



City of San Antonio
Cliff Morton Development and Business Services Center
1901 South Alamo Street
San Antonio, Texas 78204

PLANNING COMMISSION AGENDA
☞ April 10, 2013 ☞
2:00 P.M.

Roberto R. Rodriguez, *Chair*
Donald Oroian, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill
Daniel D. Kossl
Zachary Harris

Kevin Love
George Peck
Marcello Diego Martinez

Citizens may appear before the Planning Commission to speak for or against any item on this agenda, in accordance with procedural rules governing Planning Commission meetings. Questions relating to these rules may be directed to the Development Services Department at (210) 207-1111. Please note that citizen comments are limited up to three (3) minutes per person and may change as needed. Please plan to attend the meeting fifteen (15) minutes prior to the scheduled time.

DISABILITY ACCESS STATEMENT - This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight (48) hours prior to the meeting. For assistance, please call (210) 207-1111 or 711 (Texas Relay Service for the Deaf).

DECLARACIÓN DE ACCESIBILIDAD - El lugar de reunión cuenta con el acceso disponible y estacionamiento para personas discapacitadas. También incluye servicios especiales e intérpretes para personas con problemas auditivos. Este servicio debe ser solicitado cuarenta y ocho (48) horas antes del día programado para la reunión. Para más información favor comunicarse al (210) 207-1111 o al 711 (Servicio para personas con problemas auditivos Texas Relay)

For additional information on any item on this agenda, please call (210) 207-1111.

1. **1:30 P.M.** - Work Session, Tobin Room
 - A. Agenda items may be discussed (Development Services Department)

At any time during the meeting, the Planning Commission may meet in executive session for consultation concerning attorney-client matters under Chapter 551 of the Texas Government Code

2. **2:00 P.M.** - Call to Order, Board Room
3. Roll Call
4. Citizens to be heard

THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE REGULAR PLANNING COMMISSION MEETING:

Public Hearing and Consideration of the following Plats, Variances, Planned Unit Development (PUD) plans, Street Rename, Appeals, Land Transactions, Adoption and Amendments of the Neighborhood, Community and Sector Plans as Components of the Master Plan, and other items as identified below.

Plats

5. **060588:** Request by Lennar Homes of Texas Land and Construction, Ltd., to **rescind** the approval of Plat 060588, Alamo Ranch Unit 41D PUD, Subdivision and replace it with Plat 120434. The subject property is located north of the intersection of Cascade Hills and Suncatcher, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
6. **120147*:** Request by Anaqua Springs Ranch, Inc., for approval of a major plat to subdivide a 16.610-acre tract of land to establish the **Anaqua Springs Ranch VI-A4, PUD** Subdivision, generally located southwest of the intersection of Creekside Cove and Anaqua Springs, outside San Antonio City Limits. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
7. **120159:** Request by Continental Homes of Texas, L.P., for approval of a major plat to subdivide a 9.731-acre tract of land to establish the **Alamo Ranch Unit 21A-1** Subdivision, generally located at the southeast corner of Roft Road and Texana Cove, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
8. **120347:** Request by Roberto Garcia, for approval of a major plat to replat and subdivide a 3.958-acre tract of land to establish the **Harlandale Acres No 22** Subdivision, generally located west of the intersection of West Ansley Street and Escalon Street, within City Council District 3. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
9. **120384:** Request by Bradley T. Lodde, for approval of the minor plat to replat and subdivide a 0.843-acre tract of land to establish the **Blue Ridge Estates** Subdivision, generally located south of Blue Crest lane, northeast of Bitters Road, within City Council District 9. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
10. **120434:** Request by Lennar Homes of Texas Land and Construction, Ltd., for approval of a major plat to subdivide a 15.543-acre tract of land to establish the **Alamo Ranch Unit 41D Phase 1 PUD** Subdivision, generally located north of the intersection of Cascade Hills and Suncatcher, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
11. **130116:** Request by Meritage Homes of Texas LLC, for approval of a major plat to subdivide a 11.442-acre tract of land to establish the **Estonia Unit 6 PH A & B** Subdivision, generally located south of the intersection of Yormis Nest and Estonia Grey, within City Council District 6. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
12. **130127:** Request by Brooks Development Authority, for approval of a major plat to subdivide a 4.000-acre tract of land to establish the **BCB Unit 4 Hotel** Subdivision, generally located on the north

side of City Base Landing, west of Goliad Road, within City Council District 3. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)

Variance

13. **FPV 13-002:** Request by Jon Adame, P.E., for approval of a floodplain variance to 235-acre tract of land request for the **Steubing Farms CLOMR**, generally located northwest of the intersection of Babcock and De Zavala Road, outside San Antonio City Limits. **Staff recommends approval.** (Sabrina Santiago, EIT, CFM, Senior Engineering Associate, (210) 207-0182, sabrina.santiago@sanantonio.gov, Public Works Department)

Land Transactions

14. The San Antonio Public library seeks **approval** for the acquisition through dedication of a fee simple title to 5.73 acres of a donated site of privately-owned real property located at U.S. Highway 87 East in NCB 18274 in council District 2. This project provides for the development of a branch library in Council District 2. The donation of this site allows the San Antonio Public Library Department to fulfill a commitment made to the citizens of San Antonio in the 2012 Bond initiative to build a new branch library to serve the communities on the East side. A new library in this area is crucial to the Library Departments efforts to serve this growing and library underserved area of the city. The City of San Antonio has completed due diligence and this site has been accepted by the Library Board of Trustees by action at its meeting on March 27, 2013. Staff recommends **Approval.** (Rich Walker, Project Control Manager, (210) 207-2637, rich.walker@sanantonio.gov)

Comprehensive Master Plan Amendments

15. **PA 13027:** A request by Eric Lee Hernandez, for approval of a resolution to amend the future land use plan contained in the West/Southwest Sector Plan a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.8396 acres of land out NCB 8669 located at 2702 Castroville Road from “Civic Center” to “General Urban Tier”, in City Council District 6. Staff recommends Approval. (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov , Department of Planning and Community Development)
16. **PA 13028:** A request by Brown & Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 16.884 acres of land legally described as NCB 17333, Block 1, Lot 1, located between Huebner Road and Woodstone Drive, west of Vance Jackson Road from “Mixed Use Center” to “General Urban Tier,” in City Council District 8. Staff recommendation pending. (Sidra Maldonado, Senior Planner, (210) 207-8187, Sidra.Maldonado@sanantonio.gov, Department of Planning and Community Development)

17. **PA 13029:** A request by Brown and Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in the West/Southwest Sector Plan, a component of the

Comprehensive Master Plan of the City, by changing the future land use of approximately 17.14 acres of land out of NCB 34393, located at located at the northwest corner of Potranco Road and Carson Hill, west of Ellison Drive from “Suburban Tier” to “General Urban Tier”, in City Council District 6. Staff recommendation pending. (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov , Department of Planning and Community Development)

Other Items

18. Discussion and appointment of Planning Commission members to the Comprehensive Plan Advisory Committee and CSMA Effectiveness Study Implementation Task Force. Rudy Nino, Jr., AICP Planning Manager - Strategic Planning Division Department of Planning & Community Development
19. Approval of the minutes for the March 27, 2013 Planning Commission meeting.
20. Director’s report - City Council Action Update (Planning Commission Items sent to Council).
21. Adjournment.



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 5

Public Hearing:

Planning Commission
April 10, 2013

Application/Case Number:

060588

Project Name:

Alamo Ranch Unit 41D, PUD

Applicant:

Drake Thompson

Representative:

Pape-Dawson Engineers, Inc., c/o
Shauna L. Weaver, P.E.

Owner:

Lennar Homes of Texas Land and
Construction, Ltd.

Staff Coordinator:

Donna Camacho, Planner
(210) 207-5016
donna.camacho@sanantonio.gov

Property Address/Location:

North of the intersection of Cascade
Hills and Suncatcher

MAPSCO Map Grid (Ferguson):

557 D-5

Tract Size:

37.37 acres

Council District:

ETJ

Notification:

Internet Agenda Posting April 5, 2013

REQUEST

The applicant is requesting that the Planning Commission **rescind** the approval of Plat 060588, Alamo Ranch Unit 41D, PUD. The purpose of the request is to replace Plat 060588 with Plat 120434, which will reconfigure the lot layout and to phase the project

RECOMMENDED ACTION

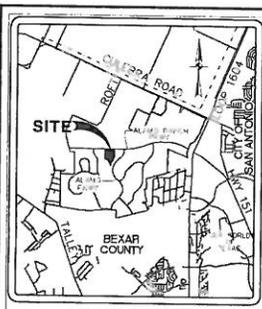
Approval

CASE HISTORY

Plat No. 060588 was approved by the Planning Commission on June 25, 2008. Furthermore, a three year time extension was granted by the Planning Commission on April 13, 2011.

ATTACHMENTS

1. Plat
2. Rescind request letter

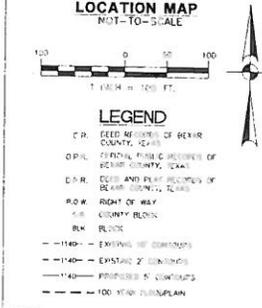


LINE TABLE with columns for LINE, LENGTH, and BEARING. Includes lines L1 through L20.

CURVE TABLE with columns for CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, and CHORD BEARING. Includes curves C1 through C48.

CURVE TABLE with columns for CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, and CHORD BEARING. Includes curves C49 through C102.

GENERAL NOTES: 1. THE MAINTENANCE OF ALL CURVES... 2. THE BEARING OF ALL CURVES... 3. THE BEARING OF ALL CURVES... 4. THE BEARING OF ALL CURVES...



NOTES: 1. ALL CURVES WITH YELLOW SURFACING... 2. THE BEARING OF ALL CURVES... 3. THE BEARING OF ALL CURVES... 4. THE BEARING OF ALL CURVES...

- KEYED NOTES: 1) ALL CURVES WITH YELLOW SURFACING... 2) THE BEARING OF ALL CURVES... 3) THE BEARING OF ALL CURVES... 4) THE BEARING OF ALL CURVES...

SUBDIVISION PLAT OF ALAMO RANCH UNIT 4ID, P.U.D. (PLANNED UNIT DEVELOPMENT)

THIS PLAT OF ALAMO RANCH UNIT 4ID, P.U.D. HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 15th DAY OF AUGUST, 2010.

BY: [Signature] CHAIRMAN

BY: [Signature] SECRETARY

C.P.S. NOTES: 1. THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO... 2. THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO... 3. THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO...

WATER METER LOCATION: THE NUMBER OF FEET OF DRINKING WATER METER SHALL BE THE SAME AS THE NUMBER OF FEET OF WATER METER SERVICE CONNECTION.

DEVELOPER'S NOTE: THE DEVELOPER'S NOTE MUST BE FREE OF VISUAL OBSTRUCTIONS... 1. THE DEVELOPER'S NOTE MUST BE FREE OF VISUAL OBSTRUCTIONS...

STREETEASER NOTE: THE STREETEASER SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 216.02 OF THE UNIFIED DEVELOPMENT CODE.

CERTIFICATE OF APPROVAL: THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, HAS REVIEWED THE PLAT AND HAS APPROVED THE SAME.

ATTEST: COUNTY CLERK OF BEXAR COUNTY, TEXAS

STATE OF TEXAS, COUNTY OF BEXAR

PAPE-DAWSON ENGINEERS

PAPE-DAWSON ENGINEERS

ALAMO RANCH UNIT 4ID, P.U.D.

Attachment 2

March 18, 2013

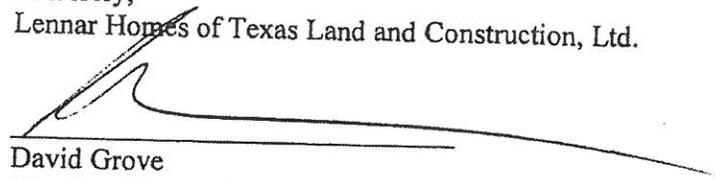
Ms. Donna Camacho
City of San Antonio
Development Services Department
1901 South Alamo
San Antonio, TX 78204

Re: Alamo Ranch Unit 41D Phase 1, PUD
Plat # 2012000434

Dear Ms. Camacho:

Lennar Homes of Texas Land and Construction, Ltd., as owner of the property and project referenced above, requests that Alamo Ranch Unit 41D PUD Plat No. 060588, be rescinded and be made void contemporaneous with the approval of Plat No. 120434 by the City of San Antonio Planning Commission. Plat No. 060588 is an unrecorded plat which was extended by the City of San Antonio Planning Commission and is set to expire on June 25, 2014.

Sincerely,
Lennar Homes of Texas Land and Construction, Ltd.



David Grove
Vice President



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 6

Public Hearing:

Planning Commission
April 10, 2013

Application/Case Number:

120147

Project Name:

Anaqua Springs Ranch Unit VI-A4,
PUD

Applicant:

Thomas Dreiss, President

Representative:

Matkin-Hoover Engineering &
Surveying, c/o Matthew B.
McCormick, P.E.

Owner:

Anaqua Springs Ranch, Inc.

Staff Coordinator:

Richard Carrizales, Planner
(210) 207-8050
Richard.Carrizales@sanantonio.gov

Property Address/Location:

Generally located southwest of the
intersection of Creekside Cove and
Anaqua Springs

MAPSCO Map Grid (Ferguson):

446 A-7

Tract Size:

16.610 acres

Council District(s):

ETJ

Notification:

Internet Agenda Posting April 5, 2013

REQUEST

Approval of a major plat to subdivide a 16.610-acre tract of land to establish the **Anaqua Springs Ranch VI-A4, PUD Subdivision**

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

March 25, 2013

I. ANALYSIS

A. Proposed Uses

The proposed plat will consist of four (4) single-family residential lot, and approximately six hundred seventy (670) linear feet of private streets.

B. Zoning

The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable.

C. Services Available

SAWS Water and On Site Sewer Facility

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on December 11, 2012.

Furthermore, the subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Camp Bullis Military Installation were notified of the project and the Garrison Commander had no comments.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on December 5, 2012.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 797B, Anaqua Springs Ranch, accepted on February 6, 2009

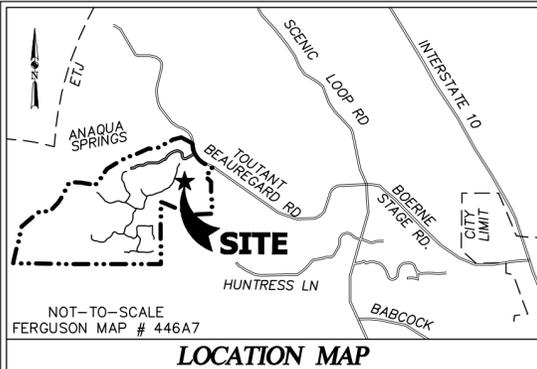
PUD 09-002, Anaqua Springs Ranch VI, PUD, approved on July 8, 2009

III. RECOMMENDATION

Approval of the proposed **Anaqua Springs Ranch Unit VI-A4. PUD** Subdivision Plat.

IV. ATTACHMENT

1. Proposed Subdivision Plat



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CORD	CORD BEARING
C1	254.71	1985.19	7°21'05"	127.53	254.54	N 57°58'59" E
C2	73.17	1999.99	2°05'46"	36.59	73.16	N 53°21'07" E
C3	27.50	475.00	3°19'00"	13.75	27.49	N 50°38'44" E
C4	21.86	185.50	6°45'04"	10.94	21.84	N 45°36'42" E
C5	27.75	235.50	6°45'04"	13.89	27.73	N 45°36'42" E
C6	30.39	525.00	3°19'00"	15.20	30.39	N 50°38'44" E
C7	75.00	2049.99	2°05'46"	37.50	74.99	N 53°21'07" E
C8	261.13	2035.19	7°21'05"	130.74	260.95	N 57°58'59" E

- LEGEND**
- P.O.B. POINT OF BEGINNING
 - FOUND COTTON SPINDLE
 - FOUND 1/2" IRON ROD WITH A RED "MATKIN HOOVER ENG." PLASTIC CAP
 - ⊙ SET COTTON SPINDLE
 - ⊗ SET 1/2" IRON ROD WITH A RED "MATKIN HOOVER ENG." PLASTIC CAP
 - R1 RECORD PER VOLUME 9617, PAGE 170 DEED & PLAT RECORDS
 - R2 RECORD PER VOLUME 9609, PAGES 29-30 DEED & PLAT RECORDS
- B.C.O.P.R. BEXAR COUNTY OFFICIAL PUBLIC RECORDS

- SURVEYOR NOTES:**
1. BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, NAD83
 2. DIMENSIONS SHOWN ARE GRID AND THE SURFACE ADJUSTMENT FACTOR IS 0.99830.
 3. ALL PROPERTY CORNERS ARE SET WITH A 1/2" IRON ROD WITH A RED "MATKIN HOOVER ENG." PLASTIC CAP UNLESS OTHERWISE NOTED.
 4. WHERE LOT LINES ADJOIN THOSE PLATTED, SAID LINES WERE FIELD MEASURED AND FOUND TO MATCH THOSE RECORD IN SAID DOCUMENT.

WASTEWATER EDU NOTE:
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

SAWS IMPACT FEE NOTE:
WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

- C.P.S. NOTES:**
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC AND GAS FACILITIES.
 5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN FIVE (5) FOOT WIDE EASEMENTS.

IMPACT FEE NOTE:
WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

FINISHED FLOOR NOTE:
THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE.

DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS, THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR
JEFF BOERNER R.P.L.S. # 4939

STATE OF TEXAS
COUNTY OF BEXAR

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

MATTHEW B. MCCORMICK
LICENSED PROFESSIONAL ENGINEER # 95797
MATKIN HOOVER ENGINEERING & SURVEYING

SETBACK NOTE:
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

MAINTENANCE NOTE:
THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

OWNER/DEVELOPER:

ANAQUA SPRINGS RANCH, INC
325 SON TERRA BLVD E. SUITE 210
SAN ANTONIO, TX 78238
(210) 493-1444 PHONE

PLAT. NO. 120147

SUBDIVISION PLAT ESTABLISHING ANAQUA SPRINGS RANCH VI A4, P.U.D.

BEING A TOTAL OF 16.610 ACRES, ESTABLISHING LOT 4, 5 AND 6, BLOCK 11, CB 4671, AND LOT 11, BLOCK 4, CB 4671, BEING A 16.610 ACRE TRACT OF LAND OUT OF THE WALTER F. WATSON SURVEY NO. 571, ABSTRACT NO. 1034, COUNTY BLOCK 4671, BEXAR COUNTY, TEXAS, SAID 16.610 ACRE TRACT ALSO BEING A 16.610 ACRE TRACT OF LAND RECORDED IN VOLUME 15408, PAGES 1395-1407, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'

DATE: 01/26/2012
JOB NO.: 2309.16

MATKIN HOOVER
ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78005
OFFICE: 630.249.0600 FAX: 630.249.0999
TEXAS REGISTERED ENGINEERING FIRM #004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: _____ AUTHORIZED AGENT: ANAQUA SPRINGS RANCH, INC. THOMAS E. DREISS, PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY 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 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 BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF ANAQUA SPRINGS RANCH 6A4, P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

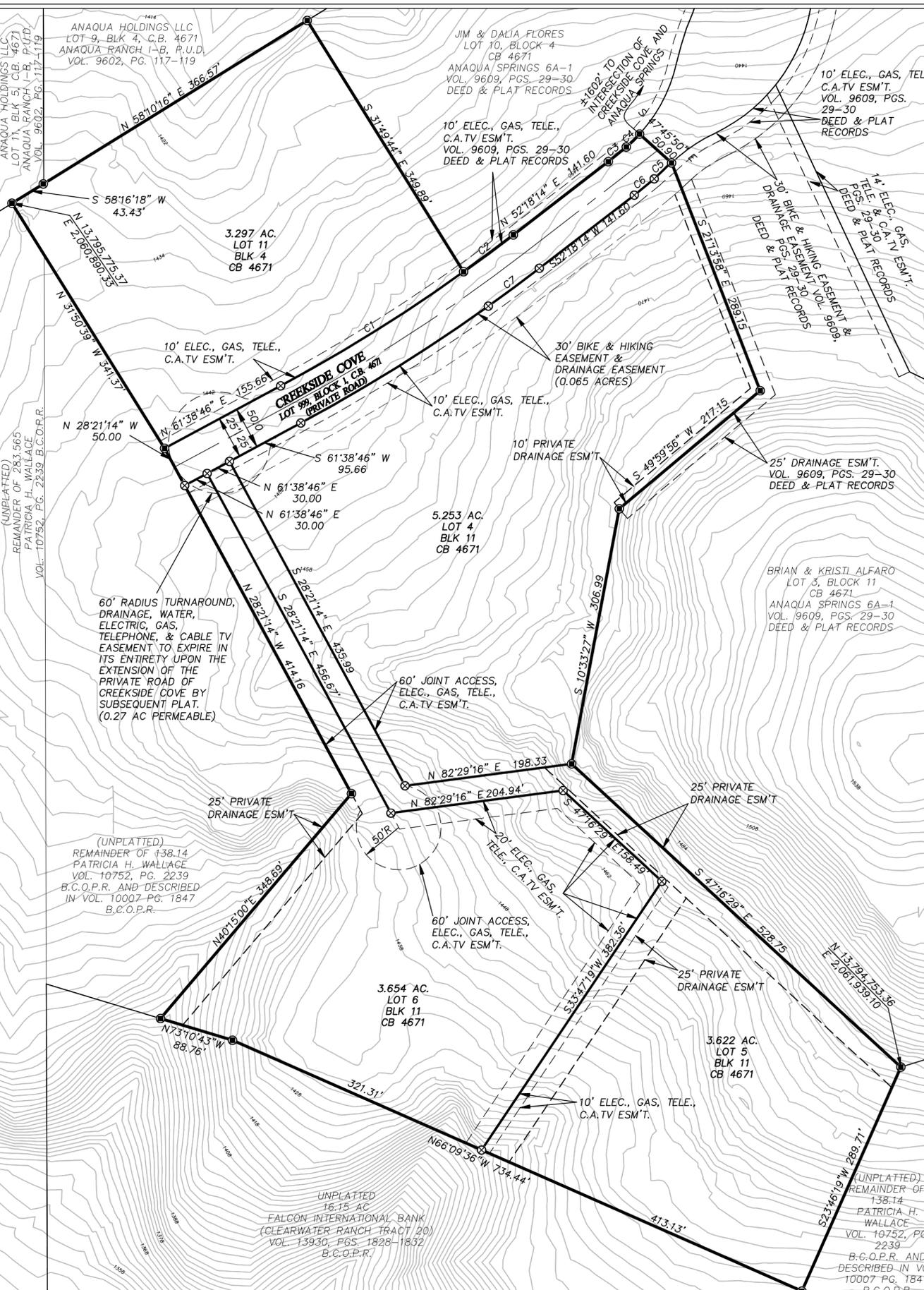
DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____ CHAIRMAN BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

Public Hearing:

Planning Commission
April 10, 2013

Application/Case Number:

120159

Project Name:

Alamo Ranch Unit 21A-1

Applicant:

Ian Cude

Representative:

Pape-Dawson Engineers, Inc., c/o
Shauna L. Weaver, P.E.

Owner:

Continental Homes of Texas, L.P.

Staff Coordinator:

Donna Camacho, Planner
(210) 207-5016
donna.camacho@sanantonio.gov

Property Address/Location:

At the southeast corner of Roft Road
and Texana Cove

MAPSCO Map Grid (Ferguson):

577 D-2

Tract Size:

9.731

Council District(s):

ETJ

Notification:

Internet Agenda Posting April 5, 2013

REQUEST

Approval of a major plat to subdivide a 9.731-acre tract of land to establish the **Alamo Ranch Unit 21A-1** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

April 1, 2013

I. ANALYSIS

A. Proposed Uses

The proposed plat will consist of fifty (**50**) single-family residential lots, one (**1**) non-single family lot and approximately one thousand four hundred thirty-four (**1,434**) linear feet of public streets.

B. Zoning

The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable.

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on April 1, 2013.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on March 28, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

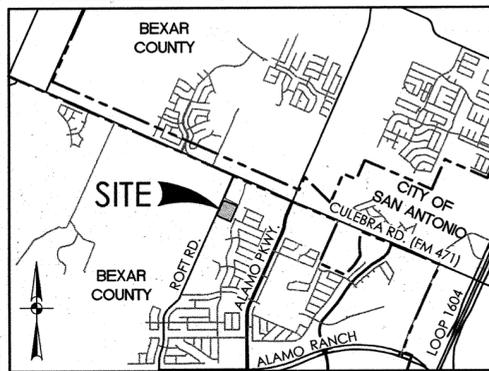
MDP 808G, Alamo Ranch, accepted on July 21, 2010

III. RECOMMENDATION

Approval of the proposed **Alamo Ranch Unit 21A-1** and Subdivision Plat.

IV. ATTACHMENT

1. Proposed Plat



LOCATION MAP

MAPSCO MAP GRID: 577D2

NOT-TO-SCALE

LEGEND

- AC ACRE(S)
BLK BLOCK
CB COUNTY BLOCK
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
VOL VOLUME PAGE(S)
ROW RIGHT-OF-WAY
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD)

- 1140 EXISTING CONTOURS
1140 PROPOSED CONTOURS

- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
16' SANITARY SEWER EASEMENT (0.046 OF AN ACRE)
10' WATER EASEMENT (0.029 OF AN ACRE)
15' DRAINAGE EASEMENT (0.048 OF AN ACRE)
20' BUILDING SETBACK LINE
10' BUILDING SETBACK LINE
ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET AND LOTS (0.257 OF AN ACRE OFF-LOT)
VARIABLE WIDTH DRAINAGE, EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET AND LOTS (0.168 OF AN ACRE OFF-LOT)
10' RIGHT-OF-WAY DEDICATION (0.326 OF AN ACRE)
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9623, PG 118-119 DPR)
10' BUILDING SETBACK LINE (VOL 9623, PG 118-119 DPR)
20' BUILDING SETBACK LINE (VOL 9623, PG 118-119 DPR)
20' PERMANENT WATER EASEMENT (VOL 12518, PG 2250-2255 OPR)
5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9604, PG 36-38 DPR)
10' BUILDING SETBACK LINE AND CABLE TV EASEMENT (VOL 9604, PG 36-38 DPR)
20' BUILDING SETBACK LINE AND CABLE TV EASEMENT (VOL 9604, PG 36-38 DPR)
20' BUILDING SETBACK LINE (VOL 9604, PG 36-38 DPR)
LOT 902, BLOCK 19, CB 4411 ALAMO RANCH - UNIT 19A-2 (VOL 9623, PG 118-119 DPR)

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

C.P.S. ENERGY NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BUYING WIRES, CABLES, CONDUITS, PIPINGS OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF, IF AS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

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

Shauna L Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

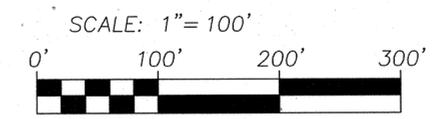
REGISTERED PROFESSIONAL LAND SURVEYOR

DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FINISHED FLOOR NOTE:
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Includes curves C1 through C15.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Includes lines L1 through L22.



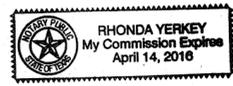
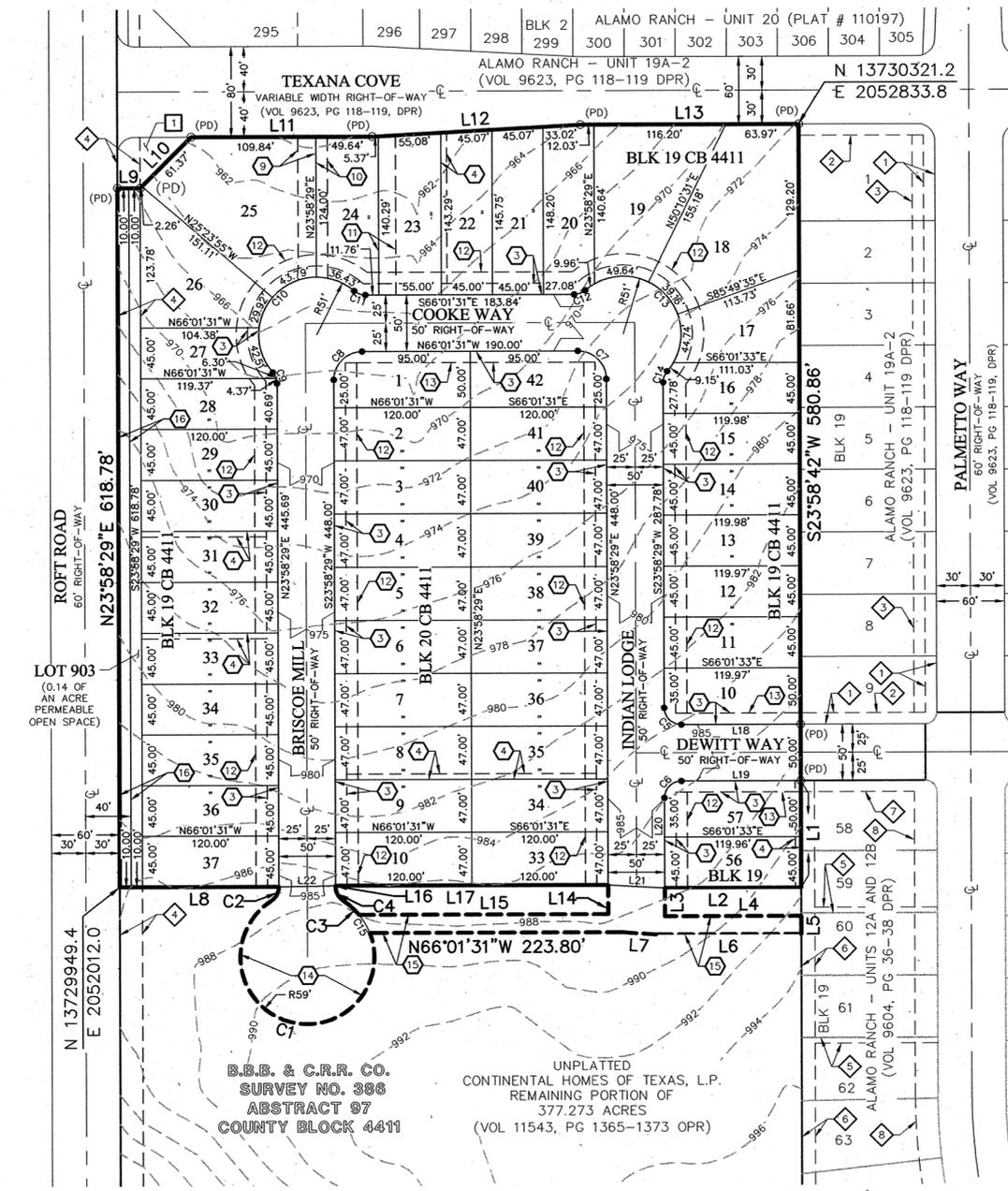
FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE.

IMPACT FEE PAYMENT DUE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

OPEN SPACE NOTE:
LOT 903, BLOCK 19, CB 4411 IS DESIGNATED AS OPEN SPACE AND AS A GAS, ELECTRIC, TELEPHONE, CABLE T.V. AND DRAINAGE EASEMENT.

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

SETBACK NOTE:
SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.



PLAT NUMBER 120159
SUBDIVISION PLAT
ESTABLISHING
ALAMO RANCH UNIT 21A-1

ESTABLISHING LOTS 10-37, 56-57, BLOCK 19, LOTS 1-10, 33-42, BLOCK 20, BEING 9.731 ACRES OUT OF A 377.273 ACRE TRACT OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11543, PAGES 1365-1373 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE B.B.B. & C.R.R. CO. SURVEY NUMBER 386, ABSTRACT 97, COUNTY BLOCK 4411, IN BEXAR COUNTY, TEXAS.



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: March 21, 2013

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY CHEX OF TEXAS INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER
211 N. LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232

DULY AUTHORIZED AGENT - IAN CUDE, ASSISTANT SECRETARY
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IAN CUDE, 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 22nd DAY OF March, A.D. 2013.

Rhonda Yerkey
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 21A-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20
BY: CHAIRMAN
BY: SECRETARY

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS
STATE OF TEXAS
COUNTY OF BEXAR

I, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT M. AND DULY RECORDED THE DAY OF A.D. 20 AT M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20

COUNTY CLERK, BEXAR COUNTY, TEXAS
DEPUTY





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 8

Public Hearing:

Planning Commission
April 10, 2013

Application/Case Number:

120347

Applicant:

Roberto Garcia

Representative:

Torres Engineering P.C.
c/o Xavier Torres, P.E.

