

SAN ANTONIO PLANNING COMMISSION AGENDA



April 25, 2012



2:00 P.M.

Jose R. Limon, *Chair*
Marcello Diego Martinez, *Vice Chair*
Rob Rodriguez, *Chair Pro Tem*
Christopher M. Lindhorst
Lynda Billa Burke
Daniel D. Kossl
Andrea Rodriguez
Jody R. Sherrill
Donald Oroian

The Cliff Morton Development and Business Service Center is located at 1901 South Alamo Street

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

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

Please note that Citizens Comments are limited up to three (3) minutes per person and may change as needed
CALL (210) 207-1111 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEM:

A. Work session, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Development Services Department)

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

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

Council Ferguson
District Index #

A. 110326 **Huesta Creek Floodplain Mgmt. Area*** 8 513 E-8
(On the southwest corner of West Hausman Road and Babcock Road)

* Project is located in the Camp Bullis Notification Area.

- B. 120035 J G Subdivision 10 518 F-7**
(East of the intersection of Santa Gertrudis Street and Anacacho Street)
- C. 120026 Amber Creek Unit 2 BSL OCL 646 D-2**
(East of the intersection of Pue Road and Kriewald Road)

PLANNED UNIT DEVELOPMENT (PUD) PLAN:

- D. 12-001 Hidden Canyon Subdivision PUD * 9 482 F-4**
(On the west side of Canyon Golf Road, north of Stone Oak Parkway)

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, and have met all standards for development under state law, and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEMS 6-8 HELD ABOVE:

- 6. 110326 Huesta Creek Floodplain Mgmt. Area* 8 513 E-2**
(On the southwest corner of West Hausman Road and Babcock Road)
- 7. 120035 J G Subdivision 10 518 F-7**
(East of the intersection of Santa Gertrudis Street and Anacacho Street)
- 8. 120026 Amber Creek Unit 2 BSL OCL 646 D-2**
(East of the intersection of Pue Road and Kriewald Road)

PLATS:

- 9. 110182 Talavera Ridge Phase II MPCD* 8 514 C-1**
(North and south of Old Camp Bullis Road, east of Talavera Ridge)
- 10. 110233 Alamo Ranch Unit 29A-2, Enclave OCL 577 D-7**
(Southwest corner of Alamo Parkway and Cottonwood Way)
- 11. 110274 Alamo Ranch 39B PH 1 PUD OCL 577 D-6**
(East of the intersection of Dell Webb Boulevard and La Villita Way)

DEFERRAL:

- 12. 120226 Bill's Pawn Shop 5 616 A-5**
(South of West Commerce Street, and west of South Zarzamora Street)

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION AND SUBDIVISION

AGENDA ITEM NO: 5A & 6 April 25, 2012

HUESTA CREEK FLOODPLAIN

MGMT. AREA

MINOR PLAT

110326

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 513 E-8

OWNER: City of San Antonio and Bexar County

ENGINEER: AECOM Technical Services, Inc., by Martin J. Cristofaro, P.E.

CASE MANAGER: Richard Carrizales, Planner (210) 207-8050

Date filed with Planning Commission: April 4, 2012

Location: On the Southwest corner of West Hausman Road and Babcock Road

Services Available: SAWS Water and Sewer

Zoning: C2 Commercial
 MH Manufactured Housing District
 R-6 Residential Single-Family District
 MLOD Military Lighting Overlay District

Proposed Use: Drainage Right of Way

Major Thoroughfare:

West Hausman Road is a Secondary arterial, Type A, minimum R.O.W. 86 feet,

Backcock Road is a Secondary arterial, Type A, minimum R.O.W. 86 feet

APPLICANT'S PROPOSAL:

To plat **36.904** acres of drainage right of way.

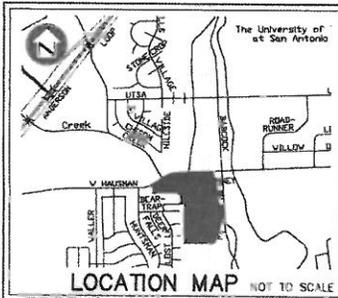
DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on April 25, 2012. Forty six (46) notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. In addition, notice was given to the Hunters Brook Neighborhood Association, which is registered with the City of San Antonio.

Further, this plat lies within the Camp Bullis 5 Mile Awareness Zone, but the tract is located south of 1604 and is not immediately adjoining the Camp Bullis or Camp Stanley Installation. Therefore, the Military review was not applicable in accordance with the executed Camp Bullis MOU.

STAFF RECOMMENDATION:

Approval



STATE OF TEXAS
COUNTY OF BEKAR
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON A PLAT KNOWN AS HUNTERS BEND SUBDIVISION WHICH IS RECORDED IN VOLUME 9546, PAGE 181 OF THE D.P.B.C.T. AND A PLAT KNOWN AS VALLEYVIEW ACRES UNIT 2 WHICH IS RECORDED IN VOLUME 3075, PAGE 157 OF THE D.P.B.C.T. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING ON _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATTING OF THIS PROPERTY.

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

BEKAR COUNTY
OWNER: ANAM BAZAN
OWNER'S DULY AUTHORIZED AGENT: _____

SHOWN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ A.D. 20____
ANAM BAZAN
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXPIRES 05-15-2015

STATE OF TEXAS
COUNTY OF BEKAR
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON A PLAT KNOWN AS HUNTERS BEND SUBDIVISION AS RECORDED IN VOLUME 9546, PAGE 181 OF THE D.P.B.C.T. AND A PLAT KNOWN AS VALLEYVIEW ACRES UNIT 2 WHICH IS RECORDED IN VOLUME 3075, PAGE 157 OF THE D.P.B.C.T. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING ON _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATTING OF THIS PROPERTY.

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

CITY OF SAN ANTONIO
OWNER: _____
OWNER'S DULY AUTHORIZED AGENT: _____

SHOWN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ A.D. 20____
SAN JUANA GARCIA
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMM. EXPIRES 07-12-2014

AREA BEING REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS HUNTERS BEND SUBDIVISION AS RECORDED IN VOLUME 9546, PAGE 181 OF THE D.P.B.C.T. AND A PLAT KNOWN AS VALLEYVIEW ACRES UNIT 2 AS RECORDED IN VOLUME 3075, PAGE 157 OF THE D.P.B.C.T. ALONG WITH PORTIONS OF EASEMENTS THAT ARE RECORDED IN SAME DOCUMENT, BEING EASEMENTS TO BE ABANDONED.

- LEGEND
- BUILDING FOOTPRINT
 - ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT
 - GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
 - CLEAR VISION EASEMENT
 - PROPOSED FINISHED CONTOUR
 - EASEMENT
 - BLOCK
 - VEHICULAR NON-ACCESS EASEMENTS
 - OFFICIAL PUBLIC RECORDS OF BEKAR COUNTY, TX - D.P.B.C.T.
 - DEED AND PLAT RECORDS, BEKAR COUNTY, TEXAS - D.P.B.C.T.
 - HOUSING
 - VOLUME
 - PLAT
 - EASEMENT TO BE REPLATTED
 - SET 1/2" IRON ROD W/AECOM CAP
 - EXISTING CONTOUR
 - 100-YEAR FLOODPLAIN

- SURVEYOR'S NOTES:
- THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM IS NAD83.
 - STATE PLANE COORDINATES ARE TEXAS SOUTH CENTRAL ZONE (NAD83) SCALE FACTOR IS 0.99993.
 - FINISHERS OF CONCRETE MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
 - CERTIFICATUM INFORMATION IS AS SHOWN.
 - TYPICAL MONUMENTATION IS A SET 1/2" IRON ROD WITH A "MEKON" PLASTIC CAP. (C) INDICATES A FOUND 1/2" IRON ROD, UNLESS OTHERWISE NOTED.

STATE OF TEXAS
COUNTY OF BEKAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAID OUT TO THE BEST OF MY KNOWLEDGE. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED SURVEYING CODE, EXCEPT FOR THOSE VIOLANCES THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Trisha M. Luno
LICENSED PROFESSIONAL ENGINEER
COUNTY OF BEKAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF AECOM, TECHNICAL SERVICES, INC. UNDER MY SUPERVISION.

Trisha M. Luno
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6088

OWNER/DEVELOPER:
BEKAR COUNTY PUBLIC WORKS DEPARTMENT
233 N. PECOS, SUITE 420
SAN ANTONIO, TEXAS 78207
PH: (210) 335-3616
FAX: (210) 335-6713

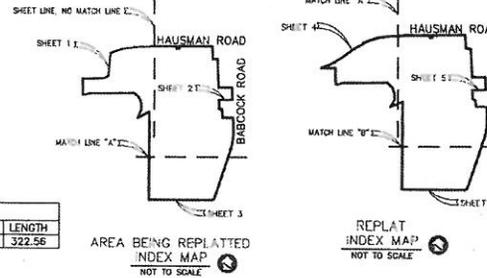
OWNER/DEVELOPER:
CITY OF SAN ANTONIO PUBLIC WORKS
114 W. COMMERCE, 6TH FLOOR
SAN ANTONIO, TEXAS 78205
PH: (210) 207-8045
FAX: (210) 207-4406

LINE	LENGTH	BEARING
L1	94.59	N 24°38'45" E
L2	63.98	N 00°52'03" W
L3	67.79	N 18°17'04" W
L4	77.30	N 45°45'55" W
L5	52.20	S 72°29'29" W
L6	31.31	S 89°11'59" W
L7	58.15	N 88°28'22" E
L8	13.57	N 60°15'10" E
L9	16.39	N 28°29'04" E
L10	16.46	N 16°44'48" E
L11	25.01	N 14°47'05" E
L12	111.26	N 88°30'48" E

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	LENGTH
C1	324.68	B21.21	22°39'10"	N 77°25'52" E	322.56

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

NOTE:
GLOOM DRIVE, DAMERS DRIVE, DUNE STREET, NICOLE STREET AND CLENNY STREET WERE ORIGINATED BY PLAT RECORDED IN VOLUME 187, D.P.B.C.T., AND SAID ROADS WERE FULLY OR PARTIALLY CLOSED AND QUARANTINED BY ORDINANCE 2011-01-12-0009.



PLAT NUMBER 110326

REPLAT ESTABLISHING
HUESTA CREEK FLOODPLAIN MGMT. AREA

BEING A REPLAT OF 36,904 TOTAL ACRES OF WHICH 6,267 ACRES IS OUT OF HUNTERS BEND SUBDIVISION RECORDED IN VOLUME 9546, PAGE 191, D.P.B.C.T., 29,519 ACRES OUT OF VALLEYVIEW ACRES UNIT 2, RECORDED IN VOLUME 3075, PAGE 157, AND ALL OF A CALLED 1,118 ACRES TRACT DESCRIBED IN DEED UNDER THE COUNTY OF BEKAR IN VOLUME 14960, PAGE 355, O.P.R.P.B.C.T., ALL BEING SITUATED IN THE CITY OF SAN ANTONIO, BEKAR COUNTY, TEXAS



1 inch = 100 ft.

AECOM
AECOM TECHNICAL SERVICES, INC.
5600 PARK TEN BLVD., SUITE 1805
SAN ANTONIO, TEXAS 78213
WWW.AECOM.COM
REGISTRATION NO. F-3082

DRAWN BY: BN JOB NO. 8021089 DATE: 08/12/11

STATE OF TEXAS
COUNTY OF BEKAR

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

BEKAR COUNTY
OWNER: _____
DULY AUTHORIZED AGENT: _____

CITY OF SAN ANTONIO
OWNER: _____
DULY AUTHORIZED AGENT: _____

STATE OF TEXAS
COUNTY OF BEKAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANAM BAZAN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 21 DAY OF March A.D. 2011.

Trisha M. Luno
NOTARY PUBLIC, BEKAR COUNTY, TEXAS
STATE OF TEXAS
COUNTY OF BEKAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED San Juana Garcia KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 22 DAY OF March A.D. 2011.

San Juana Garcia
NOTARY PUBLIC, BEKAR COUNTY, TEXAS
STATE OF TEXAS
COUNTY OF BEKAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANAM BAZAN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 22 DAY OF March A.D. 2011.

San Juana Garcia
NOTARY PUBLIC, BEKAR COUNTY, TEXAS
STATE OF TEXAS
COUNTY OF BEKAR

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

DATED THIS _____ DAY OF _____ A.D. 20____
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEKAR

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

ON PAGE _____

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

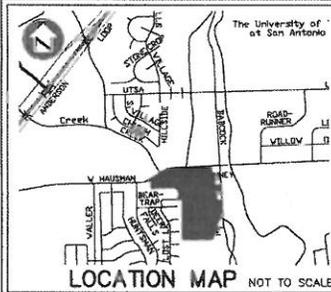
COUNTY CLERK, BEKAR COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 1 OF 6

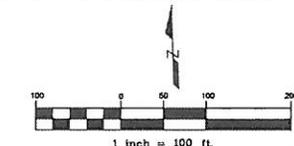
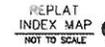
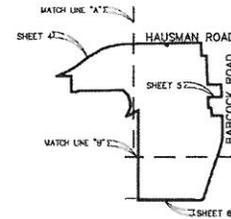
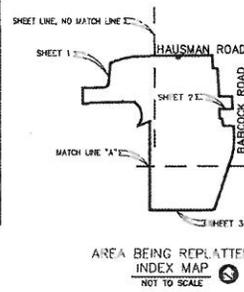
REPLAT ESTABLISHING HUESTA CREEK FLOODPLAIN MGMT. AREA

BEING A REPLAT OF 36.934 TOTAL ACRES OF WHICH 6.267 ACRES IS OUT OF HUNTERS BEND SUBDIVISION RECORDED IN VOLUME 9546, PAGE 191, D.P.R.R.B.C.T., 29.519 ACRES OUT OF VALLEY VIEW ACRES UNIT # 2, RECORDED IN VOLUME 3975, PAGE 157, AND A LOT OF A CALLED 1.118 ACRE TRACT DESCRIBED IN DEED UNTO THE COUNTY OF BEXAR IN VOLUME 14960, PAGE 355, C.P.R.R.B.C.T., ALL BEING SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS



LINE TABLE with columns: LINE, LENGTH, BEARING. Lists lines L1 through L20 with their respective measurements.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BEARING, LENGTH. Lists curves C1 through C16 with their respective measurements.



