

# SAN ANTONIO PLANNING COMMISSION AGENDA

 **April 9, 2008**   
2:00 P.M.

Murray H. Van Eman, *Chairman*  
Cecilia Garcia, *Vice Chair*  
Dr. Francine S. Romero, *Chair Pro-Tem*  
Amelia Hartman  
John Friesenhahn  
Dr. Sherry Chao-Hrenek  
Jose R. Limon  
Ivy R. Taylor  
Stephanie James

THE CLIFF MORTON DEVELOPMENT AND BUSINESS SERVICES CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.  

Please note that Citizens Comments are limited to three (3) minutes per person  
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

## 1. PRELIMINARY ITEMS

- A. Work session, **1:30 P.M.**, Tobin Room
- Agenda items may be discussed (Development Services)
  - Technical Advisory Committee Update

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call

4. Citizens to be heard

## 5. PUBLIC HEARINGS

### REPLATS:

		Council	Ferguson
		District	Index #
A. 080018	<b>San Antonio Int'l Airport 15</b>	<b>9</b>	<b>550 F-3</b>
	(On the southwest side of Skyplace Blvd at Nakoma/Jones Maltsberger)		



14. **S.P. 1337** Request for joint use agreement for sewer line over COSA controlled property located within Newcomb Drive in District 2. (Oscar Serrano, Real Estate Manager; Capital Improvement Management)

---

## INDIVIDUAL CONSIDERATION

### PLATS:

15. **070347 Judson Lofts** (Dedication) **1 616 D-6**  
(On the west side of South Flores Street, south of Guadalupe Street)
16. **070732 Shila Subdivision** (Dedication) **2 617 B-6**  
(On the south side of East Commerce Street, east of North Olive Street)

### VARIANCES and APPEALS:

17. **070593 Lady of the Lake Gardens** (Deferral Appeal) **6 615 A-7**  
(At the northwest corner of Castroville Road and SW 35<sup>th</sup> Street)

### COMPREHENSIVE MASTER PLANS:

18. **Case Number 08015** – Continued from February 27, 2008 - Public hearing and consideration of a resolution amending the Land Use Plan contained in the Highlands Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.13-acres generally located at 3119 S. Gevers more specifically described by legal description NCB 2946 BLK 8 Lot 16 from Low Density Residential land use to Neighborhood Commercial land use. (Planning and Community Development Department by Tyler Sorrells, Planner; Nina Nixon-Mendez, Planning Manager).
19. **Case Number 08016** - Public hearing and consideration of a resolution amending the Land Use Plan contained in the United Southwest Communities Plan, a component of the Master Plan of the City, by changing the use of approximately 3.063-acres located along the south right-of-way of Ray Ellison approximately 300 feet east from Loop 410 from Low Density Residential to Community Commercial land use. (Planning and Community Development Department by Rebecca Paskos, Senior Planner; Nina Nixon-Mendez, Planning Manager)
20. Consideration of a resolution affirming that an update to the North Central Neighborhoods Community Plan, which covers an area generally bounded by Loop 410 on the north, US Highway 281 North. on the east; Hildebrand on the south; and Blanco Rd on the west, is not warranted at this time, in accordance with Planning and Community Development Department staff's recommendation and analysis. (Planning and Community Development Department by Tyler Sorrells, Planner; Nina Nixon-Mendez, Planning Manager)

**OTHER ITEMS:**

21. Approval of the minutes for the March 26, 2008 Planning Commission meeting
22. Director's report
23. Questions and discussion
24. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
25. **ADJOURNMENT**

**PLANNING COMMISSION  
PUBLIC HEARING AND CONSIDERATION OF A REPLAT**

AGENDA ITEM NO: 5A+6 April 9, 2008

SAN ANTONIO INT'L AIRPORT 15  
SUBDIVISION NAME

MAJOR PLAT

080018  
PLAT #

**COUNCIL DISTRICT:** 9

**FERGUSON MAP GRID:** 550 F-3

**OWNER:** City of San Antonio, by Mark H. Webb

**ENGINEER:** Vickrey & Associates, by Jeff Tondre

**CASE MANAGER:** Donna L. Schueling, Planner (207-5016)

**Date filed with Planning Commission:** April 9, 2008

**Location:** On the southwest side of Skyplace Blvd at Nakoma/Jones-Maltsberger

**Services Available:** SAWS Water and Sewer

**Zoning:** R-5 Residential Single-Family  
I-1 General Industrial District  
I-2 Heavy Industrial District

\*Section 35-104(d) [Page 4] states that zoning regulations shall not apply to property belonging to the City of San Antonio, SAWS, CPS and VIA.

**Proposed Use:** Airport Accessory Uses

**Major Thoroughfare:** Nakoma and Jones-Maltsberger Roads are Secondary Arterial, Type A, minimum R.O.W. 86 feet.

---

**APPLICANT'S PROPOSAL:**

To plat **33.08** acres consisting of 1 non-single family lot.

**STAFF RECOMMENDATION:**

Approval







**PLANNING COMMISSION**

**SUBDIVISION**

AGENDA ITEM NO: 7 April 9, 2008

U-HAUL ADDITION AT  
SEGUIN ROAD  
SUBDIVISION NAME

MAJOR PLAT

060416  
PLAT #

**COUNCIL DISTRICT:** 2

**FERGUSON MAP GRID:** 585 D-4

**OWNER:** U-Haul International – Amerco, by Carlos Vizcarra

**ENGINEER:** Baird, Hampton & Brown, Inc., by J. C. Garcia

**CASE MANAGER:** Donna L. Schueling, Planner (207-5016)

**Date filed with Planning Commission:** March 24, 2008

**Location:** On the north side of Seguin Road (FM 78); east of Railway

**Services Available:** SAWS Water and San Antonio River Authority Sewer

**Zoning:** C-3 General Commercial District  
I-1 General Industrial District

**Proposed Use:** Retail/Industrial

**Major Thoroughfare:** Seguin Road (FM 78) is a primary arterial, Type A, minimum R.O.W. 120 feet.

---

**APPLICANT'S PROPOSAL:**

To plat 27.64 acres consisting of 7 non-single family lots and 1,290 linear feet of public streets.

**STAFF RECOMMENDATION:**

Approval





**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 8 April 9, 2008

COLONY AT ENCINO COMMONS  
SUBDIVISION NAME

MAJOR PLAT

070273  
PLAT #

**COUNCIL DISTRICT:** 9

**FERGUSON MAP GRID:** 483 D-6

**OWNER:** Encino Land Affiliates, L.P., by Dr. Sanjay Misra

**ENGINEER:** Moy Civil Engineers, by Duane A. Moy, P.E.

**CASE MANAGER:** Robert Lombrano, Planner (207-5014)

**Date filed with Planning Commission:** March 24, 2008

**Location:** North of the intersection of Evans Road and Encino Commons

**Services Available:** SAWS Water and Sewer

**Zoning:** C-3 General Commercial District  
ERZD Edwards Recharge Zone District

**Plat is in accordance with:**

MDP # 268-C Encino Commons at Encino Park accepted October 30, 2000.

**Proposed Use:** Commercial

---

**APPLICANT'S PROPOSAL:**

To plat 7.254 acres consisting of 2 non-single family lots.

**DISCUSSION:**

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San

Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

**STAFF RECOMMENDATION:**

Approval





DEVELOPMENT SERVICES  
RECEIVED

December 11, 2007  
2008 MAR 24 PM 1:47

Mr. Duane A Moy, P.E.  
Moy Civil Engineers  
12770 Cimarron Path, Suite 100  
San Antonio, Texas 78249

RE: File No. 0711004 - Request for review of **Colony At Encino Commons, Plat No. 070273**  
located one quarter mile north of the intersection of Evans Road and Encino Commons.

Dear Mr. Moy:

On November 27, 2007, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 7.254 acres located entirely within the EARZ. No sensitive features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1610. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) Plan has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated May 3, 2004. At the time of this request it is unknown if an Organized Sewage Collection System (SCS) Plan has been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ).

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Colony At Encino Commons, Plat No. 070273.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

A handwritten signature in black ink that reads "Kirk M. Nixon".

Kirk M. Nixon  
Manager  
Resource Protection Division

KMN/GDJ: LRD

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 9 April 9, 2008

TAUSCH FARMS, UNIT 1A  
SUBDIVISION NAME

MAJOR PLAT

070316  
PLAT #

**COUNCIL DISTRICT:** 7

**FERGUSON MAP GRID:** 546 C-7

**OWNER:** Shannon Livingston Companies, by Shannon Livingston

**ENGINEER:** LJA Engineering & Surveying, Inc., by David M. Quebedeaux

**CASE MANAGER:** Donna L. Schueling, Planner (207-5016)

**Date filed with Planning Commission:** March 26, 2008

**Location:** West of Leslie Road; north of Shaenfield Road

**Services Available:** SAWS Water and Sewer

**Zoning:** R-6 Residential Single-Family

**Plat is in accordance with:**

MDP #012-07, Tausch Farms was accepted on March 7, 2008.

**Proposed Use:** Right of Way and Detention

**Major Thoroughfare:** FM Loop 1604 is a freeway.

---

**APPLICANT'S PROPOSAL:**

To plat **6.309** acres consisting of 1 non-single family lot and **600** linear feet of public streets.

**STAFF RECOMMENDATION:**

Approval



**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 10 April 9, 2008

ESTATES OF REDLAND PUD  
SUBDIVISION NAME

MAJOR PLAT

070717  
PLAT #

**COUNCIL DISTRICT:** 9

**FERGUSON MAP GRID:** 517 D-1

**OWNER:** Gamez Family LTD Partnership, by Pete Gamez

**ENGINEER:** Briones Engineering, by Rolando H. Briones

**CASE MANAGER:** Donna L. Schueling, Planner (207-5016)

**Date filed with Planning Commission:** March 24, 2008

**Location:** On the south side of Redland Road; east of Legend Oaks

**Services Available:** SAWS Water and Sewer

**Zoning:** R-6 Residential Single-Family  
PUD Planned Unit Development  
ERZD Edwards Recharge Zone District

**Plat is in accordance with:**

PUD # 07-028, Estates at Redland PUD was approved on October 24, 2007.

**Proposed Use:** Single Family

**Major Thoroughfare:** Redland Road is a secondary arterial, Type A, minimum R.O.W. 86 feet.

---

**APPLICANT'S PROPOSAL:**

To plat **6.832** acres consisting of **15** single family lots, **3** non-single family lots and **1,600** linear feet of private streets.

**DISCUSSION:**

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

**STAFF RECOMMENDATION:**

Approval





DEVELOPMENT SERVICES  
RECEIVED  
2008 MAR 24 AM 10:45

October 19, 2007

Mr. Rolando H. Briones, Jr. P.E.  
Briones Consulting Engineers  
8118 Broadway  
San Antonio, Texas 78209-0000

RE: File No. 0709013 - Request for review of **The Estates at Redland Subdivision, Plat No. 070717** located approximately 1000 feet east of the intersection of Redland Road and Legend Oaks.

Dear Mr. Briones:

On October 16, 2007, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 6.832 acres located entirely within the EARZ. No notable significant features were observed. The property is not within a 100-year floodplain preservation area.

The proposed development is a **Category 2** property under the provisions of Aquifer Protection Ordinance No. 81491. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan was submitted to SAWS and approved in a letter dated August 29, 2006-File No. 47.

Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated June 21, 2006. At the time of this request, it is unknown if an Organized Sewage Collection System (SCS) Plan has been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ).

Mr. Briones, P.E.  
Estates of Redland, The  
Page 2

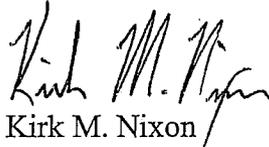
DEVELOPMENT SERVICES  
RECEIVED

2008 MAR 24 AM 10:45

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of The Estates of Redland, Plat No. 070717.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520

Sincerely,



Kirk M. Nixon

Manager

Resource Protection Division

KMN/GDJ:LRD

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO:   11   April 9, 2008

TAUSCH FARMS, UNIT 1B  
SUBDIVISION NAME

MAJOR PLAT

080084  
PLAT #

**COUNCIL DISTRICT:** 7 and Outside San Antonio City Limits

**FERGUSON MAP GRID:** 546 C-7

**OWNER:** Shannon Livingston Companies, by Shannon Livingston

**ENGINEER:** LJA Engineering & Surveying, Inc., by David M. Quebedeaux

**CASE MANAGER:** Luz M. Gonzales, Planner (207-7898)

**Date filed with Planning Commission:** March 27, 2008

**Location:** West of 1604, north of Shaenfield Road

**Services Available:** SAWS Water and Sewer

**Zoning:** R-6 Residential Single-Family

**Plat is in accordance with:**

MDP #012-07, Tausch Farms was accepted on March 7, 2008.

**Proposed Use:** Single Family Residential

---

**APPLICANT'S PROPOSAL:**

To plat **15.375** acres consisting of **55** non-single family lots and **2,600** linear feet of public streets.

**DISCUSSION:**

It is noted that because plat # 070316, Taucsh Farms, Unit 1A, provides access to this development, it must be approved and recorded before this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

**STAFF RECOMMENDATION:**

Approval



**PLANNING COMMISSION  
PLAT DEFERRAL**

**AGENDA ITEM NO:** 12 April 9, 2008

BOEHME'S ESTATE  
**SUBDIVISION NAME**

080223  
**PLAT #**

**COUNCIL DISTRICT:** 10

**FERGUSON MAP GRID:** 518 C-6

**OWNER:** Eric Boehme

**ENGINEER:** Maverick Land Surveying, by Robert J. Schroeder

**CASE MANAGER:** Luz Gonzales, Planner (207-7898)

**Location:** On the north side of Jung Road; east of Flowing Path

**Zoning:** R-6 Residential Single-Family

**Proposed Use:** Single Family Residence

---

**APPLICANT'S PROPOSAL:**

To plat **0.200** acres consisting of 1 single family lot.

**APPLICANTS REQUEST:**

The applicant is requesting a building permit and temporary utility service prior to plat approval and recordation as outlined in his attached letter.

**STAFF RECOMMENDATION:**

The Director of Development Services recommends approval of the plat deferral with the following conditions:

1. No permanent utility service or building permit shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.

3. If no utility service or building permit is issued within 180 days, plat-filing fees will not be refunded and the plat deferral request shall become null and void.



To City of San Antonio

I, Eric Boehme, am applying for a plat deferral on a .2 acre lot on Jung road that is currently being platted. I bought a 2 acre property back in July 07 to build my house on. I later found out that it wasn't platted. I have been waiting to build my house since December when I found out it wasn't platted and proceeded with the necessary steps to accomplish the plat.

The plat number is 080223. I have retained Maverick Land Surveying to prepare the plat on Lot 1, block 27, NCB 17365 with Bob Schroeder 342-9455. I am requesting this plat deferral in order to gain a building permit to build my personal residence at this location. I have already been approved for a loan, applied for the building permit and retained a builder. Once the property has a plat deferral I can proceed with building my house.

Thank you

Eric Boehme  
1207 Timber Bay  
San Antonio, TX 78232  
Cell 210-421-8787

Item #13

# CITY OF SAN ANTONIO

## Department of Public Works Interdepartmental Correspondence Sheet

**TO:** Planning Commission Consent Agenda

**FROM:** Majed A. Al-Ghafry, Director, Department of Public Works

**SUBJECT:** Approval to acquire a Utility/Traffic Signal Easement and a Traffic Signal Easement at Oakdell Way & Eckhert Road and a Traffic Signal Easement at Roan Bluff & Evans Road for the installation of new traffic signals at each location.