Owner:

Roberto Garcia

Staff Coordinator:

Richard Carrizales, Planner
(210) 207-8050
Richard.Carrizales@sanantonio.gov

Property Address/Location:

Generally located west of the
intersection West Ansley Street and
Escalon Street

MAPSCO Map Grid (Ferguson):

682 B-2

Tract Size:

3.958 Acres

Council District:

3

Notification:

Published in Daily Commercial
Recorder March 22, 2013

Notices mailed March 20, 2013

- 20 to property owners within 200 feet within the subdivision

Internet Agenda Posting April 5, 2013

REQUEST

Approval of a major plat, to replat 3.958-acre tract of land to establish the **Harlandale Acres No 22 Subdivision**.

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

March 18, 2013

CASE HISTORY

Area being replatted was previously platted as the west 85 feet of Lot 12, Lots 13 through 15, Block 46, NCB 11078 Harlandale Acres, recorded in Volume 980, Pages 116 and 117, of the Deed and Plat Records of Bexar County.

I. ANALYSIS

A. Proposed Use(s)

The proposed plat will consist of seventeen (17) single-family residential lots and approximately three hundred fifty-seven (357) linear feet of public streets.

B. Zoning

“R-4 AHOD” Residential Single-Family Airport Hazard Overlay District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on January 24, 2013.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on February 27, 2013.

II. SUPPLEMENTAL INFORMATION

A. Notices

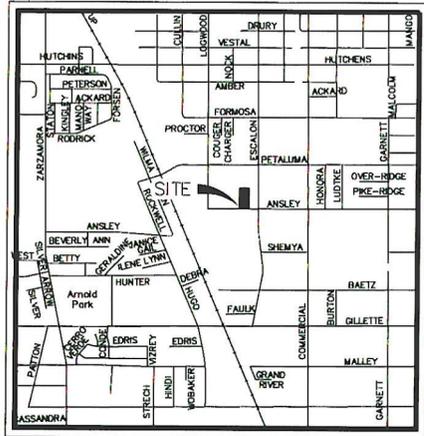
To the present, staff has received six (6) written responses in opposition from the surrounding property owners.

III. RECOMMENDATION

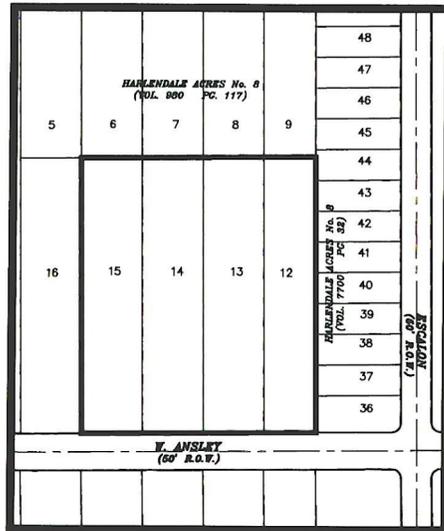
Approval of the proposed **Harlandale Acres No 22** Replat.

IV. ATTACHMENT

1. Proposed Plat



LOCATION MAP MAP GRID: 682 B2 NOT TO SCALE



AREA BEING REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 13-15 AND THE WEST 85 FEET OF LOT 12, BLOCK 46, N.C.B. 11076 RECORDED IN VOLUME 980, PAGE 116-117 OF THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS. PLAT RECORDED ON DEC. 20, 1928

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT HARLANDALE ACRES No. 8 WHICH IS RECORDED IN VOL. 980, PG. 116-117, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ DAY OF _____ 2012 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER ADDRESS: 3 TAN OAK CR. BROWNSVILLE, TEXAS 78521

Roberto Garcia
OWNER: ROBERTO GARCIA (ROCA DEVELOPMENT)

SWORN AND SUBSCRIBED BEFORE ME THIS THE 8th DAY OF Feb. 2013

Xavier Torres
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 5-20-14

STATE OF TEXAS
COUNTY OF BEXAR

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

Xavier Torres
XAVIER A. TORRES, P.E.
LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 93953

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY

Kevin Wilson
KEVIN WILSON
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 5787

"C.P.S. NOTES"

- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- 2) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- 3) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- 4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
- 5) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

IN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 25 GPM AT 20 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

"GENERAL NOTES"

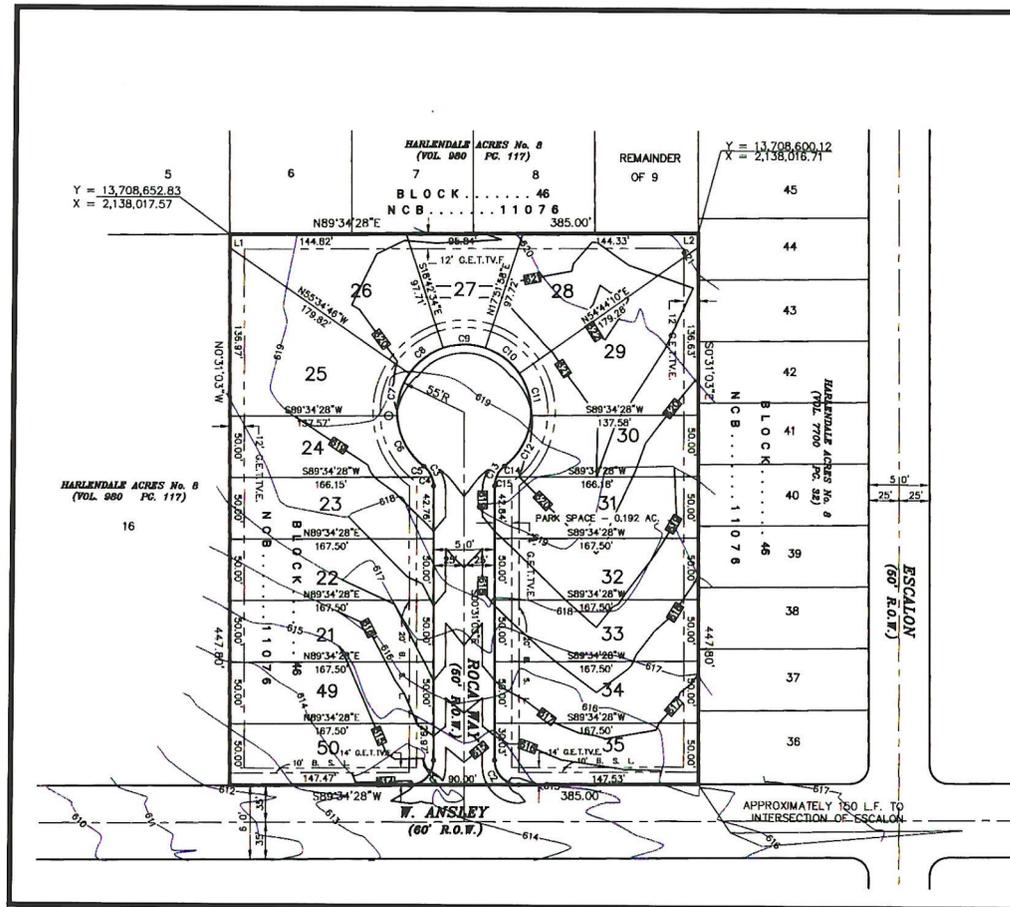
- 1) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.V.E.
- 2) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504 (E)(2))

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE:

WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.



LINE TABLE

LINE	LENGTH	BEARING
L1	10.83'	N00°31'03"W
L2	11.17'	S00°31'03"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TAN	DELTA	CH. BEARING	CHORD
C1	31.45	20.00	20.03	90°05'30"	N44°31'43"E	28.31
C2	31.38	20.00	19.97	89°54'30"	S45°28'17"E	28.26
C3	18.55	20.00	10.00	53°07'48"	N27°04'57"W	17.89
C4	9.72	20.00	4.96	27°51'12"	N14°26'38"W	9.63
C5	8.82	20.00	4.48	25°16'37"	N41°00'33"W	8.75
C6	50.39	55.00	27.12	52°28'35"	S27°24'03"E	48.65
C7	36.25	55.00	18.81	37°45'50"	S15°32'19"W	35.60
C8	35.39	55.00	18.33	36°52'12"	S8°51'20"W	34.79
C9	35.11	55.00	18.18	36°34'32"	S8°34'42"W	34.52
C10	35.39	55.00	18.33	36°52'12"	N5°34'15"W	34.79
C11	36.24	55.00	18.81	37°45'21"	N16°23'09"W	35.59
C12	46.25	55.00	24.59	48°10'34"	N26°34'48"E	44.90
C13	18.55	20.00	10.00	53°07'48"	S28°02'52"W	17.89
C14	13.10	21.18	6.77	35°26'38"	S38°41'48"W	12.89
C15	7.32	20.00	3.70	20°58'19"	S09°58'07"W	7.28

SURVEYOR NOTES

- 1) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED. 2) BEARINGS SHOWN HEREON ARE ASSUMED UNLESS OTHERWISE NOTED. 3) N.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION - TEXAS SOUTH CENTRAL ZONE. 4) DISTANCES SHOWN ARE SURFACE DISTANCES IN U.S. SURVEY FEET, THE COMBINED SCALE FACTOR IS 0.99986.

NOTE:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SUBDIVISION PLAT ESTABLISHING

HARLANDALE ACRES No 22

BEING 3.958 ACRES ESTABLISHING LOTS 49, 50 AND LOTS 21 THRU 35, BLOCK 46, NCB 11076, SAN ANTONIO, BEXAR COUNTY, TEXAS. BEING OUT OF THE HARLANDALE ACRES No.8 ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 980, PAGE 117, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



TORRES ENGINEERING P.C.

FIRM # F-13692
9151 BRASWELL (210) 834-4123
SAN ANTONIO, TEXAS 78232

SURVEYOR: C&W SURVEYING
KEVIN WILSON R.P.L.S.
P.O. BOX 692202 SAN ANTONIO, TX 78269
PH: 210-613-2097

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER ADDRESS: 3 TAN OAK CR. BROWNSVILLE, TEXAS 78521

Roberto Garcia
OWNER/DEVELOPER: ROBERTO GARCIA (ROCA DEVELOPMENT)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERTO GARCIA 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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 8th DAY OF Feb., A.D., 2013

Xavier Torres
NOTARY PUBLIC, BEXAR COUNTY TEXAS

THIS PLAT OF HARLANDALE ACRES No. 8 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., 2013

By: _____
CHAIRMAN

By: _____
SECRETARY

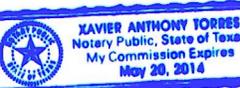
STATE OF TEXAS
COUNTY OF BEXAR

I, _____ GERRY RICKOFF, COUNTY CLERK OF SAID COUNTY DO

HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D., AT _____ M., AND DULY RECORDED THE _____ DAY OF _____ A.D., AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D.,

By: _____ DEPUTY
COUNTY CLERK, BEXAR COUNTY, TEXAS





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 9

Public Hearing:

Planning Commission
April 10, 2013

Application/Case Number:

120384

Project Name:

Blue Ridge Estates

Applicant:

Bradley T. Lodde

Representative:

Butz Land Surveying
c/o J.M. Butz, R.P.L.S

Owner:

Bradley T. Lodde

Staff Coordinator:

Larry Odis, Planner
(210) 207-0210
larry.odis@sanantonio.gov

Property Address/Location:

South of Blue Crest Lane, northeast
of Bitters Road

MAPSCO Map Grid (Ferguson):

551 A-7

Tract Size:

0.0843 acres

Council District:

9

Notification:

Published in Daily Commercial
Recorder on March 22, 2013
Notices mailed March 25, 2013

- 14 to property owners within 200 feet within the subdivision
- No registered neighborhood association within 200 feet

Internet Agenda posting April 5, 2013

REQUEST

Approval of a minor plat to replat a 0.843-acre tract of land to establish **Blue Ridge Estates** Subdivision

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

March 21, 2013

CASE HISTORY

Area being replatted is a portion of Lot 10, NCB 12061, out of Blue Ridge Estates plat, recorded in Volume 1625 Page 259, of the Deed and Plat Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of one (1) single-family residential lot.

B. Zoning

“R-E AHOD” Residential Estate Airport Hazard Overlay District

C. Services Available

Water Well and Onsite Sewer Facility

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on March 18, 2013.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on March 11, 2013.

II. SUPPLEMENTAL INFORMATION

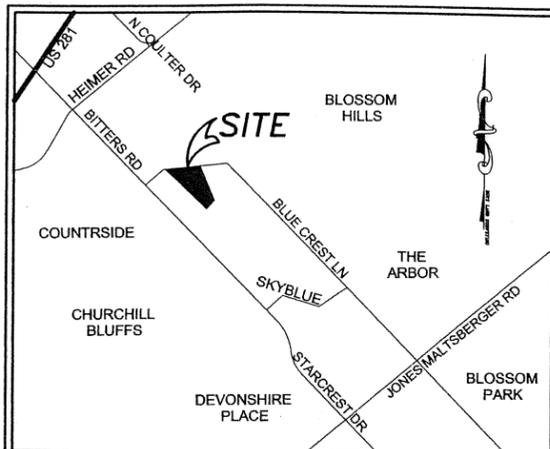
A. To the present, staff has not received any written responses in opposition from the surrounding property owners.

III. RECOMMENDATION

Approval of the proposed **Blue Ridge Estates** Subdivision Plat

IV. ATTACHMENT

1. Proposed plat



UTILITY NOTES:
 NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENTS.

ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW: NONE

OWNER/DEVELOPER
BRADLEY T. LODDE
 1238 BLUE CREST LN
 SAN ANTONIO, TEXAS 78232
 (210) 402-0691

IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID IN FULL PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.

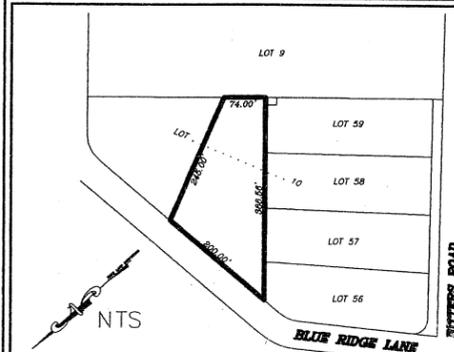
NOTES:

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID.
2. ELEVATIONS ARE BASED ON N.G.S. DATUM (NGVD 88)
3. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
4. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 8" ABOVE FINAL GRADE OF ADJACENT GRADE.
5. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 10 GPM AT 25 PSI RESIDENTIAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

PLAT NO. 120384

**REPLAT OF
 BLUE RIDGE ESTATES
 SUBDIVISION**

ESTABLISHING LOT 68, NCB 12061, BEING A 0.843 ACRE TRACT OUT OF BLUE RIDGE ESTATES SUBDIVISION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AS RECORDED IN VOLUME 1625, PAGE 259 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

BEING 0.843 ACRE, OUT OF A PORTION OF LOT 10, N.C.B 12061, BLUE RIDGE ESTATES SUBDIVISION RECORDED IN VOLUME 1625, PAGE 259, OF THE DEED AND PLAT RECORDS OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**STATE OF TEXAS
 COUNTY OF BEXAR**

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT BLUE RIDGE ESTATES SUBDIVISION WHICH IS RECORDED IN VOLUME 1625, PAGE 259, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

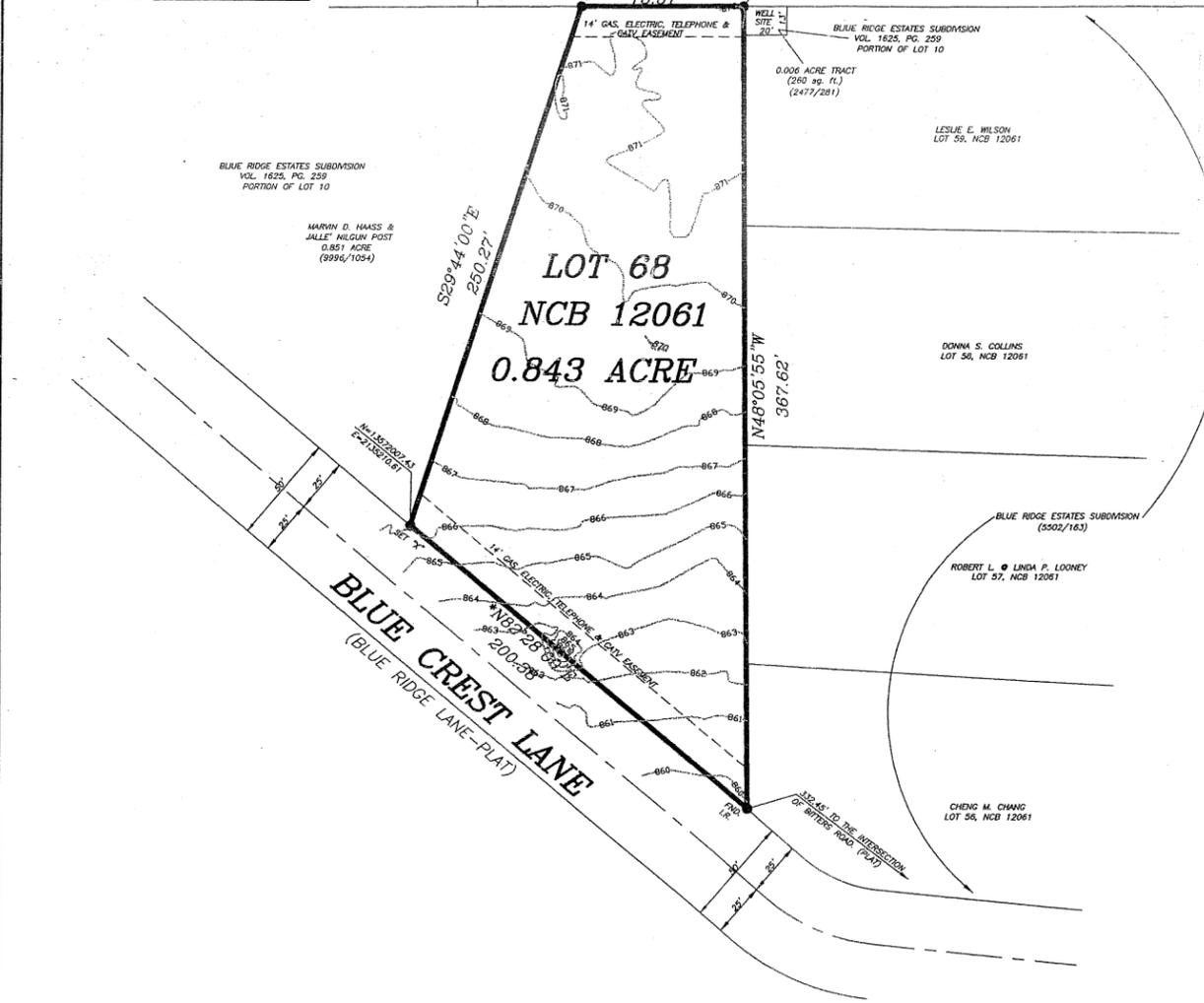
OWNER _____

OWNER'S DULY AUTHORIZED AGENT _____

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____



LEGEND

- FOUND 1/2" IRON ROD (FIR)
- SET 1/2" IRON ROD (SIR)
- 950 EXISTING CONTOURS

SURVEY NOTES

1. *BEARINGS ARE BASED ON PLAT RECORDED IN VOLUME 4080 PAGE 36 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
2. 1/2" IRON RODS LOCATED AT ALL PROPERTY CORNERS UNLESS NOTED OTHERWISE. SET IRON RODS HAVE CAP LABELED "BLS 2024".

NOTE:

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINISHED ADJACENT GRADE.



**STATE OF TEXAS
 COUNTY OF BEXAR**

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

LICENSED PROFESSIONAL ENGINEER
 TEXAS REGISTRATION NO. 108449

**STATE OF TEXAS
 COUNTY OF BEXAR**

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

J. M. BUTZ, JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2024

**STATE OF TEXAS
 COUNTY OF BEXAR**

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: _____

BRADLEY T. LODDE
 1238 BLUE CREST LN
 SAN ANTONIO, TEXAS 78232

**STATE OF TEXAS
 COUNTY OF BEXAR**

BEFORE ME, THE UNDERSIGNED AUTHORITY 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/SHE/THEY 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 BEXAR COUNTY TEXAS

THIS PLAT OF BLUE RIDGE ESTATES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
 CHAIRMAN
 BY: _____
 SECRETARY

**STATE OF TEXAS
 COUNTY OF BEXAR**

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____, A.D., 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS
 DEPUTY



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 10

Public Hearing:

Planning Commission
April 10, 2013

Application/Case Number:

120434

Project Name:

Alamo Ranch Unit 41D Phase 1 PUD

Applicant:

David Grove

Representative:

Pape-Dawson Engineers, Inc., c/o
Shauna L. Weaver, P.E.

Owner:

Lennar Homes of Texas Land and
Construction, Ltd.

Staff Coordinator:

Donna Camacho, Planner
(210) 207-5016
donna.camacho@sanantonio

Property Address/Location:

North of the intersection of Cascade
Hills and Suncatcher

MAPSCO Map Grid (Ferguson):

577 D-5

Tract Size:

15.543

Council District(s):

ETJ

Notification:

Internet Agenda Posting April 5, 2013

REQUEST

Approval of a major plat to subdivide a 15.543-acre tract of land to establish the **Alamo Ranch Unit 41D Phase 1 PUD** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

March 28, 2013

I. ANALYSIS

A. Proposed Use(s)

The proposed plat will consist of forty-two (**42**) single-family residential lots, seven (**7**) non-single family residential lots and approximately two thousand three hundred two (**2,302**) linear feet of private streets.

B. Zoning

The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable.

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on March 18, 2013.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on March 13, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 808D, Alamo Ranch, accepted on May 25, 2006

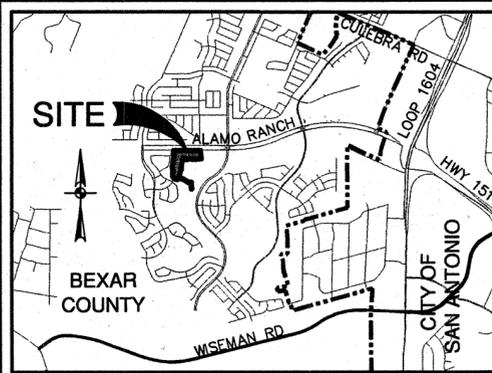
PUD 06-023A, Alamo Ranch – Del Webb, Phase 2, March 28, 2013

III. RECOMMENDATION

Approval of the proposed **Alamo Ranch 41D Phase 1 PUD** Subdivision Plat.

IV. ATTACHMENT

1. Proposed Plat



LOCATION MAP

MAPSCO MAP GRID: 577D5
NOT-TO-SCALE

LEGEND

- | | | | |
|-----|--|------|---|
| AC | ACRE(S) | VOL | VOLUME |
| BLK | BLOCK | PG | PAGE(S) |
| CB | COUNTY BLOCK | ROW | RIGHT-OF-WAY |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | REP | REPETITIVE BEARING AND/OR DISTANCE |
| DR | DEED RECORDS OF BEXAR COUNTY, TEXAS | FR | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | SET | SET 1/2" IRON ROD (PD) |
| | | FF | FINISHED FLOOR ELEVATION |
| | | 1140 | EXISTING CONTOURS |
| | | 1140 | PROPOSED CONTOURS |
| | | 1140 | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN |
| 1 | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 28 | 28' OVERHEAD AND UNDERGROUND ELECTRIC EASEMENT (VOL 12112, PG 2172-2188, OPR) |
| 2 | 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 12 | 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9571, PG 18-19, OPR) |
| 3 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 12 | 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9571, PG 20, OPR) |
| 4 | VARIABLE WIDTH CLEAR VISION EASEMENT | 5 | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9571, PG 20, OPR) |
| 5 | 14' SANITARY SEWER EASEMENT ("OFF-LOT" - 0.304 OF AN ACRE) | 12 | 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9571, PG 21, OPR) |
| 6 | 14' SANITARY SEWER EASEMENT | 5 | 5' GAS EASEMENT (VOL 9571, PG 21, OPR) |
| 7 | ENTIRE 20' X 50' DRAINAGE, WATER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET | 5 | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9571, PG 21, OPR) |
| 8 | 10' BUILDING SETBACK LINE | 5 | 5' GAS EASEMENT (VOL 9571, PG 21, OPR) |
| 9 | 20' BUILDING SETBACK LINE | 5 | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9571, PG 21, OPR) |
| 10 | 30' VARIABLE WIDTH WATER EASEMENT (VOL 9570, PG 201-203, DPR) | 1 | 1' VEHICULAR NON-ACCESS EASEMENT (VOL 9571, PG 21, OPR) |
| 11 | 55' DRAINAGE EASEMENT (VOL 9570, PG 213-214, DPR) | | |
| 12 | 20' SANITARY SEWER EASEMENT CARACOL CREEK SANITARY SEWER OUTFALL (SAWS JOB NO. 05-1350) (VOL 12830, PGS 973-984, OPR) | | |

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

C.P.S. ENERGY NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CONDUITS, PIPES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LINES ALL WIRES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR OF UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

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

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

John Noel
REGISTERED PROFESSIONAL LAND SURVEYOR

FINISHED FLOOR NOTE:
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.

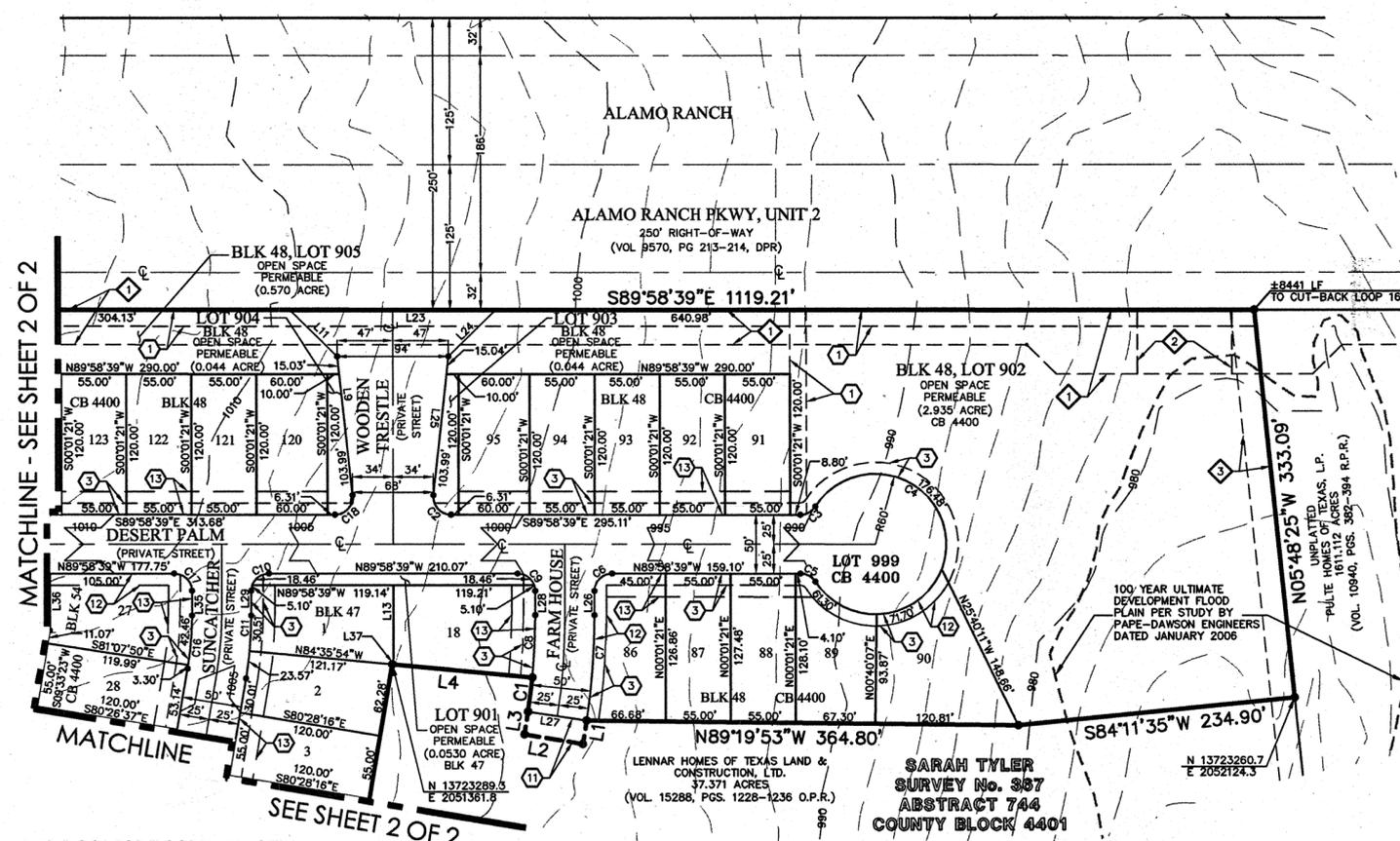
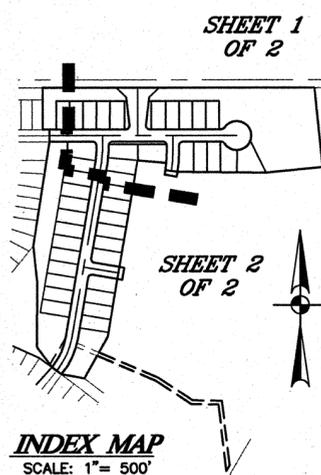
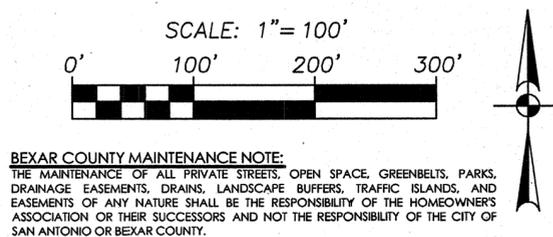
SETBACK NOTE:
THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

SAWS NOTE:
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE.

OPEN SPACE NOTE:
LOTS 901-905, BLOCK 48, LOT 901, BLOCK 47, AND LOT 901, BLOCK 54, CB 4400 SHALL BE CONSIDERED AS OPEN SPACE AND AS DRAINAGE EASEMENTS.



FINISHED FLOOR-FOR FLOODPLAIN NOTE:
THE MINIMUM FINISHED FLOOR ELEVATIONS FOR BUILDINGS ON LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST ONE FOOT HIGHER THAN THE ELEVATION OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION OR, IF NONRESIDENTIAL, FLOOD PROOFED AT LEAST ONE FOOT HIGHER THAN THE ELEVATION OF THE 1% ANNUAL CHANCE (100-YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	565.00'	3'01'38"	N06°57'33"E	29.85'
C2	15.00'	96°11'51"	S41°52'44"E	22.33'
C3	15.00'	57°46'09"	N61°08'16"E	14.49'
C4	60.00'	295°32'17"	S00°01'21"W	64.00'
C5	15.00'	57°46'09"	N61°05'35"W	14.49'
C6	15.00'	90°00'00"	S45°01'21"W	21.21'
C7	615.00'	8°27'02"	S04°14'52"W	90.62'
C8	565.00'	5°25'23"	N02°44'02"E	53.46'
C9	15.00'	90°00'00"	N44°58'39"W	21.21'
C10	15.00'	90°00'00"	S45°01'21"W	21.21'
C11	325.00'	9°32'02"	S04°47'22"W	54.02'
C12	15.00'	90°01'40"	S35°27'27"E	21.22'
C13	15.00'	89°58'20"	S54°32'33"W	21.21'
C14	325.00'	28°21'52"	S23°44'19"W	159.25'
C15	275.00'	28°21'52"	S23°44'19"W	134.75'
C16	275.00'	9°32'02"	N04°47'22"E	45.71'
C17	15.00'	90°00'00"	N44°58'39"W	21.21'
C18	15.00'	96°11'51"	N41°55'25"E	22.33'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S09°14'11"W	20.46'
L2	N80°28'16"W	50.00'
L3	N09°14'51"E	19.54'
L4	N84°35'54"W	118.86'
L5	S80°28'16"E	20.00'
L6	S09°33'23"W	50.00'
L7	N80°28'16"W	20.00'
L8	S28°35'24"W	75.31'
L9	N06°10'31"W	119.02'
L10	S89°17'58"E	120.66'
L11	N44°58'39"W	56.64'
L12	S30°22'12"W	26.65'
L13	N00°01'21"E	63.27'
L14	N89°17'58"W	111.32'
L15	N28°35'24"E	16.06'
L16	S28°35'24"W	109.06'
L17	N79°53'26"W	96.88'
L18	N52°04'45"W	50.00'
L19	N35°14'24"W	104.00'
L20	N00°01'21"E	50.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L21	N89°58'39"W	28.44'
L22	N00°01'21"E	175.00'
L23	S89°58'39"E	174.10'
L24	S45°01'21"W	56.64'
L25	S06°13'12"W	119.03'
L26	S00°01'21"W	20.73'
L27	N81°31'38"W	50.00'
L28	N00°01'21"E	20.73'
L29	S00°01'21"W	21.16'
L30	S80°28'16"E	104.99'
L31	S09°33'23"W	50.00'
L32	N80°28'16"W	105.01'
L33	S37°55'15"E	6.77'
L34	N37°55'15"E	6.77'
L35	N00°01'21"E	21.16'
L36	N00°01'21"E	49.09'
L37	N09°33'23"E	4.78'

PLAT NUMBER 120434
SUBDIVISION PLAT OF
ALAMO RANCH UNIT 41D
PHASE 1 PUD

A 15.543 ACRE TRACT OF LAND OUT OF A 37.371 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, L.T.D. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15288, PAGES 1228-1236 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS
TPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: March 18, 2013

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY CONSENTS TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THIS PLAT FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: DAVID GROVE, W.P.
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, L.T.D.
1015 NORTH CENTRAL PKWY, SUITE 1100
SAN ANTONIO, TEXAS 78232
(210) 403-6282

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID GROVE, 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 18th DAY OF March, A.D. 2013.

