P&Z CASE NO. 448 REQUEST TO CLOSE, VACATE, ABANDON, AND SELL APPROXIMATELY 7 SQ FT OF ROW - 900 CAMRIDGE OVAL

JULY 14, 2025



COMMUNITY DEVELOPMENT

Presented by: Tyler Brewer Senior Planner





SF-A

- South end of 900
 Cambridge Oval
- Requesting to purchase 7 sq ft of CoAH ROW





EXISTING CONDITIONS







PROPOSED CONDITIONS









PROPOSED CONDITIONS





- Sect. 16-105: Closure, vacation & abandonment of ROW
 - (d)(1) & (3) Planning and Zoning Commission recommendation needed for City Council consideration
 - (e)Petitioner to provide fair market value of the ROW to be abandoned
- Sect. 16-101: General Provisions
 - (g) Fair market value Option to rely on an average price per square foot per BCAD market values or require an independent professional appraisal by a jointly selected appraiser.
 - Owner has agreed to average price per square foot per BCAD market values

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)



P&Z CASE NO. 449 212 ROUTT ST, 216 ROUTT ST, 220 ROUTT ST, 325 KAMPMANN AVE, 329 KAMPMANN AVE, AND 5501 N NEW BRAUNFELS AVE REPLAT

JULY 14, 2025



COMMUNITY DEVELOPMENT

Presented by: Tyler Brewer Senior Planner





MF-D

- South side Routt St, north side of Kampmann Ave, west of N New Braunfels Ave
- Replatting 17 lots into 11 lots

PROPERTY – VIEW FROM ROUTT ST





PROPERTY — VIEW FROM KAMPMANN AVE

PRIDE Rosperi Unity Fellows





EXISTING CONDITIONS





PROPOSED CONDITIONS





- Sec. 3-42. Lot Area
 - Minimum 3,750 sq ft for the initial and final unit and 2,250 sq ft for each interior unit
 - Smallest proposed lot is 4,002.60 sq ft (0.092 acre)
- Sec. 3-13. Lot Width
 - Minimum 25 ft for one-family attached dwellings facing the street from which the address is derived
 - Smallest proposed lot width is 34.42 ft



- Approved by Public Works & CPS. Approval by SAWS is required prior to release for recordation.
- Developer will be required to complete City's standard plan review process to ensure compliance with all City regulations prior to construction.
- Developer will also be required to obtain a floodplain development permit prior to construction.
- To be considered at the July 24, 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)



P&Z CASE NO. 450 255 CLAYWELL DR REPLAT

JULY 14, 2025



COMMUNITY DEVELOPMENT

Presented by: Tyler Brewer Senior Planner





SF-A

- North side of Claywell
 Dr, west of N New
 Braunfels Ave
- Removing currently platted setback lines





BACKGROUND



New build currently underway on the property



EXISTING CONDITIONS





PROPOSED CONDITIONS





- Sec. 3-12. Lot Area
 - Minimum 8,400 sq ft
 - Proposed 10,349.86 sq ft (0.2376 acres)
- Sec. 3-13. Lot Width
 - Minimum 60 ft
 - Proposed 75 ft
- Sec. 3-14. Front Yard Setbacks and Front Articulation.
- Minimum Front Yard Setback
 - No building, structure or use shall hereafter be located, erected or altered in the SF-A District so as to have a smaller front yard than thirty (30) feet, except as specifically provided in section 3-81, Special front yard regulations.
- Maximum Front Yard Setback
 - No building, structure or use shall hereafter be located, erected or altered in the SF-A District so as to have a greater front yard than thirty-five (35) feet.



- Current building permit complies with all current SF-A requirements
- Approval by CPS, SAWS, & Public Works is required prior to release for recordation.
- To be considered at the July 24, 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)



P&Z CASE NO. 451 415 AND 423 EVANS AVE REPLAT

JULY 14, 2025



COMMUNITY DEVELOPMENT

Presented by: Tyler Brewer Senior Planner





SF-A

- North side of Evans Ave, west of Nacogdoches Rd
- Replatting two (2)
 lots into one (1)





BACKGROUND

- 415 & 423 Evans Ave Replat
 - 04/01/2024 (04/09/2024 Council Approval)



EXISTING CONDITIONS

REM. LOT 17	LOT 23	LOT 22	
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EVANS ROAD



PROPOSED CONDITIONS





- Sec. 3-12. Lot Area
 - Minimum 8,400 sq ft
 - Proposed 33,715.44 sq ft (0.774 acres)
- Sec. 3-13. Lot Width
 - Minimum 60 ft
 - Proposed 224.64 ft



- Approval by CPS, SAWS, & Public Works is required prior to release for recordation.
- Recommend making a motion conditioned upon applicant addressing minor staff comments
- To be considered at the July 24, 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)

