

Joel R. Garcia

2603 Whisper Dove St
San Antonio, Texas 78230-3706

Telephone (210) 492-4084
Facsimile (210) 492-9607

September 8, 2008

via Hand Delivery

Roderick J. Sanchez, AICP, CBO
Director
Development Department
1901 S Alamo St Ste 283
San Antonio, TX 78204-1605

RE: **Zoning Case Number Z2008193**

Dear Mr. Sanchez:

After reviewing the application in the above referenced zoning case, it appears there are a few inconsistencies that give me cause for concern and that I would like to bring to your attention. They are as follows:

1. According to the Deeds recorded in Bexar County, document number 20070034493 volume 12690 pages 496 through 497 and document number 20070034494 volume 12690 pages 498 through 499, the owners of subject property are **Ted D. Lee** and **Jerelene W. Lee**, husband and wife. The application seems to imply that Ted D. Lee is the sole owner and does not mention Jerelene W. Lee, nor is there any document with Jerelene W. Lee's signature giving anyone authority to act in her behalf (Unified Development Code for the City of San Antonio (UDC). Sec. 35-B117 (a)).
2. On the application signed by **Robin M. Stover**, from **Brown & Ortiz, P.C.**, the line item **"EXISTING USE OF PROPERTY"** the applicant stated **"Undeveloped"**. While that is true for the parcel comprised of lots 1 through 4, it most certainly is not true for the parcel of lot 5. To anyone who is standing on Dreamland looking at the property, lot 5 has a very nice inhabitable home built on the property along with another structure; and According to the Bexar Appraisal District records, the "Improvement Homesite Value" is appraised at \$151,310 and was built in 1975. In fact it was the homestead of the late **George W. Calhoun** and **Wanda Lee Calhoun**, husband and wife.
3. On the **"Traffic Impact Analysis (TIA) Threshold Worksheet" Box A** again states that the subject property is **"Undeveloped"** (see number 2 above). Additionally on the same TIA worksheet, **Box B**, the applicant states that the maximum number of units permissible under the proposed zoning would be **28** when in fact pursuant to the UDC Sec. 35-310.01 and the additional rules of interpretation that are set forth in section 35-515, specifies 7 units per gross acre, which would be **30** units maximum on the subject property of 4.3520 acres.

I do not know if these three inconsistencies would be enough to rise to a level to be able to deem the application false as filed and denied on that basis or not; but if it does, I believe that the applicant should have to re-file a new application if they desire to do so.

I would like to thank you in advance for your consideration regarding this matter.

Respectfully,

Joel R. Garcia

Enclosures: Deeds to 11303 and 11327 Dreamland
Bexar Appraisal District Records for 11303 and 11327 Dreamland
Deed Restrictions to Lot 5, 11303 Dreamland

LALT/GF # 1226000420 / BRANCH KB

FF# 20.00 / CLOSER INITIALS D.J.



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Date: February 9, 2007

Grantor: PHU VAN NGUYEN and wife, TIENG THI PHAM

Grantor's Mailing Address:

PHU VAN NGUYEN
10907 Wurzbach
San Antonio, TX 78230
BEXAR County



Grantee: TED D. LEE and JERELENE W. LEE, husband and wife

Grantee's Mailing Address:

TED D. LEE and JERELENE W. LEE
1919 Parhaven
San Antonio, TX 78232
BEXAR County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements): Lot 1-4, Block 1, New City Block 11670, BEVERLY HILLS, City of San Antonio, BEXAR County, Texas, according to plat recorded in Volume 1625, Page 249, Deed and Plat Records, BEXAR County, Texas

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2007, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.


PHU VAN NGUYEN

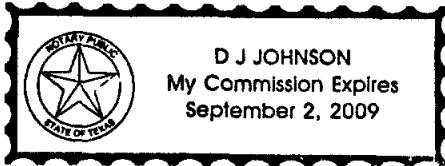


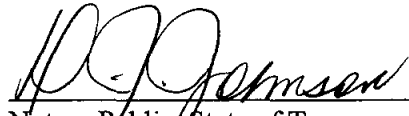
TIENG THI PHAM

STATE OF TEXAS)

COUNTY OF BEXAR)

This instrument was acknowledged before me on February 12, 2007, by PHU VAN NGUYEN and wife, TIENG THI PHAM.




