

SAN ANTONIO PLANNING COMMISSION AGENDA



August 11, 2010



2:00 P.M.

Amelia Hartman, *Chair*

Jose R. Limon, *Vice Chair*

Andrea Rodriguez, *Chair Pro Tem*

Dr. Sherry Chao-Hrenek

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez

Rolando H. Briones

Jody R. Sherrill



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:

- Work session, **1:30 P.M.**, Tobin Room
- Agenda items may be discussed (Planning and Development Services)

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 District | Ferguson Index # |
|------------------|---------------------------------------------------------------------------------------------------------|---------------------|---------------------|
| A. 080549 | Jaimin Properties, LLC DIPTI Inc. (North of Rigsby Avenue on the east side of Semlinger Road) | 2 | 618 F-8 |
| B. 090058 | Laura Heights Unit 3B-PUD (Near the intersection of Mill Berger and Sun Mill) | OCL | 545 E-5 |
| C. 090296 | Dove Creek PUD (West of F. M. Loop 1604, north of Dove Canyon) | OCL | 612 A-6 |
| D. 100220 | Trompeter (North of Flamingo Drive, west of Busby Drive) | 9 | 551 C-8 |

* Project is located in the Camp Bullis Notification Area.

CONSENT AGENDA

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

PUBLIC HEARINGS FOR ITEMS 6-8 HELD ABOVE:

| | | | Council District | Ferguson Index # |
|----|--------|---------------------------------------------------------------------------------------------------------|---------------------|---------------------|
| 6. | 080549 | Jaimin Properties, LLC DIPTI Inc. (North of Rigsby Avenue on the east side of Semlinger Road) | 2 | 618 F-8 |
| 7. | 090058 | Laura Heights Unit 3B-PUD (Near the intersection of Mill Berger and Sun Mill) | OCL | 545 E-5 |
| 8. | 100220 | Trompeter (North of Flamingo Drive, west of Busby Drive) | 9 | 551 C-8 |

PLAT:

| | | | | |
|----|--------|-------------------------------------------------------------------------------------------------|---|---------|
| 9. | 100126 | Cornerstone Tract 5 (On the northeast corner of Northeast Loop 410 and Dietrich Road) | 2 | 618 F-2 |
|----|--------|-------------------------------------------------------------------------------------------------|---|---------|

INDIVIDUAL CONSIDERATION

PLAT:

| | | | | |
|-----|--------|--------------------------------------------------------------------------|-----|---------|
| 10. | 090296 | Dove Creek PUD (West of F. M. Loop 1604, north of Dove Canyon) | OCL | 612 A-6 |
|-----|--------|--------------------------------------------------------------------------|-----|---------|

VARIANCES and APPEALS:

| | | | | |
|-----|-----------|----------------------------------------------------------------------------------------------------------|---|---------|
| 11. | 070097 | Ansley Woods (time extension) (East Clamp Avenue, south of Ansley Boulevard) | 3 | 682 C-2 |
| 12. | 10-02-005 | Carmel Canyon (Rights Determination Appeal) (Near the intersection of Culebra Road at FM 1560) | 6 | 577 E-2 |

LAND TRANSACTIONS:

| | | | | |
|-----|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| 13. | SP 1469 | Request for a joint use agreement for an easement to install a new 36 inch-wide sewer line within City property in NCB 11078 (Capital Improvements Management Service, by Martha Almeria) | | |
|-----|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|

14. **SP 1472** Request for a joint use agreement for an easement to install a lift station within City property in NCB 17679 (Capital Improvements Management Service, by Martha Almeria)
15. **SP 1511** Request to declare as surplus and sell 35 acres of City-owned Real Property (Capital Improvements Management Service, by Jesse Quesada)

COMPREHENSIVE MASTER PLAN:

16. Public hearing and consideration of a resolution recommending to City Council an update to the Land Use Plan and amendments to the text of the land use section of the Government Hill Neighborhood 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 Fort Sam Houston and East Josephine Street to the north, Fort Sam Houston and a railroad right-of-way to the east, a railroad right-of-way and Duval Street to the south, and IH-37 South and Broadway Street to the west. (Planning and Development Services Department, by Tyler Sorrells)

OTHER ITEMS:

17. Approval of the minutes for the July 28, 2010 Planning Commission meeting
18. Director's report - City Council Action Update (Planning Commission Items sent to Council)
 - Update on the TAC's review of the proposed UDC amendments.
19. 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
20. **ADJOURNMENT**

Consent Agenda

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION
AGENDA ITEM NO: PA & C August 11, 2010

JAIMIN PROPERTIES, LLC DIPTI INC.
SUBDIVISION NAME

MINOR PLAT

080549
PLAT #

COUNCIL DISTRICT: 2

FERGUSON MAP GRID: 618 F-8

OWNER: Jaimin Properties, LLC DIPTI Inc., by Sunny Patel

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

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

Date filed with Planning Commission: July 19, 2010

Location: North of Rigsby Avenue on the east side of Semlinger Road

Services Available: SAWS Water and Sewer

Zoning: C-3 Commercial District

Proposed Use: Motel

APPLICANT'S PROPOSAL:

To plat **3.415** acres consisting of **2** non-single family lots.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on August 11, 2010. One notice was mailed to the adjacent property owner, as of this writing, no written opposition has been submitted. In addition, notice was given to the Dellview Area Neighborhood Association, which is registered with the City of San Antonio.

STAFF RECOMMENDATION:

Approval



LOCATION MAP N.T.S.

NOTE FOR UNIMPROVED CONTOURS: CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE ELEVATIONS ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

WATERMETER EXAMINED: THE NUMBER OF WASTEWATER EQUIVALENT DRILLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE LISTED ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT MADE: THE OWNER HAS DEPOSITED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

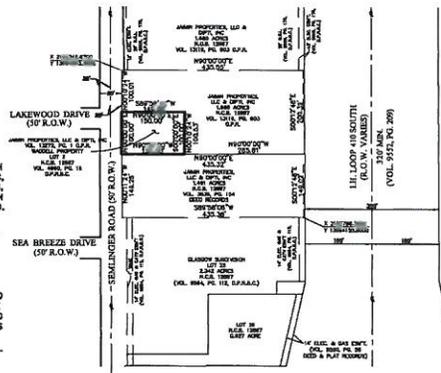
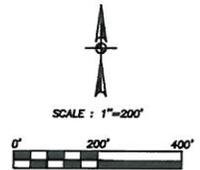
GENERAL NOTES: 1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPAIR DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE CASSEMENTS... 2. FRESH FLOOR ELEVATIONS MUST BE A MINIMUM OF 1' ABOVE FRESH ADJACENT GRADE.

SURVEYOR'S NOTES:

- 1. 1/2" IRON ROD WITH YELLOW CAP MARKED "5407" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. THE BEARINGS FOR THIS PLAT ARE BASED ON STATE PLANE TEXAS SOUTH CENTRAL ZONE ADA.

LEGEND

- ELEC = ELECTRIC
TELE = TELEPHONE
CMTV = CABLE TELEVISION
ESMT = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD
N.C.S. = NEW CITY BLOCK
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEHAR COUNTY, TEXAS



AREA BEING REPLATTED

THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION BEING LOT 2, N.C.B. 12887, WADDELL PROPERTY AS RECORDED IN DEED AND PLAT RECORDS VOLUME 4960, PAGE 15, BEHAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEHAR 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.

STATE OF TEXAS COUNTY OF BEHAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF A.D. 20

STATE OF TEXAS COUNTY OF BEHAR 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.

STATE OF TEXAS COUNTY OF BEHAR 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.

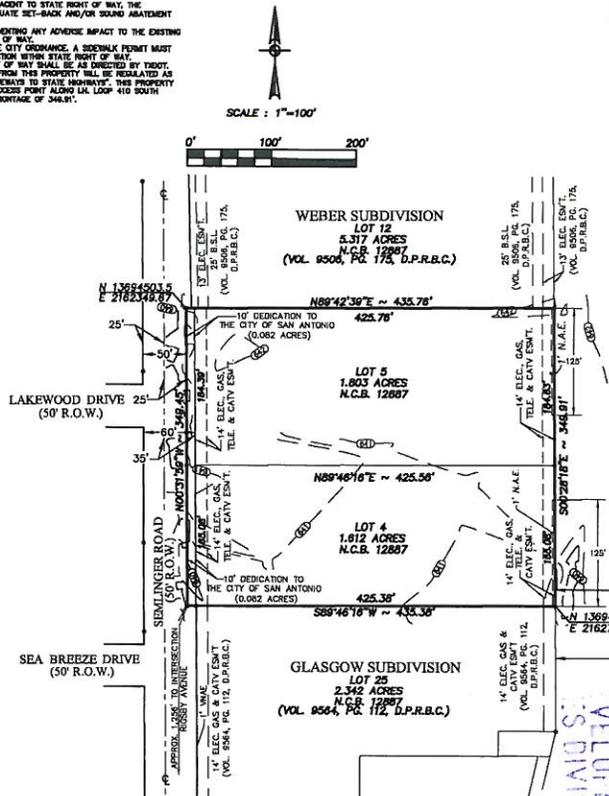
Don McCrary & Associates, Inc. ENGINEERS & SURVEYORS 323 Breesport SAN ANTONIO, TEXAS 78216-2602 (210)349-2651

OWNER/DEVELOPER: JAIMIN PROPERTIES, LLC DIPTI INC. 5003 RIGSBY AVENUE SAN ANTONIO, TX 78222 TEL. NO. (512) 757-6112

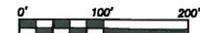
STATE OF TEXAS COUNTY OF BEHAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT WADDELL PROPERTY WHICH IS RECORDED IN VOLUME 4960 PAGE 15 BEHAR COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS HEARING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

OWNER'S DULY AUTHORIZED AGENT SHOWN AND SUBSCRIBED BEFORE ME THIS DAY OF NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS BY COMMISSION EXPIRES

THIS PLAT OF JAIMIN PROPERTIES, LLC DIPTI INC. 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. DATE THIS DAY OF A.D. 20 BY: CHAIRMAN BY: SECRETARY



SCALE: 1"=100'



REPLAT AND SUBDIVISION PLAT ESTABLISHING SUBDIVISION JAIMIN PROPERTIES, LLC DIPTI INC.

BEING A TOTAL OF 3.415 ACRES OF LAND ESTABLISHING LOT 4 & LOT 5 N.C.B. 12887, IN THE CITY OF SAN ANTONIO, BEHAR COUNTY, TEXAS SITUATED IN THE J.M. URRIEGAS SURVEY NO. 94, ABSTRACT 770, BEING OF ALL THAT CALLED 1.685 ACRE TRACT AS RECORDED IN VOLUME 13119 PAGE 603 OFFICIAL PUBLIC RECORDS AND LOT 2, N.C.B. 12887 WADDELL PROPERTY AS RECORDED IN VOLUME 4960 PAGE 15 DEED AND PLAT RECORDS AND 1.491 ACRE TRACT N.C.B. 12887 AS RECORDED IN VOLUME 3639 PAGE 154 DEED RECORDS OF BEHAR COUNTY, TEXAS.

C.P.S. NOTE: 1. The City of San Antonio as part of the electric and gas system (City Public Services Board) to hereby delineate the electric and gas lines... 2. Any GPS necessary from resulting from modification required of GPS equipment, located within said easement... 3. This plat shall not constitute any other instrument which shall be subject to the provisions or provisions... 4. Certain attorney's fees and other costs are allowed within the fee \$25 per acre within said easement... 5. Said easements are shown within the plat and are subject to the provisions of said laws and regulations...

STATE OF TEXAS COUNTY OF BEHAR COUNTY CLERK OF BEHAR 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 DEED AND PLAT RECORDS OF BEHAR COUNTY, IN BOOK/INLINE. ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. COUNTY CLERK, BEHAR COUNTY, TEXAS BY: DEPUTY

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

AGENDA ITEM NO: 5B & 7 August 11, 2010

LAURA HEIGHTS UNIT 3B-PUD
SUBDIVISION NAME

MAJOR PLAT

090058
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 545 E-5

OWNERS Continental Homes of Texas, L.P., by William J. Saunders, Gaye L. Bobbitt, Nicholas Swenson, Erin Nielson and Alonzo Garza

ENGINEER: Briones Consulting & Engineering, LTD, by Rolando H. Briones, Jr., P.E.

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

Date filed with Planning Commission: July 15, 2010

Location: Near the intersection of Mill Berger and Sun Mill

Services Available: Forest Glen Utility Company and SAWS Sewer

Zoning: Outside San Antonio City Limits

PLAT is in associated with:

MDP 870B, Laura Heights, accepted on September 16, 2008

PUD 05-035C, Laura Heights, approved on September 16, 2008

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **0.636** acres consisting of **5** single family lots.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on August 11, 2010. Twenty-nine 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

REPLAT OF LAURA HEIGHTS SUBD. UNIT 3B-PUD

BEING A REPLAT OF LOT 32, BLOCK 100, C.B. 4450, LOT 1, BLOCK 111, C.B. 4450, LOTS 9 & 24, BLOCK 104, C.B. 4450 AND LOT 23, BLOCK 103, C.B. 4450 OUT OF LAURA HEIGHTS SUBDIVISION UNIT 3-PUD AS RECORDED IN VOLUME 5272, PAGE 187, PLAT AND DEED RECORDS, SAN ANTONIO, BEAR COUNTY, TEXAS; BEING A TOTAL OF 0.636 ACRES.

THIS PLAT OF LAURA HEIGHTS SUBD. UNIT 3B-PUD 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. 20__

BY: _____ CHAIRMAN
_____, SECRETARY

STATE OF TEXAS
COUNTY OF BEAR
ROLAND H. BRIONES, JR.
81430
LICENSED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT IN THE MATTERS OF STREETS, LOTS, DRIVEWAYS, EASEMENTS AND 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.

STATE OF TEXAS
COUNTY OF BEAR
GEORGE OZUNA, JR.
28225
REGISTERED PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
COUNTY OF BEAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF BEAR
OWNER
STATE OF TEXAS
COUNTY OF BEAR
DULY AUTHORIZED AGENT
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__

JOSE R. GONZALEZ
MY COMMISSION EXPIRES
NOVEMBER 30, 2011
NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR
OWNER
STATE OF TEXAS
COUNTY OF BEAR
DULY AUTHORIZED AGENT
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__

JOSE R. GONZALEZ
MY COMMISSION EXPIRES
NOVEMBER 30, 2011
NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR
OWNER
STATE OF TEXAS
COUNTY OF BEAR
DULY AUTHORIZED AGENT
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__

JOSE R. GONZALEZ
MY COMMISSION EXPIRES
NOVEMBER 30, 2011
NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR
OWNER
STATE OF TEXAS
COUNTY OF BEAR
DULY AUTHORIZED AGENT
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__

JOSE R. GONZALEZ
MY COMMISSION EXPIRES
NOVEMBER 30, 2011
NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR
OWNER
STATE OF TEXAS
COUNTY OF BEAR
DULY AUTHORIZED AGENT
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__

JOSE R. GONZALEZ
MY COMMISSION EXPIRES
NOVEMBER 30, 2011
NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR
I, _____ COUNTY CLERK OF SAO COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN AN OFFICE ON _____ DAY OF _____ A.D. _____ M. W. IN THE _____ DISTRICT _____ RECORDS OF SAO COUNTY IN BOOK NUMBER _____ PAGE _____ IN RESPECTIVE WHEREOF, WITNESSE MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 20__

BRIONES CONSULTING & ENGINEERING LTD. 8119 BROADWAY SAN ANTONIO, TX 78208 (210) 828-1431 (210) 828-1432 fax

LEGEND

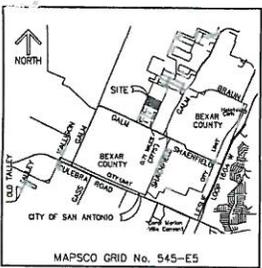
- D.A.P. = DEED A PLAT RECORDS
D.R. = DEED RECORDS
E.G.T.V.E. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
U.S.W.C.V.E. = UTILITY (ELECTRIC, GAS, TELEPHONE & CABLE T.V., SANITARY SEWER, WATER, SEWER/ALK & CLEAR VISION ESMT.)
B.S.L. = BUILDING SETBACK LINE
FND. LR. = FOUND IRON ROD
P.R.P. = REAL PROPERTY RECORDS
V.A.E. = VEHICULAR NON-ACCESS EASEMENT
C.V.E. = CLEAR VISION EASEMENT
-ES- = EXISTING CONTOUR