OWNER/DEVELOPER: BEXAR COUNTY PUBLIC WORKS DEPARTMENT, 233 N. FLORENCE, SUITE 420, SAN ANTONIO, TEXAS 78207

CITY OF SAN ANTONIO PUBLIC WORKS, 114 W. COMMERCE, 6TH FLOOR, SAN ANTONIO, TEXAS 78205

AECOM TECHNICAL SERVICES, INC. 8600 PARK TEN BLVD., SUITE 1900, SAN ANTONIO, TEXAS 78217

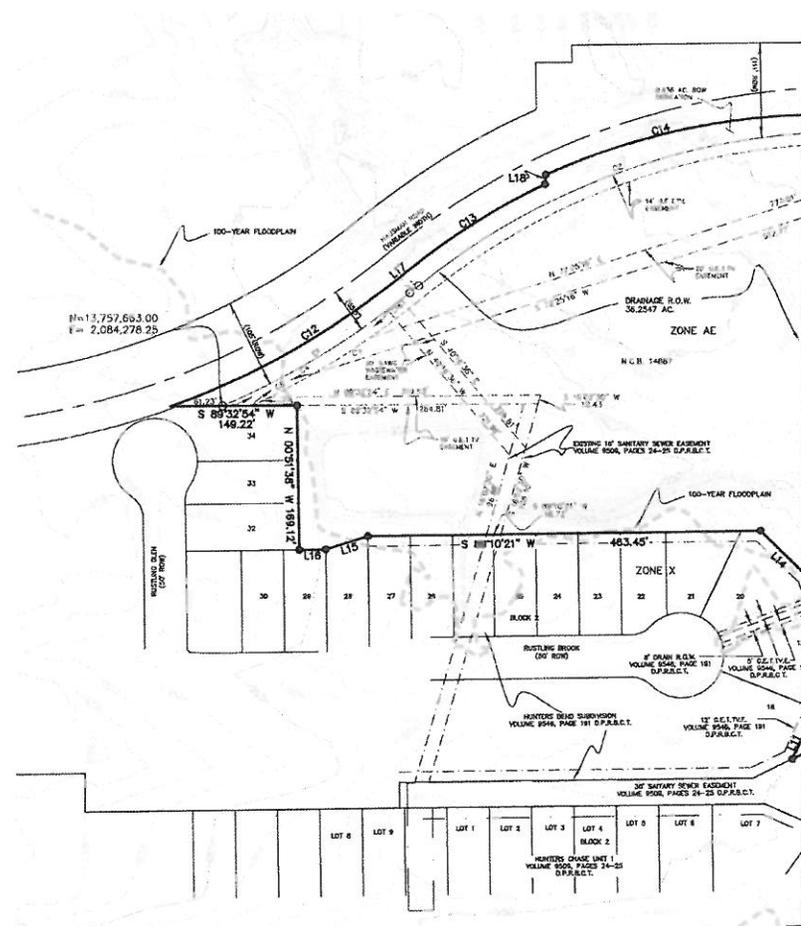
STATE OF TEXAS, COUNTY OF BEXAR, BEAR COUNTY

CITY OF SAN ANTONIO, BEAR COUNTY

NOTARY PUBLIC, BEAR COUNTY, TEXAS

LEGEND, SURVEYER'S NOTES, and C.P.'S NOTES detailing surveying standards, coordinate systems, and floodplain regulations.

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



NOTE: DRAINAGE EASEMENT NOTE: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS...

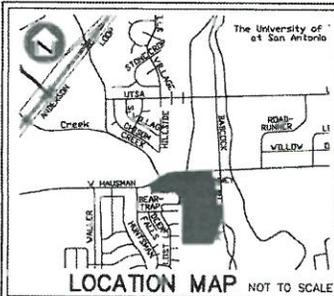
EDWARDS AQUIFER NOTE: THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 54, ARTICLE V, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED 'AQUIFER RECHARGE ZONE AND WATERFED PROTECTION'...

STATE OF TEXAS, COUNTY OF BEXAR, BEAR COUNTY

NOTARY PUBLIC, BEAR COUNTY, TEXAS

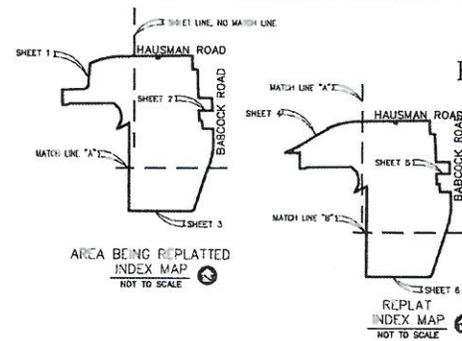


REPLAT



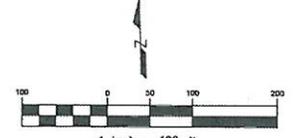
LINE	LENGTH	BEARING
L1	13.28	N 81°15'58" E
L2	18.13	N 02°04'49" W
L3	50.00	N 89°17'21" E
L4	1.00	S 89°16'48" W
L5	60.02	S 02°14'56" E
L6	1.00	N 89°16'48" E
L7	75.94	N 89°16'46" E
L8	72.92	S 07°05'42" E
L9	15.77	N 89°15'58" E
L10	8.39	S 18°22'24" W
L11	84.59	N 24°38'45" E
L12	83.99	N 00°52'03" W
L13	67.79	N 181°7'04" W
L14	77.30	N 45°44'56" W
L15	52.20	S 72°29'28" W
L16	31.31	S 11°59" E
L17	13.28	N 81°15'58" E
L18	11.69	N 09°54'02" E
L19	111.26	N 88°30'46" E
L20	3.00	N 01°08'10" E

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	LENGTH
C1	238.83	950.21	15°36'23"	N 59°08'12" E	238.03	
C2	547.95	814.95	38°31'28"	S 70°21'08" W	537.89	
C3	168.84	657.66	14°42'33"	S 08°40'39" W	168.38	
C4	225.84	950.21	13°37'03"	N 80°07'43" E	225.31	
C5	231.14	864.21	12°22'22"	N 84°19'55" E	231.14	
C6	81.57	964.21	4°50'45"	N 82°35'45" E	81.54	
C7	79.34	964.21	4°42'51"	N 87°48'55" E	79.31	
C8	40.77	96.35	23°56'51"	S 83°01'03" E	39.98	
C9	23.15	96.35	10°50'55"	S 83°14'56" E	23.15	
C10	18.41	24.28	43°26'38"	N 87°28'18" E	17.97	
C11	152.95	657.66	13°18'29"	S 07°50'07" W	152.60	
C12	309.43	924.21	19°02'59"	N 80°24'58" E	307.99	
C13	192.77	641.61	13°07'13"	N 87°49'34" E	192.35	
C14	324.68	821.21	22°30'10"	N 77°23'52" E	322.56	
C15	15.89	821.21	01°23'04"	S 19°20'24" W	15.89	
C16	20.02	950.21	01°12'27"	N 82°43'06" E	20.02	



PLAT NUMBER 110326
 REPLAT ESTABLISHING
**HUESTA CREEK FLOODPLAIN
 MGMT. AREA**

BEING A REPLAT OF 36.904 TOTAL ACRES OF WHICH 6.267 ACRES IS OUT OF HUNTERS BEND SUBDIVISION RECORDED IN VOLUME 9546, PAGE 191, O.P.R.P.B.C.T., 79.510 ACRES OUT OF VALLEY VIEW ACRES UNIT 2, RECORDED IN VOLUME 3975, PAGE 157, AND ALL OF A CALLED 1.118 ACRE TRACT DESCRIBED IN DEED UNTO THE COUNTY OF BEXAR IN VOLUME 14960, PAGE 355, O.P.R.P.B.C.T., ALL BEING SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS



OWNER/DEVELOPER:
 BEXAR COUNTY PUBLIC WORKS DEPARTMENT
 233 N. PECOS, SUITE 420
 SAN ANTONIO, TEXAS 78207
 PH: (210) 335-3816
 FAX: (210) 335-6713

OWNER/DEVELOPER:
 CITY OF SAN ANTONIO PUBLIC WORKS
 114 W. COMMERCE, 6TH FLOOR
 SAN ANTONIO, TEXAS 78205
 PH: (210) 207-8045
 FAX: (210) 207-4406

ACCOM TECHNICAL SERVICES, INC.
 6803 PARK TEN BLVD., SUITE 1803
 SAN ANTONIO, TEXAS 78213
 WWW.ACCEM.COM
 REGISTRATION NO. 7-7062
 DATE: 08/27/11

- NOTED:
 EXISTING TRACK LINE
 EXISTING TELEPHONE & CABLE TELEVISION EASEMENT
 GAS ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT
 CLEAR VISION EASEMENT
 PROPOSED FINISHED CONTOUR
 FINISHED EASEMENT
 BLOCK
 VARIOUS NON-ACCESS EASEMENTS
 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TX -- G.P.A.R.P.B.C.T.
 DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS -- G.P.A.R.P.B.C.T.
 VOLUME
 SET 1/2" IRON ROD W/AECOM CAP
 EXISTING CONTOURS
 100-YEAR FLOODPLAIN
- DEFINITIONS:
 1. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREIN WERE OBTAINED BY GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM IS NAD83
 STATE PLANE COORDINATES ARE TEXAS SOUTH CENTRAL ZONE CONFORMING SCALE FACTOR 0.999993
 2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
 3. CORNER IDENTIFICATION AS SHOWN
 TYPICAL IDENTIFICATION IS A SET 1/2" REBAR WITH A "ACCOM" PLASTIC CAP
 "R" INDICATES A FOUND 1/2" REBAR, UNLESS OTHERWISE NOTED.

C.P.S. NOTES:
 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "TOWER EASEMENT," AND "UNDERPASS EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LINES ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 NOTE:
 GLENNY DRIVE, DANNERS DRIVE, ONE STREET, MOORE STREET AND GLENNY STREET WERE DESIGNATED BY PLAT RECORDED IN VOLUME 3075, PAGE 192, O.P.R.P.B.C.T., AND SAID ROADS WERE FULLY OR PARTIALLY CLOSED AND OUTPOSTED BY ORDINANCE 2011-01-12-0089

FLOODPLAIN NOTE:
 (100-YR) FLOOD ZONE ESTABLISHED BY FEDERAL ENVIRONMENTAL MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH OFRM PANEL 48030C-0210G DATED SEPTEMBER 24, 2010
 ZONE AE: ANNUAL 1% CHANCE FLOOD (100-YEAR FLOOD) BASE FLOOD ELEVATIONS DETERMINED
 ZONE X: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD
 CONSTRUCTION WITHIN THE VARIABLE WIDTH BRANCHES, RIGHT-OF-WAYS AND EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY FLOODPLAIN ADMINISTRATOR.

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

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

EDWARDS AQUIFER NOTE:
 THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE IV, SECTION 6 OF THE SAN ANTONIO CITY CODE (ENTITLED "EDWARDS RECHARGE ZONE AND WATERFED PROTECTION," OR LATEST REVISIONS THEREOF). ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

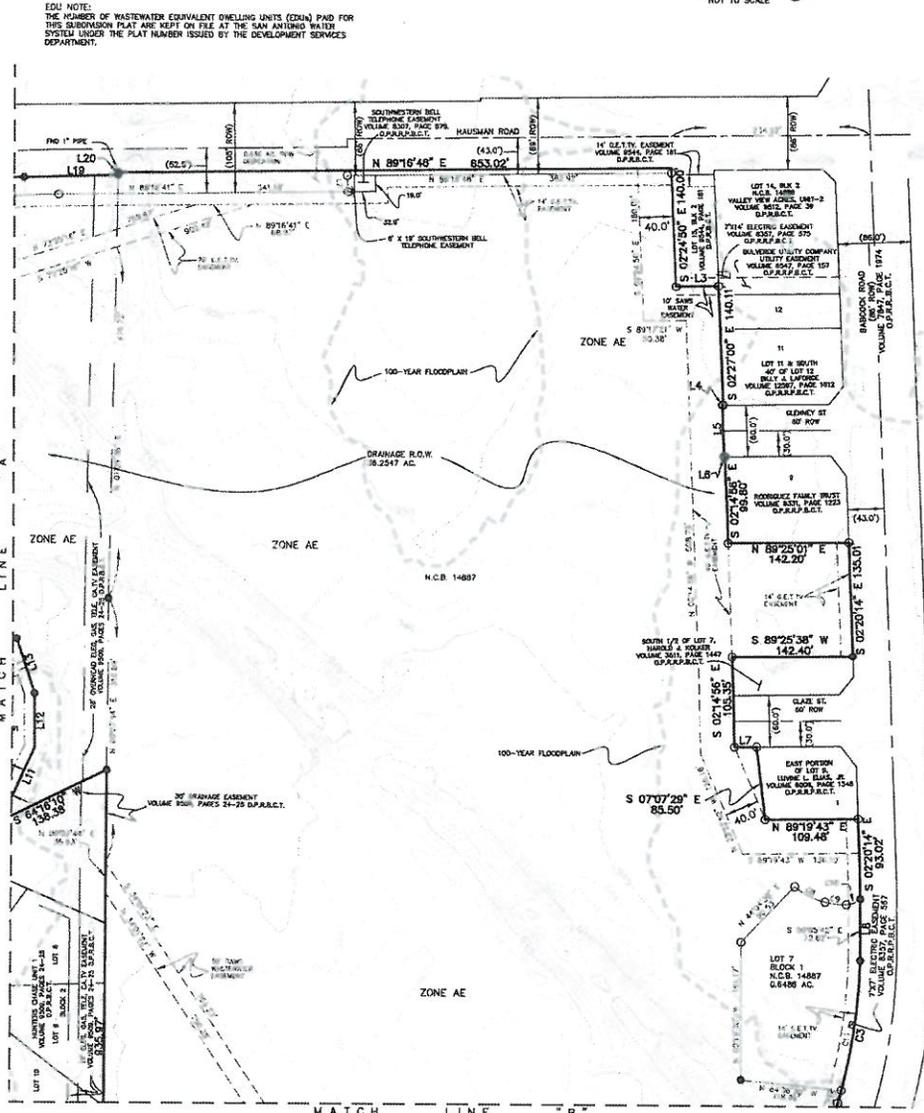
STATE OF TEXAS
 COUNTY OF BEXAR

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

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF ACCOM TECHNICAL SERVICES, INC. UNDER MY SUPERVISION.

TRISHA M. LIND,
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6018



STATE OF TEXAS
 COUNTY OF BEXAR

DULY AUTHORIZED AGENT
 CITY OF SAN ANTONIO

STATE OF TEXAS
 COUNTY OF BEXAR

REPLAT

STATE OF TEXAS
 COUNTY OF BEXAR

DATE: _____ DAY OF _____ A.D. 20____

BY: _____ CHAIRMAN

STATE OF TEXAS
 COUNTY OF BEXAR

DATE: _____ DAY OF _____ A.D. 20____

BY: _____ SECRETARY

STATE OF TEXAS
 COUNTY OF BEXAR

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

STATE OF TEXAS
 COUNTY OF BEXAR

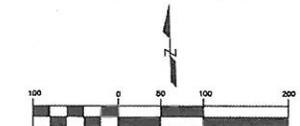
DATE: _____ DAY OF _____ A.D. 20____

BY: _____ DEPUTY



HUESTA CREEK FLOODPLAIN MGMT. AREA

BEING A REPLAT OF 36.904 TOTAL ACRES OF WHICH 6.267 ACRES IS OUT OF HUNTERS BEND SUBDIVISION RECORDED IN VOLUME 9546, PAGE 191, D.P.R.B.C.T., 29.519 ACRES CITY OF VALLEY VIEW ACRES UNIT 2, RECORDED IN VOLUME 3975, PAGE 157, AND ALL OF A CALLED 1.118 ACRE TRACT DESCRIBED IN DEED UNTO THE COUNTY OF BEXAR IN VOLUME 14960, PAGE 355, O.P.R.P.B.C.T., ALL BEING SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS



AECOM TECHNICAL SERVICES, INC. 8800 PARK TEN BLVD., SUITE 1905 SAN ANTONIO, TEXAS 78213 WWW.AECOM.COM REGISTRATION NO. F-3082

DRAWN BY: BM JOB NO. 60180968 DATE: 06/12/11

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

BEXAR COUNTY CITY OF SAN ANTONIO DAILY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANAM BAZAN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

ANAM BAZAN NOTARY PUBLIC, BEXAR COUNTY, TEXAS My Comm. Expires 05-19-2019

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MAILED A. H. CHAFFRY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

MAILED A. H. CHAFFRY NOTARY PUBLIC, BEXAR COUNTY, TEXAS My Comm. Expires 07-01-2011

STATE OF TEXAS COUNTY OF BEXAR THIS PLAT OF THE HUESTA CREEK FLOODPLAIN MANAGEMENT AREA HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SAID COMMISSION IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES(S) HAVE BEEN GRANTED.