D. Renee Collier
D. RENE COLLIER, NOTARY PUBLIC, BEXAR COUNTY, TEXAS
My Commission Expires: May 18, 2013

THIS PLAT OF ALAMO RANCH UNIT 41D PHASE 1 PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN
BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS.

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK / VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

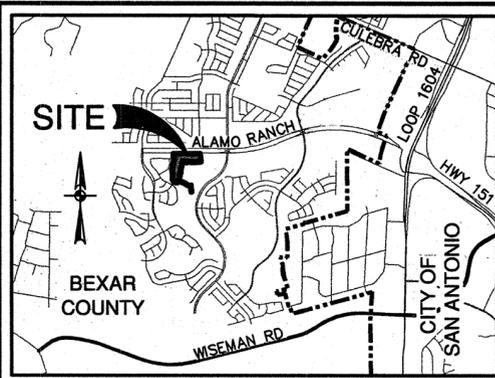
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

BY: _____ DEPUTY



ALAMO RANCH UNIT 41D PHASE 1 PUD
Civil Job No. 6782-82; Survey Job No. 9374-11



LOCATION MAP
 MAPSCO MAP GRID: 577D5
 NOT TO SCALE

LEGEND

- | | | | |
|-----|--|------|---|
| AC | ACRE(S) | VOL | VOLUME |
| BLK | BLOCK | PG | PAGE(S) |
| CB | COUNTY BLOCK | ROW | RIGHT-OF-WAY |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | REP | REPETITIVE BEARING AND/OR DISTANCE |
| DR | DEED RECORDS OF BEXAR COUNTY, TEXAS | FR | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | FF | FINISHED FLOOR ELEVATION |
| | | 1140 | EXISTING CONTOURS |
| | | 1140 | PROPOSED CONTOURS |
| | | | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN |
| 1 | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 28 | 28' OVERHEAD AND UNDERGROUND ELECTRIC EASEMENT (VOL 12112, PG 2172-2188, OPR) |
| 2 | 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 12 | 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9571, PG 18-19, OPR) |
| 3 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 12 | 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9571, PG 20, OPR) |
| 6 | VARIABLE WIDTH CLEAR VISION EASEMENT | 12 | 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9571, PG 21, OPR) |
| 9 | 16' SANITARY SEWER EASEMENT ("OFF-LOT" - 0.304 OF AN ACRE) | 5 | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9571, PG 20, OPR) |
| 10 | 16' SANITARY SEWER EASEMENT | 12 | 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9571, PG 21, OPR) |
| 11 | ENTIRE 20' X 50' DRAINAGE, WATER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET | 5 | 5' GAS EASEMENT (VOL 9571, PG 21, OPR) |
| 12 | 10' BUILDING SETBACK LINE | 5 | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9571, PG 21, OPR) |
| 13 | 20' BUILDING SETBACK LINE | 1 | 1' VEHICULAR NON-ACCESS EASEMENT (VOL 9571, PG 21, OPR) |
| 14 | 30' VARIABLE WIDTH WATER EASEMENT (VOL 9570, PG 201-203, DPR) | | |
| 15 | 55' DRAINAGE EASEMENT (VOL 9570, PG 213-214, DPR) | | |
| 16 | 20' SANITARY SEWER EASEMENT CARACOL CREEK SANITARY SEWER OUTFALL (SAWS JOB NO. 05-1550) (VOL 12850, PGS 973-984, OPR) | | |

SURVEYOR'S NOTES:
 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
 3. DIMENSIONS SHOWN ARE SURFACE.
 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:
 THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT NOTE:
 WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

C.P.S. ENERGY NOTES:
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROILING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON; IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
 2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
 COUNTY OF BEXAR

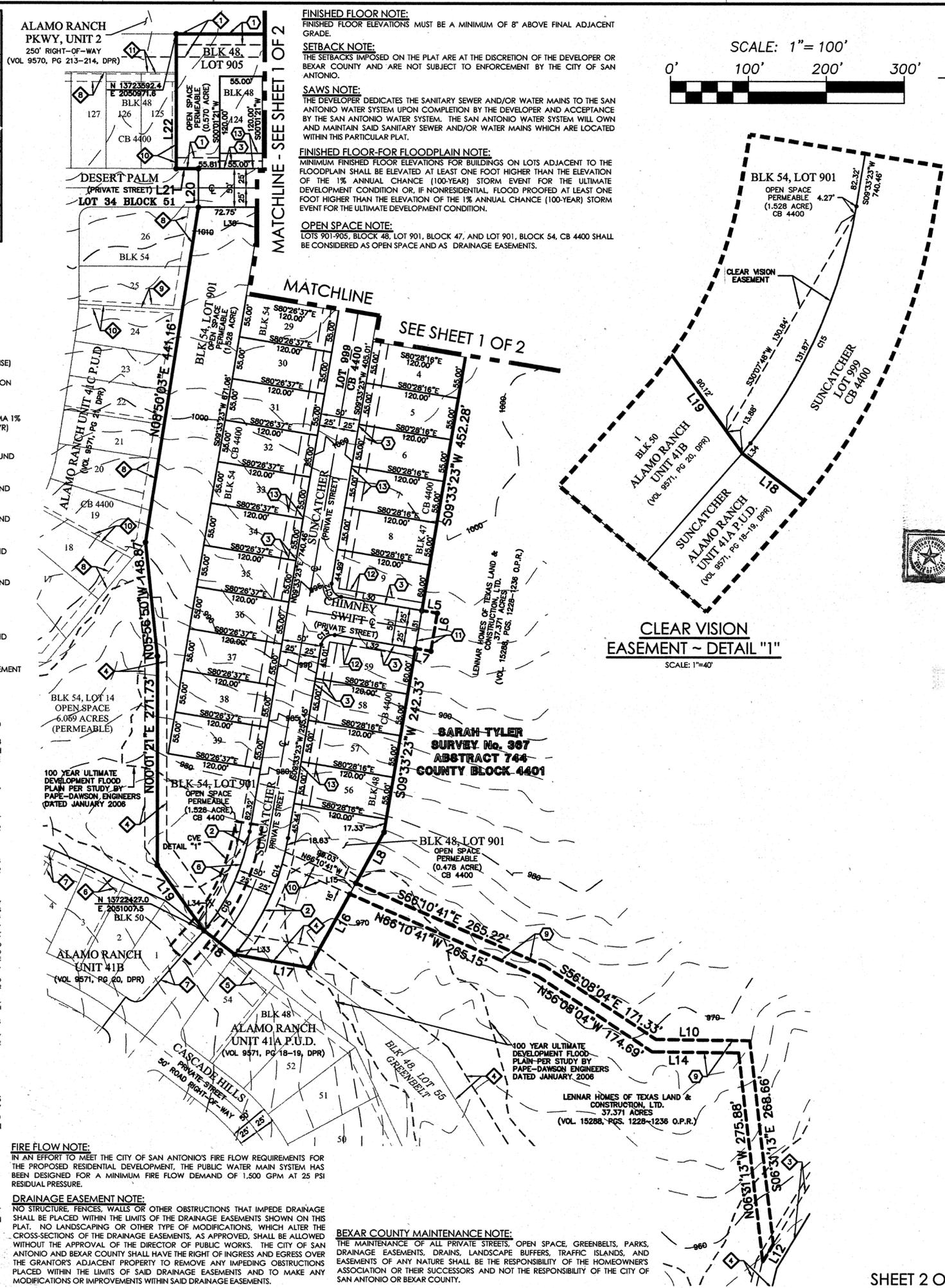
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Shauna L. Weaver
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

John Noel Nicholls
 REGISTERED PROFESSIONAL LAND SURVEYOR



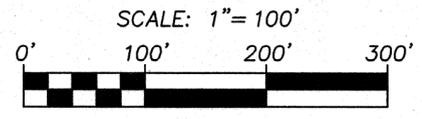
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SAWS NOTE:
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FINISHED FLOOR-FOR FLOODPLAIN NOTE:
 THE MINIMUM FINISHED FLOOR ELEVATIONS FOR BUILDINGS ON LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST ONE FOOT HIGHER THAN THE ELEVATION OF THE 1% ANNUAL CHANCE (100-YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION OR, IF NONRESIDENTIAL, FLOOD PROOFED AT LEAST ONE FOOT HIGHER THAN THE ELEVATION OF THE 1% ANNUAL CHANCE (100-YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

OPEN SPACE NOTE:
 LOTS 901-905, BLOCK 48, LOT 901, BLOCK 47, AND LOT 901, BLOCK 54, CB 4400 SHALL BE CONSIDERED AS OPEN SPACE AND AS DRAINAGE EASEMENTS.



PLAT NUMBER 120434
SUBDIVISION PLAT OF
ALAMO RANCH UNIT 41D
PHASE 1 PUD

A 15.543 ACRE TRACT OF LAND OUT OF A 37.371 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, L.T.D. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15288, PAGES 1228-1236 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, BEXAR COUNTY, TEXAS.



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
 FAX: 210.375.9010

DATE OF PRINT: March 18, 2013

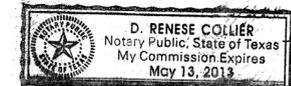
STATE OF TEXAS
 COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: DAVID GROVE, V.P.
 LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, L.T.D.
 1015 NORTH CENTRAL PKWY, SUITE 100
 SAN ANTONIO, TEXAS 78232
 (210) 403-6282

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID GROVE, 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 18th DAY OF March, A.D. 2013.



D. Renee Collier
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 41D PHASE 1 PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

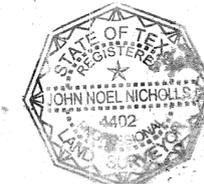
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



ALAMO RANCH UNIT 41D PHASE 1 PUD
 Civil Job No. 6782-82; Survey Job No. 9374-11



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 11

Public Hearing:

Planning Commission
April 10, 2013

Application/Case Number:

130116

Project Name:

Estonia Unit 6 PH A & B

Applicant:

Dale Thornton, Agent

Representative:

Denham –Ramones Engineering, and
Associates, Inc., c/o Paul W.
Denham, P.E.

Owner:

Meritage Homes of Texas, LLC

Staff Coordinator:

Luz M. Gonzales, Planner
(210) 207-7898
luz.gonzales@sanantonio.gov

Property Address/Location:

Located south of the intersection of
Yormis Nest and Estonia Grey.

MAPSCO Map Grid (Ferguson):

613 B-1

Tract Size:

11.442

Council District:

6

Notification:

Internet Agenda Posting April 5, 2013

REQUEST

Approval of a major plat to subdivide a 11.442-acre tract of land
to establish the **Estonia Unit 6 PH A & B** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

March 28, 2013

I. ANALYSIS

A. Proposed Use(s)

The proposed plat will consist of sixty-six (**66**) single-family residential lots, one (**1**) non-single family residential lot, and approximately two thousand one hundred twenty-five (**2,125**) linear feet of public streets.

B. Zoning

“R-5” Single-Family Residential District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on February 21, 2013.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on March 4, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 010B-06, Persyn, accepted on May 22, 2012

III. RECOMMENDATION

Approval of the proposed **Estonia Subdivision Unit 6 PH A & B** Subdivision Plat.

IV. ATTACHMENT

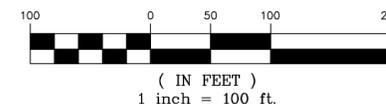
1. Proposed Plat

SUBDIVISION PLAT
ESTABLISHING
ESTONIA SUBDIVISION
UNIT 6 PH A & B

BEING 11.442 ACRES OF LAND OUT OF THE REMAINDER OF A 42.821 ACRE TRACT OF LAND, VOL. 15210, PAGES 1029-1039, O.P.R. & BEING OUT OF THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT NO. 573, N.C.B. 18288, SAN ANTONIO, BEXAR COUNTY, TEXAS.



GRAPHIC SCALE



1380 Pantheon Way, Suite 290 (210) 495-3100 Office
San Antonio, Tx. 78232 (210) 495-3122 Fax
Firm Registration Number: T.B.P.E. F-5161 & T.B.P.L.S. 100237.00

OWNER/DEVELOPER:
MERITAGE HOMES OF TEXAS LLC
8920 BUSINESS PARK DRIVE, SUITE 250
AUSTIN, TEXAS 78759
PHONE (512) 615-6409
FAX (512) 610-6750

STATE OF TEXAS
COUNTY OF TRAVIS
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
DALE THORNTON, VICE PRESIDENT OF LAND DEVELOPMENT

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

DALE THORNTON
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 & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2013.

NOTARY PUBLIC, TEXAS.

THIS PLAT OF _____ ESTONIA SUBDIVISION UNIT 6 PH A & B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., 2013.

BY: _____ CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR
BY: _____ SECRETARY

I, _____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

_____ DAY OF _____ A.D. _____ AT _____ M, AND DULY RECORDED THE

_____ DAY OF _____ A.D. _____ AT _____ M, IN THE RECORDS OF

_____ OF SAID COUNTY, IN BOOK VOLUME _____

ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

_____ DAY OF _____ A.D. _____ COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

"C.P.S. NOTES"

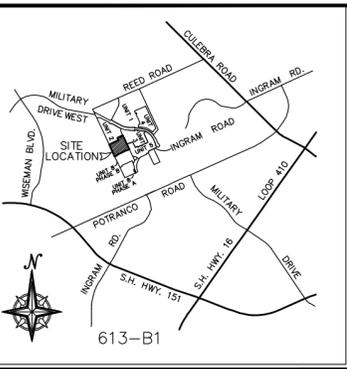
- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- 2) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- 3) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- 4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
- 5) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V.E. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.

OTHER NOTES:

- 1) SAWS IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- 2) IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- 3) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- 4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- 5) CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO SCALE OF PLAT.
- 6) ALL GREENBELTS ARE ALSO DRAINAGE & G.E.T.V.E. EASEMENTS. (LOT 902, BLOCK 57)
- 7) THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS, OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- 8) NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING.



LOCATION MAP
NOT TO SCALE

LEGEND & NOTES

1. ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT E.T.V.E.
2. VEHICULAR NON-ACCESS EASEMENT V.N.E.
3. CLEAR VISION EASEMENT C.V.E.
4. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT G.E.T.V.E.
5. PEDESTRIAN ACCESS PED.
6. O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
7. D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
8. I.R.F. = IRON REBAR FOUND
9. I.R.S. = IRON REBAR SET
10. PROPOSED FINISHED CONTOUR 7900
11. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE. SCALE FACTOR IS 1.00016 ROTATION GRID TO PLAT IS 0°00'00"
12. MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
13. BEARING REFERENCE SOURCE IS THE SOUTHEAST LINE OF LOTS 35-43, BLOCK 43 BETWEEN TWO FOUND 1/2" IRON REBARS WITH DR-E CAPS, SHOWN HEREON AND CALLED S65°03'38"W ON THE PLAT OF ESTONIA SUBDIVISION UNIT 2 RECORDED IN VOLUME 9636, PAGES 26-28 D.P.R., BEXAR COUNTY, TEXAS.

MONUMENT NOTE:

- = 1/2" I.R.F.
- * = 1/2" I.R.F. W/D-R E CAP
- = 1/2" I.R.S. W/D-R E CAP

PLAT REFERENCE	DESCRIPTION
①	ESTONIA SUBDIVISION UNIT 2 VOLUME 9636, PAGES 26-28, D.P.R.
②	ESTONIA SUBDIVISION UNIT 3 VOLUME 9578, PAGES 92-95, D.P.R.
③	ESTONIA SUBDIVISION UNIT 5R VOL. 9624, PAGES 109-110, D.P.R.
④	ESTONIA SUBDIVISION UNIT 8 PHASE B PLAT I.D. No. 120422
⑤	RICHLAND HILLS UNIT-3 VOL. 9502, PGS. 84-85 D.P.R.
⑥	RICHLAND HILLS UNIT-4 VOL. 9502, PGS. 128-130 D.P.R.
⑦	RICHLAND HILLS UNIT-5A VOL. 9506, PGS. 151 D.P.R.

LINE	BEARING	DISTANCE
L1	N24°56'22"W	7.50'
L2	S24°56'22"E	19.43'
L3	N65°03'38"E	50.00'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°00'00"	10.00'	10.00'	15.71'	14.14'
C2	90°00'00"	5.00'	5.00'	7.07'	5.00'
C3	38°00'23"	28.00'	8.46'	18.29'	17.89'
C4	162°16'45"	51.00'	327.16'	144.45'	100.78'
C5	90°00'00"	25.00'	25.00'	39.27'	35.36'

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL



THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: Mar 20, 2013, 10:55am User ID: RAMONES\JSSA File: H:\Land Projects 3\Meritage-Estonia Unit 6 PH A&B\Estonia Unit 6 Phase A&B.dwg



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 12

Public Hearing:

Planning Commission
April 10, 2013

Application/Case Number:

130127

Project Name:

BCB Unit 4 Hotel

Applicant:

Roland A. Lozano

Representative:

Pape-Dawson Engineers, Inc., c/o
Shauna L. Weaver, P.E.

Owner:

Brooks Development Authority

Staff Coordinator:

Donna Camacho, Planner
(210) 207-5016
donna.camacho@sanantonio.gov

Property Address/Location:

Located on the north side of City
Base Landing, west of Goliad Road

MAPSCO Map Grid (Ferguson):

652 A-8

Tract Size:

4.000

Council District:

3

Notification:

Internet Agenda Posting April 5, 2013

REQUEST

Approval of a major plat to subdivide a 4.000-acre tract of land to establish the **BCB Unit 4 Hotel** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

March 28, 2013

I. ANALYSIS

A. Proposed Use(s)

The proposed plat will consist of two (2) non-single family residential lots.

B. Zoning

“C-3 AHOD” Commercial Airport Hazard Overlay District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on March 25, 2013.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on March 25, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

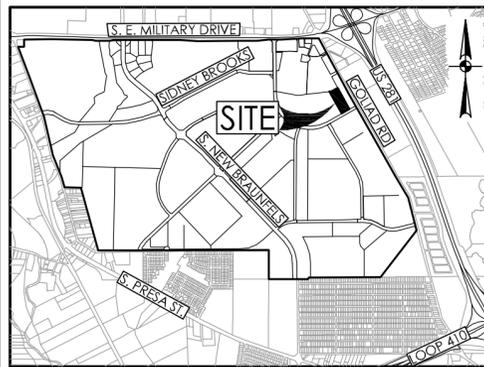
MDP 807A, Brooks City Base, accepted on November 4, 2010

III. RECOMMENDATION

Approval of the proposed **BCB Unit 4 Hotel** Subdivision Plat.

IV. ATTACHMENT

1. Proposed Plat



LOCATION MAP
MAPSCO MAP GRID: 452A8
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
ESMT	EASEMENT	SS	SANITARY SEWER
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	VAR WD	VARIABLE WIDTH
NCB	NEW CITY BLOCK	○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
		●	SET 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS		
---	1140	---	EXISTING CONTOURS

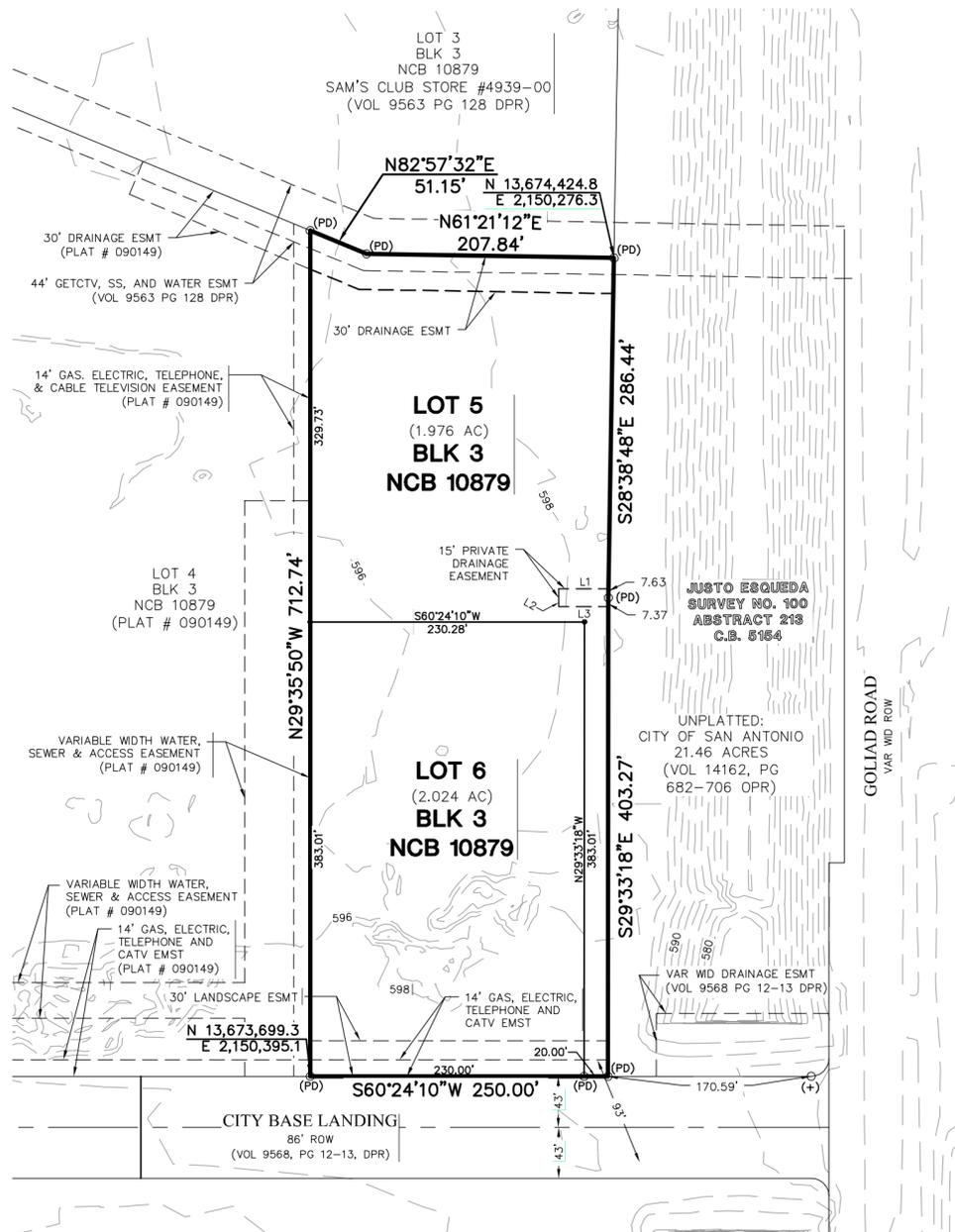
DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FIRE DEPARTMENT ACCESS EASEMENT NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

SHARED CROSS ACCESS NOTE:
OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506(i)(3).

LINE #	BEARING	LENGTH
L1	N60°24'10"E	41.70'
L2	N29°35'50"W	15.00'
L3	N60°24'10"E	41.57'



SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

C.P.S. ENERGY NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

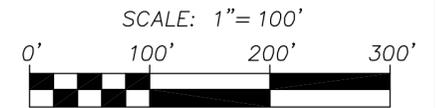
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NUMBER 130127

**SUBDIVISION PLAT
OF
BCB UNIT 4 HOTEL**

BEING A 4.000 ACRE TRACT OF LAND, ESTABLISHING LOTS 5 & 6, BLOCK 3, NBC 10879, OUT OF A 1308.68 ACRE TRACT DESCRIBED IN CONVEYANCE TO BROOKS DEVELOPMENT AUTHORITY IN DEED WITHOUT WARRANTY RECORDED IN VOLUME 9481, PAGES 934-972 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JUSTO ESQUEDA SURVEY NO. 100, ABSTRACT 213, COUNTY BLOCK 5154, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



**PAPE-DAWSON
ENGINEERS**
TBPE, FIRM REGISTRATION # 470

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: March 21, 2013

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: ROLAND A. LOZANO
BROOKS DEVELOPMENT AUTHORITY
3201 SIDNEY BROOKS
SAN ANTONIO, TX 78235
(210) 678-3300

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROLAND A. LOZANO, 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, BEXAR COUNTY, TEXAS

THIS PLAT OF BCB UNIT 4 HOTEL HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M., AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



CITY OF SAN ANTONIO

DEPARTMENT OF PUBLIC WORKS

PLANNING & ENGINEERING/STORM WATER ENGINEERING

STAFF REPORT

AGENDA ITEM NO. 13

Public Hearing:

Planning Commission
April 10, 2013

Application/Case Number:

FPV 13-002

Applicant:

Steve Saxon

Representative:

Pape-Dawson Engineers, Inc. c/o Jon
Adame, P.E.

Owner:

SLFIV/Legacy NWSA, L.P.

Staff Coordinator:

Sabrina Santiago, EIT, CFM
Senior Engineering Associate
(210)207-0182
Sabrina.santiago@sanantonio.gov

Property Address/Location:

Generally located northwest of the
intersection of Babcock and De
Zavala Road.

MAPSCO Map Grid (Ferguson)

548 A-1

Tract Size:

235.00

Council District(s):

8

Notification:

Internet Agenda Posting April 5, 2013

REQUEST

A request for approval of a flood plain variance **FPV 13-002** to Section 35-F124 (c)(3) of the Unified Development Code (UDC) regarding Allowable Development Within the Regulatory Flood plain for the **Steubing Farms, Conditional Letter of Map Revision (CLOMR)**, a 235-acre tract of land within the Leon Creek overflow.

APPLICATION TYPE:

Flood plain Variance

RECOMMENDED ACTION

Approval of the proposed variance to Section 35-F124 (c)(3).

ALTERNATIVE ACTIONS

- 1) Approve of request
- 2) Denial of request
- 3) Continuance for additional information

SYNOPSIS OF ANALYSIS

The applicant has submitted a Conditional Letter of Map Revision (CLOMR) and applied for a Flood Plain Development Permit (FPDP) for reclamation of land from the 1% annual chance floodplain for a multi-family development. The application was reviewed by Planning & Engineering staff who determined that the proposed development was located within an identified flood plain of the City of San Antonio. Subsequently, the Flood plain development permit (Attachment 1) was recommended for disapproval as the proposed improvements do not meet the UDC requirements per Section 35-F124 (c)(3) which limits the increase in water surface elevations on an individual's property to 6 inches within the 1% Annual Chance (AC) floodplain. Moreover, a letter from the Public Works Department (Attachment 2) was addressed to the applicant regarding the review of the CLOMR associated with this development not in compliance with the current flood plain Ordinance No. 57969 of the City of San Antonio and the requirement to submit a variance to the aforementioned section of the UDC prior to Public Works approval on the CLOMR, issuance of the Federal Emergency Management Agency (FEMA MT-2) form, and issuance of the FPDP.

I. ANALYSIS

The applicant submitted a variance request to UDC Section 35-F124 (c)(3) regarding the allowable development within the regulatory floodplain (Attachment 3).

III. RECOMMENDATION

The Director of Public Works recommends approval of the flood plain variance (Attachment 4) for the following reasons:

1. The engineer of record has demonstrated that the proposed fill within the 1% AC floodplain will not cause an increase in water surface elevations upstream or downstream of the subject site.
2. The engineer of record has indicated that where the fill is to be placed the storage lost within Leon Creek Overflow will be compensated for with excavation within Leon Creek.
3. The engineer of record has demonstrated that, although fill is being placed in the flood plain, he/she is protecting the jurisdictional water or ordinary high mark and creating a buffer zone to protect this natural waterway.

IV. ATTACHMENTS

1. Flood Plain Development Permit
2. Flood plain Variance to applicant
3. Variance Request
4. Variance Response



CITY OF SAN ANTONIO
FLOOD PLAIN DEVELOPMENT PERMIT



Application Number 13-076

Date 4/1/2013

Permit Number 2013076

1. APPLICANT DATA (Owner)

Company Name Legacy Capital Company

First Name Peter MI _____ Last Aberg

Address: Number 5910 Street North Central, Ste 1250 City Dallas

State TX Zip Code 75206 Phone (214) 361-5000

THE ABOVE PERMITTEE HAS APPLIED FOR A FLOODPLAIN DEVELOPMENT PERMIT. THE APPLICATION HAS BEEN REVIEWED BY THE FLOOD PLAIN ADMINISTRATOR AND IT IS HIS DETERMINATION THAT THE PROPOSED DEVELOPMENT IS LOCATED WITHIN AN IDENTIFIED FLOOD PLAIN OF THE CITY OF SAN ANTONIO OR E.T.J.

THE FLOOD PLAIN ADMINISTRATOR HAS REVIEWED PLANS AND SPECIFICATIONS OF THE PROPOSED DEVELOPMENT FOR CONFORMANCE WITH THE FLOOD PLAIN ORDINANCE NO. 57969 OF THE CITY OF SAN ANTONIO, TEXAS.

YOU ARE HEREBY AUTHORIZED TO PROCEED WITH THE FOLLOWING PROPOSED CONSTRUCTION:

2. TYPE OF PROPOSED DEVELOPMENT

Proposed use: Other*

*If non-residential or other selected complete the following:

Type of use proposed: Proposed multi family development

Occupant Name _____ Phone _____

3. DESCRIPTION OF CONSTRUCTION - NOTE: Applicant shall provide two sets of plans of the proposed construction or development.

Type: Other Other (Describe): Proposed 1% AC floodplain reclamation for Leon Creek Spill for proposed multi family development.

ON THE FOLLOWING DESCRIBED PROPERTY:

4. LOCATION

Subdivision _____ Number _____ Lot Number _____ Block _____ NCB _____ Tract _____

Location Description: Northwest corner of Babcock & Dezavala Road

Permittee Print Name

Permittee Signature

Subrina Santiago

Date

4/1/13

RECOMMEND FOR DISAPPROVAL

Date

4/1/13

for *Karl Palmer*
FLOOD PLAIN ADMINISTRATOR (DIR. OF PUBLIC WORKS)

Date

(Conditions and provisions on next page)



**CITY OF SAN ANTONIO
FLOOD PLAIN DEVELOPMENT PERMIT**



FOR OFFICE USE ONLY

Application Number 13-076

Date 4/1/2013

Permit 2013076

TO MAINTAIN COMPLIANCE WITH THE FLOOD PLAIN ORDINANCE REGULATIONS AND TO ELIMINATE OR MINIMIZE FLOOD DAMAGE POTENTIAL TO THE PROPOSED DEVELOPMENT, YOU ARE HEREBY DIRECTED TO CONSTRUCT YOUR PROPOSED DEVELOPMENT IN ACCORDANCE WITH THE FOLLOWING SPECIAL PROVISIONS:

- For residential structures, the lowest floor (including basement) must be elevated to _____ feet mean sea level.
- For non-residential structures, the lowest floor (including basement) must be elevated or floodproofed to _____ feet mean sea level.
- Permittee must submit an elevation certificate from a registered professional engineer or surveyor that the finished floor level of each structure has been constructed at the specified elevation.
- For non-residential floodproofing, a registered professional engineer or architect must certify that the floodproofing methods are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood.
- Other provisions:

This permit is good for only 12 months after 12 months this permit will become null and void.