NOTES

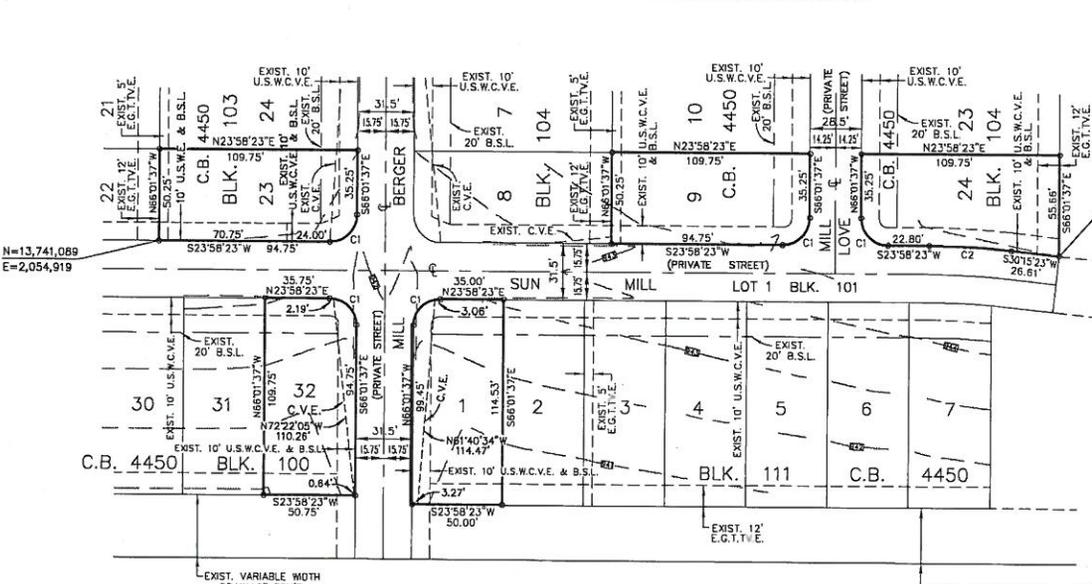
- 1) SET 1/2" ROP ROADS AT ALL CORNERS UNLESS OTHERWISE NOTED.
2) BEARING SHOWN HEREON ARE BASED ON THE INTERFERED OBJECT.
3) M.A.S. 43 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRANSMISSION STATION - OUBURN, ILL. AT 0000.
4) DISTANCES SHOWN ARE SURFACE DISTANCES IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR IS 1.0000000000000000.
5) BEARINGS SHOWN MUST BE NOTATED COUNTERCLOCKWISE TO CONTAIN TO A.S. 85.
6) THE SUBDIVISION FALLS UNDER THE REQUIREMENTS OF THE USE FOR BUTTERFLY & LANDSCAPING.
7) TRESSING NOTE: NO BUILDING FRONT WILL BE BEYOND THE SETBACK LINE.
8) FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8" ABOVE FINISH ADJACENT GRADE (33-34) (EX) (F)-3-10.
9) THE MAINTENANCE OF PRIVATE STREETS, DRIVEWAYS AND DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION'S SUCCESSORS, ASSIGNEES, AND HEIRS AND REPRESENTATIVES OF THE CITY OF SAN ANTONIO/BEAR COUNTY.
10) ALL EASEMENTS BEYOND DRAINAGE CONVEYANCE OR OTHER LANDSCAPE AND OPEN GRADE SHOWN HEREON ARE PENEALACE AREAS UNLESS NOTED OTHERWISE.
11) UDC 35-812 STREETCAMP WILL BE COMPLETED WITH BUILDING FRONT STAGE.
12) ALL PRIVATE STREETS SHOWN HEREON ARE ALSO WATER, ELECTRIC, GAS, SANITARY SEWER, TELEPHONE, CABLE T.V. AND DRAINAGE EASEMENTS.
13) LOT 1, BLOCK 110 INCLUDED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

CITY PUBLIC SERVICE NOTES

- 1) THE CITY OF SAN ANTONIO AS A PART OF ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY AREAS DESIGNATED ON THIS PLAT AS TELEPHONE, GAS EASEMENT, "MEDIUM VOLTAGE" (MEDIUM VOLTAGE) "UTILITY EASEMENT" AND "TRANSMISSION EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, ENLARGING, IMPROVING, INSPECTING, PATROLLING AND TESTING POLES, HANGING OR RUNNING WIRE, CABLES, CONDUITS, TRENCHES, TRANSFORMERS, ETC. WITHIN THE NECESSARY AREAS.
2) ANY OPT. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF THIS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS BEING RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3) THIS PLAT DOES NOT INCLUDE ANY RELEASE OR CONVEYANCE OF ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, CABLE, OR LANDSCAPE OR ANY OTHER EASEMENT OR RIGHTS UNLESS THE CHANGES TO SAID EASEMENTS ARE DESCRIBED HEREON.



LOCATION MAP NOT TO SCALE



REPLAT

OWNER/DEVELOPER: LOT 1, BLOCK 111, C.B. 4450 GAYE L. BOBBITT 9802 SUN MILL SAN ANTONIO, TEXAS 78254

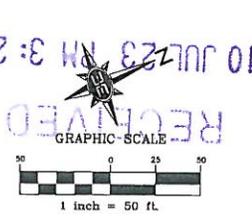
OWNER/DEVELOPER: LOT 9, BLOCK 104, C.B. 4450 CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP BY: CITECH OF TEXAS, INC. A DELAWARE CORPORATION ITS SOLE GENERAL PARTNER 211 N. LOOP 1604, SUITE 130 SAN ANTONIO, TEXAS 78232 PHONE: (210) 496-2668

OWNER/DEVELOPER: LOT 24, BLOCK 104, C.B. 4450 NICHOLAS SWENSON 12003 MILL LOVE SAN ANTONIO, TEXAS 78254 PHONE: (210) 913-8729

OWNER/DEVELOPER: LOT 32, BLOCK 100, C.B. 4450 ERIN NIELSON 9718 SUN MILL SAN ANTONIO, TEXAS 78254 PHONE: (210) 325-8610

OWNER/DEVELOPER: LOT 23, BLOCK 103, C.B. 4450 ALONZO R. GARZA 12002 MILL BERGER SAN ANTONIO, TEXAS 78254

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, DELTA, CHORD



JOSE R. GONZALEZ MY COMMISSION EXPIRES NOVEMBER 30, 2011 NOTARY PUBLIC, BEAR COUNTY, TEXAS

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JOSE R. GONZALEZ MY COMMISSION EXPIRES NOVEMBER 30, 2011 NOTARY PUBLIC, BEAR COUNTY, TEXAS

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: 5D&B August 11, 2010

TROMPETER

MINOR PLAT

100220

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 551 C-8

OWNERS Maurice L. Trompeter

ENGINEER: Dye Enterprises, by D. Scott Dye, P.E. RPLS

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

Date filed with Planning Commission: July 16, 2010

Location: North of Flamingo Drive, west of Busby Drive

Services Available: SAWS Water and Sewer

Zoning: R-5 Residential Single-Family
NP-8 Neighborhood Preservation District
AHOD Airport Hazard Overlay District

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat 0.490 acres consisting of 2 single family lots.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on August 11, 2010. Five notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. The plat is within the Oak Park-Northwood registered Neighborhood Association, a notice of public hearing was provided.

STAFF RECOMMENDATION:

Approval



LOCATION MAP

NOTES:

BYLENDRAINAGE NOTE: ROOF DRAINAGE ARE ALLOWED TO EXTEND INTO DRAINAGE EASEMENTS.

WASTEWATER EUL NOTE: THE NUMBER OF WASTEWATER EQUIPMENT DWELLING UNIT (EUD) 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.

SEWER EUL NOTE: IMPACT FEE PAYMENT DUES WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING 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 EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

SUBSIDERS NOTE: THE BEARING BRIS WAS ESTABLISHED FROM G.P.S. DATUM PLANE COORDINATES, SOUTH CENTRAL ZONE, NAD83.

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", "ANTHODOR EASEMENT", "SERVICE EASEMENT", "EASEMENT EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANDS OR BURNING WIRES, CABLES, CONDUITS, PIPELINES, OR TRANSFORMERS EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF WAYS AND EGRESS RIGHTS GRANTED TO ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOIVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENGINEER OR MAY INTERFERE WITH THE OPERATION OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

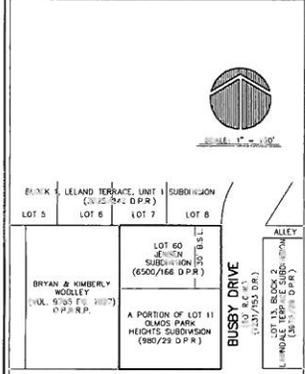
ANY CITY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DECLARED BELOW.

OWNER/DEVELOPER:
MAURICE L. TROMPETER
 13010 IH 35 N
 SAN ANTONIO, TEXAS 78233

PLAT NO. 100220

REPLAT ESTABLISHING
TROMPETER SUBDIVISION
 ESTABLISHING LOTS 65 AND 66
 (0.4900 ACRES), N.C.B. 11876,
 AND A RIGHT-OF-WAY DEDICATION
 (6 S.F., 0.0001 ACRES), SAN
 ANTONIO, BEXAR COUNTY, TEXAS.



FLAMINGO DRIVE
 (50' R.O.W.)
 (971/153 D.R.)

AREA BEING REPLATED THRU PUBLIC HEARING WITH WRITTEN NOTIFICATION
 AREAS BEING REPLATED ARE LOT 60, N.C.B. 11876, PREVIOUSLY PLATTED ON A RESUBDIVISION PLAT KNOWN AS JENSEN SUBDIVISION, RECORDED IN VOL. 8500, PG. 106, AND A PORTION OF LOT 11, N.C.B. 11876, PREVIOUSLY PLATTED ON A SUBDIVISION PLAT KNOWN AS OLMO'S PARK HEIGHTS SUBDIVISION, RECORDED IN VOL. 880, PG. 29, BEXAR COUNTY DEED AND PLAT RECORDS.

LEGEND

---784--- EXISTING CONTOUR
 ○ FOUND 1/2" STEEL REBAR
 ● SET 1/2" STEEL REBAR WITH "DYE ENT SA TX" CAP
 SET LINE = GAS, ELECT, TELE & CABLE EASEMENT
 D.P.R.P. = OFFICIAL PUBLIC RECORDS OR REAL PROPERTY
 D.P.R. = DEED AND PLAT RECORDS
 B.L.L. = BUILDING SETBACK LINE

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 DYE ENTERPRISES.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5315

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF SURFACE 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.

LICENSED PROFESSIONAL ENGINEER NO. 6160

STATE OF TEXAS
 COUNTY OF BEXAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON A RESUBDIVISION PLAT KNOWN AS JENSEN SUBDIVISION, RECORDED IN VOL. 8500, PG. 106, AND A PORTION OF LOT 11, N.C.B. 11876, PREVIOUSLY PLATTED ON A SUBDIVISION PLAT KNOWN AS OLMO'S PARK HEIGHTS SUBDIVISION, RECORDED IN VOL. 880, PG. 29, BEXAR COUNTY DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION, AT ITS MEETING OF AUGUST 31, 2010, HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY. I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT, HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: _____

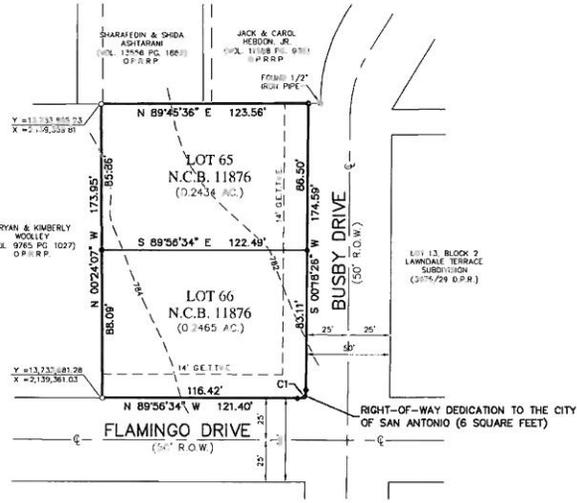
OWNER'S DULY AUTHORIZED AGENT: _____

DRAWN AND SURVEYED BEFORE ME THIS _____ DAY OF _____ A.D., 2010.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CURVE DATA

| NO. | DELTA | RADIUS | TANGENT | LENGTH | CHORD | BEARING | CHORD |
|-----|-----------|--------|---------|-----------|----------------|---------|-------|
| 1 | 89°42'01" | 5.00' | 4.98' | 4.02' S 7 | 5.15' S 106° W | 5.15' | 5.15' |



DYE ENTERPRISES
 TEXAS REGISTERED FIRM 1-2257
 4047 STAHL ROAD, SUITE 103
 SAN ANTONIO, TEXAS 78217
 TEL: (210) 599-4123
 FAX: (210) 599-4101

SCALE: 1" = 50'
 2' CONTOUR INTERVAL

PREPARED BY:
 DYE ENTERPRISES

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 DECATED AS PRIVATE, FOR ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC UTILITIES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER ADDRESS: _____

OWNER: _____

OWNER'S 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 DESCRIBED TO THE FOREGOING INSTRUMENT, AND KNOWN AND BELIEVED BY ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2010.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT OF TROMPETER 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 _____ DAY OF _____ A.D., 2010

BY: _____
 CHAIRMAN

BY: _____
 SECRETARY

STATE OF TEXAS
 COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 2010 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 2010 AT _____ M. IN THE RECORDS OF _____ AND _____ OF SAID COUNTY IN BOOK NUMBER _____ ON PAGE _____.

IN TESTIMONY WHEREOF, I WROTE MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____ A.D., 2010.

 COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

PAGE 1 OF 1

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 9 August 11, 2010

CORNERSTONE TRACT 5
SUBDIVISION NAME

MAJOR PLAT

100126
PLAT #

COUNCIL DISTRICT: 2

FERGUSON MAP GRID: 618 F-2

AGENT: Setzer Properties LSX, LLC, by Brett T. Setzer

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

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

Date filed with Planning Commission: July 28, 2010

Location: On the northeast corner of Northeast Loop 410 and Dietrich Road

Services Available: SAWS Water and Sewer

Zoning: C3 Commercial District
I1 General Industrial

PLAT is associated with: MDP 171, Cornerstone Subdivision, accepted on March 4, 1986

Proposed Use: Industrial

Major Thoroughfare: Northeast Loop 410 is a Freeway

APPLICANT'S PROPOSAL:

To plat **29.014** acres consisting of **1** non-single family lot.

STAFF RECOMMENDATION:

Approval

Individual Consideration

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: 50210 August 11, 2010

DOVE CREEK PUD
SUBDIVISION NAME

MAJOR PLAT

090296
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 612 A-6

OWNER: Dove Creek Condominiums, LTD., by Stephen G. Cook, P.E., Agent

ENGINEER: Stephen G. Cook Engineering, Inc., by Stephen G. Cook, P.E.

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

Date filed with Planning Commission: August 5, 2010

Location: West of F.M. Loop 1604, north of Dove Canyon

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

PLAT is associated with:

MDP 238B, Dove Creek, accepted on January 26, 2007

PUD 10-002, Dove Creek, accepted on April 28, 2010

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **57.81** acres consisting of **309** single family lots, **9** non-single family lots and **10,086** linear feet of private streets.

DISCUSSION:

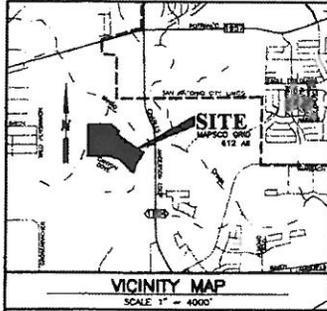
The Planning Commission will hold a public hearing on the proposed replatting of this property on August 11, 2010. Fifteen notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. The plan is not within 200 feet of a registered Neighborhood Association.

The Bexar County Public Works Department has cited: Section 35-506(d) (9), of the UDC regarding Cross Section and Construction Standards-Substandard Existing Streets; Section 35-506(e) (1) Connectivity Index for Internal Streets; and Section 35-506(f) of the UDC regarding Street Intersections. The applicant's engineer has submitted a request for Variances to the requirements.

The Bexar County Director and the Planning and Development Service Director have no objections to the granting of the Variances as indicated in their attached report.

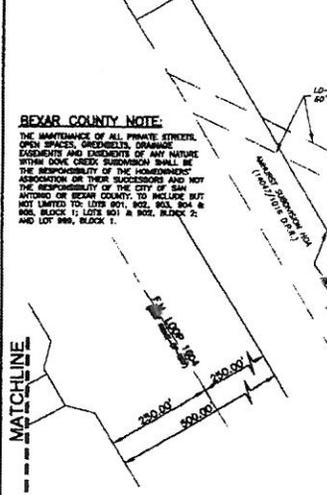
STAFF RECOMMENDATION:

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



VICINITY MAP
SCALE 1" = 400'

OWNER/DEVELOPER:
DOVE CREEK CONDOMINIUMS, LTD
503 EXPLORER
AUSTIN, TEXAS 78731
(512) 913-0913



BEAR COUNTY NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GROUNDS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN DOVE CREEK SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 1, BLOCK 1, DOVE CREEK SUBDIVISION, BEAR COUNTY, TEXAS; LOT 1, BLOCK 2, AND LOT 999, BLOCK 1.

THIS PLAT OF DOVE CREEK REPLAT 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. 2010.

BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS,
COUNTY OF BEAR:

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXERCISED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Stephen G. Cook
OWNER ALBERT

STATE OF TEXAS,
COUNTY OF BEAR:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3RD DAY OF AUGUST, 2010.

Donald Ostrom
NOTARY PUBLIC
BEAR COUNTY, TEXAS

A "PLANNED UNIT DEVELOPMENT" REPLAT ESTABLISHING:
DOVE CREEK REPLAT
BEING 57,810 ACRES OUT OF A PORTION OF LOT 1, BLOCK 1, COUNTY BLOCK 4338, DOVE CREEK SUBDIVISION, RECORDED IN VOLUME 9550, PAGE 218-222, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

WASTEWATER EPL NOTE:
THE NUMBER OF WASTEWATER TREATMENT DRAINAGE UNITS (DU'S) 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.

DOVE PRAIRIE, LTD.
(12359/1707 D.P.A.)

