



Instructions:

1. All applicable information must be legibly printed or typed for processing.
2. Application must include a copy of the notification and decision letter, and the rationale, in detail, for the request for appeal. Please attach additional pages as necessary. All additional pages must be numbered and labeled.
3. All signatures must be originals. Applications may not be faxed or emailed.
4. An application will not be accepted without the required application fee. All checks must be made payable to "City of San Antonio."
5. Any appeal of the decision of the Director to the Planning Commission will be based on information submitted to the Director for the related application.
6. Language interpreters are available and must be requested 48 hours prior to the meeting. For more information or to request an interpreter, call (210) 207- 6044. Hay servicios de traducción simultánea disponibles. Estos servicios deben ser pedidos con 48 horas de anticipación. Para más información o para servicios de traducción, llame al (210) 207- 6044

To the Honorable Members of the Planning Commission:

In reference to:

Project Name: Estelle the Grand  
Application Type: Plat Requirement Variance Application No.: \_\_\_\_\_  
Address/Location: 21875 & 21845 Scenic Loop Rd, San Antonio, TX 78255  
Legal Description: See attached BCAD descriptions

The Applicant, Kaufman & Killen, Inc., alleges that the following error in an order, requirement, decision or determination has been made by an administrative officer in the enforcement of the City of San Antonio's Unified Development Code (UDC). *Please explain in detail by attaching a separate letter outlining the criteria below:*

As per the UDC, the appeal request letter must address the following criteria prior to submission.

1. If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property; and
2. The hardship relates to the applicant's land, rather than personal circumstance; and
3. The hardship is unique, or nearly so, rather than one shared by many surrounding properties; and
4. The hardship is not the result of the applicant's own actions; and
5. The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.

**APPLICANT INFORMATION**

Business/Company Name: Kaufman & Killen, Inc.  
 Point of Contact: Rob Killen  
 Status: Owner ☐ Agent ☒  
 Mailing address: 100 W Houston St, #1250, San Antonio, TX 78205  
 Telephone: Home/Office: ( 210 ) 448 - 9985 Mobile: ( ) -  
 Other phone: ( ) - Email: andres@kk-lawfirm.com

**PROPERTY OWNER INFORMATION**

Business/Company Name: Paula Fleck  
 Point of Contact: Paula Fleck  
 Mailing address: 21875 Scenic Loop Rd, San Antonio, TX 78255  
 Telephone: Home/Office: ( 210 ) 448 - 9985 Mobile: ( ) -  
 Other phone: ( ) - Email: drmtfleck@gmail.com

**AUTHORIZATION FROM PROPERTY OWNER**

I, Paula Fleck the owner of the subject property,  
 authorize Kaufman & Killen, Inc. to submit this application and represent  
 me in this appeal before the Planning Commission.

Mr Paula A Fleck  
 Property owner's signature

10/22/19  
 Date

I, the undersigned, hereby certify that all information contained herein and the attached documents are true and correct to the best of my knowledge. I understand my continuing obligation to notify in writing the Development Services Department of the inaccuracy of any statement or representation that was incorrect when made or becomes incorrect by virtue of changed circumstances.

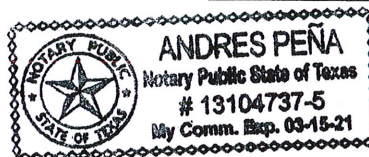
Rob Killen  
 Applicant's Name

R Killen  
 Applicant's signature

28 Oct. 19  
 Date

Sworn to and subscribed before me by Rob Killen on this 28 day of  
October in the year 2019, to certify which witness my hand and seal of office.

<b>OFFICE USE ONLY</b>
Application/Case No.: _____
Submittal Date: _____



[Signature]  
 Notary Public, State of Texas



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



March 6, 2019

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

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

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):

**15: If Applicant can prove constant utility for the previous 5 years, for any use.**

**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.

**Commercial**

Acreage/Square Footage: **10.260**

\*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 Erica Greene, the Senior Planner who worked on your request at 210-207-7980, or via email at Erica.Greene@sanantonio.gov.

