

NACOGDOCHES RD

Building #2

Bufferyard

Building
#1

PERRIN
BEITEL

Variance Request: 1) a request for a 10 foot variance from the "Type B" 15 foot bufferyard requirement to allow a 5 foot bufferyard.

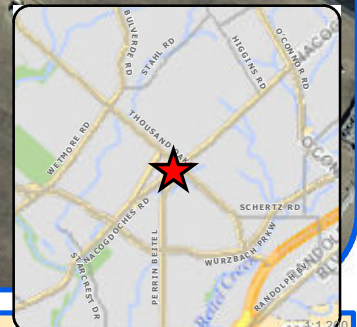
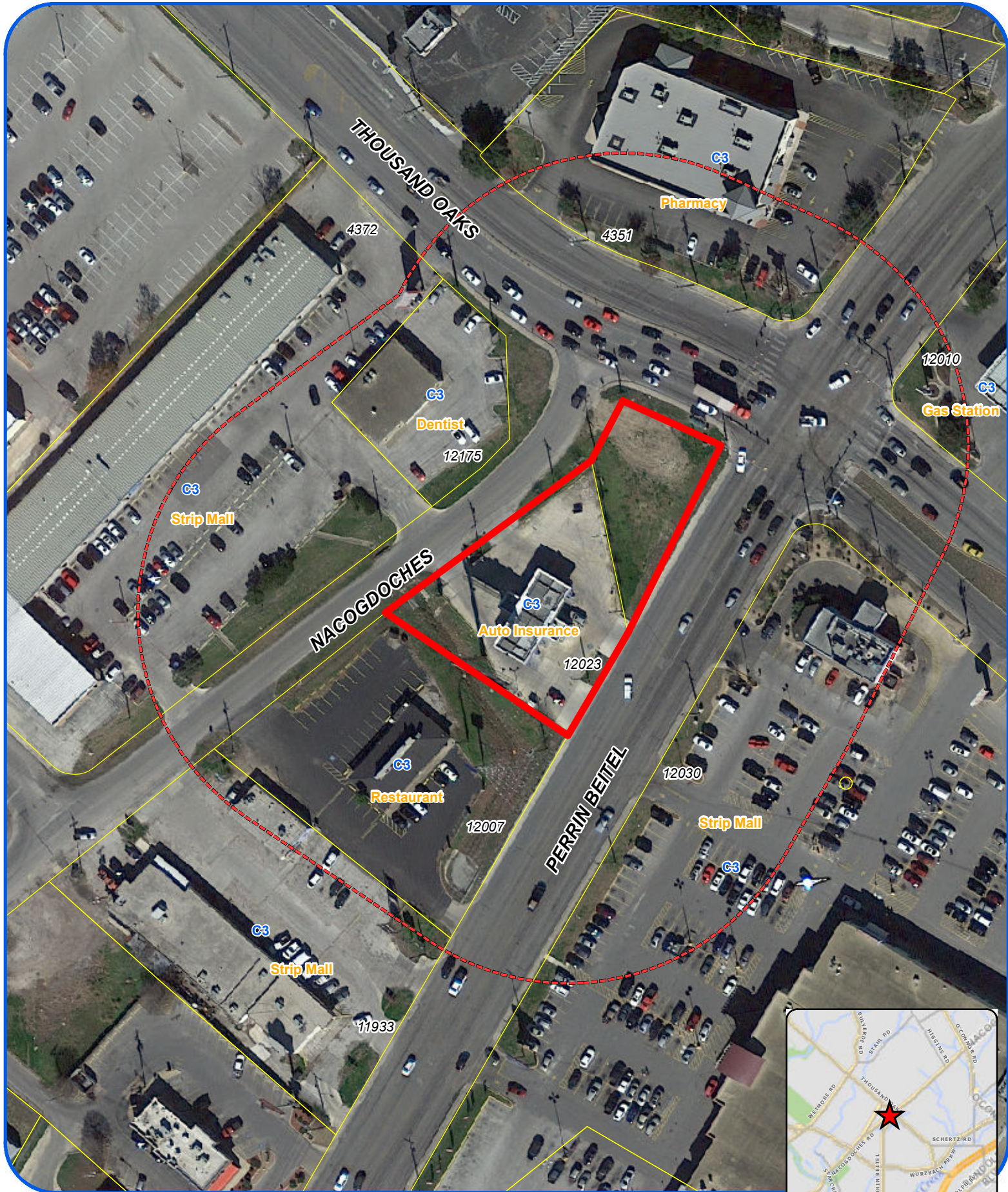
Board of Adjustment
Plot Plan for
Case No A-17-148