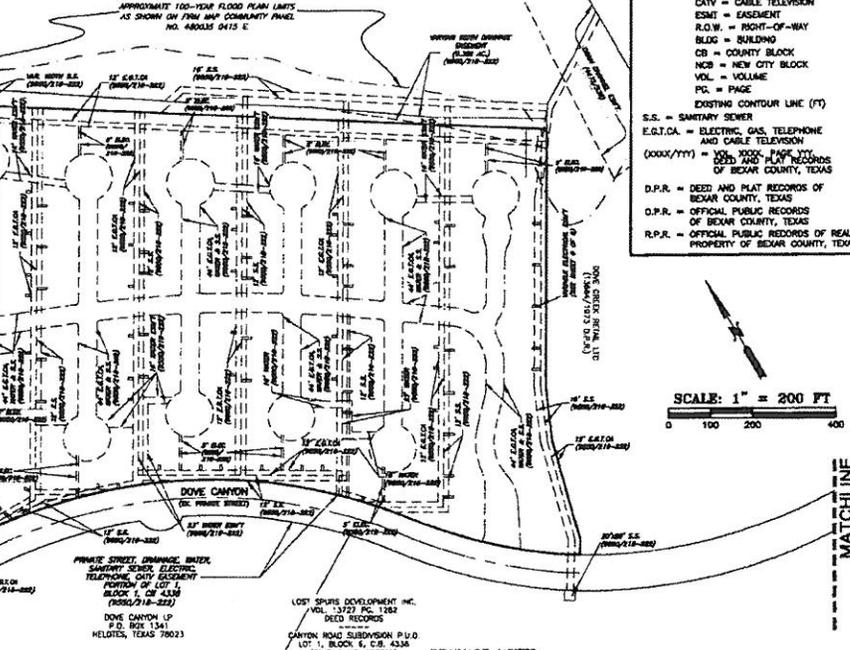
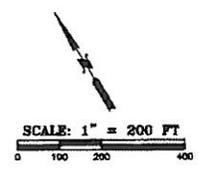
CITY PUBLIC SERVICE (CPS) NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE EASEMENTS AND RIGHT-OF-WAY DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "WATER EASEMENT," "SEWER EASEMENT," "DRAINAGE EASEMENT," "UTILITY EASEMENT," AND "EASEMENT FOR INSTALLING, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, REPAIR, REPLACEMENT, AND REMOVAL OF UTILITY LINES, CONDUITS, PIPES OR TRANSMISSION LINES WITH ITS NECESSARY RIGHT-OF-WAY AND RIGHT-OF-WAY." THE CITY OF SAN ANTONIO IS HEREBY DESIGNATED AS THE OWNER AND MAINTAINER OF ALL UTILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PLANTS THEREON THAT INTERFERE WITH THE INSTALLATION, OPERATION, REPAIR, REPLACEMENT, AND REMOVAL OF UTILITY LINES, CONDUITS, PIPES OR TRANSMISSION LINES. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS UTILITY LINES RELIANT FROM IMPOSITIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR OTHER ELEVATION ALTERATIONS SHALL BE DESIGNATED TO THE PERSON OR PERSONS DESIGNATED RESPONSIBLE FOR SAID GRADE CHANGES OR OTHER ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AVOID, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE EASEMENTS ARE SPECIALLY REPEALED.

PLAT NO. 090296
PREPARATION DATE: 7/30/2010

LEGEND

- = FINI RON ROD
- = SET FROM ROAD
- ELED = ELECTRIC
- TEL = TELEPHONE
- CTV = CABLE TELEVISION
- ESMT = EASEMENT
- R.O.W. = RIGHT-OF-WAY
- BLDG = BUILDING
- CB = COUNTY BLOCK
- NCB = NEW CITY BLOCK
- VOL. = VOLUME
- PG. = PAGE
- EXISTING CONTOUR LINE (FT)
- S.S. = SANITARY SEWER
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
- (XXXX/YYY) = YEAR BOOK, PAGE XXX AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
- R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS



WATER AND SANITARY SEWER NOTE:

- PRIVATE SANITARY SEWER MAINS AND EASEMENTS WITHIN DOVE CREEK SUBDIVISION ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS.
- THE SOLE WATER PURVIDOR FOR DOVE CREEK SUBDIVISION IS BEAR METROPOLITAN (BEARWATER) WATER DISTRICT.

**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 SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

Stephen G. Cook
STEPHEN G. COOK, P.E., R.L.S.
c/o STEPHEN G. COOK ENGINEERING, INC.

DRAINAGE NOTES:

- NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF OBSTRUCTIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF RECESS AND RECESS OVER OWNER'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.
- FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS MUST BE A MINIMUM OF 8" (8) INCHES ABOVE FINAL ADJACENT GRADE [SAN ANTONIO UNIFIED DEVELOPMENT CODE SECTION 35-50400(2)].
- MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOORING SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

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 APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 2010.

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF BEAR:

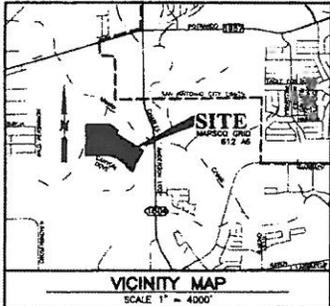
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF _____ A.D. 20____ AT _____ M. AND DULY RECORDED THE DAY OF _____ A.D. 20____ AT _____ M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF 2010, COUNTY CLERK, BEAR COUNTY, TEXAS.

BY: _____ DEPUTY COUNTY CLERK, BEAR COUNTY, TEXAS

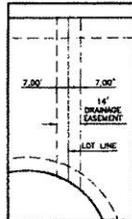
**STATE OF TEXAS,
COUNTY OF BEAR:**

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF _____ A.D. 20____ AT _____ M. AND DULY RECORDED THE DAY OF _____ A.D. 20____ AT _____ M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF 2010, COUNTY CLERK, BEAR COUNTY, TEXAS.

BY: _____ DEPUTY COUNTY CLERK, BEAR COUNTY, TEXAS



OWNER/DEVELOPER:
DOVE CREEK CONDOMINIUMS, LTD
503 EXPLORER
AUSTIN, TEXAS 78731
(512) 913-0813



GENERAL NOTE:

- LOT 998 (MORNING DOVE, SWAN CT., HAWK CT., HUMMINGBIRD, BLUE JAY CT., CRANE CT., CROW CT., KINGBIRD CT., ORIOLE CT., MEADOW LARK, WHITE WREST, WHITE TIP, CHICKADEE CT., ROAD RUNNER, and SEA GULL CT.) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS ELECTRICAL, GAS, TELEPHONE, CABLE TV, DRAINAGE, AND/OR SANITARY SEWER EASEMENT. THEREFORE, SUCH AREAS SHALL BE DEDICATED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

THIS PLAN OF DOVE CREEK REPLAT 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. 2010.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS,
COUNTY OF BEHAR:

THE OWNER OF LAND SHOWN ON THIS PLAN, IN PRESEN OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AS OTHERWISE PROVIDED FOR ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Mr. Cook
ORDER AGENT

STATE OF TEXAS,
COUNTY OF BEHAR:

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 2nd DAY OF AUGUST, 2010.



NOTARY PUBLIC
BEHAR COUNTY, TEXAS

A "PLANNED UNIT DEVELOPMENT" REPLAT ESTABLISHING:
DOVE CREEK REPLAT

BEING 57.810 ACRES OUT OF A PORTION OF LOT 1, BLOCK 1, COUNTY BLOCK 4336, DOVE CREEK SUBDIVISION, RECORDED IN VOLUME 9550, PAGE 218-222, DEED AND PLAT RECORDS OF BEHAR COUNTY, TEXAS.

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIPMENT DWELLING UNITS (EDU'S) AND FOR THIS SUBDIVISION PLAN ARE LISTED ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAN NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

CITY PUBLIC SERVICE (CPS) NOTES:

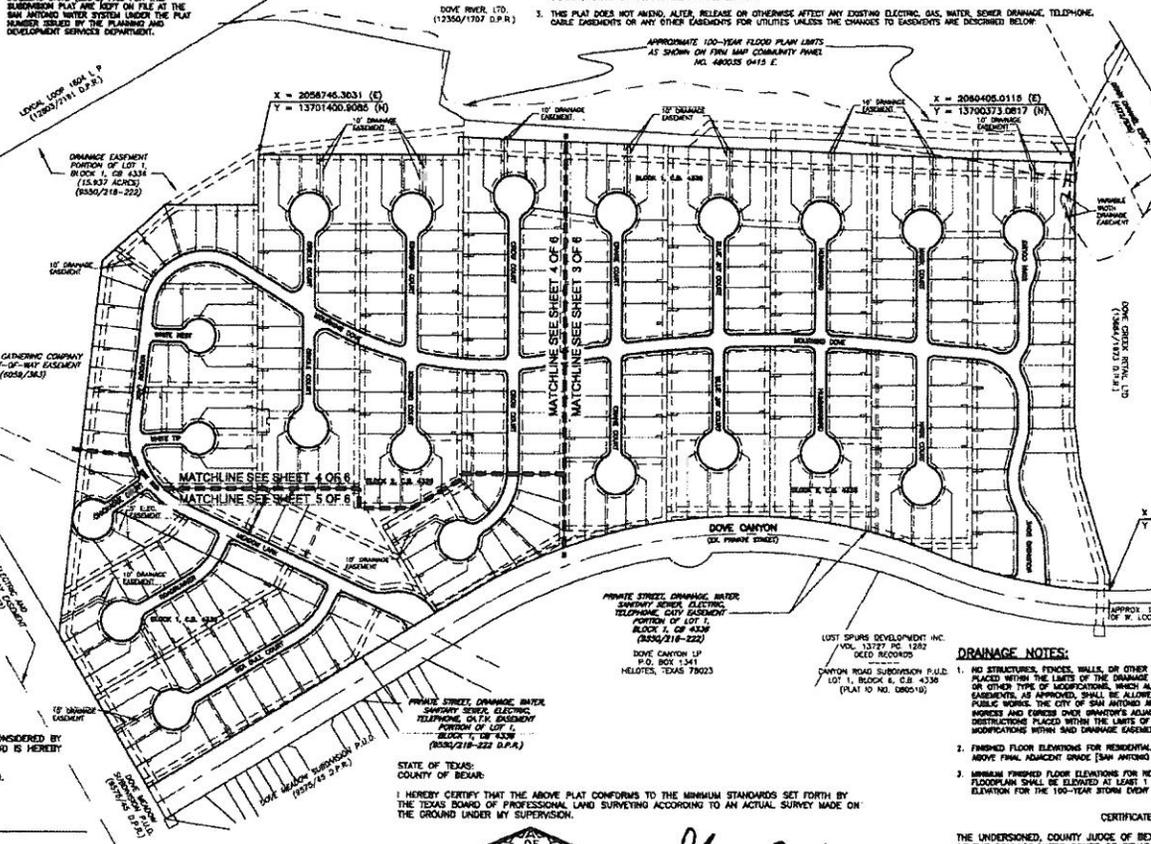
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT," "GAS EASEMENT," "WATER EASEMENT," "SEWER EASEMENT," "DRAINAGE EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT," FOR THE PURPOSES OF INSTALLING, SERVICE, MAINTAINING, REPAIRING, REPLACING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND CROSS OVER GRANTEE'S ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE SAID LINES AND TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF, IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID DESIGNATED AREAS.
- ANY CITY UTILITY LINES RESULTING FROM MODIFICATIONS OF THIS 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.
- THIS PLAN DOES NOT AVOID, 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 EASEMENTS ARE DESCRIBED BELOW.

PLAT NO. 090296

PREPARATION DATE: 7/30/2010

LEGEND

- = FIND IRON ROD
- = SET IRON ROD
- = ELECTRIC
- = TELEPHONE
- = CABLE TELEVISION
- ESMT = EASEMENT
- R.O.W. = RIGHT-OF-WAY
- BLDG = BUILDING
- CB = COUNTY BLOCK
- NOR = NEW CITY BLOCK
- VOL. = VOLUME
- PG. = PAGE
- EXISTING CONTOUR LINE (FT)
- S.S. = SANITARY SEWER
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
- (XXXX/YYYY) = DEED AND PLAT RECORDS OF BEHAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEHAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEHAR COUNTY, TEXAS
- R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEHAR COUNTY, TEXAS



SCALE: 1" = 200 FT

DRAINAGE NOTES:

- NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT WOULD DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN, NO LANDSCAPING OR OTHER TYPE OF MODIFICATION, 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 BEHAR COUNTY SHALL HAVE THE RIGHT OF BARRIERS AND CROSS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS LOCATED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.
- FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISH ADJACENT GROUND (SAN ANTONIO UNIFIED DEVELOPMENT CODE SECTION 35-304(D)).
- MINIMUM FINISHED FLOOR ELEVATIONS FOR COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONCEPT.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEHAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEHAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEHAR COUNTY, TEXAS ON _____ DAY OF _____, 2010, AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAID, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 2010

COUNTY JUDGE, BEHAR COUNTY, TEXAS

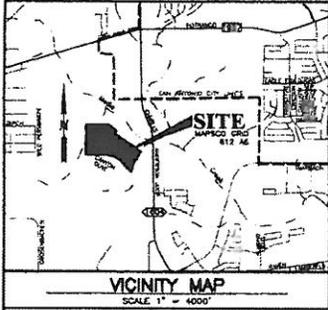
COUNTY CLERK, BEHAR COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF BEHAR:

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 RECORDS OF _____ SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ 2010, COUNTY CLERK, BEHAR COUNTY, TEXAS.

BY: _____
DEPUTY COUNTY CLERK, BEHAR COUNTY, TEXAS

2\A\Clients\112\44\112-44 Plat.dwg



A "PLANNED UNIT DEVELOPMENT" REPLAT ESTABLISHING:
DOVE CREEK REPLAT

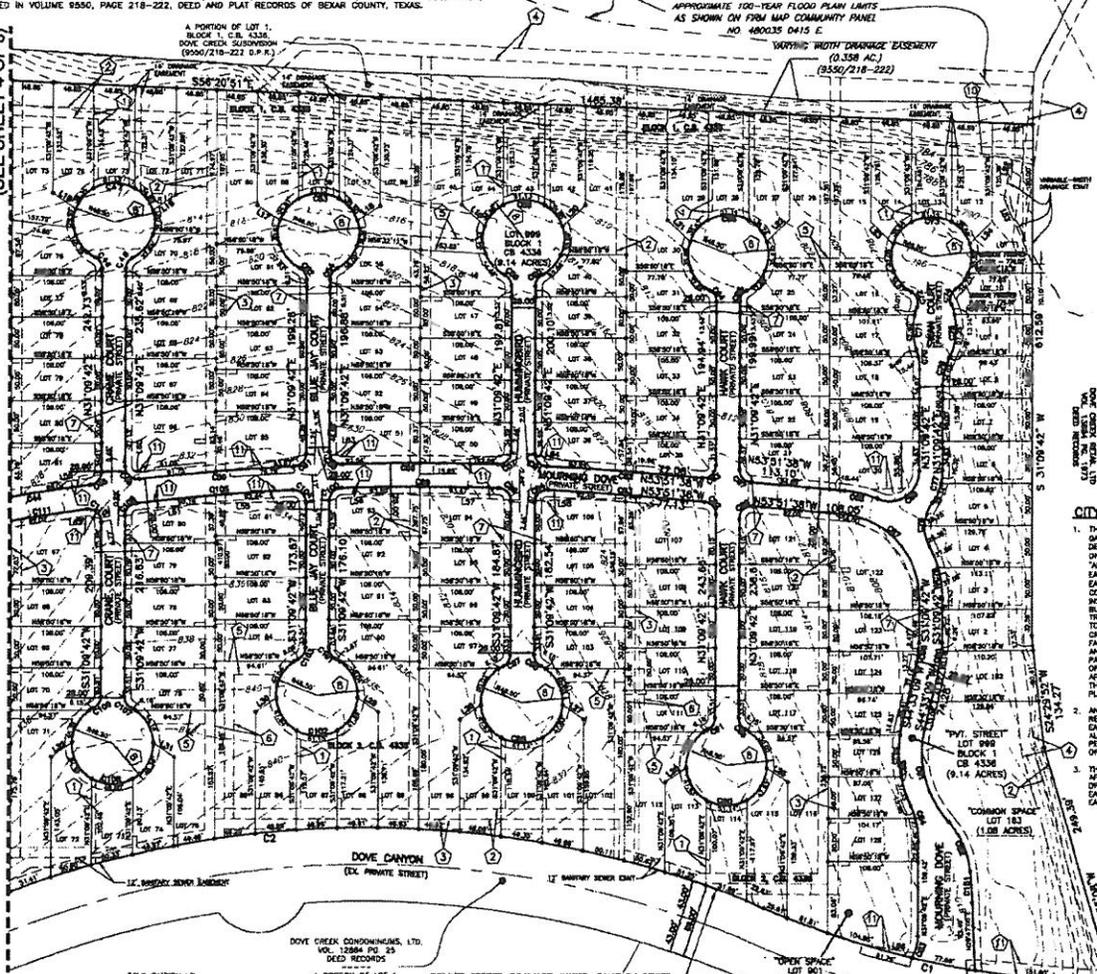
BEING 57.810 ACRES OUT OF A PORTION OF LOT 1, BLOCK 1, COUNTY BLOCK 4336, DOVE CREEK SUBDIVISION, RECORDED IN VOLUME 9550, PAGE 218-222, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

A PORTION OF LOT 1,
BLOCK 1, COUNTY BLOCK 4336,
DOVE CREEK SUBDIVISION
(9550/218-222 D.P.R.)

APPROXIMATE 100-YEAR FLOOD PLAIN LIMITS
AS SHOWN ON FEMA MAP COMMUNITY PANEL
NO. 480035 0415 C.

VARYING WIDTH DRAINAGE EASEMENT
(0.358 AC.)
(9550/218-222)

MATCHLINE
(SEE SHEET 4 OF 6)



PLAT NO. 090296

PREPARATION DATE: 7/30/2010

LEGEND

- = FIN IRON ROD
- = SET IRON ROD
- ELEC = ELECTRIC
- TEL = TELEPHONE
- CATV = CABLE TELEVISION
- ESMT = EASEMENT
- R.O.W. = RIGHT-OF-WAY
- BLOOD = BUILDING BLOOD
- CB = COUNTY BLOCK
- NCB = NEW CITY BLOCK
- VOL. = VOLUME
- P.G. = PAGE
- EXISTING CONTOUR LINE (FT)
- S.S. = SANITARY SEWER
- E.G.T.D.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
- (XXXX/YYY) = XXXX FOOT, PAPER NO. YYY PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

DRAINAGE NOTES:

1. NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ARE SUBJECT TO THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY, SHALL HAVE THE RIGHT OF PRIORITY AND EXPRESS OVER OWNERS' ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.
2. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE (SAN ANTONIO UNIFIED DEVELOPMENT CODE SECTION 20-30-010-022).
3. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

CERTIFICATE OF APPROVAL

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

DATED THIS _____ DAY OF _____ A.D. 2010

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF BEXAR:

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



STEPHEN G. COOK, P.E., RPLS
c/o STEPHEN G. COOK ENGINEERING, INC.

THIS PLAT OF DOVE CREEK REPLAT 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. 2010.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

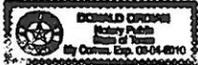
STATE OF TEXAS:
COUNTY OF BEXAR:

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DESIGNATES 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.