**DATE:** March 26, 2008

**PETITIONER:** City of San Antonio  
Department of Public Works  
P.O. Box 839966  
San Antonio, Texas 78283-3966

Staff is requesting that this item be placed on the consent agenda for the Planning Commission meeting on 04/9/2008.

### **BACKGROUND**

The Department of Public Works needs to acquire a 0.004 of an acre tract of land out of Lot 1, Block 1, Northgate Subdivision Unit-1, recorded in Volume 9503, Page 116 of the Deed and Plat Records of Bexar County for a Traffic Signal Easement and a 0.016 of an acre, or 689 square feet more or less, tract of land out of Lot 1, Block 1, Northgate Subdivision Unit-1, recorded in Volume 9503, Page 116 of the Deed and Plat Records of Bexar County for a Utility/Traffic Signal Easement necessary for the installation of a new traffic signal to be constructed at the intersection of Oakdell Way and Eckhert as shown in attached Exhibit "A" and Exhibit "B".

The Department of Public Works also needs to acquire a 0.032 of an acre, or 1.410 square feet more or less, tract of land out of Lot 1, Block 11, Oakridge Heights Subdivision Unit 1, recorded in Volume 9544, Page 63 of the Deed and Plat Records of Bexar County for a Traffic Signal Easement necessary for the installation of a new traffic signal to be constructed at the intersection of Roan Bluff and Evans Road as shown in attached Exhibit "C".

### **COORDINATION AND FINANCIAL IMPACT**

Acquisition of the Utility/Traffic Signal Easement and a Traffic Signal Easement will be coordinated through the Real Estate Division of the Capital Improvement Management Services Department. There is no financial impact at this time since property is anticipated to be dedicated by the property owner.

### **CONCLUSION AND RECOMMENDATION**

Staff recommends approval of this request.

**TRAFFIC SIGNAL EASEMENT**  
**PARCEL NO. 18239**  
**METES AND BOUNDS DESCRIPTION**  
**(0.004 OF AN ACRE)**

Being a 0.004 of an acre, or 180 square feet more or less, tract of land out of Lot 1, Block 1, Northgate Subdivision Unit-1, recorded in Volume 9503, Page 116 of the Deed and Plat Records of Bexar County, Texas, described in conveyance to Granoak Oakdell, Ltd., a Texas Limited Partnership in a Special Warranty Deed recorded in Volume 10852, Pages 1000-1005. Official Public Records of Real Property, Bexar County, Texas, all in New City Block (N.C.B.) 17252 of the City of San Antonio, Bexar County, Texas. Said 0.004 of an acre tract being more fully described as follows:

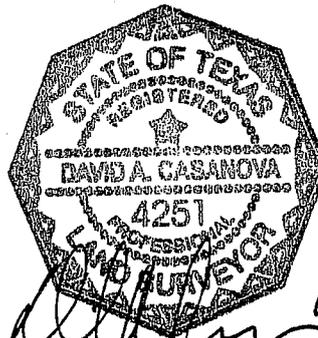
**BEGINNING:** At a found ½ inch iron rod at the South end of a curve at the Southwest corner of the intersection of Eckhert Road, a 60 foot right-of-way and Oakdell Way, a 60-foot right-of-way on the East line of said Lot 1, Block 1, Northgate Subdivision Unit-1;

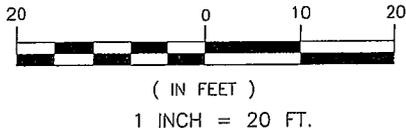
- 1) **THENCE:** South 07 degrees 47 minutes 53 seconds East, along and with said West right-of-way line of Oakdell Way, the East line of Lot 1, a distance of 6.38 feet to a point;
- 2) **THENCE:** North 40 degrees 13 minutes 30 seconds West, departing said West right-of-way line of Oakdell Way, the East line of Lot 1, over and across Lot 1, a distance of 36.46 feet to a point on said curve to the right at the intersection of the South right-of-way line of Eckhert road with the West right-of-way line of Oakdell Way, also being the North line of Lot 1;
- 3) **THENCE:** a distance of 33.78 feet along the North line of Lot 1 and said curve to the right having a radius of 25.00 feet along a bearing of South 04 degrees 47 minutes 24 seconds West, a chord of 31.27 feet along a bearing of South 46 degrees 30 minutes 06 seconds East, and an interior angle of 77 degrees 24 minutes 59 seconds to the POINT OF BEGINNING and containing 0.004 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc.

**NOTE:** The bearings for this exhibit are based on the North American Datum of 1983, (CORS 1996), from Texas Coordinate System established for the South Central Zone.

An exhibit of even date herewith accompanies this legal description.

N:\Survey05\CIVIL\6764-07\676407\_esmt2.doc

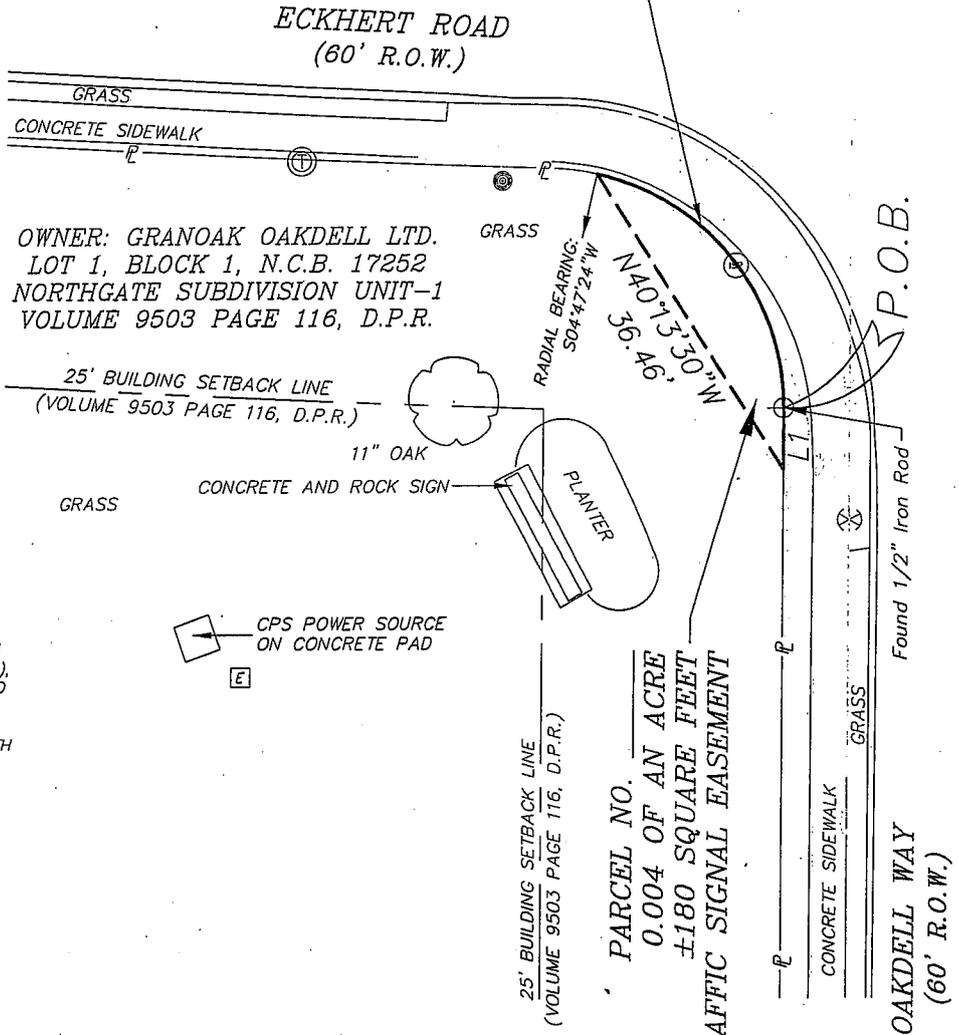




LINE TABLE		
NO.	BEARING	LENGTH
L1	S07°47'53"E	6.38'

R = 25.00  
 $\Delta = 77^{\circ}24'59''$   
 T = 20.03'  
 L = 33.78'  
 CH = 31.27'  
 CB = S46°30'06"E

LEGEND	
	TREE
	LIGHT POLE
	TELEPHONE MANHOLE
	ELECTRIC METER
	IRRIGATION CONTROL BOX
	WATER VALVE
	PROPERTY LINE
	BURIED GAS LINE WITH SIZE
	BURIED TELEPHONE LINE
	BURIED ELECTRIC LINE
	BURIED WATER LINE WITH SIZE
	POINT OF BEGINNING
	NEW CITY BLOCK
	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



OWNER: GRANOAK OAKDELL LTD.  
 LOT 1, BLOCK 1, N.C.B. 17252  
 NORTHGATE SUBDIVISION UNIT-1  
 VOLUME 9503 PAGE 116, D.P.R.

25' BUILDING SETBACK LINE  
 (VOLUME 9503 PAGE 116, D.P.R.)

**NOTES:**

1) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

2) THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.



Dated: 1-11-08  
  
 DAVID A. CASANOVA  
 Registered Professional Land Surveyor No. 4251

AN EXHIBIT  
 OF 0.004 OF AN ACRE  
 ±180 SQUARE FEET  
 TRAFFIC SIGNAL EASEMENT

A 0.004 OF AN ACRE, OR 180 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF LOT 1, BLOCK 1 OF THE NORTHGATE SUBDIVISION UNIT-1 RECORDED IN VOLUME 9503, PAGE 116, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, DESCRIBED IN CONVEYANCE TO GRANOAK OAKDELL, LTD. IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 10852 PAGES 1000-1005, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

UTILITY/TRAFFIC SIGNAL EASEMENT

PARCEL NO. 18238

METES AND BOUNDS DESCRIPTION

(0.016 OF AN ACRE)

Being a 0.016 of an acre, or 689 square feet more or less, tract of land out of Lot 1, Block 1, Northgate Subdivision Unit-1, recorded in Volume 9503, Page 116 of the Deed and Plat Records of Bexar County, Texas, described in conveyance to Granoak Oakdell, Ltd., a Texas Limited Partnership in a Special Warranty Deed recorded in Volume 10852, Pages 1000-1005, Official Public Records of Real Property, Bexar County, Texas, all in New City Block (N.C.B.) 17252 of the City of San Antonio, Bexar County, Texas. Said 0.016 of an acre tract being more fully described as follows:

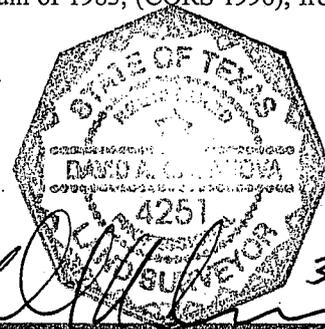
**BEGINNING:** At a point on the West right-of-way line of Oakdell Way, a 60-foot right-of-way, the East line of said Lot 1, Block 1, Northgate Subdivision Unit-1. Said point bears South 07 degrees 47 minutes 53 seconds East, a distance of 35.75 feet from a found ½ inch iron rod at the South end of a curve at the Southwest corner of the intersection of Eckhart Road and Oakdell Way;

- 1) **THENCE:** South 07 degrees 47 minutes 53 seconds East, along and with said West right-of-way line of Oakdell Way, the East line of Lot 1, a distance of 10.00 feet to a point;
- 2) **THENCE:** South 82 degrees 17 minutes 09 seconds West, departing said West right-of-way line of Oakdell Way, the East line of Lot 1, over and across Lot 1, a distance of 24.14 feet to a point;
- 3) **THENCE:** North 67 degrees 47 minutes 53 seconds West, over and across said Lot 1, a distance of 33.00 feet to a point;
- 4) **THENCE:** South 82 degrees 12 minutes 07 seconds East, over and across said Lot 1, a distance of 13.19 feet to a point;
- 5) **THENCE:** North 07 degrees 47 minutes 53 seconds West, over and across said Lot 1, a distance of 10.00 feet to a point;
- 6) **THENCE:** North 82 degrees 12 minutes 07 seconds East, over and across said Lot 1, a distance of 15.00 feet to a point;
- 7) **THENCE:** South 67 degrees 47 minutes 53 seconds East, over and across said Lot 1, a distance of 33.00 feet to a point;
- 8) **THENCE:** North 82 degrees 17 minutes 09 seconds East, over and across said Lot 1, a distance of 22.33 feet to the POINT OF BEGINNING and containing 0.016 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc.

NOTE: The bearings for this exhibit are based on the North American Datum of 1983, (CORS 1996), from Texas Coordinate System established for the South Central Zone.

An exhibit of even date herewith accompanies this legal description.

N:\Survey07\CIVIL\6764-07\676407\_esmt.doc





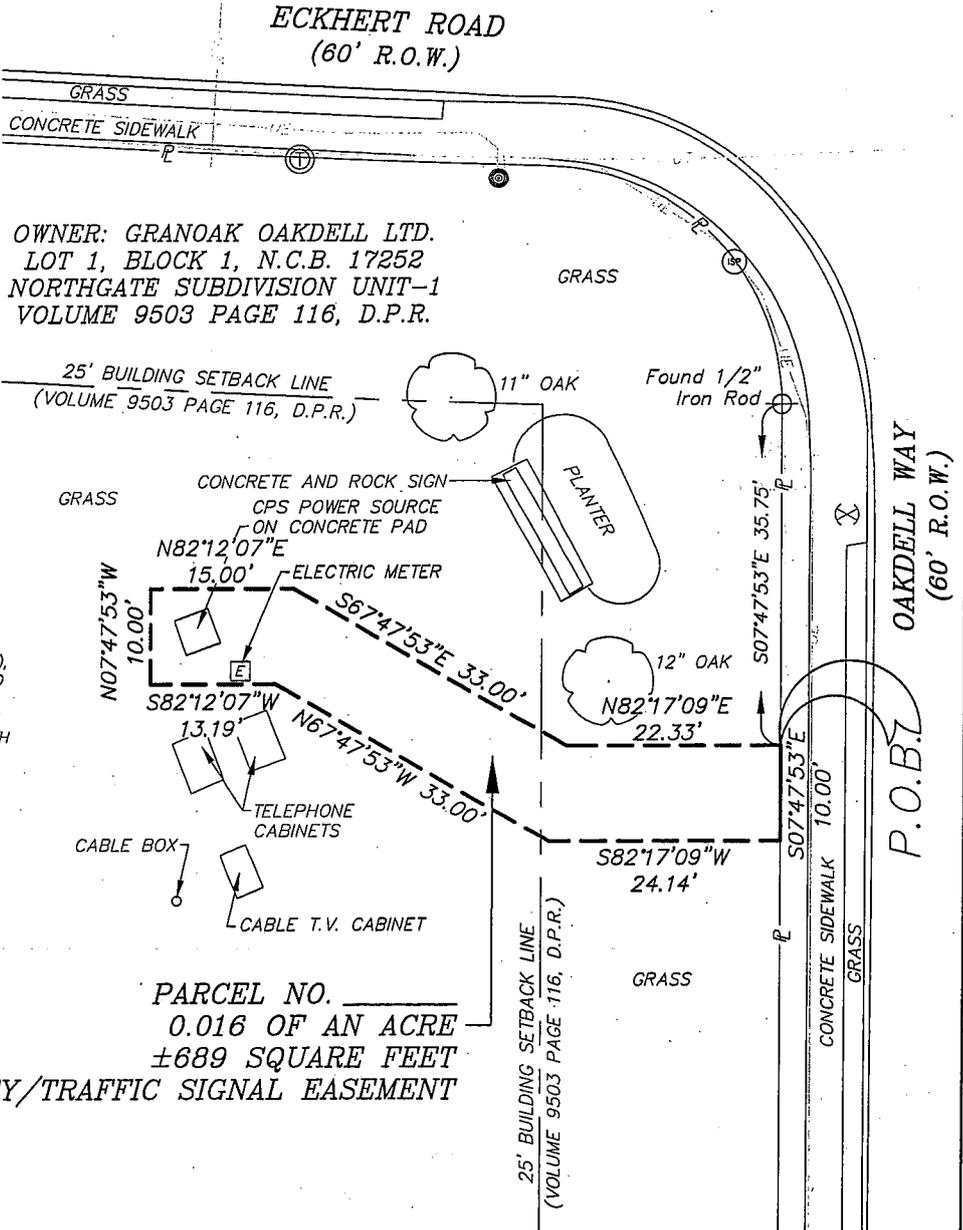
( IN FEET )  
1 INCH = 20 FT.



