

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

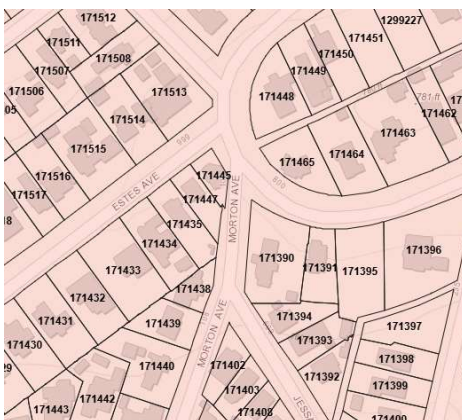
JULY 14, 2025



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY

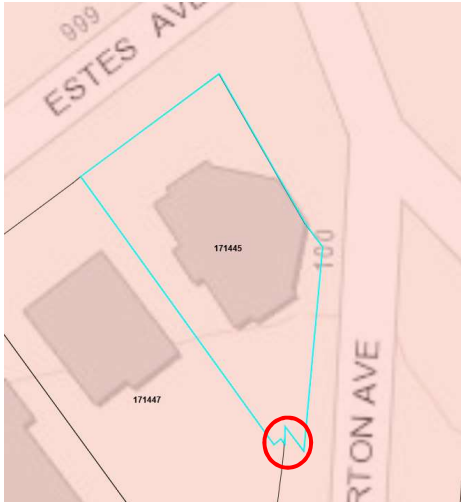


- SF-A
- South end of 900 Cambridge Oval
- Requesting to purchase 7 sq ft of CoAH ROW

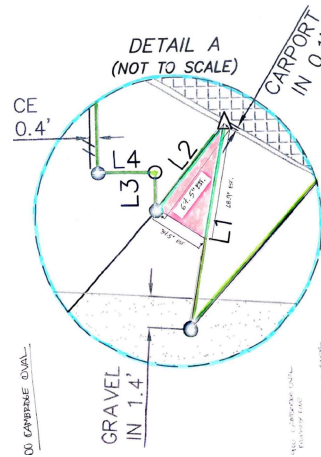
PROPERTY



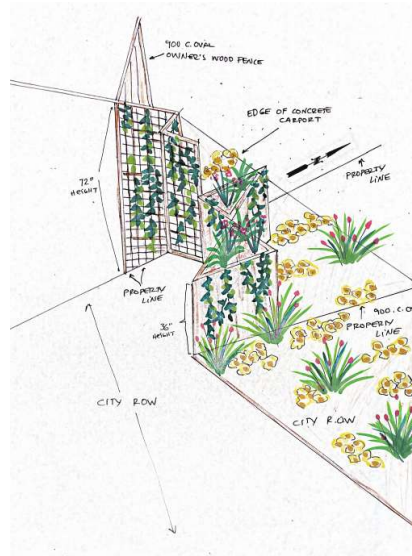
EXISTING CONDITIONS



PROPOSED CONDITIONS



PROPOSED CONDITIONS





POLICY ANALYSIS

- 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
 - \$53.78 per sq ft = \$376.46