Notary Public, State of Texas
My commission expires: _____

PREPARED IN THE OFFICE OF:

Law Offices of Kevin H. Berry
242 W. Sunset Rd., Suite 201
San Antonio, Texas 78209
Tel: 210 828-5844
Fax: 210 828-5899

AFTER RECORDING RETURN TO:

TED D. LEE
1919 Parhaven
San Antonio, TX 78232

Any provision herein which restricts the sale, or use of the described real property because of this is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

FEB 12 2007

Doc# 20070034493 Fees: \$20.00
02/12/2007 2:38PM # Pages 2
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERRY RICKHOFF COUNTY CLERK




COUNTY CLERK BEXAR COUNTY, TEXAS

LALT/GF # 1226000419 / BRANCH KB

FFS 20.00 / CLOSER INITIALS DS



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Date: February 9, 2007



Grantor: FINOUS R. DORAN, a single person
Grantor's Mailing Address:

FINOUS R. DORAN
13519 Orchard Ridge
San Antonio, TX 78231
BEXAR County

Grantee: TED D. LEE and JERELENE W. LEE, husband and wife
Grantee's Mailing Address:

TED D. LEE and JERELENE W. LEE
1919 Parhaven
San Antonio, TX 78232
BEXAR County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements): Lot 5, Block 1, New City Block 11670, BEVERLY HILLS, City of San Antonio, BEXAR County, Texas, according to plat recorded in Volume 1625, Page 249, Deed and Plat Records, BEXAR County, Texas

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2007, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Finous R. Doran

FINOUS R. DORAN

STATE OF TEXAS)

COUNTY OF BEXAR)

This instrument was acknowledged before me on February 9, 2007, by FINOUS R. DORAN.



D J Johnson

Notary Public, State of Texas
My commission expires: _____

PREPARED IN THE OFFICE OF:

Law Offices of Kevin H. Berry
242 W. Sunset Rd., Suite 201
San Antonio, Texas 78209
Tel: 210 828-5844
Fax: 210 828-5899

AFTER RECORDING RETURN TO:

TED D. LEE
1919 Parhaven
San Antonio, TX 78232

Any provision herein which restricts the sale, or use of the described real property because of this is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

FEB 12 2007

Doc# 20070034494 Fees: \$20.00
02/12/2007 2:38PM # Pages 2
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERRY RICKHOFF COUNTY CLERK



Gerry Rickhoff

COUNTY CLERK BEXAR COUNTY, TEXAS

Bexar CAD

Property Search Results > 488811 LEE TED D & JERELENE W for Year 2008

Property

Account

Property ID: 488811 Legal Description: NCB 11670 BLK 1 LOT 1 THRU 4
 Geographic ID: 11670-001-0013 Agent Code:
 Type: Real

Location

Address: 11327 DREAMLAND Mapsco: 549F4
 Neighborhood: DREAMLAND OAKS #2 Map ID:
 Neighborhood CD: 98059

Owner

Name: LEE TED D & JERELENE W Owner ID: 436445
 Mailing Address: 1919 PARHAVEN DR % Ownership: 100.0000000000%
 SAN ANTONIO, TX 78232-1527
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$100,160	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$100,160	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$100,160	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$100,160	

Taxing Jurisdiction

Owner: LEE TED D & JERELENE W
 % Ownership: 100.0000000000%
 Total Value: \$100,160

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
06	BEXAR CO RD & FLOOD	0.031762	\$100,160	\$100,160	\$31.81	
08	SA RIVER AUTH	0.015951	\$100,160	\$100,160	\$15.98	
09	ALAMO COM COLLEGE	0.134550	\$100,160	\$100,160	\$134.77	
10	UNIV HEALTH SYSTEM	0.237408	\$100,160	\$100,160	\$237.79	
11	BEXAR COUNTY	0.295104	\$100,160	\$100,160	\$295.58	
21	CITY OF SAN ANTONIO	0.572300	\$100,160	\$100,160	\$573.22	
55	NORTH EAST ISD	1.402900	\$100,160	\$100,160	\$1,405.14	
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$100,160	\$100,160	\$0.00	
Total Tax Rate:		2.689975				
					Taxes w/Current Exemptions:	\$2,694.28
					Taxes w/o Exemptions:	\$2,694.28

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	VLR	Vacant Regular Lot	3.4320	149499.00	441.00	339.00	\$100,160	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2009	N/A	N/A	N/A	N/A	N/A	N/A
2008	\$0	\$100,160	0	100,160	\$0	\$100,160
2007	\$0	\$86,710	0	86,710	\$0	\$86,710
2006	\$0	\$86,710	0	86,710	\$0	\$86,710
2005	\$0	\$70,300	0	70,300	\$0	\$70,300
2004	\$0	\$70,300	0	70,300	\$0	\$70,300

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page
1	2/9/2007 12:00:00 AM	Deed	Deed	NGUYEN PHU VAN	LEE TED D & JERE	12690	0496
2	4/19/1993 12:00:00 AM	Deed	Deed	EDGAR F. BEHREN	MINH LAM	5631	0982
3		Deed	Deed		NGUYEN, PHU VAN	7245	1120

2009 data current as of Aug 17 2008 11:05PM.