If the work does not commence within 6 months a new permit will be required.

No material of any kind will be allowed to be deposited or stock piled overnight within the floodplain or drainage right-of-way.

Within five (5) working days of a storm event: The property owner is responsible for both (1) repairing any damage that may occur and (2) removing any materials that may be deposited downstream of the subject site as a result of the proposed construction.

This Floodplain Development Permit (FPDP) is NOT a construction (/ building) permit. The contractor shall coordinate with the City of San Antonio Development Services Division regarding additional building permit requirements.

This FPDP is for a disapproval as the proposed improvements do not meet the UDC requirements per Section 35-F124 (c) (3) which limits the increase in water surface elevations on an individual's property to 6 inches within the 1% annual chance floodplain.

A variance has been applied for for the above mentioned section. FPV 13-002 to go forth to the Planning Commission April 10, 2013.

Is Additional Information Required? No

Are other Federal, State, or Local Permits required? No

Permit Application - Reviewed By: Sabrina Santiago, EIT, CFM

WARNING:

The flood hazard boundary maps and other flood data used by the Flood Plain Administrator in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. Issuance of this permit does not imply that land outside the areas of special flood hazards or that the uses permitted within such areas will be free from flooding or flood damages due to local conditions. Construction standards required by this permit are the minimum standards deemed necessary to minimize or eliminate flood damage, but reliance on these minimum standards shall not create liability on the part of the City, the Flood Plain Administrator or any officer or employee of the City of San Antonio in the event flooding or flood damage does occur.

Permittee Initial



CITY OF SAN ANTONIO

March 22, 2013

P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

Steve Saxon
SLFIV Legacy NWSA, L.P.
5910 North Central, Suite 1250
Dallas, TX 75206

**Re: Floodplain Variance
Steubing Farms CLOMR
FPV# 13-002**

Dear Mr. Saxon;

Our department has been in review of the Conditional Letter of Map Revision (CLOMR) associated with the Steubing Farms Subdivision. Unfortunately, the proposed development is not in compliance with the current floodplain ordinance as follows:

1. The proposed development does not meet the following City of San Antonio Unified Development Code (UDC) requirement:
 - Appendix F, Subdivision C, Section 35-F124 (c)(3) which that an increase in water surface elevations within the designated 100-year floodplain may not exceed 6 inches on any one particular owner's property where the owner owns both sides of the creek.
2. A variance to the above UDC section will be required prior to Public Works approval on the CLOMR, issuance of the FEMA MT-2 form, and issuance of the Floodplain Development Permit (FPDP).
3. Public Works will support a variance from Appendix F, Subdivision C, Section 35-F124(c) (3) because:
 - The engineer of record has demonstrated that the proposed fill within the 1% AC floodplain will not cause an increase in water surface elevations upstream or downstream of the subject site.
 - The engineer of record has indicated that where fill is to be placed the storage lost within Leon Creek Overflow will be compensated for with excavation within Leon Creek.
 - The engineer of record has demonstrated that, although fill is being placed in the floodplain, he/she is protecting the jurisdictional waters or ordinary high water mark and creating a buffer zone to protect this natural waterway.

22222 AD7

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

PUBLIC WORKS
Storm Water
Engineering

March 5, 2013

MAR 11 2013

RECEIVED

Variance Request Review
Mr. Majed A. Al-Ghafry, P.E.
Director of Public Works
City of San Antonio
114 W. Commerce, 6th Floor
San Antonio, TX 78205

By: _____

Re: Steubing Farms
Variance Request
Section 35-F124 (c)(3) of the UDC

Dear Mr. Al-Ghafry:

Kindly consider this letter as a formal request for a Variance Request to UDC Section 35-F124 (c)(3) "Allowable Development Within the Regulatory Floodplain".

Steubing Farms is a proposed 235 acre mixed-use development comprised of multi-family residential, commercial, student housing, and townhomes. The site is located in northwest San Antonio, Texas wholly within the City of San Antonio's limits. Specifically, the site is located west of the southward turn of DeZavala Road between Hausman Road and Babcock Road west of IH-10. A location map of the proposed development is shown in Exhibit 1.0.

The major flooding source for the site is the Leon Creek Overflow which is part of the larger Leon Creek watershed. Portions of the site lay within the 1% Annual Chance (AC) floodplain as shown on FEMA's Flood Insurance Rate Map (FIRM) Panel #48029C0240G, which is shown in Exhibit 2.0.

The existing Leon Creek Overflow on this site is a broad low that has no defined channel. Field topography of the site in addition to the 2010 LiDAR data was used to create a corrected effective hydraulic model which shows that the 100-year flood depths range from 1.67 feet to 3.69 feet. A CLOMR was prepared to reflect the proposed improvements which include (1) fill on the west side of the channel and (2) the proposed road crossing associated with the extension of J.V. Bacon Parkway. The CLOMR post-project model shows that there will be an increase of 1.06 feet from the corrected effective immediately upstream of J.V. Bacon Parkway and an increase of 1.03 feet approximately 68 feet upstream of the crossing for the 1% AC event. Per UDC Section 35-F124 (c), an increase in water surface elevation is permitted solely when all the following conditions are met:

1. Property owner owns both sides of the floodplain,
2. The increase in the regulatory floodplain is contained in a dedicated drainage easement or right-of-way as required per subsection 35-504(d)(3),

3. Increase in water surface elevation for the 1% annual chance floodplain does not exceed six (6) inches,
4. No increase in water surface elevations or velocities upstream and downstream outside of the owner's property limits.

In this case, the property owner owns both sides of the floodplain (1), the floodplain will be dedicated in a drainage easement at the time of platting (2). There are no increases in the 1% AC ultimate development water surface elevations or velocities upstream or downstream outside the owner's property limits (4). Note that there are increases between the post-project and pre-project water surface elevations for the 1% AC storm event. The increase between the pre-project and post-project water surface elevations is attributed to the slightly higher are higher post-project flows; however, there is no adverse impact as a result of the increases since the increases are contained within an earthen channel just downstream of Babcock Road.

We are therefore only asking that we be granted a variance to allow water surface elevation increases greater than 6 inches specified in UDC Section 35-F124 (c)(3). The increases occur along approximately 68 linear feet of the Leon Creek Overflow out of the 4,098 feet revised in this CLOMR. Specifically, the increases occur at hydraulic cross sections 11422 and 11458 as shown in floodplain workmap provided with this letter (see Exhibit 2.1).

1. ***If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his or her property.***
Providing a maximum water surface increase of 6 inches within the property is possible; however, this would require an impractical additional number of culverts (additional 4-5'x3' culverts). Providing these additional culverts is unnecessary as the proposed design of 8-5'x3' culverts is conservative (i.e. normal depth of the 3 foot tall culverts is only 1.7 feet for the 1% AC future conditions flow).
2. ***The hardship relates to the applicant's land, rather than personal circumstance.***
This hardship is related to the applicants land rather than personal circumstance. In particular, the pre-project condition of the Leon Creek Overflow is a very shallow and wide floodplain thereby making the depths very sensitive to reclamation. This shallow floodplain is not typical and strictly relates to this property.
3. ***The hardship is unique, or nearly so, rather than one shared by many surrounding property owners.***
The floodplain in this area is unique to this tract.
4. ***The hardship is not the result of the applicant's own actions.***
The hardship is not the result of the applicant's actions since the culverts at the road crossing are conservatively sized but rather the nature of the floodplain (i.e. very wide and shallow depth). During the 10-year storm event, velocities through the culvert are approximately 5 feet per second. Adding the additional 4 box culverts decreases velocities to approximately

3 feet per second; therefore, there is potential for there to significant sediment build up attributed to the lower velocities. In addition to sediment buildup, the lower velocities also create the potential for stagnant pools of water.

5. *The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in accordance with these regulations.*

This variance request will not be injurious to other properties since the water surface elevation increases are solely within the subject property. Furthermore, increases greater than 6 inches occur only for 68 linear feet of the Leon Creek Overflow of the 4,098 linear feet of stream studied in this CLOMR.

6. *The variance is the minimum necessary, considering flood hazard, to afford relief.*

The variance is the minimum necessary to afford relief. The proposed development will not require any additional variances related to the floodplain.

7. *There is good and sufficient cause.*

The water surface elevations increase by more than six inches does not impact any upstream property owners and the proposed development will be designed to be well above the post-project water surface elevations. The increase in water surface elevations is a result of the extremely flat overbanks on the west side of the creek that make the water surface elevations extremely sensitive to the proposed channelization. Furthermore, the proposed reclamation and established buffers have been approved by U.S. Fish and Wildlife. A copy of the approval is provided with this letter.

8. *Failure to grant the variance will result in exceptional hardship to the applicant.*

Failure to grant the variance will result in the additional construction of unnecessary structures that will amount to approximately \$65,000 in construction costs. In addition to the economic impact, the additional culverts will result in very low velocities during low flow events which will result in stagnant water and accumulation of sediment and debris; thereby creating an unattractive environment for the proposed development.

9. *The variance will not result in increased flood heights, cause an additional threat to public safety, result in extraordinary public expense, create nuisances, cause fraud or victimization of the public, or conflict with existing local laws or ordinances.*

The variance will not result in increased flood heights off of the subject property nor cause additional threat to public safety. The granting of the variance will not result in extraordinary public expense since the proposed buildings will all be built to be well above the proposed water surface elevations and the culverts fully convey the 1% AC ultimate development flows.

The granting of the variance will not create nuisances, cause fraud or victimization of the public or conflict with existing local laws or ordinances. On the contrary, providing the

Mr. Majed A. Al-Ghafry
Steubing Farms
March 5, 2013
Page 4 of 4

additional culverts may create environmental nuisances such as stagnant pools of water that attract insects and promote the growth of algae.

In our professional opinion, this Variance Request remains in harmony with the spirit and intent of the UDC, as it will not adversely affect the health, safety, or welfare of the public.

If you have any questions or require any additional information, please do not hesitate to contact our office at your earliest convenience.

Sincerely,
Pape-Dawson Engineers, Inc.
Texas Board of Professional Engineers, Firm Registration #470

Jon Adame, P.E.
Vice President

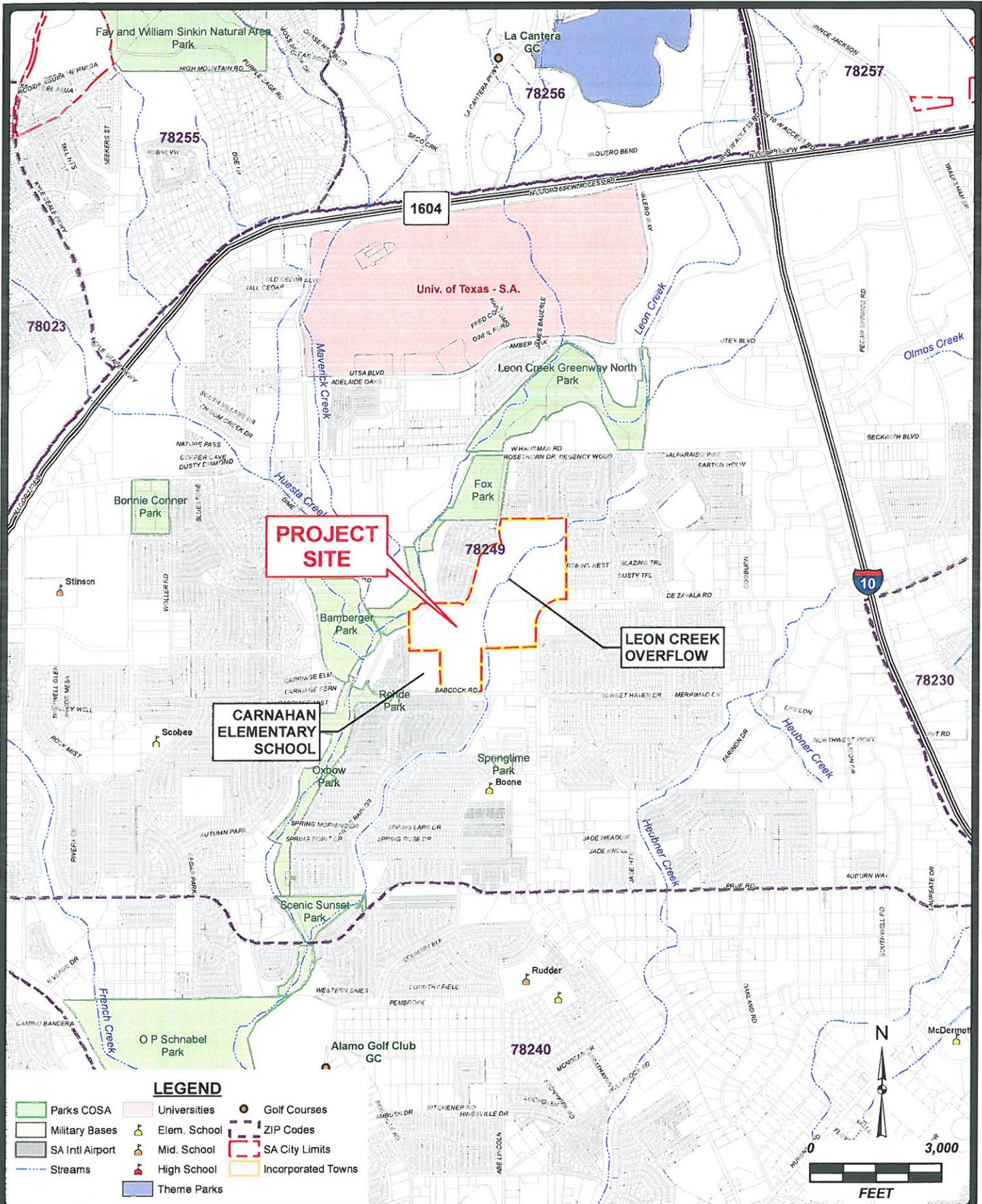


Attachment

P:\63\62\23\Word\Letters\130222a1 - Variance Request Letter.docx

For Office Use Only:	AEVR #:	_____	Date Received:	_____
DSD – Director Official Action:				
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED W/ COMMENTS	<input type="checkbox"/> DENIED		
Signature:	_____	Date:	_____	
Printed Name:	_____	Title:	_____	
Comments:	_____ _____			

ATTACHMENT 1
Location Map



Date: Jun 21, 2012, 11:50:31 AM, User: F.Guldemirz, File: P:\936623\Design\GIS\MXDs\EX120620_Location-Map.mxd

JOB NO. 6362-22
 DATE Jun 2012
 DESIGNER RE
 CHECKED CVH DRAWN FG
 SHEET 1

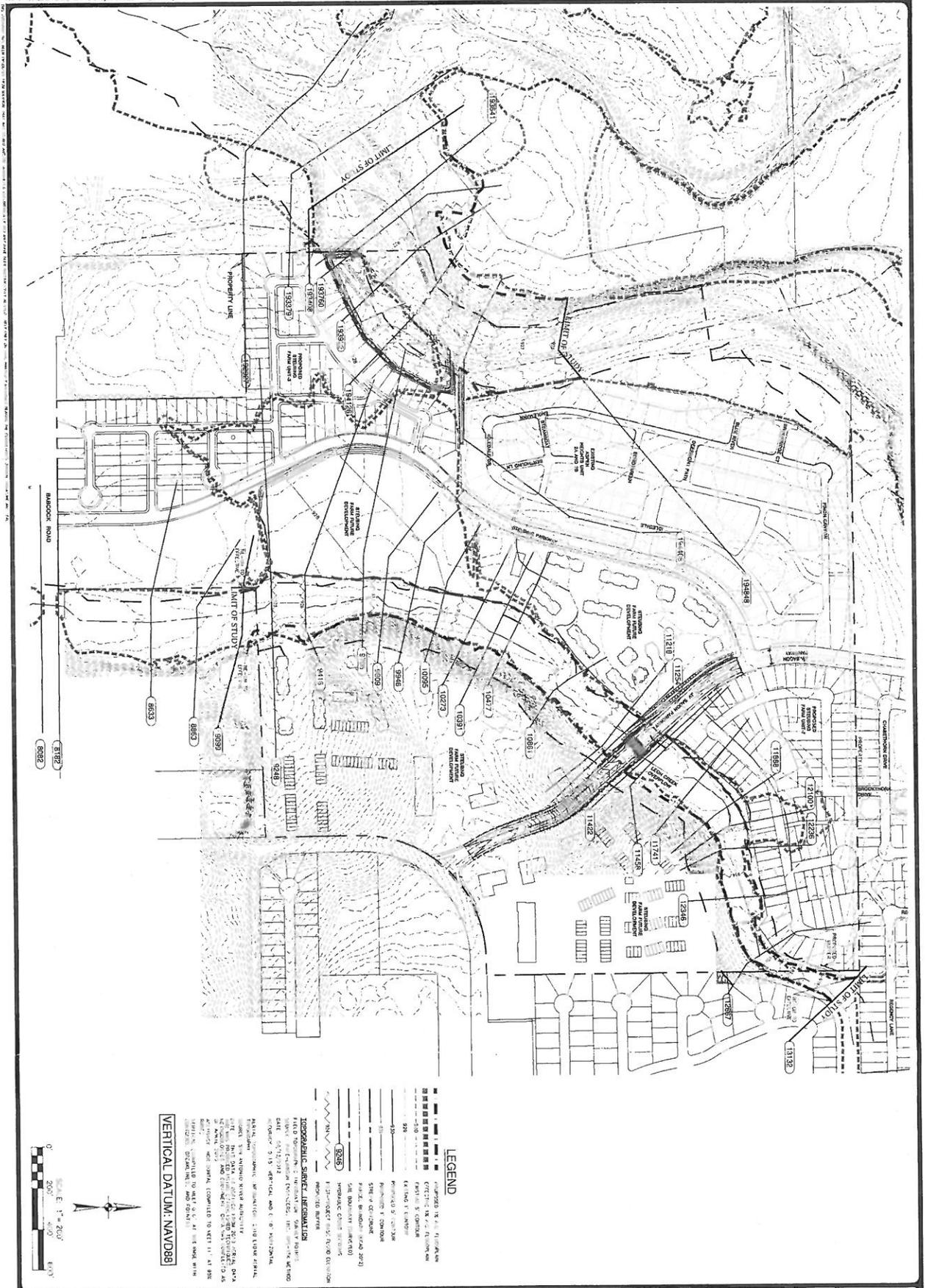
STEBUNG FARMS DEVELOPMENT
LOCATION MAP
LEON CREEK WATERSHED

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
 FAX: 210.375.9010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

ATTACHMENT 2
Floodplain Workmap



SCALE: 1" = 60'
 0 200' 400' 600'

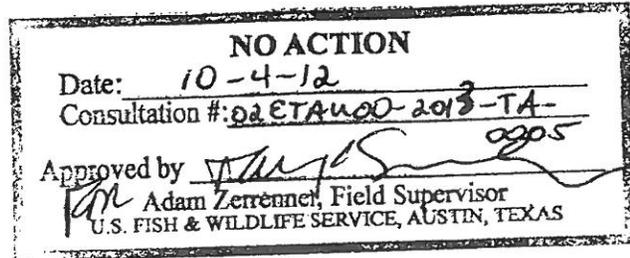
VERTICAL DATUM: NAVD88

- LEGEND**
- 1" = 60' (1:60,000)
 - 1" = 120' (1:120,000)
 - 1" = 240' (1:240,000)
 - 1" = 480' (1:480,000)
 - 1" = 960' (1:960,000)
 - 1" = 1,920' (1:1,920,000)
 - 1" = 3,840' (1:3,840,000)
 - 1" = 7,680' (1:7,680,000)
 - 1" = 15,360' (1:15,360,000)
 - 1" = 30,720' (1:30,720,000)
 - 1" = 61,440' (1:61,440,000)
 - 1" = 122,880' (1:122,880,000)
 - 1" = 245,760' (1:245,760,000)
 - 1" = 491,520' (1:491,520,000)
 - 1" = 983,040' (1:983,040,000)
 - 1" = 1,966,080' (1:1,966,080,000)
 - 1" = 3,932,160' (1:3,932,160,000)
 - 1" = 7,864,320' (1:7,864,320,000)
 - 1" = 15,728,640' (1:15,728,640,000)
 - 1" = 31,457,280' (1:31,457,280,000)
 - 1" = 62,914,560' (1:62,914,560,000)
 - 1" = 125,829,120' (1:125,829,120,000)
 - 1" = 251,658,240' (1:251,658,240,000)
 - 1" = 503,316,480' (1:503,316,480,000)
 - 1" = 1,006,632,960' (1:1,006,632,960,000)
 - 1" = 2,013,265,920' (1:2,013,265,920,000)
 - 1" = 4,026,531,840' (1:4,026,531,840,000)
 - 1" = 8,053,063,680' (1:8,053,063,680,000)
 - 1" = 16,106,127,360' (1:16,106,127,360,000)
 - 1" = 32,212,254,720' (1:32,212,254,720,000)
 - 1" = 64,424,509,440' (1:64,424,509,440,000)
 - 1" = 128,849,018,880' (1:128,849,018,880,000)
 - 1" = 257,698,037,760' (1:257,698,037,760,000)
 - 1" = 515,396,075,520' (1:515,396,075,520,000)
 - 1" = 1,030,792,151,040' (1:1,030,792,151,040,000)
 - 1" = 2,061,584,302,080' (1:2,061,584,302,080,000)
 - 1" = 4,123,168,604,160' (1:4,123,168,604,160,000)
 - 1" = 8,246,337,208,320' (1:8,246,337,208,320,000)
 - 1" = 16,492,674,416,640' (1:16,492,674,416,640,000)
 - 1" = 32,985,348,833,280' (1:32,985,348,833,280,000)
 - 1" = 65,970,697,666,560' (1:65,970,697,666,560,000)
 - 1" = 131,941,395,333,120' (1:131,941,395,333,120,000)
 - 1" = 263,882,790,666,240' (1:263,882,790,666,240,000)
 - 1" = 527,765,581,332,480' (1:527,765,581,332,480,000)
 - 1" = 1,055,531,162,664,960' (1:1,055,531,162,664,960,000)
 - 1" = 2,111,062,325,329,920' (1:2,111,062,325,329,920,000)
 - 1" = 4,222,124,650,659,840' (1:4,222,124,650,659,840,000)
 - 1" = 8,444,249,301,319,680' (1:8,444,249,301,319,680,000)
 - 1" = 16,888,498,602,639,360' (1:16,888,498,602,639,360,000)
 - 1" = 33,776,997,205,278,720' (1:33,776,997,205,278,720,000)
 - 1" = 67,553,994,410,557,440' (1:67,553,994,410,557,440,000)
 - 1" = 135,107,988,821,114,880' (1:135,107,988,821,114,880,000)
 - 1" = 270,215,977,642,229,760' (1:270,215,977,642,229,760,000)
 - 1" = 540,431,955,284,459,520' (1:540,431,955,284,459,520,000)
 - 1" = 1,080,863,910,568,919,040' (1:1,080,863,910,568,919,040,000)
 - 1" = 2,161,727,821,137,838,080' (1:2,161,727,821,137,838,080,000)
 - 1" = 4,323,455,642,275,676,160' (1:4,323,455,642,275,676,160,000)
 - 1" = 8,646,911,284,551,352,320' (1:8,646,911,284,551,352,320,000)
 - 1" = 17,293,822,569,102,704,640' (1:17,293,822,569,102,704,640,000)
 - 1" = 34,587,645,138,205,409,280' (1:34,587,645,138,205,409,280,000)
 - 1" = 69,175,290,276,410,818,560' (1:69,175,290,276,410,818,560,000)
 - 1" = 138,350,580,552,821,637,120' (1:138,350,580,552,821,637,120,000)
 - 1" = 276,701,161,105,643,274,240' (1:276,701,161,105,643,274,240,000)
 - 1" = 553,402,322,211,286,548,480' (1:553,402,322,211,286,548,480,000)
 - 1" = 1,106,804,644,422,573,096,960' (1:1,106,804,644,422,573,096,960,000)
 - 1" = 2,213,609,288,845,146,193,920' (1:2,213,609,288,845,146,193,920,000)
 - 1" = 4,427,218,577,690,292,387,840' (1:4,427,218,577,690,292,387,840,000)
 - 1" = 8,854,437,155,380,584,775,680' (1:8,854,437,155,380,584,775,680,000)
 - 1" = 17,708,874,310,761,169,551,360' (1:17,708,874,310,761,169,551,360,000)
 - 1" = 35,417,748,621,522,339,102,720' (1:35,417,748,621,522,339,102,720,000)
 - 1" = 70,835,497,243,044,678,205,440' (1:70,835,497,243,044,678,205,440,000)
 - 1" = 141,670,994,486,089,356,410,880' (1:141,670,994,486,089,356,410,880,000)
 - 1" = 283,341,988,972,178,712,821,760' (1:283,341,988,972,178,712,821,760,000)
 - 1" = 566,683,977,944,357,425,643,520' (1:566,683,977,944,357,425,643,520,000)
 - 1" = 1,133,367,955,888,714,851,287,040' (1:1,133,367,955,888,714,851,287,040,000)
 - 1" = 2,266,735,911,777,429,702,574,080' (1:2,266,735,911,777,429,702,574,080,000)
 - 1" = 4,533,471,823,554,859,405,148,160' (1:4,533,471,823,554,859,405,148,160,000)
 - 1" = 9,066,943,647,109,718,810,296,320' (1:9,066,943,647,109,718,810,296,320,000)
 - 1" = 18,133,887,294,219,437,620,592,640' (1:18,133,887,294,219,437,620,592,640,000)
 - 1" = 36,267,774,588,438,875,241,185,280' (1:36,267,774,588,438,875,241,185,280,000)
 - 1" = 72,535,549,176,877,750,482,370,560' (1:72,535,549,176,877,750,482,370,560,000)
 - 1" = 145,071,098,353,755,500,964,741,120' (1:145,071,098,353,755,500,964,741,120,000)
 - 1" = 290,142,196,707,511,001,929,482,240' (1:290,142,196,707,511,001,929,482,240,000)
 - 1" = 580,284,393,415,022,003,858,964,480' (1:580,284,393,415,022,003,858,964,480,000)
 - 1" = 1,160,568,786,830,044,007,717,928,960' (1:1,160,568,786,830,044,007,717,928,960,000)
 - 1" = 2,321,137,573,660,088,015,435,857,920' (1:2,321,137,573,660,088,015,435,857,920,000)
 - 1" = 4,642,275,147,320,176,030,871,715,840' (1:4,642,275,147,320,176,030,871,715,840,000)
 - 1" = 9,284,550,294,640,352,061,743,431,680' (1:9,284,550,294,640,352,061,743,431,680,000)
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 - 1" = 148,552,804,714,245,632,987,894,906,880' (1:148,552,804,714,245,632,987,894,906,880,000)
 - 1" = 297,105,609,428,491,265,975,789,813,760' (1:297,105,609,428,491,265,975,789,813,760,000)
 - 1" = 594,211,218,856,982,531,951,579,627,520' (1:594,211,218,856,982,531,951,579,627,520,000)
 - 1" = 1,188,422,437,713,965,063,903,159,255,040' (1:1,188,422,437,713,965,063,903,159,255,040,000)
 - 1" = 2,376,844,875,427,930,127,806,318,510,080' (1:2,376,844,875,427,930,127,806,318,510,080,000)
 - 1" = 4,753,689,750,855,860,255,612,637,020,160' (1:4,753,689,750,855,860,255,612,637,020,160,000)
 - 1" = 9,507,379,501,711,720,511,225,274,040,320' (1:9,507,379,501,711,720,511,225,274,040,320,000)
 - 1" = 19,014,759,003,423,441,022,448,548,080,640' (1:19,014,759,003,423,441,022,448,548,080,640,000)
 - 1" = 38,029,518,006,846,882,044,897,096,161,280' (1:38,029,518,006,846,882,044,897,096,161,280,000)
 - 1" = 76,059,036,013,693,764,089,794,192,322,560' (1:76,059,036,013,693,764,089,794,192,322,560,000)
 - 1" = 152,118,072,027,387,528,178,188,384,645,120' (1:152,118,072,027,387,528,178,188,384,645,120,000)
 - 1" = 304,236,144,054,775,056,356,376,769,290,240' (1:304,236,144,054,775,056,356,376,769,290,240,000)
 - 1" = 608,472,288,109,550,112,712,752,538,580,480' (1:608,472,288,109,550,112,712,752,538,580,480,000)
 - 1" = 1,216,944,576,219,100,225,425,505,077,160,960' (1:1,216,944,576,219,100,225,425,505,077,160,960,000)
 - 1" = 2,433,889,152,438,200,450,851,010,144,321,920' (1:2,433,889,152,438,200,450,851,010,144,321,920,000)
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 - 1" = 19,471,113,219,505,603,606,808,081,154,575,360' (1:19,471,113,219,505,603,606,808,081,154,575,360,000)
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 - 1" = 155,768,905,756,044,828,854,457,289,236,602,880' (1:155,768,905,756,044,828,854,457,289,236,602,880,000)
 - 1" = 311,537,811,512,089,657,708,914,578,473,205,760' (1:311,537,811,512,089,657,708,914,578,473,205,760,000)
 - 1" = 623,075,623,024,179,315,417,829,147,946,411,520' (1:623,075,623,024,179,315,417,829,147,946,411,520,000)
 - 1" = 1,246,151,246,048,358,630,834,658,295,892,823,040' (1:1,246,151,246,048,358,630,834,658,295,892,823,040,000)
 - 1" = 2,492,302,492,096,717,261,669,316,591,785,646,080' (1:2,492,302,492,096,717,261,669,316,591,785,646,080,000)
 - 1" = 4,984,604,984,193,434,523,338,633,183,571,291,160' (1:4,984,604,984,193,434,523,338,633,183,571,291,160,000)
 - 1" = 9,969,209,968,386,869,046,677,266,367,142,582,320' (1:9,969,209,968,386,869,046,677,266,367,142,582,320,000)
 - 1" = 19,938,419,936,773,738,093,354,532,734,285,164,640' (1:19,938,419,936,773,738,093,354,532,734,285,164,640,000)
 - 1" = 39,876,839,873,547,476,186,709,065,468,570,329,280' (1:39,876,839,873,547,476,186,709,065,468,570,329,280,000)
 - 1" = 79,753,679,747,094,952,373,418,137,137,140,658,560' (1:79,753,679,747,094,952,373,418,137,137,140,658,560,000)
 - 1" = 159,507,359,494,189,904,746,836,274,274,281,317,120' (1:159,507,359,494,189,904,746,836,274,274,281,317,120,000)
 - 1" = 319,014,718,988,379,809,493,672,548,548,542,634,240' (1:319,014,718,988,379,809,493,672,548,548,542,634,240,000)
 - 1" = 638,029,437,976,759,618,987,345,097,097,088,468,480' (1:638,029,437,976,759,618,987,345,097,097,088,468,480,000)
 - 1" = 1,276,058,875,953,519,237,974,690,194,194,176,936,960' (1:1,276,058,875,953,519,237,974,690,194,194,176,936,960,000)
 - 1" = 2,552,117,751,907,038,475,949,380,388,388,353,873,920' (1:2,552,117,751,907,038,475,949,380,388,388,353,873,920,000)
 - 1" = 5,104,235,503,814,076,951,898,760,776,776,707,747,840' (1:5,104,235,503,814,076,951,898,760,776,776,707,747,840,000)
 - 1" = 10,208,471,007,628,153,913,797,521,553,553,415,495,680' (1:10,208,471,007,628,153,913,797,521,553,553,415,495,680,000)
 - 1" = 20,416,942,015,256,307,827,595,043,106,706,830,991,360' (1:20,416,942,015,256,307,827,595,043,106,706,830,991,360,000)
 - 1" = 40,833,884,030,512,614,655,190,206,213,413,661,982,720' (1:40,833,884,030,512,614,655,190,206,213,413,661,982,720,000)
 - 1" = 81,667,768,061,025,229,310,400,412,426,827,323,965,440' (1:81,667,768,061,025,229,310,400,412,426,827,323,965,440,000)
 - 1" = 163,335,536,122,050,458,620,800,824,853,654,647,930,880' (1:163,335,536,122,050,458,620,800,824,853,654,647,930,880,000)
 - 1" = 326,671,072,244,100,917,241,601,649,707,309,295,861,760' (1:326,671,072,244,100,917,241,601,649,707,309,295,861,760,000)
 - 1" = 653,342,144,488,201,834,483,203,299,414,618,611,723,520' (1:653,342,144,488,201,834,483,203,299,414,618,611,723,520,000)
 - 1" = 1,306,684,288,976,403,668,966,406,598,829,237,223,447,040' (1:1,306,684,288,976,403,668,966,406,598,829,237,223,447,040,000)
 - 1" = 2,613,368,577,952,807,337,932,813,197,658,474,444,894,080' (1:2,613,368,577,952,807,337,932,813,197,658,474,444,894,080,000)
 - 1" = 5,226,737,155,905,614,675,865,626,395,317,318,889,788,160' (1:5,226,737,155,905,614,675,865,626,395,317,318,889,788,160,000)
 - 1" = 10,453,474,311,811,229,351,731,252,790,634,637,777,576,320' (1:10,453,474,311,811,229,351,731,252,790,634,637,777,576,320,000)
 - 1" = 20,906,948,623,622,458,703,462,505,581,269,269,555,152,640' (1:20,906,948,623,622,458,703,462,505,581,269,269,555,152,640,000)
 - 1" = 41,813,897,247,244,917,406,925,011,143,738,539,110,305,280' (1:41,813,897,247,244,917,406,925,011,143,738,539,110,305,280,000)
 - 1" = 83,627,794,494,489,834,813,850,022,287,477,078,220,610,560' (1:83,627,794,494,489,834,813,850,022,287,477,078,220,610,560,000)
 - 1" = 167,255,588,988,979,669,627,700,044,574,954,156,441,221,120' (1:167,255,588,988,979,669,627,700,044,574,954,156,441,221,120,000)
 - 1" = 334,511,177,977,959,339,255,400,089,149,910,312,882,442,240' (1:334,511,177,977,959,339,255,400,089,149,910,312,882,442,240,000)
 - 1" = 669,022,355,955,918,678,510,800,178,299,820,625,764,884,480' (1:669,022,355,955,918,678,510,800,178,299,820,625,764,884,480,000)
 - 1" = 1,338,044,711,911,837,357,021,600,356,599,641,251,529,768,960' (1:1,338,044,711,911,837,357,021,600,356,599,641,251,529,768,960,000)
 - 1" = 2,676,089,423,823,674,714,042,200,713,199,282,503,059,537,920' (1:2,676,089,423,823,674,714,042,200,713,199,282,503,059,537,920,000)
 - 1" = 5,352,178,847,647,349,428,084,400,142,398,565,006,119,075,840' (1:5,352,178,847

ATTACHMENT 3
Fish & Wildlife Approval

September 28, 2012

Ms. Tanya Sommer
U.S. Fish and Wildlife Service
Ecological Services
Compass Bank Building
10711 Burnet Road – Suite 200
Austin, Texas 78758



Re: FEMA-CLOMR Concurrence Request
Steubing Farm, Bexar County, TX

Dear Ms. Sommer:

This biological evaluation letter is written in support of a Federal Emergency Management Agency (FEMA) Conditional Letter of Map Revision (CLOMR) document for proposed floodplain map revisions in Bexar County, Texas. This letter addresses this concern and, based on the analysis outlined below, we have determined that the proposed 235-acre Steubing Farm development project would not affect species listed by the USFWS as having the potential to occur in Bexar County (Exhibit 1). We request U.S. Fish and Wildlife Service concurrence pursuant to Section 7 of the Endangered Species Act (ESA) for informal consultation. Provided below are species descriptions, proposed project description, and justification for the effect call.