STATE OF TEXAS:
COUNTY OF BEXAR:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, I BELIEVE HIM TO BE THE PERSON WHOSE NAME IS SUBMITTED 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 30th DAY OF AUGUST, 2010.



NOTARY PUBLIC
BEXAR COUNTY, TEXAS

EASEMENT LEGEND

1. 1' ELEC. EMT (7890/218-22)
2. 1' CATV. EMT (7890/218-22)
3. 1' PRIVATE S.S. EMT (7890/218-22) & PRIVATE ELEC. EMT (7890/218-22)
4. 1' PUBLIC S.S. EMT (7890/218-22)
5. 1' PRIVATE S.S. EMT (7890/218-22)
6. 1' CATV. EMT & S.S. (7890/218-22) & PRIVATE ELEC. EMT (7890/218-22)
7. 1' S.S. (7890/218-22) & PRIVATE ELEC. EMT (7890/218-22)
8. 1' PRIVATE S.S. EMT (7890/218-22)
9. 1' PRIVATE S.S. EMT (7890/218-22)
10. VARYING WIDTH DRAINAGE EMT (7890/218-22)
11. VARYING WIDTH CLEM VEHIC. EMT

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 LAYOUTS TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.



STEPHEN G. COOK, P.E., RPLS
c/o STEPHEN G. COOK ENGINEERING, INC.

STEPHEN G. COOK ENGINEERING, INC.
REGISTERED LAND SURVEYORS
12000 STARCREST, SUITE 107
SAN ANTONIO, TEXAS 78247-4117
210/481-2533 * FAX 210/481-2150
TBPB REGISTRATION No. F-00184

WATER AND SANITARY SEWER NOTE:

1. PRIVATE SANITARY SEWER LINES AND EASEMENTS WITHIN DOVE CREEK SUBDIVISION ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS.
2. THE SOLE WATER PURVEYOR FOR DOVE CREEK SUBDIVISION IS BEXAR METROPOLITAN (SEWARMET) WATER DISTRICT.

CITY PUBLIC SERVICE (CPS) 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 DESIGNATED ON THIS PLAT AS "ELECTRIC SERVICE", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURNING WIRES, AND INSTALLING AND MAINTAINING TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER OWNERS' 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 PRODUCTION OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCERNS, SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSSES RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GRADING ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DESIGNATED RESPONSIBLE FOR SAID GRADE CHANGES OR GRADING ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AVOID, 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 EASEMENTS ARE DESCRIBED BELOW.

OWNER/DEVELOPER:

DOVE CREEK CONDOMINIUMS, LTD
503 EXPLORER
AUSTIN, TEXAS 78731
(512) 913-0913

WASTEWATER FDU NOTE:

THE NUMBER OF WASTEWATER EQUALITY 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.

BEXAR COUNTY NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, WASTEWATER DRAINAGE EASEMENTS, EASEMENTS, AND UTILITIES WITHIN DOVE CREEK SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OF BEXAR BLOCKS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TEXAS, BUT NOT LIMITED TO LOTS 801, 802, 803, 804 & 805, BLOCK 1, LOT 80, BLOCK 2, AND LOT 809, BLOCK 1.

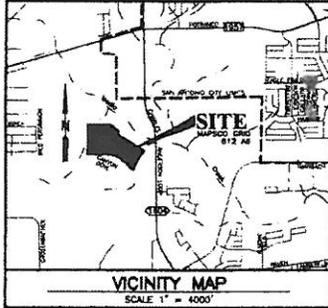
STATE OF TEXAS:
COUNTY OF BEXAR:

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 RECORDS OF _____

SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF,

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ 2010, COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY COUNTY CLERK, BEXAR COUNTY, TEXAS



A "PLANNED UNIT DEVELOPMENT" REPLAT ESTABLISHING:
DOVE CREEK REPLAT

BEING 57.810 ACRES OUT OF A PORTION OF LOT 1, BLOCK 1, COUNTY BLOCK 4336, DOVE CREEK SUBDIVISION, RECORDED IN VOLUME 9550, PAGE 2118-222, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

WASTEWATER EDM NOTE:

THE NUMBER OF WASTEWATER EASEMENT (INCLUDING LINES (224) AND FOR THIS SUBDIVISION PLAT ARE SHOWN ON PAGE 2 OF THE SAN ANTONIO WASTE SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLUMBING AND DEVELOPMENT SERVICES DEPARTMENT.

DRAINAGE EASEMENT PORTION OF LOT 1, BLOCK 1, CB 4336 (15.937 ACRES) (9550-218-222)

OWNER/DEVELOPER:
 DOVE CREEK CONDOMINIUMS, LTD
 503 EXPLORER
 AUSTIN, TEXAS 78731
 (512) 913-0913

CITY PUBLIC SERVICE (CPS) NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEPARTMENTED THE EASEMENTS AND RIGHT-OF-WAY DEPARTMENTED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "FACILITY EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR SURTING WIRES, CABLES, COMPUTERS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH GRANTEE 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 DEPARTMENTED AREAS.
2. ANY CITY MONUMENT 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 GRANTEE. THE GRANTEE IS HEREBY 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 CABLES OR ANY OTHER EASEMENTS OR UTILITIES UNLESS THE CHANGES TO EASEMENTS ARE SPECIALLY BELOW.

DRAINAGE NOTES:

1. NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPROVEMENTS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.
2. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISH ADJACENT GRADE (SAN ANTONIO UNIFIED DEVELOPMENT CODE SECTION 28-50A(02)).
3. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

THIS PLAT OF DOVE CREEK REPLAT 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. 2010.

BY: _____
 CHAIRMAN

BY: _____
 SECRETARY

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, WATERWAYS, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

[Signature]
 OWNER AGENT

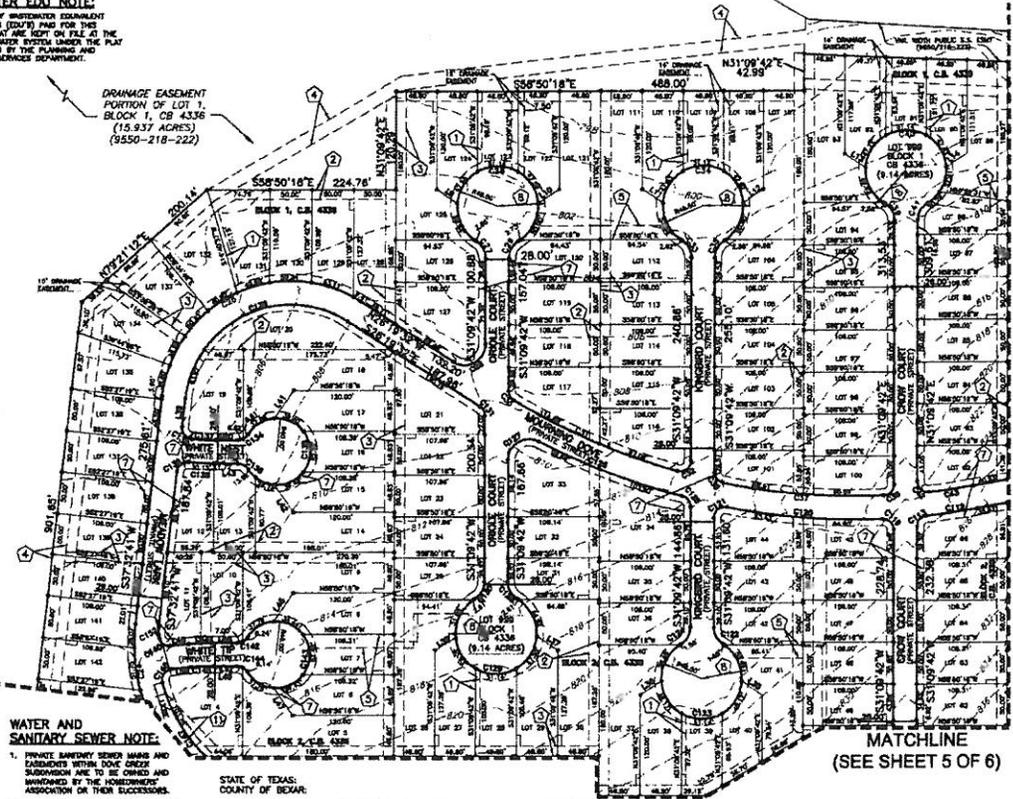
STATE OF TEXAS,
 COUNTY OF BEXAR:

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 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 30th DAY OF AUGUST 2010.



[Signature]
 NOTARY PUBLIC
 BEXAR COUNTY, TEXAS



BEXAR COUNTY NOTE:

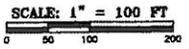
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, EASEMENTS, ARRANGEMENTS AND EASEMENTS OF ANY KIND WITHIN DOVE CREEK SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO LOTS 801, 802, 803, 804 & 805, BLOCK 1; LOTS 801 & 902, BLOCK 2; AND LOT 896, BLOCK 1.

PLAT NO. 090296

PREPARATION DATE: 7/30/2010

LEGEND

- = FIND IRON ROD
- = SET IRON ROD
- EL = ELECTRIC
- TEL = TELEPHONE
- CATV = CABLE TELEVISION
- ESMT = EASEMENT
- R.O.W. = RIGHT-OF-WAY
- BLOD = BULKHEAD
- CB = COUNTY BLOCK
- NGB = NEW CITY BLOCK
- VOL. = VOLUME
- PG. = PAGE
- EXISTING CONTOUR LINE (FT)
- S.S. = SANITARY SEWER
- E.G.T.O.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
- (0000/YYY) = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS



EASEMENT LEGEND

- 1 5' ELEC. ESM (1962/218-22)
- 2 12' ELEC. ESM (1962/218-22)
- 3 12' PRIVATE S.S. ESM (1962/218-22)
- 4 12' PUBLIC S.S. ESM (1962/218-22)
- 5 18' WATER ESM (1962/218-22)
- 6 22' WATER ESM (1962/218-22)
- 7 44' E.G.T.O.A. WITH 8' E.S. (1962/218-22) & 8' PERMANENT ELEC. W/DRY & DRAINAGE ESM
- 8 60' E.G.T.O.A. WITH 8' E.S. (1962/218-22) & 8' PERMANENT ELEC. W/DRY & DRAINAGE ESM
- 9 20' W/OT S.S. ESM (1962/218-22)
- 10 20' W/OT W/OT W/OT ESM (1962/218-22)
- 11 10' W/OT W/OT W/OT ESM

MATCHLINE (SEE SHEET 5 OF 6)

CERTIFICATE OF APPROVAL

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

DATED THIS _____ DAY OF _____ A.D. 2010

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS,
 COUNTY OF BEXAR:

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF _____ A.D. TO _____ AT _____ M. AND DULY RECORDED THE DAY OF _____ A.D. TO _____ AT _____ M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ 2010, COUNTY CLERK, BEXAR COUNTY, TEXAS.

BY: _____
 DEPUTY COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 4 OF 6

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 UNDER MY SUPERVISION.



[Signature]
 STEPHEN G. COOK, P.E., RPLS
 c/o STEPHEN G. COOK ENGINEERING, INC.

STATE OF TEXAS,
 COUNTY OF BEXAR:

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

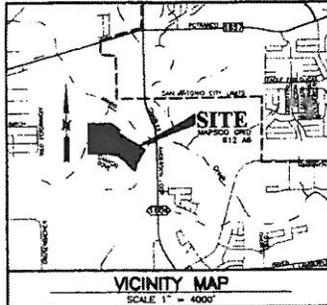


[Signature]
 STEPHEN G. COOK, P.E., RPLS
 c/o STEPHEN G. COOK ENGINEERING, INC.



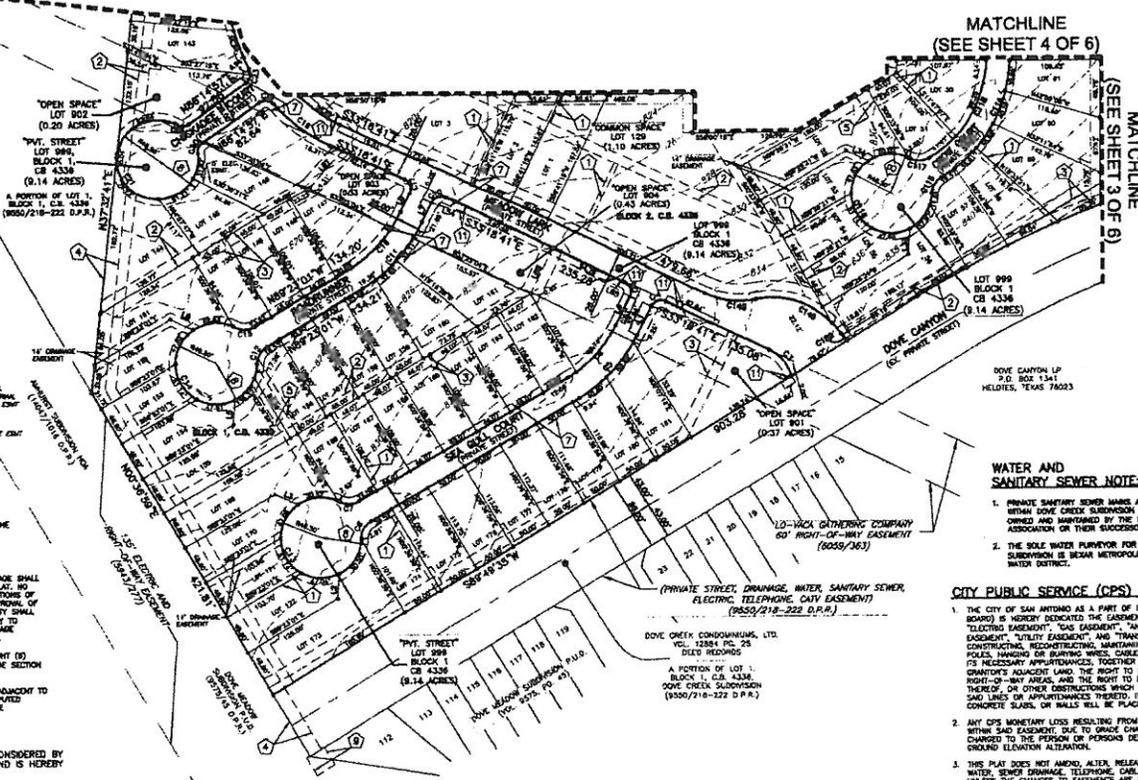
STEPHEN G. COOK ENGINEERING, INC.
 REGISTERED LAND SURVEYORS
 12000 STARCREST, SUITE 107
 SAN ANTONIO, TEXAS 78247-4117
 210/481-2533 * FAX: 210/481-2150
 TBPE REGISTRATION No. F-00184

PREPARATION DATE: 7/30/2010



A "PLANNED UNIT DEVELOPMENT" REPLAT ESTABLISHING: DOVE CREEK REPLAT

BEING 67,810 ACRES OUT OF A PORTION OF LOT 1, BLOCK 1, COUNTY BLOCK 4336, DOVE CREEK SUBDIVISION, RECORDED IN VOLUME 9550, PAGE 218-222, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



OWNER/DEVELOPER:
DOVE CREEK CONDOMINIUMS, LTD
503 EXPLORER
AUSTIN, TEXAS 78731
(512) 913-0913

- EASEMENT LEGEND**
- 1 1' GAS EASE (1989/718-22)
 - 2 1/2" GAS EASE (1989/718-22)
 - 3 1/4" PRIVATE S.S. EASE (1989/718-22)
 - 4 1/4" PUBLIC S.S. EASE (1989/718-22)
 - 5 1/4" WATER EASE (1989/718-22)
 - 6 1/4" WATER EASE (1989/718-22)
 - 7 1/4" E.C.O.A. WATER & S.S. (1989/718-22) & RESERVATION, SLOPE AREA & DRAINAGE DIST.
 - 8 1/4" E.C.O.A. WATER & S.S. (1989/718-22) & RESERVATION & DRAINAGE DIST.
 - 9 1/4" PRIVATE S.S. EASE (1989/718-22)
 - 10 1/4" PRIVATE WATER DRAINAGE EASE (1989/718-22)
 - 11 1/4" PRIVATE WATER DRAINAGE EASE (1989/718-22)

BEXAR COUNTY NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN DOVE CREEK SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE LIABILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO LOT 801, BLOCK 1, DOVE CREEK, BLOCK 1, LOTS 801 & 802, BLOCK 2, AND LOT 998, BLOCK 1.

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

- DRAINAGE NOTES:**
- NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE GRADE SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REACH ANY HARDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.
 - FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE (SAN ANTONIO UNIFIED DEVELOPMENT CODE SECTION 26-304(C)(5)).
 - MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED MEAN SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

THIS PLAT OF DOVE CREEK REPLAT HAS BEEN SUBMITTED TO AND IS 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. 2010.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS,
COUNTY OF BEXAR:

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

Stephen G. Cook
OWNER

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 30th DAY OF AUGUST, 2010.

DONALD CRICIAN
Notary Public
My Comm. Exp. 06-04-2010
By _____

Donald Crician
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF BEXAR:

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



Stephen G. Cook
STEPHEN G. COOK, P.E., RLS
c/o STEPHEN G. COOK ENGINEERING, INC.

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.



Stephen G. Cook
STEPHEN G. COOK, P.E., RLS
c/o STEPHEN G. COOK ENGINEERING, INC.



STEPHEN G. COOK ENGINEERING, INC.
REGISTERED LAND SURVEYORS
12000 STARCREST, SUITE 107
SAN ANTONIO, TEXAS 78247-4117
210/481-2533 * FAX: 210/481-2150
TBPE REGISTRATION No. F-00164

- LEGEND**
- = FINI IRON ROD
 - = SET IRON ROD
 - ELEC = ELECTRIC
 - TEL = TELEPHONE
 - CATV = CABLE TELEVISION
 - EASMT = EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - BLDG = BUILDING
 - CS = COUNTY BLOCK
 - NCH = NEW CITY BLOCK
 - EXST = EXISTING CONTOUR LINE (FT)
 - S.S. = SANITARY SEWER
 - E.C.O.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
 - (XXXX/YYY) = VOL. XXXX, PAGE YYY, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - D.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

MATCHLINE
(SEE SHEET 4 OF 6)

MATCHLINE
(SEE SHEET 3 OF 6)

SCALE: 1" = 100 FT

WATER AND SANITARY SEWER NOTE:

- PRIVATE SANITARY SEWER MAINS AND EASEMENTS WITHIN DOVE CREEK SUBDIVISION ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS.
- THE SOLE WATER PURVEYOR FOR DOVE CREEK SUBDIVISION IS BEXAR METROPOLITAN (BEMET) WATER DISTRICT.