"NOT TO SCALE,
FOR ILLUSTRATIVE PURPOSES ONLY"
Council District: 10

12019 Perrin Beitel Rd

Development Services Department
City of San Antonio



Board of Adjustment **Notification Plan for** **Case No A-17-148**



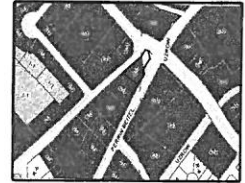
San Antonio City Limits
 Subject Property
 200' Notification Boundary
 Council District: 10

"NOT TO SCALE,
 FOR ILLUSTRATIVE PURPOSES ONLY"

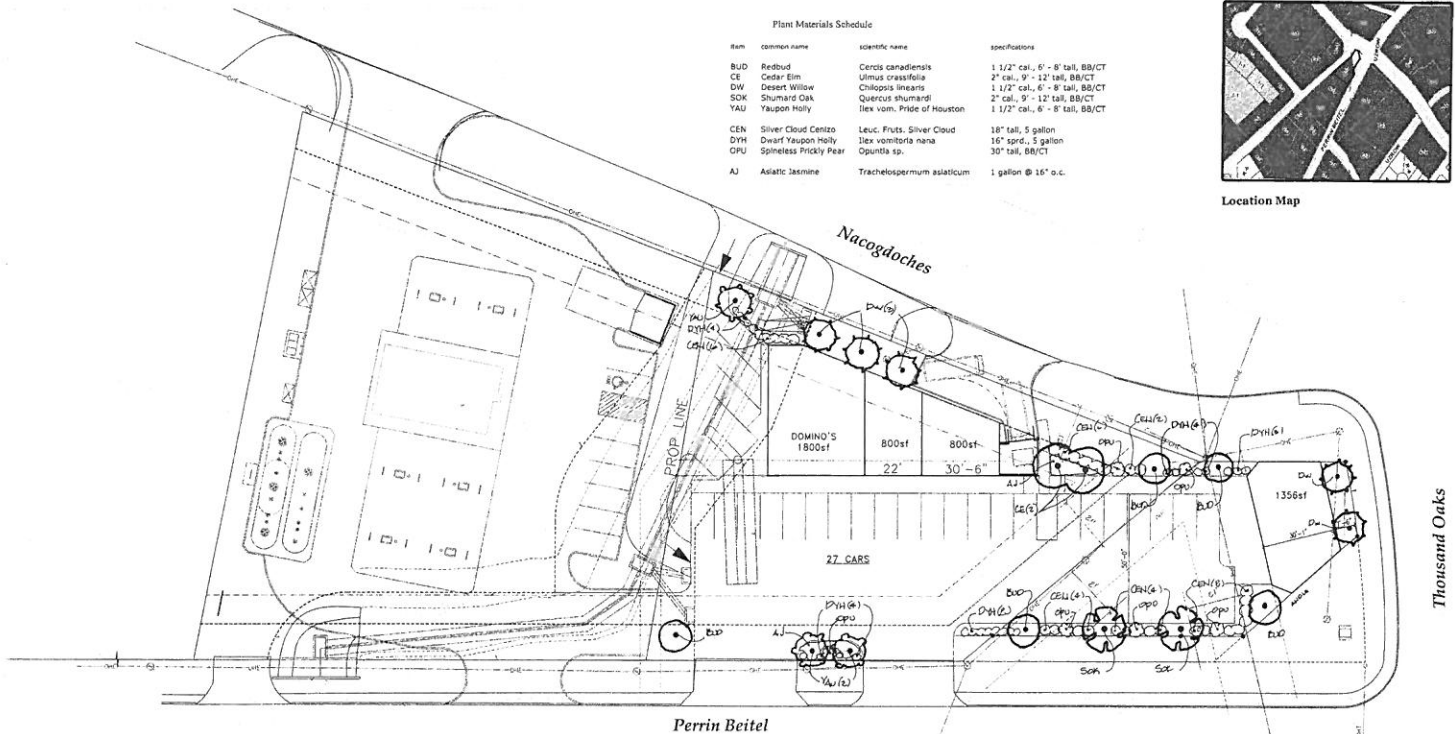
Development Services Department
 City of San Antonio