I. Species Background

- A. **Birds-** The United States Fish and Wildlife Service (USFWS) considers three federally endangered bird species as having the potential to occur in Bexar County. These bird species are the whooping crane (*Grus Americana*), black-capped vireo (*Vireo atricapilla*), and golden-cheeked warbler (*Dendroica chrysoparia*).
- B. **Karst Invertebrates-** In 2000, the USFWS also listed nine karst invertebrates in Bexar County. These species are obligate cave dwellers, spending their entire lives in caves and other void spaces in limestone rock. They consist of two un-named beetles, *Rhadine infernalis* and *Rhadine exilis*, the Helotes mold beetle (*Batrisodes venyivi*), Madla's Cave meshweaver (*Cicurina madla*), Government Canyon Bat Cave meshweaver (*Cicurina vespera*), Robber Baron Cave meshweaver (*Cicurina baronia*), Braken Bat Cave meshweaver (*Cicurina venii*), Government Canyon Bat Cave Spider (*Neoleptoneta microps*), and Cokendolpher Cave harvestman (*Texella cokendolpheri*).
- C. **Edwards Aquifer Species-** In addition to the species that are known to occur in Bexar County, the USFWS recommends developments on the Edwards Aquifer recharge zone address potential impacts to eight "Edwards Aquifer Species". Seven aquatic species are listed as endangered in the Edwards Aquifer system and one is listed as threatened. The

seven endangered species of the Edwards Aquifer system are the Texas blind salamander, fountain darter, San Marcos gambusia, Texas wild-rice, Comal Springs riffle beetle, Comal Springs dryopid beetle, and Peck's cave amphipod. The threatened species is the San Marcos salamander. Critical habitat was designated for the fountain darter, San Marcos gambusia, Texas wild-rice, and San Marcos salamander in 1980. These four species are known only from the San Marcos River in San Marcos, Texas with the exception of the fountain darter, which was successfully re-introduced into the Comal Springs aquatic ecosystem in 1975. Critical habitat was designated for the three aquatic invertebrates, Comal Springs riffle beetle, Comal Springs dryopid beetle, and Peck's cave amphipod, in 2007. These three listed species are known only from four spring systems in central Texas: Comal Springs and Hueco Springs in Comal County, and Fern Bank Springs and San Marcos Springs in Hays County.

II. Site and Project Description

The Steubing Farm development is a single-family residential, multi-family residential and commercial development totaling approximately 235 acres. The site is located within the Leon Creek Watershed inside the City Limits of San Antonio, north of Babcock Rd. and west of De Zavala Rd. The subject development is within the Edwards Aquifer Contributing Zone. Some channel excavation within the Leon Creek floodplain will be necessary in order to comply with local requirements for floodplain volume mitigation (**Exhibit 2**). This compensating excavation is within the limits of the Edwards Aquifer Recharge Zone and will be governed by state regulations regarding development within the Zone.

This report addresses the planned development along the Leon Creek Overflow and the proposed excavation within the Leon Creek floodplain. Proposed earthwork includes fill within the 1% annual chance floodplain of Leon Creek Overflow along the right overbank of the creek as well as excavation in the Leon Creek floodplain (**Exhibit 2**). A 100-foot buffer will be established along the west side of the Leon Creek Overflow creek centerline and a 200-foot buffer will be established along the east side of the Leon Creek Overflow creek centerline. A 300-foot buffer will be established along the east side of the Leon Creek centerline. The drainage area to Leon Creek and Leon Creek Overflow is presented in **Exhibit 3**. Proposed buffers to these creekways are presented in **Exhibit 4**.

III. Potential Impact

A. Golden-cheeked warbler- Typical habitat for the golden-cheeked warbler can be described as mature Ashe juniper-live oak woodlands with a high percentage of canopy closure including a mix of broad-leaved deciduous species as forage for insect prey (USFWS 1992). Vegetation on the site lacks a closed canopy and mature Ashe juniper, and is in a highly developed area within Loop 1604; thus, it is highly unlikely golden-cheeked warblers would occupy the proposed project site. **Therefore, the proposed project would not affect golden-cheeked warbler.**

B. Black-capped vireo- The subject property is located outside the range of the black-capped vireo in the South Texas Plains ecoregion of southwestern Bexar County (USFWS

1991). Black-capped vireos typically occur on the Edwards Plateau in Bexar County, in areas with thin soil and limestone bedrock that support patchy scrub vegetation dominated by broad-leaved shrubs. Dense stands of shin oak (*Quercus sinuata*) saplings or evergreen sumac (*Rhus virens*) are usually common in areas occupied by vireos in central Texas. Other plant species often present in vireo habitat include Texas persimmon, agarita, Ashe juniper, live oak, and flame-leaf sumac (*Rhus lanceolata*). Dense foliage from 6 feet to the ground is considered important to the vireo throughout its range. Vegetation on the site lacks shrub vegetation and is outside the known range for the vireo; therefore, it is highly unlikely black-capped vireos would occupy the proposed project site. **Therefore, the proposed project would not affect the black-capped vireo.**

- C. **Whooping Crane-** The whooping crane is considered a very rare migrant to the Texas hill country (Lockwood, 2001) and is associated primarily with croplands, palustrine wetlands, and riverine habitats during migration (USFWS 2007). Whooping cranes depart Aransas National Wildlife Refuge between March 25 and April 15, with the last leaving by May 1. They arrive in their breeding grounds at Wood Buffalo National Park in late April and begin nest construction. Autumn migration begins again in mid-September and can last through late December (USFWS 2007). The proposed development site is located in a highly developed commercial and residential area along the Leon Creek corridor. Although the Leon Creek watershed contains suitable migratory habitat, the Aspen Heights site does not contain suitable habitat for these species. **Therefore, the proposed project would not affect the whooping crane.**
- D. **Karst Invertebrate Species-** Six karst fauna regions have been delineated within Bexar County (Veni and Associates 1994, 2002), including: Stone Oak, University of Texas at San Antonio, Helotes, Government Canyon, Culebra Anticline, and Alamo Heights. The property is located in the University of Texas at San Antonio karst fauna region, delineated around caves known to contain *Rhadine exilis*, *Rhadine infernalis*, *Cicurina madla*, and *Cicurina vespera*. In addition to the karst fauna regions, in a report prepared for the USFWS and Texas Parks and Wildlife Department (TPWD), George Veni and Associates delineated 5 areas in the Bexar County region reflecting the likelihood of finding federally endangered karst invertebrate species. The subject property is located within karst zones 3 and 5, which are described as “areas that probably do not contain suitable habitat for endangered karst invertebrate species” and “areas that do not contain endangered karst invertebrate species”, respectively, and is not designated by the USFWS as Critical Habitat for any of the endangered karst invertebrates. A geologic assessment was performed in August of 2010. Six features were discovered as a part of the geologic assessment. None contained the potential for additional subsurface void space. Due diligence is completed on the site per USFWS protocol dated March 2006. **Therefore, the proposed project would not affect karst invertebrates, nor will it adversely modify critical habitat. However, if a void is encountered during construction on the property, a USFWS-permitted biologist would investigate the feature for habitat potential and notify the TCEQ and the USFWS.**

- E. Edwards Aquifer Species-** Although these species are not known to occur in Bexar County, they exist within the confines of the Edwards Aquifer and are subject to changes in the quantity and quality of water entering and exiting the aquifer.

As stated previously, the property is primarily located within the Contributing Zone and a small portion is located within the Recharge Zone of the Edwards Aquifer. The recharge zone is a 1,250 square mile area where highly faulted and fractured Edwards limestones outcrop at the land surface, allowing water to flow into the Aquifer. The Texas Commission on Environmental Quality (TCEQ) regulates site disturbance and other related development activities on the Edwards Aquifer Recharge Zone.

In order to comply with the regulations of the Texas Commission on Environmental Quality (TCEQ), a Water Pollution Abatement Plan (WPAP) must be prepared and approved prior to the initiation of regulated activities for development within the Edwards Aquifer Recharge Zone. Permanent best management practices (BMPs) such as vegetative filter strips, grassy swales, wet vaults, or a water quality basin(s) will be required to treat storm water runoff from the site prior to discharge. A Geologic Assessment (GA) must also be performed as part of the WPAP. A GA identifies and describes site-specific geology. Protective measures must be provided for any naturally-occurring sensitive features.

A GA will be performed and included in a WPAP submittal to permit development of Steubing Farm. No sensitive features were discovered as part of the geologic assessment performed on site, meaning that the potential for surface storm-water runoff on site and leaving the site to recharge the Edwards Aquifer is low; however, future water use for the development would come from the Edwards Aquifer through SAWS (previously Bexar Met) utilities.

A major function of the Edwards Aquifer Authority (EAA) includes the regulation of pumping from the Edwards Aquifer, including pumping performed by SAWS (previously Bexar Met Utilities), and the protection of groundwater quality. The EAA is required to ensure that, not later than December 31, 2012, continuous minimum springflows of Comal and San Marcos Springs are maintained to protect endangered and threatened species to the extent required by federal law. Historically, the EAA has regulated groundwater pumpage through the issuance of permits to meet the requirement of the Endangered Species Act.

In addition, in April of 2009, a federal Section 6 grant was awarded to a group of scientists and other stakeholders in central Texas to complete the Edwards Aquifer Recovery Implementation Program (EARIP). The EARIP is a collaborative, process in Texas whereby many stakeholders are working to develop a plan to protect the federally-

listed species potentially affected by the management of the Edwards Aquifer and other activities. The goals of the plan include contributing to the recovery of these species.

As stated above, the Steubing Farm site is located within the Contributing Zone. Some excavation will occur within the Recharge Zone; however, the absence of sensitive features on site combined with the best management practices provided in the WPAP means storm-water runoff on site and leaving the site would have a discountable affect on the quality of Edwards Aquifer water and no effect on the species therein dwelling hundreds of miles away. In addition, the regulation of pumping through EAA permitting and additional restrictions anticipated by the future EARIP implementation would control pumping activities on the proposed property development through regulation of Bexar Met. The proposed project would not be expected to impact the Edwards Aquifer groundwater quality or quantity to the level that would impact the listed species, and; thus, would not affect or cause "take" of the listed Edwards Aquifer Species.

Correspondence received from the USFWS indicates a 300-foot setback should be provided along the centerline of the adjacent creek to avoid impacts to Edwards Aquifer species, per TCEQ guidelines (TCEQ 2007). The purpose of the setback, as outlined by the TCEQ, is to avoid impact to riparian vegetation, which "stabilizes stream channels and floodplain areas, reducing erosion" and also "[provides] an area to filter overland flow from adjacent development". The area proposed for grading consists of hay fields; riparian vegetation is absent. Post-grading Best Management Practices would include application of a seed mix to stabilize soil and reduce erosion.

The Steubing Farm development will have water quality basins designed to treat a minimum of 1.5 inches of rainfall. This water quality component will impact the high frequency storms (i.e. storms less than the 2-year storm) due to the interception of runoff. In addition to intercepting runoff, the water quality basins also serve as detention structures for the small storm events so that the post-project runoff will not be significantly higher than the pre-project runoff from the site.

Additional measures will be taken to minimize the increases in channel velocities by installing plunge pools at the outfalls of every stormdrain. These plunge pools will capture any sediment and debris that bypasses the water quality basins and will also serve as energy dissipaters.

The implementation of the water quality basins and the plunge pools provide the protection that the recommended buffers are intended to deliver. Therefore, a 200 foot buffer will be established along the east side of the creek and a 100 foot buffer will be established along the west side of the creek as shown in **Exhibit 4**.

In summary, the proposed project would not affect the listed Edwards Aquifer Species and additional consultation is not required.

U.S. Fish and Wildlife Service
Steubing Farm, Bexar County
September 28, 2012
Page 6 of 7

Based on the evaluation contained in this letter of the potential for impacts to federal endangered species as a result of the proposed Steubing Farm development, we request concurrence with the conclusion that the project will not affect listed species. Thank you for your consideration of this matter and we look forward to receiving your concurrence in the near future. If you wish to discuss this matter in more detail, please feel free to contact me at (210) 375-9000.

Sincerely,
Pape-Dawson Engineers, Inc.
Texas Board of Professional Engineers, Firm Registration # 470



Valerie Collins, M.S., TE#205717-1
Biologist/Environmental Manager

Enclosures

- Exhibit 1: Location Map
- Exhibit 2: Proposed Channel Improvements
- Exhibit 3: Drainage Area Map
- Exhibit 4: Proposed Buffer

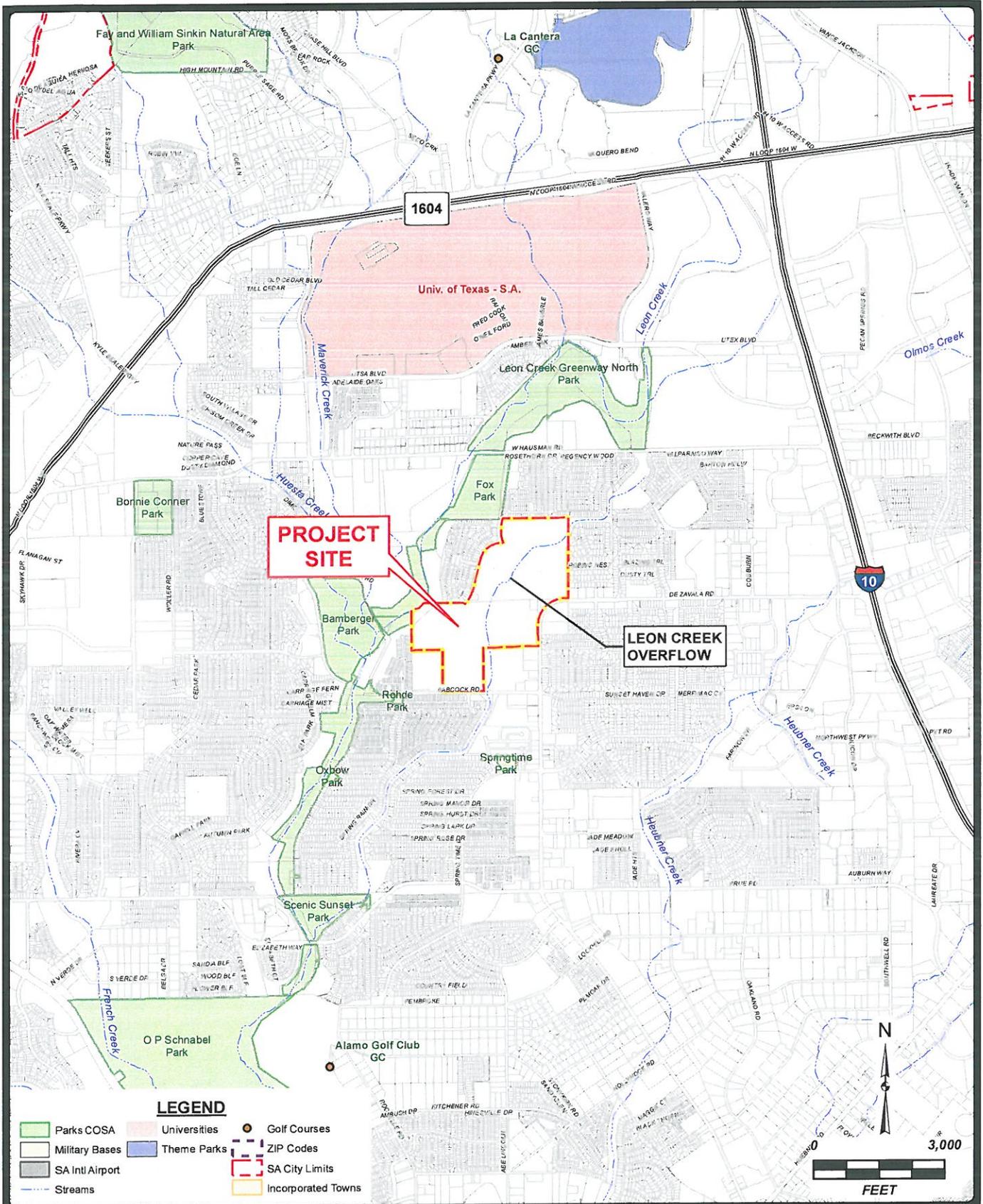
CONCUR: _____

DATE: _____

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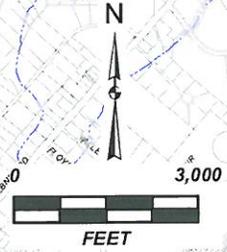
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- Veni, G., 1988, The Caves of Bexar County, Second Edition, The Texas Memorial Museum, University of Texas, Austin, Texas.



LEGEND

Parks COSA	Universities	Golf Courses
Military Bases	Theme Parks	ZIP Codes
SA Intl Airport	SA City Limits	Incorporated Towns
Streams		



JOB NO.	6362-22
DATE	Aug 2012
DESIGNER	RE
CHECKED	CVH
DRAWN	FG
SHEET	1

STEUBING FARM DEVELOPMENT
LOCATION MAP
LEON CREEK WATERSHED

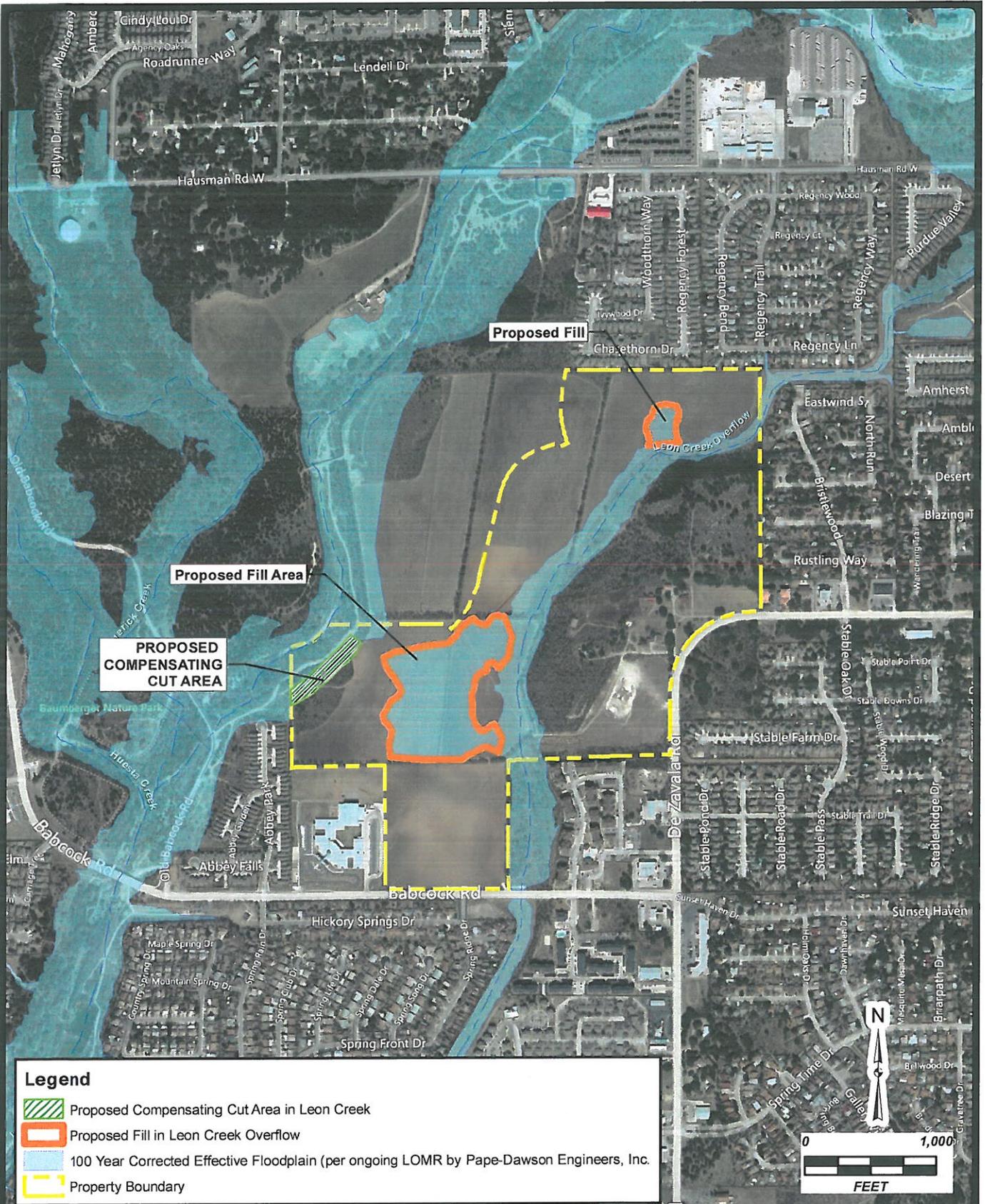
PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78218 | PHONE: 210.375.9000
 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 410

Date: Aug 24, 2012 1:47:59 PM User: REscale1
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Legend

-  Proposed Compensating Cut Area in Leon Creek
-  Proposed Fill in Leon Creek Overflow
-  100 Year Corrected Effective Floodplain (per ongoing LOMR by Pape-Dawson Engineers, Inc.)
-  Property Boundary

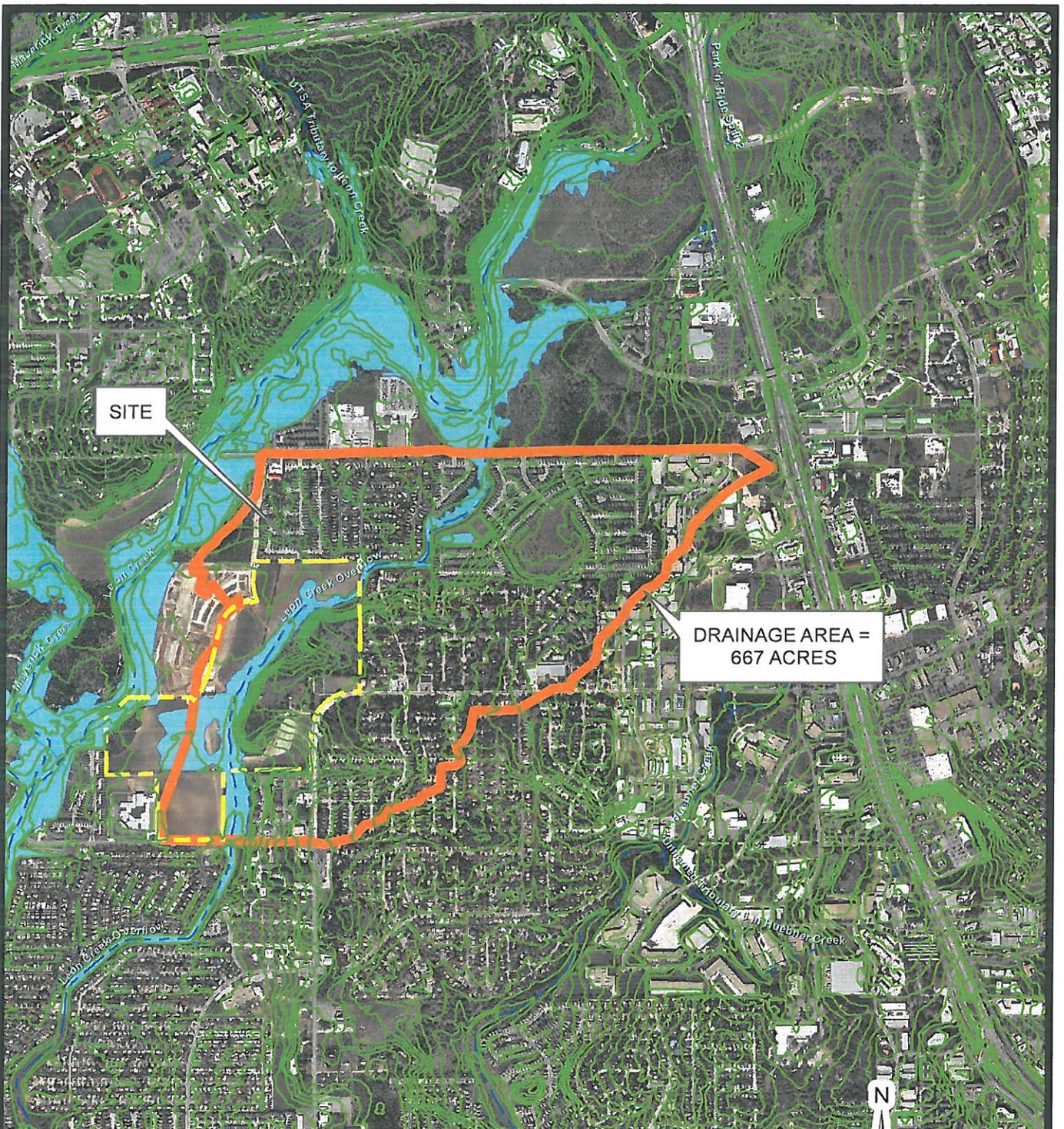
JOB NO. 6362-22
 DATE AUGUST 2012
 DESIGNER RE
 CHECKED CVH DRAWN FG
 SHEET 2

STEUBING FARM DEVELOPMENT
PROPOSED CHANNEL IMPROVEMENTS
LEON CREEK WATERSHED



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 FAX: 210.375.9010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

Date: Aug 24, 2012 1:03:55 PM User: RE:cvh
 File: P:\6362\22\GIS\EX120620_SteubingFarm.mxd



Legend

-  5-ft Contour (2010 LIDAR)
-  Property Boundary
-  Drainage Area
-  100 Year Corrected Effective Floodplain (per ongoing LOMR by Pape-Dawson Engineers, Inc.)

