



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



MW Burkholder Properties, LLC
Lane Hudson
11075 IH-10 W, Suite 126
San Antonio, Texas 78230

SUBJECT: COD 19-10600218, Lot 9, 10, 11, Block 32, NCB 454

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):

17 – Within the original 36 square miles of COSA. Tract must have remained in the same configuration since June 14, 1927. Must fire rate walls if crossing lot lines.

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: **.463**

*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 Dominic Silva, the Senior Planner who worked on your request at 210-207-0120, or via email at Dominic.Silva@sanantonio.gov.

Sincerely,

Zenon Solis
Principal Planner