

## PLANNING AND ZONING COMMUNICATION

**DATE:** June 24, 2025

**TO:** Planning and Zoning Commission

**FROM:** Susana Huerta, AICP, Planning & Zoning Director

**THROUGH:** Crystal Caldera, Ph.D., City Manager

**SUBJECT:** Presentation, **Public Hearing**, and Possible Action to Approve a Vacate and Replat Establishing St. John Baptist Church Subdivision, a 9.035-acres Lot 1R, Block 2, CB 4446 and 0.08-Acres Right-of-Way Dedication to Leon Valley Out of the M.G. De Los Santos Survey No. 82, and 1.0 acre of Huebner & Evers Subdivision of the M.G. De Los Santos Survey No. 82, Abstract No. 664, CB 4446, Leon Valley, Bexar County, and 1.656 Acres of an Unplatted Tract of Land South of Huebner and Evers Subdivision; Located at 6800 Evers Road - S. Huerta, Planning and Zoning Director

### **PURPOSE**

**SUMMARY:** This is a request by CDS Muery Engineers on behalf of St. John Baptist Church of San Antonio for a vacate and replat for approximately 9.035 acres of land and 0.08 acres of right of way dedication to Leon Valley located at 6800 Evers Road. The request is intended to facilitate the expansion of the existing St. John Baptist Church.

Currently, the existing platted conditions on the property do not conform to the proposed development. The applicant is proposing to vacate the existing subdivisions in order to join them to create one new subdivision which will house the entire development of the proposed church facility expansion.

The property currently consists of two (2) previously platted lots in two separate subdivisions which will be vacated in order to create a new one (1) lot subdivision. The requested attached subdivision proposes to combine the property into one new lot (Lot 1). The 9.035-acre lot labeled as Lot 1, will provide access/egress from both Evers Road and Huebner Road.

The City Engineer has reviewed the plat document and all other associated analysis and infrastructure design elements and has determined that the plat is NOT in substantial conformance to the regulations of Chapter 10, Subdivisions.

Additionally, Per Section 212.010 of the Local Government Code, "the municipal authority responsible for approving plats shall approve if:

- 1) it conforms to the general plan of the municipality and it's current and future streets, alleys parks, playgrounds, and public utility facilities; and
- 2) it conforms to the general plan for the extension of the municipality and it's roads, streets, and public highways within the municipality and in its extraterritorial

jurisdiction taking into account access to an extension of sewer and water mains and the instrumentalities of public utilities; and

3) a bond required under Section 212.106, if applicable, is filed with the municipality; and

4) it conforms to any rules adopted under Section 212.002.

### **NOTIFICATION**

Fifty (50) letters were sent to surrounding property owners.

0 - Opposed

0 – In Favor

0 – Undeliverable

### **FISCAL IMPACT**

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.

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

APPROVED WITH THE FOLLOWING AMENDMENTS:

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ATTEST:

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Susana Huerta, AICP  
Planning and Zoning Director