JOB NO. 6362-24
 DATE AUG. 2012
 DESIGNER RE
 CHECKED CVH DRAWN FG
 SHEET 3

STEUHING FARM DEVELOPMENT
DRAINAGE AREA MAP
LEON CREEK WATERSHED

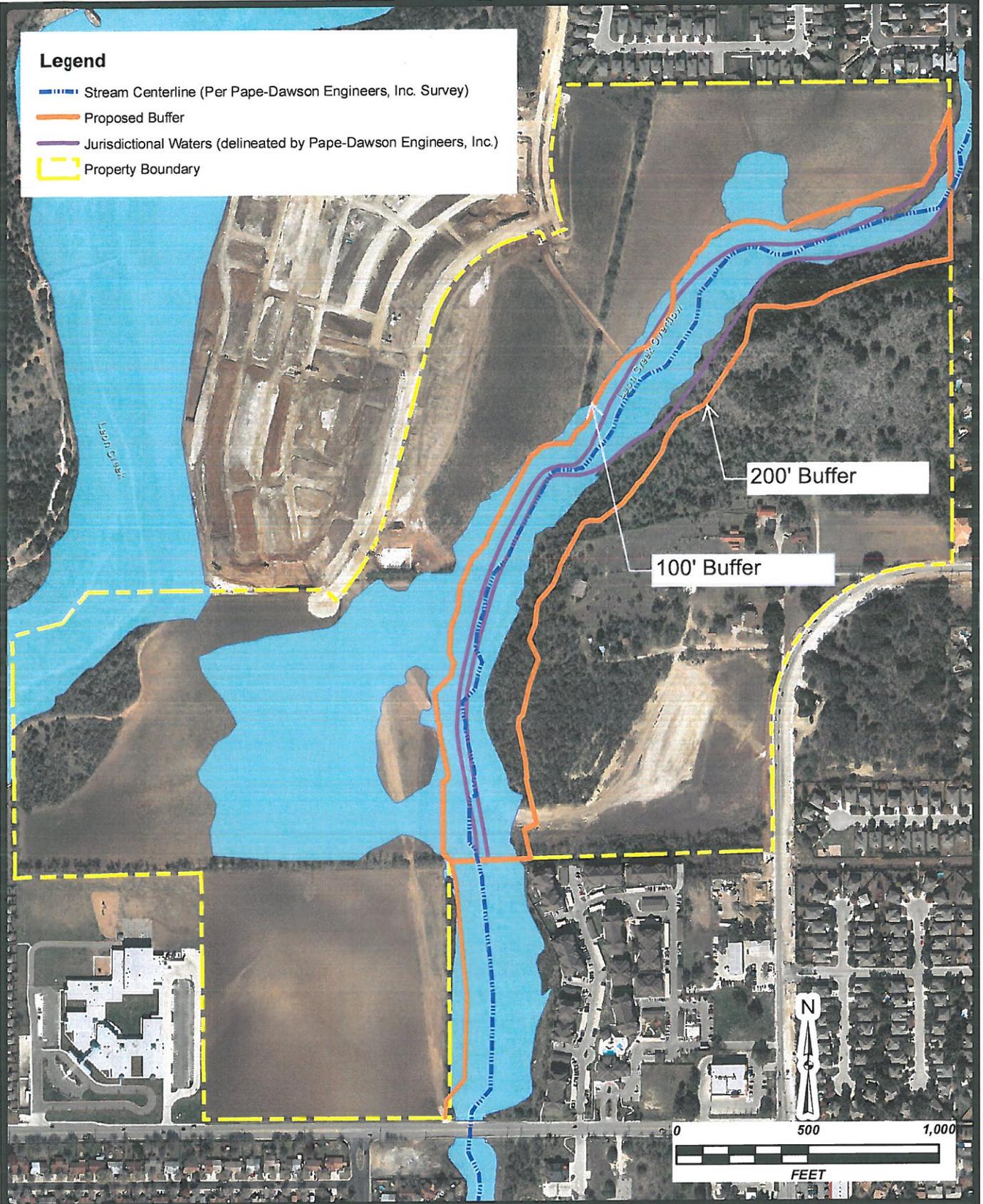


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Date: Aug 24, 2012 1:37:03 PM User: REscott
 File: P:\6362\24\GIS\Drawn\3.mxd

Legend

- Stream Centerline (Per Pape-Dawson Engineers, Inc. Survey)
- Proposed Buffer
- Jurisdictional Waters (delineated by Pape-Dawson Engineers, Inc.)
- Property Boundary



Date: Aug 24, 2012 1:20:00 PM User: REcedel
File: P:\6362\6362.dwg

JOB NO. 6362-24
DATE Aug 2012
DESIGNER RE
CHECKED CVH DRAWN RE
SHEET 4

STEUBING FARM DEVELOPMENT
PROPOSED BUFFER
LEON CREEK WATERSHED

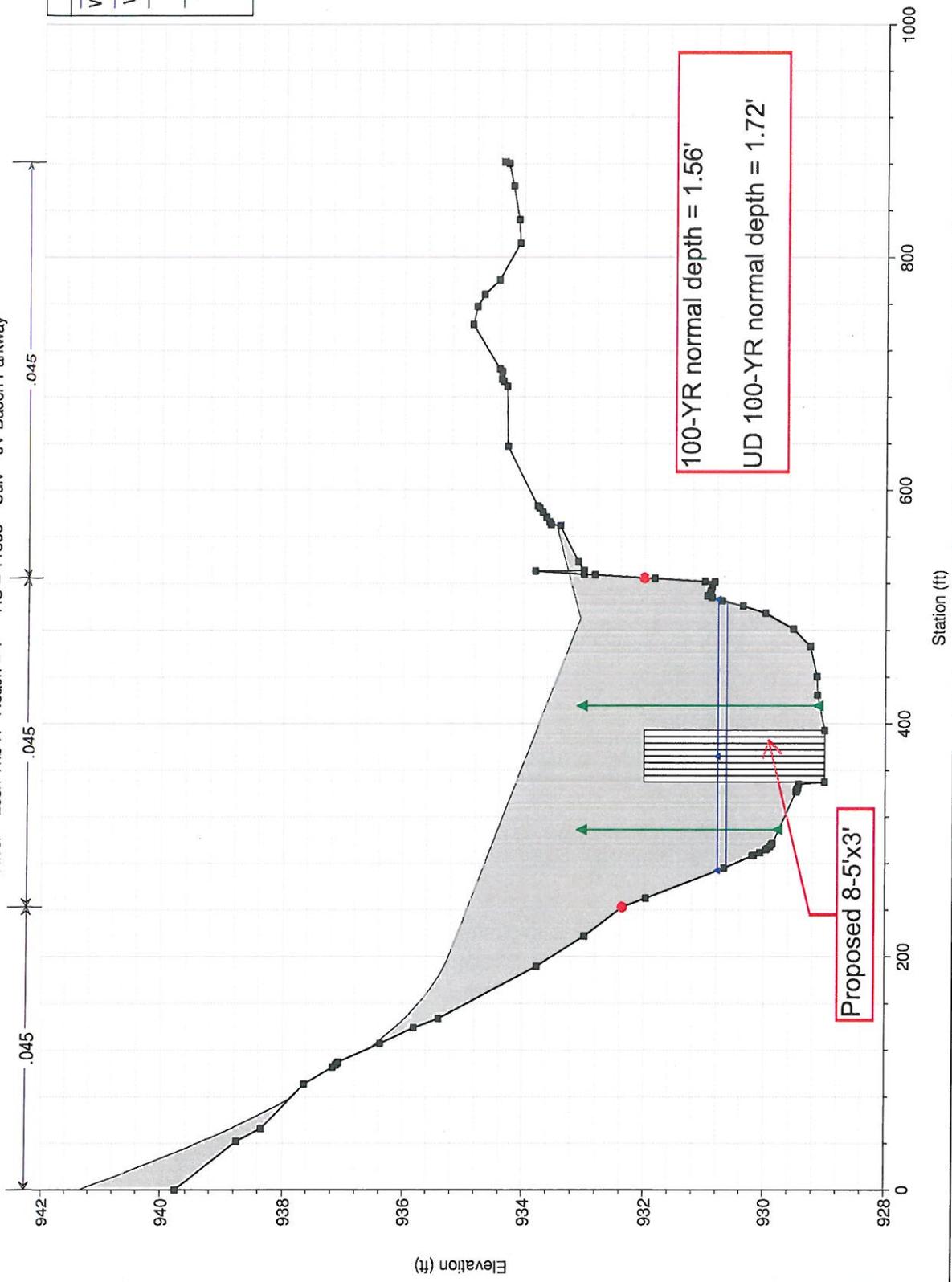
Pape-Dawson Engineers
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

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ATTACHMENT 4
HEC-RAS Output

Steubing Farm Plan: Post-Project 2/27/2013
 River = Leon Trib H Reach = 1 RS = 11338 Culv JV Bacon Parkway

Legend	
WS 100 Ult	
WS 100 yr	
Ground	
Ineff	
Bank Sta	



1% AC Ultimate Development Flow

HEC-RAS River: Leon Trib H Reach: 1 Profile: 100 Ult

Reach	River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Total (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
1	15931	100 Ult	Post-Project	536.00	955.11	955.77	955.77	955.97	0.001896	3.59	149.48	362.21	0.98
1	15931	100 Ult	Pre-Project	536.00	955.11	955.77	955.77	955.97	0.001896	3.59	149.48	362.21	0.98
1	15760	100 Ult	Post-Project	536.00	948.55	951.80	951.80	951.88	0.004191	2.22	241.66	154.21	0.27
1	15760	100 Ult	Pre-Project	536.00	948.55	951.80	951.80	951.88	0.004191	2.22	241.66	154.21	0.27
1	15645	100 Ult	Post-Project	536.00	947.25	951.48	951.48	951.52	0.001800	1.71	313.49	148.99	0.19
1	15645	100 Ult	Pre-Project	536.00	947.25	951.48	951.48	951.52	0.001800	1.71	313.49	148.99	0.19
1	15361	100 Ult	Post-Project	536.00	946.13	950.53	950.53	950.69	0.008109	3.06	175.16	137.93	0.39
1	15361	100 Ult	Pre-Project	536.00	946.13	950.53	950.53	950.69	0.008108	3.06	175.16	137.93	0.39
1	15058	100 Ult	Post-Project	536.00	946.77	949.04	949.04	949.09	0.002555	1.73	310.53	237.40	0.21
1	15058	100 Ult	Pre-Project	536.00	946.77	949.04	949.04	949.09	0.002555	1.73	310.52	237.39	0.21
1	14701	100 Ult	Post-Project	536.00	945.94	947.57	947.57	947.68	0.012000	2.58	207.70	248.09	0.41
1	14701	100 Ult	Pre-Project	536.00	945.94	947.57	947.57	947.68	0.012026	2.58	207.56	248.07	0.41
1	14392	100 Ult	Post-Project	536.00	941.98	944.69	944.69	944.84	0.005749	3.10	172.84	125.17	0.47
1	14392	100 Ult	Pre-Project	536.00	941.98	944.69	944.69	944.84	0.005747	3.10	172.86	125.18	0.47
1	13886	100 Ult	Post-Project	536.00	939.84	942.26	942.26	942.38	0.003949	2.82	190.14	123.72	0.40
1	13886	100 Ult	Pre-Project	536.00	939.84	942.26	942.26	942.38	0.003951	2.82	190.12	123.71	0.40
1	13524	100 Ult	Post-Project	536.00	937.83	940.09	940.09	940.36	0.009247	4.22	127.05	82.58	0.60
1	13524	100 Ult	Pre-Project	536.00	937.83	940.09	940.09	940.37	0.009210	4.21	127.22	82.60	0.60
1	13132	100 Ult	Post-Project	536.00	935.84	937.77	937.77	937.86	0.003229	2.31	232.32	172.51	0.35
1	13132	100 Ult	Pre-Project	536.00	935.84	937.78	937.78	937.86	0.003230	2.30	232.77	172.53	0.35
1	12667	100 Ult	Post-Project	536.00	933.05	935.79	935.79	935.97	0.005415	3.34	160.57	101.49	0.46
1	12667	100 Ult	Pre-Project	536.00	933.05	935.79	935.79	935.97	0.005438	3.34	160.35	101.46	0.46
1	12946	100 Ult	Post-Project	536.00	932.41	934.66	934.66	934.76	0.002620	2.33	229.59	167.44	0.33
1	12946	100 Ult	Pre-Project	536.00	932.41	934.66	934.66	934.76	0.002622	2.33	229.56	167.46	0.33
1	12236	100 Ult	Post-Project	536.00	931.31	933.44	933.44	933.70	0.009708	3.46	154.86	133.68	0.62
1	12236	100 Ult	Pre-Project	536.00	931.31	933.36	933.36	933.65	0.011890	3.67	145.97	155.16	0.68
1	12100	100 Ult	Post-Project	536.00	930.36	932.81	932.81	932.89	0.003034	2.29	233.91	166.12	0.34
1	12100	100 Ult	Pre-Project	536.00	930.36	932.66	932.66	932.72	0.002636	1.73	310.35	361.58	0.31
1	11888	100 Ult	Post-Project	536.00	930.13	932.54	932.54	932.61	0.002499	2.15	249.11	175.77	0.31

LIMIT
OF
STUDY

HEC-RAS River: Leon Trib H Reach: 1 Profile: 100 Ult (Continued)

Reach	River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Total (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
1	11888	100 Ult	Pre-Project	536.00	930.13	932.35		932.42	0.003456	2.11	253.85	236.68	0.35
1	11741	100 Ult	Post-Project	536.00	930.20	932.26		932.30	0.001166	1.54	347.88	222.96	0.21
1	11741	100 Ult	Pre-Project	536.00	930.21	931.82		931.88	0.002946	2.01	266.87	239.78	0.33
1	11458	100 Ult	Post-Project	536.00	929.24	932.02	930.37	932.05	0.000601	1.40	383.80	262.86	0.17
1	11458	100 Ult	Pre-Project	536.00	929.24	930.87		930.94	0.003835	2.10	255.33	245.41	0.36
1	11422	100 Ult	Post-Project	536.00	929.12	931.95	930.33	932.01	0.001029	1.98	270.71	274.61	0.22
1	11422	100 Ult	Pre-Project	536.00	929.12	930.78		930.83	0.002299	1.80	297.98	246.03	0.29
1	11338		Culvert										
1	11254	100 Ult	Post-Project	536.00	928.23	930.47	929.82	930.67	0.005833	3.59	149.14	252.93	0.49
1	11218	100 Ult	Post-Project	536.00	928.07	930.34	929.39	930.42	0.002424	2.34	228.84	247.74	0.31
1	11218	100 Ult	Pre-Project	536.00	928.07	930.30		930.35	0.002141	1.78	301.17	246.14	0.28
1	10861	100 Ult	Post-Project	536.00	927.63	929.27		929.35	0.003772	2.12	252.79	247.60	0.36
1	10861	100 Ult	Pre-Project	536.00	927.63	929.25		929.32	0.004154	2.18	245.65	246.21	0.38
1	10477	100 Ult	Post-Project	536.00	926.29	928.44		928.47	0.000845	1.35	397.61	243.81	0.18
1	10477	100 Ult	Pre-Project	536.00	926.29	928.34		928.37	0.000980	1.31	410.54	318.41	0.20
1	10391	100 Ult	Post-Project	536.00	926.07	928.38	927.10	928.40	0.000743	1.30	413.48	243.16	0.17
1	10391	100 Ult	Pre-Project	536.00	926.07	928.27		928.29	0.000699	1.08	494.15	408.51	0.16
1	10273	100 Ult	Post-Project	536.00	925.60	928.30	926.84	928.32	0.000632	1.27	422.62	239.46	0.16
1	10273	100 Ult	Pre-Project	536.00	925.60	928.18		928.20	0.000818	1.14	471.70	369.76	0.17
1	10095	100 Ult	Post-Project	1237.00	924.59	928.03	926.59	928.14	0.001936	2.62	471.83	205.48	0.30
1	10095	100 Ult	Pre-Project	1237.00	924.59	927.94	926.57	928.01	0.001519	1.73	714.45	429.57	0.26
1	9946	100 Ult	Post-Project	1237.00	924.54	927.63		927.78	0.002661	3.10	399.00	164.20	0.35
1	9946	100 Ult	Pre-Project	1237.00	924.54	927.71		927.78	0.001365	1.52	812.52	620.66	0.25
1	9809	100 Ult	Post-Project	1237.00	923.91	927.31	925.86	927.43	0.002140	2.80	441.81	181.39	0.31
1	9809	100 Ult	Pre-Project	1237.00	923.91	927.42	925.85	927.52	0.002315	2.54	487.32	651.57	0.31
1	9706	100 Ult	Post-Project	1237.00	923.81	927.00	925.85	927.14	0.002943	3.03	408.31	189.15	0.36
1	9706	100 Ult	Pre-Project	1237.00	923.81	927.09	925.85	927.21	0.003331	2.71	457.01	998.08	0.37
1	9416	100 Ult	Post-Project	1237.00	923.50	926.23	925.20	926.32	0.002522	2.38	518.79	324.09	0.32

HEC-RAS River: Leon Trib H Reach: 1 Profile: 100 Ult (Continued)

Reach	River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Total (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
1	9416	100 Ult	Pre-Project	1237.00	923.50	925.93	925.18	926.06	0.004579	2.79	442.91	974.66	0.42
1	9248	100 Ult	Post-Project	1237.00	923.35	925.50	925.00	925.67	0.006479	3.21	385.52	390.09	0.50
1	9248	100 Ult	Pre-Project	1237.00	923.35	924.99	924.99	925.45	0.029305	5.36	230.76	884.48	0.98
1	9099	100 Ult	Post-Project	1237.00	921.95	924.42	923.84	924.59	0.007391	3.22	384.16	379.57	0.48
1	9099	100 Ult	Pre-Project	1237.00	921.95	924.42	923.84	924.59	0.007398	3.22	383.67	379.44	0.48
1	8863	100 Ult	Post-Project	1237.00	920.36	923.18	922.20	923.27	0.003727	2.39	516.78	441.09	0.34
1	8863	100 Ult	Pre-Project	1237.00	920.36	923.18	922.20	923.27	0.003724	2.39	516.77	440.58	0.34
1	8633	100 Ult	Post-Project	1237.00	919.93	921.52	921.32	921.80	0.020302	4.25	291.29	349.10	0.75
1	8633	100 Ult	Pre-Project	1237.00	919.93	921.52	921.32	921.80	0.020325	4.25	291.18	348.96	0.75
1	8182	100 Ult	Post-Project	1237.00	912.79	915.98	914.48	916.19	0.002868	3.69	335.33	113.45	0.37
1	8182	100 Ult	Pre-Project	1237.00	912.79	915.98	914.48	916.19	0.002868	3.69	335.33	113.45	0.37
1	8132		Culvert										
1	8082	100 Ult	Post-Project	1237.00	911.79	915.96	913.49	916.09	0.001268	2.88	429.40	106.67	0.25
1	8082	100 Ult	Pre-Project	1237.00	911.79	915.96	913.49	916.09	0.001268	2.88	429.40	106.67	0.25
1	7947	100 Ult	Post-Project	1951.00	910.86	915.44	915.44	915.78	0.002352	4.63	421.10	124.08	0.44
1	7947	100 Ult	Pre-Project	1951.00	910.86	915.44	915.44	915.78	0.002352	4.63	421.10	124.08	0.44
1	7581	100 Ult	Post-Project	1951.00	909.92	914.14	914.14	914.63	0.004002	5.61	347.50	114.28	0.57
1	7581	100 Ult	Pre-Project	1951.00	909.92	914.14	914.14	914.63	0.004002	5.61	347.50	114.28	0.57
1	7180	100 Ult	Post-Project	1951.00	908.56	912.82	912.82	913.23	0.002880	5.15	378.61	110.39	0.49
1	7180	100 Ult	Pre-Project	1951.00	908.56	912.82	912.82	913.23	0.002880	5.15	378.61	110.39	0.49
1	6827	100 Ult	Post-Project	1951.00	907.41	911.80	911.80	912.20	0.002936	5.09	383.15	115.50	0.49
1	6827	100 Ult	Pre-Project	1951.00	907.41	911.80	911.80	912.20	0.002936	5.09	383.15	115.50	0.49
1	6613	100 Ult	Post-Project	1951.00	907.23	911.09	911.09	911.51	0.003498	5.22	374.11	124.13	0.53
1	6613	100 Ult	Pre-Project	1951.00	907.23	911.09	911.09	911.51	0.003498	5.22	374.11	124.13	0.53
1	6466	100 Ult	Post-Project	1951.00	906.48	910.38	910.38	910.93	0.004425	5.96	327.37	106.06	0.60
1	6466	100 Ult	Pre-Project	1951.00	906.48	910.38	910.38	910.93	0.004425	5.96	327.37	106.06	0.60
1	6035	100 Ult	Post-Project	1951.00	904.36	908.53	908.53	909.07	0.004184	5.92	329.55	103.31	0.58
1	6035	100 Ult	Pre-Project	1951.00	904.36	908.53	908.53	909.07	0.004184	5.92	329.55	103.31	0.58

LIMIT
OF
STUDY

HEC-RAS River: Leon Trib H Reach: 1 Profile: 100 Ult (Continued)

Reach	River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Total (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
1	5722	100 Ult	Post-Project	1951.00	903.29	907.38		907.84	0.003534	5.45	358.03	112.05	0.54
1	5722	100 Ult	Pre-Project	1951.00	903.29	907.38		907.84	0.003534	5.45	358.03	112.05	0.54
1	5289	100 Ult	Post-Project	1951.00	902.11	905.60		906.11	0.004571	5.72	341.32	120.87	0.60
1	5289	100 Ult	Pre-Project	1951.00	902.11	905.60		906.11	0.004571	5.72	341.32	120.87	0.60
1	5017	100 Ult	Post-Project	1951.00	900.84	904.32		904.86	0.004639	5.89	331.50	113.38	0.61
1	5017	100 Ult	Pre-Project	1951.00	900.84	904.32		904.86	0.004639	5.89	331.50	113.38	0.61
1	4663	100 Ult	Post-Project	1951.00	898.44	902.26		902.94	0.006359	6.63	294.10	106.34	0.70
1	4663	100 Ult	Pre-Project	1951.00	898.44	902.26		902.94	0.006359	6.63	294.10	106.34	0.70
1	4405	100 Ult	Post-Project	1951.00	897.31	900.67		901.30	0.006268	6.34	307.74	118.24	0.69
1	4405	100 Ult	Pre-Project	1951.00	897.31	900.67		901.30	0.006268	6.34	307.74	118.24	0.69
1	4184	100 Ult	Post-Project	1951.00	895.91	899.53		900.06	0.004656	5.83	334.55	116.50	0.61
1	4184	100 Ult	Pre-Project	1951.00	895.91	899.53		900.06	0.004656	5.83	334.55	116.50	0.61
1	4009	100 Ult	Post-Project	1951.00	894.46	898.57		899.17	0.005661	6.17	316.35	117.19	0.66
1	4009	100 Ult	Pre-Project	1951.00	894.46	898.57		899.17	0.005661	6.17	316.35	117.19	0.66
1	3738	100 Ult	Post-Project	1951.00	893.78	897.32		897.81	0.004064	5.62	347.07	115.12	0.57
1	3738	100 Ult	Pre-Project	1951.00	893.78	897.32		897.81	0.004064	5.62	347.07	115.12	0.57
1	3410	100 Ult	Post-Project	1951.00	892.61	896.66		896.83	0.001288	3.32	588.07	182.31	0.33
1	3410	100 Ult	Pre-Project	1951.00	892.61	896.66		896.83	0.001288	3.32	588.07	182.31	0.33
1	3139	100 Ult	Post-Project	1951.00	892.43	896.24		896.45	0.001560	3.64	536.40	166.92	0.36
1	3139	100 Ult	Pre-Project	1951.00	892.43	896.24		896.45	0.001560	3.64	536.40	166.92	0.36
1	2983	100 Ult	Post-Project	1951.00	892.54	895.92		896.16	0.002111	3.97	491.25	168.30	0.41
1	2983	100 Ult	Pre-Project	1951.00	892.54	895.92		896.16	0.002111	3.97	491.25	168.30	0.41
1	2729	100 Ult	Post-Project	1951.00	891.96	895.34		895.59	0.002412	4.03	483.63	178.52	0.43
1	2729	100 Ult	Pre-Project	1951.00	891.96	895.34		895.59	0.002412	4.03	483.63	178.52	0.43
1	2471	100 Ult	Post-Project	3232.00	889.96	893.81		894.46	0.015729	6.47	499.88	382.29	0.70
1	2471	100 Ult	Pre-Project	3232.00	889.96	893.81		894.46	0.015729	6.47	499.88	382.29	0.70
1	2254	100 Ult	Post-Project	3232.00	884.16	892.47		892.53	0.000459	1.97	1644.51	260.54	0.14
1	2254	100 Ult	Pre-Project	3232.00	884.16	892.47		892.53	0.000459	1.97	1644.51	260.54	0.14
1	2110	100 Ult	Post-Project	3232.00	884.12	892.08		892.39	0.002958	4.46	724.85	135.22	0.34

HEC-RAS River: Leon Trib H Reach: 1 Profile: 100 Ult (Continued)

Reach	River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Total (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
1	2110	100 Ult	Pre-Project	3232.00	884.12	892.08		892.39	0.002958	4.46	724.85	135.22	0.34
1	2043	100 Ult	Post-Project	3232.00	883.67	892.11		892.20	0.000761	2.47	1309.11	216.24	0.18
1	2043	100 Ult	Pre-Project	3232.00	883.67	892.11		892.20	0.000761	2.47	1309.11	216.24	0.18
1	1803	100 Ult	Post-Project	3232.00	886.88	891.28	890.87	891.81	0.013995	5.52	585.24	305.81	0.66
1	1803	100 Ult	Pre-Project	3232.00	886.88	891.28	890.87	891.81	0.013995	5.52	585.24	305.81	0.66
1	1616	100 Ult	Post-Project	3232.00	882.43	889.82		890.08	0.003679	4.06	796.19	206.29	0.36
1	1616	100 Ult	Pre-Project	3232.00	882.43	889.82		890.08	0.003679	4.06	796.19	206.29	0.36
1	1378	100 Ult	Post-Project	3232.00	880.73	888.96		889.26	0.003206	4.33	747.19	175.12	0.35
1	1378	100 Ult	Pre-Project	3232.00	880.73	888.96		889.26	0.003206	4.33	747.19	175.12	0.35
1	1126	100 Ult	Post-Project	3232.00	878.57	888.40		888.57	0.001976	3.25	993.46	238.82	0.27
1	1126	100 Ult	Pre-Project	3232.00	878.57	888.40		888.57	0.001976	3.25	993.46	238.82	0.27
1	965	100 Ult	Post-Project	3232.00	878.22	887.82		888.13	0.003716	4.30	750.88	207.87	0.37
1	965	100 Ult	Pre-Project	3232.00	878.22	887.82		888.13	0.003716	4.30	750.88	207.87	0.37
1	636	100 Ult	Post-Project	3232.00	876.92	884.45	884.45	885.92	0.022972	9.61	336.26	122.82	0.97
1	636	100 Ult	Pre-Project	3232.00	876.92	884.45	884.45	885.92	0.022972	9.61	336.26	122.82	0.97
1	336	100 Ult	Post-Project	3232.00	874.03	879.27	877.66	879.62	0.005703	4.79	674.98	186.48	0.44
1	336	100 Ult	Pre-Project	3232.00	874.03	879.27	877.66	879.62	0.005703	4.79	674.98	186.48	0.44

1% AC Flows

HEC-RAS River: Leon Trib H Reach: 1 Profile: 100 yr

Reach	River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Vel Total (ft/s)	Flow Area (sq.ft)	Top Width (ft)	Froude # Chl
1	15931	100 yr	Post-Project	448.00	955.11	955.72	955.72	955.90	0.002005	3.46	3.46	129.32	344.23	1.00
1	15931	100 yr	Pre-Project	448.00	955.11	955.72	955.72	955.90	0.002005	3.46	3.46	129.32	344.23	1.00
1	15760	100 yr	Post-Project	448.00	948.55	951.60		951.67	0.004380	2.22	2.12	211.24	148.51	0.28
1	15760	100 yr	Pre-Project	448.00	948.55	951.60		951.67	0.004380	2.22	2.12	211.24	148.51	0.28
1	15645	100 yr	Post-Project	448.00	947.25	951.27		951.31	0.001686	1.63	1.58	283.22	142.86	0.18
1	15645	100 yr	Pre-Project	448.00	947.25	951.27		951.31	0.001686	1.63	1.58	283.22	142.86	0.18
1	15361	100 yr	Post-Project	448.00	946.13	950.38		950.52	0.007936	3.34	2.91	154.10	131.48	0.38
1	15361	100 yr	Pre-Project	448.00	946.13	950.38		950.52	0.007936	3.34	2.91	154.10	131.48	0.38
1	15058	100 yr	Post-Project	448.00	946.77	948.92		948.96	0.002463	1.46	1.60	280.72	233.98	0.20
1	15058	100 yr	Pre-Project	448.00	946.77	948.92		948.96	0.002463	1.46	1.60	280.72	233.98	0.20
1	14701	100 yr	Post-Project	448.00	945.94	947.48	947.18	947.57	0.012588	2.28	2.44	183.33	246.02	0.42
1	14701	100 yr	Pre-Project	448.00	945.94	947.48	947.18	947.57	0.012588	2.28	2.44	183.33	246.02	0.42
1	14392	100 yr	Post-Project	448.00	941.98	944.51		944.65	0.005693	2.96	2.96	151.52	117.01	0.46
1	14392	100 yr	Pre-Project	448.00	941.98	944.51		944.65	0.005693	2.96	2.96	151.52	117.01	0.46
1	13886	100 yr	Post-Project	448.00	939.84	942.08		942.19	0.004010	2.67	2.65	168.81	120.24	0.39
1	13886	100 yr	Pre-Project	448.00	939.84	942.08		942.19	0.004010	2.67	2.66	168.71	120.22	0.39
1	13524	100 yr	Post-Project	448.00	937.83	939.93		940.17	0.009062	3.93	3.93	113.85	80.93	0.58
1	13524	100 yr	Pre-Project	448.00	937.83	939.93		940.17	0.009062	3.93	3.93	114.10	80.96	0.58
1	13132	100 yr	Post-Project	448.00	935.84	937.64		937.71	0.003197	2.15	2.14	208.98	171.31	0.34
1	13132	100 yr	Pre-Project	448.00	935.84	937.63		937.70	0.003305	2.16	2.16	207.18	171.22	0.35
1	12667	100 yr	Post-Project	470.00	933.05	935.67	935.05	935.83	0.006427	3.19	3.18	148.03	100.53	0.46
1	12667	100 yr	Pre-Project	448.00	933.05	935.62	935.02	935.77	0.005469	3.13	3.12	143.41	100.17	0.46
1	12346	100 yr	Post-Project	470.00	932.41	934.53		934.62	0.002573	2.50	2.25	208.86	160.55	0.33
1	12346	100 yr	Pre-Project	448.00	932.41	934.48	933.54	934.57	0.002575	2.45	2.23	201.27	157.96	0.32
1	12236	100 yr	Post-Project	470.00	931.31	933.33		933.57	0.009795	4.31	3.35	140.22	129.53	0.62
1	12236	100 yr	Pre-Project	448.00	931.31	933.23		933.49	0.011532	4.39	3.48	128.72	127.40	0.66
1	12100	100 yr	Post-Project	470.00	930.36	932.67	931.96	932.75	0.003206	2.22	2.22	211.63	163.19	0.34
1	12100	100 yr	Pre-Project	448.00	930.36	932.53		932.59	0.002708	1.96	1.69	265.13	337.13	0.31
1	11888	100 yr	Post-Project	470.00	930.13	932.38		932.45	0.002816	2.13	2.13	221.03	171.19	0.32
1	11888	100 yr	Pre-Project	448.00	930.13	932.22		932.29	0.003527	2.00	2.00	224.11	223.97	0.35
1	11741	100 yr	Post-Project	470.00	930.20	932.05		932.09	0.001987	1.56	1.56	301.82	215.49	0.23

LIMIT OF STUDY

HEC-RAS River: Leon Trib H Reach: 1 Profile: 100 yr (Continued)

Reach	River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Vel Total (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Cnl
1	11741	100 yr	Pre-Project	448.00	930.21	931.70		931.75	0.002867	1.90	1.88	238.19	228.40	0.32
1	11458	100 yr	Post-Project	470.00	929.24	931.77	930.30	931.80	0.000678	1.43	1.39	339.22	256.72	0.17
1	11458	100 yr	Pre-Project	448.00	929.24	930.74		930.80	0.004054	2.01	2.01	223.00	238.68	0.37
1	11422	100 yr	Post-Project	470.00	929.12	931.70	930.25	931.76	0.001115	1.92	1.92	244.28	268.88	0.22
1	11422	100 yr	Pre-Project	448.00	929.12	930.64		930.68	0.002302	1.69	1.69	264.60	239.44	0.28
1	11338		Culvert											
1	11254	100 yr	Post-Project	470.00	928.23	930.36	929.73	930.53	0.005602	3.37	3.37	139.51	245.24	0.47
1	11218	100 yr	Post-Project	470.00	928.07	930.23	929.31	930.30	0.002315	2.19	2.19	214.45	240.41	0.30
1	11218	100 yr	Pre-Project	448.00	928.07	930.17		930.22	0.002091	1.66	1.66	269.63	237.47	0.27
1	10861	100 yr	Post-Project	470.00	927.63	929.17	929.12	929.24	0.004033	2.08	2.06	227.90	242.69	0.37
1	10861	100 yr	Pre-Project	448.00	927.63	929.12		929.19	0.004418	2.09	2.08	215.33	240.18	0.38
1	10477	100 yr	Post-Project	470.00	926.29	928.28	928.28	928.31	0.000922	1.32	1.32	357.40	241.34	0.19
1	10477	100 yr	Pre-Project	448.00	926.29	928.15		928.17	0.001066	1.41	1.28	351.17	301.13	0.20
1	10391	100 yr	Post-Project	470.00	926.07	928.21	927.04	928.23	0.000809	1.26	1.26	372.02	239.25	0.18
1	10391	100 yr	Pre-Project	448.00	926.07	928.07		928.09	0.000789	1.11	1.07	418.14	364.95	0.17
1	10273	100 yr	Post-Project	470.00	925.60	928.12	926.77	928.14	0.000676	1.25	1.24	380.21	236.07	0.17
1	10273	100 yr	Pre-Project	448.00	925.60	927.97		927.99	0.000885	1.14	1.13	397.44	335.66	0.18
1	10095	100 yr	Post-Project	1087.00	924.59	927.86	926.48	927.96	0.001921	2.54	2.49	435.73	203.34	0.29
1	10095	100 yr	Pre-Project	1035.00	924.59	927.73	926.44	927.79	0.001535	2.09	1.66	623.79	414.36	0.26
1	9946	100 yr	Post-Project	1087.00	924.54	927.47		927.60	0.002585	2.92	2.92	372.19	162.96	0.34
1	9946	100 yr	Pre-Project	1035.00	924.54	927.48		927.54	0.001491	2.25	1.55	669.18	606.51	0.26
1	9809	100 yr	Post-Project	1087.00	923.91	927.16	925.74	927.26	0.002043	2.63	2.63	414.07	180.30	0.30
1	9809	100 yr	Pre-Project	1035.00	923.91	927.20	925.70	927.29	0.002095	2.37	2.37	436.51	601.59	0.30
1	9706	100 yr	Post-Project	1087.00	923.81	926.86	925.74	926.99	0.002824	2.85	2.84	382.09	187.88	0.35
1	9706	100 yr	Pre-Project	1035.00	923.81	926.90	925.70	927.00	0.003170	2.55	2.55	405.47	938.83	0.35
1	9416	100 yr	Post-Project	1087.00	923.50	926.11	925.08	926.19	0.002469	2.35	2.26	480.32	320.33	0.32
1	9416	100 yr	Pre-Project	1035.00	923.50	925.83	925.03	925.94	0.004068	2.70	2.56	404.46	918.34	0.39
1	9248	100 yr	Post-Project	1087.00	923.35	925.40	924.91	925.55	0.006551	3.21	3.08	353.02	368.64	0.49
1	9248	100 yr	Pre-Project	1035.00	923.35	925.49	924.88	925.50	0.000624	1.04	0.81	1276.84	1252.15	0.15
1	9099	100 yr	Post-Project	1087.00	921.95	924.30	923.76	924.46	0.007496	3.15	3.13	347.68	328.13	0.48

