

PZ-2025-12

Request for a Vacate and Replat
6800 Evers Road

Susana Huerta, AICP
Planning and Zoning Director
June 24, 2025

Purpose

- Consider approval of a request for a Vacate and Replat
- 6800 Evers Road – approx. 9.035 acres of existing St. John Baptist Church property
- Lot 4, Block 2, CB 4446, Horizon Subdivision and Lot 3, Block 2, Huebner & Evers Subdivision
- Expansion of church building & additional parking
- Applicant proposes merging property into 1 lot to house entire church facility development & proposed expansion

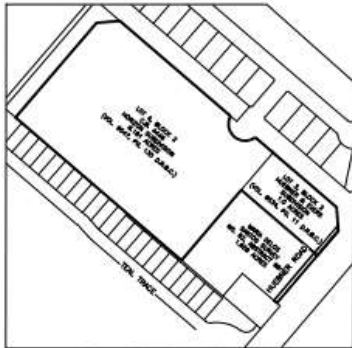
Aerial View



Purpose

- Project consists of two platted lots (to be vacated) and 1.656 acres of unplatted property:
- Lot 4, Blk 2 Horizon Subd. – existing church building
- Lot 3, Blk 2 Huebner Subd. – residential structure
- New St. John Baptist Subd. – Expansion of church structure, additional parking areas & detention pond

Subdivision Layout



AREA BEING REPLATTED

SCALE: 1" = 300'

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED AND CONSISTS OF 181 ACRES OF LOT 4, BLOCK 2 C.B. 4446 HORIZON CHURCH SUBDIVISION AS RECORDED IN VOLUME 9547, PG. 130 OF D.P.R.B.C. AND 1.0 ACRE LOT 3, BLOCK 2 JEBNER & EVERS SUBDIVISION AS RECORDED IN VOL. 9534, PG. 11 D.P.R.B.C. INCLUDING THE REMOVAL OF A PORTION OF THE 16" GAS, TELE, CATV, WATER, & DRAINAGE EASEMENT AND THE 25' BUILDING SETBACK LINE.

STATE OF TEXAS
COUNTY OF BEXAR

HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO HIS SUBDIVISION PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT.

VIN ETHRIDGE, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 155429
IS MURRY
6 HE LOOP 410, STE. 300
IN ANTONIO, TEXAS 78216
PHONE: 210-581-1111