Plant Materials Schedule

Item	Common Name	Scientific Name	Specifications
BUD	Redbud	Cercis canadensis	1 1/2" cal., 6' - 8' tall, BB/CT
CE	Cedar Elm	Ulmus crassifolia	2" cal., 9' - 12' tall, BB/CT
DW	Desert Willow	Chilopsis linearis	1 1/2" cal., 6' - 8' tall, BB/CT
SOK	Shumard Oak	Quercus shumardii	2" cal., 9' - 12' tall, BB/CT
YAU	Yaupon Holly	Ilex vom. Pride of Houston	1 1/2" cal., 6' - 8' tall, BB/CT
CEN	Silver Cloud Centio	Leuc. Fruts. Silver Cloud	18" tall, 5 gallon
DYH	Dwarf Yaupon Holly	Ilex vomitoria nana	16" sprd., 5 gallon
OPU	Spineless Prickly Pear	Opuntia sp.	30" tall, BB/CT
AJ	Asiatic Jasmine	Trachelospermum asiaticum	1 gallon @ 15" o.c.



Location Map



City of San Antonio Canopy Tree Cover Calculations

Overall Lot Size 0.593 acres 25,816 sq. ft.

Total Canopy Area Required:
25,816 sq. ft. x 0.25 = 6,454 sq. ft.

New Planned Trees:

2 large trees @ 1,200 sq. ft. x .9 = 2,160 sq. ft.
2 medium trees @ 875 sq. ft. x .9 = 1,575 sq. ft.
13 small trees @ 275 sq. ft. x .9 = 3,217 sq. ft.

Total New Planned Trees 6,952 sq. ft.

Total Canopy Provided: 6,952 sq. ft.
Percentage Canopy Provided: 26.93%

City of San Antonio Landscape Ordinance Compliance

Item	Description	Points
STREET TREES	2 lig. + 7 sm trees for 262' - 44' drive on Nacogdoches	25 points
	3 sm trees for 96' on Thousand Oaks and angle	
	2 lig. + 4 sm trees for 232' - 75' drives on Perrin Beitel	
PARKING SCREENING	mixed shrubs fronting all parking	25 points
PARKING SHADING	12,335 sq. ft. x .25 = 3,084 sq. ft. required shading	
Actual Shading Provided:		
2 lig @ 1200 x .5 = 1,200 sq. ft.		
2 med @ 875 x .5 = 875 sq. ft.		
8 sm @ 275 x .5 = 1,100 sq. ft.		
(25.74%)		25 points
TOTAL		70 points



Peter B. Olfers and Associates
Landscape Architecture & Planning
6322 Sovereign, Suite 137B
San Antonio, Texas 78229
phone (210) 349-9336 FAX (210) 349-3820

