

PC-2022-30
Replat
6409 Grissom Road

Mindy Teague
Planning & Zoning Director
Planning and Zoning Meeting
October 25, 2022

Summary

- Question
 - The Planning and Zoning Commission is being asked to consider approval of a replat
 - This is a 3.865 acre tract of land, being Lots 68, 70, 71, and 72, CB 5784, Leon Valley Addition – Glass Service Subdivision, generally located at 6409 Grissom Road
- Options
 1. Approval
 2. Denial
 3. Conditional approval
- Declaration
 - It recommended the replat be approved per state law

Background

- The replat of these lots will create a new Lot 77, CB 5784, and establish the Leon Valley Business Center Subdivision
- Per the City Engineer the replat meets all the requirements
- Platting is required prior to any construction

BCAD Map



Aerial View



Plat

PLAT NUMBER 1220248

REPLAT OF LEON VALLEY ADDITION (GLASS SERVICE SUBDIVISION)
ESTABLISHING

LEON VALLEY BUSINESS CENTER

THE AREA BEING REPLATTED WAS PREVIOUSLY RECORDED IN DOCUMENT # 2008055500 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

PURPOSE OF REPLAT:
1. TO REMOVE INTERIOR LOT LINES BETWEEN LOTS 66, 70-72
2. TO REMOVE THE 3' CROSS ACCESS EASEMENT
3. TO REMOVE THE 15' P.U.E. ON LOT 68

KFW
KERR FLEMING WATSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 0633
1627 Westwood Hwy., Suite 100, Dallas, TX 75241
Phone: 972-351-7844 Fax: 972-351-7841
1876 Park St. #103 • 1876-A Park St. #103/200

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND HIS PERSON OR THROUGH A SOLELY AUTHORIZED AGENT, DECARES TO THE CITY OF LEON VALLEY, TEXAS, FOR THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND THE WATER AND SEWER LINES IN ALL OF THE AFORESAID PUBLIC PLACES AND ANY OTHER PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER DEVELOPER
DAUGHTERY GROUP 1, LTD.
HENRY DAUGHTERY
8530 GREENWAY ROAD
LEON VALLEY, TEXAS 78232

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HENRY DAUGHTERY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, A.D. 20____
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS,
MY COMMISSION EXPIRES _____

NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DOUGLAS A. PRAMER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 0633
KFW SURVEYING, L.L.C.
3421 PIEDMONT PKWY, SUITE 101
SARASOTA, TEXAS 78231
PHONE: 214-979-5444
FAX: 214-979-8441

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, A.D. 20____
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS,
MY COMMISSION EXPIRES _____

NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREET LOTS, AND ORANGE LAYOUTS TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNPAID DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, A.D. 20____
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS,
MY COMMISSION EXPIRES _____

NOTARY PUBLIC, BEAR COUNTY, TEXAS

THE CITY ENGINEER OF THE CITY OF LEON VALLEY HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

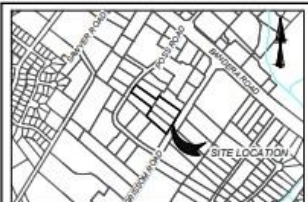
CITY ENGINEER

THIS SUBDIVISION PLAT OF LEON VALLEY BUSINESS CENTER SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEON VALLEY, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

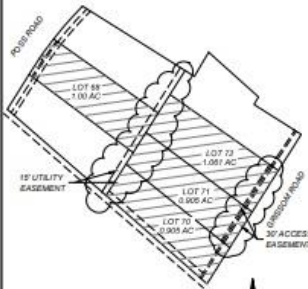
DATED THIS _____ DAY OF _____, A.D. 20____

CITY CLERK

CITY SECRETARY



LOCATION MAP
NOT TO SCALE



SCALE: 1" = 200'
AREA BEING AMENDED

THE AREA BEING AMENDED IS THE PROPERTY PLAT 1185 AS LOTS 66 & 70, C.B. 5784 OF THE LEON VALLEY ADDITION (GLASS SERVICE SUBDIVISION), RECORDS NO. 2008055500 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

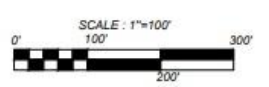
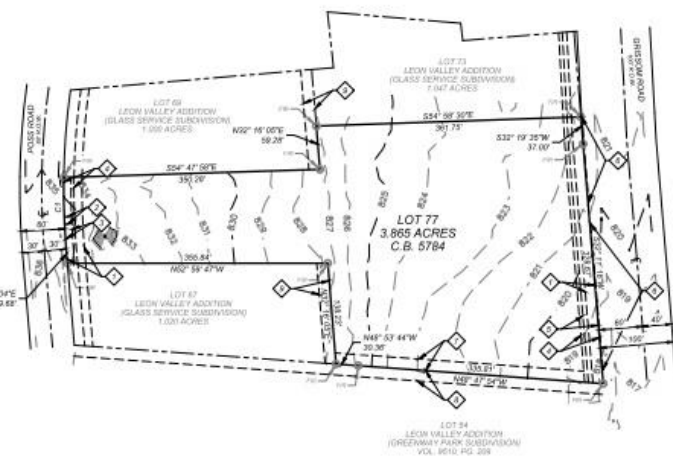
- EXISTING EASEMENTS**
- 14' ELECTRIC, GAS & C.A.T.V. EASEMENT (DOC NO. 2008055500)
 - 10' SANITARY SEWER EASEMENT (DOC NO. 2008055500)
 - 10' X 10' SANITARY SEWER EASEMENT (PRIVATE LATERAL) (DOC NO. 2008055500)
 - 25' BUILDING SETBACK EASEMENT (DOC NO. 2008055500)
 - 20' WATER & SANITARY SEWER EASEMENT (DOC NO. 2008055500)
 - 1' VEHICULAR NON-ACCESS EASEMENT (DOC NO. 2008055500)
 - 15' UTILITY EASEMENT (DOC NO. 2008055500)
 - 10' UTILITY, TELE. C.A.T.V. EASEMENT (VOL. 8610, PG. 208)
 - 15' UTILITY EASEMENT (DOC NO. 2008055500)

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 20____, AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____, IN _____ (S) IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE(S) _____

COUNTY CLERK

DEPUTY

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	DELTA
C1	87.77	986.73	N35°14'30"E	87.73	103°17'13"



Notification Process

- 13 Letters Sent
- 1 Letter in Favor
- 0 Letters in Opposition
- 1 Letter Undeliverable

Fiscal Impact

- N/A

S.E.E. Statement

Social Equity: Requiring properties to be platted protects all property owners from potential title concerns

Economic Development: A platted lot is typically more valuable than a non-platted lot in a municipality

Environmental Stewardship: Platting a property assures stormwater concerns are remediated, which protects water sources