



May 17, 2021

Ruben Saucedo
234 Bandera Road
San Antonio, Texas 78228

SUBJECT: ADDR-COD-21-10600172; Lot 8, Block 14, NCB 7718

In accordance with V.T.C.A. Local Government Code Section 212.0115 and the San Antonio Unified Development Code (UDC) 35-430(C), a plat is not required for the property and this Certificate of Determination will assist customers in obtaining building permits and/or utility services. *Note: Properties located Outside City Limits, but within the ETJ will be referenced as (OCL); and properties located within the City Limits will be referenced as (ICL).*

A plat is not required for the property, subject to the following conditions §35-430(C):

6. Minimum street frontage of 15' on street or irrevocable access easement. Must have existing Lot, Block, and NCB. Must be in the same configuration since January 1, 2005. Must meet zoning and limited to 1 dwelling unit only. Each lot must be under the same ownership. This exception may be used for unplatting properties and properties included in an antiquated plat. The property was part of the Harlandale antiquated plat, dated March 23, 1922.

NOTE: This Certificate of Determination (COD) documents that the identified property does not need to plat at this time; however:

1. If one or more of the following is determined to have occurred at the time of permitting for the development of this property, then this COD is voided and platting will be required:
 - a. Habitable use in the floodplain;
 - b. Public drainage improvement is required;
 - c. Extension of a utility main is required; (water, gas, and electric only or utilities as listed in 35-507(a) – which would include public (or private) drainage improvements). This would not include a Water Well or Septic Tank; and/or
 - d. Any change in the acreage or Land Use identified on the COD.
2. The proposed development may need to comply with Section 35-523 of the UDC regarding the tree ordinance. Non-compliance with the tree ordinance can result in a fine of \$2,000.00 or an additional fee equal to the fee established in Appendix C for commencing development without a tree permit.

Single-Family

Acreage/Square Footage: **0.126/5,508**

*Please note that the City of San Antonio's development regulations apply to all properties located inside the City of San Antonio, and the Extra Territorial Jurisdiction, which includes parts of Bexar, Comal, Guadalupe, Kendall, Medina and Wilson Counties.

Should you have any questions regarding this Certificate of Determination, please contact Daniel Hazlett, the Planning Coordinator who worked on your request at 210-207-8270, or via email at Daniel.Hazlett@sanantonio.gov.

Sincerely,


Daniel Hazlett
Planning Coordinator



Logan Sparrow
Policy Administrator