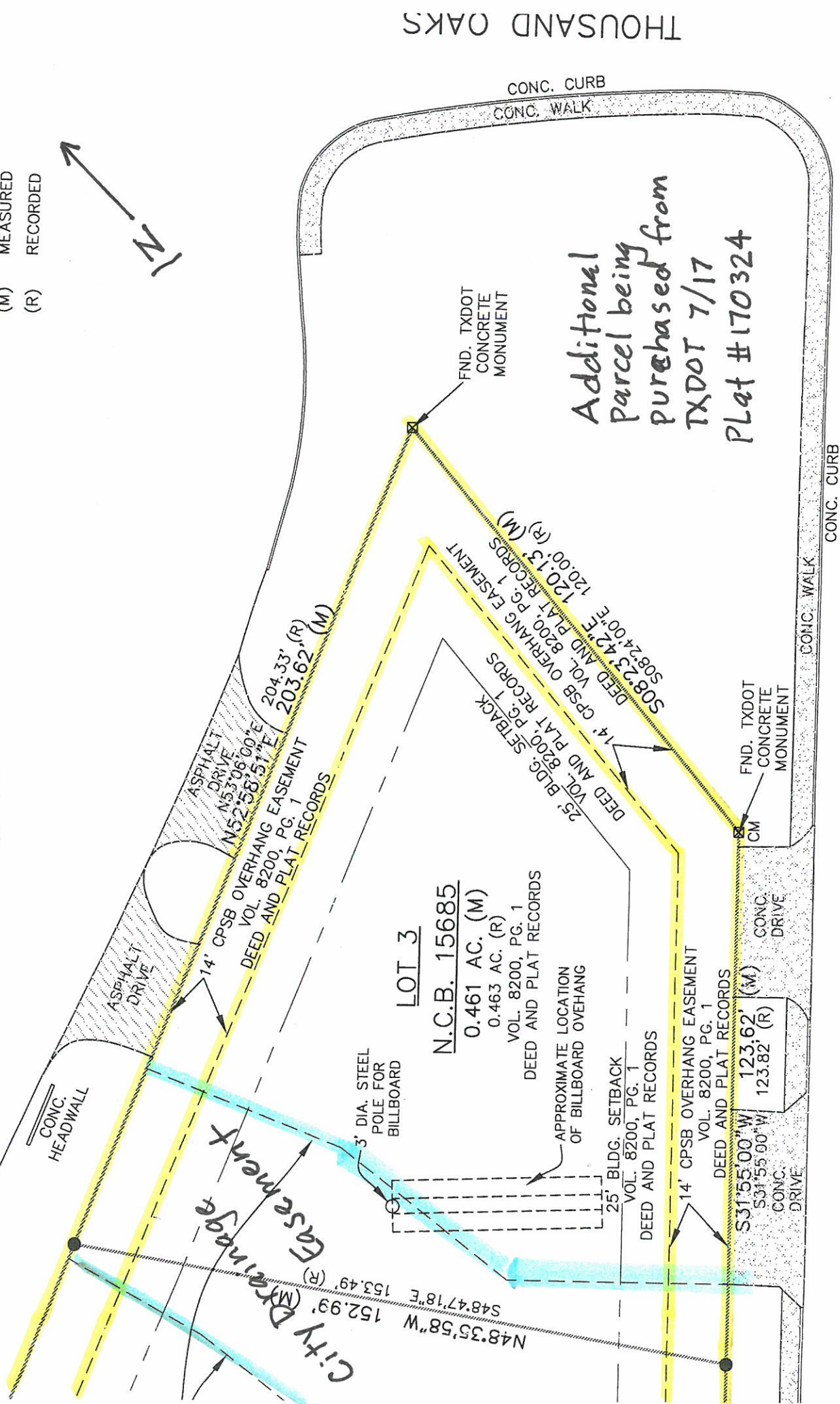
Canopy Coverage Plan Landscape Plan

EDGE OF P.V.M.T.
R.O.W.)

"Easements Exhibit"

LEGEND:

- FND. 1 1/2" STEEL REBAR (UNLESS OTHERWISE NOTED)
- CALCULATED POINT (NO MONUMENT SET)
- CM CONTROLLING MONUMENT
- (M) MEASURED
- (R) RECORDED



THOUSAND OAKS

Perrin Bietel Rd.