CITY PUBLIC SERVICE (CPS) NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE (CPS)) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY OBTAINED ON THIS PLAT AS "TOLERATED EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERPASS EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT LAND TO THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID AREAS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENOUGH OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREBY. 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 BY CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO UNLAWFUL CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AFFECT, 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 EASEMENTS ARE DESCRIBED BELOW.

CERTIFICATE OF APPROVAL

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

DATED THIS _____ DAY OF _____ A.D. 2010

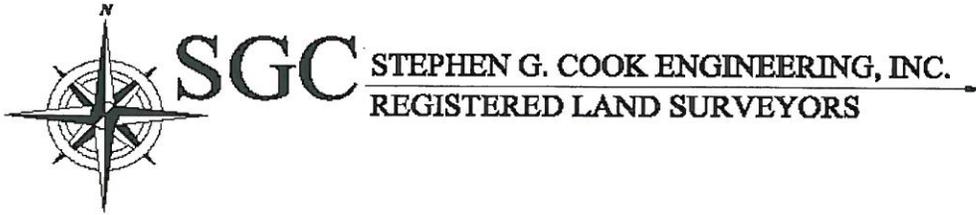
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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. 2010 AT _____ M. AND DULY RECORDED THE DAY OF _____ A.D. 2010 AT _____ M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ 2010, COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____
DEPUTY COUNTY CLERK, BEXAR COUNTY, TEXAS



June 28, 2010

Administrative Exception Review
c/o Jo Ann Cervantes – Administrative Secretary
Development Services Department
City of San Antonio
1901 S. Alamo, 2nd Floor
San Antonio, TX 78204

RE: **Dove Creek Replat (Plat# 090296)**
1430 Mourning Dove Lane
San Antonio, TX 78245
ADACG# 112-44

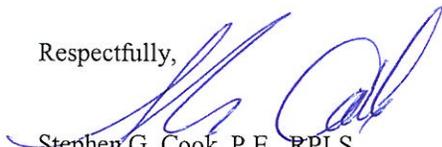
Dear Traffic Official:

Our office has prepared a Planned Unit Development (PUD) Plan and plat exhibit of the existing Dove Creek Subdivision manufactured home development to replat and convert this site to a single-family residential community. With regards to the City of San Antonio traffic requirements, our site wishes to not construct the remaining undeveloped portion of Dove Canyon along the most western portion of the Dove Creek Subdivision. This request is in consideration of an administrative exception in reference to the City of San Antonio (COSA) UDC Section 35-506(D)(9).

The hardship to construct this street section is that it would remain to be a dead end street due to the large electrical easement and towers that exists in between the end portion of Dove Canyon and American Lotus Subdivision, Unit 1 (adjacent subdivision). Also, there is no piece of undeveloped property along this section of Dove Canyon that would require access or a driveway approach.

In my professional opinion, the proposed variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public. We truly appreciate your consideration of the above requested administrative exception. Please feel free to contact me if you have any questions or comments.

Respectfully,



Stephen G. Cook, P.E., RPLS
President

Attachments: COSA Administrative Exception Application
Aerial Exhibit



SGC

DEVELOPMENT SERVICES
RECEIVED
2010 MAR 11 11:43
STEPHEN G. COOK ENGINEERING, INC.
REGISTERED LAND SURVEYORS

March 10, 2010

Variance/Administrative Exception Review
c/o Jo Ann Cervantes – Administrative Secretary
Development Services Department
City of San Antonio
1901 S. Alamo, 2nd Floor
San Antonio, TX 78204

RE: Dove Creek Replat (Plat# 090296) &
Dove Creek PUD Plan (MDP# 10-002)
1430 Mourning Dove Lane
San Antonio, TX 78245
ADACG# 112-44

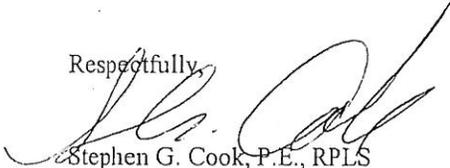
Dear Traffic Official:

Our office has prepared a Planned Unit Development (PUD) Plan and plat exhibit of the existing Dove Creek Subdivision manufactured home development to replat and convert this site to a single-family residential community. With regards to the City of San Antonio traffic requirements, our site wishes to surpass the minimum required connectivity ratio to maintain the existing street layouts. This request is in consideration of a variance in reference to the City of San Antonio (COSA) UDC Section 35-506(E)(1).

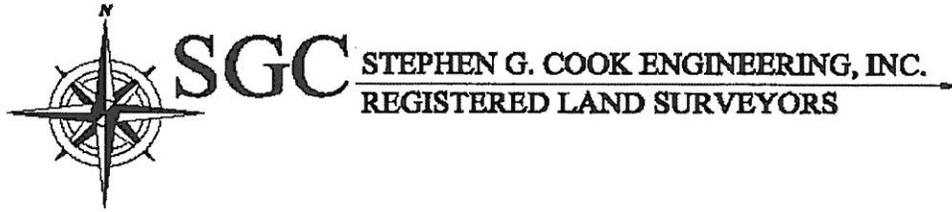
The hardship to provide a conformant connectivity ratio is that the streets exist with all utilities already in place along every street. The street connectivity ratio had previously been accepted by the City of San Antonio and Bexar County by the review and approval of the original plat layout and by the review and acceptance of the street plans and as-builts. It would be extraordinarily difficult to eliminate or alter any of the existing roadways in a manner that would increase the connectivity ratio. The streets will remain private that will be maintained by a Homeowner's Association.

In my professional opinion, the proposed variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

Respectfully,


Stephen G. Cook, P.E., RPLS
President

Attachments: COSA Administrative Exception Application
Aerial Exhibit



July 6, 2010

Administrative Exception Review
c/o Jo Ann Cervantes – Administrative Secretary
Development Services Department
City of San Antonio
1901 S. Alamo, 2nd Floor
San Antonio, TX 78204

RE: **Dove Creek Replat (Plat# 090296)**
1430 Mourning Dove Lane
San Antonio, TX 78245

Dear Traffic Official:

Our office has prepared a Planned Unit Development (PUD) Plan and plat exhibit of the existing Dove Creek Subdivision manufactured home development to replat and convert this site to a single-family residential community. With regards to the City of San Antonio traffic requirements, our site wishes for the allowance of the existing interior intersection angle at the intersection of Mourning Dove and Oriole Court of the Dove Creek Subdivision. This request is in consideration of an administrative exception in reference to the City of San Antonio (COSA) UDC Section 35-506(F).

The hardship for this existing private street intersection is that this interior private street intersection is existing (paved with underground utilities). The private streets were created and constructed as part of the recorded Dove Creek Subdivision (Plat 000329) as were all of the other interior private streets within our proposed replat. The existing interior intersection angle of 57.49° is relatively close to the required 60° per UDC 35-506(F). To correct this existing condition would require the reconstruction of an extensive amount of existing interior private streets and relocation of existing utilities not to mention the loss of a number of proposed lots.

With regards to the health, safety, or welfare of the public:

1. There will be 4-way stop sign at this intersection to help with traffic control of oncoming traffic.
2. All streets will remain private that will be maintained by a Homeowner's Association. The PUD restrictive covenants will be prepared and executed to prohibit parking in the street to provide safer use of this intersection.
3. The lots being proposed with this replat that lie adjacent to this intersection will be consistent with the existing plat "tract" arrangements of which the existing layout of these interior private streets were created.
4. Our proposed replat reduces the amount of residential dwelling areas (322 existing manufactured home tracts versus 309 single family lots) and therefore the potential of traffic within this private subdivision.

In my professional opinion, the proposed variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public. We truly appreciate your consideration of the above requested administrative exception. Please feel free to contact me if you have any questions or comments.

Respectfully,

A handwritten signature in black ink, appearing to read "S.G. Cook". The signature is written in a cursive, flowing style.

Stephen G. Cook, P.E., RPLS
President

Attachments: COSA Administrative Exception Application
 Aerial Exhibit



INFRASTRUCTURE SERVICES DEPARTMENT PUBLIC WORKS DIVISION

233 N. Pecos - La Trinidad, Suite 420
San Antonio, Texas 78207
210-335-6700 (Voice) | 210-335-6713 (Fax)

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

| | |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project: | Dove Creek Replat |
| Address: | Near the intersection of Dove Canyon and Loop FM 1604 |
| A/P #/PPR #/Plat#: | 090296 |
| AEVR #: | |
| AEVR Submittal Date: | March 10, 2010, June 28, 2010, and July 6, 2010 |
| AEVR Submitted by: | Stephen G. Cook, P.E., RPLS |
| Issue: | Intersecting street angles, connectivity ratios, and improvements to existing substandard street |
| Code Sections: | 2009 Unified Development Code (UDC), 35-506(d)(9) Cross Section and Construction Standards – Substandard Existing Streets; 35-506(e)(1) Connectivity – Connectivity Index for Internal Streets; and Sections 35-506(f), Street Intersections |
| By: | Robert G. Brach, P.E. – Development Services Manager |

I have reviewed the information presented in Mr. Cook's letters dated March 10, 2010, and June 28, 2010 updated July 6, 2010. The following issues to be addressed are as follows:

- Improvements to an existing substandard street – Dove Canyon and street intersection;
- Internal connectivity index for the street network – 1.03 versus 1.2 minimum; and
- Intersecting street angles of an existing street network – 57.49° versus 60°.

The Dove Creek Replat subdivision is a replat of an existing development that was originally platted as a manufactured housing rental community containing 325 rental spaces and one amenity space. The replat is proposing to change the development to a single family residential development with 310 residential lots and two amenity center lots. Due to the change in use, the existing street network is substandard for this development. The applicant has incorporated several modifications to bring the existing street network into compliance with the UDC PUD requirements such as widening the street width to 27', increasing cul-de-sac radii from 40' to 48', and providing sidewalks on both sides of the streets.

The Unified Development Code (UDC) – Article V, Section 35-506 (d)(9), Substandard existing streets, requires property adjacent or contiguous to a plat where no street exists to construct at least one-half (½) of the road adjacent to the property to be constructed. Dove Canyon was originally the driveway into the manufactured housing development and has become a private street due to new development that has occurred on the south side of Dove Canyon. While it may be possible to extend

Dove Canyon through an existing CPS 200' easement; to date, no private street lot or public right-of-way has been created to make this possible. Additional challenges to make this connection is that the existing Dove Canyon is a private street and would need to connect to a public street and would not benefit the public except in emergency situations unless Dove Canyon was converted to a public street; the CPS easement is also located in a low area requiring drainage improvements; and the street layout would be impacted by an existing electrical transmission tower. A previous plat (Dove Meadow) was allowed to build a full section of Dove Canyon half way in lieu of constructing one half of the road the full length adjacent to their property due to the uncertainty of connecting Dove Canyon to a projecting street within the American Lotus subdivision.

The connectivity ratio for this development is 1.03 with a maximum block length that exceeds 2,000 feet. The original layout of the “streets” within this development was internal driveways within a manufactured housing park and was not reviewed to either private or public streets standards. Due to the existing locations of utilities within the development, the developer did not want to change the existing street configuration. As previously stated, the streets have been modified to comply with the minimum street standards of a PUD. Since this development does not provide connection with a public street network, the need for a higher connectivity ratio is not warranted.

An existing intersection within the development has an angle of less than 60 degrees. To accommodate for this intersection, the engineer has designed the intersection as an all-way stop controlled intersection and has provided additional clear vision easement area to ensure driver and pedestrian safety.

The Variance request was evaluated for the criteria listed under 35-483(e) as follows:

1. ***Is the exception contrary to the spirit and intent of section?*** The UDC allows for a PUD flexibility in the planning and construction of a development project to encourage the development of sites made difficult for conventionally designed development. The conversion of a manufactured housing park into a single family development complies with this purpose.
2. ***Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?*** The applicant has taken all practicable measures to minimize adverse impacts within the limits of the development. The applicant does not own the property necessary to connect Dove Canyon to a public street network and there is no other developable piece of property that requires access to this portion. However, the applicant does own the lot that can be converted to public ROW if became possible to connect the Dove Canyon to a public street network. If the property and an engineering design were to become available in the future to convert Dove Canyon to a public road and connect to the public street network on the other side of the CPS easement, funding for the connection could be provided through a Road Assessment Program, Public Improvement District, or a Road Improvement District. The substandard street intersection has been provided with proper clear vision easements and has been designed as a four way stop. For the connectivity ratio to come into compliance with the UDC, all five cul-de-sac streets north of Dove Canyon would need to connect to Dove Canyon. Creating that many access points to Dove Canyon would not be acceptable to best access management practices.

3. ***Does the public interest underlying the exceptions outweigh the public interest of the particular regulations?*** Since Dove Canyon is a private road and cannot be extended due to the lack of property and the engineering design to connect to a public street network, there is no public interest to address on this issue. The street intersection has been provided with adequate clear vision easements and is an all-way stop controlled intersection. If proper connectivity were to be provided, the access management of the traffic on Dove Canyon would severely be impacted by lowering the level of service of the street due to increased delays caused by the increased number of turning movements within a short section of roadway. Ideally, on a road such as Dove Canyon which could function as a future arterial street, access points should be spaced a minimum of 400'.

4. ***Do the proposed exceptions comply with all other applicable standards of 35-432(e)?*** Yes.

The proposed variance meets the intent of the UDC and will not result in a waiver of traffic or public safety requirements.

RECOMENDATION: Approval



Robert Brach, P.E.
Development Services Engineer
Bexar County

7/21/10

Date

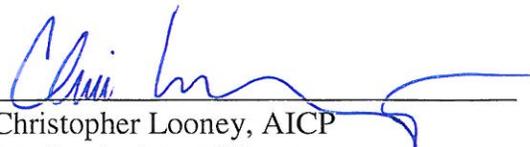
I have reviewed the AEVR Analysis and concur with the recommendation.



Thomas L. Carrasco, P.E.
Development Services Engineer
City of San Antonio Planning and Development Services Department

7/27/10

Date



Christopher Looney, AICP
Interim Assistant Director
City of San Antonio Planning and Development Services Department

7-28-10

Date

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 11 August 11, 2010

ANSLEY WOODS

070097

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 682 C-2

OWNER: Richard Lira Homes, Inc., by Richard Lira

ENGINEER: Stephen Cook Engineering, by Stephen Cook, P.E.

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

Location: East of Clamp Avenue, south of Ansley Boulevard

Plat status: The Planning Commission approved this plat on August 22, 2007. 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).

DISCUSSION:

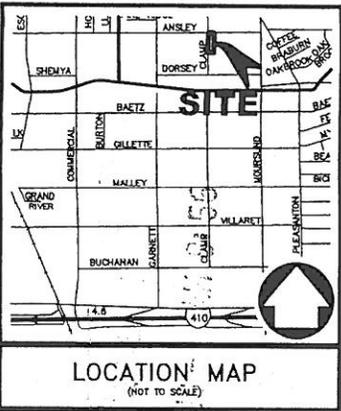
The applicant states that due to the revisions by the San Antonio Water System to their original Utility Plan, improvements have been delayed. The percentages of improvements completed are as follows:

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

San Antonio Water System is recommending approval of the time extension with the condition the applicant submit within (4) four months from the approval of the time extension a redline amending plat. The redline amending plat will eliminate the proposed 12-foot sanitary sewer easement that is no longer required by SAWS. The applicant has agreed to comply with the condition set forth by SAWS.

STAFF RECOMMENDATION:

Approval with the SAWS condition as noted above.



ENGINEER/SURVEYOR:
STEPHEN G. COOK ENGINEERING
12000 STARCREST, SUITE 107
SAN ANTONIO, TX 78247

LAND OWNER/SUBDIVIDER:
RICHARD LIRA HOMES, INC.
509 FREDERICKSBURG RD.
SAN ANTONIO, TX 78201

- SURVEYOR NOTES**
- 1/2" IRON ROD WITH YELLOW CAP MARKED "S.G.C.E. 5293" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
 - N.A.D. 83 GRID COORDINATES WERE DERIVED FROM GPS/RTK METHODS AND MAY NOT REPRESENT A COMPUTATION BETWEEN SUCH POINTS ON THIS PLAT.

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 THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: _____
DULY AUTHORIZED AGENT: _____

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CLIENT STEPHEN G. COOK 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 _____

NOTARY PUBLIC
BEXAR COUNTY

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.

NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

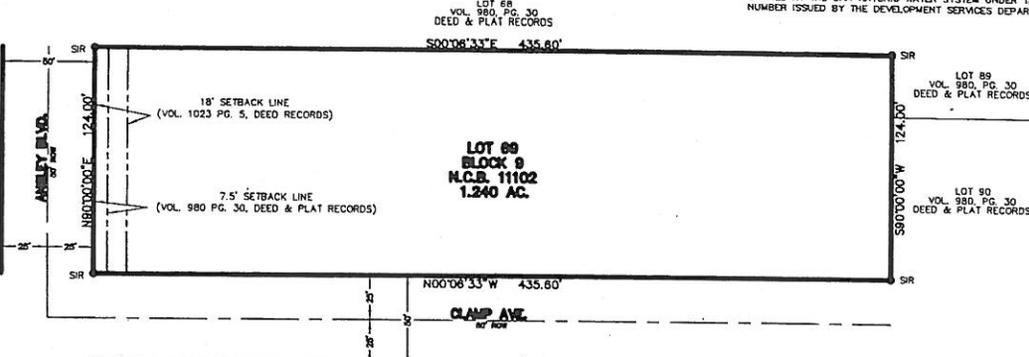
- CITY OF SAN ANTONIO NOTES**
1. OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS. UDC 35-506 (R)(3)
 2. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA. UDC 35-506 (D)(5)
 3. FINISHED-FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE FOR NEW RESIDENTIAL LOTS PROPOSED. UDC 35-504 (E)(5).