DATED THIS DAY OF MAY 20, 2011 THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

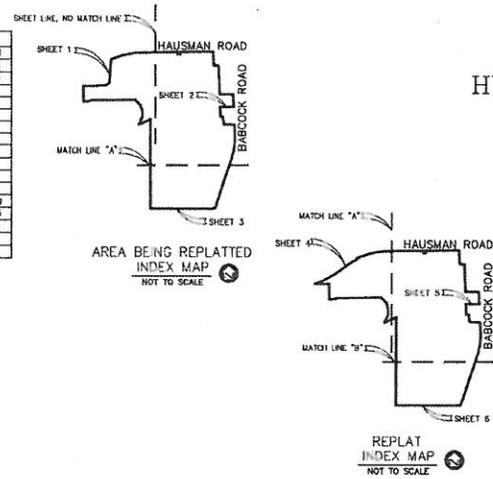
BY: CHAIRMAN

BY: SECRETARY

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY SHEET 6 OF 6

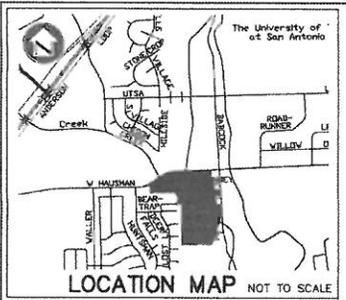


OWNER/DEVELOPER: CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT 114 W. COMANCHE, 6TH FLOOR SAN ANTONIO, TEXAS 78205 PH: (210) 207-8045 FAX: (210) 207-4406

OWNER/DEVELOPER: BEXAR COUNTY PUBLIC WORKS DEPARTMENT 233 N. PECOS, SUITE 420 SAN ANTONIO, TEXAS 78207 PH: (210) 335-3816 FAX: (210) 335-6713

LINE TABLE with columns: LINE, LENGTH, BEARING. Rows L1 through L20.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BEARING, LENGTH. Rows C1 through C16.



LEGEND: BUILDING SETBACK LINE, ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT, GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT, CLEAR VISION EASEMENT, PROPOSED FINISHED CONTOUR, EXISTING, EXISTING, FLOOR, VEHICULAR NON-ACCESS EASEMENTS, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TX, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, ADRES, VOLUME, PAGE, SET 1/2" IRON ROD W/ALUMIN CAP, EXISTING CONTOURS, 100-YEAR FLOODPLAIN.

ENGINEER'S NOTES: 1. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREIN WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM IS NAD83. STATE PLANE COORDINATES ARE TEXAS SOUTH CENTRAL ZONE COORDINATE SCALE FACTOR IS 0.999993. ROTATION GRID TO PLAT IS 0.2320. 2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 9 INCHES ABOVE FINISHED ADJACENT GRADE. 3. CONTROL POINTS ARE AS SHOWN. TYPICAL INDUMENTATION IS A SET 1/2" IRON ROD WITH A 'AECOM' PLASTIC CAP. (R) INDICATES A FOUND 3/4" REBAR, UNLESS OTHERWISE NOTED.

C.P.S. NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE EASEMENT AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE. FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS 'ELECTRIC EASEMENT', 'GAS EASEMENT', 'ANCHOR EASEMENT', 'SERVICE EASEMENT', 'OVERHEAD EASEMENT', 'UTILITY EASEMENT', AND 'TRANSFORMER EASEMENT' FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND ERECTING POLES, HANDING OR BURNING WIRES, CABLES, CONDUITS, PIPES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF ACCESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY C.P.S. NECESSARY MODIFICATIONS SHALL BE CHANGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

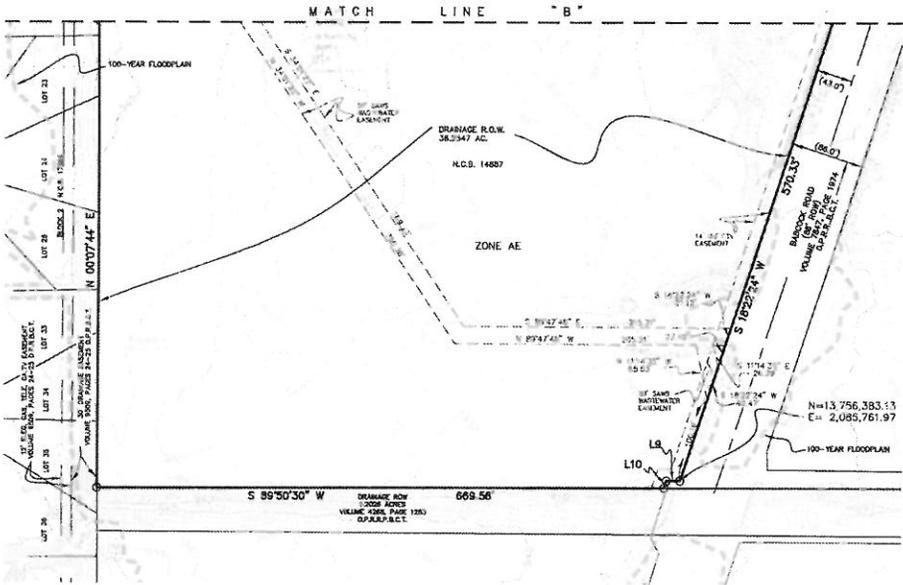
NOTE: GLENNY DRIVE, DANVERS DRIVE, DUKE STREET, MOORE STREET AND GLENNY STREET WERE DEDICATED BY PLAT RECORDED IN VOLUME 3975, PAGE 157, D.P.R.B.C.T. AND SAID ROADS WERE FULLY OR PARTIALLY CLOSED AND OBTAINED BY ORDINANCE 2011-01-12-009. PLANNING COMMISSION: (100-YR) FLOOD ZONE ESTABLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FEMA PANEL 480290-0210 DATED SEPTEMBER 26, 2010. ZONE AS THE ANNUAL 1% CHANCE FLOOD (100-YEAR FLOOD) BASE FLOOD ELEVATIONS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN CONSTRUCTION WITHIN THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY FLOODPLAIN ADMINISTRATOR.

SAWS IMPACT: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT, ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION. DRAINAGE EASEMENT NOTE: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. LANDSCAPING OR OTHER TYPE OF MODIFICATION WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED SHALL BE APPROVED BY THE DIRECTION OF BEXAR COUNTY PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANTORS ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

EDWARDS ACQUISITION NOTE: THIS SUBDIVISION IS WITHIN THE EDWARDS ACQUISITION RECHARGE ZONE. ANY CONSTRUCTION WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 54, ARTICLE IV, SECTION 6 OF THE SAN ANTONIO CITY CODE ENTITLED 'WATER RECHARGE ZONE AND WATERFED PROTECTION', OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS ACQUISITION RECHARGE ZONE.

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

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF AECOM TECHNICAL SERVICES, INC. UNDER MY SUPERVISION. TRISHA MYREZ LUMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6088



REPLAT



PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: 5B & 7 April 25, 2012

J G SUBDIVISION

MINOR PLAT

120035

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 518 F-7

OWNER: Jose Gutierrez

ENGINEER: SIA Engineering, Inc., by S. Sayyadoskoie, P.E.

CASE MANAGER: Rudy Muñoz, Planner (210) 207-5014

Date filed with Planning Commission: April 2, 2012

Location: East of the intersection of Santa Gertrudis Street and Anacacho Street.

Services Available: SAWS Water and On Site Sewer Facility

Zoning: R-6 Single Family Residential

Proposed Use: Residential

APPLICANT'S PROPOSAL:

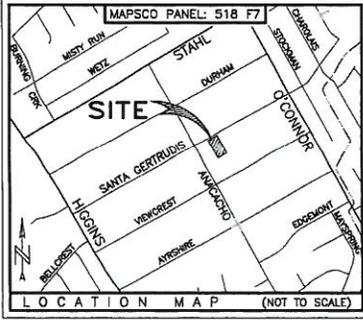
To plat **0.59** acres consisting of one **1** single family lot.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on April 25, 2012. Nine (9) notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. In addition, notice was given to the El Chaparral / Fertile Valley Neighborhood Association, which is registered with the City of San Antonio.

STAFF RECOMMENDATION:

Approval



GENERAL NOTES

- PROPERTY CORNERS:
 - ⊙ - INDICATES 1/2" IRON PIN FOUND
 - ⊙ - INDICATES 1/2" IRON PIN SET w/ SA ENG. CAP. UNLESS OTHERWISE NOTED
 - G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE & CABLE T.V. ESM.
- EXISTING CONTOUR LINES ARE SHOWN AT AN INTERVAL OF 2 FOOT.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- COORDINATES ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE, N.A.D. 83.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.

WASTEWATER EDU NOTE:

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

C.P.S. NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT KNOWN AS FERTILE VALLEY FARMS SUBDIVISION WHICH IS RECORDED IN VOLUME 3377, PAGES 76-78, BEXAR COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER: *[Signature]*

OWNER'S DULY AUTHORIZED AGENT: *[Signature]*

SHOWN AND SUBSCRIBED BEFORE ME THIS *14th* day of *April*, A.D. 20*12*

Rebecca M. Brown
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

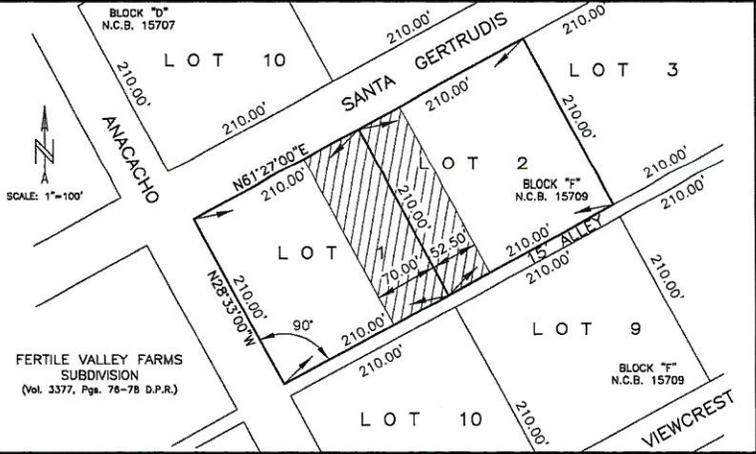
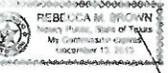
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: **SIA SAYYADI**

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

[Signature]
REGISTERED PROFESSIONAL ENGINEER



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

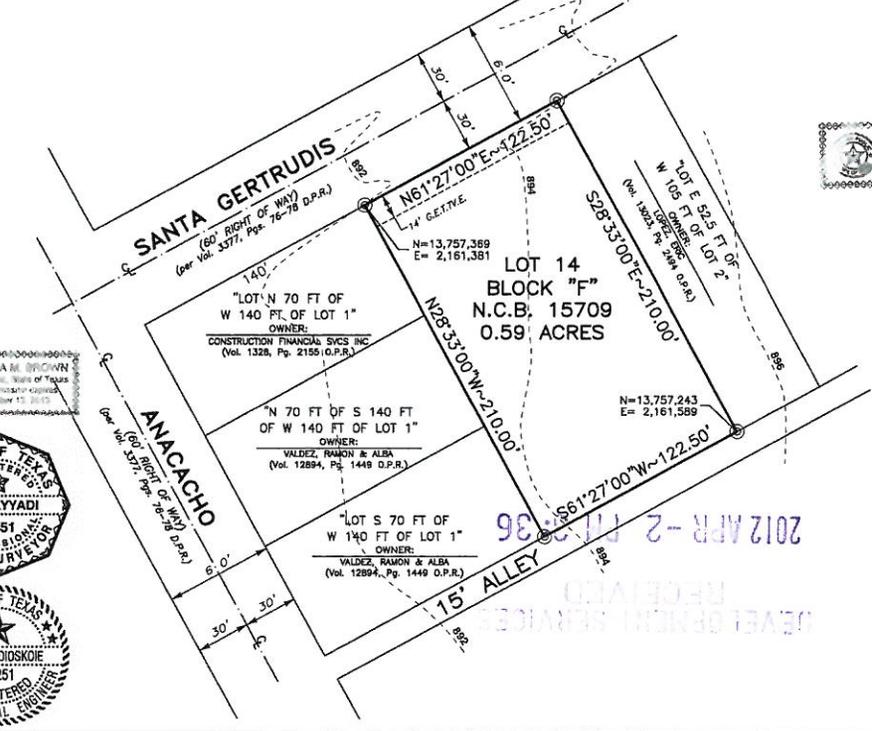
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON A PLAT KNOWN AS FERTILE VALLEY FARMS SUBDIVISION, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 3377, PAGES 76-78, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING THE EAST 70 FEET OF LOT 1 AND THE WEST 52.50 FEET OF LOT 2, BLOCK F, NEW CITY BLOCK 15709, OF SAID PLAT.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO, DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

IMPACT FEE PAYMENT DUE:

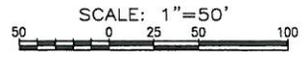
WATER AND WASTEWATER FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.



PLAT NO. 120035

REPLAT ESTABLISHING J G SUBDIVISION

BEING A TOTAL OF 0.59 ACRES, ESTABLISHING LOT 14, BLOCK F, NEW CITY BLOCK 15709, SAN ANTONIO, BEXAR COUNTY, TEXAS.



SIA ENGINEERING, INC.
6977 SAN PEDRO AVE.
SAN ANTONIO, TEXAS 78216-8246
(210) 341-5500 FAX (210) 308-0662
F-1892 JOB NO.: 11031P
DATE: MARCH 26, 2012

STATE OF TEXAS
COUNTY OF BEXAR

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

[Signature]
OWNER/DEVELOPER: **JOSE GUTIERREZ**
5402 MOUNTAIN VISTA DR.
SAN ANTONIO, TEXAS 78247
(210) 395-4438

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Jose Gutierrez KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS *14th* DAY OF

April, 20*12*

Rebecca M. Brown
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

BY _____ CHAIRMAN
BY _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20____, AT _____ M.

AND DULY RECORDED THE _____ DAY OF _____ A.D. 20____, AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK / VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF,

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

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY _____ DEPUTY

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: 5C & 8 April 25, 2012

AMBER CREEK UNIT 2 BSL
SUBDIVISION NAME

MINOR PLAT

120026
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 646 D-2

OWNER: KB Home Lone Star, L.P., by Joseph C. Hernandez

ENGINEER: Vickrey and Associates, Inc., by Kara J. Heasley, P.E.

CASE MANAGER: Luz Gonzales, Planner (210) 207-7898

Date filed with Planning Commission: March 30, 2012

Location: East of the intersection of Pue Road and Kriewald Road

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 038-06, Amber Creek, accepted on December 10, 2008

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To relocate the front building setback lines from 25 feet to 20 feet.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on April 25, 2012.

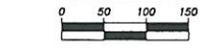
STAFF RECOMMENDATION:

Approval

BUILDING SETBACK LINE REPLAT
AMBER CREEK UNIT 2 BSL

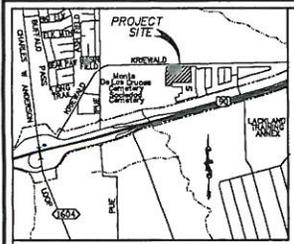
BEING A TOTAL OF 14.24 ACRES, THE PURPOSE OF THIS REPLAT IS TO RELOCATE BUILDING SETBACK LINES FROM 25' TO 20' ON LOT 1, BLOCK 8, LOTS 51-54, BLOCK 3, LOTS 1-26, BLOCK 8, AND LOTS 18-30, BLOCK 2, C.B. 5882 AS RECORDED ON AMBER CREEK SUBDIVISION UNIT 2, VOLUME 9637, PAGE 122, BEXAR COUNTY DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216-2004
Telephone: (210) 348-3271
Firm Registration No.: F-159



LOCATION MAP
NOT TO SCALE
MAPS20 090 640 02, 03

- LEGEND**
- 1/2" IRON ROD W/ MOOREY & ASSOCIATES, INC PROPERTY CORNER CAP SET
 - 1/2" IRON ROD W/ MOOREY & ASSOCIATES, INC PROPERTY CORNER CAP FOUND
 - 760--- EXISTING CONTOURS
 - - - - - PROPOSED CONTOURS
 - G.E.T.C.A. GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - - - - - EASEMENT
 - - - - - 1" VEHICULAR NON-ACCESS
 - - - - - BSL BUILDING SETBACK LINE
 - - - - - EXL EXISTING
 - - - - - AC ADDRESS
 - - - - - VCL VOLUME
 - - - - - PG PAGE
 - - - - - SH OVERALL LENGTH
 - - - - - D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - - - - - O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

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

IMPACT PAYMENT DUES: BEXAR WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

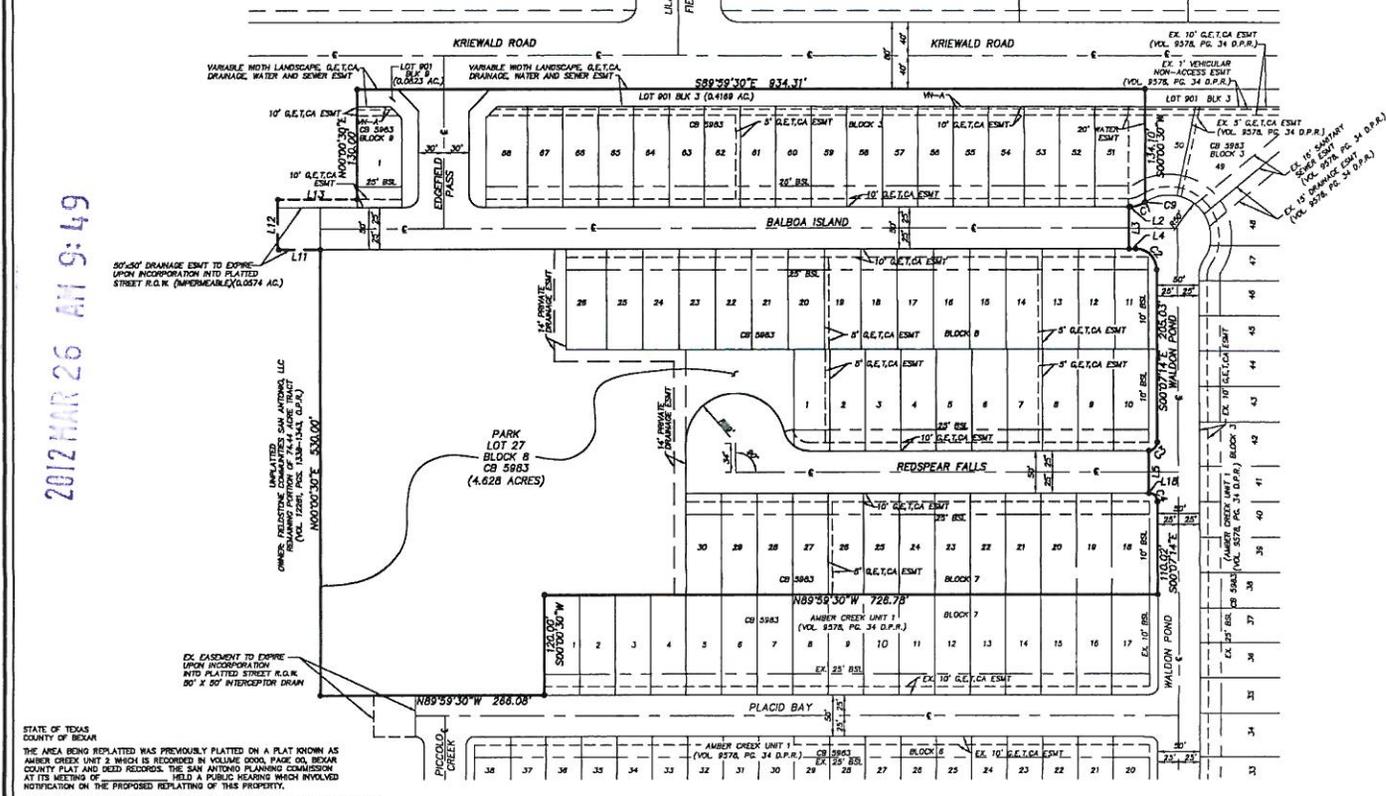
SOURCE OF BEARINGS IS BASED ON THE TEXAS DEPARTMENT OF TRANSPORTATION MAPS FOR U.S. HIGHWAY 90 NORTHWEST RIGHT-OF-WAY LINE BEARING BEING S 75°02'40" W.

1/2" IRON ROD WITH MOOREY & ASSOCIATES CAP SET AT ALL NATIONAL MONUMENT CORNERS UNLESS OTHERWISE NOTED.

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

THE VALUE OF THE TWO COORDINATES BEHIND HEREON ARE NAD 83 US SURVEY FEET, STATE PLANE COORDINATES FOR THE TEXAS SOUTH CORNER ZONE.

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



2012 MAR 26 AM 9:49

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON A PLAT KNOWN AS AMBER CREEK UNIT 2 WHICH IS RECORDED IN VOLUME 0000, PAGE 00, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATING OF THIS PROPERTY.

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

OWNER _____

DULY AUTHORIZED AGENT _____

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____

NOTARY PUBLIC BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR

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

MOOREY & ASSOCIATES, INC.
BY: STEPHEN HORVATH, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

MOOREY & ASSOCIATES, INC.
BY: KARA J. HEASLEY, P.E.

LICENSED PROFESSIONAL ENGINEER

**AREA BEING REPLATED THROUGH
PUBLIC HEARING WITH WRITTEN NOTIFICATION**

THE AREA BEING REPLATED WAS PLATTED ON PLAT KNOWN AS AMBER CREEK UNIT 2 RECORDED IN VOLUME 9637, PAGE 122, BEXAR COUNTY DEED AND PLAT RECORDS.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
20 Home Lane, Ste. L.P.
2 Texas Limited Partnership
By: VICKREY, Inc. its general partner
By: Joseph C. Hernandez
Title: Director of Land Development
4600 Fredericksburg Road
San Antonio, Texas 78228
(210) 348-1111

OWNER _____

DULY AUTHORIZED AGENT _____

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GRIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20 _____

NOTARY PUBLIC BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THIS PLAT OF AMBER CREEK UNIT 2 BSL HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

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

BY: _____
DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER,
BEXAR COUNTY, TEXAS

THIS PLAT OF _____ AMBER CREEK UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

_____ COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

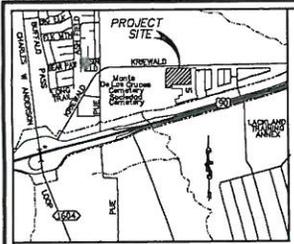
BUILDING SETBACK LINE REPLAT
AMBER CREEK UNIT 2 BSL

BEING A TOTAL OF 14.24 ACRES, THE PURPOSE OF THIS REPLAT IS TO RELOCATE BUILDING SETBACK LINES FROM 25' TO 20' ON LOT 1, BLOCK 8, LOTS 31-44, BLOCK 9, LOTS 1-24, BLOCK 10 AND LOTS 1-16, BLOCK 7, C.B. 5983 AS REDUCED ON AMBER CREEK SUBDIVISION UNIT 2, VOLUME 9937, PAGE 122, BEAR COUNTY DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.

SCALE: 1"=100'



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12840 Country Parkway San Antonio, Texas 78218-2004
Telephone: (210) 348-3271
Firm Registration No.: F-159



LOCATION MAP
NOT TO SCALE
NAD83 UTM ZONE 14Q UTM 12, 22

- LEGEND**
- 1/2" IRON ROD W/ MOOREY & ASSOCIATES, INC PROPERTY CORNER CAP SET
 - 1/2" IRON ROD W/ MOOREY & ASSOCIATES, INC PROPERTY CORNER CAP FOUND
 - 740- EXISTING CONTOURS
 - 740- PROPOSED CONTOURS
 - G.E.T.C.A GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - E-ENT EASEMENT
 - WH-A 1" VEHICULAR NON-ACCESS
 - BSL BUILDING SETBACK LINE
 - EX EXISTING
 - AC ACRES
 - VOL VOLUME
 - PG PAGE
 - SH OVERALL LENGTH
 - D.P.R. DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
 - O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS

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

IMPACT PAYMENT DUE: BECAUSE WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT, IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

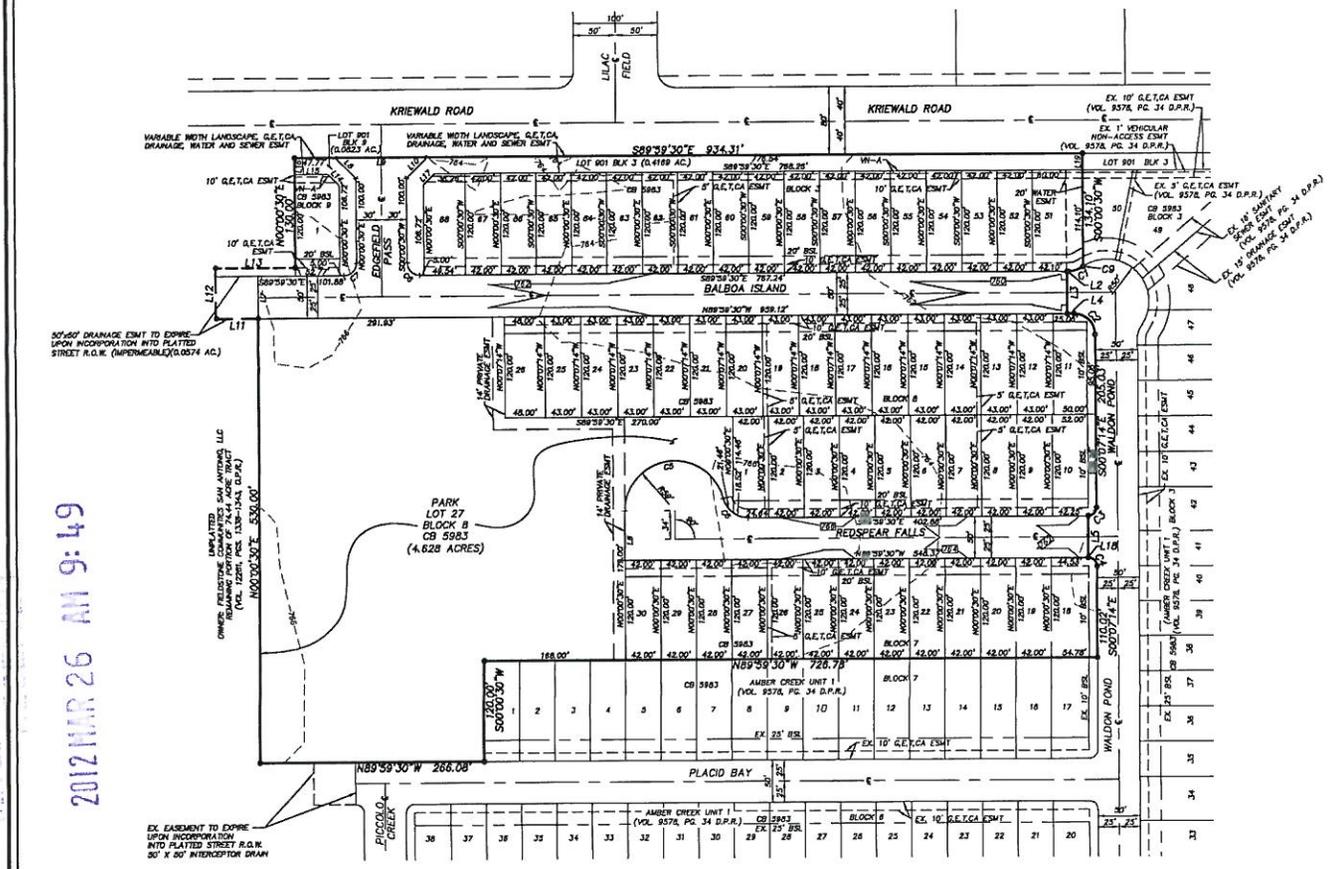
SOURCE OF BEARHORN IS BASED ON THE TEXAS DEPARTMENT OF TRANSPORTATION MAPS FOR U.S. HIGHWAY 90 NORTHWEST RIGHT-OF-WAY LINE AS SHOWN BY THE DEVELOPMENT SERVICES DEPARTMENT.

1/2" IRON ROD WITH MOOREY & ASSOCIATES CAP SET AT ALL EXISTING BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

THE SETBACKS SHOWN ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO INTERPRETATION BY THE CITY OF SAN ANTONIO.

THE VALUE OF THE TWO CORPORATIONS SHOWN HEREON ARE \$4.83 US SURVEY FEET, STATE PLANE COORDINATES FOR THE TEXAS SOUTH CENTRAL ZONE.

- CPS NOTES:**
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "CONCRETE EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PLACING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPES OR TRANSDUCERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH EXIST OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN. IT IS AGREED AND UNDERSTOOD THAT SUCH EASEMENTS, RIGHTS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - ANY CPS NECESSARY LOSS RESULTING FROM MODIFICATIONS REQUIRED BY CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND OVER GRANTEE'S ADJACENT LAND, THE PERSON OR PERSONS DESIGNATED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION, ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 - THIS PLAT DOES NOT AMEND, ALTER, CHANGE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE EASEMENT AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANDS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV, EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV, FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



2012 MAR 26 AM 9:49

BUILDING SETBACK LINE PLAT OF AMBER CREEK UNIT 2
THE PURPOSE OF THIS REPLAT IS TO REPLACE ALL 25' BUILDING SETBACK LINES TO 20' BUILDING SETBACK LINES.

LINE TABLE

LINE LENGTH	BEARING
1.17	80.00°
1.12	15.00°
1.13	84.11°
1.14	18.79°
1.15	32.48°
1.16	20.00°
1.18	0.18°
1.19	20.00°
1.20	82.10°
1.21	20.00°
1.22	82.10°
1.23	20.00°
1.24	82.10°
1.25	20.00°

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	15.00°	3000.00'	750.00'	15.00°	1500.00'
C2	88.2472°	25.00'	24.21'	52.5172°	33.32'
C3	80.0000°	10.00'	10.00'	50.0000°	14.14'
C4	80.0000°	10.00'	10.00'	50.0000°	14.14'
C5	168.2107°	25.00'	123.30'	168.2107°	112.71'
C6	78.2107°	30.00'	18.75'	78.2107°	22.60'
C7	80.0000°	15.00'	15.00'	50.0000°	21.21'
C8	80.0000°	15.00'	15.00'	50.0000°	21.21'
C9	81.0000°	30.00'	6.45'	50.2744°	6.62'

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: **VICKREY & ASSOCIATES, INC.**
BY: **STEPHEN HORVATH, R.P.L.S.** REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEAR

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

VICKREY & ASSOCIATES, INC.
BY: **KARA A. HEASLEY, P.E.** LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

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

OWNER/DEVELOPER
K/S Home Loans Serv., L.P.
a Texas Limited Partnership
By: KBSA, Inc., its general partner
By: Joseph C. Wiersma
Title Director of Land Development
4900 Fredericksburg Road
San Antonio, Texas 78228
(210) 348-1111

OWNER _____
DULY AUTHORIZED AGENT _____

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ WHOSE NAME IS SUBSCRIBES TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THIS PLAT OF AMBER CREEK UNIT 2 BSL HAS BEEN SUBMITTED TO BEAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

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

BY: _____
DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER,
BEAR COUNTY, TEXAS

THIS PLAT OF AMBER CREEK UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

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

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____, DEPUTY

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A
PLANNED UNIT DEVELOPMENT (PUD)
AGENDA ITEM NO: 5D & 15 April 25, 2012

HIDDEN CANYON SUBDIVISION PUD
PUD NAME

12-001
PUD #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 482 F-4

OWNER: Stone Oak Hidden Canyon L.L.C., by Rageev Puri

ENGINEER: M.W. Cude Engineers, L.L.C., by Christopher R. Dice, P.E.

CASE MANAGER: Luz M. Gonzales, Planner, (210) 207-7898

Location: On the west side of Canyon Golf Road, north of Stone Oak Parkway

Zoning: “PUD R-6 ERZD MLOD-1” Planned Unit Development Residential Single-Family
Edwards Recharge Zone Military Lighting Overlay District

Plan is in accordance with:

MDP 390-G, Hidden Canyon Subdivision, accepted on April 20, 2012

Proposed Use: Single-Family Residential at a density of 2.46 dwelling units per acre

Major Thoroughfare: Canyon Golf Road, Secondary Arterial Type A, 86-foot minimum right-of-way (ROW)

APPLICANT'S PROPOSAL:

The applicant proposes to develop a **125.09**-acre tract of land that will consist of one hundred forty-seven (**147**) single family lots, thirteen (**13**) non-single family lots designated as open space, and approximately thirteen thousand five hundred twenty-two (**13,522**) linear feet of private streets.

DISCUSSION:

The PUD zoning designation on the subject property was established by Ordinance No. 88359, which was approved on August 27, 1998. According to Section 35-344(a) of the Unified Development Code (UDC), the Planning Commission shall utilize the evaluation criteria of this Section in reviewing a PUD plan. The subject property lies within the boundaries and is associated with the Hidden Canyon Master Development Plan (MDP) (MDP No. 390-G), attached as Exhibit A. This MDP shows the proposed connection to a public street, which extends from the Canyon Golf Road ROW to the proposed private enhanced Local “B” of the PUD. The dedication of this ROW will provide the connection and access required to the Hidden Canyon PUD at the platting

stage. With the accepted MDP, the single-family residential development of the Hidden Canyon PUD, as proposed, meets the evaluation criteria of Section 35-344(a) of the UDC.

Three hundred and twelve (312) notices were mailed to the adjacent property owners within two hundred (200) feet of the subject property, and to the Champions Ridge and the Mesa Verde Home Owners Associations. To the present, staff received eight (8) correspondences from adjacent property owners expressing opposition to the request. In addition, staff received a number of telephone calls from concerned property owners expressing opposition.

The subject property lies within the Camp Bullis 5-mile Awareness Zone, and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. According to the Garrison Commander response, the subject property is located in karst zones one (1) and two (2) and contains some dense old growth vegetation. Per request of the Garrison Commander, the applicant has addressed the Camp Bullis' concerns regarding potential karst invertebrate or golden-cheeked warbler issues by completing the habitat compliance form and submitting biological surveys to United States Fish and Wildlife Services.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
VACATE, RESUBDIVISION, AND SUBDIVISION**

AGENDA ITEM NO: 9 April 25, 2012

TALAVERA RIDGE

PHASE II MPCD

MAJOR PLAT

110182

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 514 C-1

OWNER: Fourth Quarter Properties, 123, LLC, by Robert Bergmann

ENGINEER: Pape-Dawson Engineers, Inc., by Song Tan, P.E.

CASE MANAGER: Donna Camacho (210) 207-5016

Date filed with Planning Commission: March 26, 2012

Location: On the north side of Old Camp Bullis Road, east of Talavera Ridge

Services Available: SAWS Water and Sewer

Zoning: C-3 General Commercial District
MPCD Master Planned Community Development
ERZD Edwards Recharge Zone District
GC-1 Gateway Corridor District

Plat is associated with:

MPCD 237-E, The Rim, approved on June 28, 2007

Proposed Use: Drainage Easements

APPLICANT'S PROPOSAL:

To plat **0.669** acres consisting of **2** drainage easements and **1** water quality basin easement.

DISCUSSION:

This plat lies within the Camp Bullis 5 Mile Awareness Zone and the tract is less than 10 acres and is not immediately adjoining the Camp Bullis or Camp Stanley Installation. Therefore, the Military review was not applicable in accordance with the executed Camp Bullis MOU.

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 10 April 25, 2012

ALAMO RANCH UNIT 29A-2,
ENCLAVE
SUBDIVISION NAME

MAJOR PLAT

110233
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 577 D-7
OWNER: Hanna/Magee, L.P. # 1, by Jay Hanna
ENGINEER: Pape-Dawson Engineers, Inc., by Shauna L. Weaver, P.E.
CASE MANAGER: Richard Carrizales, Planner (210) 207-8050

Date filed with Planning Commission: April 10, 2012

Location: Southwest corner of Alamo Parkway and Cottonwood Way

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:
MDP 808-A, Alamo Ranch / West Winds, accepted on October 5, 2005

Proposed Use: Residential

Major Thoroughfare: Alamo Parkway is a primary arterial, Type A, minimum R.O.W. 120 feet

APPLICANT'S PROPOSAL:

To plat **15.56** acres consisting of **55** single family lots, **2** non-single family lot and **2,458** linear feet of private streets.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 11 April 25, 2012

ALAMO RANCH

39B PH 1 PUD

MAJOR PLAT

110274

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 577 D-6

OWNER: Pulte Homes of Texas, L.P., by Charles Marsh

ENGINEER: Pape Dawson Engineers, Inc., by Shauna L. Weaver, P.E.

CASE MANAGER: Donna Camacho, Planner (210) 207-5016

Date filed with Planning Commission: April 2, 2012

Location: East of the intersection of Dell Webb Boulevard and La Villita Way

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

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

PUD 06-023, Alamo Ranch/Westwinds, approved on November 8, 2006

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **15.23** acres consisting of **52** single family lots, **3** non-single family lots and **2,144** linear feet of private streets.

STAFF RECOMMENDATION:

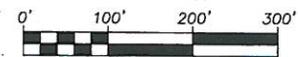
Approval

PLAT NUMBER 110274

SUBDIVISION PLAT
OF
ALAMO RANCH 39B PH1 PUD

A 1523 ACRE TRACT OF LAND ESTABLISHING LOTS 27-32, 301, 999 BLOCK 65, LOTS 1-17, BLOCK 66, AND LOTS 51-58, 102, 902 BLOCK 67, OUT OF A 1,611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 383-394 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 567, ABSTRACT 744, COUNTY BLOCK 401, NOW ASSIGNED TO COUNTY BLOCK 4400, IN BEAR COUNTY, TEXAS.

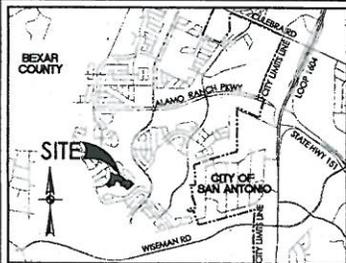
SCALE: 1" = 100'



PAPE-DAWSON ENGINEERS
TYPE FROM REGISTRATION #1770

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

DATE OF PRINT: March 9, 2012



LOCATION MAP
MAPSCO MAP GRID: 67724
NOT TO SCALE

LEGEND

BLK	BLOCK	PG	PAGES
CB	COUNTY BLOCK	ROW	ROWS/ROW-WAY
DPR	DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS	VOL.	VOLUME
DR	DEED RECORDS OF BEAR COUNTY, TEXAS	REPETITIVE BEARING AND/OR DISTANCE	
OPR	OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS (SURVEY)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)	
OPR	OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS	SET 1/2" IRON ROD (PT)	

- 1140- EXISTING CONTOURS
- 1140- PROPOSED CONTOURS
- 1- 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN
- 10 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 10 VARIABLE WIDTH CLEAR VISION EASEMENT
- 10 SANITARY SEWER EASEMENT (OFF-LOT TO FUTURE PRIVATE STREET)
- 10 DRAINAGE EASEMENT
- 20 "OFF-LOT DRAINAGE EASEMENT (1/2" DRAINAGE)
- 20 BTRF 50' "OFF-LOT DRAINAGE WATER, AIR, ELECTRIC, TELEPHONE, GAS & CABLE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DEK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COGS 1984) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COORDINATE NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COGS 1984), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

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

C. P. S. ENERGY NOTES:

- THE CITY OF SAN ANTONIO IS PART OF ITS ELECTRIC AND GAS SYSTEM CITY PUBLIC SERVICE BOUND & HERBY DEDICATES THE EASEMENTS AND RIGHTS HEREIN FOR ELECTRIC FACILITIES AND SERVICE FACILITIES IN THE AREA DESCRIBED ON THE PLAT AS "ELECTRIC EASEMENT" "ANCHOR EASEMENT" "SERVICE EASEMENT" "OVERHEAD EASEMENT" "UTILITY EASEMENT" "GAS EASEMENT" AND "TRANSMISSION EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, OPERATING, PARALLELING, AND ERECTING POLES, TOWERS, OR TOWER, WIRES, CABLES, CONDUITS, PIPES, OR TRANSDUCERS, EACH HEREIN BY INDIVIDUAL APPROVED TOGETHER WITH THE RIGHT OF ACCESS AND CORRS OVER OWNERS' ADJACENT LOTS, THE RIGHT TO RELOCATE AND FACILITATE WIRE, CABLE, CONDUIT, PIPE, OR TRANSDUCER, AND THE RIGHT TO RELOCATE POLE AND LINES ALL THIS OF PART THEREOF, OR OTHER OBSTRUCTION WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OF TRANSMISSION, IF IT IS AGREED AND UNDERSTOOD THAT NO BARRIERS, CONCRETE BARR, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY OF SAID LINES RESULTING FROM ANY OF THE ABOVE PROVIDED OF OR EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO CHANGE CHANGES OR CHANGES OR CHANGES OR CHANGES SHALL BE CONVEYED TO THE PERSON OR PERSONS DESIGNATED RESPONSIBLE FOR SAID CHANGES OR CHANGES OR CHANGES OR CHANGES.
- THE PLAT DOES NOT AFFECT, ALTER, RELOCATE OR OTHERWISE AFFECT ANY EXISTING EASEMENT, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, OR OTHER EASEMENT FOR WHICH THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREIN.
- FOR ANY EASEMENT HEREIN, THE CITY OF SAN ANTONIO IS PART OF ITS ELECTRIC AND GAS SYSTEM AND HERBY DEDICATES THE EASEMENTS AND RIGHTS HEREIN FOR ELECTRIC FACILITIES AND SERVICE FACILITIES IN THE AREA DESCRIBED ON THE PLAT AS "ELECTRIC EASEMENT" "ANCHOR EASEMENT" "SERVICE EASEMENT" "OVERHEAD EASEMENT" "UTILITY EASEMENT" "GAS EASEMENT" AND "TRANSMISSION EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, OPERATING, PARALLELING, AND ERECTING POLES, TOWERS, OR TOWER, WIRES, CABLES, CONDUITS, PIPES, OR TRANSDUCERS, EACH HEREIN BY INDIVIDUAL APPROVED TOGETHER WITH THE RIGHT OF ACCESS AND CORRS OVER OWNERS' ADJACENT LOTS, THE RIGHT TO RELOCATE AND FACILITATE WIRE, CABLE, CONDUIT, PIPE, OR TRANSDUCER, AND THE RIGHT TO RELOCATE POLE AND LINES ALL THIS OF PART THEREOF, OR OTHER OBSTRUCTION WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OF TRANSMISSION, IF IT IS AGREED AND UNDERSTOOD THAT NO BARRIERS, CONCRETE BARR, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

STATE OF TEXAS
COUNTY OF BEAR

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

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

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

Paul M. ...
REGISTERED PROFESSIONAL LAND SURVEYOR

DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCE, WALL OR OTHER OBSTRUCTIONS THAT WOULD IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH WOULD AFFECT THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANDES ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

OPEN SPACE NOTE:
LOT 101, BLOCK 65, LOT 102, BLOCK 67, CB 4400 ARE DESIGNATED AS OPEN SPACE AND AS DRAINAGE EASEMENTS.

FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE.

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

BEAR COUNTY MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH UNIT 39B PHASE 1, PUD SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HILL COUNTRY RECREATION ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOT 999, BLOCK 65, LOT 101, BLOCK 65, LOT 102, BLOCK 67, AND LOT 901, BLOCK 67.

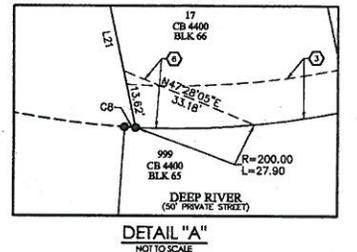
SETBACK NOTE:
SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
C1	250.00'	07°39'44"	S321°4'29"W	33.41'	33.43'
C2	15.00'	90°00'00"	S88°35'53"W	21.21'	23.56'
C3	525.00'	01°36'26"	S44°24'06"W	14.73'	14.73'
C4	525.00'	03°26'23"	S46°55'31"W	31.51'	31.52'
C5	475.00'	03°26'23"	N46°55'35"E	28.51'	28.52'
C6	810.00'	55°05'20"	N23°02'39"E	749.88'	779.74'
C7	200.00'	07°39'44"	S321°4'29"W	26.73'	26.75'
C8	200.00'	00°45'33"	N28°01'51"E	2.65'	2.65'
C9	775.00'	05°55'54"	S40°37'56"W	80.20'	80.23'
C10	15.00'	90°00'00"	S01°24'07"E	21.21'	23.56'
C11	42.50'	35°32'19"	N23°44'17"W	25.94'	26.36'
C12	17.50'	35°32'19"	S23°44'17"E	10.68'	10.85'
C13	15.00'	87°04'54"	S02°51'39"E	20.67'	22.80'
C14	15.00'	90°00'00"	N88°35'53"E	21.21'	23.56'
C15	725.00'	31°57'36"	N27°37'05"E	399.19'	404.41'
C16	15.00'	52°01'12"	N14°22'19"W	13.16'	13.62'
C17	50.00'	184°02'25"	N56°58'18"E	99.25'	189.33'
C18	15.00'	52°01'12"	S52°21'06"E	13.16'	13.62'
C19	300.00'	39°26'15"	S58°38'35"E	202.44'	206.49'
C20	250.00'	31°57'36"	S22°36'12"E	137.67'	139.47'
C21	15.00'	81°19'06"	S47°37'10"E	19.55'	21.29'
C22	175.00'	76°04'05"	N53°41'14"E	215.65'	232.34'
C23	225.00'	76°04'05"	S53°41'14"W	277.26'	298.72'
C24	15.00'	81°19'06"	S51°03'44"W	19.55'	21.29'
C25	250.00'	18°00'27"	S18°24'24"W	78.25'	78.57'
C26	400.00'	67°20'05"	N05°15'25"W	221.75'	235.04'
C27	250.00'	39°26'15"	N58°38'35"E	188.20'	174.08'
C28	25.00'	90°00'00"	S56°38'18"W	35.36'	39.27'
C29	775.00'	31°57'36"	S27°37'05"W	426.72'	432.30'
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ROSE PORTILLO
My Commission Expires August 10, 2015

Rose Portillo
NOTARY PUBLIC, BEAR COUNTY, TEX.

THIS PLAT OF ALAMO RANCH UNIT 39B PH1 PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN
BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEAR COUNTY, TEXAS
COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

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

COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

BY: _____ DEPUTY



ALAMO RANCH UNIT 39B - PH1 PUD
04
Civil Job No. 6782-62: Survey Job N

PLAT NUMBER 110274

SUBDIVISION PLAT OF ALAMO RANCH 39B PH1 PUD

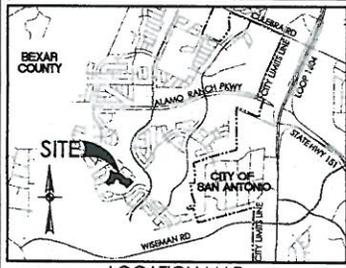
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SCALE: 1" = 100'



PAPE-DAWSON ENGINEERS INC. 555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: March 9, 2012



LEGEND table with symbols for lot types, easements, contours, and floodplains.

- List of lot types and easements: 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT; 15' DRAINAGE EASEMENT; 25' OFF-LOT DRAINAGE EASEMENT; etc.

FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT...

SURVEYOR'S NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED 'PAPE-DAWSON' UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983...

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

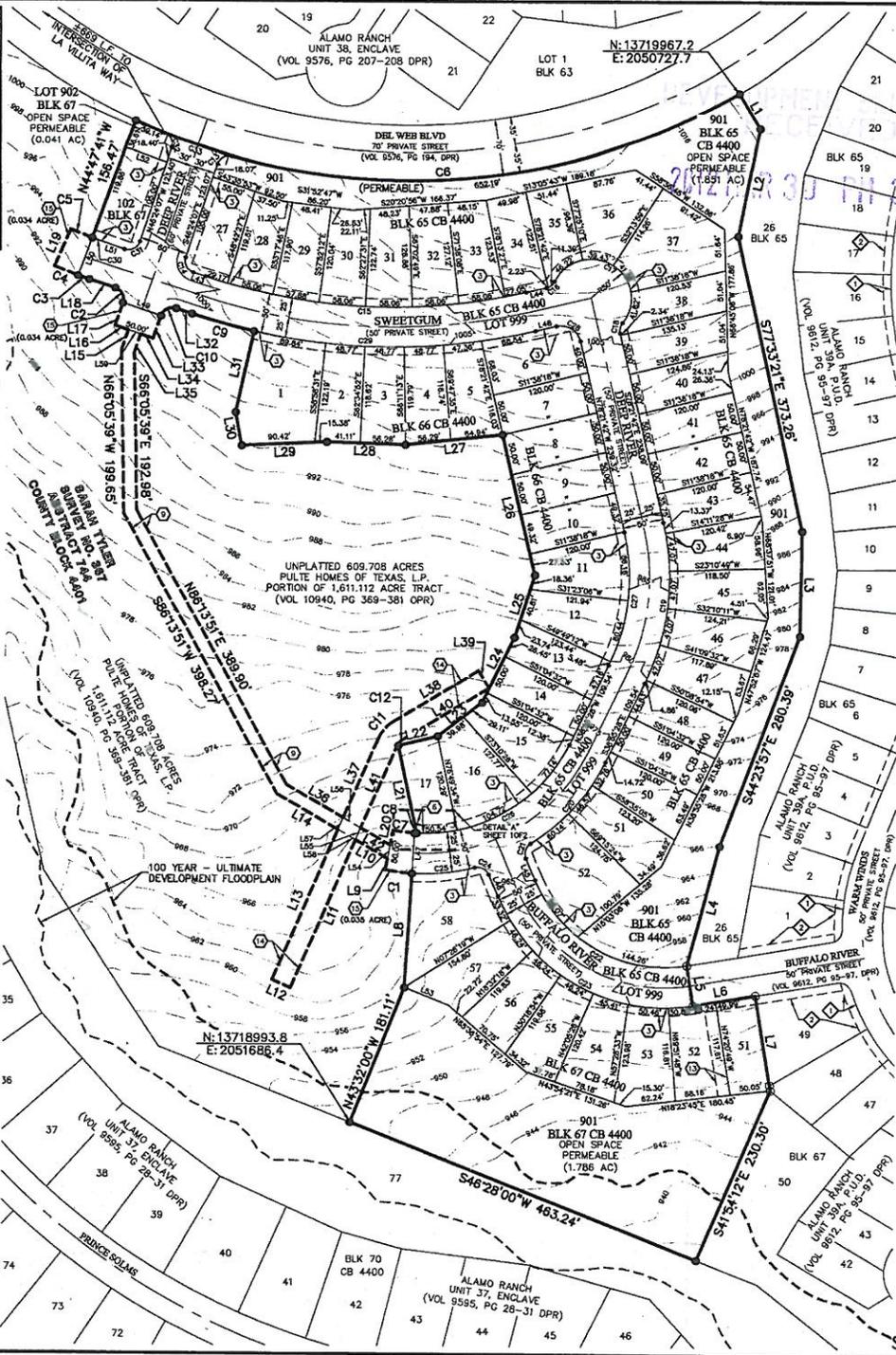
IMPACT FEE PAYMENT NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT...

C.P.S. ENERGY NOTES: THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE) HAS HERETOFORE DESIGNATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC TRANSMISSION AND SERVICE FACILITIES IN THE AREA DESCRIBED ON THIS PLAT...

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THE PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE...

STATE OF TEXAS COUNTY OF BEXAR SHAUNA L. WEAVER 89512 Licensed Professional Engineer

STATE OF TEXAS COUNTY OF BEXAR JOHN NIEL NICHOLLS 4402 Registered Professional Land Surveyor



STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT... ROSE PORTILLO Notary Public, Bexar County, Texas



ALAMO RANCH UNIT 39B - PH1 PUD CIVIL JOB NO. 6782-62; Survey Job No.

**PLANNING COMMISSION
PLAT DEFERRAL**

AGENDA ITEM NO: 12 April 25, 2012

BILL'S PAWN SHOP
SUBDIVISION NAME:

120226
PLAT #

COUNCIL DISTRICT: 5

FERGUSON MAP GRID: 616 A-5

OWNER: Shirley Gonzales

ENGINEER: Pape-Dawson Engineers, Inc., by Thomas M. Carter, P.E.

CASE MANAGER: Donna Camacho, Planner (210) 207-5016

Location: South of West Commerce Street, and west of South Zarzamora Street

Zoning: IDZ Infill Development Zone District

Proposed use: Pawn Shop

APPLICANT'S PROPOSAL:

To defer platting for 1 non-single family lot consisting of **0.745** acres.

APPLICANT'S REQUEST:

The applicant is requesting temporary building permits and utility service prior to plat approval and recordation.

STAFF RECOMMENDATION:

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

1. No permanent building permit and utility service 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 building permit or utility service is issued and a complete plat filing is not filed within 180 days, plat filing fees will not be refunded and the plat deferral request shall become null and void.

March 13, 2012

Mr. Roderick J. Sanchez, AICP, CBO
Director of Planning & Development Services
City of San Antonio
P.O. Box 839966
San Antonio, TX 78283-3966

Re: Request for Plat Deferral
Bill's Pawn Shop
105 S. Zarzamora

Dear Mr. Sanchez:

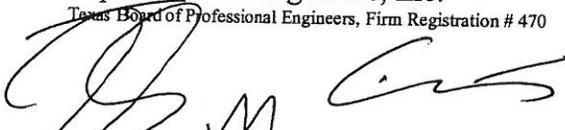
In accordance with 35-434 of the Unified Development Code, Bill's Pawn Shop is requesting a plat deferral for the above referenced property. Pape-Dawson Engineers has been authorized by Bill's Pawn Shop to prepare the final subdivision plat and to obtain all necessary approvals from the City of San Antonio. We currently anticipate the final plat approval will be in July 2012.

A plat deferral is required to support construction schedules associated with this project. A building permit for construction of new buildings and parking lots must be obtained by June 1, 2012. Therefore, a plat deferral is required, as agency review of the subdivision plat will lag behind this deadline. Bill's Pawn Shop is applying for an SBA loan, which has strict guidelines regarding the project can take for completion. The business is continuing to grow and is currently to capacity in the warehouse. The business needs at least 3 additional employees but cannot physically fit them into the current space. Each employee will make about \$30k per year so if the project is delayed 6 months and the SBA loan is lost there will be a loss of potential jobs and loss in revenue to my business could be \$250,000 in sales. We appreciate your time and consideration in this matter. Please call if additional information is required.

Sincerely,

Pape-Dawson Engineers, Inc.

Texas Board of Professional Engineers, Firm Registration # 470



Thomas M. Carter, P.E., LEED® AP
Vice President

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PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 13 April 25, 2012

ALAMO RANCH PKWY, UNIT 3
SUBDIVISION NAME

070499
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 577 B-4

OWNER: Pulte Homes of Texas, L.P., by Laurin Darnell

ENGINEER: Pape-Dawson Engineers, by Shauna L. Weaver, P.E.

CASE MANAGER: Larry Odis, Planner (210) 207-0210

Location: The extension of Alamo Ranch Parkway at Roft Road

Plat status: The Planning Commission approved this plat on May 3, 2009. The plat has not been recorded.

APPLICANT'S REQUEST:

Applicant is requesting a three (3) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f)(2).

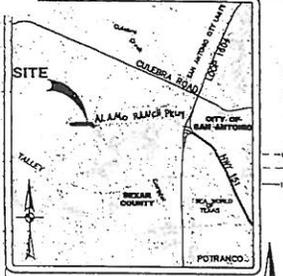
DISCUSSION:

The applicant has indicated that they have started their construction, but they have been delayed due to the economic downturn. The percentages of improvements completed are as follows:

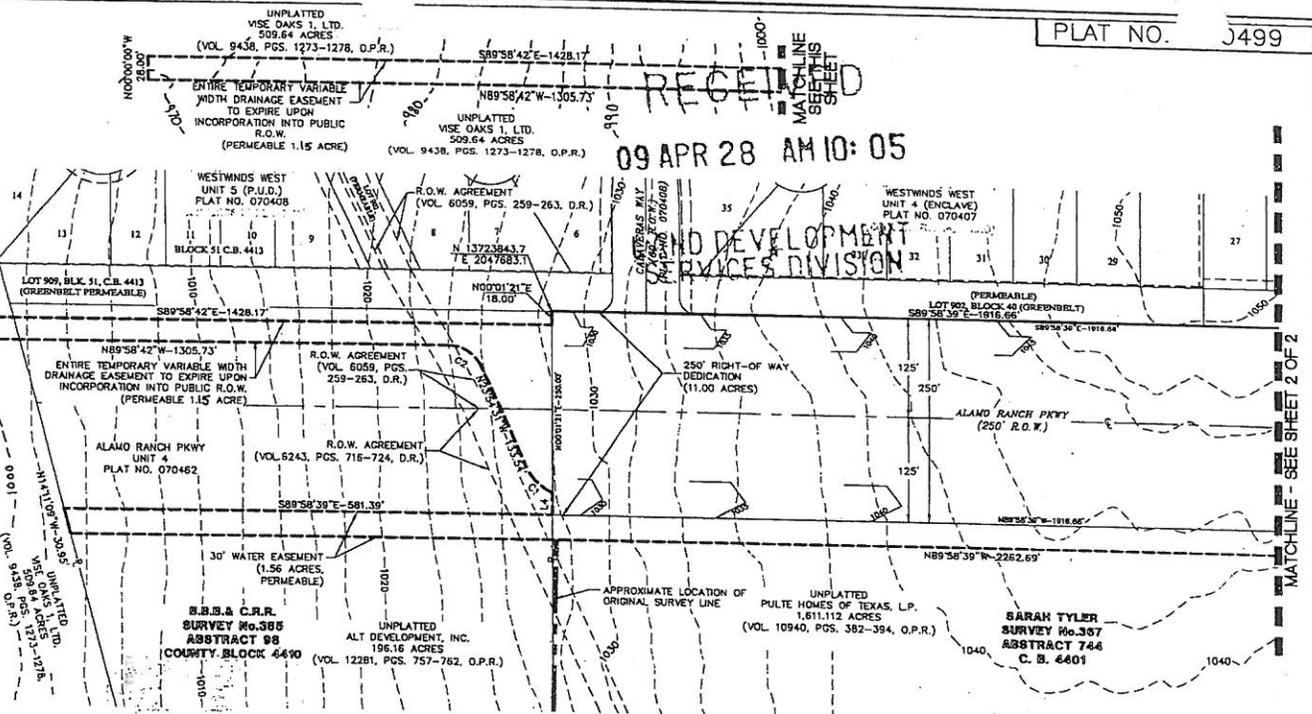
- Drainage 0%
- Streets 0%
- Sidewalk 0%
- Water infrastructure 0%
- Sanitary sewer 0%

STAFF RECOMMENDATION:

Approval



- LEGEND
D.R. DEED RECORDS OF BEKAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF BEKAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS
R.O.W. RIGHT OF WAY
C.A. COUNTY BLOCK
H.C.B. NEW CITY BLOCK
DASHING 10' CONTOURS
DASHING 2' CONTOURS
DASHING 3' CONTOURS
F.A. FOUND FROM ROD



RECEIVED
09 APR 28 AM 10:05

LAND DEVELOPMENT SERVICES DIVISION

STATE OF TEXAS
COUNTY OF BEKAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC...

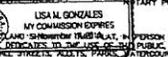
OWNER/DEVELOPER:
ALT DEVELOPMENT, INC.
1210 ARJON PARKWAY
SAN ANTONIO, TX 78216

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [Name], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated...