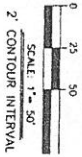
EITEL ROAD

R.O.W.)

PLAT NO. 176

BEING A TOTAL OF 0.1382 ACRES (6. ESTABLISHING LOT 1, BLOCK 1, N.C.I.

BEXAR COUNTY, TEXAS.



DYE ENTERPRI
ENGINEERS • SURVEYORS •

1801E FIRM RECOGNITION
TYPE 3 FIRM RECOGNITION
4047 STAH, ROAD, SUITE
SAN ANTONIO, TEXAS 7
TEL. (210) 595-4123
FAX (210) 595-4191

THE OWNER OF LAND SHOWN ON THIS PLAN, IN
DISPOSAL A DAY AFTER THE AGENT, REQUESTS TO
PURCHASER, EXCEPT AS HEREIN SET FORTH, OR
ORIGINATOR OF PLANNED UNIT DEVELOPMENT, THROUGH
MILITARY, POLICE, WATERWORKS, DRAINAGE, EARTH
MOVEMENT, THROUGH SHOW FOR THE PURPOSE AND OF
THEIR CONSTRUCTION.

OWNER: R. J. MILLER
MILITARY UNIT
12000 RIVER LAKE
SARASOTA, FL 34238

STATE OF TEXAS
COUNTY OF ROCKWALL

JOHN W. LEE, THE UNDERSIGNED, MAILING AT THIS ADDRESS:
10000 W. LEE ROAD, SUITE 100, ROCKWALL, TEXAS 75087-1000

DO hereby certify that the person whose name is subscribed to the foregoing instrument is the person who executed the same for the purposes and considerations therein expressed, and that the capacity therein stated is the capacity in which he executed the same.

JOHN W. LEE
A.D. 2013

D
DIRECTION OF DEVELOPMENT DRIVE

COUNTRY NAME OF BEHOLD CODE

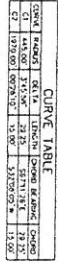
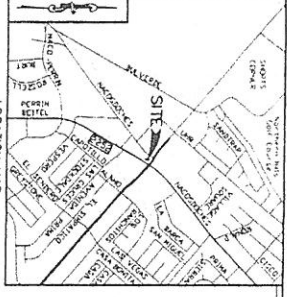
DATE OF RECORD IN U A

DAY OF YEAR OF RECORD IN U A

AND

OF THE ROAD

67

[illegible][illegible][illegible]