12000 STARCREST, SUITE 107
STEPHEN G. COOK ENGINEERING, INC. SAN ANTONIO, TEXAS 78247-4117
REGISTERED LAND SURVEYORS 210/481-2533 • FAX: 210/481-2150

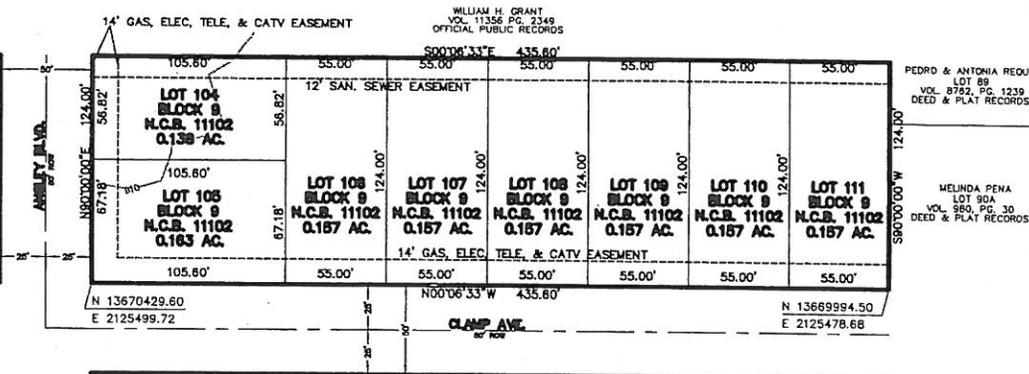
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE 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 OR EGRESS OVER 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 AREAS.

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



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH NOTIFICATION

BEING LOT 89, BLOCK 9, N.C.B. 11102, OF THE HARLANDALE ACRES TRACT NO. 8, RECORDED IN VOLUME 980, PAGE 30, DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS.



REPLAT ESTABLISHING ANSLEY WOODS

BEING A TOTAL OF 1.240 ACRES OF LAND FROM HARLANDALE ACRES TRACT NO. 8, RECORDED IN VOL. 980, PG. 30, DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS #104, #105, #106, #107, #108, #109, #110 & #111, BLOCK 9, N.C.B. 11102.

THIS PLAT OF ANSLEY WOODS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D. _____

BY: CHAIRMAN _____

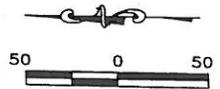
BY: SECRETARY _____

NOTES

MONUMENTATION OR CONTROL INFORMATION AVAILABLE AT THE OFFICE OF STEPHEN G. COOK ENGINEERING, INC.

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.

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



PLAT I.D. 070097

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT "HARLANDALE ACRES TRACT NO. 8," WHICH IS RECORDED IN VOLUME 980, PAGE 30, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATTING OF THIS PROPERTY.

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

LICENSED PROFESSIONAL ENGINEER _____

STATE OF TEXAS
COUNTY OF BEXAR

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

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. 20____ AT _____ M. AND I HAVE RECORDED THE _____ A.D. 20____ AT _____ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 20____

BY: _____
DEPUTY

Richard Lira Homes, Inc.

P.O. Box 690507 San Antonio, Texas 78269

Phone: (210) 325-3556 Fax: (210) 979-9955

July 14, 2010

RECEIVED

Mr. Roderick J. Sanchez, Director
City of San Antonio - Planning and Development Services Department
1901 South Alamo
San Antonio, Texas 78204

10 JUL 20 AM 11:06

LAND DEVELOPMENT
SERVICES DIVISION

Re: Ansley Woods Subdivision
Plat No. 070097

Dear Mr. Sanchez,

I, Richard Lira, the owner and developer of the Ansley Woods Subdivision request a three-year Site Improvement Time Extension per Section 35-430(f) of the Unified Development Code for the site improvements associated with the Ansley Woods Subdivision (Plat No. 070097). The subdivision plat was approved by the Planning Commission on August 22, 2007.

This Time Extension is being requested in order to reduce the number of lots from eight to three. This change became necessary due to the location of existing sewer and water services on Clamp Avenue. The San Antonio Water System has requested a revision to the Utility Plan requiring the sewer extension down the middle of the street instead of in the right-of-way area as was originally proposed. This revision and resulting cost increase makes the six new lots along Clamp Avenue too costly. This, combined with the current economic downturn in the housing industry, makes a reduction from eight lots to three necessary. The requested Time Extension will allow the plat revision to be completed and result in a lower number of lots than was originally proposed. This revision will positively decrease the unit density and lessen the impact on the existing utility services and on the neighborhood as well. Since the sewer and water services for the new lot on Ansley Boulevard were installed during the recently completed street project, and after the plat revision there will only be one sewer and water service necessary for the lot on Clamp Avenue, the sewer and water services could be considered to be 50% complete.

The \$300 filing fee required to process this request has been paid. If additional information is required, please contact me.

Sincerely,



Richard Lira
President
Richard Lira Homes, Inc.



July 23, 2010

Mr. Robert Lombrano
Planning and Development Services Department
1901 S. Alamo
San Antonio, Texas 78204

RE: Time Extension Request Review
Ansley Woods Subdivision, Plat No. 070097

Mr. Lombrano,

The San Antonio Water System (SAWS) has reviewed the Request for Site Improvement Time Extension for Plat No. 070097, Ansley Woods Subdivision submitted on July 19, 2010. The existing plat indicates the dedication of a 12-foot sanitary sewer easement along the back of the properties parallel to Clamp Avenue. The initial plat with the 12-foot sanitary sewer easement was approved by SAWS based on the concept of an 8-inch sanitary sewer main being constructed within this easement. The original design was never constructed and has expired. The developer has since resubmitted plans for approval, but SAWS will no longer allow the construction of this main within the easement since each lot has frontage to a street right-of-way. The updated plans with a revised alignment showing the sanitary sewer improvements within the street right-of-way are currently under review by SAWS.

I have attached the time extension form indicating SAWS approval of the time extension for Plat No. 070097. SAWS is also requesting that a condition be added to the time extension approval indicating the developer is required to complete a redline amendment to the plat within 4 months from the approval of the time extension to remove the proposed 12-foot sanitary sewer easement that is no longer required or needed by SAWS.

Thank you for considering the inclusion of this condition to the time extension approval and should you have any questions or concerns, please contact me at (210) 233-3492 or tlehmann@saws.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tracey B. Lehmann', written in a cursive style.

Tracey B. Lehmann, P.E.
Development Engineering

**CITY OF SAN ANTONIO
PLANNING AND DEVELOPMENT
SERVICES DEPARTMENT
Interdepartmental Correspondence**

TO: San Antonio Planning Commission

FROM: Melissa Ramirez, Senior Management Analyst on behalf of Roderick J. Sanchez,
Director, Planning and Development Services

COPY: File and City Attorney's Office

SUBJECT: Applicants Appeal of Carmel Canyon - RD 10-02-005

DATE: August 11, 2010

SUMMARY AND RECOMMENDATION:

The applicant filed an appeal on March 24, 2010, based on the City's denial of statutory rights associated with RD 10-02-005, Carmel Canyon. The Unified Development Code (UDC) §35-712(d) authorizes the Planning Commission to hear such appeals. In this appeal, the applicant questions the City's determination not to recognize rights for the project based on: 1) The Applicant does not comply with the provisions of Chapter 245 of the Local Government Code and Chapter 35 of San Antonio's City Code (Unified Development Code or UDC); 2) The SAWS Agreement and supporting documents do not describe or designate the Project or Project area that is specifically described and designated by the Applicant in the COSA Rights Determination Application and Fair Notice Forms; 3) The Applicant changed projects; and 4) In addition, if the 1994 Agreement was analyzed in a manner so as to support the Project as described in the Application and Fair Notice Forms, the development activity on the land surrounding the Project and the Project area would not be considered progress towards completion of the Project, which means the project is dormant. Therefore, staff's recommendation is for denial of the appeal.

BACKGROUND INFORMATION:

The applicant requested a determination of rights for a 124 multi-family project, on a 5.797 acre tract of land located near the intersection of Culebra Road and FM 1560 on February 8, 2010. The request is based on a SAWS Utility Service Agreement, which was executed April 4, 1995 and the applicant is requesting to be exempt from COSA landscape and tree ordinances.

POLICY ANALYSIS:

The Applicant submitted a COSA Rights Determination Application, Fair Notice Forms, an agreement (the "Agreement") between himself and SAWS, authorized April 4, 1995, for the provision of water and wastewater service to 417.7 acres of land, and numerous supporting documents. Rights are denied based on:

1. The Applicant does not comply with the provisions of Chapter 245 of the Local Government Code and Chapter 35 of San Antonio's City Code (Unified Development Code or UDC).

2. The Agreement and supporting documents do not describe or designate the Project or Project area that is specifically described and designated by the Applicant in the COSA Rights Determination Application and Fair Notice Forms. The maps and property location descriptions included as part of the Agreement and the Agreement related documents refer to provision of service to the land, but there is no map, plan, schematic drawing, or anything that shows service to the Project or to the Project Area as the Applicant specifies in the COSA Rights Determination Application and Fair Notice Forms.

3. The Applicant changed projects. The Applicant requests a rights determination for a multi-family development project and the Agreement indicates single family residential development. The 1994 Agreement and supporting documents described a project that is different from the Project that the Applicant described in the Application and Fair Notice Forms. The Project and the Project area is described and designated by the Applicant for the first time in the COSA Rights Determination Application and Fair Notice Forms. The 1994 Agreement itself does not describe or anticipate the Project or Project area as described by Applicant. It does have a provision that states "If determined to be applicable by the President/CEO, the Developer hereby agrees to submit to the President/CEO, a Project Master Plan, an Engineering Report, and a Water Plan." The documents submitted by the Applicant that are related to the 1994 Agreement, particularly the above mentioned Engineering Report, indicate that the tracts that comprise the water and wastewater service area are planned to be developed for single family residential use and the EDU water demand calculations are based on the same single family residential use development scheme. The subsequent 2005 Agreement which replaced the 1994 Agreement in order to cover "the remaining portions of a 417.7 acre tract" states "...development is planned for single-family residential and commercial use."

4. The Project is dormant. In addition, if the 1994 Agreement was analyzed in a manner so as to support the Project as described in the Application and Fair Notice Forms, the development activity on the land surrounding the Project and the Project area would not be considered progress towards completion of the Project. The Applicant described the Project specifically in multiple forms and documents. The development activity listed in the Rights Determination application was neither part of, nor did it show progress towards completion of, the Project that the Applicant described. The Project described by the Applicant in the Application and Fair Notice Forms is supported by the Applicant with reference to improvements (a drain) that were inspected and approved in October 2008 and the platting associated with the Project was completed on the date of the Rights Determination Application submittal. The elapsed time between the 1994 Agreement and October 2008 date recognizes that there was no progress towards completion of the Project, which means the Project would be dormant.

STAFF RECOMMENDATION:

Staff's recommendation is for denial of the appeal.

Carmel Canyon Rights Determination Appeal

RD 10-02-005
Planning Commission
August 11, 2010

1

Application Background

- The applicant requested a determination of rights for a 124 multi-family project, on a 5.797 acre tract of land located near the intersection of Culebra Road and FM 1560 on February 8, 2010.
- This request was based on a SAWS Agreement that was authorized April 4, 1995 and identified provision of water and wastewater service to 417.7 acres of land.

2

Appeal Briefing

- The applicant is requesting to be exempt from COSA landscape and tree ordinances. This request was denied.
- The applicant filed an appeal on March 24, 2010, based on the City's denial of statutory rights.
- In this appeal, the applicant questions the City's determination not to recognize rights for the project based on:

3

Policy Analysis

1. The Agreement and supporting documents do not describe or designate the Project or Project area that is specifically described and designated by the Applicant in the COSA Rights Determination Application and Fair Notice Forms.
 - The maps and property location descriptions included as part of the Agreement and the Agreement related documents refer to provision of service to the land, but there is no map, plan, schematic drawing, or anything that shows service to the Project or to the Project Area as the Applicant specifies in the COSA Rights Determination Application and Fair Notice Forms.

4

Policy Analysis

2. The Applicant changed projects. The Applicant requests a rights determination for a multi-family development project and the Agreement indicates single family residential development.
 - In addition, all submitted supporting documentation that references a project; references a single-family residential project and not a multi-family project.
 - Including but not limited to the subsequent 2005 SAWS Agreement which replaced the 1994 Agreement in order to cover “the remaining portions of a 417.7 acre tract” states “...development is planned for single-family residential and commercial use.”

5

Policy Analysis

3. The Project is dormant. In addition, if the 1994 Agreement was analyzed in a manner so as to support the Project as described in the Application and Fair Notice Forms, the development activity on the land surrounding the Project and the Project area would not be considered progress towards completion of the Project.
 - The elapsed time between the 1994 Agreement and October 2008 date recognizes that there was no progress towards completion of the Project, which means the Project would be dormant.
4. The Applicant does not comply with the provisions of Chapter 245 of the Local Government Code and Chapter 35 of the COSA Unified Development Code.

6

Staff Recommendation

Staff recommends denial of the appeal.

- 1)The SAWS Agreement and supporting documents do not describe or designate the multifamily project or project area;
- 2)The Applicant changed projects; and
- 3)The project is dormant.
- 4)The Applicant does not comply with the provisions of Chapter 245 of the Local Government Code and Chapter 35 of San Antonio's City Code (Unified Development Code).

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission

FROM: Marcia Shelf Orlandi, Real Estate Manager 

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

SUBJECT: S. P. No. 1469—Request for a joint use agreement for an easement to install a new 36 inch-wide sewer line within City property in NCB 11078

DATE: July 26, 2010

PETITIONER: San Antonio Water System
 Attn: Kerry Averyt, P.E., Manager
 Replacements & Improvements Division
 2800 U.S. Hwy. 281 North
 P. O. Box 2449
 San Antonio, TX 78298-2449

Staff is requesting that this item be placed on the agenda for the Planning Commission meeting on August 11, 2010.

BACKGROUND

Petitioner is requesting a Joint Use Agreement for an easement to install a new 36-inch wide sewer line within City property in NCB 11078 as shown on attached Exhibit "A." The portion of sewer line to be contained within subject City property is to be approximately 1,300 linear feet out of a total 18,882 linear feet. The proposed main will take some flows from the Southwest Military sewer line; a portion of the flows would be diverted to the south along Quintana Road from Southwest Military. The line would head east then extend to the southeast along Six Mile Creek to terminate at the intersection of Baetz and Garnet. The existing outfall is in poor condition due to deterioration and lacks the capacity to handle the future needs of the sewer shed.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. A Joint Use Agreement has been executed by the San Antonio Water System.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

December 2, 2009

FIELD NOTES

For a
0.906 Acre (39,451 sq. ft.)
30-Foot Joint-Use Agreement

Of a 0.906 acre tract (39,451 sq. ft.) of land out of Lot 2, Block 48, N.C.B.11078 (Bexar County Appraisal District) and out of Lot 6, Block 51, N.C.B. 11078 (Bexar County Appraisal District), Harlandale Acres No. 8, 3rd Filing of record in Volume 980, Page 117 of the Deed and Plat Records of Bexar County, Texas, and being out of that certain tract of land granted to City of San Antonio as described in Volume 12197, Page 1251 Official Public Record of Real Property, Bexar County, Texas and more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a Unintech cap set having a Northing of 13668730.70 and an Easting of 2120725.23 (Texas State Plane Coordinates, South Central Zone, Bearing Basis) in the North line of Baetz Blvd (60' Right-of-Way) for the Southeast corner of said Lot 6, same being the Southwest corner of Lot 5 of said Block 51 and the Southwest corner of that certain tract of land granted to Wanda Robbins as described in Volume 4573, Page 389 Official Public Record of Real Property, Bexar County, Texas and the Southeast corner of herein described tract;

THENCE South 89° 38' 13" West, along the North line of Baetz Blvd, same being the South line of said Lot 6, a distance of 30.00 feet to a 1/2 inch iron rod with a Unintech cap set for the Southwest corner hereof

THENCE leaving the North line of Baetz Blvd, over and across said City of San Antonio tract, the following five (5) courses and distances:

- 1) North 00° 11' 40" West, a distance of 377.24 feet to a 1/2 inch iron rod with a Unintech cap set for an angle point hereof;
- 2) North 45° 27' 17" East, a distance of 41.95 feet to a 1/2 inch iron rod with a Unintech cap set for an angle point hereof;
- 3) North 00° 11' 40" West, a distance of 437.74 feet to a 1/2 inch iron rod with a Unintech cap set for an angle point hereof;
- 4) North 44° 32' 39" West, a distance of 382.54 feet to a 1/2 inch iron rod with a Unintech cap set for an angle point hereof;

- 5) North 26° 57' 04" West, a distance of 78.81 feet to a 1/2 inch iron rod with a Unintech cap set in the South line of a drainage easement (existing, maintained and in use, not recorded) for an angle point hereof;

THENCE South 63° 53' 01" East, along the South line of said drainage easement, same being the North line of said Lot 2, a distance of 50.01 feet to a 1/2 inch iron rod with a Unintech cap set for the Northeast corner hereof;

THENCE Leaving the South line of said Drainage Easement, over and across said City of San Antonio tract, the following three (3) courses and distances:

- 1) South 26° 52' 26" East, a distance of 34.21 feet to a 1/2 inch iron rod with a Unintech cap set for an angle point hereof;
- 2) South 44° 32' 39" East, a distance of 390.10 feet to a 1/2 inch iron rod with a Unintech cap set for an angle point hereof;
- 3) South 00° 11' 40" East, a distance of 486.35 feet to a 1/2 inch iron rod with a Unintech cap set in the South line of said Lot 2, same being in the North line of said Lot 5 for an angle point hereof;

THENCE South 89° 38' 13" West, along the North line of said Lot 5, same being the South line of said Lot 2, a distance of 30.00 feet to a 1/2 inch iron rod with a Unintech cap set for the Northwest corner of said Lot 5, same being the Northeast corner of said Lot 6 and an angle point hereof;