LEGEND	
	TREE
	LIGHT POLE
	TELEPHONE MANHOLE
	ELECTRIC METER
	IRRIGATION CONTROL BOX
	WATER VALVE
	PROPERTY LINE
	BURIED GAS LINE WITH SIZE
	BURIED TELEPHONE LINE
	BURIED ELECTRIC LINE
	BURIED WATER LINE WITH SIZE
P.O.B.	POINT OF BEGINNING
N.C.B.	NEW CITY BLOCK
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

**NOTES:**

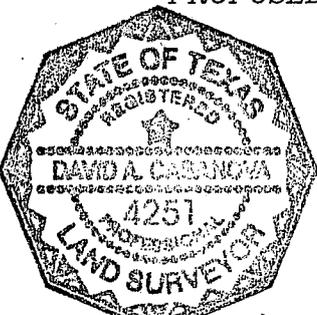
- 1) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 2) THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.



OWNER: GRANOAK OAKDELL LTD.  
LOT 1, BLOCK 1, N.C.B. 17252  
NORTHGATE SUBDIVISION UNIT-1  
VOLUME 9503 PAGE 116, D.P.R.

PARCEL NO. \_\_\_\_\_  
0.016 OF AN ACRE  
±689 SQUARE FEET

**PROPOSED UTILITY/TRAFFIC SIGNAL EASEMENT**



Dated: 3-25-08

*David A. Casanova*  
DAVID A. CASANOVA  
Registered Professional Land Surveyor No. 4251

**AN EXHIBIT  
OF 0.016 OF AN ACRE  
±679 SQUARE FEET  
UTILITY/TRAFFIC SIGNAL EASEMENT**

A 0.016 OF AN ACRE, OR 689 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF LOT 1, BLOCK 1 OF THE NORTHGATE SUBDIVISION UNIT-1 RECORDED IN VOLUME 9503, PAGE 116, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, DESCRIBED IN CONVEYANCE TO GRANOAK OAKDELL, LTD. IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 10852 PAGES 1000-1005, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

Date: Mar 25, 2008, 7:48am User ID: ACarin  
File: N:\Survey\07\CIVIL\6764-07\esmt676407-AMC.dwg

**TRAFFIC SIGNAL EASEMENT**  
**PARCEL NO. 18240**  
**METES AND BOUNDS DESCRIPTION**  
**(0.032 OF AN ACRE)**

Being a 0.032 of an acre, or 1,410 square feet more or less, tract of land out of Lot 1, Block 1, Oakridge Heights Subdivision Unit 1, recorded in Volume 9544, Page 63 of the Deed and Plat Records of Bexar County, Texas, also known as Roan Bluff, a private street. Said Lot 1 being described in conveyance to Cavalo Creek Estates Homeowners Association, Inc., a Texas non-profit corporation in a Special Warranty Deed recorded in Volume 8240, Pages 1060-1061, Official Public Records of Real Property, Bexar County, Texas, all in New City Block (N.C.B.) 18217 of the City of San Antonio, Bexar County, Texas. Said 0.032 of an acre tract being more fully described as follows:

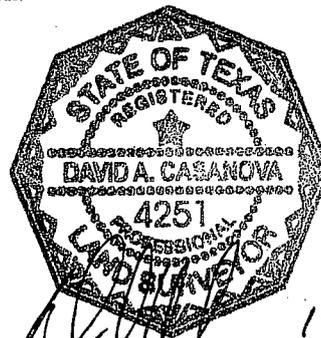
**BEGINNING:** At a found ½ inch iron rod for the Southernmost Southeast corner of Lot 2, Block 11, N.C.B. 18217, said Oakridge Heights Subdivision Unit 1 on the Northwest right-of-way line of Evans Road, a variable width right-of-way at the South end of the West cutback line at the intersection of Evans Road and said Roan Bluff;

- 1) **THENCE:** North 14 degrees 25 minutes 59 seconds East, departing the Northwest right-of-way line of Evans Road and along said West cutback line, a distance of 15.71 feet to a point;
- 2) **THENCE:** North 53 degrees 57 minutes 54 seconds East, departing said West cutback line, over and across Roan Bluff, a distance of 130.78 feet to a point on the East cutback line at the said intersection of Roan Bluff and Evans Road;
- 3) **THENCE:** South 75 degrees 34 minutes 01 second East, along said East cutback line, a distance of 12.97 feet to a found ½ inch iron rod for the Southernmost Southwest corner of Lot 42, Block 11, N.C.B. 18217, said Oakridge Heights Subdivision Unit 1 on the Northwest right-of-way line of Evans Road at the South end of said East cutback line, the Southeast line of Roan Bluff;
- 4) **THENCE:** South 53 degrees 57 minutes 54 seconds West, departing said East cutback line and along the Northwest right-of-way line of Evans Road, the Southeast line of Roan Bluff, a distance of 151.15 feet to the POINT OF BEGINNING and containing 0.032 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc.

NOTE: The bearings for this exhibit are based on the North American Datum of 1983, (CORS 1996), from Texas Coordinate System established for the South Central Zone.

An exhibit of even date herewith accompanies this legal description.

N:\Survey05\CIVIL\6764-04\676404\_esmt.doc



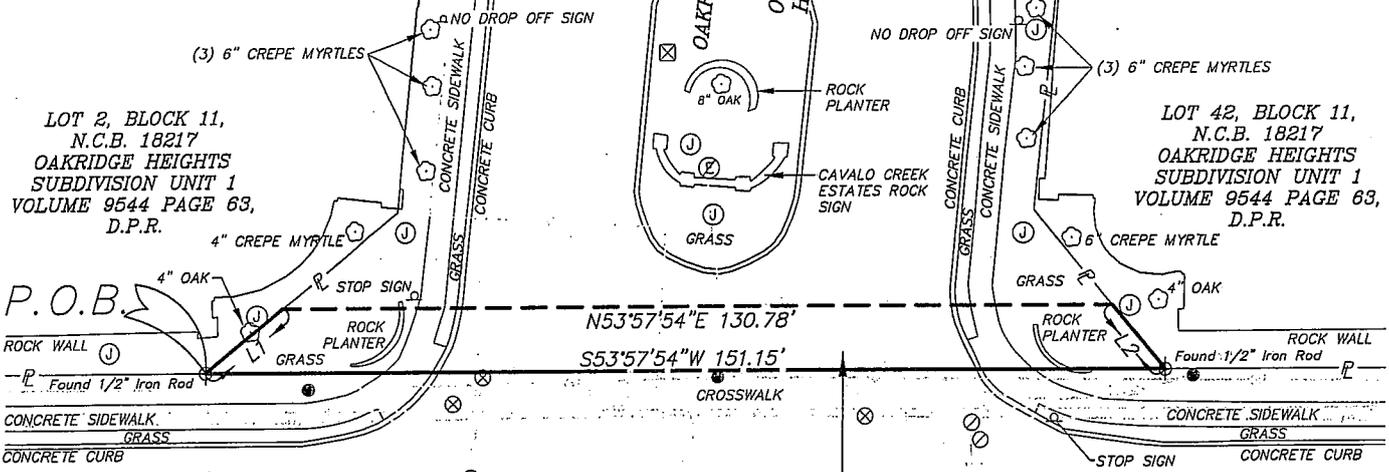
NOTES:

- 1) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 2) THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.



( IN FEET )  
1 INCH = 20 FT.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N14°25'59"E	15.71'
L2	S75°34'01"E	12.97'



EVANS ROAD  
(R.O.W. VARIES)

PARCEL NO. \_\_\_\_\_  
0.032 OF AN ACRE  
±1,410 SQUARE FEET  
PROPOSED TRAFFIC SIGNAL EASEMENT

LEGEND	
	TREE
	POWER POLE
	ELECTRIC METER
	ELECTRIC JUNCTION BOX
	WATER METER
	GAS VALVE
	WATER VALVE
	PROPERTY LINE
	OVERHEAD UTILITY LINE
	BURIED GAS LINE WITH SIZE
	BURIED TELEPHONE LINE
	BURIED ELECTRIC LINE
	BURIED WATER LINE
P.O.B.	POINT OF BEGINNING
N.C.B.	NEW CITY BLOCK
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



AN EXHIBIT  
OF 0.032 OF AN ACRE  
±1,410 SQUARE FEET  
TRAFFIC SIGNAL EASEMENT

A 0.032 OF AN ACRE, OR 1,410 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF LOT 1, BLOCK 1, N.C.B 18217 OF THE OAKRIDGE HEIGHTS SUBDIVISION UNIT 1, RECORDED IN VOLUME 9544, PAGE 63, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, DESCRIBED IN CONVEYANCE TO CAVALO CREEK ESTATES HOMEOWNERS ASSOCIATION, INC. IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 8240 PAGES 1060-1061, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

Dated: 1-11-08

*David A. Casanova*

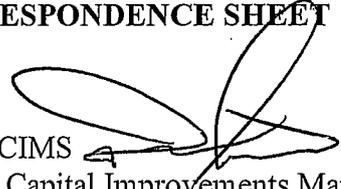
DAVID A. CASANOVA  
Registered Professional Land Surveyor No. 4251

Item #14

CITY OF SAN ANTONIO

Consent Agenda

DEPARTMENT OF ASSET MANAGEMENT  
INTERDEPARTMENTAL CORRESPONDENCE SHEET



**TO:** Planning Commission  
**FROM:** Oscar Serrano, Real Estate Manager, CIMS  
**COPIES:** Mike Frisbie, City Engineer/Director, Capital Improvements Management Services Department  
**DATE:** Monday, March 24, 2008  
**SUBJECT:** S.P. No. 1337 - Request for Joint Use Agreement for sewer line over COSA-controlled property located in District 2

**PETITIONER:** San Antonio River Authority (SARA)  
c/o Mr. Claude Harding  
100 East Guenther St.  
San Antonio, Texas 78283-9980

Staff is requesting that this item be placed on the consent agenda for the Planning Commission meeting on 4/09/08.

**BACKGROUND**

As a part of the San Antonio River Authority's (SARA) proposal to install a new waste water treatment plant at the intersection of Loop 1604 and IH 10 East, SARA is requesting a Joint Use Agreement for its proposed installation of a sanitary sewer line within Newcomb Drive in the location as shown on attached Exhibits "A" and "B". This pipeline will have an outside diameter of 12 ½ inches and will be buried at a depth ranging from 8' to 15' below surface level. The remainder of this line will be constructed within private properties.

**COORDINATION AND FINANCIAL IMPACT**

In compliance with City procedures, this request has been canvassed through all interested City departments, public utilities and applicable agencies. An executed Letter of Agreement, by which the petitioner agrees with all conditions imposed through the canvassing process is attached for review.

**CONCLUSION AND RECOMMENDATION**

Staff recommends approval of this request

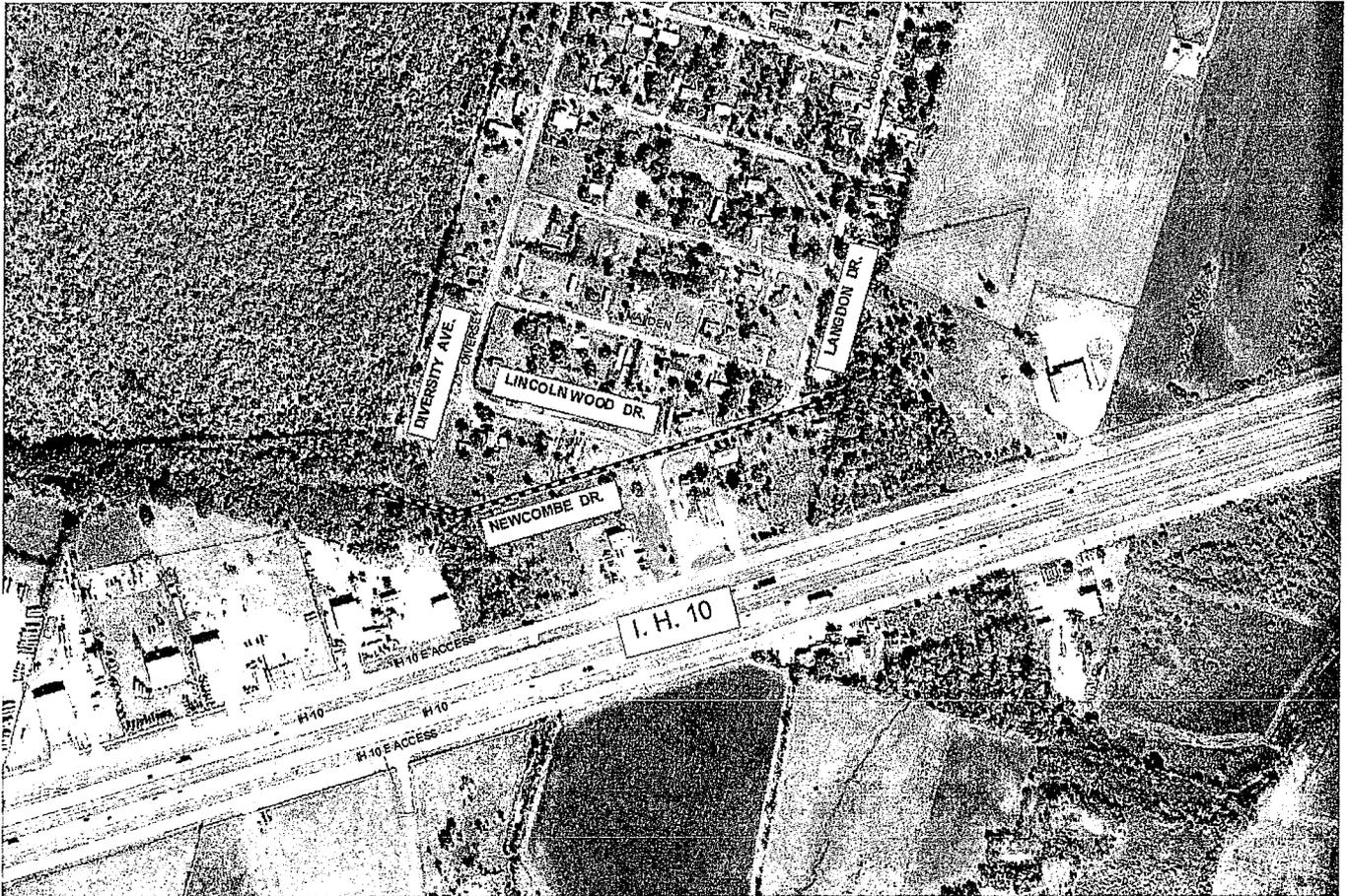
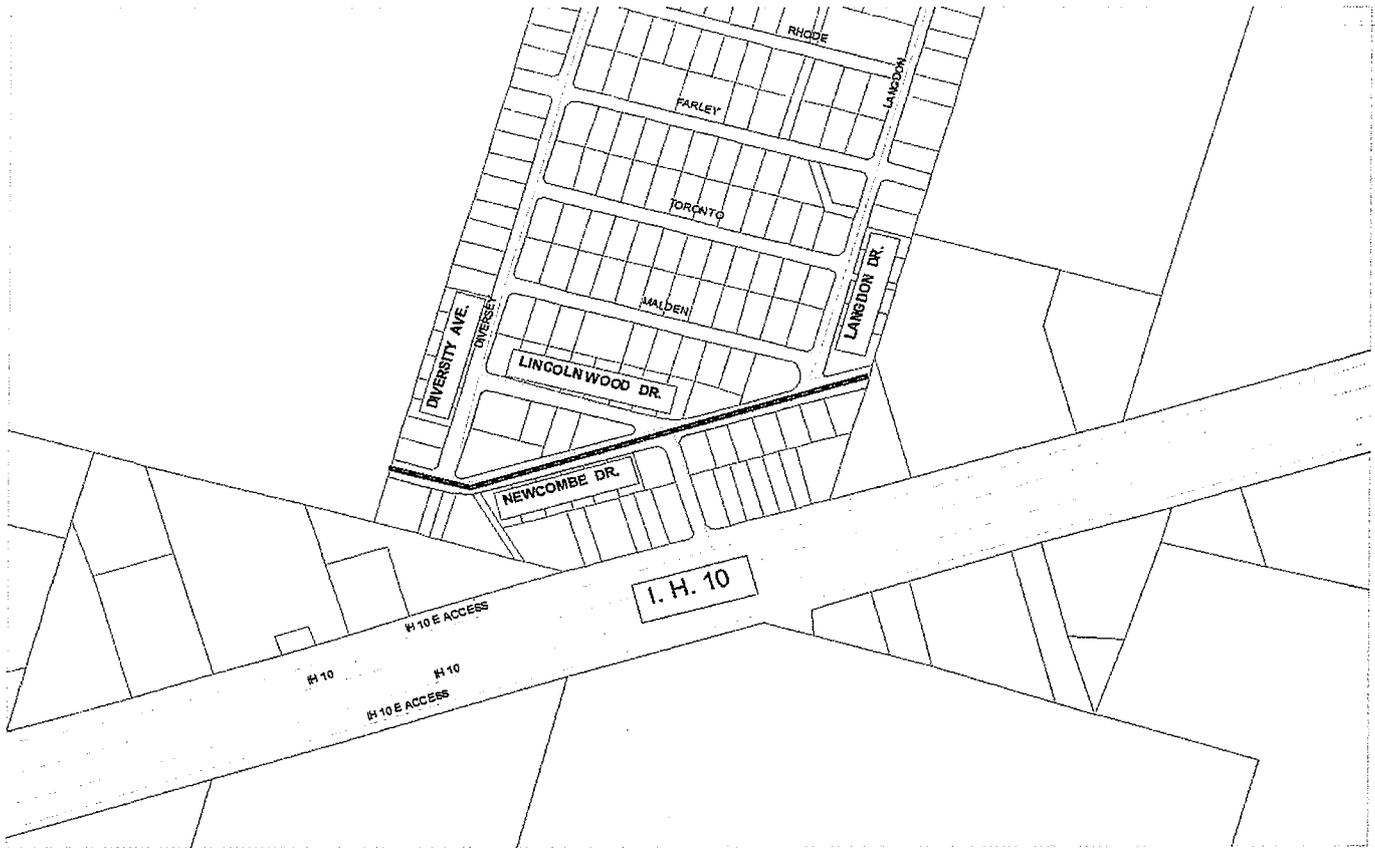
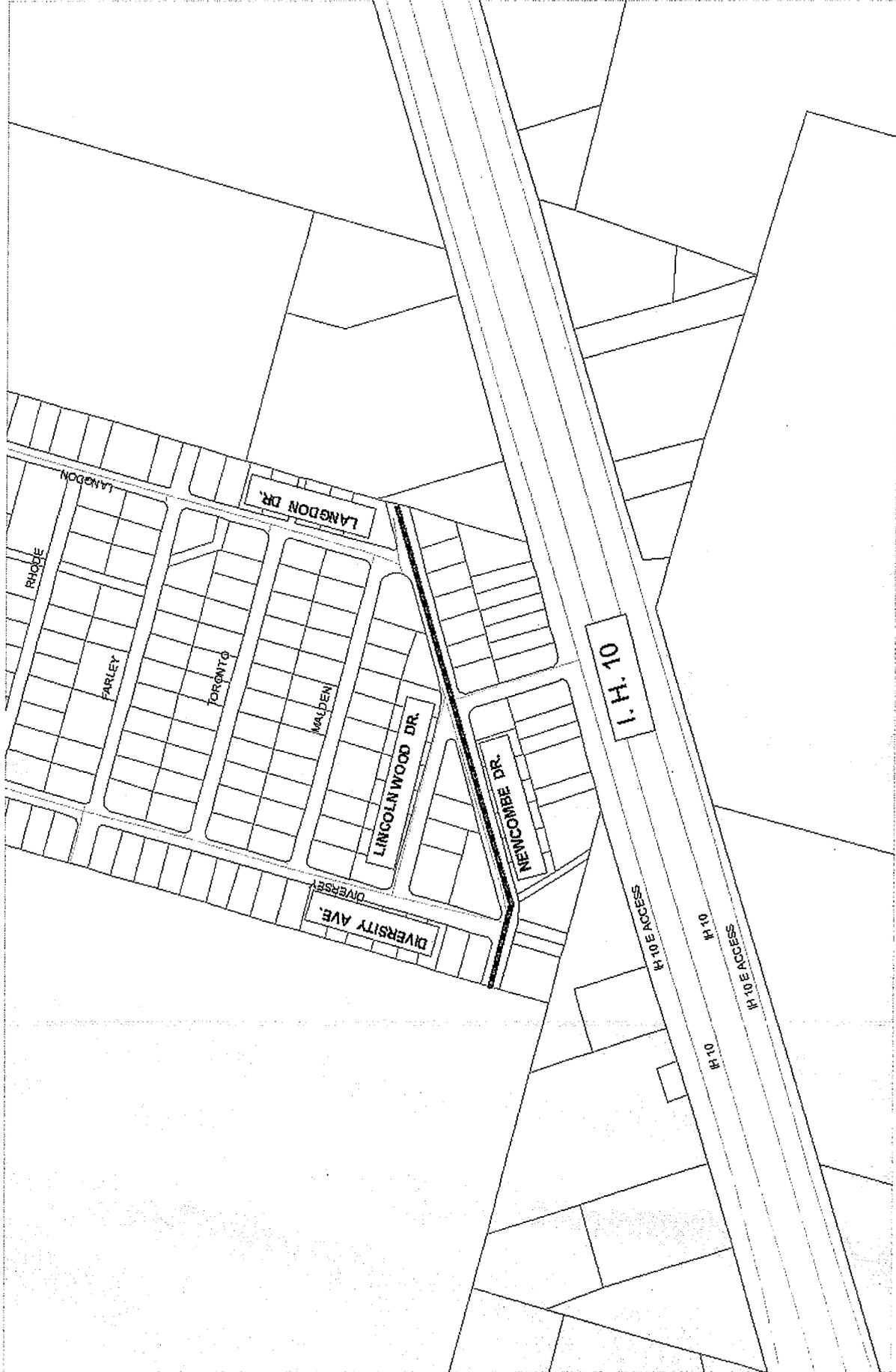


EXHIBIT "A"



**EXHIBIT "B"**



# CITY OF SAN ANTONIO

December 26, 2007

DEPARTMENT OF ASSET MANAGEMENT  
P.O. BOX 839966 SAN ANTONIO, TEXAS 78283-3966  
TEL. 210-207-4032 FAX 210-207-7888

San Antonio River Authority (SARA)  
Attn: Claude Harding,  
Real Estate Manager  
100 East Guenther St.  
San Antonio, Texas 78283-9980

Re: S. P. No. 1337—Request for Joint Use Agreement (Newcombe Drive)

Dear Mr. Harding:

With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process and is in a position to recommend approval to your request subject to the following conditions:

**PUBLIC WORKS DEPARTMENT:**

**Street Maintenance Division-**The City Street Right of Way of Newcombe Drive needs to be replaced back to pre-existing conditions and UDC standards upon the completion of this excavation project. All City, County or State permits have to be applied for before the start of any construction.

**Capital Programs Division-** Approval granted subject to compliance with Right of Way Management's street restoration Policy.

**Storm Water Utility/Engineering Division** – A flood plain development permit is required.

**CITY PUBLIC SERVICE ENERGY:**

Petitioner must not excavate within 5' of any utility poles to maintain the integrity of the poles. As long as that clearance is kept Over Head Engineering Division has no objections. Please be aware of overhead lines. There are electric and gas facilities within the road right of way of that need to be avoided during construction and maintenance.

**SAN ANTONIO WATER SYSTEM:**

Petitioner must acknowledge all existing water and/or sewer facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with the San Antonio Water System and at the sole expense of the petitioner.

**DEVELOPMENT SERVICES DEPARTMENT:**

Obtain Public Works Right of Way Management permits and restore street to City of San Antonio standards.

**ASSET MANAGEMENT DEPARTMENT:**

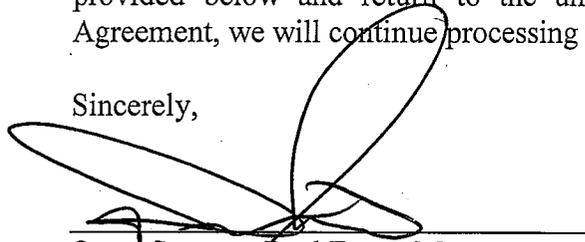
- A City Ordinance will authorize a Joint Use Agreement for the use of this Public Right of Way.
- Petitioner acknowledges that utility easements may exist within or adjacent to this right of way, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities in the event maintenance work is required, at no expense nor any other obligations to the City of San Antonio or the holder of utility easement rights.
- ~~The permanent sanitary sewer easement fee established for this project has been established at \$26,859.00, which includes the Agreement fee of \$26,827.00 for the use of this Public Right of Way, and document recording fee of \$32.00.~~



This Letter of Agreement is being offered by City of San Antonio only to the petitioner named above and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.

If you concur with the above listed conditions, please countersign this letter in the spaces provided below and return to the undersigned. Upon receipt of this executed Letter of Agreement, we will continue processing your request.

Sincerely,



Oscar Serrano, Real Estate Manager  
Department of Asset Management

**AGREED AS TO TERMS AND CONDITIONS:**

**Petitioner: San Antonio River Authority (SARA)**

Claude A. Harding  
By

Real Estate Manager  
Title

Claude A. Harding  
Print Name

12/26/07  
Date

**PLANNING COMMISSION  
SUBDIVISION**

**AGENDA ITEM NO:** 15 April 9, 2008

JUDSON LOFTS  
**SUBDIVISION NAME**

**MINOR PLAT**

070347  
**PLAT #**

**COUNCIL DISTRICT:** 1

**FERGUSON MAP GRID:** 616 D-6

**OWNER:** Phillip Allen

**ENGINEER:** GGE Consulting Engineers, Inc., by Gustavo Gonzalez

**CASE MANAGER:** Donna L. Schueling, Planner (207-5016)

**Date filed with Planning Commission:** March 25, 2008

**Location:** On the west side of S. Flores Street; south of Guadalupe Street

**Services Available:** SAWS Water and Sewer

**Zoning:** MF-33 Multi-Family District  
IDZ Infill Development Zone District  
HS Historic Significant District

**Proposed Use:** Condominiums

**Major Thoroughfare:** S. Flores is a secondary arterial, Type B, minimum R.O.W.  
70 feet.

---

**APPLICANT'S PROPOSAL:**

To plat **2.6834** acres consisting of 1 non-single family lot.

**DISCUSSION:**

The Department of Development Services has cited: UDC Appendix F - Section A(f)(19) regarding Parking lot construction where water depths do not exceed six (6) inches; and Section 35-506(d)(9), Table 506-3 regarding Right of Way dedication. The applicants engineer submitted requests for variances to the requirements. The Directors of Public Works and Development Services Department, Engineering have no objection to the granting of the variances as indicated in their attached reports.

**STAFF RECOMMENDATION:**

Approval





# CITY OF SAN ANTONIO

## DEVELOPMENT SERVICES DEPARTMENT

### ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

<b>Project:</b>	Judson Loft Subdivision
<b>Address:</b>	
<b>A/P #/PPR #/Plat#:</b>	Plat# 070347
<b>AEVR #:</b>	
<b>AEVR Submittal Date:</b>	04/24/2007
<b>AEVR Submitted by:</b>	GGE Consulting Engineers, Gustavo Gonzalez, P.E.
<b>Issue:</b>	Substandard Existing Streets – Right-of-Way (ROW) Dedication
<b>Code Sections:</b>	2006 Unified Development Code (UDC), Section 35-506 (d)(9), Table 506-3
<b>By:</b>	Jesse T. Muñoz, P.E.

The Development Services Department (DSD) Administrative Exception Variance Request Committee (AEVRC) has reviewed the information presented in Mr. Gonzalez's letter dated April 24, 2007. The proposed replat is located along S. Flores, a four (4) lane secondary arterial, or minimum seventy foot (70') Right-Of-Way (ROW), as shown on the Downtown Major Thoroughfare plan. Please refer to the attached Ferguson Map grid for approximate location. Also refer to the applicant's letter for more information.

The Unified Development Code (UDC) – Article V, Section 35-506 (d)(9), Table 506-3, Substandard Existing Streets – ROW Dedication, requires that S. Flores be a minimum ROW of seventy feet (70'), which would require the applicant to dedicate five feet (5') along S. Flores along the entire property frontage. Currently, the applicant does not wish to dedicate any ROW.

The DSD AEVRC recommends that the following note be placed on the plat to allow a deferred ROW dedication condition:

Prior to the application for a building permit, the applicant shall be required to replat the property to indicate compliance with the most current setback and Right-Of-Way (ROW) dedication requirements along all affected ROWs and/or properties. Whether by voluntary or involuntary action, if a structural component (e.g., load bearing column or beam) of the existing building's East Wing requires removal, reconstruction, or repair; or major exterior renovation/remodeling occurs, the property shall be replatted to indicate compliance with the most current setback and Right-Of-Way (ROW) dedication requirements along all affected ROWs.

DECISION: APPROVAL WITH CONDITIONS

  
\_\_\_\_\_  
Jesse T. Muñoz, P.E.  
Engineer  
DSD – Streets

7-2-07  
Date

I have reviewed the AEVR Analysis and concur with the recommendation.

  
\_\_\_\_\_  
Andrew Winter, P.E.  
Senior Engineer  
DSD

2 Jul 07  
Date

RECEIVED

07 MAY 25 PM 3: 24 April 24, 2007

Ms. Liz Adams  
Case Manager  
City of San Antonio  
Department of Development Services  
PO Box 839966  
San Antonio, Texas 78283-3966

LAND DEVELOPMENT  
SERVICES DIVISION

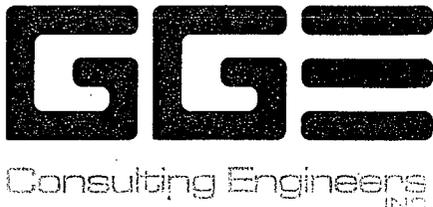
RE: Plat : Judson Loft Subdivision  
Plat Number 070347

Ms. Adams:

Please accept this letter as our request for an administrative exception to Section Article 5 Div 2 Section 35.506 Transportation and Street Design of the Unified Development Code. This section pertains to the dedication of right-of-way in the event the proposed plat is on a street that is part of the Major Thoroughfare Plan Central District.

In accordance with Article IV, Section 35-436, Administrative Exceptions of the Unified development Code, we hereby request approval of the exception from the five foot dedication compliance of the code. We offer the following information in support of this request.

1. If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his or her property.  
This project is the renovation of three historical structures for residential condominiums that face South Flores Street. The face of two of the building's are on the right-of way line. Demolition or renovation to the buildings to remove five feet would be cost prohibited.
2. The hardship relates to the applicants land, rather than personal circumstances:  
The buildings are considered historical structures. The larger structure was built in 1898 and the other smaller building was built in 1950.
3. The hardship is unique, or nearly so, rather than one shared by many surrounding properties:  
This is not a unique case since several of the adjacent properties have buildings with a zero setback.
4. The hardship is not the result of the applicant's own actions:  
The buildings are historical buildings and the owner acquired this property last year.



ggengineer@sbcglobal.net  
11230 West Ave. Suite 2208  
San Antonio, Texas 78213  
P: 210.525.8590  
C: 210.289.1059

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.

The owners of Judson Loft Subdivision have submitted a request to rezoning the subject property from I-1 HS/C3NA(HS) to MF 33 with a IDZ overlay. This zoning will allow for the renovation of the existing buildings into eighty-four (84) condominium units with associated parking. Because of the location, it is elected to apply for the Infill Development Zone overlay district in order to compliment the various Master Plans of the city.

Specifically, this project conforms to the:

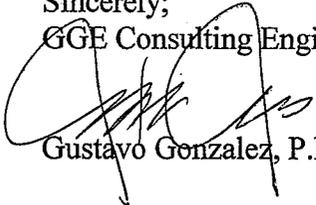
- Growth Management, Policy 1g: Continue to make physical improvements in the inner city to encourage redevelopment and infill development.
- Neighborhoods, Policy 1a: Rezone vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.
- Neighborhoods, Policy 1d: Promote conversion or adaptive reuse of vacant or underutilized commercial buildings to provide affordable infill housing.
- Neighborhoods, Policy 1d: Provide incentives to the private sector to promote reuse of vacant or underutilized commercial buildings for affordable housing through such mechanisms as zoning and platting processing.
- Urban Design, Policy 4b: Use incentives to encourage development in underutilized urban areas.
- Urban Design, Policy 5b: Encourage resident and employment growth within walking distance of the downtown area and neighborhood centers in order to support an inter-modal transportation system.

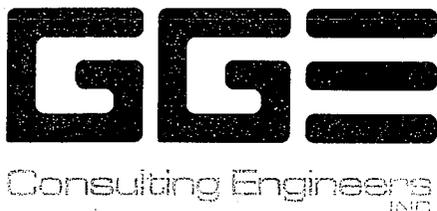
The proposed development will not substantially nor permanently injure the rights of the owners of all real property affected by the proposed change in zoning. Additionally, this request does not adversely affect the health, safety, and welfare of the general public.

If you have any questions, or require additional information please contact me at your convenience.

Sincerely;

GGE Consulting Engineers, Inc.

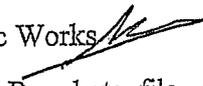
  
Gustavo Gonzalez, P.E.



ggengineer@sbcglobal.net  
11230 West Ave. Suite 2208  
San Antonio, Texas 78213  
P: 210.525.8590  
C: 210.289.1059

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

**TO:** Donna Schueling, Planning Commission II, Planning Department

**FROM:** Majed A. Al-Ghafry, Director of Public Works 

**COPIES TO:** Robert Browning, P.E., C. F. M., Alice Renobato, file *W/AB 2/20/08*

**SUBJECT:** Floodplain Development Permit Variance Request -  
Judson Loft Subdivision

**DATE:** February 8, 2008

---

Storm Water Engineering Division of Department of Public Works has reviewed the request for variance to the floodplain requirements as submitted by GGE Consulting Engineers on behalf of their client Phillip Allen for the above mentioned project. It is recommended that the variance be approved for the reason cited below:

The variance requested is from UDC Appendix F- Section A (f)(19) which states that parking lot construction is not allowed where water depths exceed 6 inches.

Public Works would support this variance because ample parking will be available outside of the floodplain and there will not be an increase to public safety since the velocity in the subject overbank areas are substantially less than 3 fps.

Please contact Maria Spongberg, P.E. at 207-5103 or Robert Browning, P.E., C.F.M. at 207-5890 if you have any questions or require additional information.

DEVELOPMENT SERVICES  
RECEIVED

2008 MAR 25 AM 11:35

February 10, 2008

Variance Request Review  
c/o Land Entitlements Section  
Development Services Department  
City of San Antonio  
1901 S. Alamo St.  
San Antonio, Texas 78204

RE: Judson Loft Subdivision  
Plat Number 070347  
UDC Section 35-483, 505- Floodplain Development Permit

Dear Sir:

Please accept this letter as my request for a variance request under the provisions of the UDC Section 35-436, 483 and 505- Floodplain Development permit. Specifically, we are asking for a variance to the floodplain development permit requirement for the water depth in a parking lot to be less than six inches. Through this application, we demonstrate that we have made every effort to show that the spirit, intent and minimum acceptable level of public health, welfare and safety have been preserved as ordained by the UDC.

Judson Loft Subdivision is the renovation of the original structures used by the Judson Candy Manufacturing Company located at 831 South Flores Street. The owner intends to renovate the structures into eighty three condominium lofts with owner parking in the rear. The structures were built in or around 1910 and they are now listed as historical structures in the City of San Antonio Landmarks Listing as determined by the Secretary of the Interior. Through several ownership transfers, the company was finally sold to the Atkinson Company and in 1998 the firm moved its operation to a new facility on Dividend Street. Since that time, the property has been vacant which has been a magnet for vandalism and graffiti which has contributed to a blighted commercial property.

The property is located along and adjacent to the San Pedro Creek channel. Based on land use, this channel was designed to contain the 100-year base flood elevation as noted in FEMA Panel Map 1996. However, as a result of increased development in the watershed, the City of San Antonio prepared a new study and submitted a Conditional Letter of Map Revision to FEMA which raised the water surface elevation to a new elevation that bisected midway through the most northern structure (metal building). This study was approved in 1997.



ggengineer@sbcglobal.net  
11230 West Ave. Suite 2208  
San Antonio, Texas 78213  
P: 210.525.8590  
C: 210.289.1059

Section C –Floodplain Development Permits of the Unified Development Code specifies that no habitable structures are allowed in the floodplain, while parking lots construction is permitted where water depths do not exceed six (6”) inches. As part of this development, the parking lot was redesigned and was raised at the boundary line closer to the channel by three feet to meet the code restrictions. This removed the building and a majority of the parking lot out of the floodplain; however it resulted in a maximum water depth of twelve inches at the rear boundary line.

This determination of water depth was made by creating a new floodplain analysis based on the original City of San Antonio floodplain data. This analysis used field verified topographical data to recreate the existing model and developed a new corrective effective model and an ultimate proposed effective model. The corrective effective model revised and included structures along the channel not included in the original study. The ultimate effective included the filling of the parking lot to bring the structure out of the floodplain and maintain a maximum water depth of six inches in the parking lot. All the data was inputted into the US Corps of Engineers HEC- RAS program for floodplain analysis and final results were that the parking lot at the lower end and along the San Pedro boundary line can see a depth of less than twelve inches.

To that end, the results also indicated that by making the improvements, the water surface can see an increase by less than two-hundredths of a foot. Cross sections were taken along the channel up and downstream of the property to verify the impact to the adjacent land owners. Based on the revised study which will be submitted to FEMA for a map update, there were no significant impacts to adjacent properties.

In accordance with UDC Section 35-483 (e):

- If the applicant complies strictly with the provisions of these regulations, he can make no reasonable use of his property. The property would remain vacant and undeveloped. The historical structure designation would not allow for the razing of the buildings;
- The hardship relates to the applicant’s land, rather than the personal circumstances. This property has been in existence for over ninety years at the edge of the floodplain. Development over the years within the watershed has created an adverse impact to the base flood elevation;
- The hardship is unique, or nearly so, rather than one shared by surrounding properties. The remaining properties up and downstream are for the most part fully developed. Any new permits will most likely be for interior renovations;
- The applicant recently purchased the property to renovate the property and in no way has created this issue by his own action;
- The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.

DEVELOPMENT SERVICES  
RECEIVED

Finally, this project conforms to the City of San Antonio for:

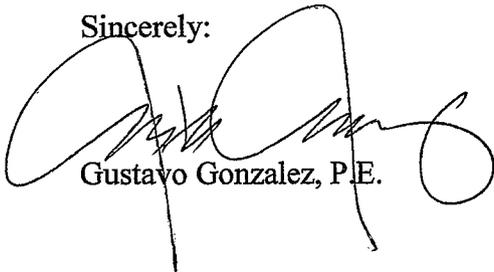
2008 MAR 25 AM 11:35

- Growth Management, Policy 1g: Continue to make physical improvements in the inner city to encourage redevelopment and infill development.
- Neighborhoods, Policy 1a: Rezone vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.
- Neighborhoods, Policy 1d: Promote conversion or adaptive reuse of vacant or underutilized commercial buildings to provide affordable infill housing.
- Neighborhoods, Policy 1d: Provide incentives to the private sector to promote reuse of vacant or underutilized commercial buildings for affordable housing through such mechanisms as zoning and platting processing.
- *Urban Design, Policy 4b: Use incentives to encourage development in underutilized urban areas.*
- *Urban Design, Policy 5b: Encourage resident and employment growth within walking distance of the downtown area and neighborhood centers in order to support an inter-modal transportation system.*

To that end, it is my professional opinion the proposed variance 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, please contact me at your convenience.

Sincerely:



Gustavo Gonzalez, P.E.

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 16 April 9, 2008

SHILA

MINOR PLAT

070732

SUBDIVISION NAME

PLAT #

**COUNCIL DISTRICT:** 2

**FERGUSON MAP GRID:** 617 B-6

**OWNER:** Bob Patel

**ENGINEER:** Scott Dye, P.E.

**CASE MANAGER:** Luz M. Gonzales, Planner (207-7898)

**Date filed with Planning Commission:** March 27, 2008

**Location:** On the south side of E Commerce Street, east of N. Olive Street

**Services Available:** SAWS Water and Sewer

**Zoning:** C-3 General Commercial District

**Proposed Use:** Motel

**Major Thoroughfare:** Commerce Street is a primary arterial, Type B, minimum R.O.W. 70 feet.

---

**APPLICANT'S PROPOSAL:**

To plat **0.2698** acres consisting of **1** non-single family lot.

**DISCUSSION:**

The Department of Development Services has cited: Section 35-506 (d)(9)(A) of the UDC regarding a Substandard Existing Street along Idaho Street. The applicant's engineer has submitted a request for a variance to the required 5.0 feet dedication. The Development Services Department,

Engineering section has no objection to the granting of the variance as indicated in their attached response.

**STAFF RECOMMENDATION:**

Staff has reviewed the proposed plat and found it in conformance with the Unified Development Code with exception to the above-mentioned variance. With regards to the variance, staff does concur with the applicant's justification; therefore, the Director of Development Services recommends approval of the variance and the plat.





# CITY OF SAN ANTONIO

## DEVELOPMENT SERVICES DEPARTMENT

### ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

**Project:** Shila Subdivision

**Address:**

**A/P #/PPR #/Plat#:** Plat# 070732

**AEVR #:**

**AEVR Submittal Date:** 01/28/2008

**AEVR Submitted by:** D. Scott Dye, P.E.

**Issue:** Substandard Streets; Dedication along Idaho Street.

**Code Sections:** 2006 Unified Development Code (UDC), Section 35-506 (d)(9) (A)

**By:** Juan M. Ramirez, P.E.

The Development Services Department (DSD) Administrative Exception Variance Request Committee (AEVRC) has reviewed the information presented in Mr. Dye's letter dated January 28, 2008. The proposed plat is located along E. Commerce Street (70' – 120' R.O.W. - a Primary Arterial Type B) and Idaho Street (40' R.O.W – Local A). Also refer to the applicant's letter for more information.

The Unified Development Code (UDC) – Article V, Section 35-506 (d) (9) (A), Substandard Streets– would require the applicant to dedicate 5.0 feet along Idaho Street. Currently, the applicant does not wish to dedicate any ROW.

The DSD AEVRC agrees with the applicant's analysis to wave the dedication of ROW along Idaho Street for the following reasons:

1. If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property.
2. The hardship relates to the applicant's land rather than personal circumstances.
3. The surrounding buildings are also set along the property line making the possibility of improving the street unlikely.
4. The dedication was previously waived for a Capital Improvement Project when Idaho Street was reconstructed several years ago.

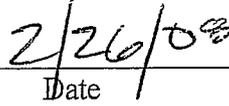
The AEVRC believes the proposed exception **does** meet the intent of the UDC and is therefore approved.

The AEVRC believes the proposed exception **does** meet the intent of the UDC and is therefore approved.

RECOMENDATION: APPROVAL OF VARIANCE

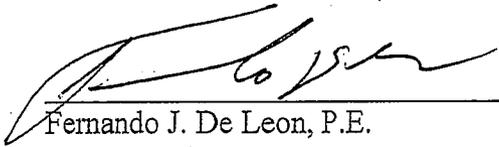


Thomas Carrasco, P.E.  
Chief Engineer  
Development Services Department

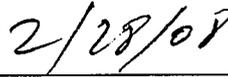


Date

I have reviewed the AEVR Analysis and concur with the recommendation.



Fernando J. De Leon, P.E.  
Assistant Director  
Development Services Department



Date

# Dye Enterprises

Engineers • Surveyors • Planners

D. Scott Dye, P.E., R.P.L.S.

January 28, 2008

Administrative Exception  
c/o Ms. Luz Gonzales  
Plat Case Manager  
Development Services Department  
City of San Antonio  
1901 S. Alamo  
San Antonio, TX 78204

Re: Administrative Exception  
Shila Subdivision  
Plat No. 070732  
UDC Section 35-506  
Minimum Right-of-Way Width

Dear Ms. Luz Gonzales:

As you are aware, our client, Mr. Bob Patel, has submitted the referenced plat for review and approval by the City of San Antonio. He will be developing an 18 unit motel on the platted lot. The property fronts E. Commerce Street (86' R.O.W. – Primary Arterial Type B) and Idaho Street (40' R.O.W. – Local A) approximately 73 feet west of S. Olive Street. According to section 35-506, Transportation and Street Design of the Unified Development Code (UDC) the minimum right-of-way width for a Local Type A street is 50'. The requirement to dedicate five feet of right-of-way along Idaho Street has been imposed on the subject plat. Our client desires to not dedicate this additional right-of-way and is requesting an Administrative Exception to waive the requirement.

Though the UDC requires the five foot dedication, it also allows for the Director of Development Services to waive the right-of-way width requirement in established neighborhoods. This area certainly is an established neighborhood as it is one of the oldest neighborhoods in San Antonio. Requiring the dedication seems to be out of sync with the pattern of development and will not serve a useful purpose. It may have been this line of thought when the dedication requirement was waived previously for Capital Improvements when Idaho Street was reconstructed a few years ago. The street and sidewalks still look brand new and appear to function fine in their current configuration.

Attached to this request is an aerial photo showing that there are several very old commercial buildings located directly on the right-of-way line (zero lot line) on the same side of Idaho Street as the subject tract. This has been a common style of development throughout the downtown area for a very long time. To date, it seems the City has not determined the need for right-of-way dedication along this section of Idaho Street. One reason may be the low volume of traffic. By observation, the main frontage for all of the commercial tracts that have dual frontage is E. Commerce Street. Idaho Street is left with mainly residential traffic associated with the south side of the street. The volume of traffic is very low to almost non-existent during normal business hours. The motel planned for the subject site will not have any negative impact or place any traffic demands on Idaho Street. The only driveway the motel will have will be on E. Commerce Street. If anything, it will reduce the traffic on Idaho Street. It is unforeseeable that there will ever be a need to obtain additional right-of-way due to traffic.



**PLANNING COMMISSION  
PLAT DEFERRAL APPEAL**

**AGENDA ITEM NO:** 17 April 9, 2008

LADY OF THE LAKE GARDENS  
**SUBDIVISION NAME:**

070593  
**PLAT #:**

**COUNCIL DISTRICT:** 6

**FERGUSON MAP GRID:** 615 A-7

**OWNER:** Igniting the Harvest Christian Church, Inc., by Richard Robles

**ENGINEER:** e-Sol Engineered Solutions, by Arnulfo Gonzalez, P.E.

**CASE MANAGER:** Elizabeth Adams, Planner (207-7912)

**Location:** At the northwest corner of Castroville Road and SW 35<sup>th</sup> Street

**Zoning:** C-3R Restrictive Commercial District  
R-6 Residential Single-Family District

**Plat status:** Plat deferral was approved on August 8, 2007.

---

**APPLICANT'S REQUEST:**

Applicant is requesting a 150 day extension to the plat deferral process to continue construction while platting issues are resolved as noted in the attached letter.

**DISCUSSION:**

August 8, 2007 The Planning Commission approved the plat deferral with the stipulation that the proposed plat would be formally filed within 180 days of the approval date and considered for approval within 30 days of the filing. At this writing, one of the four approvals required for filing have been secured.

February 5, 2008 The engineer and applicant were notified of the plat deferral expiration by certified mail.

February 7, 2008 The applicant signed the receipt for the certified mail.

March 20, 2008      The plat deferral expired.

March 24, 2008      The applicant submitted a time extension request for the plat deferral.

**STAFF RECOMMENDATION:**

Staff has evaluated the request and recommends that the Commission not act on the resolution to terminate utility service and instead approve the appeal to extend the time for additional 150 days. The extension is to commence on the initial deferral end date.

Staff recommends approval of the appeal and disapproval of the resolution for the following reasons:

- The applicant's engineer is currently pursuing plat review and has noted that circumstances arose that created a time delay
- The applicant has expressed that the termination of electrical service and revocation of building permits would be a hardship
- In the event that the plat is not filed for approval within the 150 days, staff will **not** support another time extension.



March 24, 2008

Director of Development Services  
City of San Antonio  
1901 S. Alamo, 2nd Floor  
San Antonio, TX 78204

Re: Time Extension Request - Plat Deferral  
Lady of the Lake Gardens Subdivision  
(Plat No. 070593)

Dear Director:

Our congregation respectfully requests a 150 day plat deferral time extension to continue construction of a church building prior to formal plat recordation.

At the present time we have made a complete plat filing but are still awaiting several plat review approvals. Plat related issues which have caused a time delay have been preparation of the Stormwater Management Plan and associated confirmation of very old underground culvert drain system along Castroville Road and lot boundary resolution verification and deed research by the Engineer.

Our church is dedicated to help those who are in situations in which full effort and drive still fall short of success. One of our purposes is to give hope and direction to those who are willing to dedicate themselves to a better life through God. Our church has and will continue to be a haven for individuals who wish to break free from their current constraints to develop into better individuals. Since our inception, our congregation has increased. While we have tried to expand our facilities to accommodate the vastly growing congregation, our limited space continues to be a problem.

If this request is not approved, construction would have to cease and would cause a significant delay in the completion of a much needed church to allow for adequate church service seating and necessary space for worship for the Westside community. Additionally, the steel fabricated structure has been ordered and the contractor has been scheduled to begin assembly. A significant cost to the church may be incurred due to contractor down time and labor effort rescheduling as well as structure re-shipping / storage.

If you have any questions, please do not hesitate to contact our office at (210) 279 6090.

Respectfully,



**Pastor Richard Robles**  
**Igniting the Harvest Christian Church**

Resolution No. \_\_\_\_\_

Authorizing the termination of electric service and revoking building permits pending plat approval and recording of Lady of the Lake Gardens Lot 10 Subdivision Plat # 070593 in connection with a previously approved deferral.

Whereas, the quality of development within the City of San Antonio and its extra- territorial jurisdiction is, in large measure, dependent upon the quality of the subdivision regulations and their effective administration and;

Whereas, the Planning Commission is empowered by the City Charter to prepare, adopt, and administer rules and regulations pertinent to subdivision/Platting and;

Whereas, Section 35-434 of the Unified Development Code authorizes the Planning Commission to grant a deferral to allow the issuance of building permits and temporary utility service prior to plat approval and recording of four or fewer lots and;

Whereas, the Commission approved a deferral for the Lady of the Lake Gardens Lot 10 Subdivision, Plat # 070593 on August 8, 2007 and;

Whereas, the time which the platting requirement may be deferred shall normally not exceed 180 days from the date of approval and;

Whereas, the City of San Antonio has given the required 45 day advance notice to Richard Robles and the project engineer, e-Sol Engineered Solutions via certified mail that the time in which to file the required plat would expire on March 24, 2008 and failure to comply could result in termination of service and revocation of building permits and;

Whereas, the applicant has not filed an appeal to the termination of temporary utility service; revocation of the building permit or met the 180 day deferral condition, now therefore;

Be it resolved by the Planning Commission to direct the staff to terminate temporary utility service and revoke building permit(s) pending plat approval and recording of such plat with the Bexar County Clerks office.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Approved:

Attest:

\_\_\_\_\_  
Murray H. Van Eman  
Chairman

\_\_\_\_\_  
Executive Secretary

**City of San Antonio Planning and Community Development Department  
Plan Amendment Recommendation**

*Item # 18*

**Plan Amendment Application Case No.: 08015**

Council District: 3

City Council Meeting Date: 5/27/08

- Plan Amendment Map – Attachment 1
- Digital Ortho Image – Attachment 2

**Summary:**

Neighborhood/Community/Perimeter Plan: **Highlands Community Plan**

The applicant requests to amend the Land Use Plan designation from **Low Density Residential to Neighborhood Commercial**.

**Background Information:**

**Applicant:** David Torres

**Owner:** Jerry V. Torres

**Property Location:** 143 Cosgrove St.

**Acreage:** .1389

**Current Land Use of site:** Vacant

**Adjacent Land Uses:**

- N: Residential
- E: Commercial
- S: Office
- W: Residential

**Issue:**

**LAND USE ANALYSIS:**

The Highlands Community Plan Land Use plan designates the subject property as Low Density Residential. Low Density Residential uses include single-family houses on individual lots. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, lighting, and signage controls. The applicant is requesting changing the land use classification from Low-Density Residential to Neighborhood Commercial. The Neighborhood Commercial classification contained in the Community Plan gives several different examples of appropriate uses in areas that fall under this classification. Such uses include coffee shops, cafes, delis, bakeries, and other uses as well. The Land Use Classification contained in the plan also contains several recommendations that are intended to minimize negative impacts on the surrounding community. These recommendations include a limit on the maximum size of the building, windows on the ground level, location of parking areas, and screening of service entries and yards as well as location and screening for refuse enclosures. The applicant is requesting Neighborhood Commercial zoning in an associated re-zoning request which will provide additional safeguards for adjacent residential properties. Site plan review will be required to ensure conformance with the zoning requirements.

Action Step 1.4.3 of the Highlands Community Plan recommends preservation of the small town feeling of the neighborhood commercial areas by encouraging neighborhood friendly businesses within walking distance of residences. The subject property is an existing restaurant located immediately adjacent to residential properties and is accessible by pedestrians.

- Minimal Impact       Impact can be mitigated       Significant Impact - Incompatible Land Use

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: None.

Other streets: Gevers serves as a collector; Cosgrove St. is a local residential street

**City of San Antonio Planning and Community Development Department  
Plan Amendment Recommendation**

Comments:

Minimal Impact     Impact can be mitigated     Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: None

Comments:

Minimal Impact     Impact can be mitigated     Significant Impact to Community Facilities Capacity

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval     Denial     Alternate Recommendation:

Comments: The proposed amendment is compatible since it expands the existing neighborhood commercial district along Gevers. This expansion will facilitate off-street parking for the existing restaurant.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: February 27, 2008, Continued to April 9, 2008

Approval     Denial     Resolution Attached

Newspaper Publication Date of Public Hearing: 2/15/2008

No. Notices mailed 10 days prior to Public Hearing: 31

Registered Neighborhood Association(s) Notified: Highland Park, Highland Hills, Pecan Valley, Southeast Citizens Committee,

Comments:

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current zoning district: R-4    Proposed zoning district: NC

Zoning Commission Public Hearing Date: March 4, 2008

Approval     Denial

**Planning Department Staff:**

Patrick Howard AICP

Assistant Planning Director

Nina Nixon-Mendez, AICP

Planning Manager

Case Manager: Tyler Sorrells

Planner

Phone No.: 207-7395

**Master Plan Amendment 08015  
Highlands Community Plan**

---

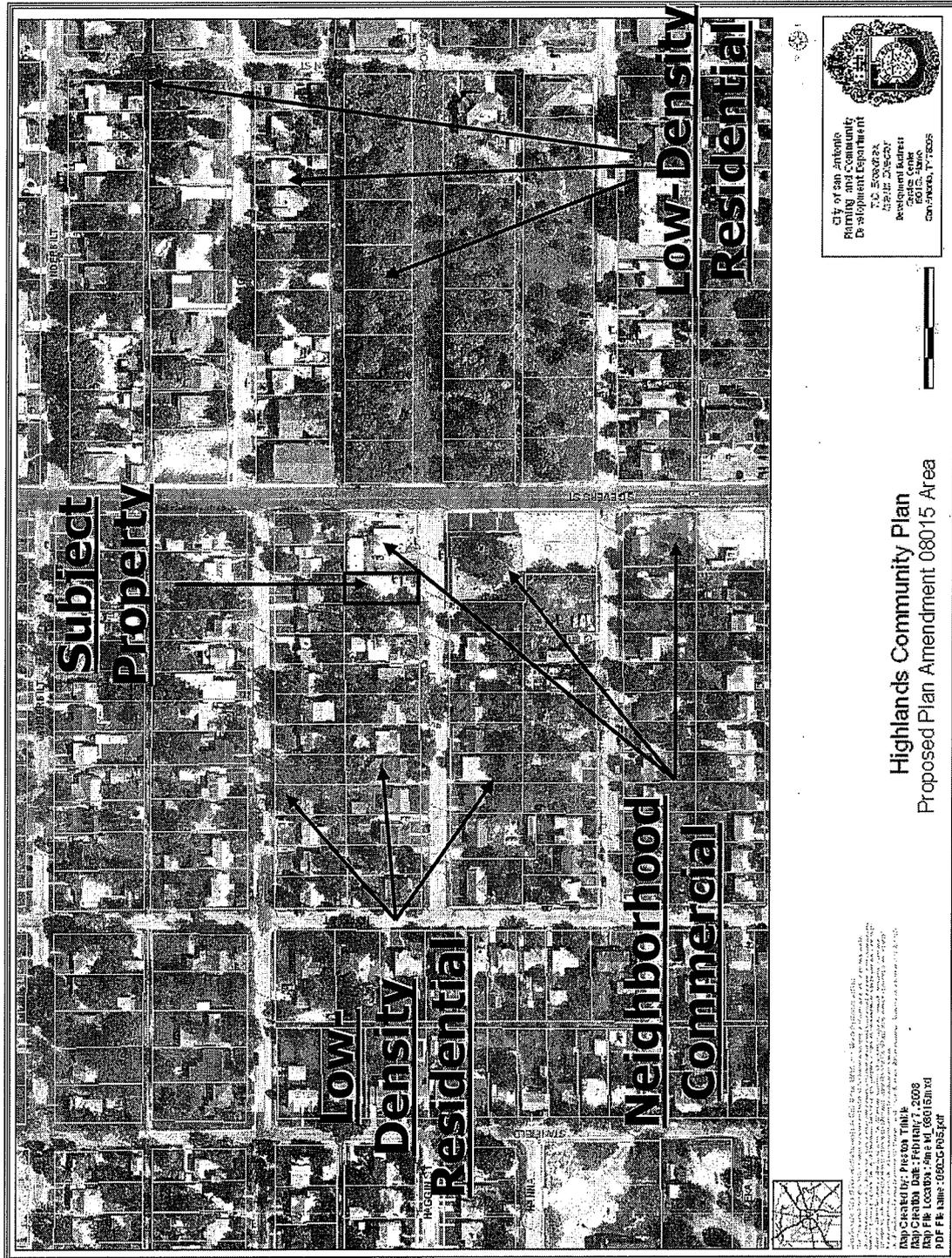
**Planning Commission**

**February 27, 2008**

**Agenda Item No.**



# Land Use



Highlands Community Plan  
Proposed Plan Amendment 08015 Area

ISSUED BY: PRESTON TUBLE  
ISSUE DATE: FEBRUARY 7, 2008  
ISSUE LOCATION: AREA M1 08015 (M1)  
PDF FILE NAME: 08015.PDF

**City of San Antonio Planning and Community Development Department**  
**Plan Amendment Recommendation** Item # 19

**Plan Amendment Application Case No.: 08016**

Council District: 4

City Council Meeting Date: 5/15/2008

Plan Amendment Map – Attachment 1

Digital Ortho Image – Attachment 2

**Summary:**

Neighborhood/Community/Perimeter Plan: **United Southwest Communities Plan**

The applicant requests to amend the Land Use Plan designation from **Low Density Residential** to **Community Commercial**.

**Background Information:**

**Applicant:** Salah E. Diab

**Owner:** Milton A. Zaiontz

**Property Location:** Along the south right-of-way of Ray Ellison approximately 300 ft. east of Loop 410

**Acreage:** 3.063

**Current Land Use of site:** Vacant

**Adjacent Land Uses:**

North: Right-of-way, Ray Ellison; *Community Commercial* currently vacant and *Low Density Residential* currently under construction as single family residential, Meadow Pointe (Plat 060643)

East: *Low Density Residential* currently under construction as single family residential, Meadow Pointe (Plat 060643)

South: Unimproved right-of-way, Old Dwyer Road; *Low Density Residential* planned as single family residential, Freedom Hills, MDP 033-06

West: *Low Density Residential* planned as single family residential, Freedom Hills, MDP 033-06; *High Density Residential* currently vacant; and commercial property currently used as a communications tower.

**Issue:**

**LAND USE ANALYSIS:**

The subject property is bounded by the right-of-ways of Ray Ellison and Old Dwyer Road. Currently, there are vacant properties on all sides and a communications tower to the west. Vacant properties to the north, east, and south have all been planned for single family residential development.

The United Southwest Communities Plan designates the subject property future land use as *Low Density Residential*. *Low Density Residential* consists of single family houses on individual lots. The plan states that this type of development should be located away from traffic arterials.

The proposed *Community Commercial* land use allows for the construction of offices, professional services, and retail uses that are accessible by bicyclists and pedestrians. This type of development should be located at nodes on arterials at major intersections or where an existing commercial area has been established.

A commercial node has been identified in the land use map at Loop 410 and Ray Ellison. The proposed change to *Community Commercial* would allow the continuation of the commercial uses along Ray Ellison.

Additionally, it has been noted that the development of the site is limited by its configuration. The long and narrow configuration of the site does not lend itself to easily be developed for low density

**City of San Antonio Planning and Community Development Department  
Plan Amendment Recommendation**

residential land use. The site is bounded by Ray Ellison a Secondary Arterial Type A to the north and an unimproved right-of-way known as Old Dwyer Road to the south.