HEC-RAS River: Leon Trib H Reach: 1 Profile: 100 yr (Continued)

Reach	River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Vel Total (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
1	9099	100 yr	Pre-Project	1035.00	921.95	924.26	923.74	924.41	0.007556	3.10	3.09	335.45	312.29	0.48
1	8863	100 yr	Post-Project	1087.00	920.36	923.06	922.10	923.14	0.003659	2.29	2.29	474.93	374.08	0.34
1	8863	100 yr	Pre-Project	1035.00	920.36	923.01	922.07	923.09	0.003632	2.25	2.25	459.56	340.83	0.33
1	8633	100 yr	Post-Project	1087.00	919.93	921.42	921.24	921.89	0.020889	4.14	4.14	282.64	314.39	0.75
1	8633	100 yr	Pre-Project	1035.00	919.93	921.39	921.21	921.65	0.021136	4.09	4.09	253.29	304.63	0.75
1	8182	100 yr	Post-Project	1087.00	912.79	915.74	914.34	915.93	0.002881	3.51	3.51	309.32	112.56	0.37
1	8182	100 yr	Pre-Project	1035.00	912.79	915.62	914.29	915.81	0.003000	3.49	3.49	296.46	112.11	0.37
1	8132		Culvert											
1	8082	100 yr	Post-Project	1087.00	911.79	915.74	913.35	915.85	0.001174	2.68	2.68	405.76	106.99	0.24
1	8082	100 yr	Pre-Project	1035.00	911.79	915.62	913.31	915.73	0.001174	2.63	2.63	393.61	106.25	0.24
1	7947	100 yr	Post-Project	1776.00	910.86	915.24		915.55	0.002337	4.49	4.49	395.93	121.91	0.44
1	7947	100 yr	Pre-Project	1689.00	910.86	915.13		915.43	0.002329	4.41	4.41	383.15	120.79	0.44
1	7581	100 yr	Post-Project	1776.00	909.92	913.95		914.41	0.004038	5.46	5.46	325.03	112.09	0.57
1	7581	100 yr	Pre-Project	1689.00	909.92	913.84		914.29	0.004058	5.38	5.38	313.65	110.97	0.56
1	7180	100 yr	Post-Project	1776.00	908.56	912.62		913.00	0.002857	4.98	4.98	356.53	108.76	0.48
1	7180	100 yr	Pre-Project	1689.00	908.56	912.51		912.88	0.002845	4.89	4.89	345.29	107.92	0.48
1	6827	100 yr	Post-Project	1776.00	907.41	911.60		911.98	0.002911	4.92	4.92	360.99	113.88	0.49
1	6827	100 yr	Pre-Project	1689.00	907.41	911.50		911.87	0.002897	4.83	4.83	349.72	113.05	0.48
1	6613	100 yr	Post-Project	1776.00	907.23	910.89		911.29	0.003552	5.08	5.08	349.37	121.87	0.53
1	6613	100 yr	Pre-Project	1689.00	907.23	910.79		911.18	0.003582	5.01	5.01	336.86	120.71	0.53
1	6466	100 yr	Post-Project	1776.00	906.48	910.18		910.70	0.004447	5.79	5.79	306.69	104.15	0.59
1	6466	100 yr	Pre-Project	1689.00	906.48	910.08		910.58	0.004460	5.70	5.70	296.19	103.17	0.59
1	6035	100 yr	Post-Project	1776.00	904.36	908.33		908.84	0.004158	5.73	5.73	309.87	101.52	0.58
1	6035	100 yr	Pre-Project	1689.00	904.36	908.24		908.73	0.004144	5.63	5.63	299.87	100.60	0.57
1	5722	100 yr	Post-Project	1776.00	903.29	907.20		907.63	0.003487	5.26	5.26	337.67	110.36	0.53
1	5722	100 yr	Pre-Project	1689.00	903.29	907.10		907.52	0.003462	5.16	5.16	327.29	109.49	0.53
1	5289	100 yr	Post-Project	1776.00	902.11	905.43		905.91	0.004598	5.55	5.55	320.15	119.12	0.60
1	5289	100 yr	Pre-Project	1689.00	902.11	905.34		905.80	0.004612	5.46	5.46	309.41	118.23	0.59
1	5017	100 yr	Post-Project	1776.00	900.84	904.14		904.65	0.004660	5.71	5.71	311.24	111.90	0.60
1	5017	100 yr	Pre-Project	1689.00	900.84	904.05		904.54	0.004671	5.61	5.61	300.94	111.15	0.60

HEC-RAS River: Leon Trib H Reach: 1 Profile: 100 yr (Continued)

Reach	River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit. W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Vel Total (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Cnl
1	4663	100 yr	Post-Project	1776.00	898.44	902.10	902.10	902.74	0.006283	6.40	6.40	277.43	104.89	0.69
1	4663	100 yr	Pre-Project	1689.00	898.44	902.02		902.63	0.006249	6.28	6.28	268.85	104.14	0.69
1	4405	100 yr	Post-Project	1776.00	897.31	900.50		901.10	0.006355	6.17	6.17	287.95	116.53	0.69
1	4405	100 yr	Pre-Project	1689.00	897.31	900.42		900.99	0.006372	6.07	6.07	278.36	115.69	0.69
1	4184	100 yr	Post-Project	1776.00	895.91	899.36		899.86	0.004627	5.64	5.64	314.84	114.71	0.60
1	4184	100 yr	Pre-Project	1689.00	895.91	899.27		899.75	0.004609	5.54	5.54	304.85	113.80	0.60
1	4009	100 yr	Post-Project	1776.00	894.46	898.40		898.96	0.005732	6.00	6.00	296.01	115.36	0.66
1	4009	100 yr	Pre-Project	1689.00	894.46	898.31		898.85	0.005757	5.91	5.91	285.92	114.44	0.66
1	3738	100 yr	Post-Project	1776.00	893.78	897.14		897.60	0.004041	5.43	5.43	326.90	113.68	0.56
1	3738	100 yr	Pre-Project	1689.00	893.78	897.05		897.49	0.004023	5.33	5.33	316.83	112.97	0.56
1	3410	100 yr	Post-Project	1776.00	892.61	896.47		896.63	0.001284	3.20	3.20	554.23	180.55	0.32
1	3410	100 yr	Pre-Project	1689.00	892.61	896.38		896.54	0.001275	3.14	3.14	537.71	179.57	0.32
1	3139	100 yr	Post-Project	1776.00	892.43	896.06		896.25	0.001555	3.51	3.51	506.11	165.85	0.35
1	3139	100 yr	Pre-Project	1689.00	892.43	895.97		896.15	0.001541	3.43	3.43	491.74	165.34	0.35
1	2983	100 yr	Post-Project	1776.00	892.54	895.73		895.96	0.002147	3.86	3.86	460.40	166.94	0.41
1	2983	100 yr	Pre-Project	1689.00	892.54	895.65		895.87	0.002142	3.78	3.78	446.35	166.32	0.41
1	2729	100 yr	Post-Project	1776.00	891.96	895.12		895.37	0.002585	3.99	3.99	445.10	175.94	0.44
1	2729	100 yr	Pre-Project	1689.00	891.96	895.03		895.27	0.002607	3.93	3.93	429.76	174.91	0.44
1	2471	100 yr	Post-Project	2841.00	889.96	893.58		894.18	0.016063	6.23	6.23	456.02	374.46	0.70
1	2471	100 yr	Pre-Project	2705.00	889.96	893.49		894.08	0.016279	6.15	6.15	439.64	371.50	0.70
1	2254	100 yr	Post-Project	2841.00	884.16	892.18		892.23	0.000412	1.81	1.81	1568.09	258.62	0.13
1	2254	100 yr	Pre-Project	2705.00	884.16	892.07		892.12	0.000394	1.76	1.76	1540.73	257.93	0.13
1	2110	100 yr	Post-Project	2841.00	884.12	891.84		892.10	0.002607	4.10	4.10	692.65	133.21	0.32
1	2110	100 yr	Pre-Project	2705.00	884.12	891.75		892.00	0.002481	3.97	3.97	681.08	132.48	0.31
1	2043	100 yr	Post-Project	2841.00	883.67	891.86		891.94	0.000673	2.26	2.26	1255.73	214.60	0.16
1	2043	100 yr	Pre-Project	2705.00	883.67	891.77		891.84	0.000641	2.19	2.19	1236.54	214.14	0.16
1	1803	100 yr	Post-Project	2841.00	886.88	891.05	890.69	891.59	0.015373	6.04	5.50	516.73	303.26	0.68
1	1803	100 yr	Pre-Project	2705.00	886.88	890.97	890.63	891.50	0.015871	6.01	5.49	492.94	302.37	0.69
1	1616	100 yr	Post-Project	2841.00	882.43	889.48		889.72	0.003767	3.91	3.91	726.89	199.45	0.36
1	1616	100 yr	Pre-Project	2705.00	882.43	889.35		889.59	0.003806	3.85	3.85	701.86	196.22	0.36
1	1378	100 yr	Post-Project	2841.00	880.73	888.63		888.89	0.003149	4.13	4.11	690.56	163.63	0.34

HEC-RAS River: Leon Trib H Reach: 1 Profile: 100 yr (Continued)

Reach	River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W. S. Elev (ft)	Crit W. S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Vel Total (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
1	1378	100 yr	Pre-Project	2705.00	880.73	888.50		888.76	0.003118	4.04	4.03	670.77	159.55	0.34
1	1126	100 yr	Post-Project	2841.00	878.57	888.06		888.21	0.001983	3.12	3.11	913.83	230.92	0.27
1	1126	100 yr	Pre-Project	2705.00	878.57	887.94		888.08	0.001986	3.06	3.05	885.68	228.07	0.27
1	965	100 yr	Post-Project	2841.00	878.22	887.49		887.78	0.003754	4.31	4.16	683.54	198.44	0.37
1	965	100 yr	Pre-Project	2705.00	878.22	887.37		887.65	0.003764	4.23	4.10	660.03	195.04	0.37
1	636	100 yr	Post-Project	2841.00	876.92	884.17	884.17	885.55	0.023263	9.44	9.38	302.94	115.71	0.98
1	636	100 yr	Pre-Project	2705.00	876.92	884.06	884.06	885.41	0.023515	9.35	9.31	290.50	112.95	0.99
1	336	100 yr	Post-Project	2841.00	874.03	878.98	877.48	879.31	0.005705	4.57	4.57	622.30	184.82	0.44
1	336	100 yr	Pre-Project	2705.00	874.03	878.88	877.40	879.19	0.005706	4.48	4.48	603.39	184.22	0.44

**CITY OF SAN ANTONIO
PUBLIC WORKS
Interdepartmental Correspondence**

TO: Robert Rodriguez, Chair
City of San Antonio Planning Commission

FROM: Christina De La Cruz P.E., Interim Stormwater Manager CD

COPIES TO: Jon Adame, P.E., Pape-Dawson Engineers

SUBJECT: Floodplain Variance FPV# 13-002
SWE# 23222 Steubing Farms CLOMR

DATE: March 22, 2013

The Department of Public Works Storm Water Engineering has reviewed the Conditional Letter of Map Revision (CLOMR) for the Steubing Farms subdivision.

The proposed development does not meet the following City of San Antonio Unified Development Code (UDC) requirements:

- Appendix F, Subdivision C, Section 35-F124 (c)(3) which that an increase in water surface elevations within the designated 100-year floodplain may not exceed 6 inches on any one particular owner's property where the owner owns both sides of the creek.

Public Works supports the variances because:

- The engineer of record has demonstrated that the proposed fill within the 1% AC floodplain will not cause an increase in water surface elevations upstream or downstream of the subject site.
- The engineer of record has indicated that where fill is to be placed the storage lost within Leon Creek Overflow will be compensated for with excavation within Leon Creek.
- The engineer of record has demonstrated that, although fill is being placed in the floodplain, he/she is protecting the jurisdictional waters or ordinary high water mark and creating a buffer zone to protect this natural waterway.

If the Variance is approved by the Planning Commission, Public Works Department Storm Water Engineering Division will issue a floodplain development permit for work associated with this project. If you have additional questions, please contact Sabrina Santiago (210) 207-0182 or via email at sabrina.santiago@sanantonio.gov.

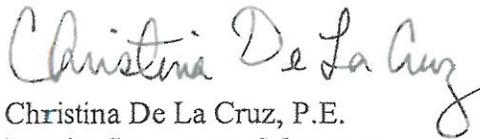
Attn(s) #: Exhibit 1-Vicinity Map

Steve Saxon
Steubing Farms CLOMR
FPV# 13-002
March 22, 2013
Page 2 of 2

If the Variance is approved by the Planning Commission, Public Works/Storm Water Engineering Division will issue a floodplain development permit.

If you have further questions or require any further assistance and/or information, please contact Sabrina Santiago at (210) 207-0182 or via email (sabrina.santiago@sanantonio.gov).

Sincerely,



Christina De La Cruz, P.E.
Interim Stormwater Manager
Depart of Public Works

Attn(s): Exhibit 1-Vicinity Map

cc: Jon Adame, P.E., Pape-Dawson Engineers
City of San Antonio, Planning Commission



CITY OF SAN ANTONIO

SAN ANTONIO PUBLIC LIBRARY

STAFF REPORT

AGENDA ITEM NO. 14

Public Hearing:

Planning Commission
April 10, 2013

Applicant:

San Antonio Public Library

Representative:

Kathy Donellan, Assistant Director
Support Services/Library Department
(210) 207-2572,
Kathy.donellan@sanantonio.gov
Mike Etienne, Assistant Director
Capital Improvement Services Dept.
(210) 207-7114,
mike.etienne@sanantonio.gov

Owner:

City of San Antonio
San Antonio Public Library

Staff Coordinator:

Rich Walker, Project Control Mgr.
(210) 207-2637
Rich.Walker@sanantonio.gov

Property Address/Location:

Hwy 87 East of Foster Meadows
Road

Tract Size:

5.73 acres

Council District(s):

District 2

REQUEST

The San Antonio Public library seeks **approval** for the acquisition through dedication of a fee simple title to 5.73 acres of a donated site of privately-owned real property located at U.S. Highway 87 East in NCB 18274 in council District 2.

This project provides for the development of a branch library in Council District 2. The donation of this site allows the San Antonio Public Library Department to fulfill a commitment made to the citizens of San Antonio in the 2012 Bond initiative to build a new branch library to serve the communities on the East side. A new library in this area is crucial to the Library Departments efforts to serve this growing and library underserved area of the city. The City of San Antonio has completed due diligence and this site has been accepted by the Library Board of Trustees by action at its meeting on March 27, 2013.

RECOMMENDED ACTION

Staff Recommends approval of this request.

ALTERNATIVE ACTIONS

Planning Commission could choose not to approve the acquisition of the property needed for this project; however, this action would delay and potentially increase the costs of the project if approved at a later time.

LAND TRANSACTION:

The San Antonio Public library seeks **approval** for the acquisition through dedication of a fee simple title to 5.73 acres of a donated site of privately-owned real property located at U.S. Highway 87 East in NCB 18274 in council District 2. This project provides for the development of a branch library in Council District 2. The donation of this site allows the San Antonio Public Library Department to fulfill a commitment made to the citizens of San Antonio in the 2012 Bond initiative to build a new branch library to serve the communities on the East side. A new library in this area is crucial to the Library Departments efforts to serve this growing and library underserved area of the city. The City of San Antonio has completed due diligence and this site has been accepted by the Library Board of Trustees by action at its meeting on March 27, 2013.

I. BACKGROUND INFORMATION:

This project provides for the development of a branch library in Council District 2. The donation of this site allows the San Antonio public Library Department to fulfill a commitment made to the citizens of San Antonio in the 2012 Bond initiative to build a new branch library to serve the communities on the East side. A new library in this area is crucial to the Library Departments efforts to serve this growing and library underserved area of the city. This new library will provide books, CD's, DVD's, recorded books, public computers, internet access, children and adult programming, public meeting room space and a wealth of information found in print and electronic formats. It is also intended that the Library Department will partner with others to provide additional services, venues for the arts, outdoor activities and other activities.

II. RECOMMENDATION

Staff recommends approval of this request to acquire this property through dedication

III. ATTACHMENTS

1. Exhibit A
2. Resolution
3. PowerPoint

Exhibit A Page 1 of 4

View of Roads Surrounding Site

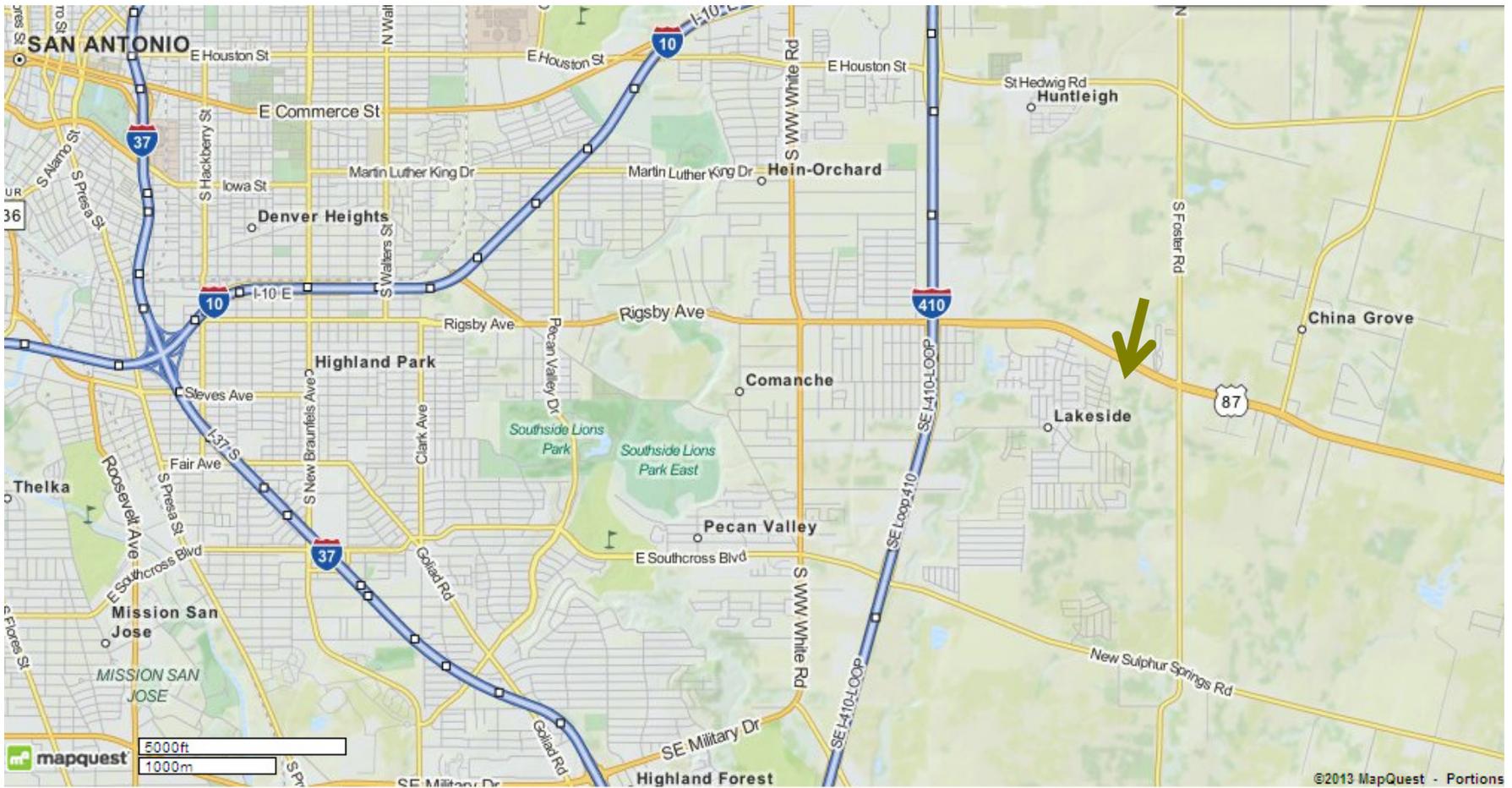


Exhibit A Page 2 of 4

Aerial View of District 2 Library Site

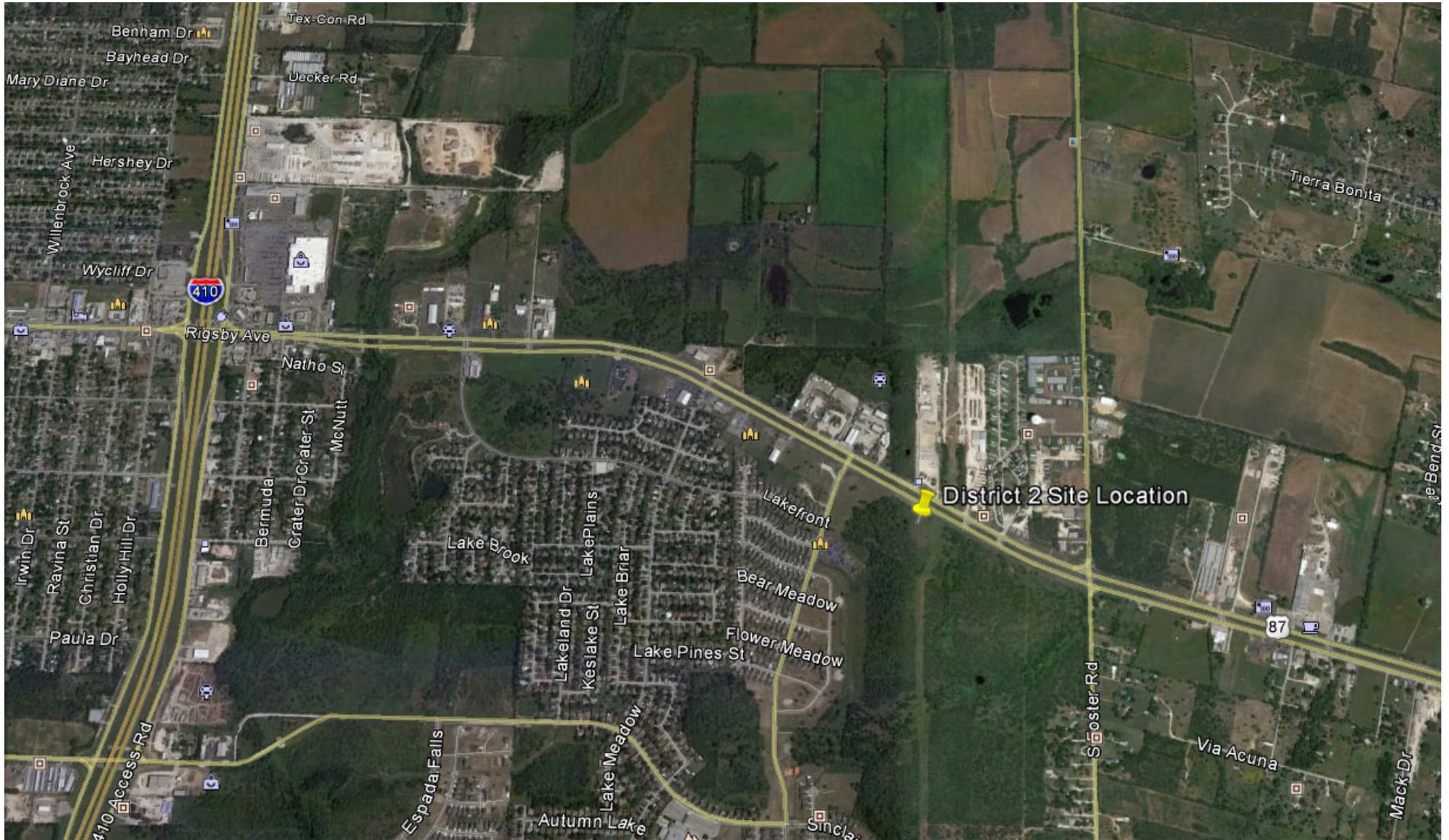


Exhibit A Page 3 of 4

Location Site Map



RESOLUTION # _____

A RESOLUTION SUPPORTING THE ACQUISITION BY DEDICATION TO THE CITY OF SAN ANTONIO OF REAL PROPERTY CONSISTING OF APPROXIMATELY 5.73 ACRES OF PRIVATELY-OWNED REAL PROPERTY LOCATED AT U. S. HIGHWAY 87 EAST IN NCB 18274 IN COUNCIL DISTRICT 2, FOR THE DISTRICT 2 NEW BRANCH LIBRARY PROJECT.

* * * * *

WHEREAS, the City Charter has empowered the Planning Commission to make, amend, extend, and add to the master plan for the physical development of the City; and

WHEREAS, the City desires to acquire approximately 5.73 acres of property located at U.S. Highway 87 East, located in NCB 18274 in Council District 2, as shown on attached Exhibit "A".

WHEREAS, after careful consideration and deliberation, the Planning Commission has elected to support the City's acquisition strategy for this property and recommend its hearing and approval by City Council;

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1. The Planning Commission recommends City Council approve the acquisition of the above cited property.

PASSED AND APPROVED ON THE 10TH day of April 2013.

Planning Commission Chair

Attest:

Executive Secretary
San Antonio Planning Commission



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 15

Public Hearing:

Planning Commission
April 10, 2013

Case Number:

PA 13027

Applicant:

Eric Lee Hernandez

Representative:

Eric Lee Hernandez

Owner:

Congregation of Devine Providence

Staff Coordinator:

Robert C. Acosta, Planner
(210) 207-0157
racosta@sanantonio.gov

Property Address/Location:

2702 Castroville Road

Legal Description:

NCB 8669 Lot S 155.34 ft. of E
207.00 ft. of W 437.11 ft. of TR A
ARB A-14

Tract Size:

0.8396 acres

Council District(s):

District 6

Notification:

Published in Daily Commercial
Recorder 3/22/2013
Notices Mailed 3/28/2013

- 7 to property owners within 200 feet
- 1 to Community Workers Council the registered neighborhood association within 200 feet
- 50 to planning team members

Internet Agenda Posting 4/5/2013

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the West/Southwest Sector Plan future land use classification for the property subject to this application from Civic Center to General Urban Tier.

RECOMMENDED ACTION

Approval of the proposed amendment to change the future land use classification of the subject property from Civic Center to General Urban Tier.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the West/Southwest Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

The General Urban Tier classification supports the West/Southwest Sector Plan goal of promoting the compatibility and appropriateness between uses, and will create a uniform land use pattern in the area. The proposed future land use will have minimal impact on adjacent properties.

Transportation:

The road network in the vicinity of the subject property is sufficient to accommodate the proposed land use change. The existing transportation infrastructure could support any additional demand, if any, generated by the requested future land use change.

Community Facilities:

A significant impact on these facilities is not anticipated by the change in future land use classification. The existing community facilities could support any additional demand, if any, generated by the requested future land use change.

CASE HISTORY

This is the first public hearing of this case

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: West/Southwest Sector Plan	
Plan Adoption Date: April 21, 2010	Update History: None
<p>Goal LU-1: Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhood and businesses from incompatible uses.</p> <p>Goal ED-1.1: Locate business offices near existing residential areas within the Sector.</p> <p>Goal ED-3.1: Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan.</p> <p>The proposed amendment is consistent with the above-stated objectives of the West/Southwest Sector Plan. The subject property is surrounded by General Urban Tier to north, south, and west. The proposed amendment will support the goal of promoting the compatibility and appropriateness between uses, and protects the neighborhood and businesses from incompatible use by creating a uniform land use pattern in the area.</p>	

Comprehensive Land Use Categories	Example Zoning Districts
<p>Civic Center: The Civic Center classification includes both residential and nonresidential uses. Residential uses generally include dormitories and/ or student housing. Nonresidential uses include federal, state, county, or municipal governmental and quasi-government uses, public or private school or campus uses, retreat areas or campuses for religious organizations.</p>	Varies
<p>General Urban Tier: The General Urban Tier classification includes both residential and nonresidential uses. Residential uses range in density from medium density to high density. Examples of residential uses within the General Urban Tier include small tract detached single family housing, multi-family including apartments, quadplexes, triplexes, duplexes, and townhomes or condominiums. Nonresidential uses are generally community commercial in intensity. The nonresidential land use pattern should be in the form of uses described as urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, clinics and other small businesses are appropriate.</p>	R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Civic Center	Vacant single-family residence
North	General Urban Tier	Commercial uses and vacant lot
East	General Urban Tier	School
South	General Urban Tier	Commercial uses
West	General Urban Tier	Commercial uses

Land Use: The subject property is located along the south side of Castroville Road at the intersection of Castroville Road and 39th street, within the West/Southwest Sector Plan. The subject property is a vacant single-family residence and has commercial uses and a vacant lot to the north, commercial uses to the west and south and a school to the east. The West/Southwest Sector Plan classifies the subject property

as Civic Center and the area to the north, south, east and west as General Urban Tier. The applicant requests to change the future land use from Civic Center to General Urban Tier.

The applicant requests this plan amendment and associated zoning change in order to construct a funeral home. The subject property fronts an arterial roadway and is located near the intersection of two highways to the south and west. Its location near the commercial uses along U.S. Highway 90 Access Road to the south and a significant number of commercial uses adjacent to it to the north, south and west make it appropriate for General Urban Tier. The General Urban Tier classification would allow both residential and nonresidential uses. Future developments could include a mix of multi-family developments or retail services such as convenience retail stores or other small businesses. The General Urban Tier classification supports the West/Southwest Sector Plan goal of promoting the compatibility and appropriateness between uses, and will create a uniform land use pattern in the area.

Transportation: Castroville Road is a Secondary Arterial Type A. Acme Road three blocks to the west and 36th Street three blocks to the east are Secondary Arterial Type B. 39th Street and Jasmine Street are local streets. U.S. Highway 90 to the south and State Highway 151 to the west are freeways. The subject property is one block north of U.S. Highway 90 and four blocks east of State Highway 151 and is nearby to both frontage roads. The neighboring area includes sidewalks which allow for pedestrian access to and from adjacent residential and commercial areas. There is a VIA bus stop in front of the subject property on the corner of 39th Street and Castroville Road. The road network in the vicinity of the subject property is sufficient to accommodate the proposed land use change. The existing transportation infrastructure could support any additional demand, if any, generated by the requested future land use change.

Community Facilities: Henry B. Gonzalez Elementary School, Gardendale Elementary School, San Antonio Fire Station 33 and San Martin De Porres Catholic Church are in close proximity to the subject property. A significant impact on these facilities is not anticipated by the change in future land use classification.