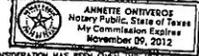
STATE OF TEXAS
COUNTY OF BEKAR
BY: VISE DAVIS I, LTD.
C/O: HUBBO OUTREACH
19320 STONE OAK PKWY, SUITE 101
SAN ANTONIO, TEXAS 78258
(210) 403-2081

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [Name], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated...



STATE OF TEXAS
COUNTY OF BEKAR
BY: VISE DAVIS I, LTD.
623 HANCOCK DRIVE-BAE#-SITE 101
SAN ANTONIO, TX 78216
(210) 499-2066

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [Name], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated...



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

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

GENERAL NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS 'ELECTRIC EASEMENT', 'ANCHOR EASEMENT', 'SERVICE EASEMENT', 'OVERHEAD EASEMENT', 'UTILITY EASEMENT', 'TRANSFORMER EASEMENT' FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND OPERATING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS...

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

NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED 'PAPE-DAWSON' UNLESS NOTED OTHERWISE.
2. COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DERIVED FROM THE SAAS COORDINATE DATA BASE STATION P02L.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

INDEX MAP
SCALE: 1" = 500'
SHEET 1 OF 2
SHEET 2 OF 2

SUBDIVISION PLAT OF ALAMO RANCH PKWY, UNIT 3

A 13.77 ACRE TRACT OF LAND OUT OF A 1,611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382-394 OF THE OFFICIAL PUBLIC RECORDS OF BEKAR COUNTY, TEXAS AND OUT OF A 198.16 ACRE TRACT OF LAND CONVEYED TO ALT DEVELOPMENT, INC. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12281, PAGES 757-762 OF THE OFFICIAL PUBLIC RECORDS OF BEKAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY RAILROAD SURVEY NUMBER 385, ABSTRACT 744, COUNTY BLOCK 4401, BEKAR COUNTY, TEXAS AND OUT OF THE B.B. & C. COUNTY BLOCK 4410, IN BEKAR COUNTY, TEXAS.

THIS PLAT OF ALAMO RANCH PKWY, UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS DAY OF APRIL, 2010.

BY: [Signature] CHAIRMAN
BY: [Signature] SECRETARY

SHEET 1 OF 2 BY: [Signature] DEPUTY



Drawn: Dec 18, 2008, 8:25am User ID: RLW1047 File: P:\56129\09\09\Design\Civil\Plat\PL499\03.dwg



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

April 16, 2012

Ms. Elizabeth Carol
Development Services Department
Subdivision: Land Entitlements
Senior Management Analyst
City of San Antonio
1901 S. Alamo Street
San Antonio, TX 78204

Re: Alamo Ranch Pkwy Unit 3
Plat # 070499

Dear Ms. Carol:

Kindly accept this letter as a formal request for a time extension for Alamo Ranch Pkwy Unit 3, Plat No. 070499, which was approved by the City of San Antonio Planning Commission on May 13, 2009.

In accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio, the owner would like to request a time extension in order to fulfill the improvements required by the approval of the Alamo Ranch Pkwy Unit 3 Plat.

Construction has started on Alamo Ranch Pkwy Unit 3 and the owner is planning, with serious intent, to complete this unit. Completion of this phase was halted due to sales dropping in 2008.

The owner of this property is requesting an additional 3-year time extension of the plat in order to allow time for completion of the proposed improvements for Alamo Ranch Pkwy Unit 3.

We appreciate your time and consideration in this matter. Should additional information be required, please call.

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

A handwritten signature in cursive script that reads 'Shauna L. Weaver'.

Shauna L. Weaver, P.E.
Vice President

P:\56\29\89\Word\Letters\Time Extension.Doc

AGENDA ITEM # 14

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission

FROM: Mike Etienne, Ph.D., Assistant Director, CIMS Real Estate ME

COPIES TO: Mike Frisbie, P.E., Director of Capital Improvements Management Services

SUBJECT: S. P. No. 1566—Request to close, vacate, and abandon an unimproved 0.1127 acre portion of West Huisache Avenue Public Right of Way located west of St. Cloud Street

DATE: April 9, 2012

PETITIONER: Wal-Mart Real Estate Business Trust
c/o Brown & Ortiz, P.C.
Attn: Daniel Ortiz
122 E. Pecan St., Suite 1360
San Antonio, TX 78205

Staff is requesting that this item be placed on the Consent agenda for the Planning Commission meeting on April 25, 2012.

BACKGROUND

Wal-Mart Real Estate Business Trust (Petitioner) is requesting the closure, vacation and abandonment of a small portion of West Huisache Avenue Public Right of Way located between St. Cloud Street and dead-ending into the petitioner's property in NCB 8349 as shown on attached Exhibit A. The requested closure encompasses only 0.1127 of an acre, which is 4,911 square feet. Aside from the petitioner, there is only one other abutting property owner, who has consented to the subject closure. If approved, the subject land area will be combined with the petitioner's property to facilitate the construction of a new Wal-Mart Store.

COORDINATION AND FINANCIAL IMPACT

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

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

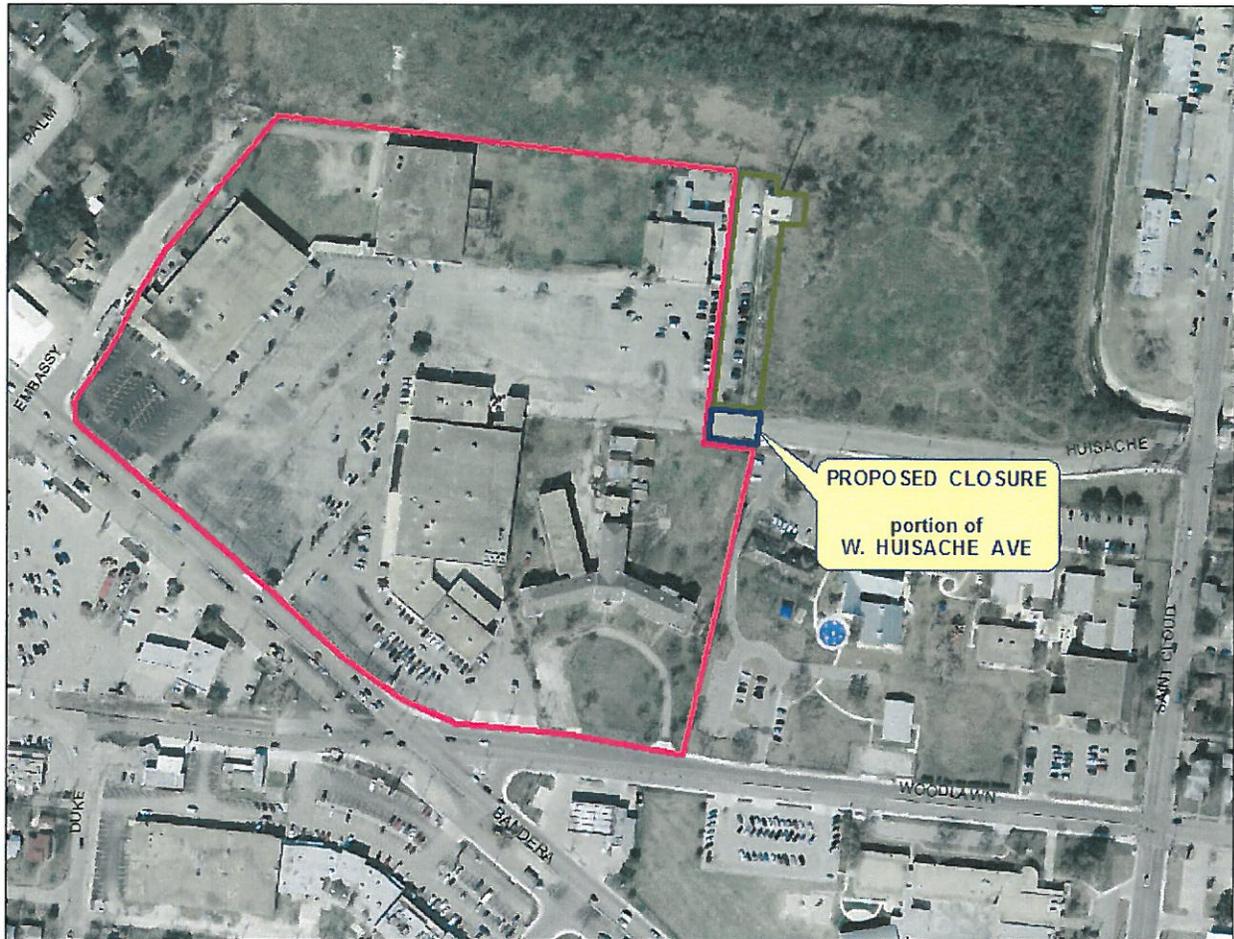
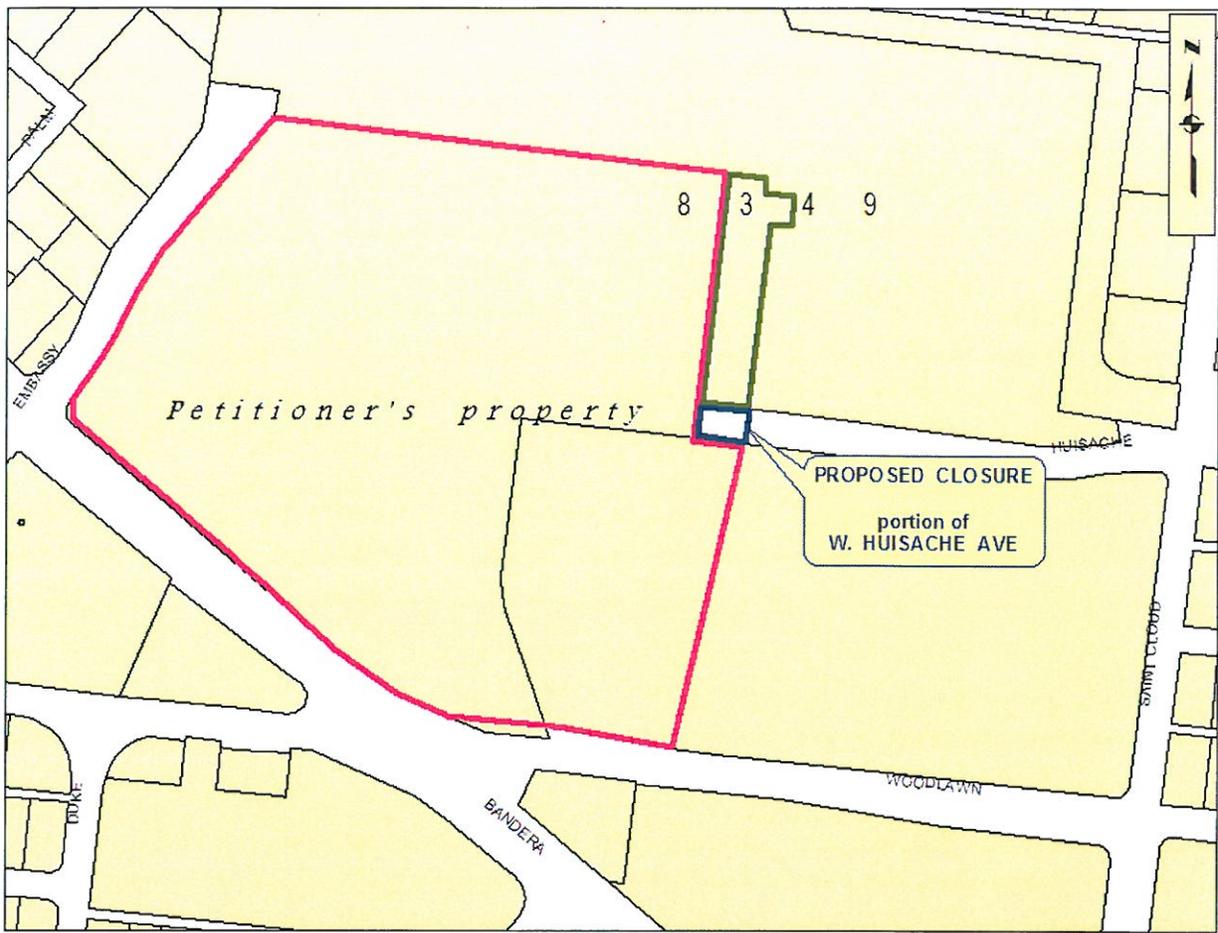


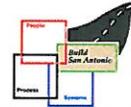
Exhibit A

**City of San Antonio
Capital Improvements Management
Services Department**

**April 25, 2012
Agenda Item #**

Request to close, vacate and abandon a
portion of West Huisache Road Public
Right of Way

Petitioner: Wal-Mart Real Estate
Business Trust



Planning Item

- Petitioners are requesting the closure, vacation and abandonment of an unimproved 0.1127 acre portion of West Huisache Road Public Right of Way located west of St. Cloud Avenue, in Council District 7.
- All abutting property owners have consented to the proposed closure.
- If approved, properties will be combined to facilitate the construction of a new Wal-Mart Store.

Exhibit A - Map

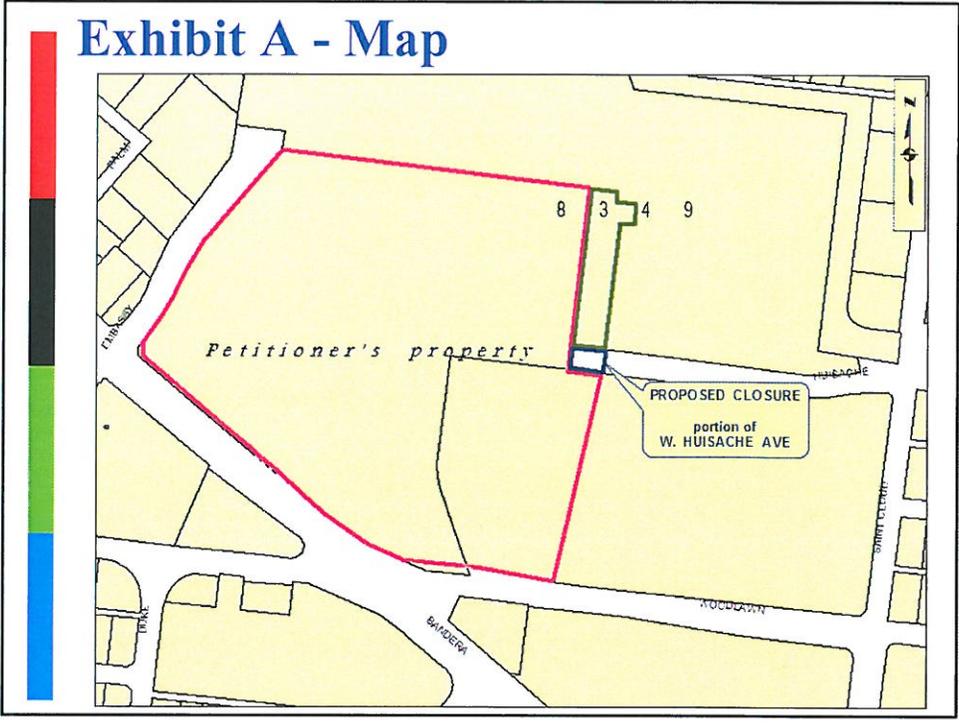
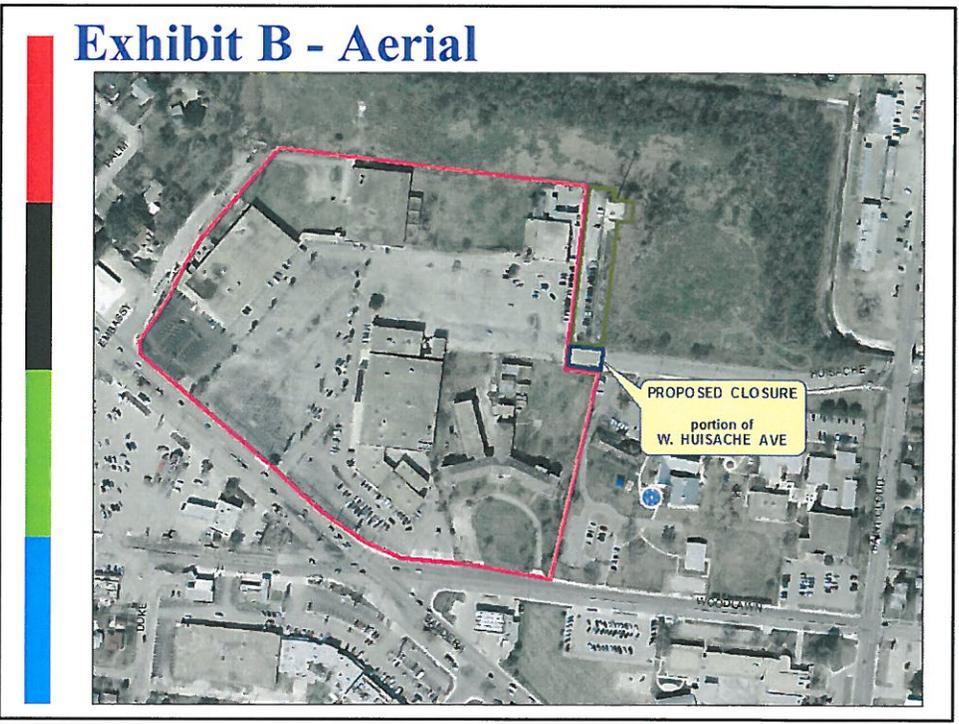