WORN TO AND SUBSCRIBED

FOR ME THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

COMMISSION EXPIRES: _____

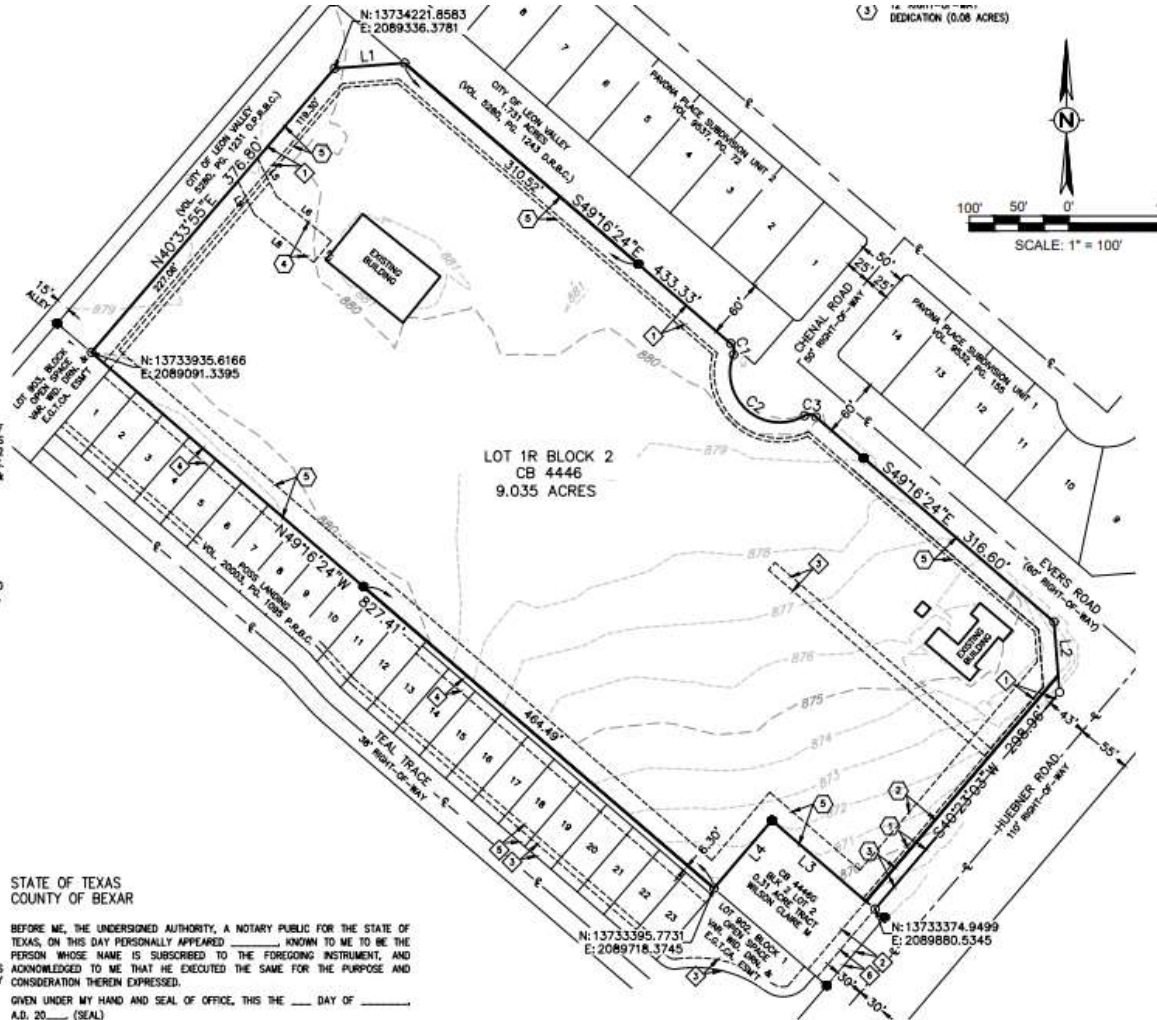
STATE OF TEXAS
COUNTY OF BEXAR

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.

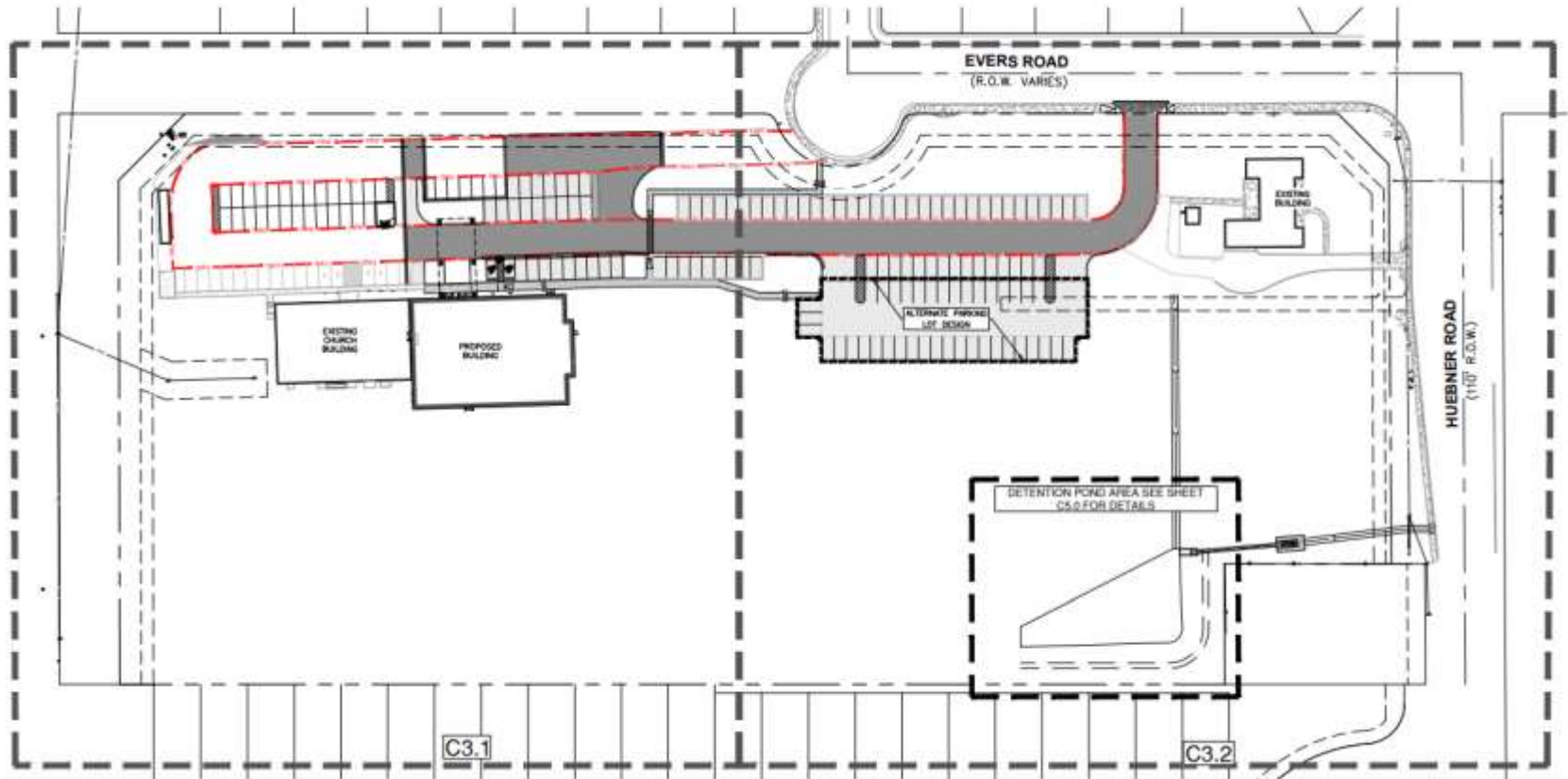
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ A.D. 20____ (SEAL)



Site Plan



Notification

• Letter mailed	50
• Received in favor	0
• Received in opposition	0
• Received undeliverable	0

Fiscal Impact

- The owner has paid all fees associated with this application
- The land will not be taxed; however, parishioners may shop in Leon Valley, which could provide some sales tax revenue

Recommendation

- Denial due to noncompliance with Chapter 10 Subdivisions, Article 10.02 Subdivision Ordinance, Division 5 Subdivision Plat Procedures, Section 10.202 Preliminary subdivision plat and accompanying data, (e) (4), which states the applicant must submit a general drainage plan, flow line of existing watercourses, existing drainage structures, and ultimate destination of water.