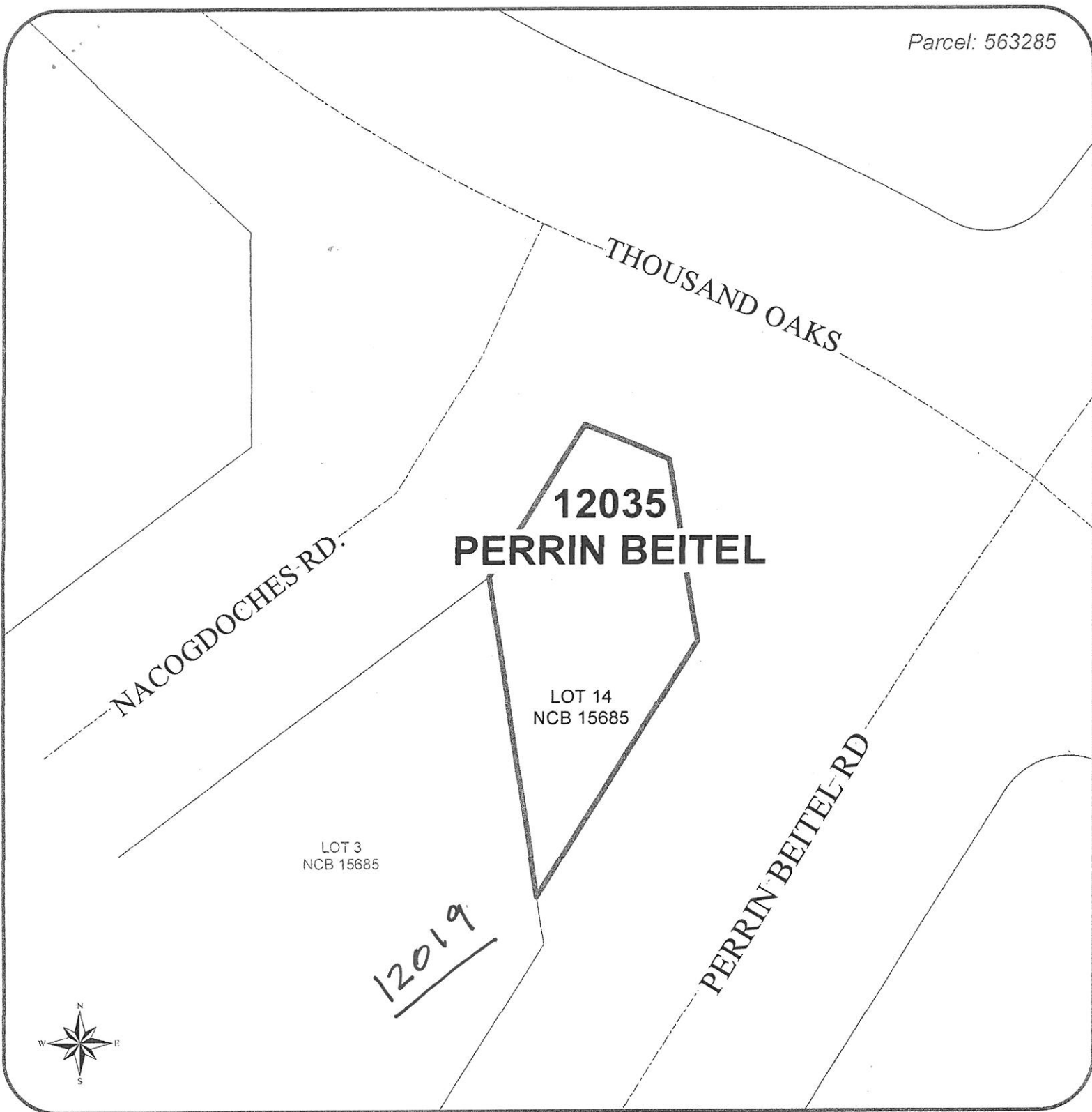
REKLE CONSTRUCTION, INC. 1441 THE ADORN, 1441 CONDOMINIUMS, 10 THE VERNON
HILLMAN, 227 NORTH AT THE IT WAS, ROAD OF PROGRESS, 10
AND 200 YOUNG, ACCORDING TO AN ACTUAL SPATIAL MAP OF THE
FOURTH OF

ECOSYSTEM PROJECT SPECIAL LAND SURVEY TEAM AND 2015

COUNTY OF TEXAS
CITY OF EL PASO

FROM OTHER THINGS PLANT TO THE MATTER OF SILENTLY LONG AND
REARRANGE LAYOUT TO THE BEST OF MY KNOWLEDGE THIS PLANT
OPERATES TO ALL REQUIREMENTS OF THE UNITED OVERSEAS
SCHOOL. (EXCEPT FOR THOSE VARIABLES GRANTED BY THE SAN ANTONIO

SECRETED BY THE NATIONAL ARCHIVES (NND 940 000)



Preliminary Address Plan

**** Site Plan maybe required for an address**

Plat: 170324

PERRIN POINT SUBDIVISION

Please Note:

1. The address above is considered a preliminary address until the plat is recorded at which point it is then considered permanent.
2. An address is subject to change in accordance with San Antonio Code Section 29-51.
3. Any changes to the Plat, site plan or MDP that could affect addressing must be re-submitted for an address review.
4. If multiple buildings are proposed on the property a site plan is required in order to assign building numbers per IB 501, prior to building permit submittal.
5. If suite numbers are required, a floor plan must be submitted showing allways, doorways, access points, linear measurements, all existing suite numbers, and proposed suite numbers in a PDF format.