II. SUPPLEMENTAL INFORMATION

Current Zoning: C-1

Proposed Zoning: C-2 CD

Corresponding Zoning Case: Z2013097 CD

Zoning Commission Public Hearing Date: TBD

III. RECOMMENDATION

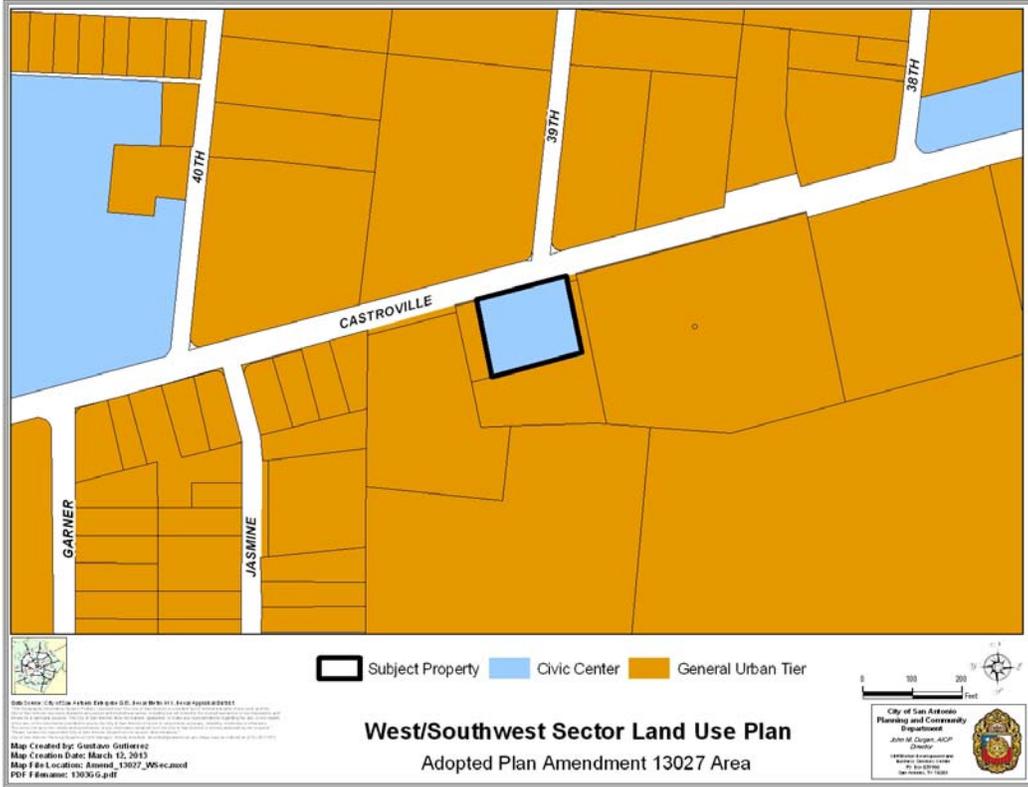
The subject property's location near the commercial uses along U.S. Highway 90 Access Road to the south and a significant number of commercial uses adjacent to it to the north, south and west coupled with the road network in the vicinity make it appropriate for General Urban Tier. The General Urban Tier classification supports the West/Southwest Sector Plan goal of promoting the compatibility and appropriateness between uses, and will create a uniform land use pattern in the area and will safeguard the surrounding neighborhood and businesses from inconsistent and higher intensity uses.

IV. ATTACHMENTS

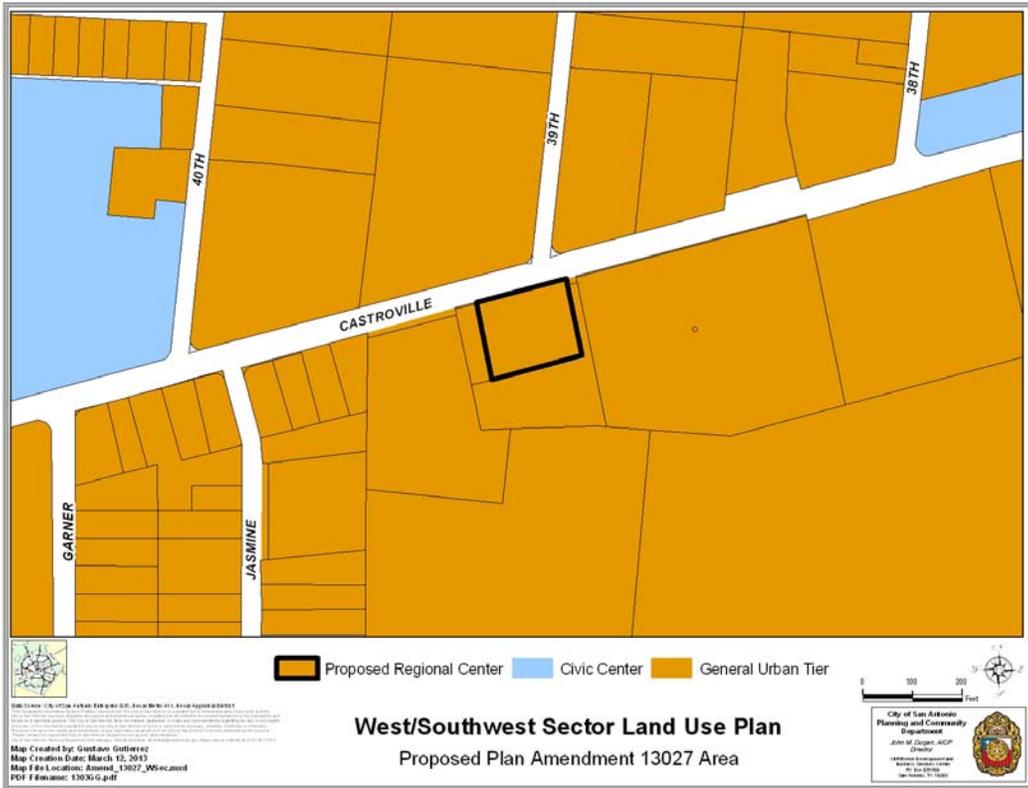
- A. Plan Amendment Maps
- B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:

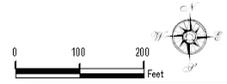


Attachment 2



2011 Aerial

Subject Property VIA Bus Stops VIA Bus Routes



Data Source: City of San Antonio, Esri/ArcGIS, Google Earth, and other public domain data. The City of San Antonio does not warrant, guarantee, or make any representation regarding the accuracy, reliability, or completeness of the information contained on this map. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any damages or liabilities arising from the use of this map. The City of San Antonio is not responsible for any third-party claims or actions against the City of San Antonio arising from the use of this map.

Map Created by: Gustavo Gutierrez
 Map Creation Date: March 12, 2013
 Map File Location: Amend_13027_WSsec.mxd
 PDF Filename: 130306.pdf

West/Southwest Sector Land Use Plan Proposed Plan Amendment 13027 Area

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE WEST/SOUTHWEST SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM CIVIC CENTER TO GENERAL URBAN TIER FOR AN AREA OF APPROXIMATELY 0.8396-ACRES OF LAND OUT OF NCB 8669 LOCATED AT 2702 CASTROVILLE ROAD.

WHEREAS, City Council approved the West/Southwest Sector Plan as an addendum to the Comprehensive Master Plan on April 21, 2010; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on April 10, 2013 and **APPROVED** the amendment on April 10, 2013; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the West/Southwest Sector Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 10th DAY OF APRIL 2013.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 16

Public Hearing:

Planning Commission
April 10, 2013

Case Number:

PA 13028

Applicant:

Brown and Ortiz, P.C.

Representative:

James B. Griffin

Owner:

CSC Huebner, Ltd.

Staff Coordinator:

Sidra Maldonado, Senior Planner
(210) 207-8187
sidra.maldonado@sanantonio.gov

Property Address/Location:

Located in between Huebner Road
and Woodstone Drive, East of
I-10

Legal Description:

NCB 17333 Block 1 Lot 1

Tract Size:

16.884 acres

Council District(s):

District 8

Notification:

Published in Daily Commercial
Recorder 3/22/2013

Notices Mailed 3/28/2013

- 21 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 41 to planning team members
- Internet Agenda Posting 3/29/2013

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the North Sector Plan future land use classification for the property subject to this application from Mixed Use Center to Urban Core Tier.

RECOMMENDED ACTION

Approval of the proposed amendment to change the future land use classification of the subject property from Mixed Use Center to General Urban Tier.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the North Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

General Urban Tier is compatible with the multi family uses directly to the north, south and west of the property. The location of the property is anticipated to minimize any potential negative impacts. Commercial properties are located to the east, Hobby Middle School is located to the southeast of the subject property, and offices and a car wash are located to the southwest.

Transportation:

The subject property is located in between Huebner Road which is a Primary Arterial Type A and Woodstone Drive which is not located on the Major Thoroughfare Plan. There are VIA bus stops along Huebner Road.

Community Facilities:

Hobby Middle School and Prue Road San Antonio Police Department

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: North Sector Plan	
Plan Adoption Date: September 16, 2010	Update History: N/A
<p>The proposed amendment, by concentrating development in a developed area, will reduce demand for development in areas further from the urban core, thus, limiting sprawl in conformance with the North Sector Plan’s desire to preserve natural resources in the planning area. Furthermore the property is immediately adjacent to an established Mixed Use Center with a convenience store and restaurant. With proper site planning, future redevelopment on the subject property could provide uses that would be complimentary to the land use classification on the property to the southwest. This supports by Goal LU-1 Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.</p> <p>The housing types contained in the General Urban Tier are compatible with adjacent residential development and would also provide a transitional land use between multi-family development to the east of the subject property and the residential subdivision west of the subject property. This is supported by Strategy HOU-1.2 Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector. Additionally, the proposed amendment is also supported by Housing Goal HOU-2 High density housing is developed near post secondary education facilities, principal and arterial transportation routes, and major employment areas.</p>	

Comprehensive Land Use Categories	Example Zoning Districts
Mixed Use Center: Mixed Use Centers accommodate high density detached, mid-high rise condominiums, apartment complexes, and row houses. This classification also accommodates detached or attached retail services such as convenience stores, live/work units, cafes, hotels, and other business uses.	MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD
General Urban Tier: General Urban Tier accommodates small tract detached multi-family including apartments, quadplexes, triplexes, duplexes, and townhomes. This land use classification also accommodates walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, and clinics.	R-4, R-3, RM-6 RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Mixed Use Center	Vacant
North	Mixed Use Center	Apartments
East	Mixed Use Center, Civic Center and Suburban Tier	Shopping Center, Hobby Middle School, and Single Family Residential
South	Mixed Use Center	Apartments
West	Mixed Use Center	Apartments

Land Use:

SECTOR PLAN CRITERIA FOR REVIEW:

According to the North Sector Plan, plan amendments should only be considered after careful review of various factors and a public hearing by the Planning Commission and City Council. These factors should include, but may not be limited to, the following items:

The recommended land use pattern identified in the North Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.

There is a significant amount of property classified as Mixed Use within the vicinity of the subject property. However, the proposed amendment is consistent with the North Sector Plan and its promotion of the preservation of natural resources, enhancement of the housing stock within the planning area, and contribution of employment opportunities to the area. The subject property is located in an area with an established urban development pattern. The subject property, and its location in a developed urban area, would contribute toward the plan's vision of environmental preservation by accommodating development in an area with an intensive development pattern rather than in a less intensively developed area further from the urban core. The proposed General Urban Tier land use classification is also compatible with the North Sector Plan's vision of enhancing employment opportunities and the housing stock throughout the North Sector planning area. This compatibility is achieved by the classification's accommodation of a range of housing types as well as an array of community-scaled commercial uses.

The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.

The subject property is located in the vicinity of the University of Texas, San Antonio Main Campus, the Medical Center, and USAA. The proposed amendment, with the mix of housing that it accommodates, would provide additional housing opportunities for individuals wishing to live in proximity to the university, the Medical Center and USAA. This proximity would further reduce potential sprawl in parts of the planning area which are further from the urban core. Additionally, the residential component of the proposed land use classification accommodates lower density residential development than the adopted land use classification. This lower density would be more appropriate and pose fewer negative impacts on the established residential development along Huebner Road and Woodstone Drive.

The amendment must uphold the vision for the future of the North Sector Plan.

The North Sector Plan Vision calls for the preservation of natural resources, enhancement and diversification of housing opportunities in the planning area, and development of a compatible land use pattern. The subject property's location in the vicinity of the UTSA Main Campus, the Medical Center and USAA, as well as its relative proximity to existing developed areas will serve to preserve the natural resources found in less developed portions of the planning area. Additionally, the proposed land use classification accommodates an array of residential housing options that would diversify the housing mix in the area and also, as a land use classification, provide opportunity for future commercial development that would be compatible with adjacent uses.

The amendment will not adversely impact a portion of, or the entire Planning Area by;

- a. Significantly altering acceptable existing land use patterns, especially in established neighborhoods.**
- b. Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.**
- c. Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Camp Bullis.**
- d. Significantly alter recreational amenities such as open space, parks, and trails.**

The subject property is located close to the University of Texas San Antonio, the Medical Center, and USAA area. The land use fabric in this area is an established mix of commercial and residential. Development corresponding to the General Urban Tier classification would be consistent with the existing development pattern in the area.

The subject property is immediately to the north, south, and east of existing apartment complexes. Additionally, there are other residential developments in the general vicinity of the subject properties. The proposed amendment will not adversely affect the existing character of the immediate area or recreational amenities in the vicinity of the subject property. Also, the subject property is approximately 5.4 miles southwest of Camp Bullis and is not anticipated to pose negative impacts to military operations.

Transportation:

The subject property is located in between Huebner Road and Woodstone Drive. Woodstone Drive is located to the north and is not on the Major Thoroughfare Plan, Vance Jackson is located to the east and is a Secondary Arterial Type B, Huebner Road is located to the south and is Primary Arterial Type A, and I-10 is located to the east. There are VIA bus stops along Huebner Road. The existing transportation infrastructure could support any additional traffic generated by the requested land use change. The subject property's location along a major thoroughfare as well as distance from an access point to residential areas is anticipated to minimize negative impacts to the established infrastructure in the area.

Community Facilities:

Nearby facilities include Hobby Middle School across Huebner Road. Prue Road San Antonio Police Department is located approximately 1.5 miles east of the subject property. The requested land use change should not create any additional demand for community facilities.

II. SUPPLEMENTAL INFORMATION

Current Zoning: C-2, C-3, and C-3 ERZD

Proposed Zoning: MF-33

Corresponding Zoning Case: Z2013103 ERZD

Zoning Commission Public Hearing Date: May 7, 2013

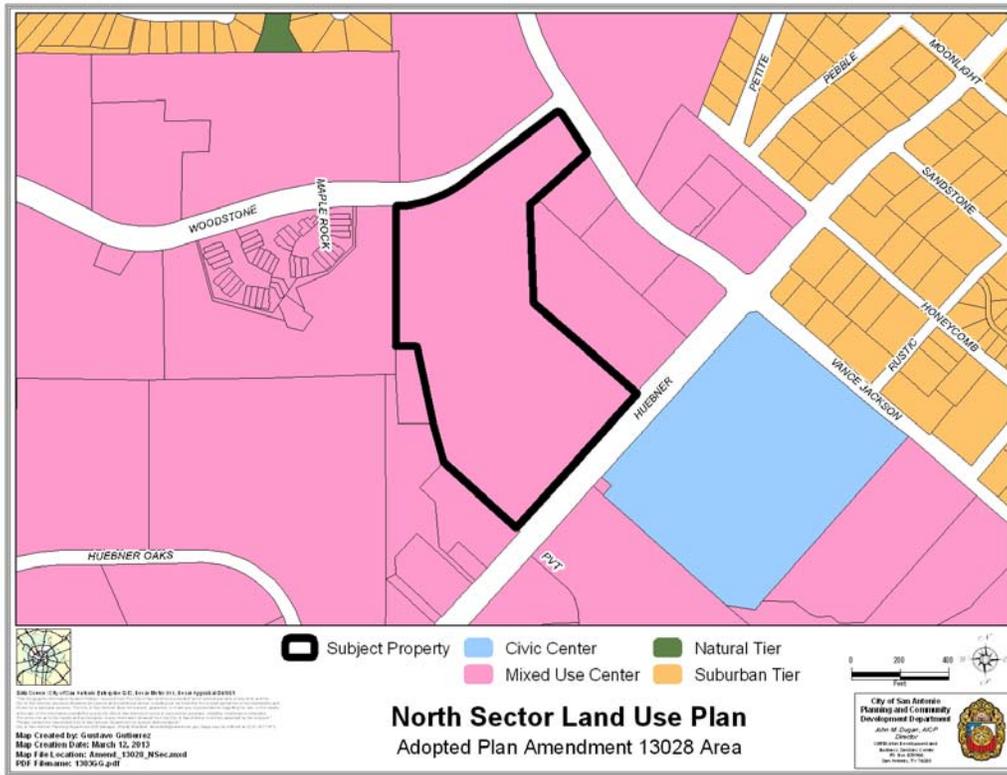
III. RECOMMENDATION

General Urban Tier is compatible with the development pattern in the vicinity of the subject property. The proposed plan amendment will also provide an array of community-oriented commercial and residential uses that are compatible with the residential subdivisions near the subject property and supportive of major public uses in the vicinity such as UTSA, the Medical Center, and USAA.

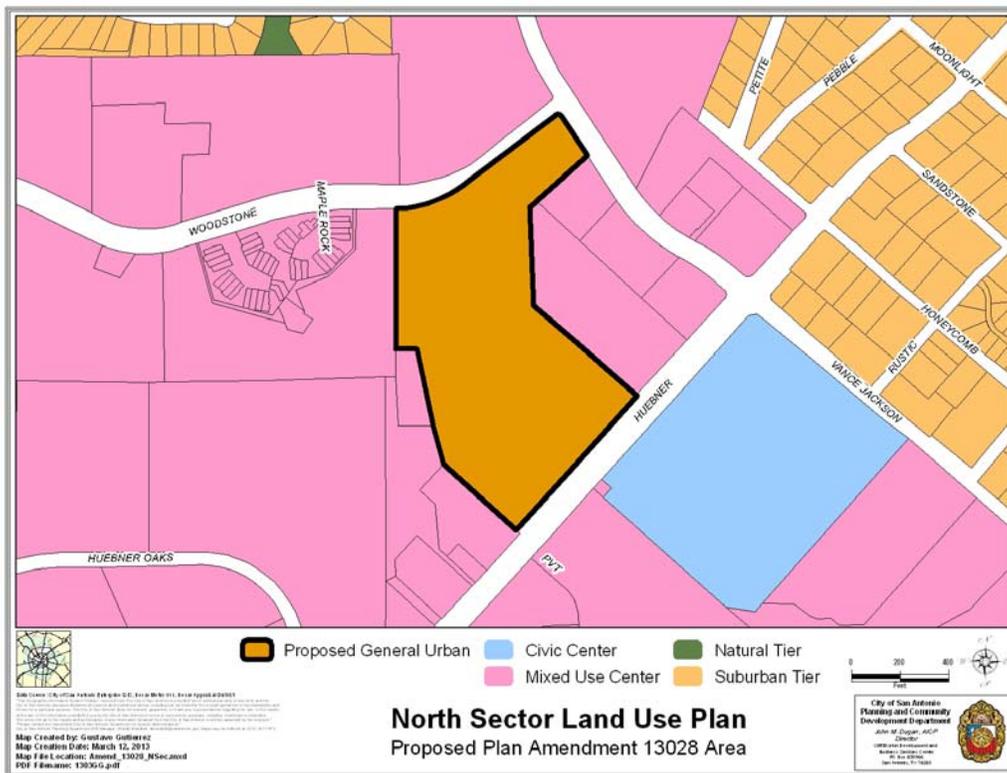
IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:





2012 Aerial



Subject Property



VIA Bus Stops



VIA Bus Routes

Data Source: City of San Antonio Enterprise GIS, Base Map to 911, 64 year Aerial Dataset
This Geographic Information System Product, provided from the City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio assumes no liability for any errors or omissions, including but not limited to, the inclusion or exclusion of information and omission for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representation regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of operations, accuracy, reliability, timeliness or other uses. This service is available to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient. * Please contact the responsible City of San Antonio Department for specific determinations.*
City of San Antonio Planning Department GIS Manager, Wendy Sheehy, wsheehy@sanantonio.gov. Maps may be ordered at (210) 207-7973

Map Created by: Gustavo Gutierrez
Map Creation Date: March 12, 2013
Map File Location: Amend_13028_NSec.mxd
PDF Filename: 13036 G.pdf

North Sector Land Use Plan

Proposed Plan Amendment 13028 Area

0 200 400 Feet

City of San Antonio
Planning and Community
Development Department

John M. Dugan, AICP
Director
Community Development and
Business Services Center
P.O. Box 820966
San Antonio, TX 78283

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTH SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MIXED USE CENTER TO GENERAL URBAN TIER FOR AN AREA OF APPROXIMATELY 16.884 ACRES LOCATED AT NCB 17333 BLOCK 1 LOT 1.

WHEREAS, City Council approved the North Sector Plan as an addendum to the Comprehensive Master Plan on August 5, 2010; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Comprehensive Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on April 10, 2013 and **APPROVED** the amendment on April 10, 2013; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the North Sector Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 10th DAY OF APRIL 2013.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Robert R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 17

Public Hearing:

Planning Commission
April 10, 2013

Case Number:

PA 13029

Applicant:

Brown and Ortiz, PC

Representative:

James Griffin

Owner:

West Hills Properties, LP

Staff Coordinator:

Tyler Sorrells, AICP, Planner
(210) 207-8318
tyler.sorrells@sanantonio.gov

Property Address/Location:

Northwest corner of Potranco Road
and Carson Hill Street, west of
Ellison Drive

Legal Description:

NCB 34393 Lot P-9

Tract Size:

17.14 acres

Council District(s):

District 6

Notification:

Published in Daily Commercial
Recorder 3/22/13
Notices Mailed 3/28/13

- 73 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 35 to planning team members

Internet Agenda Posting 3/29/13

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the West/Southwest Sector Plan future land use classification for the property subject to this application from Suburban Tier to General Urban Tier.

RECOMMENDED ACTION

Approval of the proposed amendment to change the future land use classification of the subject property from Suburban Tier to General Urban Tier.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the West/Southwest Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

The proposed plan amendment would provide for residential and commercial uses that are compatible with adjacent uses. Furthermore, the subject property's proximity to established residential and commercial uses would facilitate efficient utility delivery in addition to protecting natural resources by concentrating development in a portion of the plan area that is developed.

Transportation:

Potranco Road and Ellison Drive are classified as Arterial roadways. Higher order roadways, such as arterials, are intended to accommodate increased levels of traffic. Therefore, it is anticipated that existing transportation infrastructure could support any additional traffic generated by the requested land use change.

Community Facilities:

The proposed amendment will provide a range of uses that are compatible with Stevens High School, and other, community facilities in the vicinity of the subject property.

CASE HISTORY

This is the first public hearing of this case

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: West/Southwest Sector Plan	
Plan Adoption Date: April 21, 2010	Update History: N/A
<p>The subject property is in the vicinity of two elementary schools and a high school which should provide adequate educational infrastructure to serve the subject property. This supports Goal HOU-2: New housing developments locate near existing community facilities, schools, and physical infrastructure with sufficient capacity to serve new developments.</p> <p>The subject property’s location in the midst of an area with significant commercial and residential development will further concentrate development within an area away from environmentally sensitive areas, supporting Goal NR-1 Floodplains, watersheds, steep slopes and hill tops, viewsheds, wildlife habitat, open spaces, and natural features are protected, preserved, and managed.</p> <p>Furthermore, an existing roadway on the subject property provides access to both Ellison Drive and Potranco Road. The existing roadway infrastructure, as constructed, conforms to Strategy TRAN 3.2 Ensure that new residential subdivisions offer multiple access points in and out of the subdivision. Additionally, both Potranco Road and Ellison Drive are classified as arterials in the Master Thoroughfare Plan. The subject property, with access to two major roadways, is anticipated to pose negligible traffic impacts on residential and commercial uses in the vicinity.</p> <p>Potranco Road, a Primary Arterial Type A, bisects two established residential subdivisions and functions as a major commercial corridor serving the area. The subject property is located on the periphery of the established residential subdivision to the north, which limits commercial encroachment into the existing subdivision to the north. The established residential land use pattern to the north would not be significantly impacted by the residential uses accommodated in the proposed land use classification. Furthermore, the commercial uses supported by the General Urban Tier are compatible with the established mix of uses situated at the intersection of Potranco Road and Ellison Drive. This is supported by Strategy LU-1.1 Limit encroachment of commercial uses into established low-density residential areas. At approximately 17 acres, the size and configuration of the subject property will provide adequate area for proper siting and buffering to minimize potential negative impacts on the residential properties immediately to the north of the subject property. This is supported by Strategy LU-1.3 Ensure that high density/intensity land uses are buffered and screened to reduce the impact on lower density/intensity land uses that are nearby.</p> <p>The West/Southwest Sector Plan Land Use minimizes the diversity of housing types available in the vicinity of the subject property by focusing a significant portion of medium and higher density residential land uses along SH 151 thus limiting the range of housing types available throughout the planning area. The proposed plan amendment would help diversify the range of residential housing types available thus supporting Strategy HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood.</p>	

Comprehensive Land Use Categories	Example Zoning Districts
<p>Suburban Tier: Suburban Tier land use includes low to medium density residential as well as neighborhood and community-scaled commercial uses. This land use classification is appropriate at the intersections of arterials and/or collectors. Uses accommodated in this classification should be accessible by all modes of transportation.</p>	<p>NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2P, RD, UD</p>

<p>General Urban Tier: General Urban Tier includes medium to high density residential uses as well as community-scaled uses. Uses accommodated by this land uses should be located at the intersection of arterials and/or collectors. These uses should be accessible by pedestrians, bicyclists, and vehicles from a broader area. Parking for both cars and bikes should be located so as not to interfere with pedestrian circulation.</p>	<p>R-3, R-4, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD</p>
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Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Suburban Tier	Vacant
North	Suburban Tier	Single-Family Homes
East	Suburban Tier	Veterinary Clinic, Auto Parts Store
South	Suburban Tier	Multi-tenant Commercial, Vacant
West	Suburban Tier	Single-Family Homes

Land Use: SECTOR PLAN CRITERIA FOR REVIEW:

According to the West/Southwest Sector Plan, plan amendments should only be considered after careful review of various factors and a public hearing by the Planning Commission and City Council. These factors should include, but may not be limited to, the following items:

The recommended land use pattern identified in the West/Southwest Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.

A significant portion of the properties classified as General Urban Tier in the vicinity of the subject property are located along SH 151. There are no properties with this land use classification in the immediate vicinity of the subject property. The subject property’s location in the midst of an area with significant commercial and residential development will further concentrate development within an area that has an existing commercial and residential land use fabric thus assisting in the prevention of development of environmentally sensitive areas further from the urban core. The subject property, and its location in a developed urban area, would contribute toward the plan’s vision of environmental preservation by accommodating development in an area with an intensive development pattern rather than in a less intensively developed area further from the urban core.

The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.

The proposed amendment, with the mix of housing uses that it accommodates, would provide additional housing opportunities for individuals wishing to live in a denser environment rather than contributing to encroachment into undeveloped portions of the plan area. In addition to providing additional housing opportunities for individuals within the Plan area the proposed amendment would help complete the land use fabric thus helping prevent development in portions of the planning area with sensitive habitat areas, viewsheds, and other natural features.

The amendment must uphold the vision for the future of the West/Southwest Sector Plan.

The West/Southwest Sector plan calls for sustainable growth which respects and preserves the diverse resources (agricultural, military, historic, natural, recreational, and economic) for current and future residents. The subject property’s location in proximity to existing developed areas will serve to preserve the natural resources found in less developed portions of the planning area. Additionally, the proposed land use classification accommodates an array of residential housing options that would diversify the housing mix in the area and also, as a land use classification, provide opportunity for future commercial development that would be compatible with adjacent uses.

The amendment will not adversely impact a portion of, or the entire Planning Area by;

- a. Significantly altering acceptable existing land use patterns, especially in established neighborhoods.**
- b. Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.**
- c. Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Lackland AFB.**
- d. Significantly alter recreational amenities such as open space, parks, and trails.**

The land use pattern in this area is an established mix of commercial and residential. Development corresponding to the General Urban Tier classification would be consistent with the existing development pattern in the area. The subject property is immediately adjacent to existing residential and commercial development. The proposed amendment will not adversely affect the existing character of the immediate area or recreational amenities in the vicinity of the subject property. Additionally, the subject property is outside the boundaries of the Lackland Air Force Base Military Influence Area and is not anticipated to pose negative impacts on military operations.

Transportation: Potranco Road is classified as a Primary Arterial Type A and Ellison Drive is classified as a Secondary Arterial Type A. There is a VIA bus stop located on the subject property. Higher order roadways, such as arterials, are intended to accommodate increased levels of traffic. Therefore, it is anticipated that existing transportation infrastructure could support any additional traffic generated by the requested land use change.

Community Facilities: The subject property is approximately 545 feet west of Stevens High School and is also approximately 650 feet north of True Vine Baptist Church. The proposed plan amendment is not anticipated to pose negative impacts to community facilities in the vicinity.

II. SUPPLEMENTAL INFORMATION

Current Zoning: C-2

Proposed Zoning: MF-25

Corresponding Zoning Case: Z2013100

Zoning Commission Public Hearing Date: April 16, 2013

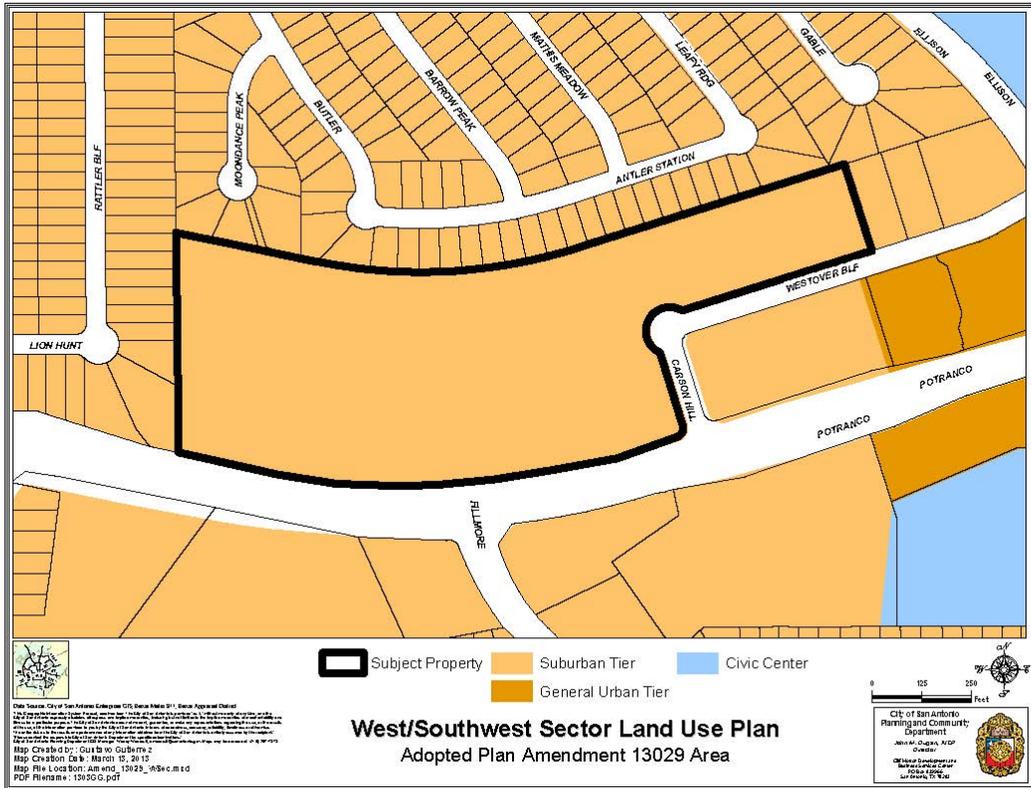
III. RECOMMENDATION

General Urban Tier is compatible with the development pattern in the vicinity of the subject property. The proposed plan amendment will also provide an array of community-oriented commercial and residential uses that are compatible with the residential subdivisions near the subject property.

IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



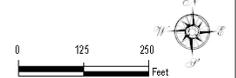
Proposed Amendment:





2012 Aerial

Subject Property VIA Bus Stops VIA Bus Routes



Date Source: City of San Antonio Engineering GIS, Esri ArcInfo 9.1.1, Esri ArcCatalog 9.1.1
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Map Created by: Gustavo Gutierrez
 Map Creation Date: March 13, 2013
 Map File Location: Amend_13029_WSec.mxd
 PDF Filename: 13036 G.pdf

West/Southwest Sector Land Use Plan

Proposed Plan Amendment 13029 Area

City of San Antonio
 Planning and Community
 Department

John M. Dugan, AICP
 Director
 6500 North Loop West
 Planning and Community
 Department
 San Antonio, TX 78205

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE WEST/SOUTHWEST SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM SUBURBAN TIER TO GENERAL URBAN TIER FOR AN AREA OF APPROXIMATELY 17.14 ACRES LOCATED AT THE NORTHWEST CORNER OF POTRANCO ROAD AND CARSON HILL, AND LEGALLY DESCRIBED AS NCB 34393 LOT P-9.

WHEREAS, City Council approved the West/Southwest Sector Plan as an addendum to the Comprehensive Master Plan on April 21, 2010; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Comprehensive Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on April 10, 2013 and **APPROVED** the amendment on April 10, 2013; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the West/Southwest Sector Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 10th DAY OF APRIL 2013.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission