

SAN ANTONIO PLANNING COMMISSION AGENDA



April 27, 2011



2:00 P.M.

Amelia Hartman, *Chair*

Jose R. Limon, *Vice Chair*

Andrea Rodriguez, *Chair Pro Tem*

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez

Rolando H. Briones

Jody R. Sherrill

Rob Rodriguez



The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street is wheelchair-accessible. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.

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

1. PRELIMINARY ITEMS:

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

- Agenda items may be discussed (Development Services Department)
- Briefing on the 2011 Comprehensive Master Plan Framework (Presentation by Karen Walz, Principal, Strategic Community Solutions; Priscilla Rosales-Pina, Senior Management Analyst; and Trish Wallace, Planning Manager, Department of Planning and Community Development)

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. 100337 | Alamo Ranch U36, PH. 1- Enclave
(On the west side of Alamo Parkway, south of La Villita Way) | OCL | 577 D-7 |
| B. 110070 | Iron Horse RV – BSL
(At the intersection of Appleman Block and Robards ROW) | 10 | 553 D-3 |

* Project is located in the Camp Bullis Notification Area.

PLANNED UNIT DEVELOPMENT (PUD) PLAN:

C. 10-004 Anaqua Springs Ranch Unit VA-1 OCL 446 A-7
(The extension of Miranda Ridge, south of Caliza Crest)

REPLAT:

D. 100171 Silver Oaks Unit 16 OCL 545 E-6
(East of the intersection of Oak Park and Raw Silver)

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 6-9 HELD ABOVE:

6. 100337 Alamo Ranch U36, PH. 1 - Enclave OCL 577 D-7
(On the west side of Alamo Parkway, south of La Villita Way)

7. 110070 Iron Horse RV – BSL 10 553 D-3
(At the intersection of Appleman Block and Robards ROW)

8. 10-004 Anaqua Springs Ranch Unit VA-1 OCL 446 A-7
(The extension of Miranda Ridge, south of Caliza Crest)

9. 100171 Silver Oaks Unit 16 OCL 545 E-6
(East of the intersection of Oak Park and Raw Silver)

PLATS:

10. 090277 North Pointe Subdivision Unit 2B PUD* 9 483 E-3
(The extension of Oak Cliff Bend, north of Woodlawn Ridge)

11. 090279 Presidio Heights Subdivision, Unit 4 PUD* 9 515 B-2
(Extending Muir Glen Drive westward from Calle De Cobre)

12. 100333 Rogers Ranch, Unit P6 PUD* 9 515 C-1
(The extension of Happys Corner, north Canoe Brook)

INDIVIDUAL CONSIDERATION

VARIANCES and APPEALS:

- | | | | | |
|------------|---------------|--|----------|----------------|
| 13. | 070266 | Venetian Oaks (Time Extension)
(On the west side of Babcock Road, north of De Zavala Road) | 8 | 513 E-8 |
| 14. | 080131 | Alamo Ridge (Time Extension)
(On the north side of Fairgrounds Parkway, north of Culebra Road) | 6 | 580 A-8 |

STREET NAME CHANGE:

15. A public hearing and consideration of a proposal to rename Durango Boulevard to Cesar E. Chavez between South Hackberry Street on the east and 36th Street on the west. (Development Services Department, by Chris Looney)

COMPREHENSIVE MASTER PLANS:

16. Public hearing and consideration of HemisFair Park Area Framework Plan – Presentation by Andres Andujar, HemisFair Park Area Redevelopment Corporation Chief Executive Officer, on the HemisFair Park Area Framework Plan and its next steps.
17. PA11015 – [Item Continued from March 23, 2011 and April 13, 2011 meetings] - Public hearing and consideration of a resolution amending the land use plan contained in the Northeast Inner Loop Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 8.156 acres located at 3819 Harry Wurzbach from High Density Residential land use to Community Commercial land use. (Planning and Community Development Department by Robert C. Acosta)
18. PA11020 - [Item Continued from April 13, 2011 meeting] Public hearing and consideration of a resolution amending the land use plan contained in the United Southwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 4.995 acres located at the northwest corner of the intersection of Lake Valley Drive and Loop 410, further described by legal description NCB 15172 P-3H ABS 323 from Community Commercial land use to Regional Commercial land use. (Planning and Community Development Department by Tyler Sorrells)
19. PA11023 - Public hearing and consideration of a resolution amending the land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Master Plan of the City, by changing the use of approximately 1.429 acres located at 999 Higgins Road from Parks/ Open Space land use to Community Commercial land use. (Planning and Community Development Department by Gary Edenburn)
20. PA11024 - Public hearing and consideration of a resolution amending the land use plan contained in the IH-10 Corridor Perimeter Plan, a component of the Master Plan of the

City, by changing the use of approximately 7.41 acres out of NCB 16554 Lot P-1A Abs 678 located at 11095 Graytown Road from Neighborhood Commercial land use to Low Density Residential land use. (Planning and Community Development Department by Tyler Sorrells)

21. PA11026 - Public hearing and consideration of a resolution amending the land use plan contained in the Guadalupe Westside Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.74 acres located at 105 S. Zarzamora and 2918 W. Commerce from Community Commercial land use to Light Industrial land use. (Planning and Community Development Department by Robert C. Acosta)
22. PA11029 - Public hearing and consideration of a resolution amending the land use plan contained in the Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 6.45 acres located at 10490 W. Loop 1604 N. from Community Commercial land use to Regional Commercial land use. (Planning and Community Development Department by John Osten)
23. U11001 – Public hearing and consideration of a resolution to recommend to City Council an update to the Northwest Community Plan as a component of the City's Master Plan as it conforms to the approval criteria set forth in the Unified Development code, §35-420, pertaining to "Comprehensive, Neighborhood, Community and Perimeter Plans" for the area generally bounded by Loop 1604 to the west and northwest, Bandera Road to the east and northeast, and Culebra Road and Grissom Road to the south. (Planning and Community Development Department by John Osten)
24. U11002 – Public hearing and consideration of a resolution to recommend to City Council an update to the United Southwest Communities Plan as a component of the City's Master Plan as it conforms to the approval criteria set forth in the Unified Development Code, §35-420, pertaining to "Comprehensive, Neighborhood, Community and Perimeter Plans" for the area generally bound by Valley Hi Drive, Medina Base Road, SW Military Drive, and Lackland Air Force Base to the north, Quintana Road and Interstate 35 to the east, Loop 1604 to the south, and the city limits and the Lackland Air Force Base Annex to the west. (Planning and Community Development Department by Gary Edenburn)

OTHER ITEMS:

25. Approval of the minutes for the April 13, 2011 Planning Commission meeting
26. Director's report - City Council Action Update (Planning Commission Items sent to Council)
27. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed.
28. **ADJOURNMENT**

Consent Agenda

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

AGENDA ITEM NO: 5A&6 April 27, 2011

ALAMO RANCH U36,
PH. 1 - ENCLAVE
SUBDIVISION NAME

MAJOR PLAT

100337
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 577 D-7

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

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

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

Date filed with Planning Commission: April 5, 2011

Location: On the west side of Alamo Parkway, south of La Villita Way

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

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

Proposed Use: Residential

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

APPLICANT'S PROPOSAL:

To plat **16.101** acres consisting of **35** single-family lots, **4** non-single family lots and **2,016** linear feet of private streets.

DISCUSSION:

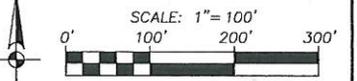
The Planning Commission will hold a public hearing on the proposed replatting of this property on April 27, 2011. Four notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. In addition, notice was given to the Quintana Community Neighborhood Association, which is registered with the City of San Antonio.

STAFF RECOMMENDATION:

Approval

PLAT NUMBER 100337 REPLAT & SUBDIVISION PLAT ESTABLISHING ALAMO RANCH U36, PH.1 - ENCLAVE

A 16.101 ACRE TRACT OF LAND 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, PAGE 382-394 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401 AND OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400, IN BEAR COUNTY, TEXAS.



DATE OF PRINT: April 1, 2011

STATE OF TEXAS COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PRESEN 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, WATERWAYS, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN HEREIN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER: CHARLES MARSH PULTE HOMES OF TEXAS, L.P. 1354 N LOOP 1604 EAST SUITE 108 SAN ANTONIO, TEXAS 78222 (210) 476-1985

STATE OF TEXAS COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH 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 OF THE STATE OF TEXAS, THIS 1st DAY OF April, A.D. 2011

ROSE PORTILLO My Commission Expires August 19, 2013 NOTARY PUBLIC, BEAR COUNTY, TEXAS

THE PLAT OF ALAMO RANCH U36, PH.1 - ENCLAVE 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 EXCEPTIONS AND/OR VARIANCES HAVE BEEN GRANTED.

DATED THIS DAY OF April, A.D. 2011

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 April 1, 2011 AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS DAY OF April, A.D. 2011

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

STATE OF TEXAS COUNTY OF BEAR

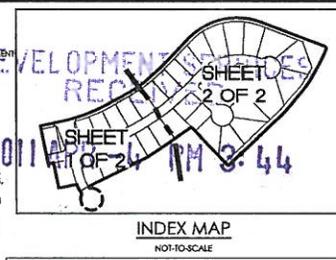
I, _____ COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF April, A.D. 2011 AT _____ M. AND DULY RECORDED THE DAY OF April, A.D. 2011 AT _____ M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF April, A.D. 2011

COUNTY CLERK, BEAR COUNTY, TEXAS

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.

BY: _____ DEPUTY



LEGEND: 1 VARIABLE WIDTH CLEAR 15 SANITARY SEWER EASEMENT 10 WATER EASEMENT 10 BUILDING SETBACK 10 BUILDING SETBACK 15 DRAINAGE EASEMENT 10 ENTER VARIABLE WIDTH DRAINAGE, WATER, SEWER, ELECTRIC, TELEPHONE, GAS, CTV, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.243 ACRES) 10 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 10 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

LINE TABLE: LINE BEARING LENGTH L1 N78°11'52"E 76.33' L2 S60°17'23"W 50.00' L3 S78°16'52"W 88.89' L4 S78°16'52"W 28.00' L5 S30°33'28"W 39.75' LB S08°24'43"E 118.10' L7 N43°31'14"E 56.40' LB S43°31'14"W 26.15' L9 S45°59'43"E 131.33' L10 N45°59'43"W 131.81' L11 S14°29'34"E 81.51' L12 N14°29'34"E 81.51' L13 S78°16'52"W 76.94' L14 N78°16'52"E 76.94' L15 N20°16'25"W 118.00' L16 N52°29'34"W 38.56' L17 S43°31'14"W 161.63' L18 N78°16'52"E 80.00' L19 N85°40'31"E 16.16' L20 N20°40'31"E 161.86' L21 S2°40'31"W 166.00' L22 S65°40'31"W 23.75'

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

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 2200 GPM AT 25 PSI RESIDUAL PRESSURE.

FINISHED FLOOR NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 1" 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 U36, PH.1 - ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE ALAMO RANCH COMMUNITY ASSOCIATION, INC. HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOTS 901-904, AND 999, BLOCK 71.

DRAINAGE EASEMENT NOTE: NO STRUCTURE, 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 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 BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANITOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

OPEN SPACE NOTE: LOTS 901, 902, 903, 904, BLOCK 71, CB 4400 ARE DESIGNATED AS OPEN SPACE. A VARIABLE WIDTH DRAINAGE EASEMENT AND AS A GAS, ELECTRIC, TELEPHONE, DRAINAGE AND CABLE TV EASEMENT.

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.

C.P.S. NOTES: THE CITY OF BEAR COUNTY AS PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE ASSAULT AND REPAIR-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT AS ELECTRIC EASEMENTS. THE CITY OF BEAR COUNTY "DESIGNATED EASEMENT" TRUST AGREEMENT "GAS EASEMENT" AND "TELEPHONE EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGARS OR BURNING TOWERS, CABLES, CONDUITS, PIPERINS OR TRANSFORMERS, EACH WITH NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LAND, THE RIGHT TO REMOVE SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDOANGER OR INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN, IF IT AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

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

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

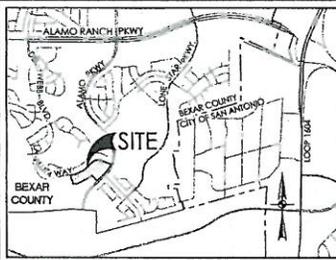
FINISHED FLOOR NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 1" ABOVE FINISHED ADJACENT GRADE.

BEAR COUNTY MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH U36, PH.1 - ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE ALAMO RANCH COMMUNITY ASSOCIATION, INC. HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOTS 901-904, AND 999, BLOCK 71.

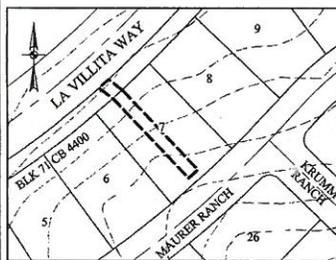
DRAINAGE EASEMENT NOTE: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED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

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LOCATION MAP MAPSCO MAP GRID: 571264 & D7 NOT-TO-SCALE



AREA BEING REPLATED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION SCALE: 1" = 100'

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS A 1/2 DRAINAGE EASEMENT OF THE ALAMO RANCH - LA VILLITA WAY SUBDIVISION PLAT RECORDED IN VOLUME 5993, PAGES 60-61 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

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 (COORDS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK. 3. DIMENSIONS SHOWN ARE SURFACE. 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORDS 1996). FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS COUNTY OF BEAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT ALAMO RANCH - LA VILLITA WAY (06054) WHICH IS RECORDED IN VOLUME 5993, PAGES 60-61, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF April 1, 2011 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

INSEL, THE OWNERS OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLATING DOES NOT AFFECT ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: CHARLES MARSH PULTE HOMES OF TEXAS, L.P. 1354 N LOOP 1604 EAST SUITE 108 SAN ANTONIO, TEXAS 78222 (210) 476-1985

STATE OF TEXAS COUNTY OF BEAR

SWORN AND SUBSCRIBED BEFORE ME THIS 1st DAY OF April, A.D. 2011

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: August 19, 2013

STATE OF TEXAS COUNTY OF BEAR

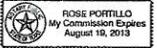
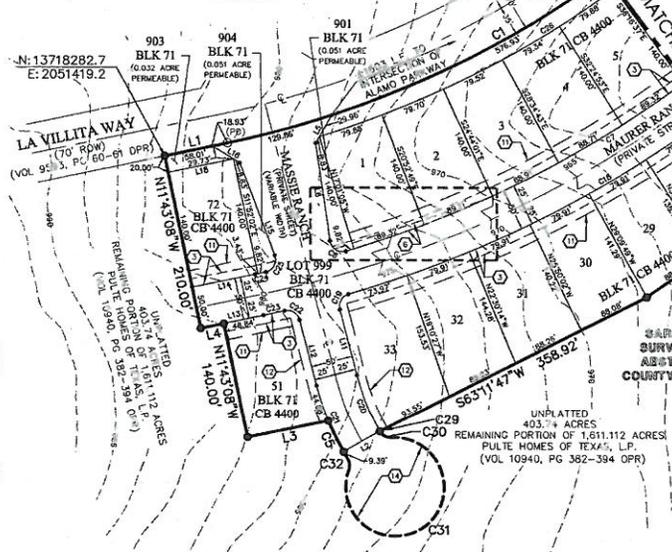
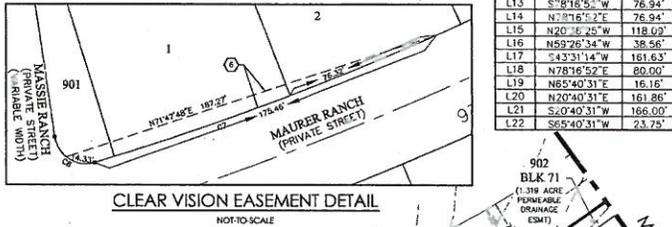
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUTS, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNRECORDED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Shauna F. 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.

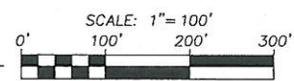
REGISTERED PROFESSIONAL LAND SURVEYOR



ALAMO RANCH U36, PH. 1 - ENCLAVE
 Civil Job No. 6782-54; Survey Job No. 9130-04

PLAT NUMBER 100337
REPLAT & SUBDIVISION PLAT
ESTABLISHING
ALAMO RANCH U36,
PH. 1 - ENCLAVE

A 16.101 ACRE TRACT OF LAND 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 382-394 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 347, ABSTRACT 744, COUNTY BLOCK 4401 AND OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4402, IN BEAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS
 TPE, FIRM REGISTRATION # 470

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

DATE OF PRINT: April 1, 2011

STATE OF TEXAS
 COUNTY OF BEAR

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 DESIGNATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WALKWAYS, DRIVEWAYS, EASEMENTS AND PUBLIC PLACES HEREBY SHOWN ON THIS PLAT AND CONSIDERATION THEREIN EXPRESSED.

OWNED/DEVELOPER: CHARLES MARSH
 PULTE HOMES OF TEXAS, L.P.
 1354 N. LOOP 1604 EAST SUITE 108
 SAN ANTONIO, TEXAS 78232
 (210) 494-1985

STATE OF TEXAS
 COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH, 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 1st DAY OF April, A.D. 2011.

ROSE PORTILLO
 My Commission Expires August 18, 2015
 NOTARY PUBLIC, BEAR COUNTY, TEXAS

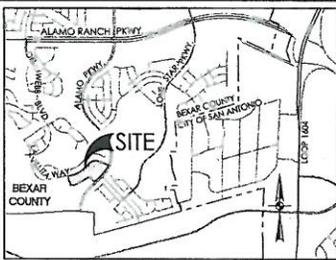
THE PLAT OF ALAMO RANCH U36, PH. 1 - ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTIONS) AND/OR VARIANCES) HAVE 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 THIS 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, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____
 COUNTY CLERK, BEAR COUNTY, TEXAS
 BY: _____ DEPUTY

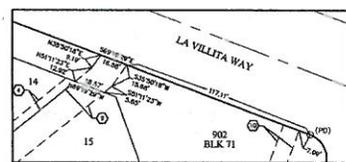


LOCATION MAP
 MAPSCO MAP GRID: 5776 & D7
 NOT-TO-SCALE

DEVELOPMENT SERVICES RECEIVED
 2011 APR 14 PM 3:44

LEGEND

- BLK BLOCK
- CB COUNTY BLOCK
- DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS)
- PG PAGE(S)
- ROW RIGHT-OF-WAY
- FOUND 1/2" IRON ROD (SURVEYOR)
- 11-0' EXISTING CONTOURS
- PROPOSED CONTOURS
- 1" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 1/4" SANITARY SEWER EASEMENT
- 10' WATER EASEMENT
- 20' BUILDING SETBACK
- 10' BUILDING SETBACK
- 15' DRAINAGE EASEMENT
- ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ELECTRIC, TELEPHONE, GAS, CTV, AND ACCESS EASEMENT TO EXIST UPON INCORPORATION INTO FUTURE PLATED PUBLIC STREET ROW (0.263 ACRES)



DETAIL "A"
 NOT-TO-SCALE

C.P.S. NOTES:
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) HAS HEREBY DEDICATED THE LAMPS AND RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS SHOWN ON THIS PLAT TO THE BEAR COUNTY "CITY" DEDICATION AND SERVICE FACILITIES. THE CITY OF SAN ANTONIO HAS DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2,000 GPM AT 25 PSI RESIDUAL PRESSURE.
 2. THE CITY OF SAN ANTONIO HAS HEREBY DEDICATED TO THE BEAR COUNTY "CITY" DEDICATION AND SERVICE FACILITIES THE RIGHT-OF-WAY AND RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
 3. ANY C.P.S. MOUNTAIN LINES RESULTING FROM INCORPORATION OF C.P.S. EQUIPMENT LOCATED WITHIN SAID EASEMENT, SHALL TO BE REMOVED OR RELOCATED TO THE PROPERTY OF THE PERSONS BEING RESPONSIBLE FOR SAID LINES OR APPURTENANCES.
 4. CONCRETE FOUNDATION APPROXIMATIONS ARE ALLOWED WITHIN THE 10' FOOT WATER EASEMENT AND GAS EASEMENTS WHEREBY THE FOUNDATION APPROXIMATIONS ARE PROTECTED BY THE EXISTING WITHIN THESE (10' FOOT) WATER EASEMENT.
 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE 10' FOOT WATER EASEMENT AND GAS EASEMENTS WHEREBY THE FOUNDATION APPROXIMATIONS ARE PROTECTED BY THE EXISTING WITHIN THESE (10' FOOT) WATER EASEMENT.

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

OPEN SPACE NOTE:
 LOTS 901, 902, 904, BLOCK 71, CB 4400 ARE DESIGNATED AS OPEN SPACE A VARIABLE WIDTH DRAINAGE EASEMENT AND AS A GAS, ELECTRIC, TELEPHONE, DRAINAGE AND CABLE TV EASEMENT.

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 2,000 GPM AT 25 PSI RESIDUAL PRESSURE.

IMPACT FEE PAYMENT DUE:
 WATER AND/OR 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.

BEAR COUNTY MAINTENANCE NOTE:
 THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH U36, PH. 1 - ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE ALAMO RANCH COMMUNITY ASSOCIATION, INC. HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOTS 901-904 AND 999, BLOCK 71.

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.

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

DRAINAGE EASEMENT NOTE:
 NO STRUCTURE, FENCE, WALL OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. 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 BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRADERS 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.

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

GREY FOREST NOTES:
 GREY FOREST GAS AS PART OF ITS GAS SYSTEM IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAYS FOR GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, APPLIES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.



CLEAR VISION EASEMENT DETAIL
 NOT-TO-SCALE



STATE OF TEXAS
 COUNTY OF BEAR
 I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATERIAL BY THESE RECORDS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
 Shauna L. Weaver
 LICENSED PROFESSIONAL ENGINEER



STATE OF TEXAS
 COUNTY OF 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.
 Rose Portillo
 REGISTERED PROFESSIONAL LAND SURVEYOR

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

AGENDA ITEM NO: 5B 47 April 27, 2011

IRON HORSE RV – BSL
SUBDIVISION NAME

MAJOR PLAT

110070
PLAT #

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 553 D-3

OWNER: Iron Horse RV, Inc, by Daryl Waldrop

ENGINEER: Sherwood Surveying, LLC, by Richard A. Goodwin

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

Date filed with Planning Commission: April 4, 2011

Location: At the intersection of Appleman Block and Robards ROW

Services Available: SAWS Water and Sewer

Zoning: C-3NA General Commercial Nonalcoholic Sales District

C-3NA-CD General Commercial District Nonalcoholic Sales District with a Conditional Use for Outside Storage of Plumbing Materials

C-3R IH-1 Restrictive Commercial Northeast Gateway Corridor District

I-1 General Industrial District

I-1 IH-1 General Industrial District Northeast Gateway Corridor District

R-6 Residential Single-Family District

* It is noted that the applicant has been made aware that plat approval will not preempt existing zoning restrictions.

Proposed Use: RV Garage

APPLICANT'S PROPOSAL:

To remove the 35' building setback line from Lots 6 thru 8 & 10 thru 12, Block 36, NCB 17624 and Lots 4 thru 6, Block 37, NCB 18421, out of the Robards Texas (Second Unit), as recorded in Volume 2575, Page 59, and Lot 26, Block 36, NCB 17624, out of the Replat of Robards, Texas Second Unit, as recorded in Volume 9524, Page 59, of the deed and plat records of Bexar County, Texas.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on April 27, 2011. Thirteen notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. The plat is not within 200 feet of a registered Neighborhood Association.

STAFF RECOMMENDATION:

Approval

PLAT NUMBER : 110070

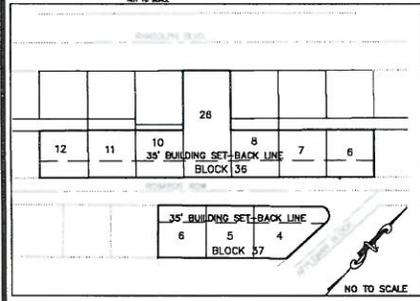
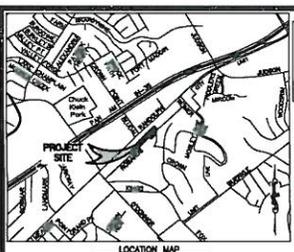
BUILDING SETBACK PLAT FOR IRON HORSE RV - BSL

THE REPLAT IS FOR THE PURPOSE OF REMOVING THE 35' BUILDING SETBACK LINE ALONG ROBARDS' ROW. JANUARY 03, 2011

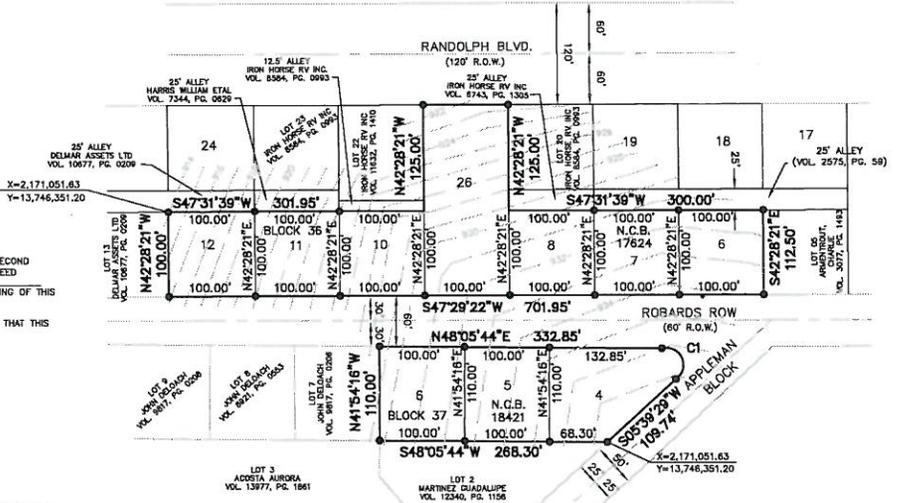
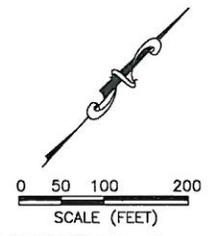
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	BEARING	TANGENT	CHORD
C1	56.69	20.00	162.407	S66°28'45"E	129.25'	39.53'

- NOTES**
1. MONUMENTATION OR CONTROL INFORMATION AVAILABLE AT THE OFFICE OF M&S ENGINEERING, L.L.C.
 2. BASIS OF BEARINGS FOR THIS PLAT: NAD 83 TEXAS STATE PLANE COORDINATES.
 3. 1/2" IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 4. COORDINATES SHOWN BASED ON NAD '83 TEXAS STATE PLANE COORDINATES
 5. 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 ON PLAT.
 6. THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48020C020000 EFFECTIVE DATE SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOOD PLAIN" THIS STATEMENT DOES NOT IMPLY THAT THE SUBJECT TRACT IS TOTALLY FLOOD FREE OF POTENTIAL FLOOD HAZARD. LOCALIZED FLOODING CAN OCCUR DUE TO NATURAL AND/OR MANMADE INFLUENCES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF M&S ENGINEERING L.L.C. OR THE UNDERSIGNED.
 7. NO STRUCTURES, FENCES, WALLS OR OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF ANY EXISTING DRAINAGE EASEMENT OR R.O.W.
 8. CONTOURS ON THIS PLAT DEPICTED FROM TOPOGRAPHIC MAP FROM THE CITY OF SAN ANTONIO WEBSITE.

OWNER/DEVELOPER:
 IRON HORSE RV INC.
 8414 RANDOLPH BLVD
 SAN ANTONIO, TX. 78233
 (830) 629-2443



AREA BEING REPLATTED THROUGH PUBLIC HEARING AND WRITTEN NOTIFICATION
 BEING 2.716 ACRES OF LAND CONSISTING OF LOTS 4-6 BLOCK 37, NCB 18421, AND LOTS 6-8 & 10-12 BLOCK 36 NCB 47632, OUT OF THE ROBARDS TEXAS (SECOND UNIT) VOL. 2575, PG. 59, AND LOT 26 BLOCK 36 NCB 17624, VOL. 9524, PG. 45 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.



STATE OF TEXAS
 COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ROBARDS TEXAS (SECOND UNIT) WHICH IS RECORDED IN VOLUME 2575, PAGE 59, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER
 OWNER'S DULY AUTHORIZED AGENT SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: _____

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: RICHARD A. GOODWIN

RICHARD A. GOODWIN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
 SHERWOOD SURVEYING, L.L.C.
 P.O. BOX 992
 SPRING BRANCH, TEXAS 78070

STATE OF TEXAS
 COUNTY OF BEXAR

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

M & S
ENGINEERING, L.L.C.

1001 OFFICE BOX 979
SPRING BRANCH, TEXAS 78070
PHONE: (830) 229-7446
FAX: (830) 955-1370

BRANCH OFFICE:
1001 OFFICE BOX 982
MCKENZIE TOWER 78233
FAX: (830) 292-8888

1001 OFFICE BOX 992
SPRING BRANCH, TEXAS 78070
PHONE: (830) 229-7446

SHERWOOD SURVEYING, L.L.C.

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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:
 BY: _____
 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.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT FOR IRON HORSE RV, 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 _____, 2011.

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. 2011, AT _____ HOURS AND DULY RECORDED THE _____ DAY OF _____, A.D. 2011, AT _____ HOURS IN THE RECORDS OF SAID COUNTY, IN BOOK _____, PAGE _____, IN TESTIMONY WHEREOF, MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS
 BY: _____ DEPUTY

**PLANNING COMMISSION
PLANNED UNIT DEVELOPMENT**

AGENDA ITEM NO: 5C&B April 27, 2011

**ANAQUA SPRINGS RANCH UNIT VA-1
PLANNED UNIT DEVELOPMENT**

**10-004
PLAN #**

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 446 A-7

OWNER: Anaqua Springs Ranch, Inc., by Thomas E. Dreiss

ENGINEER: Matkin Hoover Engineering, by Jeff Carroll, P.E.

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

Location: The extension of Miranda Ridge, south of Caliza Crest

Zoning: Outside San Antonio City Limits

PUD is in associated with:

MDP 797-C, Anaqua Springs Ranch, accepted March 28, 2011

Proposed Use: Residential

APPLICANT'S PROPOSAL:

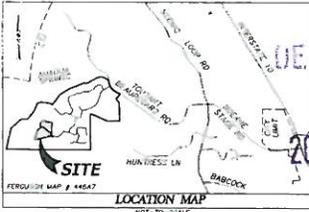
To develop **25.901** acres consisting of **2** single-family lots and **450** linear feet of private streets.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed plan on April 27, 2011. Five notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. The plat is not within 200 feet of a registered Neighborhood Association.

STAFF RECOMMENDATION:

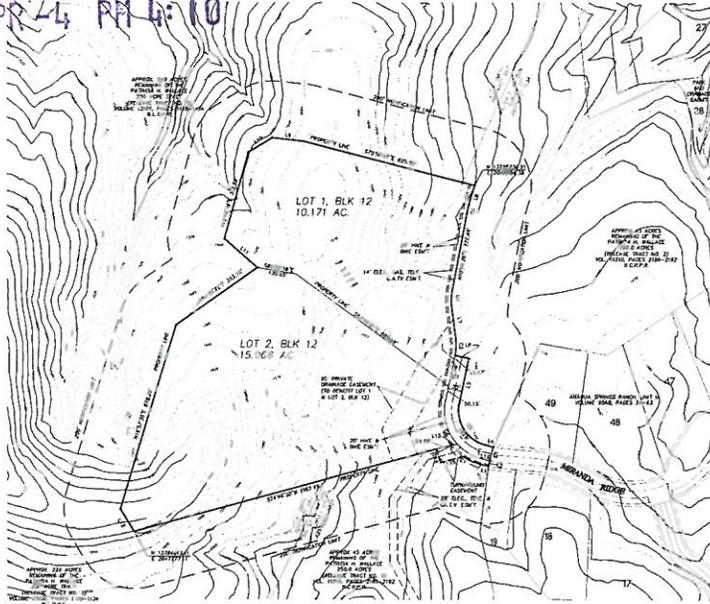
Approval



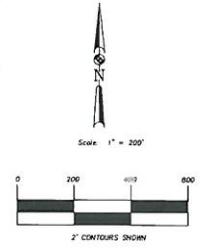
DEVELOPMENT SERVICES RECEIVED

2011 APR 24 PM 4:10

OWNER/DEVELOPER:
 ANAQUA SPRINGS RANCH INC
 20 SOUTHWEST BLVD. SUITE 200
 SAN ANTONIO, TX 78248
 (214) 494-4444



LOT NO	OWNER	VOLUME	PAGE	RECORDED
12	N.R. & JACOB BROWNING	13561	384	B.C.O.P.R.
18	KEVIN & SHERY GOOD	13131	210	B.C.O.P.R.
19	PAUL & BERNARDINE DODD	12511	138	B.C.O.P.R.
UNPLATTED	PATRICIA WALLACE	11210	2182-2182	B.C.O.P.R.
UNPLATTED	PATRICIA WALLACE	13566	1728-1732	B.C.O.P.R.



LINE LENGTH	BEARING
L1 12.00	N. 25.50° E. 12.00
L2 20.00	S. 14.25° E. 20.00
L3 15.00	S. 12.75° E. 15.00
L4 28.30	S. 35.55° E. 28.30
L5 10.71	S. 32.12° E. 10.71
L6 15.00	S. 74.11° E. 15.00
L7 110.47	S. 02.22° E. 110.47
L8 49.50	S. 35.55° E. 49.50
L9 110.24	S. 84.10° E. 110.24
L10 58.00	N. 87.21° E. 58.00
L11 159.89	N. 48.50° E. 159.89
L12 91.71	N. 21.52° E. 91.71
L13 123.75	E. 87.07° W. 123.75
L14 50.00	E. 15.12° W. 50.00
L15 22.37	N. 14.46° W. 22.37
L16 27.95	N. 25.55° W. 27.95

CURVE LENGTH	RADIUS	CHORD BEARING	CHORD DIRECTION	CHORD LENGTH
C1 142.19	1381.00	322° 11'	S. 15° 52' W.	124.15
C2 182.47	125.00	88° 14'	S. 21° 40' E.	124.15
C3 138.88	125.00	19° 35'	S. 02° 28' E.	138.88
C4 51.11	175.00	182° 59'	S. 01° 42' W.	51.11
C5 10.31	115.00	84° 32'	E. 13° 51' W.	39.27
C6 183.41	1.500	54° 55'	S. 13° 07' E.	181.82

LEGEND:
 B.S.L. BUILDING SETBACK LINE
 ESMT. EASEMENT
 P.L. PROPERTY LINE
 ELEC. ELECTRIC
 CA TV. CABLE TELEVISION
 B.C.O.P.R. BEKAR COUNTY DEED & PLAT RECORDS
 B.C.P.R. BEKAR COUNTY REAL PROPERTY RECORDS
 B.C.O.P.P. BEKAR COUNTY OFFICIAL PUBLIC RECORDS

ZONING:
 ALL OF THIS SITE IS IN THE COUNTY AND IS NOT ZONED AT THIS TIME. THIS TRACT IS TO BE DEVELOPED AS A SINGLE FAMILY RESIDENTIAL WITH A MINIMUM OF 80% OF OPEN SPACE.

C.R.Z. NOTES:
 THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

DRAINAGE NOTES:
 ALL STRUCTURES, FENCES, WALLS OR OTHER CONSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE DRAINAGE SECTION OF THE DRAINAGE EXISTENTS AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE JUNCTION OF PUBLIC WORKS.

THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF BURIED AND OPEN-CHANNEL DRAINAGE ADJACENT PRIORITY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATION OR IMPROVEMENT WITHIN SAID DRAINAGE EASEMENT.

FISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEPARTMENT OF PUBLIC WORKS.

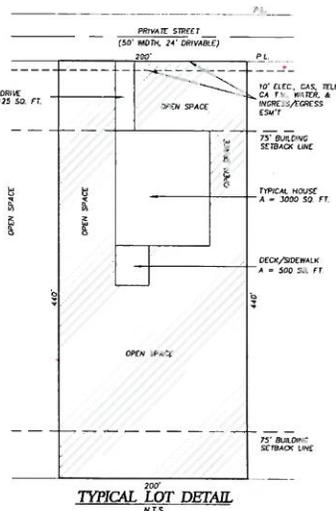
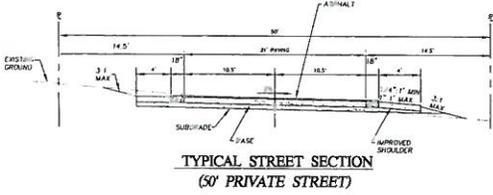
NOTES:
 1. SEWER FACILITIES SHALL BE PROVIDED BY AN ON-SITE SEWALT FACILITY CONSTRUCTED ON EACH LOT BY THE OWNER HEREOF DESIGNED BY A REGISTERED SANITARIAN OR A REGISTERED ENGINEER AND APPROVED UNDER THE RULES OF BEKAR COUNTY AND T.E.G.
 2. THERE WILL BE NO GAZE ENTRY FOR THIS P.U.D. PLAN. THIS WILL BE PART OF THE OVERALL ANAQUA SPRINGS RANCH SUBDIVISION WHICH HAS A GAZE ENTRY LOCATED AT THE FRONT ENTRANCE OF THE SUBDIVISION ALONG TOWNSHIP ROAD 100.

PHASE NUMBER	# OF DWELLING UNITS	AREA (ACRES)	PASSIVE OPEN SPACE (ACRES)	ACTIVE OPEN SPACE (ACRES)
V A 1	2	25.239		
TOTAL	2	25.239	0.158	0.158

DENSITY:	MAXIMUM ALLOWABLE DENSITY = UNITS/ACRE		
PHASE NUMBER	# OF DWELLING UNITS	AREA (ACRES)	RESIDENTIAL DENSITY
V A 1	2	25.239	0.158
TOTAL	2	25.239	0.158

OPEN SPACE FOR THIS P.U.D. PLAN HAS BEEN PROVIDED IN M.D.P. #717-B AS APPROVED FEBRUARY 6, 2009.

IMPERVIOUS AREA	PAVEMENT	STRUCTURES (HOUSES)	DRIVEWAYS	PATIO, ETC.
TOTAL IMPERVIOUS AREA	1.81 ACRES			
OPEN SPACE	23.429 ACRES			
TOTAL OPEN SPACE PROVIDED = 23.429				



ANAQUA SPRINGS RANCH, VA-1 P.U.D. # 10-004
 BEING A 25.801 ACRES OUT OF THE WILLIAM C. SMITH SURVEY NO. 4712 27/8, BEING PART OF 15000 ACRES TRACT NO. 100 BEKAR COUNTY, TEXAS; SAID 25.787 ACRES TRACT ALSO BEING A PORTION OF THAT CERTAIN 100,000 ACRES TRACT OF LAND ORIGINALLY TRACT NO. 19 RECORDED IN VOLUME 15126, PAGE 2182-2182 OFFICIAL PUBLIC RECORDS; BEKAR COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 2500 ACRES TRACT OF LAND ORIGINALLY TRACT NO. 31 RECORDED IN VOLUME 13506, PAGES 1128-1124, OFFICIAL PUBLIC RECORDS; BEKAR COUNTY, TEXAS.

NOTE:
 THE BENCHMARK SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLAN COORDINATE SYSTEM SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.

SEWER SERVICE PROVIDED BY INDIVIDUAL SEWER SYSTEM
 WATER SERVICE PROVIDED BY BEKAR METROPOLITAN WATER DISTRICT #10825
 @ 1100 W. ANAQUA SPRINGS RANCH PHASE #1 @ 071549

THIS P.U.D. PLAN OF ANAQUA SPRINGS RANCH, TEXAS HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D. 2011

BY: _____ CHAIRMAN

BY: _____ SECRETARY

P.U.D. PLAN (10-004) FOR ANAQUA SPRINGS RANCH UNIT VA-1, PUD BEKAR COUNTY, TEXAS

ASSOCIATED WITH PLAT # 110001
 JOB NO. 2109 11
 DATE OCT. 2010
 DESIGNED JWP
 CHECKED JDC
 SHEET 1 OF 1

2: PRODUCED BY: 11/14/2010 11:00 AM
 Date: Apr 04, 2011, 1:44pm User: jgspokane

**PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT AND
SUBDIVISION PLAT**

AGENDA ITEM NO: 5089 April 27, 2011

SILVER OAKS UNIT 16
SUBDIVISION NAME

MAJOR PLAT

100171
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 545 E-6

OWNER: Centex Homes, by Charles Marsh

ENGINEER: Denham-Ramones Engineering, by Paul W. Denham, P.E.

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

Date filed with Planning Commission: April 6, 2011

Location: East of the intersection of Oak Park and Raw Silver

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 848A, Moos Tract, accepted on May 25, 2007

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **8.92** acres consisting of **51** single-family lots and **1,758** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 10 April 27, 2011

NORTH POINTE

SUBDIVISION UNIT 2B, PUD

MAJOR PLAT

090277

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 483 E-3

OWNER: McMillin Texas Development, LLC, by Edward Berlanga

ENGINEER: AECOM, by Roger Durgden, P.E.

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

Date filed with Planning Commission: April 12, 2011

Location: The extension of Oak Cliff Bend, north of Woodlawn Ridge

Services Available: SAWS Water and Sewer

Zoning: R-6 Single-Family Residential

PUD Planned Unit Development

MLOD Military Lighting Overlay District

ERZD Edwards Recharge Zone District

Plat is associated with:

MDP 813A, North Pointe, accepted on March 9, 2007

PUD 05-005A, North Pointe, approved on March 9, 2007

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **8.833** acres consisting of **28** single-family lots, **1** non-single family lots and **870** linear feet of public streets.

DISCUSSION:

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

Furthermore, this plan 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's review of the application was not applicable in accordance with the executed MOU.

STAFF RECOMMENDATION:

Approval

NORTH POINTE SUBDIVISION UNIT 2B

BEING 8.833 ACRES OF LAND PARTIALLY OUT OF A 52.476 ACRE TRACT DESCRIBED IN VOLUME 11353, PAGE 177, REFERRED TO AS TRACT 33 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, AND LOCATED IN NEW CITY BLOCK (N.C.B.) 18218, SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: MCMILLIN TEXAS DEVELOPMENT, L.L.C.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING, 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 _____ DAY OF _____ A.D. 2011

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

DEVELOPMENT SERVICES
RECEIVED
211 APR - 6 PM 3:49

THIS PLAT OF NORTH POINTE SUBDIVISION UNIT 2B 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. 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 THE _____ DAY OF _____ A.D. AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____

ON PAGE _____

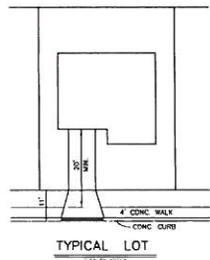
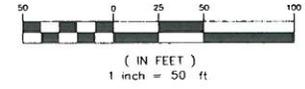
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____

_____ COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

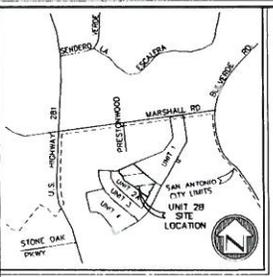


GRAPHIC SCALE



LINE	BEARING	LENGTH
L1	S40°09'38"W	50.20'
L2	S49°59'27"E	17.52'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	100°50'17"	10.00'	17.60'	12.10'	15.41'	S79°44'30"W
C2	79°09'43"	3.00'	6.91'	4.13'	6.37'	S10°25'50"E
C15	33°22'09"	29.00'	16.89'	8.69'	16.63'	N50°47'44"E
C16	123°25'09"	51.00'	115.20'	107.94'	92.22'	S81°10'47"E
C17	33°22'09"	29.00'	16.89'	8.69'	16.63'	S53°10'17"E
C18	62°42'49"	24.00'	28.28'	14.92'	24.97'	N61°10'47"E



LOCATION MAP
NOT TO SCALE

"C.P.S. NOTES AND LEGEND"

- 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," "TIE-IN EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH 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 CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- 3) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- 4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
- 5) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

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

PERMEABLE AREA NOTE:
ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE. THE MAINTENANCE OF PRIVATE STREETS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY (LOT 499, LOT 503, 504, & 505, BLOCK 6).

"GENERAL NOTES & LEGEND"

- 1) BUILDING SETBACK LINE ----- B.S.L.
- 2) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ----- E.T.V.
- 3) ELECTRIC & CABLE TELEVISION EASEMENT ----- E.T.V.
- 4) TELEPHONE & CABLE TELEVISION EASEMENT ----- T.V.E.
- 5) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.V.E.
- 6) THE NUMBER OF WASTEWATER EQUIPMENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
- 7) PROPOSED FINISHED CONTOUR ----- FIN.
- 8) THE VALUE OF THE THREE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION SAN ANTONIO R.R.P. P.I.D. (#A215) DATUM IS NAD83 (ADJUSTMENT 1993) CONVERTED TO FEET STATE PLANE COORDINATES ARE GRID SCALE FACTOR IS 0.9982519 ROTATION DGD TO PLAT IS 0.1534°
- 9) BEARING REFERENCE SOURCE OF THIS PLAT IS THE DED FOR A 101.3 ACRE TRACT, RECORDED IN VOLUME 1816, PAGE 1091 R.P.R.
- 10) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- 11) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- 12) ALL PRIVATE STREETS SHOWN HEREON ARE ALSO WATER, GAS, ELECTRIC, SANITARY SEWER, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS.
- 13) LOT 999 INCLUDES ALL PRIVATE STREETS (1.027 ACRES), AND ALSO A WATER, GAS, ELECTRIC, SANITARY SEWER, TELEPHONE, CABLE TV & DRAINAGE EASEMENTS. THEREFORE, SUCH AREAS SHALL DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
- 14) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OPERATE AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
- 15) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF AECOM TECHNICAL SERVICES, INC. TO MONUMENT ALL CORNERS OF PRACTICES IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" IRON ROD WITH A AECOM PLASTIC CAP (+) INDICATES A 1/2" IRON ROD FOUND WITH "SURVECON INC." PLASTIC CAP.
- 16) FOR ALL LOTS BELOW GROUND ELEVATION OF 1059.00, THE BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE WATER, AN APPROVED TYPE PRESSURE REGULATOR IN ACCORDANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
- 17) LOT 905 AND LOT 903, BLOCK 6 HAVE BEEN ESTABLISHED TO CONTAIN VEGETATED FILTER STRIPS IN ACCORDANCE WITH THE WATER POLLUTION ABATEMENT PLAN PREPARED FOR THE NORTH POINTE SUBDIVISION AND FILED WITH THE TCEQ. NO IMPROVEMENTS SHALL BE PLACED WITHIN SAID FILTER STRIPS. THIS FUNCTION WITHOUT THE WRITTEN APPROVAL OF THE EXECUTIVE DIRECTOR OF THE REGIONAL OFFICE OF THE TCEQ. THE MAINTENANCE OF SAID FILTER STRIPS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
- 18) THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION/PROPERTY OWNER, HIS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

EDWARDS AQUIFER NOTES:
THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE V, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATER-SHED PROTECTION," OR LATEST REVISIONS THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNLESS AN EDWARDS AQUIFER PROTECTION PLAN "WATER POLLUTION ABATEMENT PLAN (WAP)" OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE.

OWNER/DEVELOPER:
MCMILLIN TEXAS DEVELOPMENT, L.L.C.
1175 W. BITTERS, STE 200
SAN ANTONIO, TEXAS 78216
PHONE: (210) 490-1798





October 13, 2009

Ms. Tracy B Lindsey, P.E.
AECOM USA Group, Inc.
6800 Park Ten Blvd
Suite 180 South
San Antonio, Texas 78213

RE: SAWS File No. 0909001- Request for review of **North Pointe Subdivision Unit 2B, Plat No. 090227** located on southwest of the intersection of Marshall Road with Bulverde Road

Dear Ms. Lindsey:

On September 18, 2009, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 8.833 acres located entirely within the EARZ. No sensitive features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1806. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated July 26, 2006. At the time of this request it is unknown if an Organized Sewage Collection System (SCS) Plan has been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ).

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of North Pointe Subdivision Unit 2B, Plat No. 090277.

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

Sincerely,

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

Kirk M. Nixon

Manager

Resource Protection Division

KMN/GDJ:LMR

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 11 April 27, 2011

PRESIDIO HEIGHTS UNIT 4 PUD
SUBDIVISION NAME

MAJOR PLAT

090279
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 515 B-2

OWNER: McMillin Texas Development, LLC, by Edward Berlanga

ENGINEER: M. W. Cude Engineers, LLC, by Raymond Tarin, Jr. P.E.

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

Date filed with Planning Commission: April 12, 2011

Location: Extending Muir Glen Drive westard from Calle De Cobre

Services Available: SAWS Water and Sewer

Zoning: R-4 Residential Single Family District

PUD Planned Unit Development

ERZD Edwards Recharge Zone District

MLOD Military Lighting Overlay Zoning District

Plat is associated with:

MDP 003A-07, Presidio Heights, accepted on January 14, 2008

PUD 07-002A, Presidio Heights, approved on January 14, 2008

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **10.347** acres consisting of **57** single family lots, **2** non-single family lots and **1.963** linear feet of private streets.

DISCUSSION:

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

Further, this plat 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; the Garrison Commander has no concerns.

STAFF RECOMMENDATION:

Approval



M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
TEL 210.681.2951
FAX 210.523.7112
CONTACT: RAYMOND TARR, JR.
WWW.MWCUDE.COM

SUBDIVISION PLAT
ESTABLISHING
PRESIDIO HEIGHTS
SUBDIVISION, UNIT 4 P.U.D.
BEING 10.347 ACRES OF LAND OUT OF 74.595 ACRES OF LAND IN THE CITY OF SAN ANTONIO, N.C.B. 17701 AS DESCRIBED BY DEED RECORDED IN VOLUME 11353, PAGES 152-159 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE COLLIN C. MCRAE SURVEY NO. 391, ABSTRACT NO. 482, BEXAR COUNTY, TEXAS

PRELIMINARY SET

THIS PLAT OF PRESIDIO HEIGHTS SUBDIVISION, UNIT 4 P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION

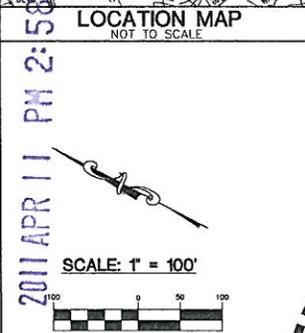
DATE THIS _____ DAY OF _____ A.D. _____
BY: _____ CHAIRMAN
BY: _____ SECRETARY
STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, GRASS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED
MCMILLIN TEXAS DEVELOPMENT, L.L.C.
1175 W. BITTERS, SUITE 200
SAN ANTONIO, TEXAS 78216
PHONE: (210) 490-1788
FAX: (210) 499-4635
OWNER
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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 LIMITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
M.W. CUDE ENGINEERS, L.L.C.
RAYMOND TARR, JR., P.E.
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
M.W. CUDE ENGINEERS, L.L.C.
WAYNE A. SEWALD, R.P.L.S.
NO. 3695
REGISTERED PROFESSIONAL LAND SURVEYOR
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 THE _____ DAY OF _____ A.D. AT _____ M. IN THE BEED AND PLAT 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

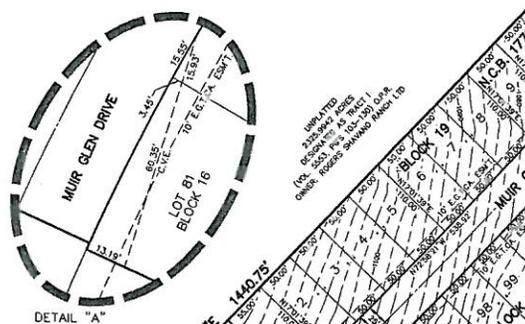


OWNER / DEVELOPER
MCMILLIN TEXAS DEVELOPMENT, L.L.C.
1175 BITTERS, SUITE 200
SAN ANTONIO, TEXAS 78216
TEL: (210) 490-1798
CONTACT: DRAKE THOMPSON, P.E.

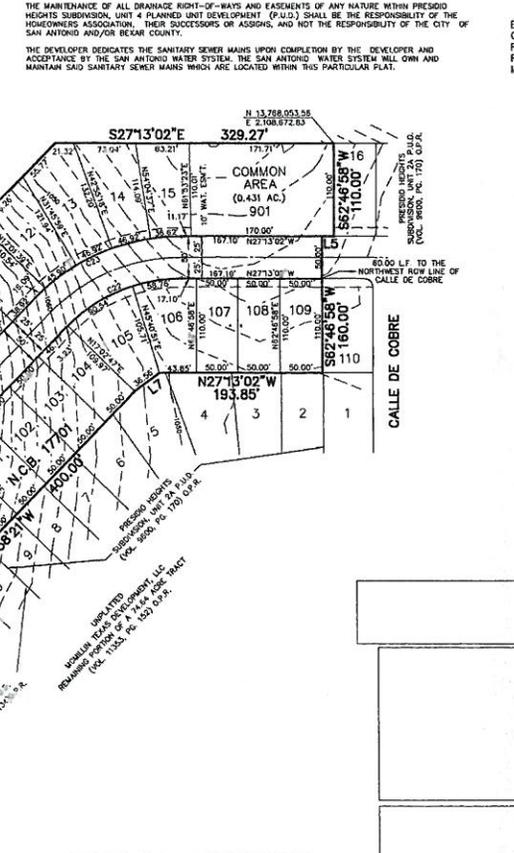
- LEGEND**
- C.V.E. = CLEAR VISION EASEMENT
 - D.P.R. = DEED & PLAT RECORDS
 - DRN = DRAINAGE
 - E.C.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT
 - ESMT. = EXISTING
 - EX. = EXISTING
 - F.T.P. = INDICATES FOUND 1/2" IRON PIPE
 - LI. = LINE NUMBER
 - N.C.B. = NON-CITY BLOCK
 - N.T.S. = NATIONAL GEODESIC SURVEY
 - O.P.R. = OFFICIAL PROPERTY RECORDS
 - SAN. SEW. = SANITARY SEWER
 - V.A.E. = VEHICULAR NON-ACCESS EASEMENT
 - = PROPOSED CONTOUR
 - = EXISTING CONTOUR

CPS 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 RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PARALLELING AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, LUMINAIS, PIPELINES OR TRANSFORMERS, EACH WITH IT'S NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR OTHER OBSTACLES WHICH ENHANCE OR HINDER SUCH FACILITIES WITHIN THE EXTENT OF SAID LINES OF APPURTENANCES THERETO 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 ALTERATIONS. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV, EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
ROOF OVERHANDS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.C.T.C.A. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENT.
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.C.T.C.A. EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES.

CLEAR VISION NOTE:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LONGER THAN ONE FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
ERZLZ NOTE:
THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE V, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERHELD PROTECTION", OR THE LATEST REVISION THEREOF.
NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30.04.213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TEGO OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE DIRECTOR OF THE TEGO.
FINISHED FLOOR NOTE:
ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
NOTE:
THE MAINTENANCE OF WATER QUALITY BASIN, OUTLET STRUCTURE, AND ANY IMPROVEMENTS WITHIN LOT 901, BLOCK 18 SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNER'S ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.



IMPACT FEE PAYMENT: DRAINAGE AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF THIS PLAT. ALL IMPACT FEES, MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTE WATER SERVICE CONNECTION.
WASTEWATER FEE NOTE: THE NUMBER OF FOLLOWUP DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.
NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPROVE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHT-OF-WAYS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHT-OF-WAYS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPROVING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAYS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAYS.
NOTES:
THE MAINTENANCE OF ALL EASEMENTS OF ANY NATURE WITHIN PRESIDIO HEIGHTS SUBDIVISION, UNIT 4 P.U.D. SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
ALL PRIVATE STREETS (LOT 901, BLOCK 18, MUIR GLEN DRIVE & CALLE DE JOTA) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE TV, POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.
ALL STREETS ARE PRIVATE STREETS.
ALL GARAGES MUST BE LOCATED AT LEAST 20' BEHIND BACK OF SIDEWALK.
THE MAINTENANCE OF ALL DRAINAGE RIGHT-OF-WAYS AND EASEMENTS OF ANY NATURE WITHIN PRESIDIO HEIGHTS SUBDIVISION, UNIT 4 PLANNED UNIT DEVELOPMENT (P.U.D.) SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM, THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.



CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT LENGTH
C1	875.00'	87.527°	80.87'
C2	10.00'	92.921°	11.92'
C3	17.00'	92.434°	10.13'
C4	875.00'	87.527°	80.87'
C5	10.00'	92.921°	11.92'
C6	17.00'	92.434°	10.13'
C7	205.00'	102.274°	249.41'
C8	10.00'	92.921°	11.92'
C9	17.00'	92.434°	10.13'
C10	10.00'	92.921°	11.92'
C11	50.00'	209.047°	192.67'
C12	10.00'	92.921°	11.92'
C13	50.00'	209.047°	192.67'
C14	25.00'	202.144°	20.71'
C15	25.00'	102.274°	30.93'
C16	120.00'	87.527°	57.67'
C17	100.00'	289.014°	26.00'
C18	150.00'	102.274°	202.73'
C19	175.00'	92.921°	11.92'
C20	875.00'	87.527°	80.87'
C21	725.00'	18.292°	124.56'
C22	131.00'	45.157°	80.87'
C23	241.00'	45.157°	101.69'
C24	5.00'	92.921°	5.00'
C25	5.00'	92.921°	5.00'

LINE TABLE

LINE	LENGTH	BEARING
L1	50.13	S74.401°W
L2	14.07	S73.130°E
L3	35.58	S64.581°E
L4	43.43	S81.444°E
L5	75.68	N65.232°E
L6	87.44	N52.922°E
L7	50.30	N56.292°E
L8	33.78	S57.272°E
L9	83.45	S68.922°E
L10	78.45	S52.430°E
L11	97.98	S72.481°E
L12	56.39	N89.275°E
L13	56.39	N89.275°E
L14	56.39	N89.275°E
L15	56.39	N89.275°E
L16	56.39	N89.275°E
L17	56.39	N89.275°E
L18	56.39	N89.275°E
L19	56.39	N89.275°E
L20	56.39	N89.275°E

DEVELOPMENT SERVICES RECEIVED

2011 APR 11 PM 2:58



DEVELOPMENT SERVICES
RECEIVED

December 3, 2010

2011 APR 11 PM 2: 58

Mr. Robert Delgado, P.E.
M.W. Cude Engineers
10325 Bandera Rd
San Antonio, Texas 78250

RE: File No. 1010007 - Request for review of **Presidio Heights Subdivision Unit 4 PUD, Plat No. 090279** located at the intersection of Northwest Military and Loop 1604 West.

Dear Mr. Delgado:

On November 30, 2010, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 10.347 acres located entirely within the EARZ. No sensitive features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1854. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated 11/21/2006. At the time of this request, it is unknown if an Organized Sewage Collection System (SCS) Plan has been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ).

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Presidio Heights Subdivision Unit 4 PUD, Plat No. 090279.

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

Sincerely,

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

Kirk M. Nixon
Manager
Resource Protection Division

KMN/GDJ: LRD

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 12 April 27, 2011

ROGERS RANCH, UNIT P6 PUD
SUBDIVISION NAME

MAJOR PLAT

100333
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 515 C-1

OWNER: Shavano Rogers Ranch North No. 3 Ltd, by Lloyd A. Denton, Jr.

ENGINEER: Pape-Dawson Engineers, Inc., by Dennis R. Rion, P.E.

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

Date filed with Planning Commission: April 12, 2011

Location: The extension of Happys Corner, north Canoe Brook

Services Available: SAWS Water and Sewer

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

Plat is associated with:

MDP 538-B, Rogers Ranch, accepted on June 14, 2006

PUD 04-002A, Rogers Ranch, approved on August 11, 2008

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **19.333** acres consisting of **59** single-family lots, **2** non-single family lots and **2,439** linear feet of private streets.

DISCUSSION:

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

Further, this plat 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; the Garrison Commander has no concerns.

STAFF RECOMMENDATION:

Approval



October 6, 2010

Mr. Jon Adame, P.E.
Pape-Dawson Engineers
555 East Ramsey
San Antonio, Texas 78216

RE: File No. 1009006 - Request for review of **Rogers Ranch, Unit P6 PUD, Subdivision, Plat No. 100333** located on west of Rogers Ranch and north of Loop 1604

Dear Mr. Tan:

On September 29, 2010, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 17.700 acres located entirely within the EARZ. No significant features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1844. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

At the time of this request it is unknown if a Water Pollution Abatement Plan (WPAP) and an Organized Sewage Collection System (SCS) Plan has been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ).

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Rogers Ranch, Unit P6 PUD, Subdivision, Plat No. 100333.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Kirk M. Nixon', is written over a faint, larger version of the same signature.

Kirk M. Nixon
Manager
Resource Protection Division

KMN:GDJ:pzg

Individual Consideration

**PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION**

AGENDA ITEM NO: 13 April 27, 2011

VENETIAN OAKS
SUBDIVISION NAME

070266
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 513 E-8

OWNER: Elaine Ballard

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

Location: On the west side of Babcock Road, north of De Zavala Road

Plat status: The Planning Commission approved this plat on November 12, 2008. 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).

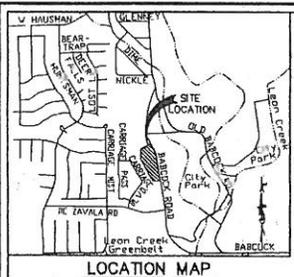
DISCUSSION:

The applicant states that improvements have not been completed on this project due to economic factors. The percentages of improvements completed are as follows:

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

STAFF RECOMMENDATION:

Approval

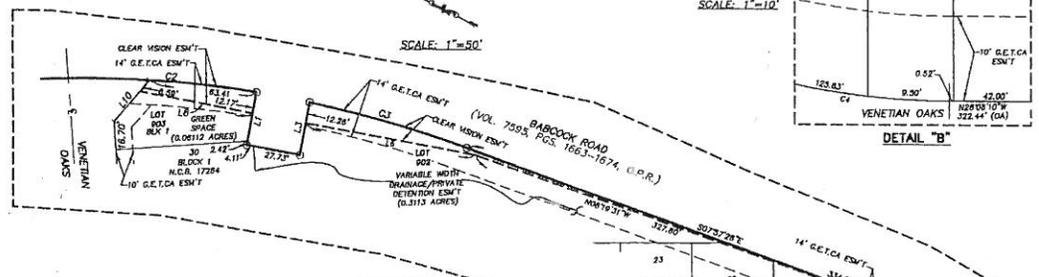
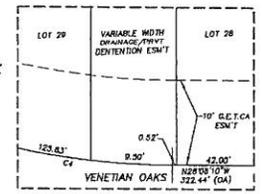


LINE TABLE with columns for LINE, LENGTH, BEARING, and other survey data.

CURVE TABLE with columns for CURVE, RADIUS, CHORD, TANGENT, CHORD BEARING, and CHORD LENGTH.

NOTE: NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT RAISE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT...

- LEGEND: FOUND 1/2" IRON ROD, EXISTING CONTOURS, PROPOSED CONTOURS, GAS, ELECTRIC, TELEPHONE AND CABLE TV, EASEMENT, BUILDING SETBACK LINE, etc.



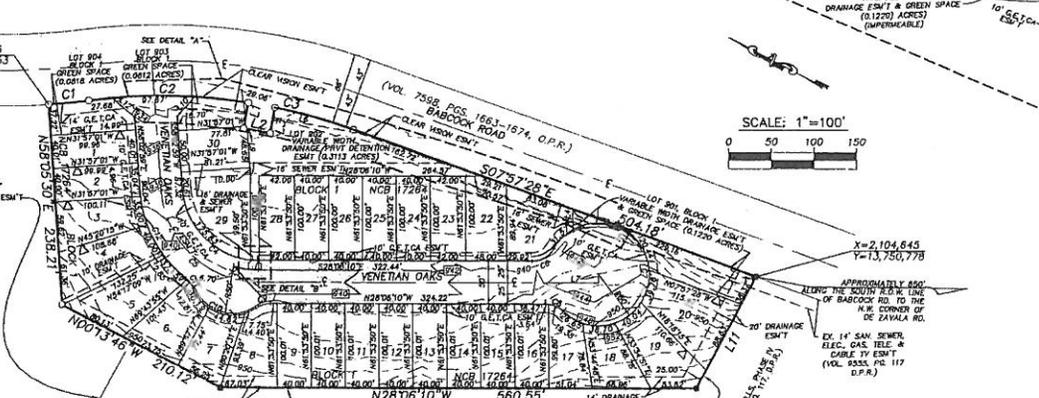
NOTE: THIS SUBDIVISION IS SUBJECT TO THE EDWARDS REQUIRE ZONE DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 33A, ARTICLE IV, DIVISION B OF THE SAN ANTONIO CITY CODE ENTITLED 'ADVERSE REQUIRE ZONE AND WATERBURY PROTECTION'...

WASTEWATER SYSTEM: THIS SUBDIVISION IS SUBJECT TO THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR BY THIS SUBDIVISION...

NOTE: MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT...

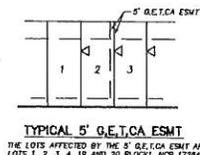
NO CONSTRUCTION, IMPROVEMENTS OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/STREET OF SAN ANTONIO 100-YEAR REGULARLY FLOODPLAIN (NOT FEMA) UNLESS SPECIFICALLY MADE REQUIREMENTS TO BE COMPLIANT WITH ALL THE OF BUILDING STAGE...

DETAIL 'A' CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION, WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT...



5' FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL UNPAVEMENTED ZERO LOT LINES...

LAND USE: SINGLE FAMILY RESIDENTIAL, ZERO LOT LINE SINGLE FAMILY, TOTAL 38 LOTS.

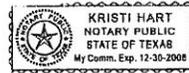


- OP'S NOTES: 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS 'ELECTRIC EASEMENT', 'GAS EASEMENT', 'ANCHOR EASEMENT', 'SERVICE EASEMENT', 'OVERHEAD EASEMENT', 'UTILITY EASEMENT', AND 'TRANSFORMER EASEMENT'...

STATE OF TEXAS, COUNTY OF BEAR, VICKREY & ASSOCIATES, INC. CONSULTING ENGINEERS, 17940 County Parkway, San Antonio, Texas 78218, Telephone: (210)348-3271.



VICKREY & ASSOCIATES, INC. CONSULTING ENGINEERS, 17940 County Parkway, San Antonio, Texas 78218, Telephone: (210)348-3271.



STATE OF TEXAS, COUNTY OF BEAR, 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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS, COUNTY OF BEAR, BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Kristi Hart, known to me to be the person known to me to be the person to whom I 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 9th DAY of September, A.D. 2008.

STATE OF TEXAS, COUNTY OF BEAR, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 9th DAY OF SEPTEMBER, A.D. 2008, AT 10:00 A.M. AND ONLY RECORDED THE 9th DAY OF SEPTEMBER, A.D. 2008, IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 108, PAGE 108. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 9th DAY OF SEPTEMBER, A.D. 2008.

STATE OF TEXAS, COUNTY OF BEAR, 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 THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

VENETIAN OAKS BEING A 7.748 ACRES TRACT OF LAND SITUATED IN THE STATE OF TEXAS, COUNTY OF BEAR, CITY OF SAN ANTONIO, LOCATED IN THE ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574, NEW CITY BLOCK 15841, BEING A REMAINDER OF A 226.617 ACRE TRACT AS RECORDED IN VOLUME 7296, PAGE 820 OF THE OFFICIAL PUBLIC RECORDS - REAL PROPERTY, BEAR COUNTY, TEXAS.

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. VICKREY & ASSOCIATES, INC. BY: JOHN E. DOHAM, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR. DATE: 9/5/08.

DEVELOPMENT SERVICES
RECEIVED

2011 MAR 25 PM 2: 35

March 25, 2011

City of San Antonio
Planning and Development
Services Department
Land Entitlements Section
1901 S. Alamo Street
San Antonio, Texas 78204

Reference: Variance - Time Extension Application
Plat No. 070266
13105 Babcock Road - Venetian Oaks

To Whom it may Concern:

I am the owner of the above described property and the plat filing will expire November 12, 2011. Due to the economy and lack of financing for new developments, I have not been able to sell the property. It is doubtful I will get a buyer in the next six months; therefore, I am requesting an extension of three years to finalize the plat.

I have spent over \$100,000 on engineering and City fees to prepare this property for platting and cannot afford to lose all the time, work and money and then have the platting process expire.

Thank you.



Elaine Ballard
9030 Wurzbach Road
San Antonio, Tx 78240
Phone: cell 210-889-1600

**PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION**

AGENDA ITEM NO: 14 April 27, 2011

ALAMO RIDGE

080131

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 580 A-8

OWNER: East Group Properties, by Brent Wood

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

Location: On the north side of Fairgrounds Parkway, north of Culebra Road

Plat status: The Planning Commission approved this plat on April 30, 2008. The plat was recorded on May 22, 2008.

APPLICANT'S REQUEST:

Applicant is requesting a two (2) 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 states that improvements have not been completed on this project due to economic factors. The percentages of improvements completed are as follows:

- Drainage 0%
- Streets 0%
- Sidewalk 0%
- Water infrastructure N/A
- Sanitary sewer 0%

STAFF RECOMMENDATION:

Approval



LINE TABLE

LINE	LENGTH	BEARING
L1	716.30	S51°59'39"W
L2	201.84	S85°16'23"E
L3	393.80	S17°59'14"E
L4	32.42	S72°32'22"W
L5	33.24	S72°09'44"W
L6	54.53	S17°58'14"E
L7	184.57	S03°39'13"W
L8	285.53	S85°55'09"E
L9	707.25	N51°59'39"W
L10	201.67	N53°16'53"W
L11	293.60	N17°59'14"E
L12	92.45	N25°32'22"E
L13	33.24	N72°00'46"E
L14	34.53	N17°59'14"E
L15	154.55	N03°39'13"E
L16	285.53	N85°55'09"E
L17	9.91	N27°14'52"E
L18	17.81	N27°14'52"E
L19	20.30	S27°14'52"W
L20	28.81	S51°59'39"E
L21	16.29	S51°59'39"E
L22	32.58	S51°58'21"E
L23	18.18	S51°58'21"E

AREA BEING VACATED THROUGH A VACATING DECLARATION

THE AREA BEING VACATED WAS PREVIOUSLY PLATTED AS A 3.033 ACRE DRAINAGE EASEMENT OUT OF THE PLAT FAIRGROUNDS PARKWAY EXTENSION AND RECORDED IN VOL. 9508, PG. 101 OF THE DEED PLAT RECORDS OF BEAR COUNTY, TEXAS.

EAST GROUP PROPERTIES UNPLATTED REMAINING PORTION OF 70.009 ACRES TRACT 1 VOL. 11679, PG. 734 R.P.R.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	98.9456	1170.00	124.20	124.14	N21°55'28"W
C2	34.9300	430.00	259.17	259.44	S84°59'16"E
C3	357.1282	45.00	47.72	47.69	N30°30'34"E
C4	49.3138	35.00	25.46	24.94	N02°16'34"E
C5	48.2624	29.34	21.57	21.57	N42°16'54"E
C6	69.0000	152.00	223.02	200.82	S22°00'48"W
C7	27.3227	35.00	13.19	13.11	N07°11'31"W
C8	922.727	34.82	34.82	36.11	S84°54'16"E
C9	35.7139	60.00	36.46	36.39	N35°30'54"E
C10	49.2136	35.00	38.07	35.33	N02°16'34"E
C11	48.2624	45.00	47.72	47.69	N30°30'34"E
C12	59.0000	122.00	159.49	129.01	S22°00'48"W
C13	21.3227	50.00	18.84	18.73	N07°11'31"W
C14	82.2648	59.87	58.87	58.87	S84°54'16"E
C15	03.3115	430.00	28.42	28.42	S38°34'34"E

- LEGEND
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - 1/2" IRON ROD SET WITH YELLOW CAP MARKED "BP" (UNLESS NOTED)
 - MONUMENT FOUND
 - MONUMENT SET
 - ⊙ BENCHMARK
 - - - EXISTING CONTOURS
 - - - PROPOSED CONTOURS
 - D.P.R. DEED & PLAT RECORDS
 - R.P.R. REAL PLAT RECORDS

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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

C. D. ARMSTRONG, P.E. 4/25/08 DATE
REGISTERED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 87617

STATE OF TEXAS COUNTY OF BEAR

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

JAMES W. RUSSELL, R.P.L.S. 4/22/08 DATE
REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 4230

STATE OF TEXAS COUNTY OF HARRIS

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

AGENT: BRENT WOOD
OWNER/DEVELOPER: EASTGROUP PROPERTIES, L.P. 4200 WORLD HOUSTON PARKWAY, SUITE 170 HOUSTON, TEXAS, 77032

STATE OF TEXAS COUNTY OF HARRIS

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 DEDICATED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF April A.D. 2008.

NOTARY PUBLIC, BEAR COUNTY, TEXAS
MY COMMISSION EXPIRES August 24, 2011

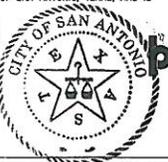
VACATE, RESUBDIVISION, AND SUBDIVISION PLAT ESTABLISHING ALAMO RIDGE SUBDIVISION

BEING A TOTAL OF 28,000 ACRES OUT OF THE 70.009 ACRES SITUATED IN THE E. ALEXANDER SURVEY NO. 149, ABSTRACT NO. 29, NCB 16905 CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, SAID 70.009 ACRE TRACT BEING DESCRIBED IN VOLUME 11679, PAGE 734 OF THE OFFICIAL PROPERTY RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS

THIS PLAT OF ALAMO RIDGE SUBDIVISION 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 14th DAY OF May, A.D. 2008

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



Bury+Partners ENGINEERING SOLUTIONS
922 Isom Road, Suite 100
San Antonio, TX 78216
Tel. (210)525-0090 Fax (210)525-0528
Bury+Partners-SA, Inc. ©Copyright 2008



STATE OF TEXAS COUNTY OF BEAR

I, [Signature] COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 22nd DAY OF May, A.D. 2008 AT 8:16 P.M. AND DULY RECORDED THE 22nd DAY OF May, A.D. 2008 AT 8:06 P.M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME 4591 ON PAGE 39 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS THE 22nd DAY OF May, A.D. 2008

COUNTY CLERK, BEAR COUNTY, TEXAS
BY: [Signature] DEPUTY

MATCHLINE SEE SHEET 2 OF 2

- STREETSCAPE NOTE:
1. UDC 35-512 STREETSCAPE WILL BE COMPLETED DURING THE BUILDING STAGE.
- SHARED ACCESS NOTE:
1. OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-509 (F)(3).
- CLEAR VISION NOTE:
1. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-508(4)(5).
- WASTEWATER EDU NOTE:
1. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.
- IMPACT FEE PAYMENT DUE:
1. 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.
- GENERAL NOTES:
1. THE BEARINGS SHOWN HEREON ARE BASED ON SOUTH CENTRAL TEXAS GRID COORDINATE SYSTEM.
2. COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY BURY+PARTNERS, INC.
- CPS NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING, POLES, HANGING OR BUYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
A. 3.033 ACRE DRAINAGE EASEMENT RECORDED IN VOL. 9508, PG. 101 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS IS REMOVED BY THIS PLAT.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN 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.
- DRAINAGE NOTE:
1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT 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 OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

Deed: 2080308114 Fees: \$35.00
01/22/2008
C:\Users\Public\Records of Bear County\Records of Bear County\Records of Bear County Clerk

L12-9581-39-1

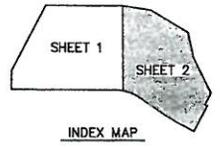
L11-77-20808108114-1

RECORDERS MEMORANDUM
THIS INSTRUMENT WAS FOUND TO BE IN ACCORDANCE WITH THE BEST PHOTOGRAPHIC REPRODUCTION PRACTICES AND THE INSTRUMENT IS BEING RECORDED AS SUCH.

Date: Apr 22, 2008, 4:05pm User ID: emarcad
File C:\V861\01\PLAT\76801-PLAT.dwg



VICINITY MAP
NOT TO SCALE
BEXAR COUNTY, TEXAS



INDEX MAP

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHD BRNG
C1	68°04'56"	1170.00	124.20	124.14	N21°05'28"W
C2	94°00'00"	438.00	258.12	261.44	N34°58'18"W
C3	35°17'30"	45.00	27.22	27.08	N35°30'04"W
C4	46°11'36"	38.00	25.48	24.94	N52°18'24"E
C5	49°28'24"	28.00	25.00	24.27	N47°25'24"E
C6	80°00'00"	148.00	223.00	208.87	S27°00'48"W
C7	21°38'27"	35.00	13.19	13.11	N07°11'31"W
C8	62°27'27"	34.82	37.68	36.11	N34°11'17"E
C9	35°17'30"	60.00	36.89	36.38	N35°30'04"W
C10	46°11'36"	51.00	36.07	35.52	N52°18'24"E
C11	49°28'24"	44.00	37.99	36.92	N47°25'24"E
C12	90°00'00"	127.00	198.49	178.61	S27°00'48"W
C13	21°38'27"	36.00	16.84	16.72	N07°11'31"W
C14	62°27'27"	49.82	54.30	51.80	N34°11'17"E
C15	35°17'30"	430.00	26.42	26.42	S35°34'54"E

LINE	LENGTH	BEARING
L1	715.38	S59°59'39"E
L2	201.84	S59°16'53"E
L3	393.60	S17°39'14"E
L4	92.45	S22°32'22"W
L5	33.24	S72°00'46"W
L6	54.53	S17°39'14"E
L7	154.57	S03°39'13"W
L8	353.53	S65°50'09"W
L9	707.25	N59°39'07"E
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L14	54.53	N17°39'14"W
L15	154.53	N03°39'13"E
L16	285.05	N65°50'09"E
L17	9.91	N27°14'52"E
L18	17.61	N87°24'56"E
L19	20.30	S27°14'52"W
L20	28.61	S01°39'39"E
L21	16.39	S01°39'39"E
L22	32.58	S01°18'21"E
L23	18.18	S01°18'21"E

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET WITH YELLOW CAP MARKED "BPI" (UNLESS NOTED)
- MONUMENT FOUND
- MONUMENT SET
- ⊙ BENCHMARK
- - - EXISTING CONTOURS
- - - PROPOSED CONTOURS
- D.P.R. DEED & PLAT RECORDS
- R.P.R. REAL PLAT RECORDS

GENERAL NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON SOUTH CENTRAL TEXAS GRID COORDINATE SYSTEM.
- COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY BURY+PARTNERS, INC.

STREETScape NOTE:

- UDC 35-512 STREETScape WILL BE COMPLIED WITH DURING THE BUILDING STAGE.

SHARED ACCESS NOTE:

- OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506 (1)(3).

CLEAR VISION NOTE:

- ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

WASTEWATER EDU NOTE:

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

IMPACT FEE PAYMENT DUE:

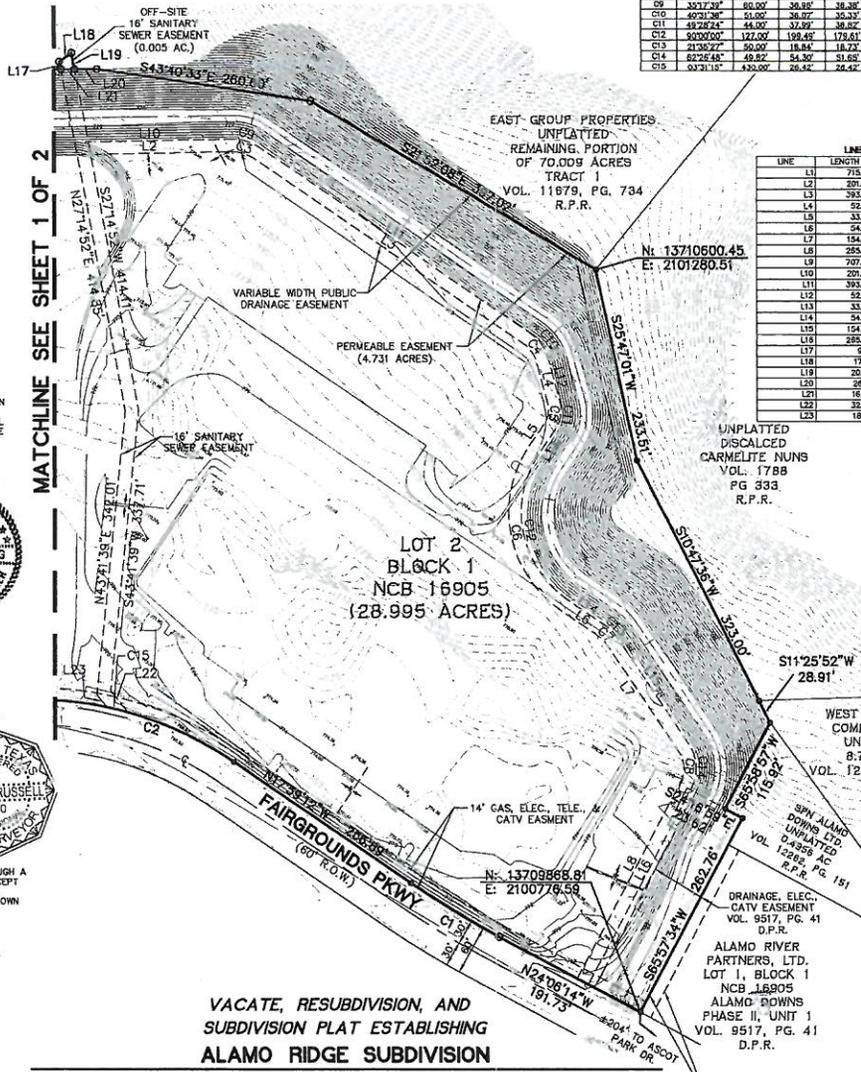
- WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER CONNECTION.

CPS NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES. HEREIN, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- 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.
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 - A. 3.030 ACRE DRAINAGE EASEMENT AND RECORDED IN VOL. 8508, PG. 101 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS IS REVOKED BY THIS PLAT.
- 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 AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

DRAINAGE NOTE:

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



VACATE, RESUBDIVISION, AND SUBDIVISION PLAT ESTABLISHING ALAMO RIDGE SUBDIVISION

BEING A TOTAL OF 29.009 ACRES OUT OF THE 70.009 ACRES SITUATED IN THE E. ALEXANDER SURVEY NO. 149, ABSTRACT NO. 29, NCB 16905 CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAID 70.009 ACRE TRACT BEING DESCRIBED IN VOLUME 11679, PAGE 734 OF THE OFFICIAL PROPERTY RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RIDGE SUBDIVISION 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 14 DAY OF May A.D. 2008

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



Bury+Partners
ENGINEERING SOLUTIONS
922 Isom Road, Suite 100
San Antonio, TX 78218
Tel. (210)525-9090 Fax (210)525-0820
Bury+Partners-SA, Inc. ©Copyright 2008

STATE OF TEXAS
COUNTY OF BEXAR
I, Conrad Pickholtz COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 22nd DAY OF May A.D. 2008 AT 8:16 P M. AND DULY RECORDED THE 22nd DAY OF May A.D. 2008 AT 8:10 P M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME 9591 ON PAGE 42
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 22nd DAY OF May A.D. 2008
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Donna Wiley, DEPUTY

2011 APR - 39
DEVELOPMENT SERVICES
SHEET 2 OF 2

Doc# 2088080515 Fees: \$36.00
8/12/27/2008 Doc# 2: BPI & Public
FOR THE RECORDS OF BEXAR COUNTY
RECORDS STATION COUNTY F 250

L12-9591-40-3

L1-77-280808108115-1

RECORDERS MEMORANDUM
AT THE TIME OF RECORDING THIS
PLAT I WAS FOUND TO BE INADVERTENT
FOR THE REASON OF ALLEGEDLY CARBON COPY
PHOTO COPY DISCLOSED HEREIN.

Date: Apr 23, 2008 4:05pm User: ID: eward
File: C:\7681\01\PLAT\7680-RI-1-2.dwg

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.
C. O. A. Armstrong 4/25/08
COY D. ARMSTRONG, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 67617

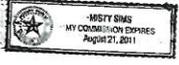


STATE OF TEXAS
COUNTY OF HARRIS
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND.
James W. Russell 4/22/08
JAMES W. RUSSELL, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4230



STATE OF TEXAS
COUNTY OF HARRIS
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
Brent Wood
AGENT
OWNER/DEVELOPER: BRENT WOOD
EASTORP PROPERTIES, L.P.
4230 WORLD HOUSTON PARKWAY, SUITE 170
HOUSTON, TEXAS, 77032

STATE OF TEXAS
COUNTY OF HARRIS
BEFORE ME, THE UNDERSIGNED, AUTHORITY ON THIS DAY PERSONALLY APPEARED Brent Wood 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 15th DAY OF April A.D. 20 08
[Signature]
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
MY COMMISSION EXPIRES



2011 APR -1 AM 11:39

March 30, 2011

Mr. Roderick Sanchez
Director of Development Services
City of San Antonio
1901 S. Alamo
San Antonio, Texas 78204

Re: **Plat Name: Alamo Ridge**
Plat ID Number: 080131
Fairgrounds Parkway
San Antonio, TX

Dear Mr. Sanchez:

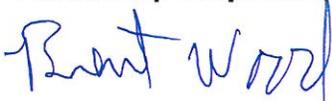
Please accept this letter as EastGroup Properties formal request to extend the date upon which the drainage improvements, as set forth in the Performance Agreement dated April 23, 2008, must be completed for two years to May 14, 2013.

Soon after acquiring the 29 acre Alamo Ridge site EastGroup platted the property and entered into the Performance Agreement in early 2008 with intentions of constructing the required drainage improvements along with a couple of new office/warehouse buildings for lease later that same year. Unfortunately the national economy quickly went into an unprecedented recession that brought our plans for new construction to a complete halt. Although the economy and real estate fundamentals are slowly recovering that simply has not happened quickly enough for us as it relates to the original expiration period. Therefore we are requesting the extension of two years.

We appreciate your consideration and look forward to commencing construction on this new project in the near future.

Sincerely,

EastGroup Properties, LP



Brent Wood
Senior Vice President

Cc: Coy Armstrong, Bury Partners

**CITY OF SAN ANTONIO, TEXAS
DEVELOPMENT SERVICES DEPARTMENT**

TO: San Antonio Planning Commission

FROM: Roderick J. Sanchez, AICP, CBO, Director

COPY: T.C. Broadnax, Assistant City Manager

SUBJECT: Durango Boulevard renaming proposal

DATE: April 27, 2011

Summary:

A proposal from City Council to rename Durango Boulevard to Cesar E. Chavez between South Hackberry Street on the east and 36th Street on the west.

Background:

In an effort to honor labor and civil rights leader Cesar Chavez, District 4 City Councilman Philip Cortez initiated a Council Consideration Request (CCR) proposing to rename Durango Boulevard to Cesar E. Chavez.

Durango Boulevard extends from 36th Street on the west, through residential neighborhoods near Our Lady of the Lake University. As it continues eastward toward Downtown, several schools front along the street, the residential density increases, and it transitions into a commercial thoroughfare. In Downtown, Durango borders several significant properties including the currently located Federal Building and Courthouse, as well as the Institute of Texan Cultures. Durango terminates east of IH-37 at South Hackberry Street where it is fronted predominantly by light commercial uses.

In 2003, City Council approved an honorary designation for a segment of Durango Boulevard as Judge H. F. Garcia Memorial Boulevard. The segment designated with this honorary name extends from IH-35 on the west to IH-37 on the east. The current proposal to change the "base name" of the street would keep the honorary designation ("overlay name") in place.

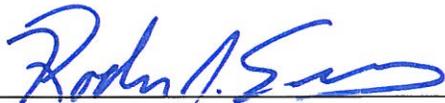
Issue:

Pursuant to Chapter 6 of San Antonio's City Code, the Development Services Department mailed notices to owners of property along Durango Boulevard. Included with the notice was a clip-out response form intended to facilitate property-owner input. Following Planning Commission recommendation, this request will be forwarded to City Council on May 19, 2011, for final consideration.

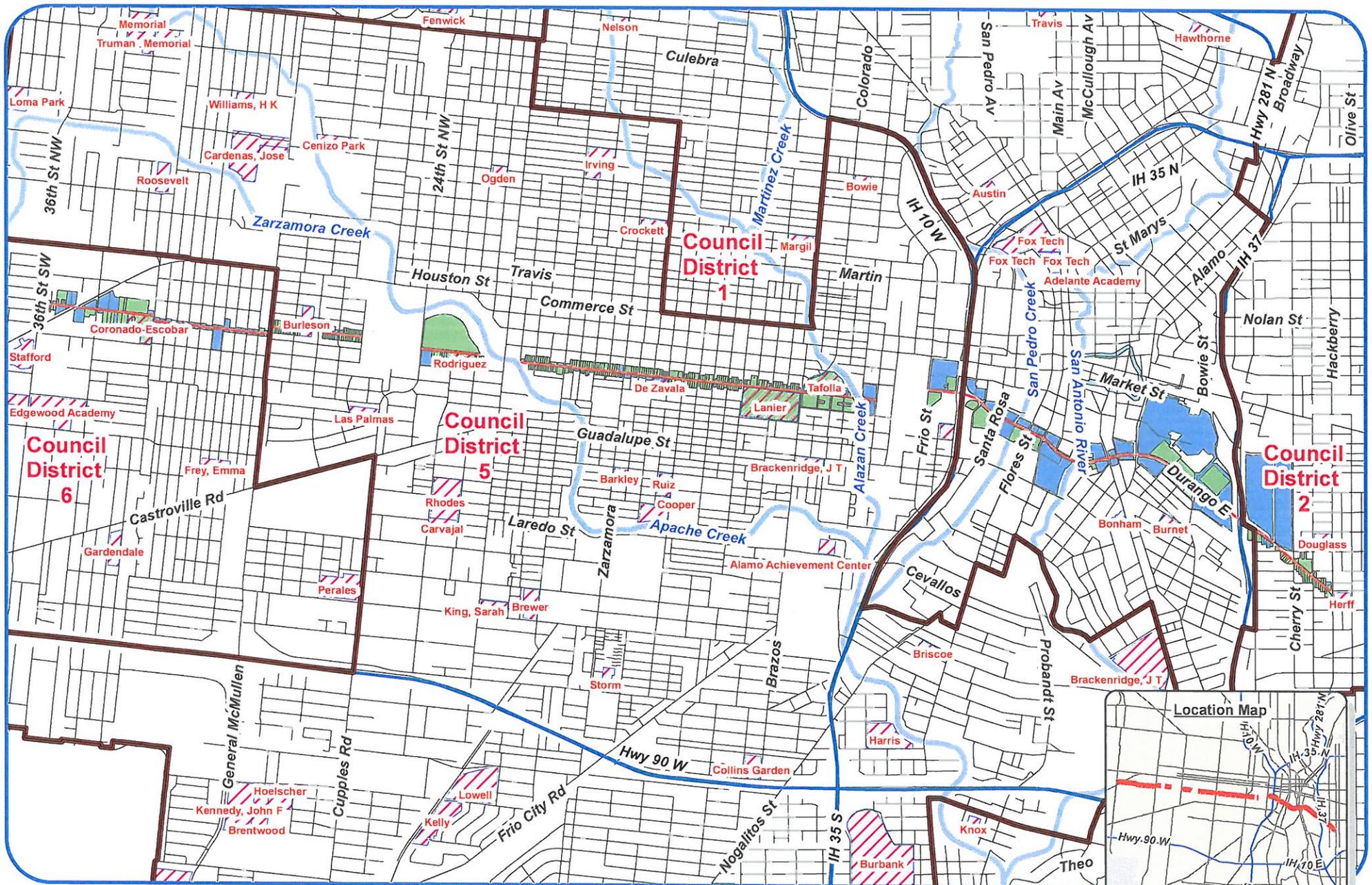
Policy Analysis and Recommendation:

In addition to a transportation network, streets provide framework, context and structure for a City. Most important, streets need to provide emergency personnel ease of access to, and locating of, properties. This can be impeded when there is a lack of street name continuity. The proposed renaming of Durango would not hinder this safety factor as the entire street is proposed for renaming. The Development Services Department recommends approval of the proposed renaming of Durango Boulevard.

Thank you.



Roderick J. Sanchez, AICP, CBO, Director
Development Services



Street Name Change Plan

Durango Blvd (E & W) to César E Chávez

Scale: 1" approx. = 3,200 Feet
 Council Districts 1, 2, 5 and 6

- Legend**
- Subject Street (5.42 Miles) —
 - Schools
 - Council District
 - Adjoining Properties (Address Change)
 - Adjoining Properties (No Address Change)



CITY OF SAN ANTONIO
CENTER CITY DEVELOPMENT OFFICE

ITEM 16

TO: Planning Commission
FROM: Lori Houston, Economic Development Manager *lh*
COPIES: Andres Andujar, HPARC CEO; file
DATE: April 19, 2011
SUBJECT: Briefing on the HemisFair Area Framework Plan and Request for Endorsement

Staff is requesting that this item be placed on the Planning Commission agenda for April 27, 2011. Andres Andujar, CEO of the HemisFair Park Area Redevelopment Corporation, will provide the briefing.

BACKGROUND

In September 2010, the HemisFair Park Area Redevelopment Corporation (HPARC) selected Johnson Fain Inc as the consultant for the HemisFair Area Master Plan. Since inception of the HemisFair Park Area Master Planning project, Johnson Fain has been engaged in a series of intensive interviews, focus groups, and workshops aimed at getting a range of opinions, insights, and points of information about the future of the HemisFair. They have met individually or in small groups with more than 175 persons representing a wide range of stakeholder interests in the community, and there were 352 registered participants at the first public workshop on January 12, 2011. Several themes came out of the first public workshop that are inline with the San Antonio 2020 effort to include Parks and Open Space, "24/7 Living Place", Arts & Culture, History and Preservation, and Education.

The second public workshop was held on February 24th at Sunset Station. The theme for the three- hour workshop was "Achieving Balance at HemisFair: A Programming Exercise." The event was attended by more than 200 participants who were seated at 26 tables for the purpose of doing a programming exercise built around a "board game." The exercise was described as a "program" activity, as compared to a site plan. Participants were asked to address the following:

1. What is the right mix of uses on this site?
2. How can we achieve the right balance between open space and developed uses in order to ensure an active and healthy park space?

Each table reported its ideas and the results were thoughtful and diverse. While no single approach to the site emerged, taken collectively they presented an interesting set of potential program ideas.

A copy of the report for each public workshop is available online at the following address:
www.sanantonio.gov/HemisFairPark/MasterPlan.aspx

Based on the public outreach to date, Johnson Fain has developed a framework plan that serves as a pre draft master plan and shows the preliminary big ideas. Johnson Fain will present the Framework Plan at the April 26, 2011 Public Workshop at Sunset Station Depot 1. Registration begins at 5:30 pm and the workshop begins at 6:00 pm.

The purpose of this briefing is to provide the Planning Commission a briefing on the HemisFair Area Framework Plan and its next steps and request their endorsement of the Framework Plan. City Council will be asked to endorse the Framework Plan at the May 12, 2011 City Council Meeting.



▭ HemisFair
 — San Antonio River
 — Highways/Interstates
 — Major Roads



12th April 2016: Page 20, 20-0
 P81 F17024: 600P14-01

HemisFair



City of San Antonio
 Planning and Development
 Services Department



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

Plan Amendment Application Case No.: PA 11015

ITEM 17

Council District: 10

City Council Meeting Date: 6/2/2011

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

Summary:

Neighborhood/Community/Perimeter Plan: **Northeast Inner Loop Neighborhood Plan**

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

Background Information:

Applicant: Brown and Ortiz, PC

Owner: Village at Oakwell Farms, LTD

Property Location: 3819 Harry Wurzbach

Acreage: 8.156

Current Land Use of site: Vacant

Adjacent Land Uses:

N: designated Public/ Institutional; occupied by church and school

E: designated Neighborhood Commercial, Open Space, Medium Density; occupied by single family

S: designated Low Density Residential; occupied by single family homes

W: designated Low Density Residential; occupied by single family homes

Issue:

LAND USE ANALYSIS:

The subject property is located along the western side of Harry Wurzbach Road and is bound by Urban Crest Drive on the north, Dove Haven Drive on the south and Robin Rest Drive on the west in the Northeast Inner Loop Neighborhood Plan. Harry Wurzbach serves as the eastern boundary of the neighborhood plan. The subject property is approximately 8.156 acres in size and is currently vacant. It is located along an edge of an area that is single family residential in character on the east, south and west and occupied by single family homes and a school and church to the north. The Northeast Inner Loop Neighborhood Plan designates the properties to south and west as Low Density Residential land use and the properties to the north as Public/ Institutional land use. The properties to the east which are outside the neighborhood plan are classified by the San Antonio International Airport Vicinity Plan as Neighborhood Commercial, Open Space and Medium Density Residential land use.

The neighborhood plan designates the subject property as High Density Residential land use. High Density Residential land use includes multi-family developments with more than four units on a single lot, such as apartment complexes, but can also include low density and medium density residential uses. It can function as a compatible transition between medium and low density residential and higher intensity commercial uses. This form of development should be located along collectors, arterials, or highways.

The applicant is requesting to change the future land use designation for the subject property to Community Commercial land use. Community Commercial land use provides for medium intensity land use that draws its customer base from two or more neighborhoods. Community Commercial uses should be located along arterial roads near intersections or in established commercial areas. Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential use.

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

The applicant is requesting this plan amendment and associated zoning change in order to construct a community commercial development. Changing the future land use designation for the subject property would open the subject property to development that is not consistent with the area which is predominately single family residential. A Community Commercial land use at this location would provide no buffer or transition to the established single family neighborhood immediately adjacent to the south and west. Also, the neighborhood plan recommends that Community Commercial uses be located along arterial roads near intersections or in established commercial areas. The requested change would be in conflict with the community's desire to promote Community Commercial development as a place where their "town center" is located. The community envisions a "town center" located along Austin Highway that would be a focal point connecting the adjoining neighborhoods. The neighborhood plan encourages intense commercial developments along Loop-410 and the major intersection of Austin Highway and Harry Wurzbach Road.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Harry Wurzbach is a Secondary Arterial Type A.

Other streets: Urban Crest Dr., Dove Haven Dr. and Robin Rest are local streets. The area includes sidewalks which allow for pedestrian access to and from the adjacent residential areas. There is also a VIA bus stop at Harry Wursbach and Urban Crest Drive.

Comments: This request will add additional traffic to local streets. Community Commercial uses, as described in the plan are typically located on arterial roads near intersections or in established commercial areas.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: St. Pius X Catholic Church and School, Northwood Presbyterian Church and Northwood Elementary School are adjacent and within walking distance. Garner Middle School and Oakwell Public Library are also nearby.

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: Changing the future land use designation for the subject property to Community Commercial land use would open the subject property to development that is not consistent with the area which is predominately single family residential and provide no buffer or transition from a potentially intense commercial use to the established residential neighborhood. Also, the neighborhood plan recommends that Community Commercial uses be located along arterial roads near intersections or in established commercial areas. The requested change would be in conflict with the community's desire to promote Community Commercial development to become a place where a "town center" is located. The community envisions a "town center" located along Austin Highway that would be a focal point connecting the adjoining neighborhoods. The neighborhood plan encourages intense commercial developments along Loop 410 and the major intersection of Austin Highway and Harry Wurzbach Road.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: March 23, 2011 cont. to April 13, 2011 cont. to April 27, 2011

Approval Denial Resolution Attached

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

Newspaper Publication Date of Public Hearing: 3/4/2011

No. Notices mailed 10 days prior to Public Hearing: 45 to property owners, 28 to Planning Team members and 3 to neighborhood associations.

Registered Neighborhood Association(s) Notified: Oak Park-Northwood, Oakwell Farms HOA and Wilshire Village

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011072

Current zoning district: O-2

Proposed zoning district: C-2

Zoning Commission Public Hearing Date: 5/3/2011

Approval

Denial

Planning and Community Development Department Staff:

Patrick B. Howard, AICP

Interim Director

Andrea Gilles

Planning Manager

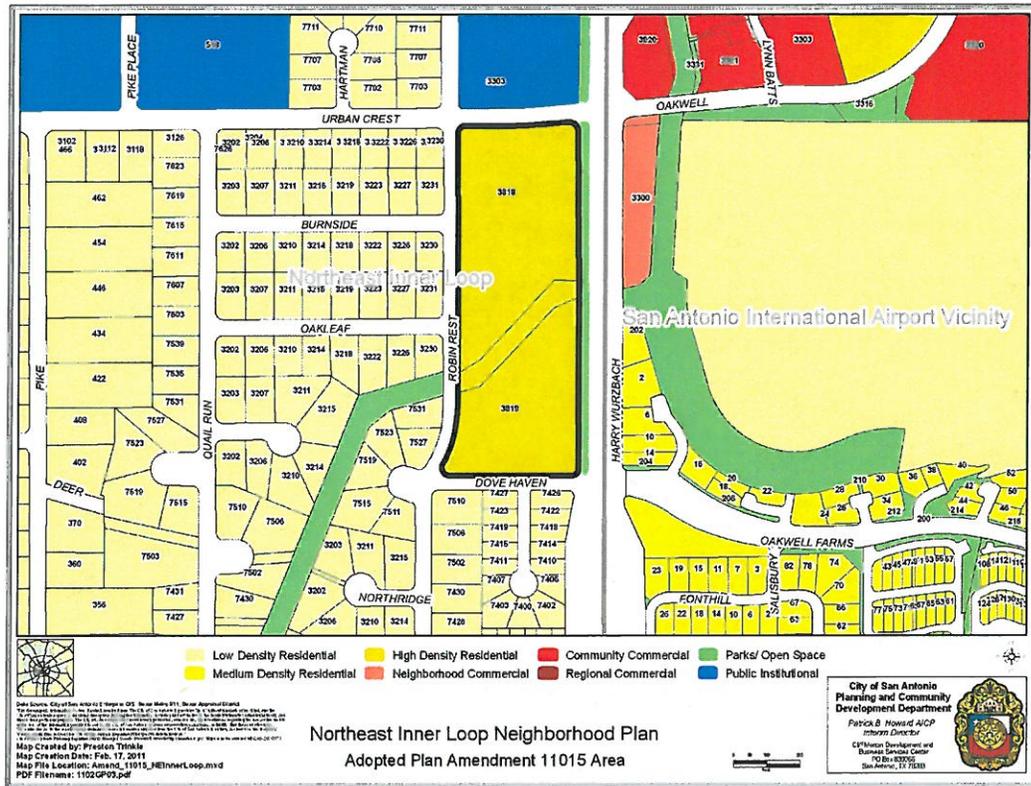
Robert C. Acosta

Planner

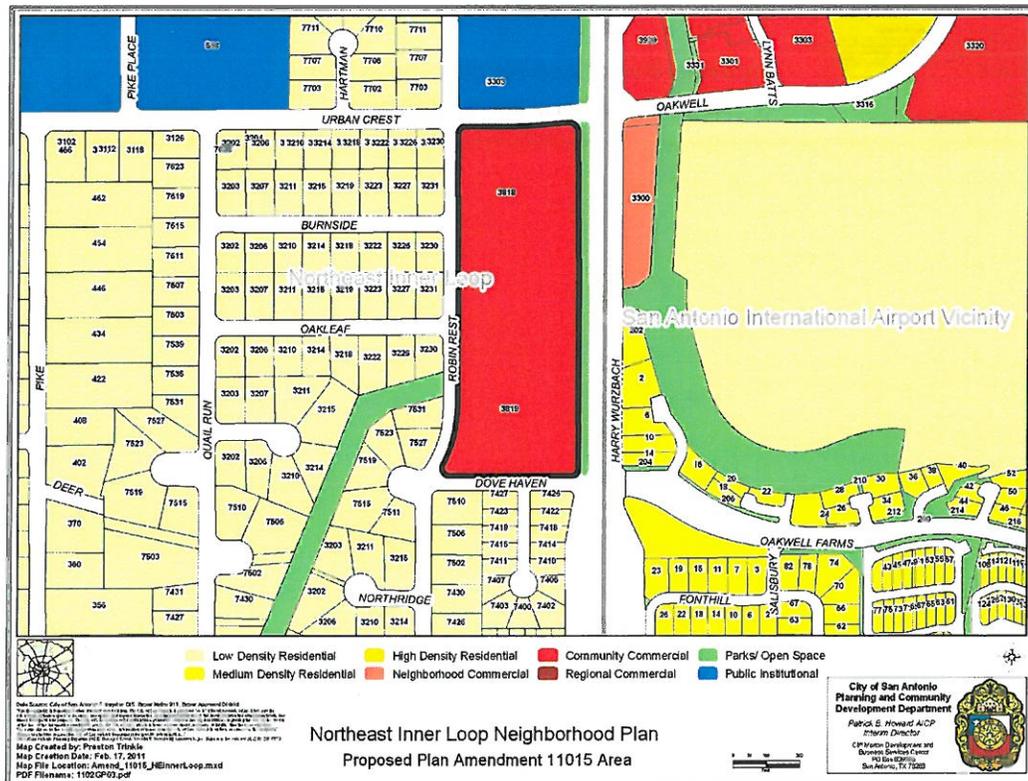
Phone No.: 201-0157

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



2010 Aerial



Data Source: City of San Antonio Enterprise GIS, Base Map 911, Base Appraisal District
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Map Created by: Preston Trinkle
 Map Creation Date: Feb. 17, 2011
 Map File Location: Amend_11015_NEInnerLoop.mxd
 PDF Filename: 1102GP03.pdf

Northeast Inner Loop Neighborhood Plan Adopted Plan Amendment 11015 Area



**City of San Antonio
 Planning and Community
 Development Department**

Patrick B. Howard AICP
 Interim Director

City of San Antonio
 Planning and Community
 Development Department
 100 North Main Street
 San Antonio, TX 78203

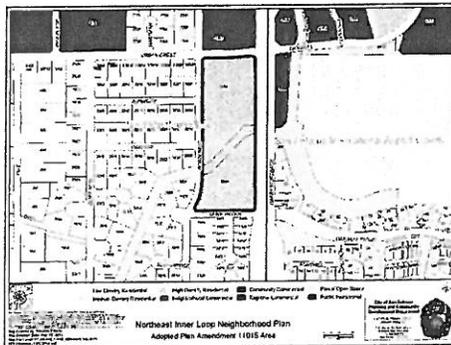
Master Plan Amendment 11015

Northeast Inner Loop Neighborhood Plan

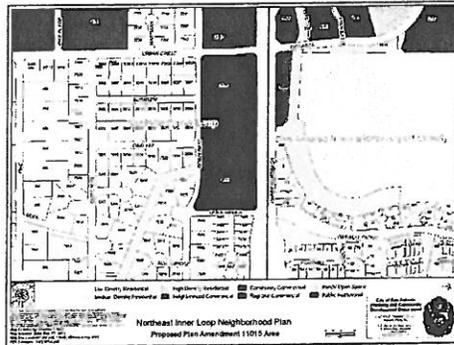
Planning Commission
April 27, 2011
Agenda Item No. 17

Amendment 11015

Plan as adopted:



Proposed amendment:

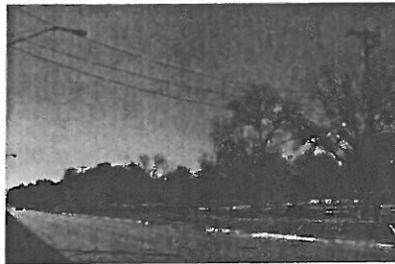


Surrounding Land Uses



3

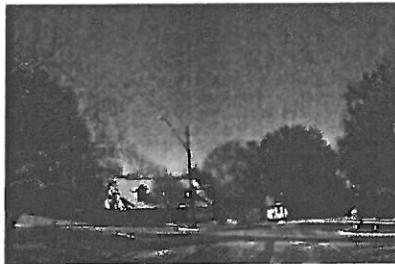
Area Images



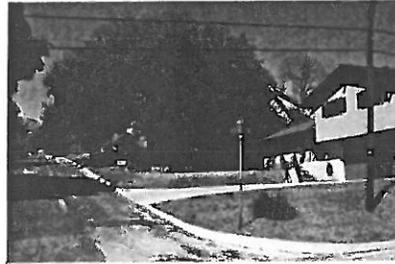
View from Harry Wurzbach



View from Robin Rest Drive



Looking South from Subject Property



Looking West from Subject Property

Staff Recommendation

Denial of the request to amend
from High Density Residential land
Use to Community Commercial
land use

RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTHEAST INNER LOOP NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM HIGH DENSITY RESIDENTIAL LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 8.156 ACRES LOCATED AT 3819 HARRY WURZBACH ROAD.

WHEREAS, City Council approved the Northeast Inner Loop Neighborhood Plan as an addendum to the Master Plan on August 7, 2008; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on April 27, 2011 and **DENIED** the amendment on April 27, 2011; and

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

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

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

PASSED AND APPROVED ON THIS 27th DAY OF APRIL 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA 11020

ITEM 18

Council District: 4

City Council Meeting Date: 5/19/2011

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

Summary:

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

The applicant requests to amend the Land Use Plan designation *from* **Community Commercial** land use *to* **Regional Commercial** land use.

Background Information:

Applicant: Jerry Arredondo

Owner: Twisted Sisters, LP

Property Location: Northwest corner of Lake Valley Drive and Southwest Loop 410

Acreage: 4.995

Current Land Use of site: Vacant

Adjacent Land Uses:

N: Community Commercial (vacant)

E: Freeway and Community Commercial (vacant)

S: Public Institutional (church)

W: Medium Density Residential (duplexes)

Issue:

LAND USE ANALYSIS:

The subject property is an approximately 4.99 acre undeveloped tract located at the northwest corner of the intersection of Lake Valley Drive and Southwest Loop 410. The current land use designation for the property is Community Commercial land use. Surrounding land uses include Public Institutional land use to the south, Community Commercial land use to the north and Medium Density Residential to the west. The Southwest Loop 410 access road is immediately adjacent to the east and the neighboring properties on the eastern side of Southwest Loop 410 are categorized as Community Commercial land use.

The subject property is currently designated Community Commercial land use classification. The United Southwest Communities Plan defines Community Commercial land use as providing for offices, professional services and retail uses accessible to both bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections. Parking areas should be located behind the building with the exception of one row of parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting, and signage controls. Examples of uses found in this land use classification include offices, restaurants, beauty parlors, neighborhood groceries or markets, and medical clinics

The proposed amendment is to change the land use designation for this property to Regional Commercial land use. The Regional Commercial land use classification includes high intensity development that draws its customer base from a larger region. Regional Commercial land uses are typically located at intersection nodes along major arterial roadways and are twenty acres or larger in size. Lake Valley Drive is a local street. Regional Commercial land use at this location would not meet the locational criteria for Regional Commercial. Examples of uses found in the Regional Commercial land use classification include movie theaters, wholesale plant nurseries, automotive repair shops, fitness centers, and automobile dealerships.

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

The subject property is also located in the proposed West/Southwest Sector Plan planning area. The sector plan designates this property as within the Suburban Tier. This classification corresponds to the Community Commercial land use classification contained within the United Southwest Communities Plan. This tier recommends commercial uses in suburban areas that serve both neighborhood and community scale markets. The Suburban Tier land use classification recommends that Community Commercial land uses be located at the intersections of arterials and/or collectors. Additionally, the intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. The proposed plan amendment would conflict with the proposed West/Southwest Sector Plan and require an amendment to the proposed plan to Regional Center. An appropriate location for this use would be in one of the sector plan's designated Regional Center areas. Regional Centers are intended to accommodate the most intense commercial uses and should be located at the intersection of expressways and major arterials. Internal access and circulation is important and pedestrians and bicyclists should be able to travel safely within the development. The nearest Regional Center is located approximately two miles to the south of the subject property at the intersection of Old Pearsall Road and Southwest Loop 410. During the West/Southwest Sector planning process this area was not identified as a potential Regional Center.

Goal 1, United Southwest Communities Plan, Economic Development, calls for the recruitment of new businesses and services to the United Southwest planning area. Action Step 1.1.1. seeks commercial zoning along Southwest Loop 410 from Valley Hi Drive to Old Pearsall Road. The current land use classification allows commercial development on the subject property and the associated zoning also supports Action Step 1.1.1. In conclusion, the land use plan in both the United Southwest Communities Plan and the West/Southwest Sector Plan do not support this intensity of commercial use at this location. The proposed amendment for Regional Commercial land use could pose a negative impact to the adjacent medium density residential properties to the west.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Southwest Loop 410 is classified as a Freeway with 250 feet to 500 feet of right-of-way.

Other streets: Lake Valley Drive is classified as a Local.

Comments: A VIA bus stop is located at the northeast corner of Sun Valley Drive and Lake Valley Drive.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: The subject property is approximately 965 feet south of the Johnson Branch Library and approximately 420 feet north of the Valley Hi Baptist Academy.

Comments:

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: The proposed amendment is inconsistent with the adopted United Southwest Communities Plan and proposed update as well as the West/Southwest Sector Plan. The subject property was not identified as a potential Regional Commercial or Regional Commercial node. The current land use classification and zoning allows for commercial uses on the subject property. However, Regional

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

Commercial land use is not recommended due to its intensity. Additionally, the proposed use could pose negative traffic impacts on neighboring residential properties. Staff recommends denial.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: April 13, 2011 cont. to April 27, 2011

Approval

Denial

Resolution Attached

Newspaper Publication Date of Public Hearing: March 24, 2011

No. Notices mailed 10 days prior to Public Hearing: 22 notices were mailed to property owners within 200 feet of the subject property. Three notices were sent to People Active in Community Effort Neighborhood Association, Valley Forest Neighborhood Association, and Solana Ridge Homeowners Association.

Registered Neighborhood Association(s) Notified: People Active in Community Effort Neighborhood Association, Valley Forest Neighborhood Association, and Solana Ridge Homeowners Association.

Comments:

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011068S

Current zoning district: C-3 NA

Proposed zoning district: C-3 NA with a Specific Use Authorization for equipment sales.

Zoning Commission Public Hearing Date: April 19, 2011

Approval

Denial

Planning and Community Development Department Staff:

Patrick B. Howard, AICP

Interim Director

Andrea Gilles

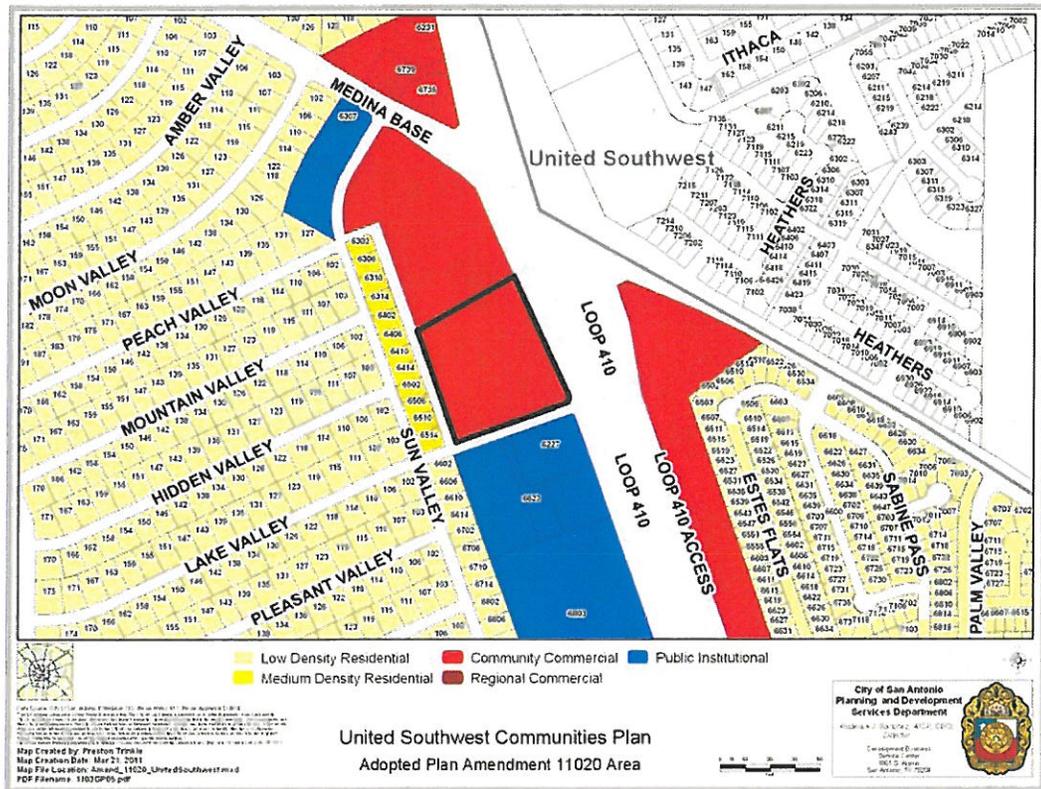
Planning Manager

Tyler Sorrells, AICP

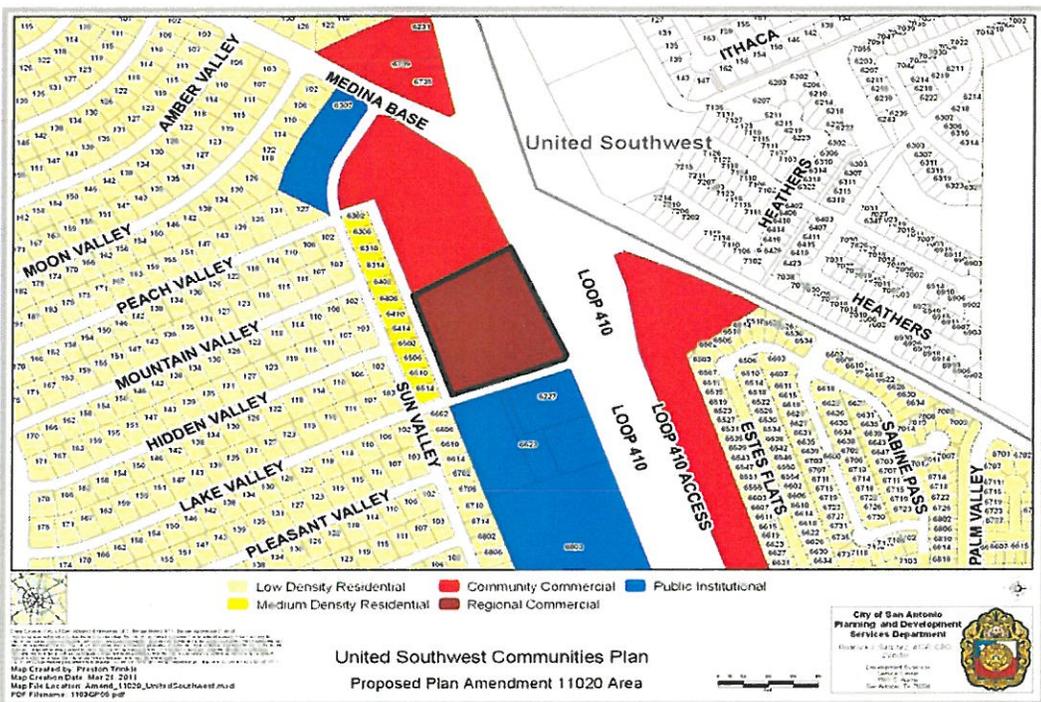
Planner

Phone No.: 207-7395

Land Use Plan as adopted:



Proposed Amendment:





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Map Created by: Preston Topols
Map Creation Date: Mar 21 2011
Map File Location: Amend_11020_Units@Southwest.mxd
PDF File Name: 11020CP09.pdf

Master Plan Amendment 11020

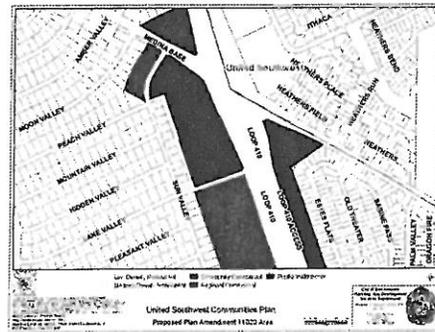
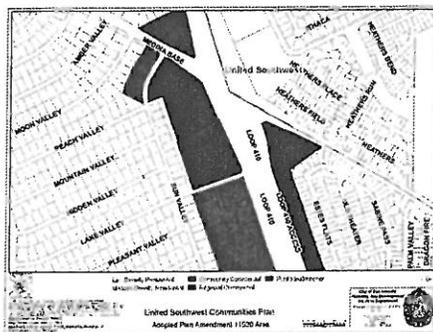
United Southwest Communities Plan

Planning Commission
April 27, 2011
Agenda Item No. XX

Amendment 11020

Plan as adopted:

Proposed amendment:



Staff Recommendation

Denial of the request to amend from Community
Commercial land use to Regional Commercial
land use

RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE UNITED SOUTHWEST COMMUNITIES PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM COMMUNITY COMMERCIAL LAND USE TO REGIONAL COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 4.99-ACRES LOCATED AT THE NORTHWESTERN CORNER OF LAKE VALLEY DRIVE AND SOUTHWEST LOOP 410.

WHEREAS, City Council approved the United Southwest Communities Plan as an addendum to the Master Plan on August 4, 2005; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on April 13, 2011 and **DENIED** the amendment on April 13, 2011; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore not meeting all requirements; and

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

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

PASSED AND APPROVED ON THIS 27th DAY OF APRIL 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA 11023

ITEM 19

Council District: 10

City Council Meeting Date: 6/2/2011

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

Summary:

Neighborhood/Community/Perimeter Plan: **San Antonio International Airport Vicinity Land Use Plan**

The applicant requests to amend the Land Use Plan designation *from Parks/ Open Space* land use to **Community Commercial** land use.

Background Information:

Applicant: Casandra C. Ortiz

Owner: Sean Nooner

Property Location: 999 Higgins Road

Acreage: 1.429

Current Land Use of site: Vacant

Adjacent Land Uses:

N: Single Family Homes

E: Single Family Homes

S: Vacant

W: Vacant

Issue:

LAND USE ANALYSIS:

The subject property is located at the northeast corner of Higgins Road and Stahl Road, and is within the San Antonio International Airport Vicinity Land Use Plan. The future land use designation for the subject property is Parks/ Open Space. The subject property abuts single family residences to the north and east, and the areas to the west and south are large vacant and undeveloped tracts.

The Parks/ Open Space land use category described in the San Antonio International Airport Vicinity Land Use Plan is served by “public and private lands available for active use or passive enjoyment.” This designation “may include city parks as well as private parks associated with homeowner associations.” City parks, private parks, playgrounds, athletic fields, trails, greenbelts, plazas, and courtyards are example uses served by this land use designation.

The proposed land use change is Community Commercial. This land use category provides for medium intensity uses that serve two or more neighborhoods. These uses “should be located at nodes on arterials at major intersections or where an existing commercial area has been established.” Examples of Community Commercial include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, and similar community retail uses.

The applicant is requesting to change approximately 1.429 acres of the parcel located at 999 Higgins Road from Parks/ Open Space to Community Commercial in order to develop a convenience store, gas station, and potential car wash. The subject property is situated among vacant, undeveloped tracts at the “T-intersection” of two Secondary Type A Arterials. The future land use designation for the vacant properties to the west is Medium Density Residential. Low Density Residential land use accommodates the vacant tract to the south of the subject property, and the existing single family homes abutting the

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

property to the north and east. The single family residences are separated and screened from the subject property by vegetation and a wooden privacy fence.

Goal II of the San Antonio International Airport Vicinity Land Use Plan calls to “protect the quality of life of residents including health, safety, and welfare.” Objective 2.2 of Land Use Goal II states, “encourage commercial development that respects the integrity of existing residential development.” Additionally, the land use plan calls for higher commercial intensities at major nodes and arterials, or where an existing commercial area has been established. The node at the intersection of Stahl Road and Higgins Road is undeveloped. A 3-way stop sign currently serves this intersection, but is likely to transition as development continues in this area. The transportation master plan identifies extending Stahl Road through Higgins Road; creating a 4-way intersection at this location. Although vacant, the future land use designation at this intersection is residential. Medium density residential accommodates a portion of the tract located on the west side of Higgins, north of Stahl Road. Low density residential is identified on the vacant tracts immediately to the south and southwest of the subject property. If the area develops based on the adopted land use plan, high intensity commercial uses at this node will be incompatible with adjacent uses. Although higher commercial activity at this intersection would conflict with Objective 2.2 of the Land Use Goal II, less intensive commercial activity may be appropriate in locations adjacent to single family and residential uses.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: At this intersection, Stahl Road and Higgins Road are both planned Secondary Arterial Type A in the transportation master plan. However, the existing residential area is served by the established O’Connor Road Secondary Arterial Type A commercial corridor located approximately .5 miles east of the subject property.

Comments:

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: Stahl Park, and other community facilities are located along O’Connor Road, approximately .5 miles from the subject property. Madison High School is also located on O’Connor Road. There is Via bus service at the intersection of the Stahl and Higgins Road.

Comments:

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation

Alternate Recommendation: Neighborhood Commercial Land Use

Comments: Community Commercial uses abutting an established single family neighborhood may not be compatible with Objective 2.2 of the San Antonio International Airport Vicinity Land Use Plan. The intensity of Community Commercial on a 1.429 acre parcel may have a negative impact on adjacent single family homes abutting the subject property. However, staff recommends a lower intensity commercial land use that more closely respects Objective 2.2 of the plan and is consistent with best planning principles.

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

Neighborhood Commercial accommodates low intensity commercial uses such as small scale retail or offices, professional services, convenience retail, and shop-front retail that serve a market equivalent to a neighborhood. Neighborhood Commercial uses should be located at intersections of collector streets or higher, and within walking distance of neighborhood residential areas. This alternative recommendation will partially accommodate the applicant's request for a convenience store at this location.

Staff recommends the Neighborhood Commercial land use classification for the subject property.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: April 27, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: 4/8/2011

No. Notices mailed 10 days prior to Public Hearing: 23

Registered Neighborhood Association(s) Notified: Northern Hills HOA, El Chaparral/ Fertile Valley Neighborhood Association

Comments:

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011095

Current zoning district: R-6 Proposed zoning district: C-2

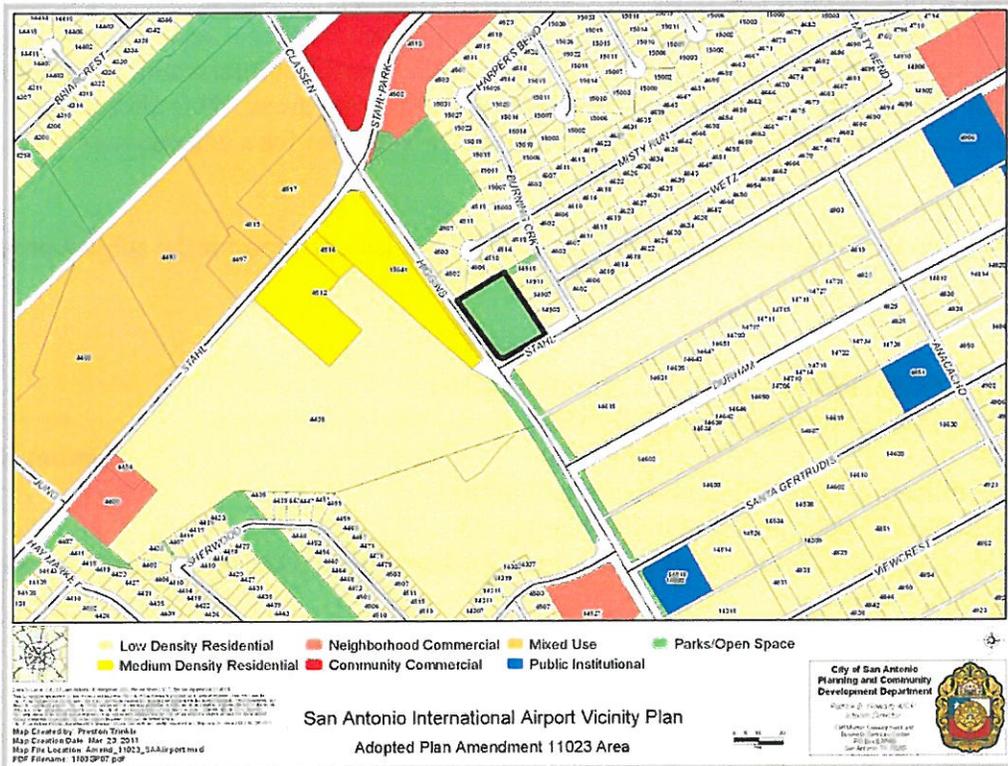
Zoning Commission Public Hearing Date: 5/2/2011

Approval Denial

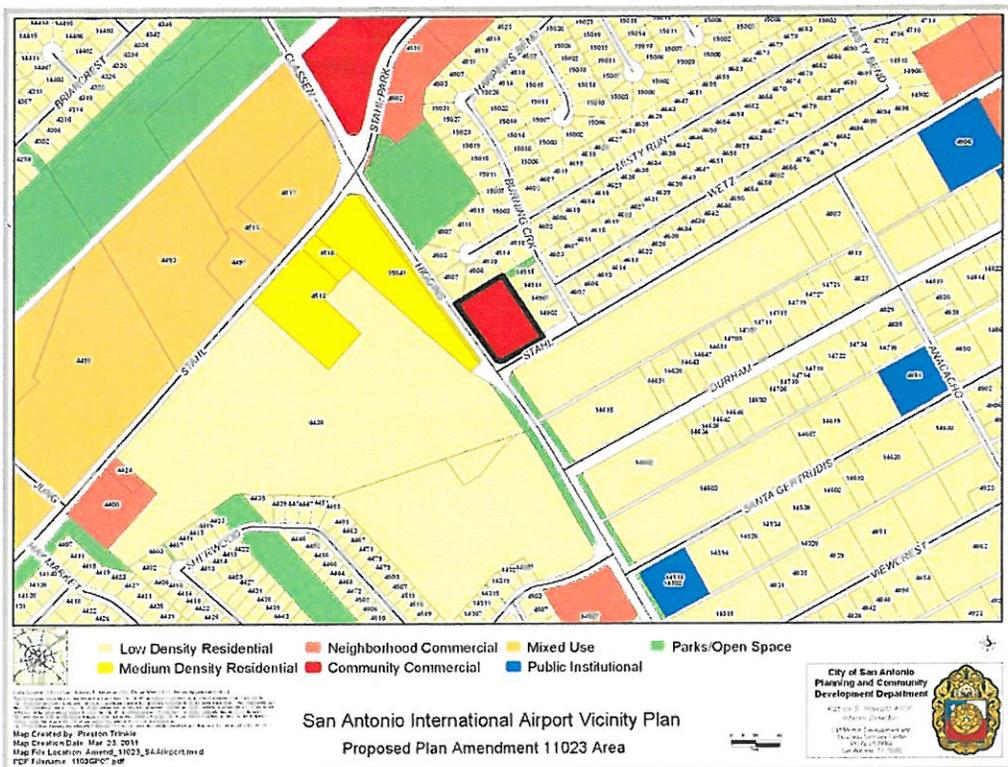
Planning and Community Development Department Staff:

Patrick B. Howard, AICP	Interim Director	
Andrea Gilles	Interim Planning Manager	
Case Manager: Gary Edenburn	Senior Planner	Phone No.: 207-0139

Land Use Plan as adopted:



Proposed Amendment:





Data Source: © 2011 San Antonio GIS, DeLorme Geo 311, DeLorme Appraisal © 2010
 This map was prepared by the City of San Antonio GIS Department. It is not intended to be used for any other purpose. The City of San Antonio is not responsible for any errors or omissions on this map. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map. The City of San Antonio is not responsible for any claims or lawsuits filed against the City of San Antonio or its employees, agents, or contractors, arising out of or in connection with the use of this map.

Map Created by: Preston Trinkle
 Map Creation Date: Mar. 23, 2011
 Map File Location: Amend_11023_SAAirport.mxd
 PDF Filename: 1103GP07.pdf

San Antonio International Airport Vicinity Plan
 Proposed Plan Amendment 11023 Area



City of San Antonio
 Planning and Community
 Development Department

Patrick E. Howard AICF
 Interim Director

Cuff Martin Development and
 Business Services, Inc.
 2510 E. 43rd St.
 San Antonio, TX 78209



Master Plan Amendment 11023

San Antonio International Airport Vicinity Land Use Plan

Planning Commission
April 27, 2011
Agenda Item No.

Amendment 11023

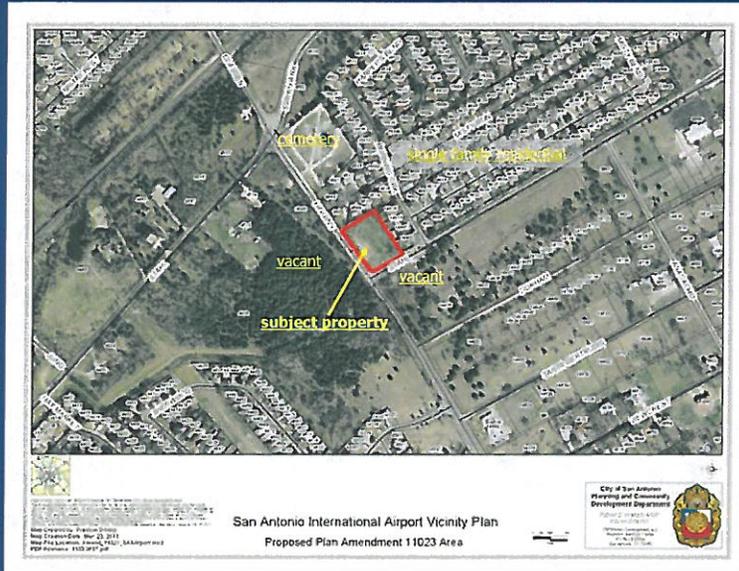
Plan as adopted:



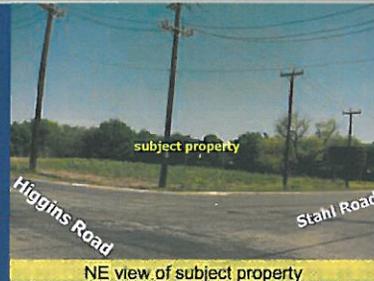
Proposed amendment:



Surrounding Land Uses



Area Images



Staff Recommendation

Denial of the plan amendment as submitted.

Staff recommends an alternate land use designation of Neighborhood Commercial.

RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SAN ANTONIO INTERNATIONAL AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM PARKS/ OPEN SPACE LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 1.429 ACRES LOCATED AT THE NORTHEASTERN CORNER OF 999 HIGGINS ROAD.

WHEREAS, City Council approved the San Antonio International Airport Vicinity Land Use Plan as an addendum to the Master Plan on May 20, 2010; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on April 27, 2011 and **DENIED** the amendment on April 27, 2011; and

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

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

SECTION 1: The amendment to the San Antonio International Airport Vicinity Land Use Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 27th DAY OF APRIL, 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA 11024

ITEM 20

Council District: 2

City Council Meeting Date: 6/2/2011

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

Summary:

Neighborhood/Community/Perimeter Plan: **IH-10 East Corridor Perimeter Plan**

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

Background Information:

Applicant: KFW Engineers

Owner: Velma Development, LLC

Property Location: 11095 N. Graytown Road

Acreage: 7.41

Current Land Use of site: Vacant

Adjacent Land Uses:

N: Neighborhood Commercial (vacant)

E: Parks/Open Space and Low Density Residential (vacant)

S: Parks/Open Space and Low Density Residential (vacant)

W: Neighborhood Commercial (vacant)

Issue:

LAND USE ANALYSIS:

The subject property is an approximately 7.41 acre undeveloped tract located at the southeast corner of the intersection of Graytown Road and Loop 1604. The current land use designation for the property is Neighborhood Commercial land use. Surrounding land use designations include Neighborhood Commercial land use to the north and west, and Low Density Residential land use and Parks/Open Space land use to the south and east.

The subject property is currently classified as Neighborhood Commercial land use. The Neighborhood Commercial land use classification includes less intensive commercial uses with low impact convenience, retail, or service functions. Examples include convenience stores, small insurance or medical offices, bakeries, bookstores, and neighborhood scaled grocery stores. Locations for Neighborhood Commercial land uses include arterials and collectors where they meet arterials, other collectors, or residential streets.

The proposed amendment would change the land use designation for the subject property to Low Density Residential. The Low Density Residential land use includes single-family residential development on individual lots. Low density residential development should be located away from major arterials and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

The IH-10 E. Perimeter Plan specifies within the Low Density Residential land use description that such uses should be located away from major arterials. The subject property is located at the intersection of Loop 1604, a freeway, and Graytown Road, identified as a secondary arterial type A on the City's Major Thoroughfare Plan. Situating a new single family development at the intersection of a freeway and an arterial has the potential to expose future residents to significant negative impacts, including noise pollution and potential backlogs at ingress/egress points as development in the area increases in the

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

future. Access to the subject property is currently proposed on Loop 1604. The configuration of the access point and roadway system for the property will result in vehicular traffic being required to enter Loop 1604 in order to travel north or southbound from the subject property.

There are some existing residential uses along Graytown, east of the subject property, however the developments are more rural in character and situated on very large lots. They are also located a significant distance away from the intersection with Loop 1604.

Locating a low density residential use at a key intersection also decreases the availability of appropriately situated land for a mix of commercial development that could serve current and future residential developments. The IH-10 East Corridor Perimeter Plan states that an objective of the plan is to enhance the diversity of commercial land uses so that industrial uses do not dominate the corridor. The proposed plan amendment would fail to meet this objective by decreasing the amount of land available for commercial development. The nearest commercial node is located at the intersection of FM 78 and Walzem Road, approximately two miles west of the subject property.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Graytown Road is classified as a Secondary Arterial Type A with 86 feet of right-of-way. Loop 1604 is classified as a Freeway with 250 to 500 feet of right-of-way. Comments: Although the existing infrastructure may be able to support the transportation impact of the proposed development, the potential negative impacts of an increasing amount of traffic as growth occurs in this area, on single family homes situated adjacent to a freeway and arterial intersection, would be significant.

Minimal Impact to transportation capacity, however, a potentially significant impact to single family homes situated adjacent to a freeway and arterial intersection.

Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: The subject property is located approximately three-quarters of a mile northeast of Martinez State Park and approximately a mile and a half southwest of Randolph Air Force Base. The subject property is also located approximately a mile and a half southeast of Judson High School and approximately two and a half miles south of Randolph Field Middle School. The subject property are approximately one mile south of Maranantha Church. The nearest fire station is City of Converse Station Number Two located approximately one and a half miles northwest of the subject property at 9760 Rocket Lane.

Comments:

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: The proposed amendment would result in the placement of Low Density Residential uses immediately adjacent to Loop 1604 and the intersection with Graytown, an identified secondary arterial, posing potential negative impacts to future residential development due to lack of transitional land uses between the proposed residential area and the freeway and potential ingress/egress backlogs given access along high capacity roadways. Additionally, the proposed amendment would reduce the amount of land available for appropriately located commercial development intended to service existing and future residential development in the area.

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

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: April 27, 2011

Approval

Denial

Resolution Attached

Newspaper Publication Date of Public Hearing: April 8, 2011

No. Notices mailed 10 days prior to Public Hearing: four to property owners within 200 feet of the property, 32 to members of the IH-10 East Corridor Perimeter Plan, and three to neighborhood associations

Registered Neighborhood Association(s) Notified: Eastgate Neighborhood Association, Highland Farms Neighborhood Association, and Sunrise Neighborhood Association

Comments:

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011116

Current zoning district: C-3 and C-2

Proposed zoning district: R-6

Zoning Commission Public Hearing Date: May 3, 2011

Approval

Denial

Planning and Community Development Department Staff:

Patrick B. Howard, AICP

Interim Director

Andrea Gilles

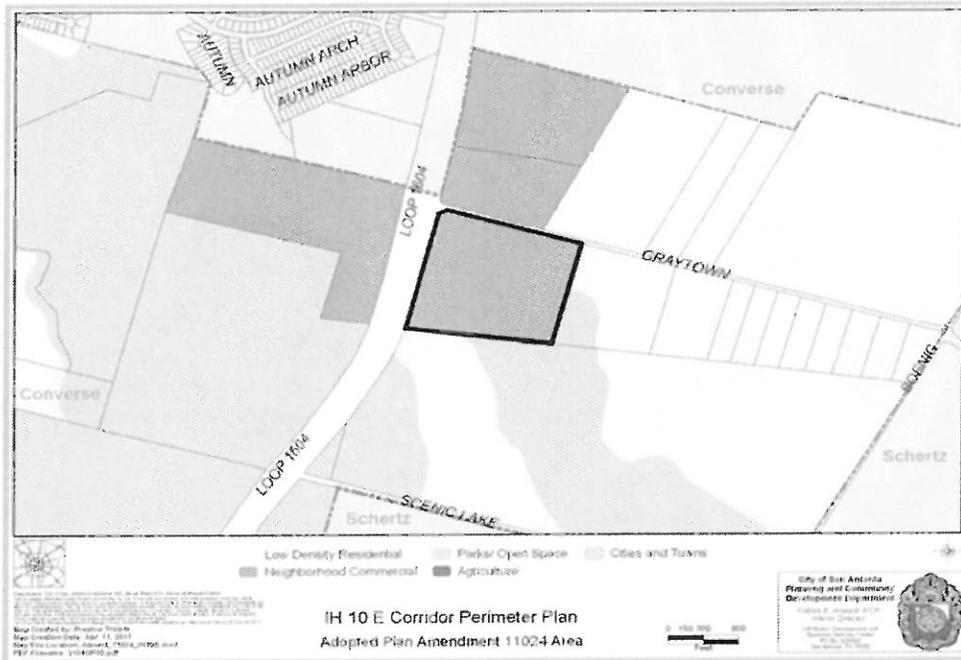
Planning Manager

Case Manager: Tyler Sorrells, AICP

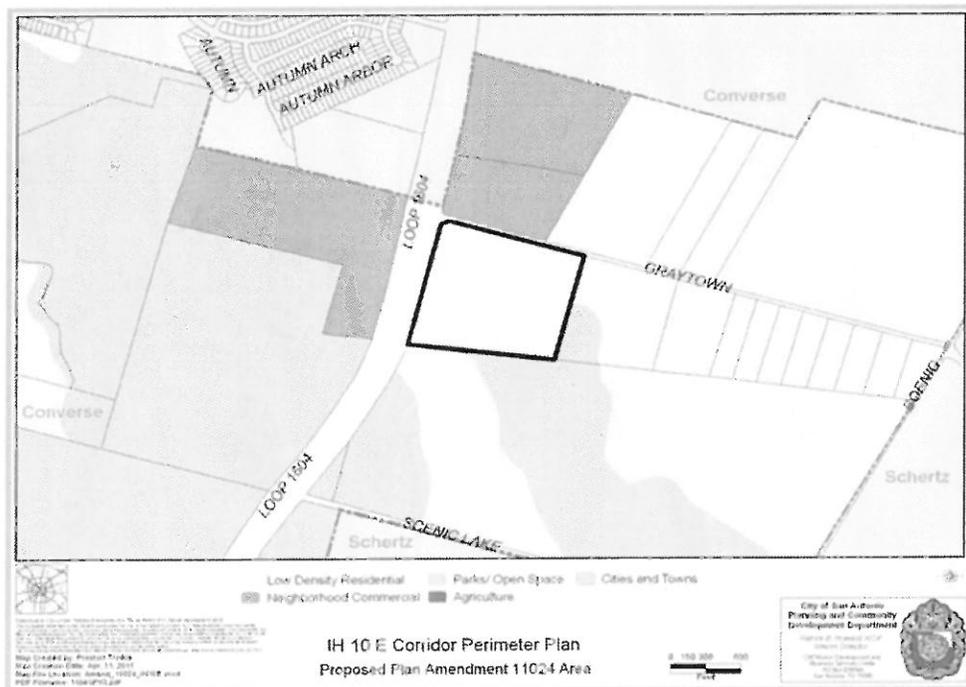
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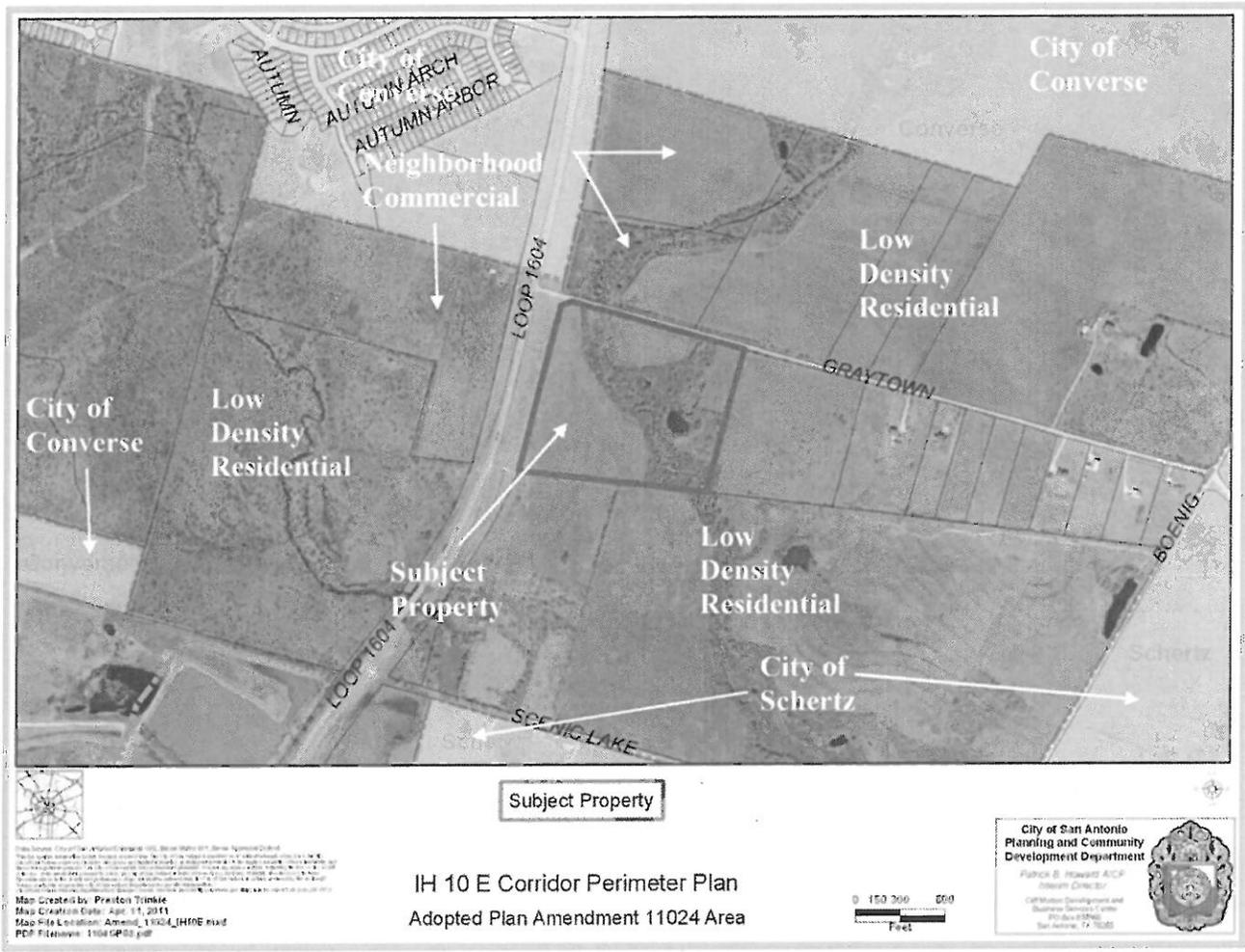
Phone No.: 207-7395

Land Use Plan as adopted:



Proposed Amendment:





Master Plan Amendment 11024

IH-10 East Corridor Perimeter Plan

Planning Commission

April 27, 2011

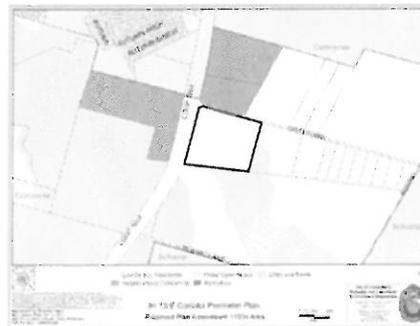
Agenda Item No. XX

Amendment 11024

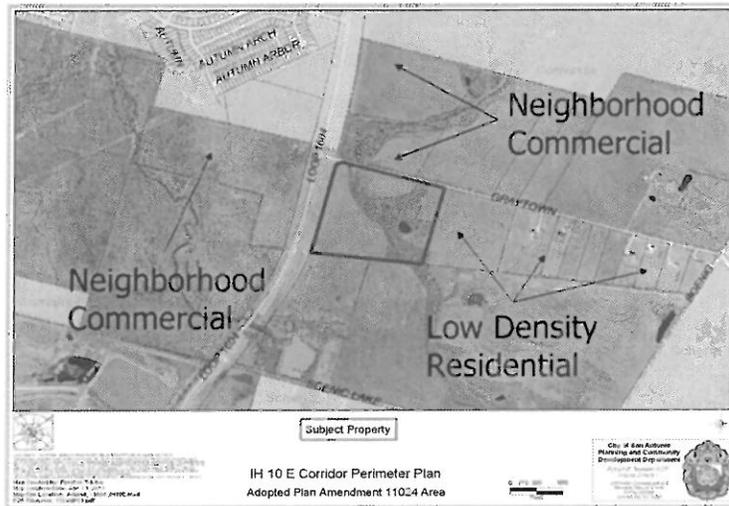
Plan as adopted:



Proposed amendment:



Surrounding Land Uses



3

Area Images



Subject Property



West



South



North

Staff Recommendation

Denial of the request to amend from
Neighborhood Commercial land use to
Low Density Residential land use

RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE IH-10 EAST PERIMETER PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM NEIGHBORHOOD COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 7.41 -ACRES LOCATED AT 11095 GRAYTOWN ROAD.

WHEREAS, City Council approved the IH-10 East Perimeter Plan as an addendum to the Master Plan on February 22, 2001; and an update to the IH-10 East Perimeter Plan on March 20, 2008; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on April 27, 2011 and **DENIED** the amendment on April 27, 2011; and

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

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

SECTION 1: The amendment to the IH-10 East Perimeter Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 27th DAY OF APRIL 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA 11026

ITEM 21

Council District: 5

City Council Meeting Date: 6/2/2011

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **Guadalupe Westside Community Plan**

The applicant requests to amend the Land Use Plan designation *from Community Commercial* land use to **Light Industrial** land use.

Background Information:

Applicant: Brown & Ortiz PC

Owner: Shirley Gonzales & Big Biz Investments

Property Location: 105 South Zarzamora and 2918 West Commerce

Acreage: 0.74

Current Land Use of site: Community Commercial/ Pawn Shop

Adjacent Land Uses:

N: designated Community Commercial; occupied by single family home

E: designated Community Commercial; occupied by shopping center

S: designated Community Commercial; occupied by restaurant

W: designated Community Commercial; occupied by restaurant

Issue:

LAND USE ANALYSIS:

The subject property is located along the western side of South Zarzamora Street and is bound by West Commerce on the north and Buena Vista Street on the south in the Guadalupe Westside Community Plan. It is located along an area that is predominately commercial in character on the north, south, east and west. The Guadalupe Westside Community Plan designates the properties to the north, south, west and east as Community Commercial land use.

The plan designates the land use for the subject property as Community Commercial land use. Community Commercial land use is defined as medium intensity commercial uses that serve two or more neighborhoods and are located along arterial roads near intersections. This type of use ideally incorporates buffer yards, shared parking, and internal circulation with adjacent uses. Examples include convenience stores with gasoline, car washes, minor auto repair and servicing, small grocery stores, medium sized restaurants, and community shopping centers.

The applicant is requesting to change the future land use designation for the subject property to Light Industrial land use. Light Industrial land use includes a mix of light manufacturing and limited ancillary retail. It should include proper screening and buffering and must be compatible with adjoining uses. Examples include sporting goods manufacturing, machine shops, clothing manufacturers, sign manufacturers, auto paint and body shops and warehousing.

The applicant is requesting this plan amendment and associated zoning change to expand the existing pawn shop. The expansion will add approximately 12,500 square feet and extend the existing structure north to West Commerce Street.

Changing the future land use designation for the subject property would facilitate future development of the subject property that is of greater intensity and inconsistent with the established Community

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

Commercial character. Both West Commerce and South Zarzamora are established Community Commercial corridors. A Light Industrial land use at this location would provide limited transition to the established commercial uses immediately located to the north, south, east and west or to the established single family neighborhood immediately surrounding the commercial uses to the south and east. The community plan recommends that Light Industrial use be located in areas where there are compatible adjoining uses. Light Industrial land uses as described in the plan are typically located in established industrial areas.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: South Zarzamora, West Commerce and Buena Vista Streets are Primary Arterial Type B.

Other Streets: Murray is a local street. The area includes sidewalks which allow for pedestrian access to and from adjacent residential areas. There are also VIA bus stops at West Commerce and South Zarzamora and Buena Vista and South Zarzamora.

Comments: The proposed land use change may add additional traffic to local streets. Light Industrial land uses as described in the plan are typically located in established industrial areas.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: De Zavala Elementary School and Crocket Elementary School are within walking distance. The Bazan Public Library and St. Alfonso Catholic Church are also nearby.

Comments: The existing community facilities could support any additional demand generated by the requested land use change.

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: Changing the future land use designation for the subject property would open the subject property to development that is not consistent with the established Community Commercial node. Both West Commerce and South Zarzamora are established Community Commercial corridors. Also, the community plan recommends that Light Industrial land uses be located in areas where there are compatible adjoining uses. The propose land use change is not compatible with adjacent commercial uses.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: April 27, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: 4/8/2011

No. Notices mailed 10 days prior to Public Hearing: 22 to Property Owners, 22 to Planning Team members and 2 to neighborhood associations

Registered Neighborhood Association(s) Notified: Avenida Guadalupe and Prospect Hill

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011071

Current zoning district: C-3

Proposed zoning district: C-3 IDZ

Zoning Commission Public Hearing Date: 5/3/2011

Approval

Denial

Planning and Community Development Department Staff:

Patrick B. Howard, AICP

Interim Director

Andrea Gilles

Planning Manager

Robert C. Acosta

Planner

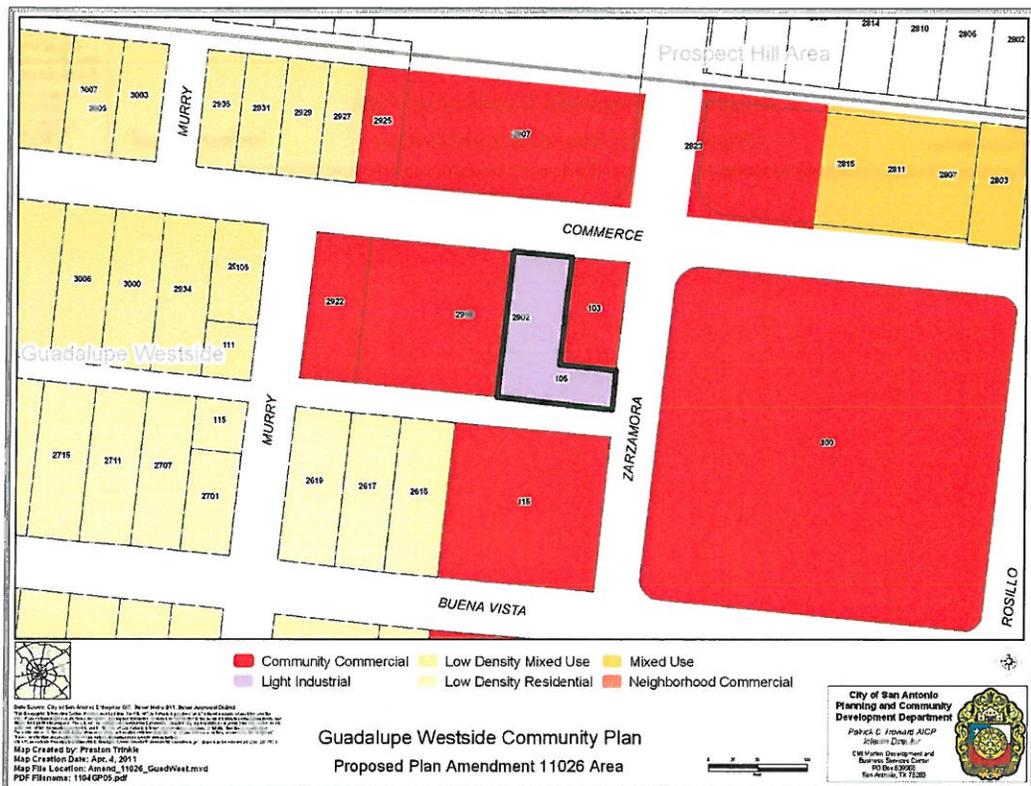
Phone No.: 207-0157

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Master Plan Amendment 11026

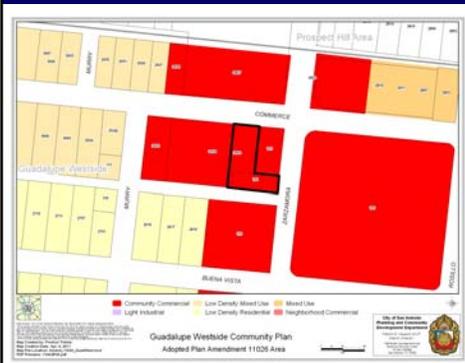
Guadalupe Westside Community Plan

Planning Commission
April 27, 2011
Agenda Item No. 21

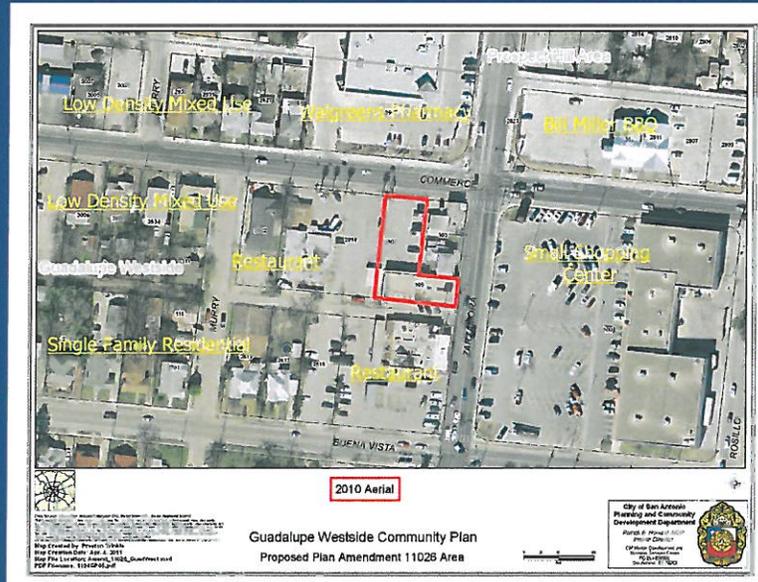
Amendment 11026

Plan as adopted:

Proposed amendment:



Surrounding Land Uses



3

Area Images



Front View of Subject Property



View from W. Commerce



Looking North from Subject Property



Shopping Ctr. East of Subject Property

Staff Recommendation

Denial of the request to amend
from Community Commercial land
Use to Light Industrial land use

RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE GUADALUPE WESTSIDE COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM COMMUNITY COMMERCIAL LAND USE TO LIGHT INDUSTRIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.74 ACRES LOCATED AT 105 SOUTH ZARZAMORA AND 2918 WEST COMMERCE.

WHEREAS, City Council approved the Guadalupe Westside Community Plan as an addendum to the Master Plan on May 3, 2007; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on April 27, 2011 and **DENIED** the amendment on April 27, 2011; and

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

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

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

PASSED AND APPROVED ON THIS 27th DAY OF APRIL 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA11029

ITEM 22

Council District: 7

City Council Meeting Date: 5/19/2011

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **Northwest Community Plan**

The applicant requests to amend the Land Use Plan designation *from* **Community Commercial** land use *to* **Regional Commercial** land use.

Background Information:

Applicant: George C. Noyes

Owner: Timothy and Elizabeth Hansen

Property Location: 10490 W Loop 1604

Acreage: 6.45

Current Land Use of site: Mobile Home/Vacant

Adjacent Land Uses:

N: Low Density Residential (Single Family Home)

E: Low Density Residential (Single Family Homes)

S: Commercial (Boat Sales)

W: Highway Loop 1604

Issue:

LAND USE ANALYSIS:

The subject property is located along the east side of W Loop 1604 Access Road. This 6.45-acre parcel is currently occupied by a mobile home. South of this parcel is a boat dealership; to the north is a single-family house; to the east are single-family residences; and to the west is the access road of W Loop 1604. This property is currently designated as Community Commercial land use in the Northwest Community Plan and Suburban Tier in the North Sector Plan. The applicant is requesting a change from Community Commercial land use to Regional Commercial land use with desire to develop the subject property with a boat sales business on the portion facing the highway and a boat storage unit between the sales office to the west and the single-family residential uses to the east.

The Community Commercial land use in the Northwest Community Plan is described as providing for offices, professional services, and retail uses of moderate intensity and impact. Example of uses includes a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. Locations for Community Commercial include along arterials. Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential. Parking is encouraged in the rear of the buildings, appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls.

The applicant is requesting to change the land use category for the subject property to Regional Commercial land use. The Regional Commercial land use provides for offices, professional services, and retail uses that draw on the customer base of a region. Example of uses include “big box” retail and retail “power centers”, shopping malls, movie theaters, and medical or office complexes that are mid to high rise. Regional Commercial uses are typically located at nodes formed by highways and major arterials, or two major arterials, and are usually 20 acres or greater in size. Regional Commercial uses can serve as an appropriate buffer between an arterial or highway, and lower intensity commercial or residential uses. Regional Commercial uses should include well defined

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

entrances, and shared internal circulation with appropriate landscaping and pedestrian amenities. Trees should shade parking and pedestrian areas, and signs should be of the monument style and scale. Lighting controls should be in place so as to direct lighting onto the site, away from adjacent land uses, and to reduce glare, and limit uplight.

Both the Northwest Community Plan and the North Sector Plan recommend that the Regional Commercial land uses should be located at intersections within nodes, instead of commercial strip developments along major roads. Currently, the Northwest Community Plan designates the Loop 1604 and Bandera Road intersection as a Regional Commercial node. Designating this parcel as Regional Commercial land use will set precedence for others to become eligible for Regional Commercial land use and will cause the Plan to lose the notion of having Regional Commercial land uses located at the intersections within nodes. This stretch of the Loop 1604 is established as a Community Commercial corridor. The subject property is located mid-block of this Community Commercial land use dedicated area. In addition, Regional Commercial land use has potential to increase traffic significantly.

The east side of the subject property is developed with single-family residences. Regional Commercial land use is incompatible with adjacent single-family residential use.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Loop 1604 is an Interstate. The subject property is between Bandera Road (Primary Arterial Type A with 120 ft. Right-Of-Way) and Braun Road (Secondary Arterial Type A with 86 ft. Right-Of-Way) intersections.

Comments: Regional Commercial land use has potential to increase traffic significantly.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: There is no Public Facility available within the walking distance from the subject property.

Comments:

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: Regional Commercial land use is recommended at the major intersections and nodes. The subject property is located mid-block within a Community Commercial designated area. There is an established single-family neighborhood to the east. The request is too intense for this location.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: April 27, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: 4/8/2011

No. Notices mailed 10 days prior to Public Hearing: 61

Registered Neighborhood Association(s) Notified: Northwest Neighborhood Alliance, Braun Hollow, Braun Station East, Braun Station West, Braun Willow Unit 2, Great Northwest, Hidden Meadow,

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

Misty Oaks, Parklands HOA, Saddlebrook Farms, Stonefield, Villas of Northwest Crossing and Wildwood West

Comments:

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current zoning district: C-3NA and R-5 Proposed zoning district: C-3 CD

Zoning Commission Public Hearing Date: No application has been submitted at this time.

Approval Denial

Planning and Community Development Department Staff:

Patrick B. Howard, AICP

Interim Director

Andrea Gilles

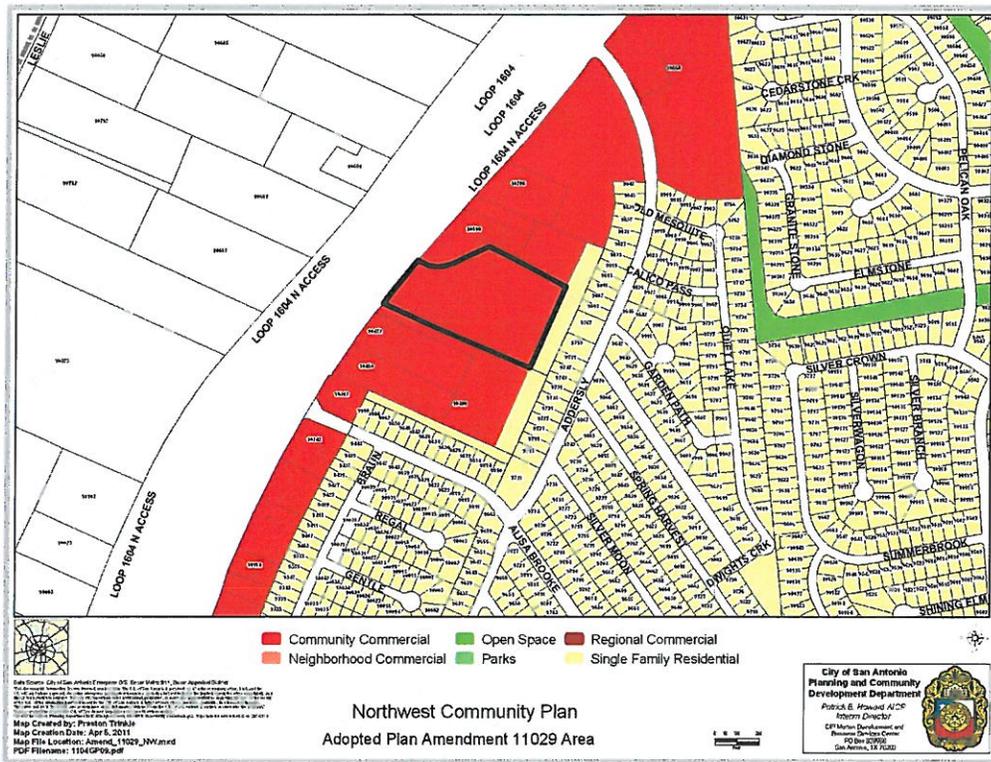
Planning Manager

Case Manager: John Osten

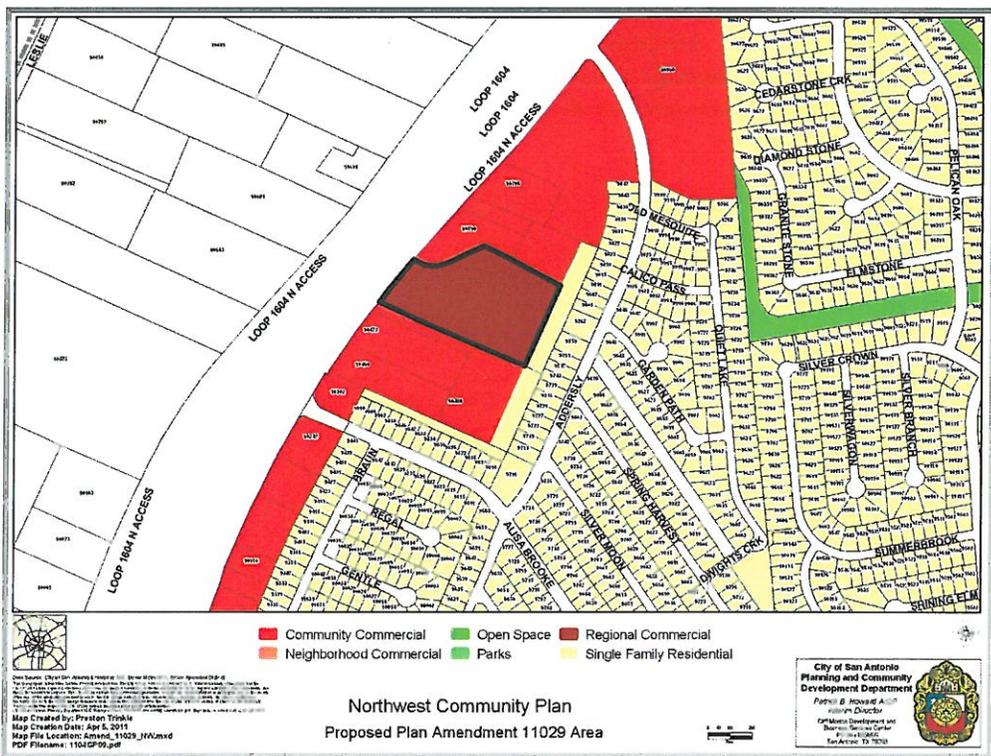
Sr. Planner

Phone No.:207-2187

Land Use Plan as adopted:



Proposed Amendment:



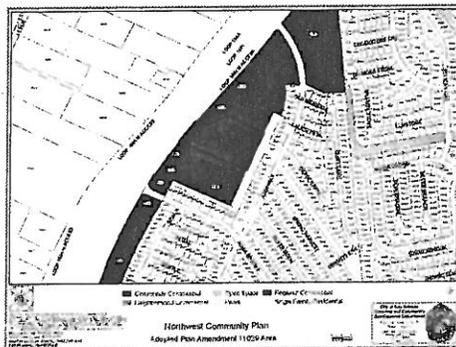
Master Plan Amendment 11029

Northwest Community Plan

Planning Commission
April 27, 2011
Agenda Item No.

Amendment 11029

Plan as adopted:



Proposed amendment:

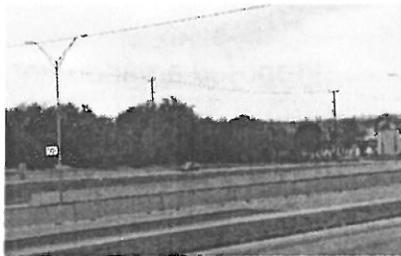


Surrounding Land Uses



3

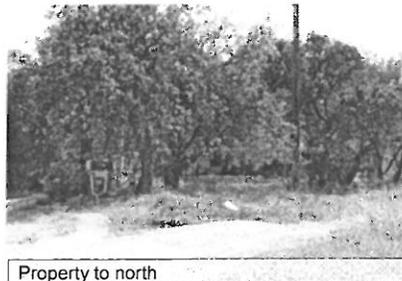
Area Images



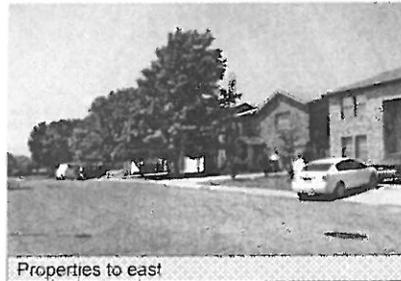
Subject Property - View from west



Property to south



Property to north



Properties to east

Staff Recommendation

Denial of the request to amend from
Community Commercial land use to
Regional Commercial land use

RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM COMMUNITY COMMERCIAL LAND USE TO REGIONAL COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 10490 W LOOP 1604.

WHEREAS, City Council approved the Northwest Community Plan as an addendum to the Master Plan on September 24, 1998; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on April 27, 2011 and **DENIED** the amendment on April 27, 2011; and

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

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

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

PASSED AND APPROVED ON THIS 27th DAY OF APRIL 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

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

Northwest Community Plan Update

ITEM 23

Council Districts: 6, 7, 8

City Council Meeting Date: 05/19/2011

Summary:

Neighborhood/Community/Perimeter Plan: **Northwest Community Plan**

Background Information:

Applicant: City of San Antonio

Owner: Various

Plan Boundaries: The Northwest Community Plan is generally bound by Loop 1604 to the west, Bandera Road to the east, Culebra and Grissom Roads to the south, and the City of Windcrest to the southeast.

Size: The plan area is approximately 14.36 square miles

Current Land Use of site: Various

Adjacent Land Uses: Various

Issue:

Planning Process:

The Northwest Community Plan Update was developed following the guidelines set out in the Community Building and Neighborhood Planning Program, adopted by City Council in October 1998 and as amended by the Comprehensive Planning Program in 2009 and further specified in Article IV of the Unified Development Code adopted in 2001, and amended in 2004.

The original Northwest Community Plan was adopted in September 1998. Planning staff and planning team members updated the plan in May 2004. In 2010, staff, Council District 7 officials and planning team members revisited the plan and determined that an update was warranted based on new best planning practices, the quantity of vacant lots, and a substantial amount of industrial and business park development.

The formal update process began in September 2010. The original planning team was invited to participate and new members joined the group. The team was represented by members of the various neighborhood associations, Northwest Neighborhood Alliance, business owners, residents and various other stakeholders.

Between October 2010 and March 2011, six planning team meetings were held to review and update the land use plan and document text. On February 22, 2011 a public meeting was held to give community members an opportunity to review and comment on the proposed plan update. The document was also made available for review and comment online.

The Department of Planning & Community Development, together with the planning team, has worked to encourage participation in the community planning process. A press release announced the open house and flyers were distributed to property owners and libraries in the area. A notice of the public hearing before Planning Commission was featured in the Commercial Recorder Newspaper.

Current Land Use:

The Northwest Community Plan planning area is bound by NW Loop 1604 to the west and northwest, Bandera Road to the east and northeast, Culebra and Grissom Roads to the south and the City of Leon Valley to the southeast. The area is a mix of residential, commercial, public/institutional, parks, industrial and vacant lots. Land uses have not changed significantly in the past 5 years; there have been only 12 plan amendments. Since the last update, Low Density Residential uses are predominantly found in the interior portion of the planning area. Commercial uses have steadily

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

increased, particularly along Bandera, Grissom and Culebra Roads. The Public Institutional uses, including churches and schools, located throughout the area have remained consistent.

Due to the number of increasing businesses and the traffic, the community wishes to focus on more diverse development to balance the uses in the area.

Key Changes to Plan:

Updates to the land use plan include: 1) the future land use map, and 2) land use categories, descriptions, and corresponding zoning districts. The land use categories were updated to reflect current planning nomenclature, current planning best practices, broader, diverse development and the changing development trends within and around the Northwest Community Plan area.

Text Amendments:

Addition of the Business Park land use designation and merging of the Parks and Open Spaces land uses.

- Business Park land use is a mix of low intensity industrial and office uses. This land use category includes medium to large sized buildings that house professional, administrative, light manufacturing, and/or warehousing functions for local, regional, national, and international entities. Examples include professional/personal services, shop front retail with restaurants, cafes, and gift shops.
- Park and Open Spaces were two separate categories in the previous update. The recommendation is to merge them into a single Parks/Open Spaces land use category. In addition, privately owned properties that had been designated Parks or Open Spaces in the 2004 document have been updated to reflect a more consistent land use designation with current and future uses.

Land Use Map Changes:

To support more diverse development, while maintaining appropriate intensities of uses, this land use update recommends the following:

- Replacing the Community Commercial parcels particularly along Eckhert Road near Bandera Road to Business Park and Light Industrial land uses.
- Changing the High Density Residential and Open Space parcels to Light Industrial and Low Density Residential land uses along Low Bid Lane.
- Changing the Low Density Residential parcels to Medium Density Residential land uses along Santa Catalina Street to bring the existing uses to conformity with the land use plan.

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

This update was developed in cooperation with community stakeholders and would support future development that is more compatible with the development in the Northwest Community Plan area.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: April 27, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: April 8, 2011

No. Notices mailed 10 days prior to Public Hearing: 238

Registered Neighborhood Association(s) Notified: Northwest Neighborhood Alliance, Braun Hollow, Braun Station East, Braun Station West, Braun Willow Unit 2, Great Northwest, Hidden Meadow, Misty Oaks, Parklands HOA, Saddlebrook Farms, Stonefield, Villas of Northwest Crossing and Wildwood West

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

Planning and Development Services Department Staff:

Patrick B. Howard, AICP, Interim Director

Andrea Gilles, Planning Manager

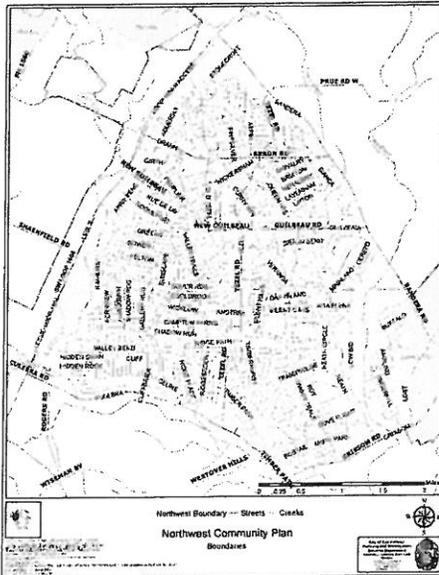
John Osten, Senior Planner, 207-2187

2011 Northwest Community Plan

Planning Commission Hearing
April 27, 2011

*Department of Planning
& Community Development*

Plan Boundaries



North → Loop 1604 & Bandera Rd. Intersection

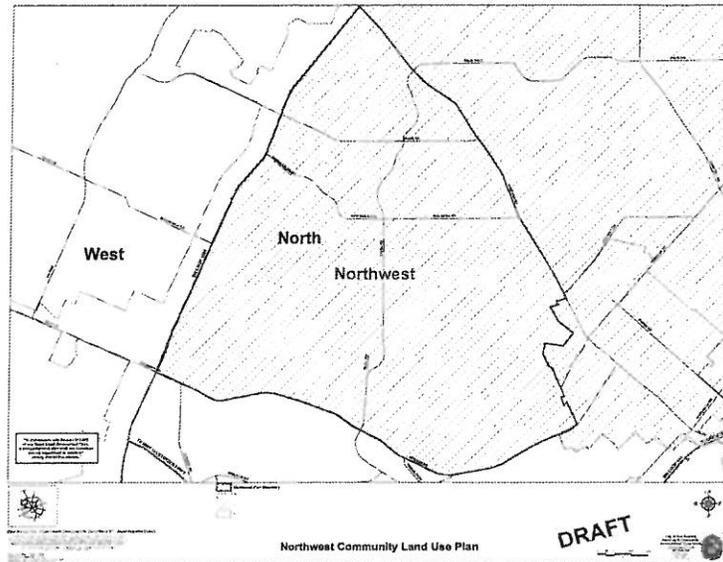
West → Loop 1604

East → Bandera Rd.

South → Culebra & Grissom Rd.

Area → 14.36 sq mi

Sector Plans & Community Plan



3

Quick History

- First Northwest Community Plan was adopted in September 1998
 - With a format hard to follow
- April 2004 Update
 - Land use updated
 - New enhanced categories

4

2011 Update

- Entire 1998 Plan and 2004 Update revisited
- Non-Relevant or accomplished items removed
- Relevant items kept and new items added
- Reformatted
- Land use updates
 - Map
 - Text
 - Business/Office Park
 - Parks/Open Space

5

2011 Update Process

- Six Planning Team Meetings
 - October 26, 2010
 - November 16, 2010
 - December 14, 2010
 - January 18, 2011
 - February 1, 2011
 - March 10, 2011
- Open House
 - February 22, 2011

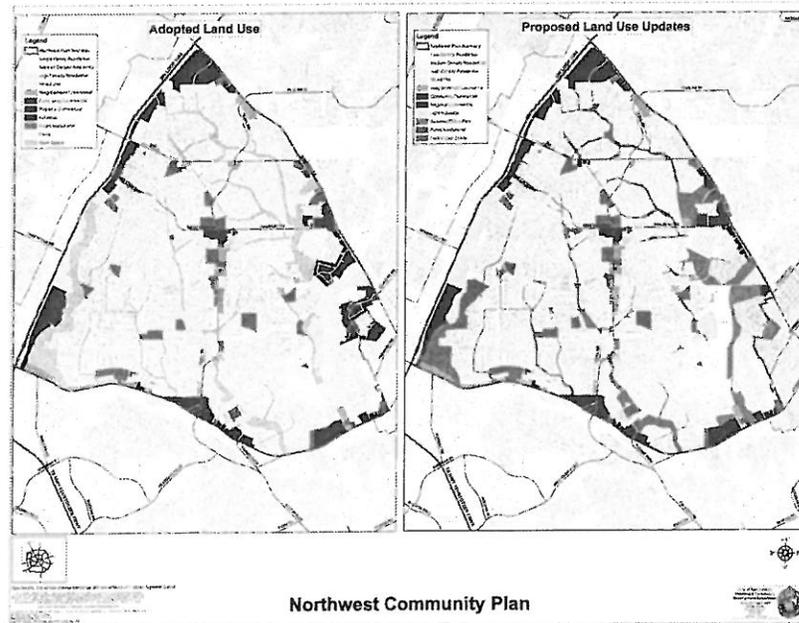
6

Summary of the 2011 Plan's Focus

- Growth and Development
- Community Facilities and Public Services
- Parks / Open Spaces
- Schools and Education
- Transportation
- Land Use and Zoning

7

2004 – 2011 Comparison



Next Steps

- Planning Commission public hearing:
 - April 27, 2011
- City Council public hearing:
 - May 19, 2011

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT TO UPDATE THE NORTHWEST COMMUNITY PLAN TO CITY COUNCIL, FOR A 14.36 SQUARE MILE AREA BOUNDED BY WEST LOOP 1604 ON THE WEST, BANDERA ROAD ON THE EAST, AND CULEBRA AND GRISSOM ROADS ON THE SOUTH, TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, §35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY, AND PERIMETER PLANS."

WHEREAS, City Council approved the Northwest Community Plan as an addendum to the Master Plan on September 24, 1998; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on April 27, 2011 and **APPROVED** the update on April 27, 2011; and

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

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

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

PASSED AND APPROVED ON THIS 27th DAY OF APRIL 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

**City of San Antonio Planning and Development Services Department
Plan Update Recommendation**

United Southwest Communities Plan Update

ITEM 24

Council District: 4

City Council Meeting Date: 5/19/2011

Plan Update Document

Summary:

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

Background Information:

Applicant: City of San Antonio

Owner: Various

Plan Boundaries:

North: Lackland AFB, Port San Antonio

South: Quintana Road/ IH-35

East: Military Drive/ Quintana Road

West: Loop 1604

Plan Area: Approximately 22.5 sq. miles

Current Land Use of Site: Various

Adjacent Land Uses: Various

Issue:

PLANNING PROCESS:

The United Southwest Communities Plan was adopted in August, 2005 and represents a collaborative planning effort between the Hidden Cove/ Indian Creek Neighborhood Association, Hillside Acres Good Neighbors, People Active in Community Effort, Southwest Community Association, Valley Forest Neighborhood Association and the City of San Antonio Planning and Community Development Department.

In 2003, area neighborhoods collectively submitted a request to develop a plan for the community. In March, 2004, the United Southwest Communities planning process began. After several community meetings and workshops, the final draft plan was presented in June, 2005 and was adopted by the City Council in August, 2005.

The United Southwest Communities Plan Update was developed following the guidelines set out in the Community Building and Neighborhood Planning Program, adopted by City Council in October 1998 and superseded by the Comprehensive Planning Program adopted in 2009, and further specified in Article IV of the Unified Development Code.

The United Southwest Communities Plan update process began in conjunction with the West/ Southwest Sector Plan. Sector Plans provide long range policies for large geographic areas of the city and the extraterritorial jurisdiction. The United Southwest Communities Plan is within the West/ Southwest Sector.

During the West/ Southwest Sector planning process, planning team members, stakeholders, and neighborhood leaders from the United Southwest Communities Plan were invited to participate in the planning process. A separate United Southwest Communities Plan meeting was held in February, 2011 to gather comments and provide feedback from planning team members regarding the proposed changes to the plan. Additionally, the plan update recommendation was mailed to the planning team for additional comment and feedback. The recommended changes in this plan update are also

City of San Antonio Planning and Development Services Department Plan Update Recommendation

consistent with the West/ Southwest Sector plan.

Although Sector Plans contain a land use component, it is important to note that adopted Community and Neighborhood Plans take precedence in policy and land use guidance. In the course of the plan update process, West/ Southwest Sector planning team meetings were held to capture the vision of the region. Members of the United Southwest Communities planning team were invited to participate in this process and to make recommendations to the plan. A United Southwest Communities planning team meeting was held on February 16, 2011 to discuss the Community Plan update recommendations. Public meetings for the West/ Southwest Sector plan were held on December 14th, 2010, February 15, 2011, and March 22, 2011. The recommendations for the West/ Southwest Sector parallel the United Southwest Communities Plan. These recommendations include creating more intensive commercial nodes and centers at major intersections, preserving the existing character of rural areas, and improving neighborhoods and the commercial areas that support them. Public input also suggested the desire to protect the mission of Lackland Air Force Base and Port San Antonio. These institutions directly abut the United Southwest Communities Plan area to the north.

DOCUMENT TEXT CHANGES, INCLUDING THE LAND USE ELEMENT AND MAP:

- 1) Adjust southern plan boundary to exclude the City of Von Ormy boundaries, incorporated in 2008, after the plan was originally adopted in 2005.
- 2) Amend the Land Use text by consolidating the individual “Parks” and “Open Space” land use categories to a single “Parks and Open Space” land use category.
- 3) Change the land use designation for privately held properties designated “Open Space” to “Agriculture” to be consistent with the West/ Southwest Sector Plan land use recommendation.
- 4) Update plan text to include most currently available data and demographic information; more specifically, acknowledgement section, process, and contact information.

LAND USE PLAN:

The City began the Sector Plan process in 2010 in an effort to provide long range policies for large geographic areas of the city, the extraterritorial jurisdiction, and areas not served by a community or neighborhood plan. Sector Plans are divided into five geographic areas: North, East, Heritage South, West/ Southwest, and Central City. During the West/ Southwest sector planning process, the United Southwest Communities plan was compared to the goals and land use strategies considered in the sector plan. These strategies were found to be consistent with the West/ Southwest Sector Plan. Further, since the adoption of the 2005 United Southwest Communities Plan, only four plan amendments have been filed. This is a strong indicator that the plan document and associated future land use designations are viable and reflect the policies and growth pattern recommended in the 2005 adopted plan.

As a result of the Sector Planning process, two minor updates to the current map is recommended.

- 1.) In 2008, the City of Von Ormy incorporated. A portion of the southern boundary of the United Southwest Communities Plan is located within a portion of the northern boundary of the City of Von Ormy. The plan boundary has been adjusted to reflect this change.
- 2.) The consolidation of the Parks and Open Spaces land use categories is consistent with the Natural Tier identified in the West/ Southwest Sector land use description. This land use category provides

**City of San Antonio Planning and Development Services Department
Plan Update Recommendation**

“ancillary uses located within existing and man-made natural areas that supports active and/or passive open space and recreational uses.” This classification update includes parks, designated natural areas, and recreational areas.

The southwestern portion of the United Southwest Communities Plan, primarily large tracts located in the city’s extra territorial jurisdiction, contains light industrial and agricultural business uses. The adopted future land use designation for many of these areas is Open Space in the Community Plan. The West/ Southwest sector planning process identified agribusiness opportunities in areas designated Open Space, and the Agribusiness Tier was supported as an alternative to this classification. Agribusiness supports large tract (25 acres or greater) detached single family housing, and a variety of agribusiness related uses. Privately held properties designated Open Space in the current United Southwest Communities Plan are being recommended to the Agriculture land use, which is consistent with the Sector Plan land use.

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: The United Southwest Communities Plan has been active since 2005. Only four (4) plan amendments have been considered; an indication of the viability and success of the original plan document and land use designations. During the West/ Southwest Sector planning process, the community was invited to participate in shaping the area’s preferred growth pattern, land use, and goals and strategies. Through the planning process only a few changes to the United Southwest Communities Plan were identified. The update recommendations address land use classifications to be consistent with the language included in more recently adopted plans, the Sector Plan, adjustments to the plan boundary, and provide an appropriate land use category for currently designated Open Space properties. Other changes include the updates to contact information, statistic and demographic data, as available, and removed the general information section on Section 8 Housing.

Staff recommends approval of the United Southwest Communities Plan update.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: April 27, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: April 8, 2011

No. Notices mailed 10 days prior to Public Hearing: 74 notices, including Planning Team members, registered neighborhoods, and affected property owners.

Registered Neighborhood Association(s) Notified: Hidden Cove/ Indian Creek NA, Hillside Acres, People Active in Community Effort (PACE), Southwest Community Association, Valley Forest NA.

Comments:

Planning and Development Services Department Staff:

Patrick B. Howard, AICP

Interim Planning Director

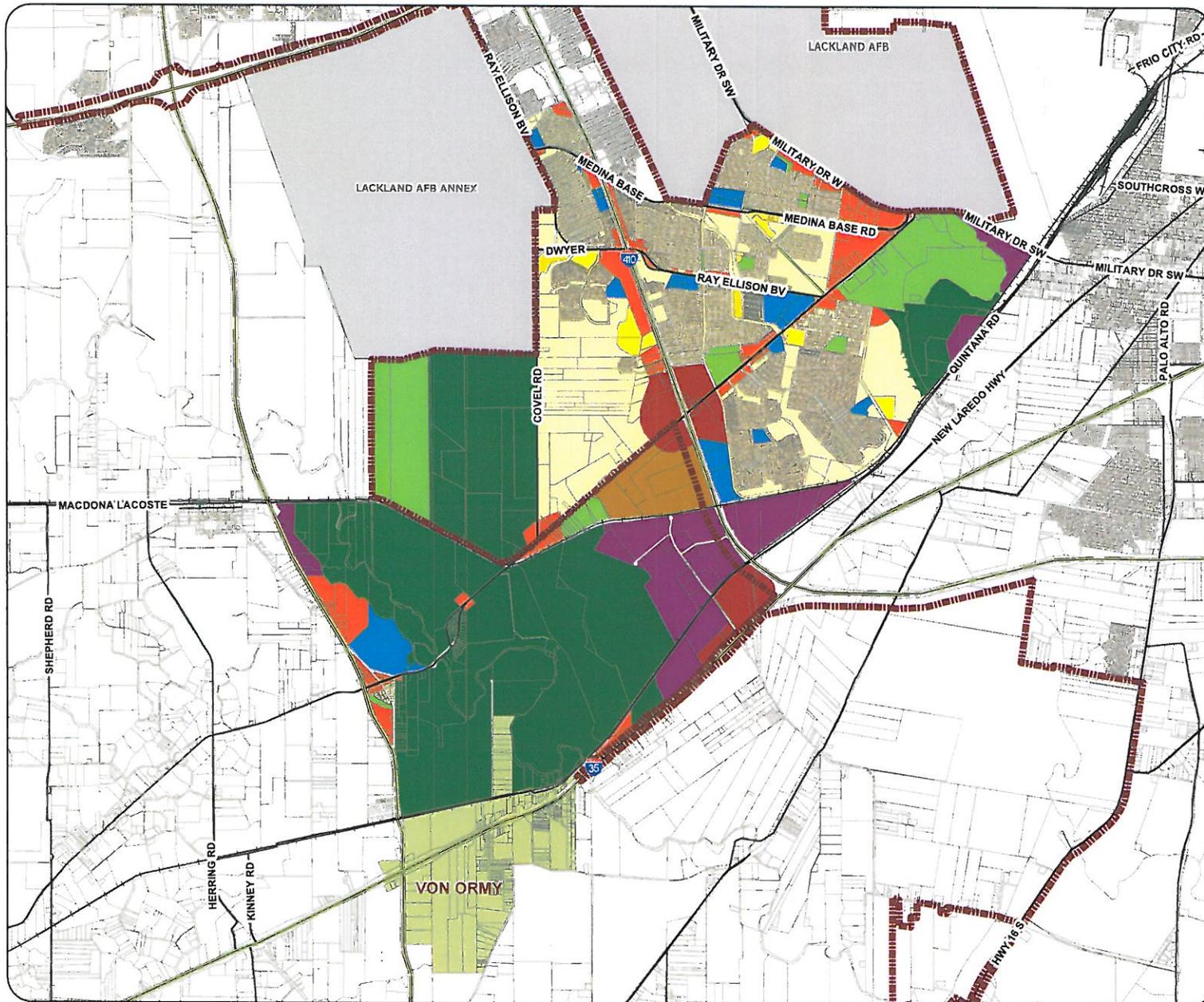
Andrea Gilles

Planning Manager

Case Manager: Gary Edenburn

Senior Planner

Phone No.: 207-7395



United Southwest Communities Plan

Future Land Use

-  Industrial
-  Regional Commercial
-  Community Commercial
-  Agriculture
-  Mixed Use
-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Public Institutional
-  Parks and Open Space

 San Antonio City Limits



City of San Antonio

Date Source: City of San Antonio Enterprise GIS, Base Maps 9/11, Survey Appraisal Districts
 2004-2005, 2006-2007, 2008-2009, 2010-2011, 2012-2013, 2014-2015, 2016-2017, 2018-2019, 2020-2021, 2022-2023, 2024-2025
 Map Created: 10/2024
 Map Editor: Chris
 PDF Filename: #101024.pdf

City of San Antonio
 Department of Planning and
 Community Development
 Parks & Recreation ACP
 Director
1500 Commerce Street
 San Antonio, TX 78204

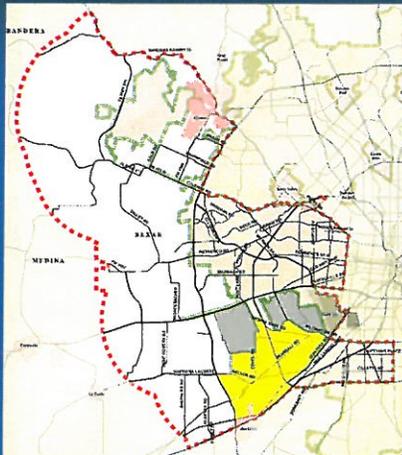


2011 United Southwest Communities Plan Update

Planning Commission
April 27, 2011
Item #25

*Department of Planning
& Community Development*

Plan Area

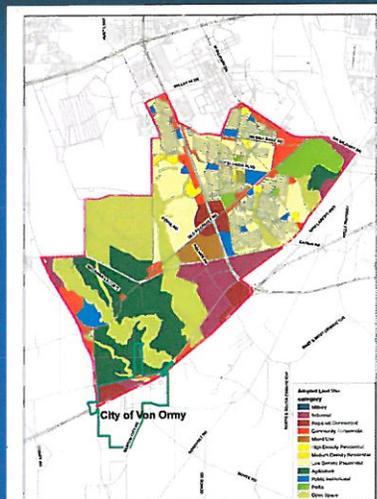


Plan Background

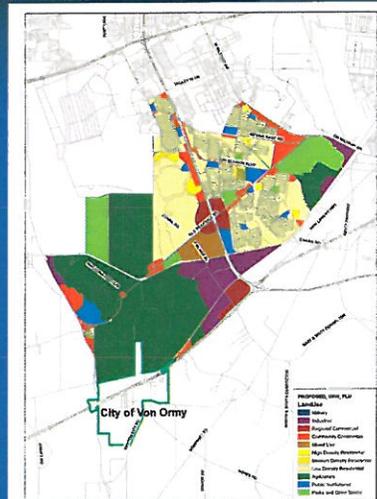
- Adopted in August, 2005
- 22.48 square mile area
- Within the West/ Southwest Sector Plan area
- 4 registered neighborhoods
 - Valley Forest/ People Active in Community Effort
 - Southwest
 - Hidden Cove- Indian Creek/ Southwest
 - Solana Ridge Homeowners Association
- 4 plan amendments since 2005 adoption*

3

2011 Update Summary



UNITED SOUTHWEST
Communities Plan
Future Land Use Plan



UNITED SOUTHWEST
Communities Plan
PROPOSED
Future Land Use Plan

4

2011 Update Process

- Planning Team invited to participate in the West/Southwest Sector planning process
- Planning Team meeting: February 16th at the Johnston Library
- Update summary mailed to planning team

5

Next Steps

- Planning Commission briefing
April 13, 2011
- Planning Commission public hearing
April 27, 2011
- City Council public hearing
May 19, 2011

6

RESOLUTION NO.

RECOMMENDING TO APPROVE AN AMENDMENT TO UPDATE THE LAND USE PLAN AND THE LAND USE CLASSIFICATION SECTION OF THE UNITED SOUTHWEST COMMUNITIES PLAN TO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, §35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY, AND PERIMETER PLANS."

WHEREAS, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

WHEREAS, the San Antonio Planning Commission has approved the 1998 Community Building and Neighborhood Planning Program; and

WHEREAS, the *Unified Development Code* (adopted May 3, 2001), §35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans and requires the Plan shall be reviewed by the planning commission at least once every five years; and

WHEREAS, the San Antonio Planning Commission has reviewed the amendment to update the land use plan and the land use classification section of the United Southwest Communities Plan and found the amendment to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, §35-420, therefore meeting all requirements; and

WHEREAS, the San Antonio Planning Commission held a public hearing on April 27, 2011 and **APPROVED** the amendment on April 27, 2011; and

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

SECTION 1: The amendment to update the land use plan and the land use classification of the United Southwest Communities Plan attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for **APPROVAL** by the City Council that it be adopted as a component to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 27th DAY OF APRIL, 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