Minimal Impact       Impact can be mitigated       Significant Impact - Incompatible Land Use

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: Ray Ellison is a Secondary Arterial Type A with 86' of ROW  
Other streets: N/A

Comments: Right-of-way dedication may be required at the time of platting to meet the minimum requirements of the Major Thoroughfare Plan. The applicant will need to meet clear vision requirements at all access points in order to provide adequate obstruction-free viewing distance for approaching traffic.

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: Fire Station #36 and Neil Armstrong Elementary School

Comments: Fire Station #36 is less than 0.25 miles from the subject property. Neil Armstrong Elementary School is approximately 0.25 miles from the subject property.

Minimal Impact       Impact can be mitigated       Significant Impact to Community Facilities Capacity: Neil Armstrong Elementary School consists of 32 classrooms, approximately 489 students, and approximately 58 full time teachers.

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval       Denial       Alternate Recommendation:

Comments:

The *Community Commercial* land use is a more suitable use than *Low Density Residential*. The location and configuration of the subject property limits the development of the site. The site is bounded by Ray Ellison, a Secondary Arterial Type A, to the north and the unimproved right-of-way of Old Dwyer Road to the south. The United Southwest Communities Plan states that *Low Density Residential* land uses should be located away from traffic arterials. *Community Commercial* land uses are recommended at nodes on arterials at major intersections or where an existing commercial area has been established

It is recommended by staff that the applicant may want to acquire the unimproved right-of-way of Old Dwyer Road in order to incorporate it into the site to function as an internal rear drive for ingress and egress to the site. This will assist in meeting clear vision requirements along the curved right-of-way of Ray Ellison

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: April 9, 2008

Approval       Denial       Resolution Attached

Newspaper Publication Date of Public Hearing: March 28, 2008

No. Notices mailed 7 days prior to Public Hearing: 45

**City of San Antonio Planning and Community Development Department  
Plan Amendment Recommendation**

Registered Neighborhood Association(s) Notified: People Active in Community Effort, Valley Forest Neighborhood Association, Solana Ridge Homeowners Association, Southwest Community Association, and Hidden Cove/ Indian Creek Neighborhood Association

Comments:

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current zoning district: R-6

Proposed zoning district: C-2 CD (mini-storage)

Zoning Commission Public Hearing Date: March 18, 2008

Approval pending plan amendment

Denial

**Planning Department Staff:**

T. C. Broadnax

Interim Planning Director

Nina Nixon-Mendez, AICP

Planning Manager

Case Manager: Rebecca Paskos

Senior Planner

Phone No.: 207-7816

# Master Plan Amendment 08016 United Southwest Communities Plan

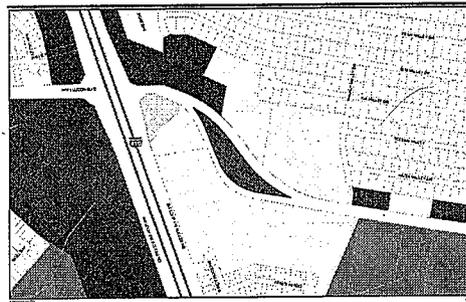
Planning Commission  
April 9, 2008  
Agenda Item No. 19

## Amendment 08016

Plan as adopted:



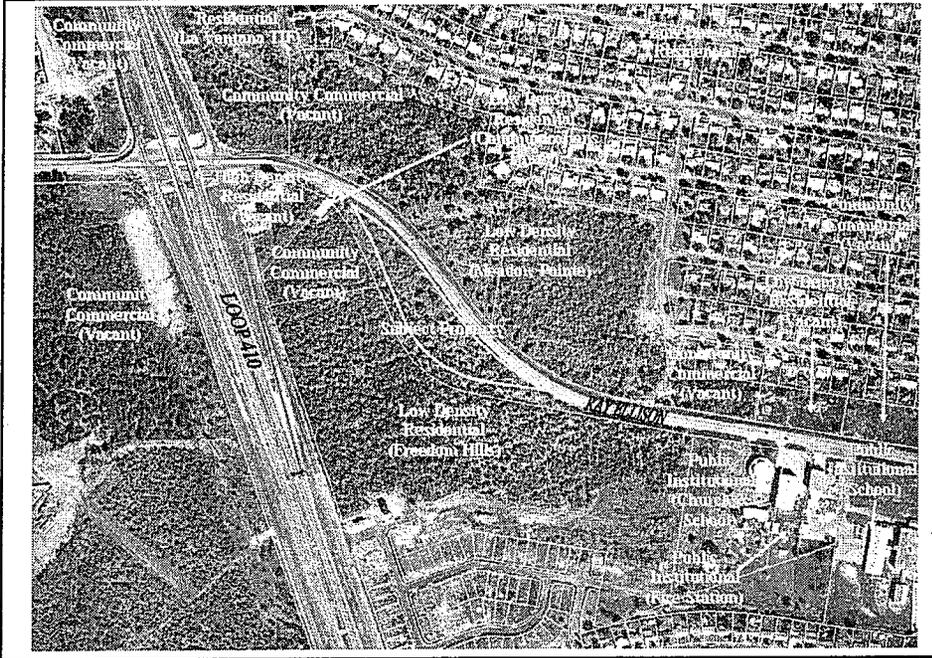
Proposed amendment:



United Southwest Communities Plan  
Adopted Plan Amendment 08016 Area

United Southwest Communities Plan  
Proposed Plan Amendment 08016 Area

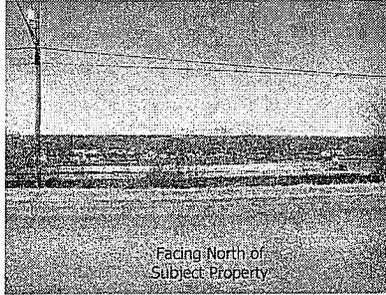
# Land Use



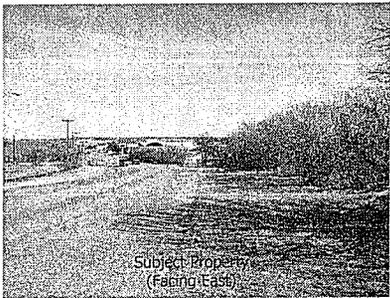
# Subject Property



Subject Property  
(Facing South)



Facing North of  
Subject Property

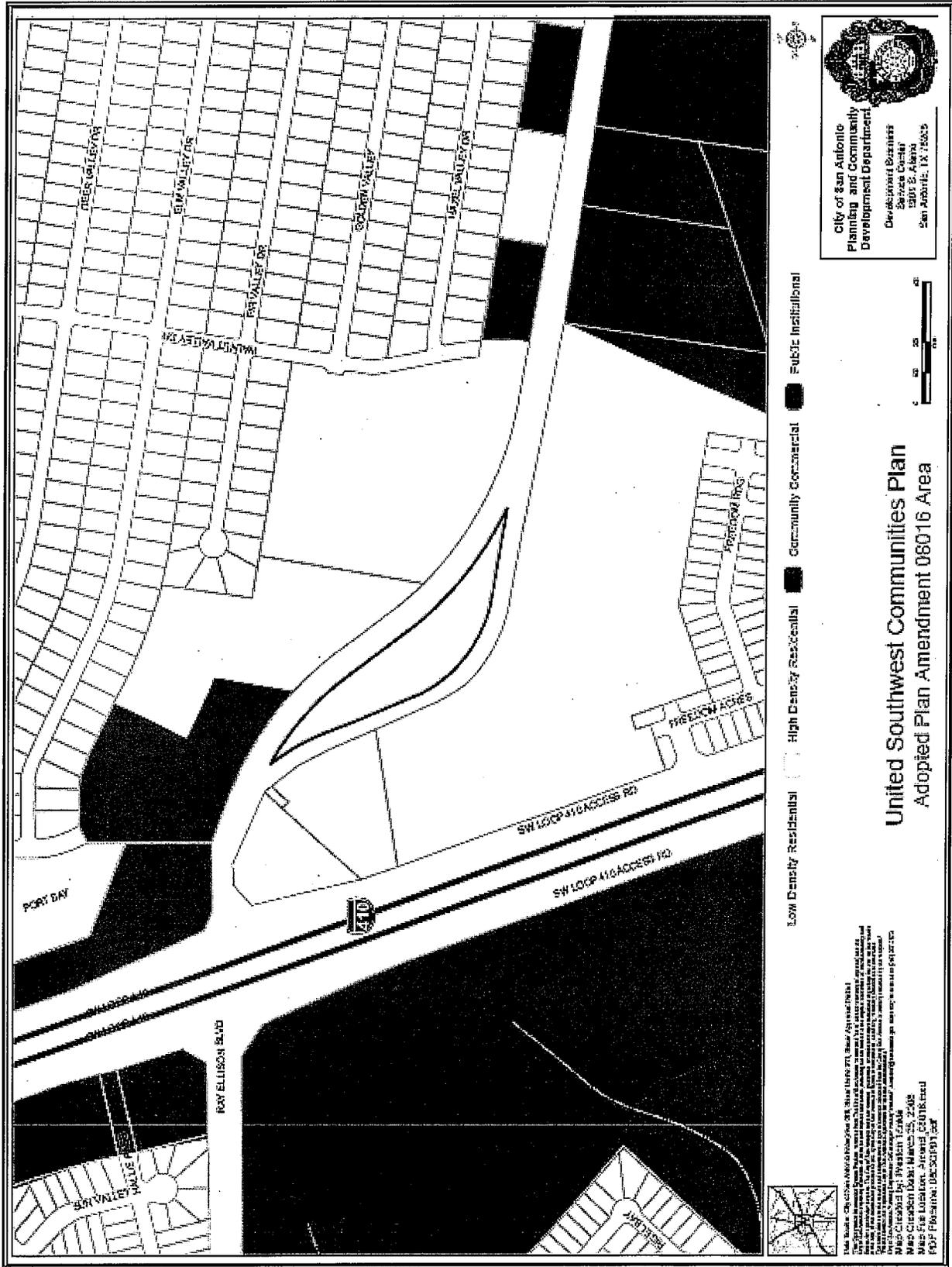


Subject Property  
(Facing East)



Subject Property  
(Facing West)

Land Use Plan as adopted:



**City of San Antonio Planning and Community Development Department**  
**Plan Review Recommendation** *Item # 20*

**North Central Neighborhoods Community Plan Five Year Review**

Council District: 1, 9

City Council Meeting Date: N/A

Community Plan Land Use Map – Attachment 1

**Summary:**

**Neighborhood/Community/Perimeter Plan: North Central Neighborhoods Community Plan**

As of February 14, 2007, five years have passed since the completion and adoption of the North Central Neighborhoods Community Plan. The Unified Development Code of the City of San Antonio requires that neighborhood and community plans be “reviewed by the Planning Commission at least once every five (5) years and if necessary amended by the City Council.” The North Central Neighborhoods Community Plan, having been adopted February 14, 2002, is due for review. The Planning and Community Development Department reviews the land-use chapter of plans during the five-year review process. The Planning and Community Development Department has reviewed the North Central Neighborhoods Community Plan, analyzing rezoning requests in the planning area since 2002 and amendments to the Plan since its adoption in 2002. According to this analysis thirteen rezonings have occurred since 2002 and two plan amendments have been approved since the Plan’s adoption.

**Issue:**

**LAND USE ANALYSIS:**

**North Central Neighborhoods Community Plan Review Analysis:**

**Zoning Cases**

Since 2002 thirteen rezoning applications have been submitted within the North Central Neighborhoods Community Planning Area. Two of the thirteen zoning cases involved numerous properties being designated as part of the Olmos Park Terrace Phases 1 & 2 Historic District. Both Zoning Commission and City Council approved all of the cases summarized in the table below, unless otherwise specified.

Address	Previous Zoning	Zoning Sought	Total Acreage	Date Approved by City Council
Z2002272C <sup>1</sup> 302 W. Hermosa	R-5	R-5 C, Residential Single Family District with a Conditional Use for a retail import business	0.206	4-24-2003
Z2003226C <sup>2</sup> 562 W. Mandalay and 563 W. Mariposa	R-4	NC C, Neighborhood Commercial District with a Conditional Use for a sign shop	0.349	1-8-2004
Z2005234 CD 606 Jackson Keller	R-5	R-5 CD, Residential Single Family with a Conditional Use for a Bed and Breakfast	1.393	11-10-2005
Z2006116 CD 8610 McCullough	C-3	MF-50 CD, Multi-Family District with a Conditional Use not to exceed 100 units per acre	4.59	8-3-2006
Z2006136 200 Block of E. Hildebrand	R-4 and MF-33	C-2, Commercial District on the eastern 80 feet and the southern 132.5 feet of Lot 42; R-4 CD, Residential Single Family District with a Conditional Use for a Non-Commercial Parking Lot on the eastern 80 feet and northern 132.5 feet of Lot 42	0.51	1-4-2007
Z2006164 3915 San Pedro	C-2 NA and C-3 NA	C-1, Commercial District	0.666	8-17-2006
Z2006221 505 W. Olmos	R-4	C-1, Commercial District	0.301	10-5-2006

<sup>1</sup> Zoning Commission recommended denial.

<sup>2</sup> Case moved forward to City Council without a recommendation from the Zoning Commission.

**City of San Antonio Planning and Community Development Department  
Plan Review Recommendation**

Z2006265 11000 Block of Howard	MF-33	MF-33 PUD, Multi-Family Planned Unit Development District	1.733	1-4-2007
Z2007022 CD 514 Thames	R-5	R-5 CD, Residential Single Family District with a Conditional Use for copy service	0.262	1-4-2007
Z2007036 San Pedro and W. Rector	R-4	C-2, Commercial District	2.955	1-4-2007
Z2007188 8610 McCullough	MF-50 CD, with 100 units per acre	MXD, Mixed Use District with 200 units per acre	4.59	5-17-2007
Z2007262 Various addresses	R-4, C-3, O-2, MF-33	R-4 H, C-3 H, O-2 H, MF-33 H historic district designations	Multiple acreage	10-4-2007
Z2008046H Various addresses	R-4	R-4H designation as a residential single-family historic district	Multiple acreage	1-17-2008

**Plan Amendments**

Of the thirteen rezoning cases in the North Central Neighborhoods Community Planning Area since 2002, two plan amendments have been approved to date. Plan amendment 06011's requested change from Neighborhood Commercial to Community Commercial land use was approved by City Council concurrently with its associated zoning case Z2006136. Plan amendment 07012's requested change from high-density residential to mixed use was approved with its associated zoning case Z2007188. The Planning Team, with 75 members, was notified via letter mailed May 22, 2007. No written comments were received at the time. Subsequently key planning team members were contacted and they registered no written comments. The North Central Neighborhoods Community Plan continues to hold the goals and objectives of the preferred land uses identified by the community.