Sincerely,

Zenon Solis  
Principal Planner

# Bexar CAD

## Property Search > 249444 FLECK MICHAEL & PAULA for Year 2019

Tax Year: 2019

### Property

#### Account

Property ID:	249444	Legal Description:	CB 4613 P-3 ABS 1053
Geographic ID:	04613-000-0030	Zoning:	OCL
Type:	Real	Agent Code:	
Property Use Code:	002		
Property Use Description:	Rural		

#### Protest

Protest Status:  
Informal Date:  
Formal Date:

#### Location

Address:	21845 SCENIC LOOP RD SAN ANTONIO, TX 78255	Mapsco:	478E5
Neighborhood:	BABCOCK-SCENIC LP/IH10	Map ID:	
Neighborhood CD:	21031		

#### Owner

Name:	FLECK MICHAEL & PAULA	Owner ID:	3029603
Mailing Address:	21845 SCENIC LOOP RD SAN ANTONIO, TX 78255-2167	% Ownership:	100.0000000000%
		Exemptions:	

### Values

(+) Improvement Homesite Value:	+	\$160,720	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$176,540	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$337,260	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$337,260	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$337,260	



## Taxing Jurisdiction

Owner: FLECK MICHAEL & PAULA  
 % Ownership: 100.000000000000%  
 Total Value: \$337,260

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$337,260	\$337,260	\$79.83		
08	SA RIVER AUTH	0.018580	\$337,260	\$337,260	\$62.66		
09	ALAMO COM COLLEGE	0.149150	\$337,260	\$337,260	\$503.02		
10	UNIV HEALTH SYSTEM	0.276235	\$337,260	\$337,260	\$931.63		
101	BEXAR CO EMERG DIST #8	0.099230	\$337,260	\$337,260	\$334.66		
11	BEXAR COUNTY	0.277429	\$337,260	\$337,260	\$935.66		
56	NORTHSIDE ISD	1.305500	\$337,260	\$337,260	\$4,402.93		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$337,260	\$337,260	\$0.00		
Total Tax Rate:		2.149792					
Taxes w/Current Exemptions:					\$7,250.39		
Taxes w/o Exemptions:					\$7,250.39		

## Improvement / Building

**Improvement #1:** Residential State Code: A1 Living Area: 1992.0 sqft Value: \$136,830

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F - BW		1986	1512.0
LA2	Living Area 2nd Level	F - BW		2010	240.0
LA2	Living Area 2nd Level	F - BW		2017	240.0
OP	Attached Open Porch	F - NO		2017	54.0
AG	Attached Garage	F - BW		2017	672.0
OP	Attached Open Porch	F - BW		2017	310.0

**Improvement #2:** Residential State Code: A1 Living Area: sqft Value: \$23,890

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSW	Swimming Pool	F - NO		2017	308.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	BSE	Base Rate Lot	3.3900	147668.40	0.00	0.00	\$176,540	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$160,720	\$176,540	0	337,260	\$0	\$337,260
2018	\$143,460	\$176,540	0	320,000	\$0	\$320,000
2017	\$65,960	\$176,540	0	242,500	\$0	\$242,500
2016	\$94,990	\$176,540	0	271,530	\$0	\$271,530

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/2/2019	SWD	Special Warranty Deed	FLECK MICHAEL & PAULA	FLECK MICHAEL & FLECK PAULA			20190081012
2	9/22/2016	GWD	General Warranty Deed	PIGOTT JAMES MICHAEL	FLECK MICHAEL & PAULA	18108	1202	20160189381
3	10/31/2005	Deed	Deed	EASTERLING MICHAEL L	PIGOTT JAMES MICHAEL	11748	1788	20050257945

**2020 data current as of Oct 28 2019 1:30AM.**

**2019 and prior year data current as of Oct 4 2019 6:16PM**

**For property information, contact (210) 242-2432 or (210) 224-8511 or email.**

**For website information, contact (210) 242-2500.**

## Bexar CAD

**Property Search > 249449 FLECK MICHAEL T & PAULA for Year** Tax Year:   
**2019**

### Property

#### Account

Property ID:	249449	Legal Description:	CB 4613 P-3B ABS 1053
Geographic ID:	04613-000-0035	Zoning:	OCL
Type:	Real	Agent Code:	
Property Use Code:	002		
Property Use Description:	Rural		

#### Protest

Protest Status:  
 Informal Date:  
 Formal Date:

#### Location

Address:	21875 SCENIC LOOP RD SAN ANTONIO, TX 78255	Mapsc0:	478E5
Neighborhood:	BABCOCK-SCENIC LP/IH10	Map ID:	
Neighborhood CD:	21031		

#### Owner

Name:	FLECK MICHAEL T & PAULA	Owner ID:	2845885
Mailing Address:	21875 SCENIC LOOP RD SAN ANTONIO, TX 78255-2167	% Ownership:	100.0000000000%
		Exemptions:	DP, HS

### Values

(+) Improvement Homesite Value:	+	\$383,460	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$32,890	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$193,040	\$310
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$609,390	
(-) Ag or Timber Use Value Reduction:	-	\$192,730	
-----			
(=) Appraised Value:	=	\$416,660	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$416,660	

### Taxing Jurisdiction

Owner: FLECK MICHAEL T & PAULA  
 % Ownership: 100.0000000000%  
 Total Value: \$609,390

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
06	BEXAR CO RD & FLOOD	0.023668	\$416,660	\$411,660	\$97.44	\$139.08
08	SA RIVER AUTH	0.018580	\$416,660	\$406,660	\$75.56	
09	ALAMO COM COLLEGE	0.149150	\$416,660	\$411,660	\$613.99	\$676.17
10	UNIV HEALTH SYSTEM	0.276235	\$416,660	\$416,660	\$1,150.96	
101	BEXAR CO EMERG DIST #8	0.099230	\$416,660	\$416,660	\$413.45	
11	BEXAR COUNTY	0.277429	\$416,660	\$411,660	\$1,142.06	\$1,342.76
56	NORTHSIDE ISD	1.305500	\$416,660	\$368,330	\$4,808.55	\$5,639.83
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$416,660	\$416,660	\$0.00	
Total Tax Rate:		2.149792				
Taxes w/Current Exemptions:					\$8,302.01	
Taxes w/o Exemptions:					\$8,957.32	

## Improvement / Building

**Improvement #1:** Residential State Code: E1 Living Area: 3281.0 sqft Value: \$329,360

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	G - SB		1968	3281.0
OP	Attached Open Porch	G - NO		1968	260.0
OP	Attached Open Porch	G - NO		1968	484.0
PA	Terrace (patio slab)	G - SB		1968	144.0
OP	Attached Open Porch	G - NO		1968	320.0

**Improvement #2:** Residential State Code: E1 Living Area: sqft Value: \$5,960

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CPT	Detached Carport	A - NO		0	750.0

**Improvement #3:** Residential State Code: E1 Living Area: sqft Value: \$15,430

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
GAR	Detached Garage	A - SB		0	660.0

**Improvement #4:** Residential State Code: E1 Living Area: sqft Value: \$3,340

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSH	Shed	F - NO		0	420.0

**Improvement #5:** Residential State Code: E1 Living Area: sqft Value: \$29,370

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSW	Swimming Pool	A - NO		2015	407.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RHS	R/1 Family Homesite Single	1.0000	43560.00	0.00	0.00	\$32,890	\$0
2	RBR	Rangeland Brush	5.8700	255697.20	0.00	0.00	\$193,040	\$310

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A



2019	\$383,460	\$225,930	310	416,660	\$0	\$416,660
2018	\$351,630	\$225,930	310	384,830	\$0	\$384,830
2017	\$327,700	\$225,920	0	553,620	\$0	\$553,620
2016	\$327,230	\$225,920	0	553,150	\$0	\$553,150

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/2/2019	SWD	Special Warranty Deed	FLECK MICHAEL T & PAULA	FLECK MICHAEL & FLECK PAULA			20190081012
2	3/5/2013	Deed	Deed	FLECK MICHAEL T	FLECK MICHAEL T & PAULA	15979	457	20130043851
3	3/30/2012	WD	Warranty Deed	POLAN MARY GRACE	FLECK MICHAEL T	15421	2493	20120058741

**2020 data current as of Oct 28 2019 1:30AM.**

**2019 and prior year data current as of Oct 4 2019 6:16PM**

**For property information, contact (210) 242-2432 or (210) 224-8511 or email.**

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Basemaps

OCL

OCL

21880

OCL

OCL  
21845

OCL 21840

OCL  
21765

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