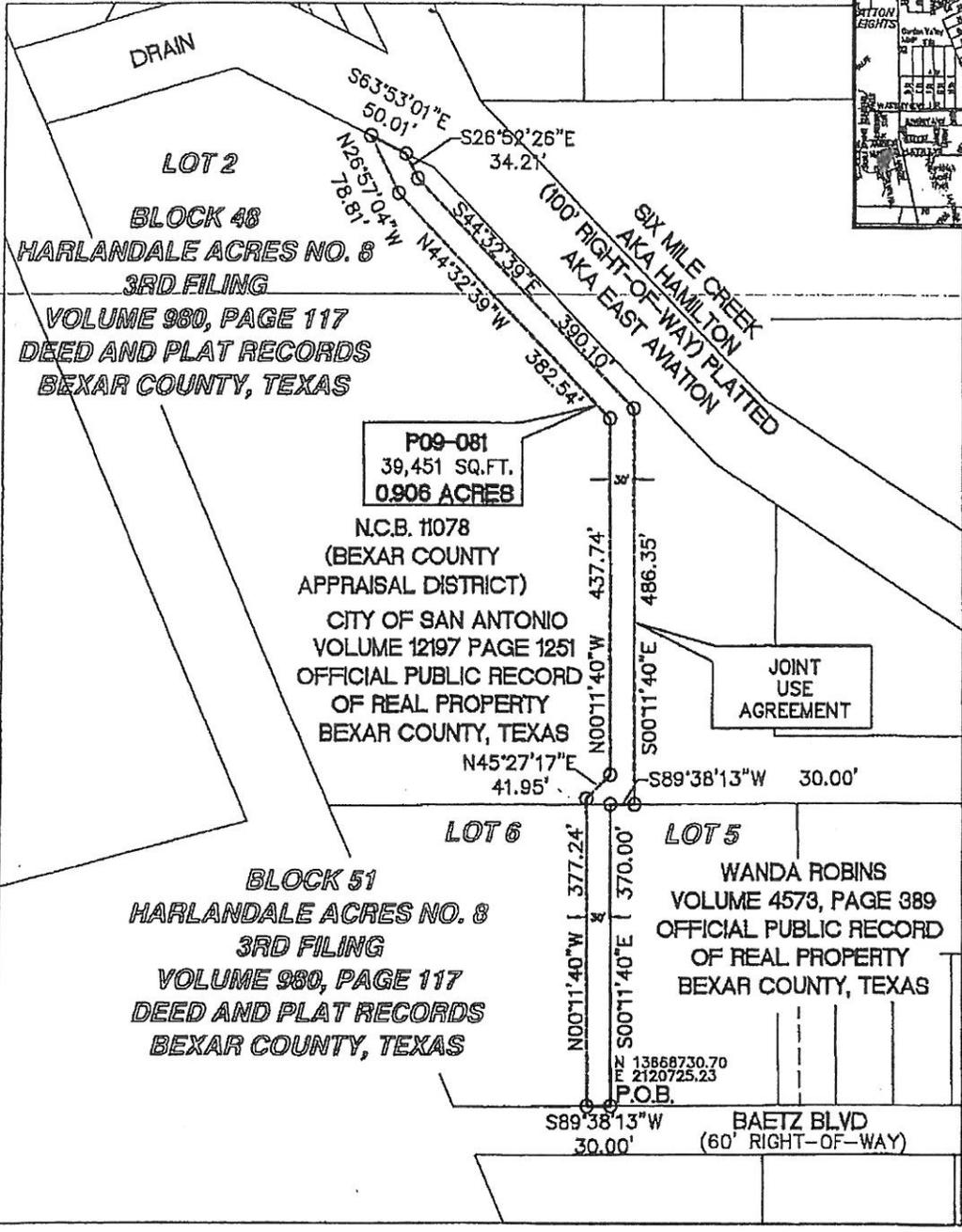
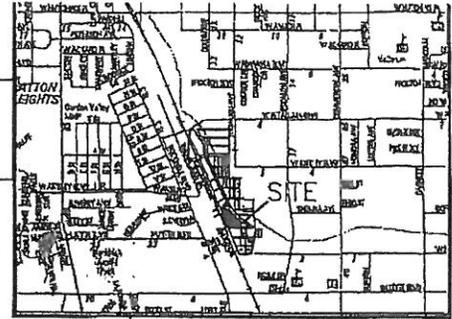
THENCE South 00° 11' 40" East, along the West line of said Lot 5, same being the East line of said Lot 6, a distance of 370.00 feet to the POINT OF BEGINNING and containing a computed area of 0.906 acres of Land;

This Description accompanies a sketch referenced as \\Server02\...dwg\COSA R.dwg



Philip V. Hampton 12/02/09

Philip V. Hampton RPLS 5520
Unintech Consulting Engineers
2431 E. Evans Road
San Antonio, Texas 78259

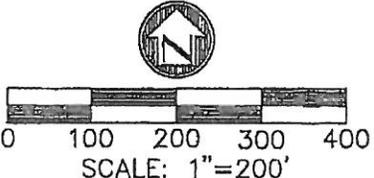


NOTES:
1) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. THE COORDINATES ARE GRID AND THE GRID TO SURFACE SCALE FACTOR IS 1.00017

This sketch is accompanied by a set of field notes referenced here:
\\server02\...Easements\XML\COSA RR.doc

\\server02\...dwg\COSA Reling 6/3/2009 13613 PH CDT

SYMBOL LEGEND
○ 1/2 INCH IRON ROD WITH A UNINTECH INC CAP SET



I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE: THAT THIS SKETCH WAS CREATED ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON APRIL 17, 2009.

Philip V. Hampton 12/02/09
Philip V. Hampton, R.P.L.S. NO. 5520

revised 08-11-08
12-02-09

| | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------------|
| HDR CLAUNCH & MILLER Engineering Consultants 1020 NE Loop 410, Suite 400 • San Antonio, Texas 78209 (210) 841-2800 • Fax (210) 841-2828 • www.claunchmiller.com HDR Engineering Inc. Texas Reg. No. F-00754 | | |
| CENTRAL WATERSHED | | |
| SAN ANTONIO WATER SYSTEMS | | |
| UNINTECH CONSULTING ENGINEERS, INC. | | |
| Job No.: 07-144-S | Scale: HDRZ 1"=200' | SHEET 3 OF 3 |
| Date: June 2009 | | |
| Drawn By: P.H. | | |
| Check By: R.S. | | |

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

**August 11, 2010
Agenda Item # 13**

Request to use City property located in NCB
11078

Petitioner: San Antonio Water System



Planning Item

- Petitioner is requesting a Joint Use Agreement to use a total of 0.906 acres (39,451 sq ft) of City property located in NCB 11078, in Council District 3.

Purpose:

- SAWS is requesting the use of 0.906 acres out of the subject City property for the installation of a new 36 inch-wide sewer line, which will be approximately 1,300 linear feet out of 18,882.

Background

Coordination:

- Project has been canvassed to all interested city departments and utility agencies.
- Project received approval.

Fiscal Impact

Financial Impact:

- The City will collect a fee of \$12,538.00 for this Joint Use Agreement.

5

Issues & Recommendation

Policy Analysis:

- This action is consistent with City Codes and Ordinances which require City Council approval for any use of property owned or controlled by the City.

Recommendation:

- Staff recommends approval of this request.

6

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission

FROM: Marcia Shelf Orlandi, Real Estate Manager

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

SUBJECT: S. P. No. 1472—Request for a joint use agreement for an easement to install a lift station within City property in NCB 17679

DATE: July 26, 2010

PETITIONER: San Antonio Water System
Attn: Kerry Averyt, P.E., Manager
Replacements & Improvements Division
2800 U.S. Hwy. 281 North
P. O. Box 2449
San Antonio, TX 78298-2449

Staff is requesting that this item be placed on the agenda for the Planning Commission meeting on August 11, 2010.

BACKGROUND

Petitioner is requesting a Joint Use Agreement for an easement to install a lift station within City property in NCB 17679 as shown on attached Exhibit 'A.' This City property is a 31.81 acre drainage easement and SAWS is requesting a 0.007 acre tract of land for the lift station. SAWS is attempting to eliminate five lift stations and install approximately 0.6 miles of 8-inch and 10-inch sewer mains. The Lift Station Elimination Phase I project will eliminate five existing lift stations and construct gravity collection systems. By eliminating the proposed lift station facilities, electrical operational costs and facility maintenance costs will be eliminated, and the project will also provide improved sewer infrastructure.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. A Joint Use Agreement has been executed by the San Antonio Water System.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.



2250 US 281 N
Blanco, TX 78606
Phone: 830-833-2250
Toll Free: 877-833-2250
FAX: 830-833-2257
EMAIL: abakersurvey.com

**FIELD NOTES
FOR A
0.007 OF AN ACRE (305 SQUARE FEET)
JOINT USE AGREEMENT**

Field notes of a 0.007 of an acre (305 square feet) Joint Use Agreement situated in the City of San Antonio, Bexar County, Texas, being over a part of a 31.81 acre tract of land conveyed to the City of San Antonio and recorded in Volume 6977, Page 1417 of the Official Public Records of Bexar county, Texas and being more particularly described by metes and bounds as follows: Note: All iron pin set are 1/2" rebar with a yellow plastic cap stamped Baker Surveying.

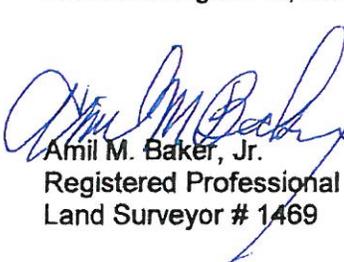
Beginning at an iron pin set in the southwest line of a 17' electric and sanitary sewer easement recorded in Volume 9200, Page 21 of the Deed and Plat Records of Bexar County, Texas and a 54' drainage right-of-way as conveyed to Denton Development Company, LLC. recorded in Volume 9200, Page 21 of the Deed and Plat Records of Bexar County, Texas and the northeast corner of a sanitary sewer easement recorded in Volume 9516, Page 13 of the Deed and Plat Records of Bexar County, Texas for the north corner of this easement and being N 86° 56' 36" W. 92.36 feet from a point for the south corner of Lot 45.

Thence S 48° 50' 12" E. 25.25 feet with the northeast line of this easement, the southwest line of the 17' easement and the 54' drainage right-of-way to an iron pin set for the east corner of this easement.

Thence S 46° 27' 47" W. 24.33 feet with the southeast line of this easement to an iron pin set in an east line of the aforementioned sanitary sewer easement for the south corner of this easement.

Thence N 02° 21' 21" W. 33.40 feet with the west line of this easement and the east line of the sanitary sewer easement to the **Place of Beginning** and covering 0.007 of an acre of land according to a survey on the ground on June 9, 2009 by Baker Surveying Inc.

Job No. 08-095-0.007 acre Ease
Accompanying Plat Prepared
File: N/draw2008/08-095 K-H Lift Sta.
Revised: August 13, 2009


Amil M. Baker, Jr.
Registered Professional
Land Surveyor # 1469

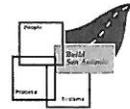


**City of San Antonio
Capital Improvements Management
Services Department**

**August 11, 2010
Agenda Item # 14**

Request to use City property located in NCB
17679

Petitioner: San Antonio Water System



Planning Item

- Petitioner is requesting a Joint Use Agreement to use a total of 0.007 acres (305 sq ft) of City property located in NCB 17679, in Council District 9.

Purpose:

- The subject property is a 31.81 acre drainage easement of which SAWS is requesting the use of a 0.007 acre tract of land for the installation of a lift station.

Exhibit "A"

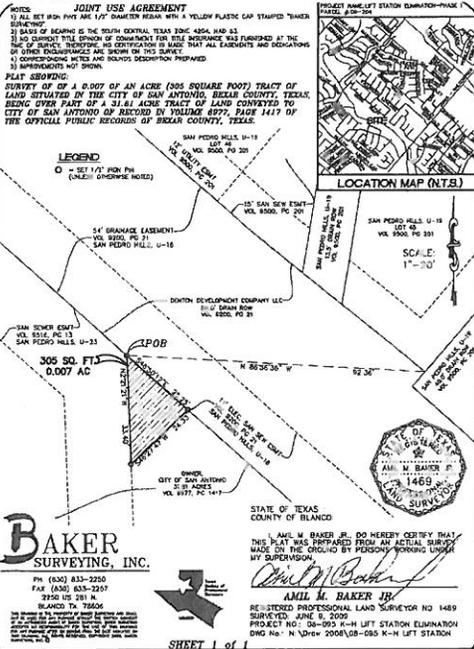
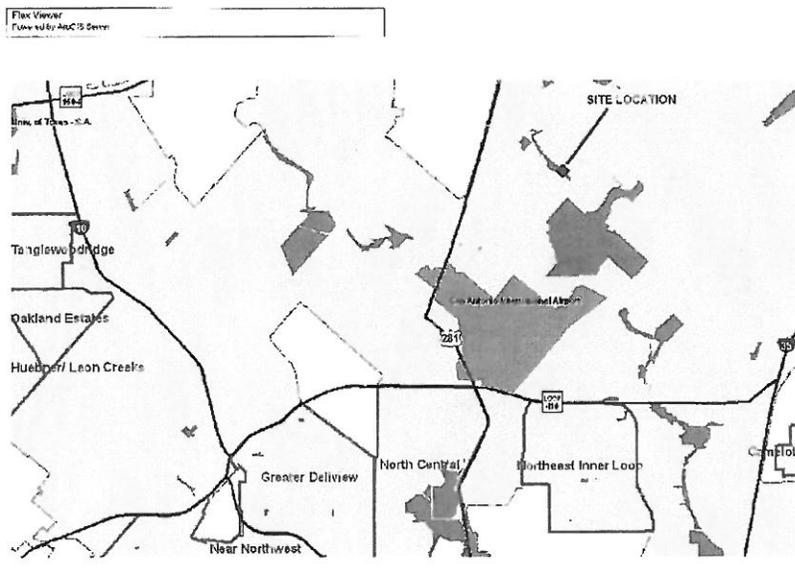


Exhibit "B"



Background

Coordination:

- Project has been canvassed to all interested city departments and utility agencies.
- Project received approval.

Fiscal Impact

Financial Impact:

- The City will collect a fee of \$500.00 for this Joint Use Agreement.

5

Issues & Recommendation

Policy Analysis:

- This action is consistent with City Codes and Ordinances which require City Council approval for any use of property owned or controlled by the City.

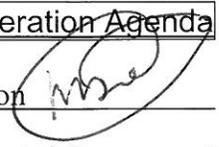
Recommendation:

- Staff recommends approval of this request.

6

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission Individual Consideration Agenda

FROM: Marcia Shelf Orlandi, Real Estate Manager, Real Estate Division 

COPY: Mike Frisbie, P.E. City Engineer/Director, Capital Improvements Management Services Department

SUBJECT: S. P. No. 1511 - Request declare as surplus and sell 35 acres of vacant City-owned property

DATE: July 30, 2010

PETITIONER: Glazer's Distributors
C/o Jack Westenberg, Vice President
14911 Quorum Drive, Suite 400
Dallas, Texas 75254

Staff is requesting that this item be placed on the Individual Consideration Agenda for the Planning Commission meeting on 08/11/2010.

BACKGROUND

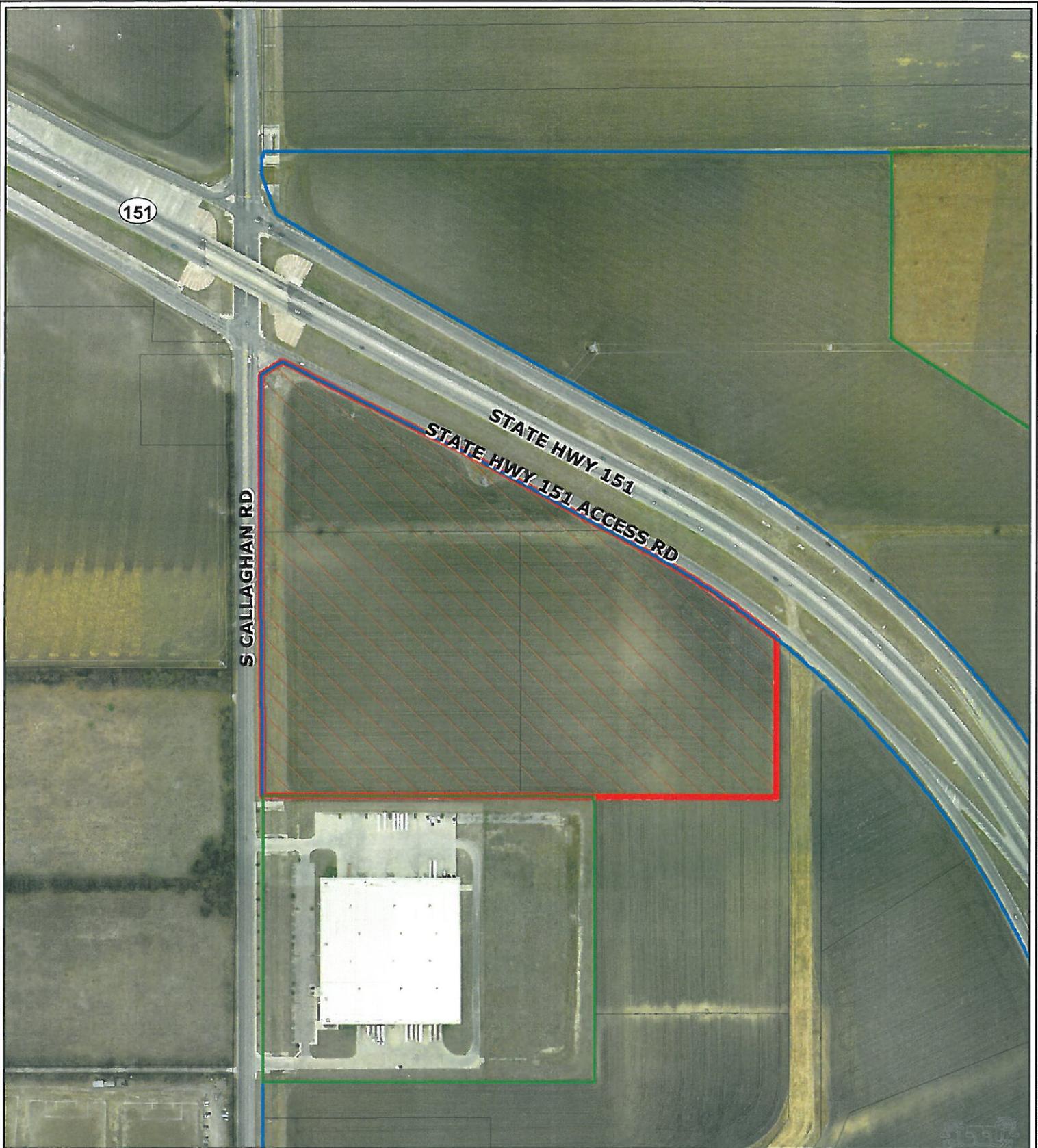
Glazer's Distributors (petitioner) is requesting for the City of San Antonio to declare as surplus and sell it three (3) tracts of vacant City-owned property. These tracts of land total approximately 35 acres and are within New City Block 11379 in City Council District No. 6, as shown on Exhibit "A." The subject properties are in the Southwest Business and Technology Park. Specifically, they are located on the southeast corner of State Highway 151 and S. Callaghan Road. If approved, the petitioner plans to construct a state of the art, LEED Certified Facility. The petitioner plans to invest \$26 million in the new facility and create 100 jobs. Staff is recommending other financial incentives to Council regarding this project.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, the subject properties were advertised to the public in the Daily Commercial Recorder on Friday, May 7, 2010 and Monday, May 10, 2010. The Capital Improvements Management Services Department has coordinated with the City Attorney's Office, Center City Development Office and the International and Economic Development Department. The City of San Antonio will receive an estimated cost of \$1,494,108.00 for the sale of these properties.