2008 and prior year data current as of Aug 18 2008 3:40PM

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

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

Website version: 1.2.1.50

Database last updated on: 8/17/2008 11:05 PM

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This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

Bexar CAD

Property Search Results > 488813 LEE TED D & JERELENE W for Year 2008

Property

Account

Property ID: 488813 Legal Description: NCB 11670 BLK 1 LOT 5
 Geographic ID: 11670-001-0050 Agent Code:
 Type: Real

Location

Address: 11303 DREAMLAND Mapsco: 549F4
 Neighborhood: DREAMLAND OAKS #2 Map ID:
 Neighborhood CD: 98059

Owner

Name: LEE TED D & JERELENE W Owner ID: 436445
 Mailing Address: 1919 PARHAVEN DR % Ownership: 100.0000000000%
 SAN ANTONIO, TX 78232-1527
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$151,310	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$58,510	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$209,820	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$209,820	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$209,820	

Taxing Jurisdiction

Owner: LEE TED D & JERELENE W
 % Ownership: 100.0000000000%
 Total Value: \$209,820

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.031762	\$209,820	\$209,820	\$66.64
08	SA RIVER AUTH	0.015951	\$209,820	\$209,820	\$33.47
09	ALAMO COM COLLEGE	0.134550	\$209,820	\$209,820	\$282.31
10	UNIV HEALTH SYSTEM	0.237408	\$209,820	\$209,820	\$498.13
11	BEXAR COUNTY	0.295104	\$209,820	\$209,820	\$619.19
21	CITY OF SAN ANTONIO	0.572300	\$209,820	\$209,820	\$1,200.80
55	NORTH EAST ISD	1.402900	\$209,820	\$209,820	\$2,943.56
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$209,820	\$209,820	\$0.00
Total Tax Rate:		2.689975			
Taxes w/Current Exemptions:					\$5,644.11
Taxes w/o Exemptions:					\$5,644.11

Improvement / Building

Improvement #1: Residential State Code: A1 Living Area: 2478.0 sqft Value: \$150,889

Type Description Class CD Exterior Wall Year Built SQFT

LA	Living Area	A	SB	1975	2046.0
AG	Attached Garage	A		1975	528.0
LA1	Additional Living Area	A		2007	432.0
OP	Attached Open Porch	A		1975	40.0

Improvement #2: Residential **State Code:** A1 **Living Area:** sqft **Value:** \$421

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSH	Shed	F			120.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.9200	40075.20	0.00	0.00	\$58,510	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2009	N/A	N/A	N/A	N/A	N/A	N/A
2008	\$151,310	\$58,510	0	209,820	\$0	\$209,820
2007	\$119,830	\$50,900	0	170,730	\$0	\$170,730
2006	\$83,860	\$50,900	0	134,760	\$5,840	\$128,920
2005	\$75,500	\$41,700	0	117,200	\$0	\$117,200
2004	\$75,500	\$41,700	0	117,200	\$0	\$117,200

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page
1	2/9/2007 12:00:00 AM	Deed	Deed	DORAN FINOUS R	LEE TED D & JERE	12690	0498
2	8/21/2006 12:00:00 AM	WD	Warranty Deed	CALHOUN GEORG	DORAN FINOUS R	12346	1033
3		Deed	Deed		CALHOUN, GEORC	7004	0019

2009 data current as of Aug 17 2008 11:05PM.

2008 and prior year data current as of Aug 18 2008 3:40PM

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

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

STATE OF TEXAS,
County of Bexar

Know All Men By these Presents:



That I, R. N. WHITE, owning, claiming and occupying other property in Bexar County
as my homestead,
of Bexar County, Texas, for and in consideration of

TEN AND NO/100 (\$10.00) ----- DOLLARS
and other good and valuable consideration
cash to me in hand paid by DAVID A. KAINE and wife, LUCILLE KAINE,

the receipt of which is hereby acknowledged, and the further consideration of the sum of