Exhibit B - Aerial





Background

Coordination:

- Project has been canvassed to all interested city departments and utility agencies.
- Project received conditional approval.
- Petitioner has agreed to comply with all conditions.

5



Background (cont)

Notification:

- 2 notices were mailed to property owners within a 500 foot radius of the proposed closure.
- returned in favor.
- returned in opposition.

6



Fiscal Impact & Recommendation

Financial Impact:

- The City will collect \$22,150.00 as consideration for closure, vacation and abandonment of this Public Right of Way.

Policy Analysis:

- This action is consistent with City Code and Ordinances relative to closing Public Rights of Way.

Recommendation:

- Staff recommends approval of this request.

RESOLUTION # _____

A RESOLUTION SUPPORTING THE CLOSURE OF AN UNIMPROVED 0.1127 ACRE PORTION OF WEST HUISACHE AVENUE PUBLIC RIGHT OF WAY RUNNING WESTERLY AND EASTERLY LOCATED WEST OF ST. CLOUD STREET ADJACENT TO NCB 8349 IN COUNCIL DISTRICT 7, AS REQUESTED BY WAL-MART REAL ESTATE BUSINESS TRUST.

* * * * *

WHEREAS, the City Charter has empowered the Planning Commission to approve certain transactions as consistent with the Master Plan; and

WHEREAS, the City Code further subjects approval of street and alley closures to public hearing and approval by act of City Council; and

WHEREAS, Wal-Mart Real Estate Business Trust filed an application requesting closure of an unimproved 0.1127 acre portion of West Huisache Road Public Right of Way running westerly and easterly located west of St. Cloud Street adjacent to NCB 8349 as identified on Exhibit A; and

WHEREAS, after careful consideration and deliberation, the Planning Commission has elected to support the application and recommend its hearing and approval by City Council;

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

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking closure of an unimproved 0.1127 acre portion of West Huisache Road located west of St. Cloud Street.

SIGNED this 25th day of April, 2012.

JOSE R. LIMON, *Chair*

Attest:

Executive Secretary
San Antonio Planning Commission

PLANNING COMMISSION
FLOODPLAIN PERMIT VARIANCE REQUEST
AGENDA ITEM NO: 16 April 25, 2012

MADISON MARKET
PHASE II CLOMR – EAST BANK

FPV # 12-006

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 612 C-2

OWNER: Alfred “Tom” W. Rohde, III

ENGINEER: Kimley-Horn and Associates, Inc., by Brian Parker, P.E.

CASE MANAGER: Richard Carrizales, Planner (210) 207-8050

Location: Northwest corner of Loop 1604 and Potranco Road (FM 1957)

Proposed Use: Drainage Improvements

APPLICANT'S REQUEST:

The applicant has requested a variance to the floodplain requirements in conjunction with the building permit process.

DISCUSSION:

The Department of Public Works cited 35-F124 (e) of the Unified Development Code regarding allowable development within a Regulatory Floodplain. The Director of Public Works has responded to the variance request as indicated in their attached report and does not object to the granting of the variances.

STAFF RECOMMENDATION:

The Director of Public Works recommends approval of the floodplain variance request for the following reasons:

- The engineer of record has demonstrated that the proposed fill/retaining wall within the 1% annual chance flood is within the overbank areas with shallow flooding depths of 1 to 3 feet. Therefore, there is no adverse impact to the 1% annual chance water surface elevations within Caracol Creek.
- The engineer of record has demonstrated with various scenarios, the hydraulic model for the proposed improvements meets the compensatory storage requirements per Appendix F, Subdivision C, Section 35-F124 (d) for Phase I and Phase II of this development.

- The effective hydraulic model has indicated that although in predevelopment conditions the velocities for the 1% annual chance flood exceeds 6 fps, the channel is mostly made of rocky bed material and has shown no signs of erosion.



CITY OF SAN ANTONIO

P.O. BOX 339966
SAN ANTONIO, TEXAS 78283-3966

April 11, 2012

Alfred "Tom" W. Rohde, III
Madison's Market, Ltd.
11503 NW Military, Suite 330
San Antonio, TX 78231

**Re: Floodplain Variance
Madison Market Phase II CLOMR-East bank
FPV# 12-006**

Dear Mr. Rohde;

Our department has been in review of the Conditional Letter of Map Revision (CLOMR) and plat # 080119 and AP# 1712846 associated with the Madison Market Phase II Subdivision. Unfortunately, the proposed development is not in compliance with the current floodplain ordinance as follows:

1. The proposed development does not meet the following City of San Antonio Unified Development Code (UDC) requirement:
 - Appendix F, Subdivision C, Section 35-F124 (e) which states that the proposed improvements must demonstrate that there will not be an increase in the regulatory 1% annual chance floodplain velocities above six (6) fps. No increase in velocity will be permitted if predevelopment velocities in the floodplain exceed six (6) fps.
2. A variance to the above UDC section will be required prior to Public Works approval on any final certificates of occupancy associated with the building permit AP# 1712846.
3. Public Works will support a variance from Appendix F, Subdivision C, Section 35-F124(e) because:
 - The engineer of record has demonstrated that the proposed fill/retaining wall within the 1% annual chance flood is within the overbank areas with shallow flooding depths of 1 to 3 feet. Therefore, there is no adverse impact to the 1% annual chance water surface elevations within Caracol Creek.
 - The engineer of record has demonstrated with various scenarios, the hydraulic model for the proposed improvements meets the compensatory storage requirements per Appedix F, Subdivision C, Section 35-F124 (d) for Phase I and Phase II of this development.

Tom Rohde

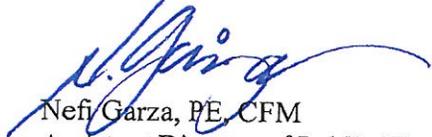
Madison Market Phase II CLOMR
FPV# 12-006
April 9, 2012
Page 2 of 2

- The effective hydraulic model has indicated that although in predevelopment conditions the velocities for the 1% annual chance flood exceeds 6 fps, the channel is mostly made of rocky bed material and has shown no signs of erosion.

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

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

Sincerely,



Nefi Garza, PE, CFM
Assistant Director of Public Works

Attn(s): Exhibit 1-Vicinity Map

cc: Brian Parker, PE, Kimley-Horn & Associates
City of San Antonio, Planning Commission

CITY OF SAN ANTONIO
Department of Public Works
Interdepartmental Correspondence

TO: Joe Limon, Chairperson
City of San Antonio Planning Commission

FROM: Nefi Garza P.E., CFM, Assistant Director of Public Works 

COPIES TO: Brian Parker, P.E., Kimley-Horn & Associates

SUBJECT: Floodplain Variance FPV# 12-006
SWE# 17442 Madison Market Ph II CLOMR, Plat# 080119, AP# 1712846

DATE: April 11, 2012

The Department of Public Works Storm Water Engineering has reviewed the Conditional Letter of Map Revision (CLOMR) for Madison Market Phase II subdivision associated with Plat# 080119 and building permit AP# 1712846.

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

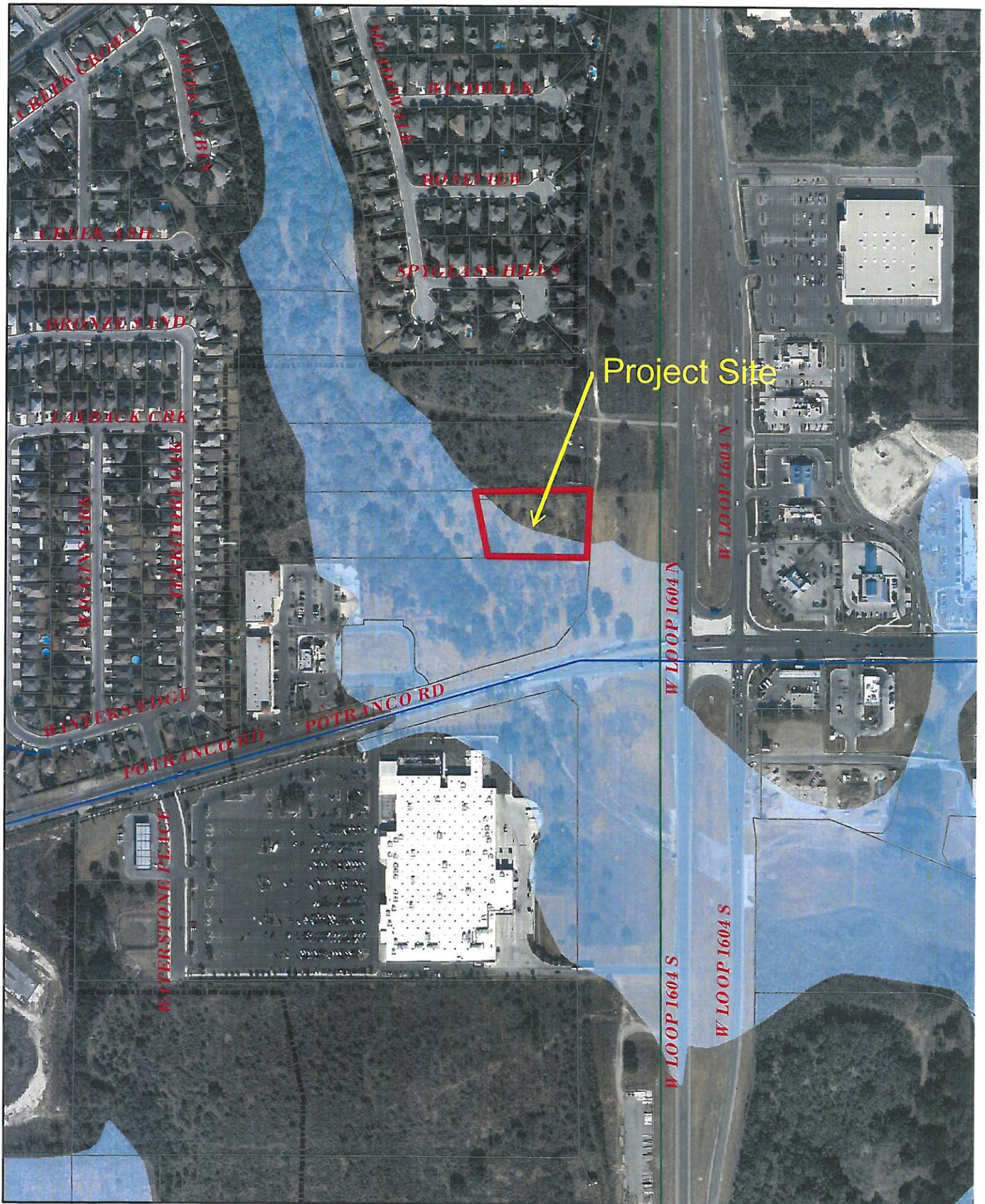
- Appendix F, Subdivision C, Section 35-F124 (e) which states that the proposed improvements must demonstrate that there will not be an increase in the regulatory 1% annual chance floodplain velocities above six (6) fps. No increase in velocity will be permitted if predevelopment velocities in the floodplain exceed six (6) fps.

Public Works supports the variances because:

- The engineer of record has demonstrated that the proposed fill/retaining wall within the 1% annual chance flood is within the overbank areas with shallow flooding depths of 1 to 3 feet. Therefore, there is no adverse impact to the 1% annual chance water surface elevations within Caracol Creek.
- The engineer of record has demonstrated with various scenarios, the hydraulic model for the proposed improvements meets the compensatory storage requirements per Appendix F, Subdivision C, Section 35-F124 (d) for Phase I and Phase II of this development.
- The effective hydraulic model has indicated that although in predevelopment conditions the velocities for the 1% annual chance flood exceeds 6 fps, the channel is mostly made of rocky bed material and has shown no signs of erosion.

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

Attachment(s): Exhibit 1-Vicinity Map



Floodplain Variance No. 12-006



P/C AGENDA FOR April 25, 2012

Item Number		Company	Owner Information	Agent Information
5A & 6	Hueta Creek Floodplain Mgmt. Area	City of San Antonio/Bexar County		
5B & 7	JG Subdivision		Jose Gutierrez	
5C & 8	Amber Creek Unit 2 BSL	KB Home Lone Star, L.P.	Joseph C. Hernandez	
5D & 15	Hidden Canyon Subdivision PUD	Stone Oak Hidden Canyon LLC	Rageev Puri	
9	Talavera Ridge Phase II MPCD	Fourth Quarter Properties, 123, LLC	Robert Bergmann	
10	Alamo Ranch Unit 29A-2, Enclave	Hanna/Magee, L.P.#1	Jay Hanna	
11	Alamo Ranch Unit 39B Ph 1 PUD	Pulte Homes of Texas, L.P.	Charles Marsh	
12	Bill's Pawn Shop		Shirley Gonzales	
13	Alamo Ranch Pkwy, Unit 3	Pulte Homes of Texas, L.P.	Laurin Darnell	
14	SP No. 1566	Capital Improvements Management Services		
15	Hidden Canyon Subdivision PUD	Stone Oak Hidden Canyon LLC	Rageev Puri	
16	Madison Market Phase II CLOMR-East Bank		Alfred "Tim" W. Rohde, III	