Legend

Proposed Address Sites

Preliminary Address **1234**

Scale: N.T.S.



City of San Antonio
Development Services Dept
1901 S. Alamo St
PO Box 839966
San Antonio, Texas 78283-3966
(210) 207-1111
DSD.addressing@sanantonio.gov

NOTE:
BEARINGS FOR THIS SURVEY ARE BASED ON THE
FEDERAL TRUST SURVEY OF THE
NACOGDOCHES RIVER, AS SHOWN ON THE
VOLUME 8200, PAGE 130 OF THE DEED AND PLAT
RECORDS OF BEXAR COUNTY, TEXAS.

SCALE 1" = 20'

- LEGEND:
- 1/2" IRON PIVOT (UNLESS OTHERWISE NOTED)
 - CALCULATED POINT (NO MONUMENT SET)
 - CM CONTROLLING MONUMENT
 - CM MEASURED
 - (M) RECORDED

NACOGDOCHES ROAD
(80' R.O.W.)

PERRIN-BEITEL ROAD
(100' R.O.W.)

THOUSAND OAKS
(R.O.W. WIDTH VARIES)

1.0 ACRE TRACT
VOL. 3929, PG. 561
DEED RECORDS

12007 Perrin-Beitel
LOT 2
N.C.B. 15685
0.722 AC. (M)
0.722 AC. (M)
DEED AND PLAT RECORDS

12019 Perrin-Beitel
LOT 3
N.C.B. 15685
0.481 AC. (M)
0.481 AC. (M)
DEED AND PLAT RECORDS

12020 Perrin-Beitel
LOT 4
N.C.B. 15685
0.481 AC. (M)
0.481 AC. (M)
DEED AND PLAT RECORDS

12021 Perrin-Beitel
LOT 5
N.C.B. 15685
0.481 AC. (M)
0.481 AC. (M)
DEED AND PLAT RECORDS

0.210 ACRE
(9,157.27 SQ. FT.)

APPROVED

By Kimberly Hopkins at 9:39 am, Sep 06, 2016

BUYER: ROBERT GRANT

ADDRESS: 12023 AND 12146 PERRIN-BEITEL ROAD
LOTS: 2 AND 3, NEW CITY BLOCK 15685, PERRIN POINT WEST SUBDIVISION, AN ADDITION TO THE
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN VOLUME 8200, PAGE 1, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

TITLE COMPANY: CHICAGO TITLE INSURANCE COMPANY, G.F. NO. 4311026325
THIS PROPERTY SUBJECT TO THE COVENANTS AND EASEMENTS RECORDED IN:
VOL. 8200 PG. 1, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
VOL. 8223 PG. 153, VOL. 6428 PGS. 1586, 1591 AND 1596, VOL. 2833 PG. 209,
REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

DYE ENTERPRISES
100001-100
SAN ANTONIO, TEXAS 78217
TEL: 210-288-1231
FAX: 210-288-1231

DATE: SEP 06, 2016
DRAWN BY: D.S.G./J.R.C.
JOB NO.: 100001-100
FIELD WORK COMD: 04-20-16

STATE OF TEXAS
COUNTY OF BEXAR
I, _____, COUNTY CLERK OF BEXAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE RECORDS OF BEXAR COUNTY, TEXAS, AS THE SAME ARE KEPT IN THE OFFICE OF THE COUNTY CLERK.
THIS 20th DAY OF MAY 2016, A.D.
COUNTY CLERK
D. SCOTT DYE, JR.

Photos
Subject Property – 12019 Perrin Beitel



Existing Auto Insurance (To be demolished)





Neighboring Properties





View along Perrin Beitel Road