ONE THOUSAND AND NO/100 (\$1,000.00) ----- DOLLARS

secured to be paid and evidenced by one certain promissory vendor's lien note(s), of even date herewith
executed by the Grantees herein, payable to the order of the Grantor herein, in monthly
installments of Fifteen and No/100 (\$15.00) Dollars, each, or more, including interest
at the rate of 5% per annum; the first such installment being due and payable November 1st,
1950, and continuing monthly thereafter until said note, both principal and interest,
shall have been fully paid off and satisfied;

said note(s) providing that both principal and interest are payable

in San Antonio, Bexar County, Texas;

that all past due principal and interest shall bear interest from the date it accrues until paid at ten per cent
(10%) per annum, whether matured by lapse of time or by default; that default in the payment of said note(s),
or any part thereof, principal or interest, when due, shall, at the option of the holder, at once mature the whole
of said note(s); and that if default is made, and said note(s) placed in the hands of an attorney for collection,
or collected through judicial, bankruptcy or probate proceedings by an attorney, then an additional amount of
ten per cent (10%) of the principal and interest then owing thereon shall be added to the same as attorney's
fees; said note(s) acknowledging the vendor's lien herein retained to secure the payment thereof, and being addi-
tionally secured by deed of trust (with power of sale) of even date herewith executed by grantee(s) herein conveying
the hereinafter described property to HARRY A. HALFF,

Trustee, the giving of said deed of trust being a part of the consideration for this conveyance, have GRANTED,
SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto the said,

of the County of Bexar and the State of Texas, the following described real estate, together with

all improvements thereon, situated in the County of Bexar and the State of Texas, being more particularly described
as follows, to-wit:

Lot Five (5), Block One (1), BEVERLY HILLS, situated in Bexar County, Texas, ac-
cording to map or plat thereof recorded in Volume 1625, Page 249, of the Bexar
County Deed and Plat Records.

This Conveyance is made, however, subject to the following conditions and restrictions:

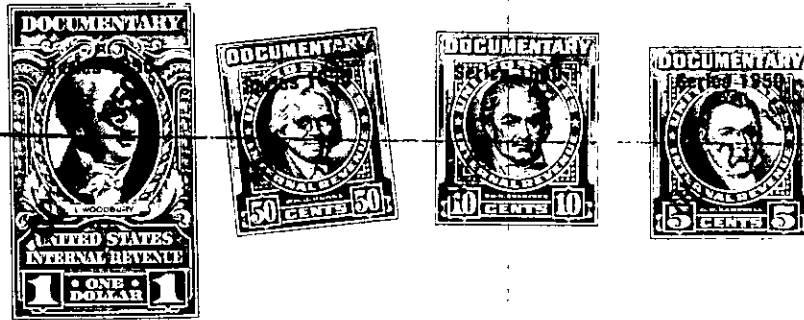
1. Will not use the above described premises, nor allow the same to be used, for business purposes.
2. Will not use the above described premises, nor allow the same to be used, for keeping or treating for profit persons afflicted with tuberculosis or diseases contagious or infectious.
3. Will not use the above described premises, nor allow the same to be used, leased, or occupied by any person or persons for the purpose of erecting tent, or open air structure, or thereon, or barns, or sheds, for living purposes, except that outbuildings may be occupied by servants or owner or lessee.
4. The said grantees, their heirs or assigns, shall, whenever a dwelling house is erected on said property, erect such dwelling house to cost not less than \$5,000.00, and that said dwelling house or any portion thereof, shall be no nearer the front street line of said lot than 25 feet.
5. A violation of any of the foregoing restrictions may be enjoined by any property owner in said subdivision.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto the said Grantees, their heirs or assigns forever. And I do hereby bind myself, my heirs, executors, and administrators, ~~successors and assigns~~ TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees herein, their heirs and assigns against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, but I do not warrant against the current State and County taxes payable in January next or the current City and School taxes payable in May next, the grantee(s) herein assuming and agreeing to pay the same.

But it is expressly agreed and stipulated that the VENDOR'S LIEN, as well as the superior title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note(s) and all interest thereon are fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

EXECUTED this 12th day of October, A. D. 19 50.

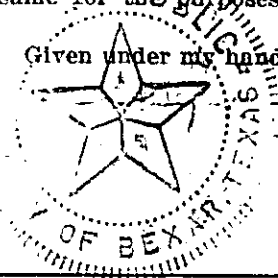
R. N. White
R. N. White



(Single Acknowledgement)

STATE OF TEXAS, }
COUNTY OF BEXAR. } BEFORE ME, the undersigned authority, on this day personally appeared R. N. WHITE,

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 consideration therein expressed.



Given under my hand and seal of office, on this the 12th day of October, A.D., 1950.

L. Vosnig
L. Vosnig Notary Public in and for Bexar County, Texas.

Filed for record Oct. 27, 1950, at 2:36 o'clock P M.

Recorded Oct. 31, 1950, at 1:21 o'clock P M.

FRED HUNTRESS, County Clerk, Bexar County, Texas.

By W. C. Petry Deputy.