



CITY OF SAN ANTONIO  
**DEVELOPMENT SERVICES DEPARTMENT**  
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



November 8, 2019

Michael and Paula Fleck  
21875 Scenic Loop Rd  
San Antonio, Texas 78255

**SUBJECT: DENIAL** of ADDR-COD-19-10600067, CB 4613 P-3 & P-3B ABS 1053

Dear Mr. & Mrs. Fleck,

The City of San Antonio, Development Services Department reviewed your request for a Certificate of Determination (COD) for property located at 21875 Scenic Loop Road. After further review it has been determined staff incorrectly issued a COD in March 2019 approving the new commercial request using Section 35-430(c)(15). Due to the incorrect determination the previously approved COD is being withdrawn. Based on the submitted information, your request is ineligible for a plat exception. All requests for plat exceptions must follow the guidelines identified in the Unified Development Code, Article IV, Procedures; Division 4, Subdivision, section 35-430(c), and Texas Statutes, Local Government Code, Section 212.0115, Certification Regarding Compliance with Plat Requirements.

**At this time, staff is unable to approve your request for the following reason(s):**

**The proposed commercial project does not meet any of the seventeen (17) exceptions permitted in the UDC.**

To proceed, staff has identified the following steps:

- 1) All applicants can appeal the determination to the Planning Commission by submitting a request in writing to the Development Services, Land Entitlements section. The application to Appeal to the Planning Commission is available online at [webapps1.sanantonio.gov/dsddocumentcentral/upload/Application%20Appeal.pdf](http://webapps1.sanantonio.gov/dsddocumentcentral/upload/Application%20Appeal.pdf). The fee for an appeal to Planning Commission is \$350.00.
- 2) Alternatively, you may plat or replat the subject property in accordance with State and local requirements. Please contact Land Entitlements staff for further instructions. The application to Plat or Replat properties is available online at [webapps1.sanantonio.gov/dsddocumentcentral/upload/Plat%20Application.pdf](http://webapps1.sanantonio.gov/dsddocumentcentral/upload/Plat%20Application.pdf). Platting fees will vary dependent on acreage and location.

For further information regarding an appeal the Planning Commissioner the Plat/Replat process, please contact the Development Services Department Land Entitlement section at (210) 207- 1111. If you have any questions about the denial of your request please feel to contact me at 210-207-7796.

Sincerely,

Zenon Solis  
Principal Planner