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval                       Denial                                       Alternate Recommendation:

Comments:

Staff recommends that no update is warranted at this time.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: April 9, 2008

Approval                                       Denial                                       Resolution Attached

**Planning Department Staff:**

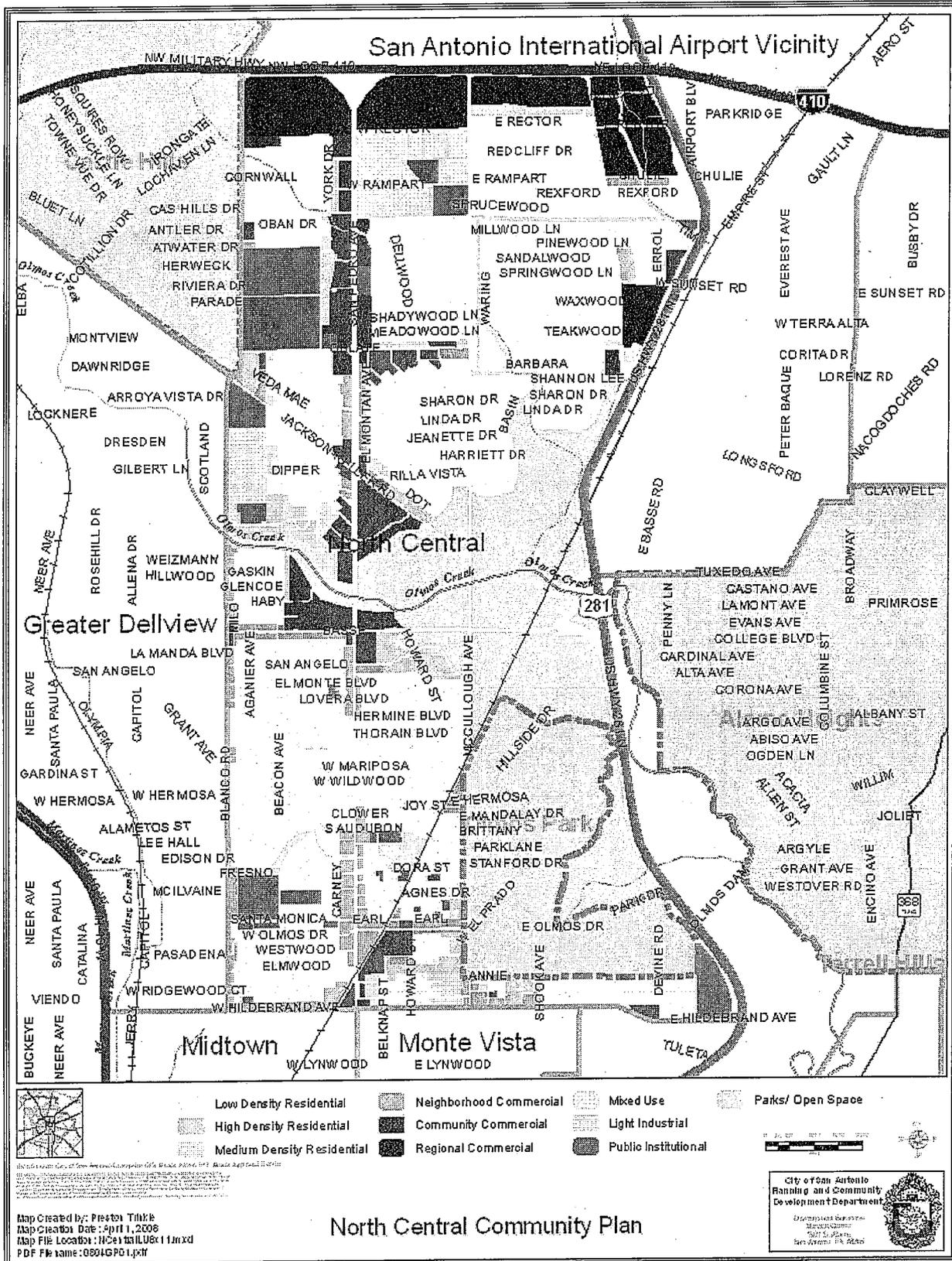
Patrick Howard, AICP,  
Nina Nixon-Mendez, AICP  
Case Manager: Tyler Sorrells

Asst. Planning Director  
Planning Manager  
Planner

Phone No.: 207-7395

# City of San Antonio Planning and Community Development Department Plan Review Recommendation

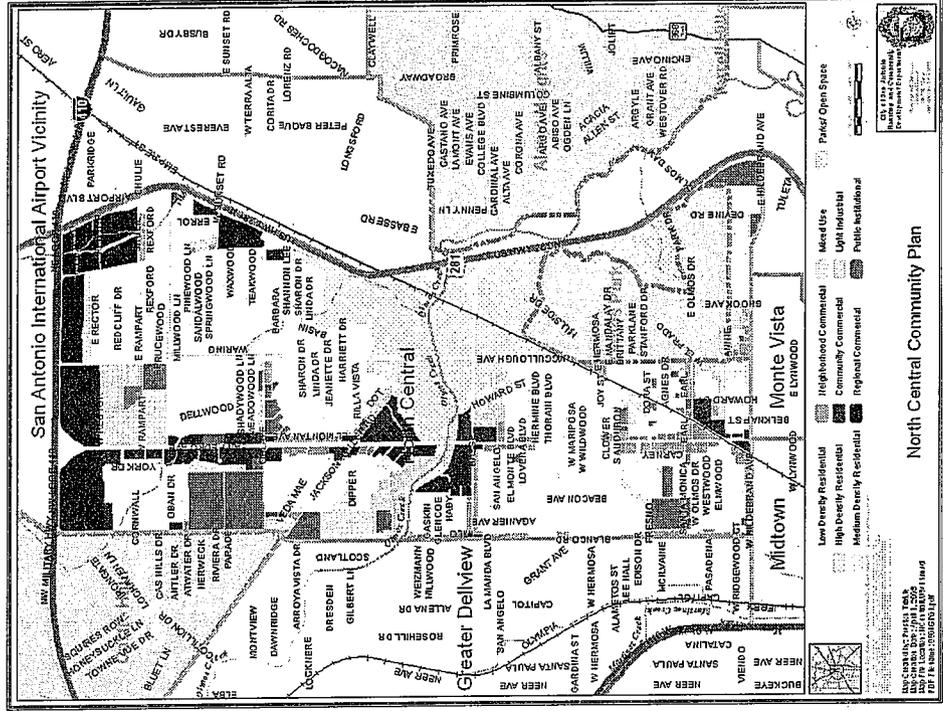
## ATTACHMENT 1



# North Central Neighborhoods Community Plan

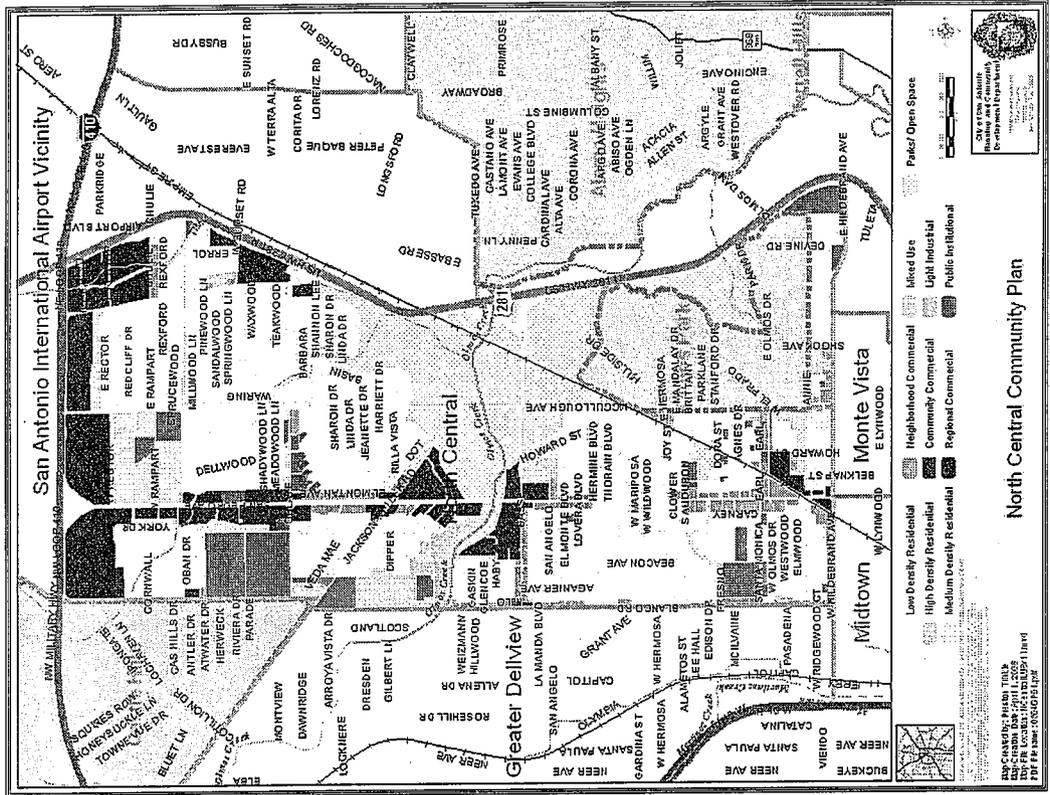
## Five-Year Review

## Planning Commission April 9, 2008



North Central Community Plan

# Land Use Plan



# Unified Development Code

The UDC requires that neighborhood and community plans be:

“ . . . reviewed by the Planning Commission at least once ever five (5) years and if necessary amended by the City Council.”

The North Central Neighborhoods Community Plan was adopted in 2002 and is due for review

# Land Use Goals

---

Ensure a transition between residential and commercial areas that is aesthetically pleasing while discouraging encroachment into residential areas.

Promote future development that is compatible with existing neighborhoods and that incorporates sound stormwater management practices.

Promote and support the environmental restoration of Olmos Creek

Reduce noise levels throughout the North Central Neighborhoods Community

# Staff Analysis - Zoning

There have been 13 rezoning cases in the North Central Planning Area approved by

## City Council:

- 4 zoning cases requesting commercial uses as Conditional

## Uses

- 2 requests for rezoning to multi-family
- 1 request for a conditional use on a non-commercial parking lot
- 3 requests for rezoning to commercial
- 1 rezoning to MXD Mixed-Use District
- 2 historic district rezonings in Olmos Park Terrace

# Staff Analysis – Plan Amendments

Since the plan's adoption there have been two approved requests for Land Plan Amendments in the North Central Neighborhood Planning Area:

- Request to change from Neighborhood Commercial Land Use to Community Commercial Land Use
- Request to change from high-density residential to Mixed Use

# Community Input

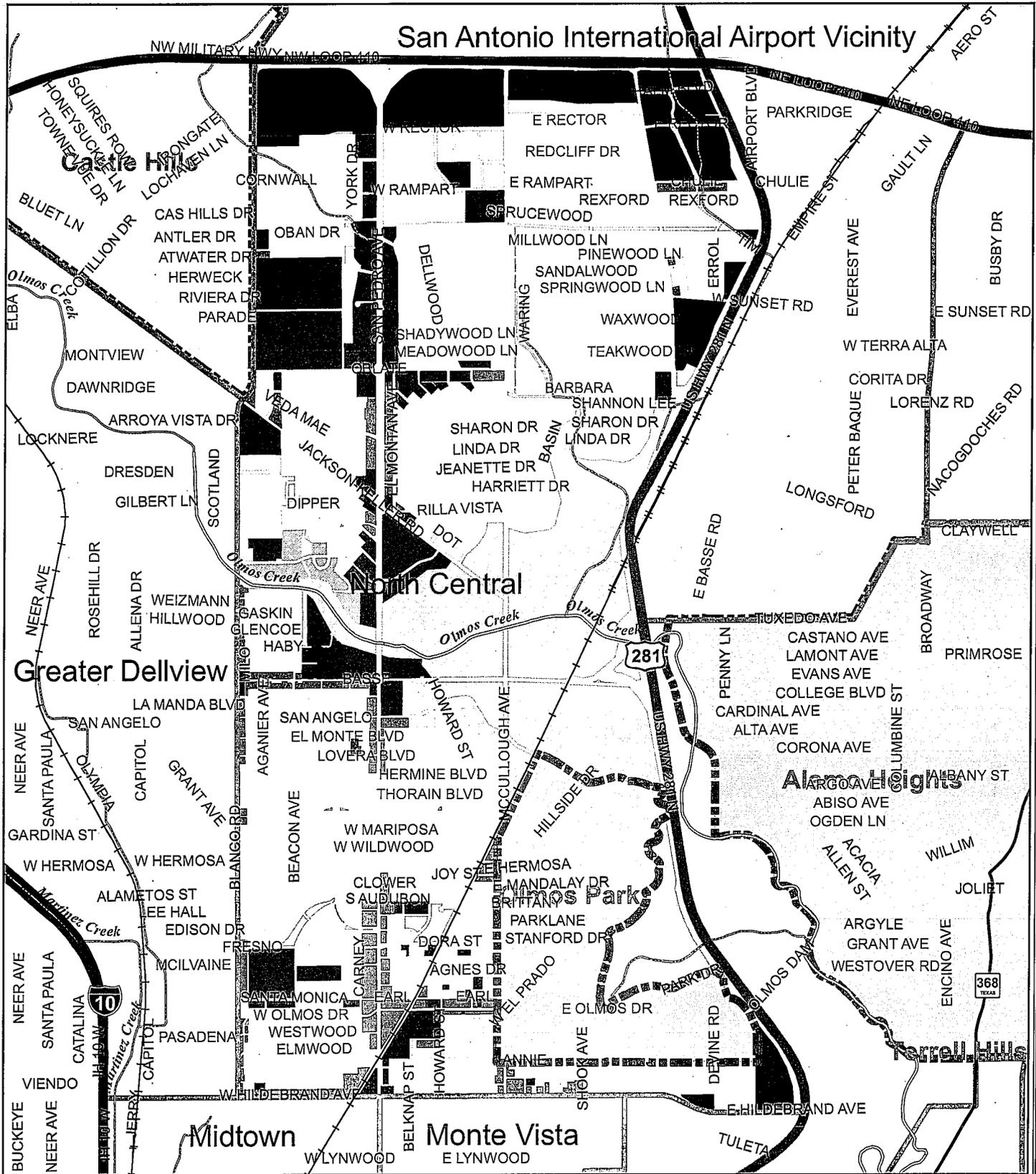
---

- A letter was sent to all planning team members and registered neighborhood associations on May 22, 2007 advising them of staff's recommendation accompanied by a comment form
- No written comments were received. Follow-up phone calls were made to key planning team members confirming that the Planning Team was in agreement with staff's recommendation

## **Staff Recommendation**

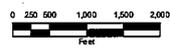
**Staff is recommending approval of a resolution acknowledging that the North Central Neighborhoods Community Plan has been reviewed by the Planning Commission and does not require an update.**

# San Antonio International Airport Vicinity



- Low Density Residential
- Neighborhood Commercial
- Mixed Use
- Parks/ Open Space
- High Density Residential
- Community Commercial
- Light Industrial
- Medium Density Residential
- Regional Commercial
- Public Institutional

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District



Map Created by: Preston Trinkle  
 Map Creation Date: April 1, 2008  
 Map File Location: NCentralLUX11.mxd  
 PDF Filename: 0804GP01.pdf

## North Central Community Plan

City of San Antonio  
 Planning and Community  
 Development Department

Development Business  
 Service Center  
 1901 S. Alamo  
 San Antonio, TX 78205



**P/C AGENDA FOR April 9, 2008**

Item Number	Plat Name	Company	Owner Information
5A/ 6	San Antonio Int'l Airport 15	Vickrey & Associates	City of San Antonio
7	U-Haul Addition at Seguin Road	Baird, Hampton & Brown, Inc.	U-Haul International- Amerco
8	Colony at Encino Commons	Moy Civil Engineers	Encino Land Affiliates, L.P.
9	Tausch Farms Unit 1A	LJA Engineering & Surveying, Inc.	Shannon Livingston Companies
10	Estates of Redland PUD	Briones Engineering	Gamez Family LTD Partnership
11	Tausch Farms Unit 1B	LJA Engineering & Surveying, Inc.	Shannon Livingston Companies
12	Boehme's Estate	Maverick Land Surveying	Eric Boehme
15	Judson Lofts	GGE Consulting Engineers, Inc.	Phillip Allen
16	Shila	Scott Dye, P.E.	Bob Patel
17	Lady of the Lake Gardens	e-Sol Engineered Solutions	Igniting the Harvest Christian Church, Inc.