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

PROPERTY



- 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



ROUTT STREET

9 10 11 12 13 14 15 16 17 18 19 20 21 22

BLOCK 71

12 FT. ALLEY

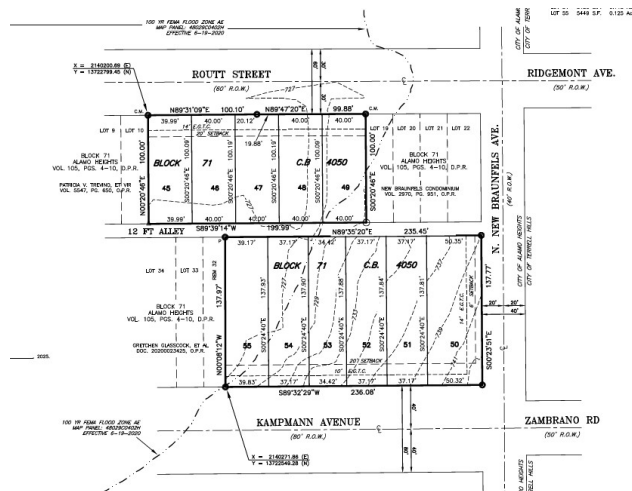
34 33 32 31 30 29 28 27 26 25 24 23

BLOCK 71

N. NEW BRAUNFELS AVE.

KAMPMANN AVENUE

ZAMBRANO ROAD



POLICY ANALYSIS



- **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

POLICY ANALYSIS



- 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

PROPERTY



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

PROPERTY

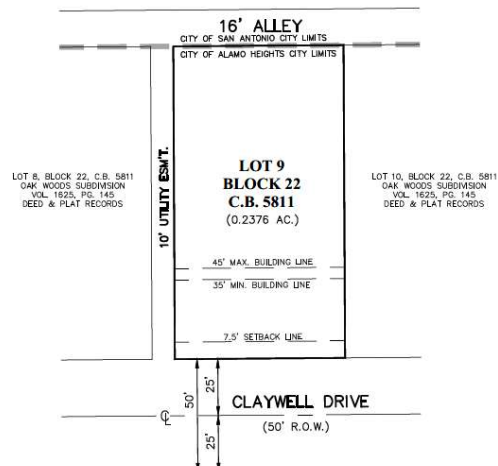


BACKGROUND

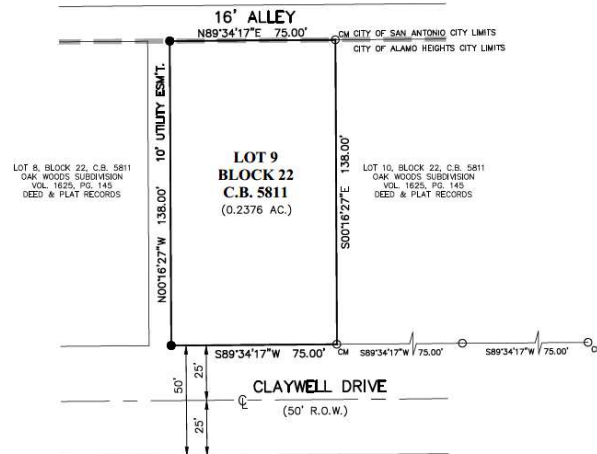
- New build currently underway on the property



EXISTING CONDITIONS



PROPOSED CONDITIONS



POLICY ANALYSIS



- **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.



POLICY ANALYSIS

- 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

PROPERTY



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

PROPERTY

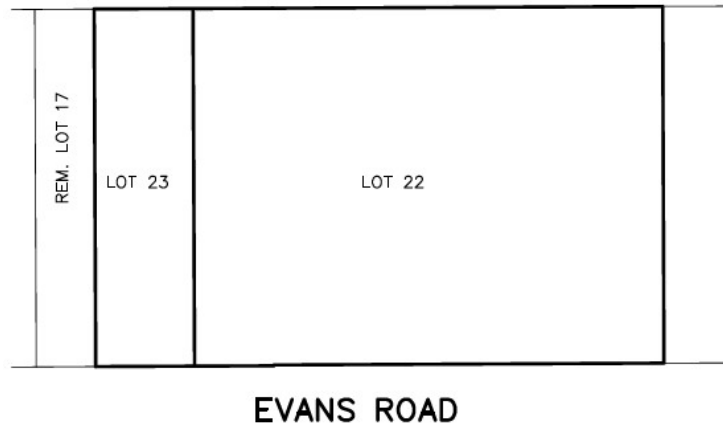


BACKGROUND

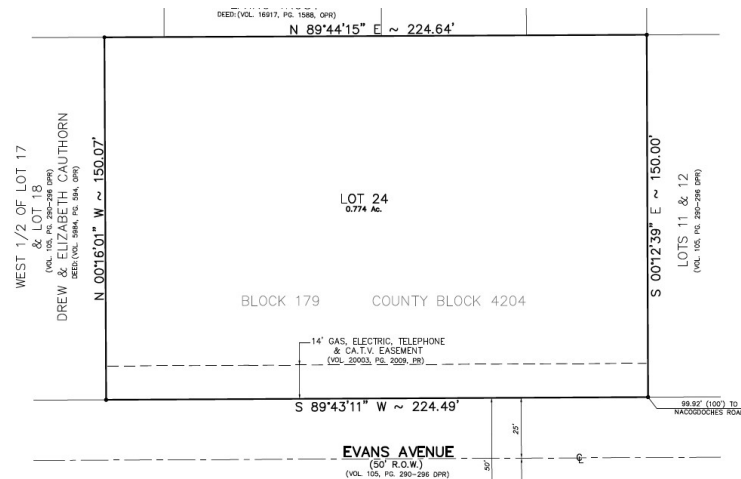


- 415 & 423 Evans Ave - Replat
 - 04/01/2024 (04/09/2024 – Council Approval)

EXISTING CONDITIONS



PROPOSED CONDITIONS





POLICY ANALYSIS

- **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



POLICY ANALYSIS

- 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)