURVEY DOCUMENT
 RUSSELL J. PATLA, JR., R.P.L.S.
 C/O WESTAR ALAMO LAND SURVEYORS, L.L.C.
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5388
 TRIPLE FIRM NO. 1011703
 WESTAR ALAMO JOB NO. 128016





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