


P&Z CASE NO. 444
934 PATTERSON AVE
SUP

RESCHEDULED FOR MARCH 03, 2025.




COMMUNITY DEVELOPMENT

Presented by:
 Lety Hernandez
 Director

P&Z CASE NO. 445
137, 141, 149, 151, & 159 BURR RD
REPLAT


FEBRUARY 03, 2025




COMMUNITY DEVELOPMENT

Presented by:
 Lety Hernandez
 Director

PROPERTY




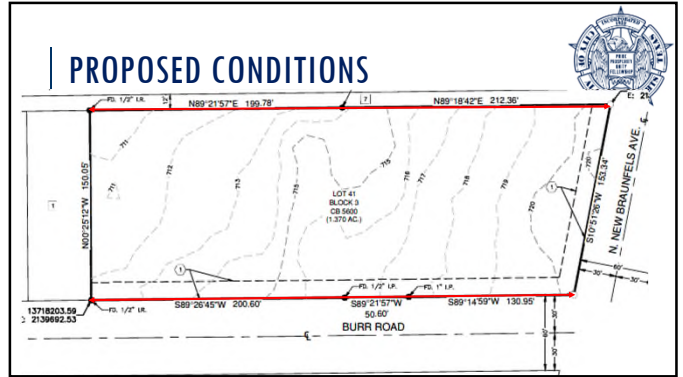
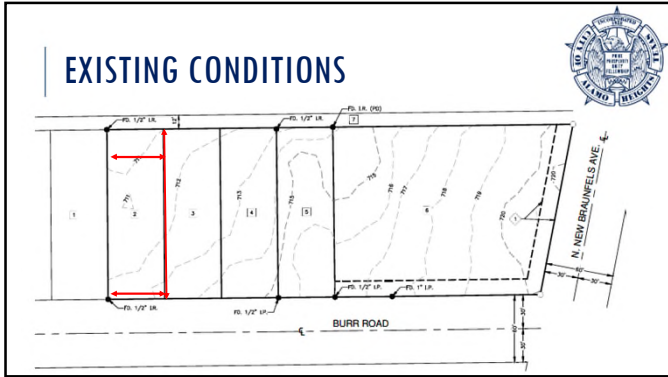
- MF-D & P
- North side Burr Rd, west of N New Braunfels
- Replating five (5) lots into one (1)



BACKGROUND

- 153 Burr Rd - Rezone (MF-D to P)
 - 02/07/2022 (02/14/2022 – Council Approval)
- 153, 157, & 159 Burr Rd - Replat
 - 05/01/2023 (05/08/2023 – Council Approval)
- 137, 141, 149, & 151 Burr Rd - Rezone (MF-D to P)
 - 10/07/2024 (10/28/2024 – Council Approval)
 - Recommendation for approval of rezoning from Multi-Family (MF-D) to Parking (P) contingent upon all improvements complying with zoning.
- 137, 141, 149, 151, & 159 Burr Rd - Replat
 - 02/03/2025





POLICY ANALYSIS

- **Sec. 3-12. – Lot Area**
 - Minimum 8,400sq ft
 - Proposed 59, 677.2sq ft (1.370 acres)
- **Sec. 3-13. – Lot Width**
 - Minimum 60ft
 - Proposed (Approximately 380ft frontage based on dimensions shown between property pins.)

POLICY ANALYSIS

- Approval by CPS, SAWS, & Public Works is required prior to release for recordation.
- To be considered at the February 10, 2025 City Council meeting pending recommendation.

PUBLIC NOTIFICATION

- Postcards – mailed to property owners within a 200-foot radius
- Notices – posted on City website and on the properties
- Legal Notice – posted in official newspaper of the City (SA Express News)
- Responses received:
 - Support: (4) Opposed: (0) Neutral: (1)



P&Z CASE NO. 446 222 CLAIBORNE WAY & LOT 10 REPLAT

FEBRUARY 03, 2025



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

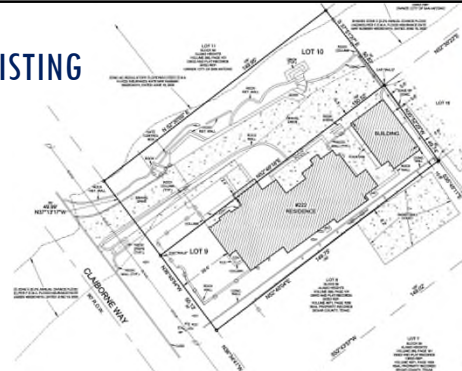
PROPERTY

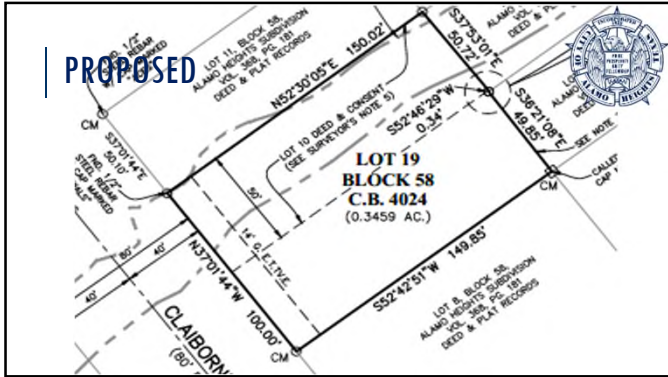


- Single-Family (SF-A)
- East side of street between Crescent St and Harrison Ave
- Replatting two (2) lots into one (1)



EXISTING





POLICY ANALYSIS

- **Sec. 3-12. – Lot Area**
 - Minimum 8,400sq ft
 - Proposed 15,067sq ft (0.3459 acre)
- **Sec. 3-13. – Lot Width**
 - Minimum 60ft
 - Proposed 100ft

POLICY ANALYSIS

- Replat would address existing nonconformities
 - Lot width increases from 50ft to 100ft (*minimum 60ft*)
 - Lot Coverage of **46.37%** decreases to **23.08%** (*max allowed 40%*)
 - Floor to Area (FAR) of **.715** decreases to **.356** (*max .490 allowed with bonus*)
 - Garage looming on northern property line
- Approved by CPS, SAWS, & Public Works
- To be considered at the February 10, 2025 City Council meeting pending recommendation.

PUBLIC NOTIFICATION

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- Legal Notice – posted in official newspaper of the City (SA Express News)
- Responses received:
 - Support: (6) Opposed: (0) Neutral: (0)