CONCLUSION AND RECOMMENDATION

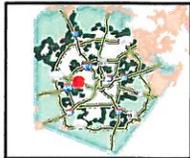
Staff recommends approval of this request.



151

S GALLAGHAN RD

STATE HWY 151
STATE HWY 151 ACCESS RD

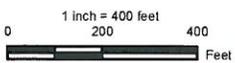


 Pending Sale - Glazer Distributors Non-COSA Owned Property COSA Owned Property

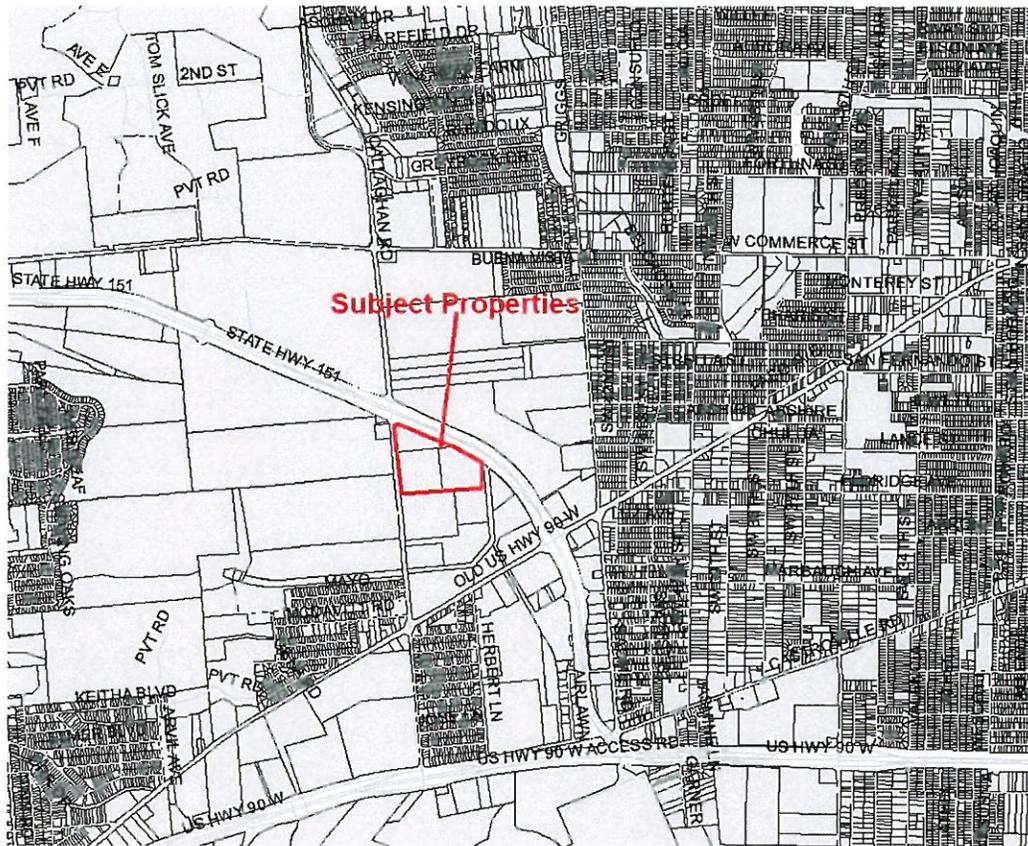


City of San Antonio
Pending Sale - Southwest Technology Business Park
Glazer Distributors

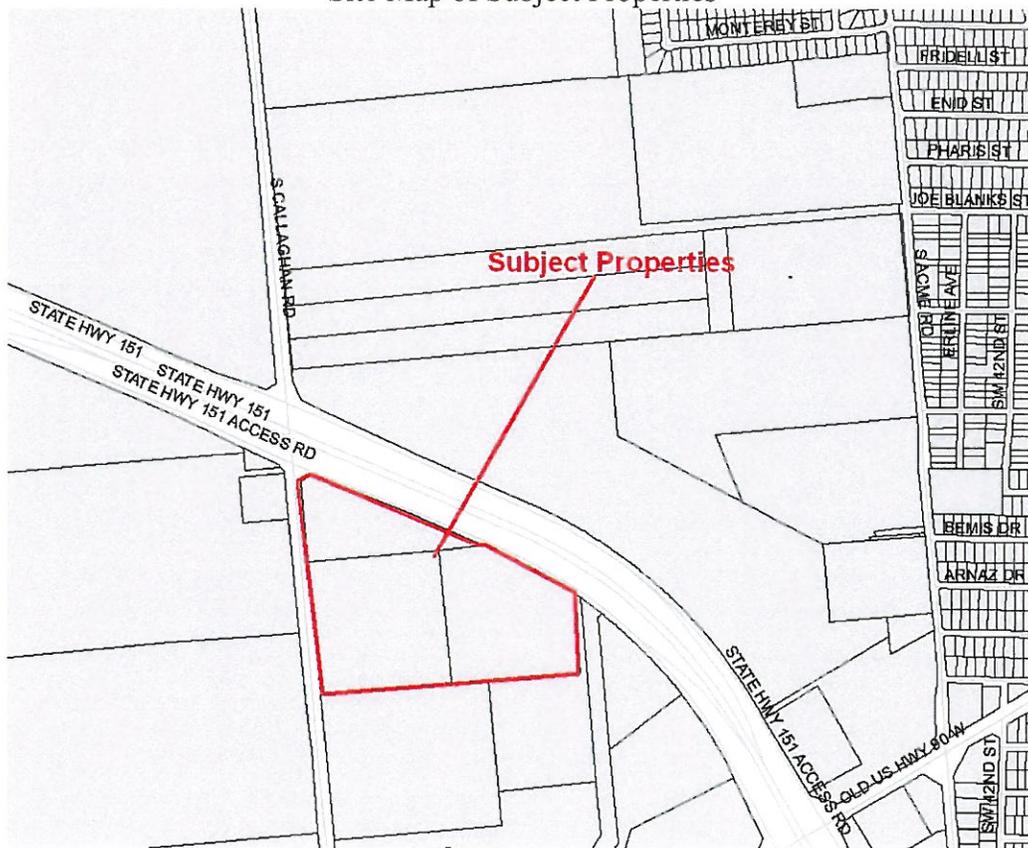
City of San Antonio
Capital Improvements
Management Services
Technical Services
Director Mike Frisbie, P.E.
Municipal Plaza Building
114 West Commerce Street
San Antonio, TX 78205

Data Source: City of San Antonio Enterprise GIS, Base Map 911 Base Approval Limit
Map Created by: Edwin L. Garcia
Map file location: \\fscommon\Misc\40_Technical_Services\CIMS_GIS\PROJECTS-REAL_ESTATE\WBTP\WBTP_Glazer.mxd
Map Last Edited: 29th July 2010
PDF Filename: 1007TB11.pdf



Site Map of Subject Properties



Map of Subject Properties



Aerial Photograph of Subject Properties

**City of San Antonio
Capital Improvements Management
Services (CIMS) Department**

**Planning Commission
Individual Consideration Item
Special Project 1511
Sale of Vacant City-owned Property
August 11, 2010**



Planning Commission Item

- Glazer's Distributors (petitioner) is requesting for the City of San Antonio to declare as surplus three (3) tracts of vacant City-owned property.
- These tracts of land total approximately 35 acres and are within New City Block 11379 in City Council District No. 6.
- The subject properties are located in the Southwest Business and Technology Park on the southeast corner of State Highway 151 and S. Callaghan Road.

Background

- If approved, the petitioner plans to construct a LEED Certified Facility, will invest \$26 million in the new facility and create 100 jobs.
- Staff is recommending other financial incentives to City Council regarding this project.

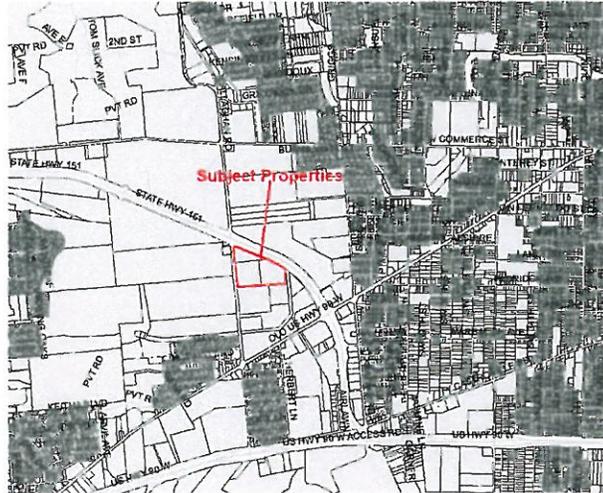
3

Aerial Photograph of Subject Properties



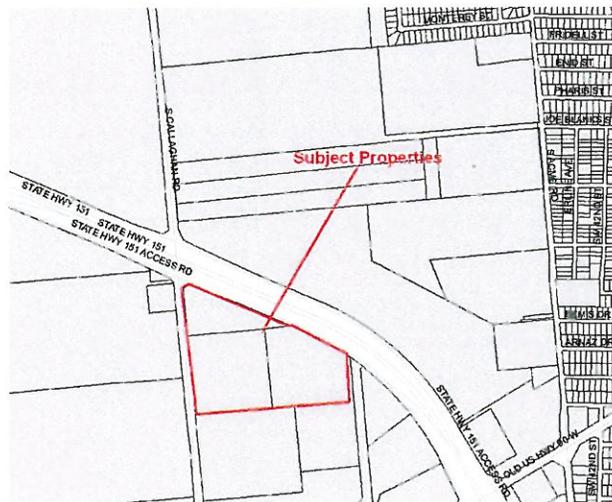
4

Exhibit "A" Site Map of Subject Properties



5

Exhibit "A" (Cont.) Map of Subject Properties



6

Exhibit "A" (cont.) Aerial Photograph of Subject Properties



7

Background (cont.)

Coordination:

- In compliance with City procedures, the subject properties were advertised to the public in the Daily Commercial Recorder on Friday, May 7, 2010 and Monday, May 10, 2010. CIMS has coordinated with the City Attorney's Office, Center City Development Office and the International and Economic Development Department.

8



Fiscal Impact

Financial Impact:

- The City of San Antonio will receive an estimated amount of \$1,494,108.00 for the sale of these properties.

9



Issues & Recommendation

Policy Analysis:

- This action is consistent with City Code and Ordinances relative to the disposition of any City-owned property.

Recommendation:

- Staff recommends approval of this request.

10

RESOLUTION # _____

A RESOLUTION SUPPORTING THE SALE OF APPROXIMATELY 35 ACRES OF VACANT CITY-OWNED PROPERTY LOCATED ON THE SOUTHEAST CORNER OF STATE HIGHWAY 151 AND CALLAGHAN ROAD, COUNCIL DISTRICT 6, AS REQUESTED BY GLAZER'S DISTRIBUTORS

* * * * *

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

WHEREAS, Glazer's Distributors has filed an application requesting to purchase approximately 35 acres of vacant City-owned property Way within New City Block 11379 as identified in Exhibit A and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached sale of land.

SIGNED this 11th day of August, 2010.

Amelia Hartman, Chair

Attest:

Executive Secretary
San Antonio Planning Commission

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

Government Hill Neighborhood Plan Update

Item No. 16

Council District: 2

City Council Meeting Date: 9/16/2010

Plan Update Document

Summary:

Neighborhood/Community/Perimeter Plan: **Government Hill Neighborhood Plan Land Use Plan Update and Amendments to the text of the Land Use Section.**

Background Information:

Plan Boundaries:

North: Fort Sam Houston and East Josephine Street

South: Railroad Right-of-Way, Duval Street

East: Railroad Right-of-Way, Fort Sam Houston

West: IH-37 South, Broadway Street

Plan Area: Approximately 4.4 sq. miles

Issue:

PLANNING PROCESS:

The Government Hill Neighborhood 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. City Council District 2 directed staff to begin the review process in Fall, 2008. The Government Hill Neighborhood Plan Update has been divided into two phases. The first phase was adopted by City Council at its October 16, 2008 meeting. This portion of the Plan Update was conducted concurrently with a comprehensive City-initiated rezoning which was also adopted by City Council. Phase I was bounded by Fort Sam Houston to the north and east, North New Braunfels Avenue to the west, and IH-35N to the south.

In the course of the update process a number of meetings were held to discuss the update with the public and gather input. Public meetings were held on May 5, 2010, May 25, 2010 and June 29, 2010. A meeting was also held with Fort Sam Houston Community Development Organization in March, 2010. During these meetings the community expressed the need to update the land use map and accompanying text. The input gathered indicated that the residents in the Phase II planning area desire preservation of the existing low-density residential housing stock in the community. Public input also suggested that additional commercial area be designated to serve the surrounding community and capitalize on the increased activity occurring on Fort Sam Houston.

KEY CHANGES TO THE LAND USE PLAN AND TEXT:

Phase II of the Plan Update will address the following goals:

- 1) Preserve the existing low density residential character of the core of the neighborhood.
- 2) Promote commercial opportunities to serve the neighborhood and capitalize on the activity occurring at Fort Sam Houston.
- 3) Mitigate the effects of industrial uses on adjacent residential areas within the planning area.
- 4) Update the terminology and nomenclature contained in the Plan.

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

5) Inform the zoning changes implemented in the comprehensive rezoning that is being conducted concurrently with this update.

LAND USE PLAN:

Community involvement throughout this process revealed a number of factors of importance to residents in the planning area. One factor considered and addressed in the update process was industrial encroachment into existing, established residential areas. This issue was of primary importance in the area south of IH-35 and north of the railyard. Given the established industrial uses in this area, and the potential for conflict with existing low density residential uses, Low Density Mixed Use was introduced to the land use plan to allow a more appropriate transition from predominantly single-family residential use to a blend of residential and compatible commercial uses.

Light Industrial land use classification is proposed for the well-established industrial areas between the interstate access roads and the railyard. More specifically, the designation is proposed for the area bounded by the IH-37N access road to the west; IH-35N access road to the north; and Olive Street to the east. Light Industrial land use classification is also proposed for the area bounded by North Palmetto Avenue to the west; Sharer Street to the north; and Rogers Avenue to the east. Light Industrial land use classification will mitigate negative effects on the existing residential by limiting future redevelopment to less intensive light manufacturing uses and limited ancillary retail and suppliers.

Another concern expressed by residents in the area was the preservation of existing single-family residential structures in established single-family areas. Medium density residential uses are located intermittently throughout these residential areas. The continued conversion of single-family structures into multiple unit dwellings is not desirable in these areas. Low Density Residential land use is an appropriate classification for the existing residential core of the area and will promote and protect the existing low density residential uses while recognizing the existence of conforming medium density residential uses.

Expansion of commercial opportunities in the planning area was another issue raised by residents in the public participation process. Mixed Use designations along North New Braunfels Avenue, Spofford Street, Rogers Street, and East Grayson Street allow a variety of well-integrated residential and low intensity commercial uses in this area. The Mixed Use land use classification was also placed on properties along Walters Street, in Phase I, in order to capitalize on economic opportunities presented by Fort Sam Houston.

TEXT AMENDMENT:

The Low Density Mixed Use land use classification will be added as a land use category as part of this update. Low Density Mixed Use land use provides a mix of low intensity residential and commercial uses that may be located in adjacent lots or integrated into one structure. The mix of uses within a block or building should promote compatibility between commercial and residential uses. Examples of uses include professional/personal services, shop front retail with restaurants, cafes, and gift shops.

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: The Government Hill Neighborhood Plan emphasizes a priority within the community to preserve the low density character of the core neighborhood by changing the land use of a significant portion of the core neighborhood in Phase II from Medium Density Residential to Low Density Residential. In addition, the foundation for greater commercial opportunities in the area is increased with a change to the Mixed Use designation along North New Braunfels Avenue, Spofford Street,

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

Rogers Street, and East Grayson Street allowing a variety of well-integrated residential commercial uses in this area. The inclusion of the Low Density Mixed Use land use category also provides an appropriate transition between Industrial and other land uses. This plan update will also bring the terminology and nomenclature used into conformance with current planning practice by adding the Low Density land use classification.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: August 11, 2010

Approval

Denial

Resolution Attached

Newspaper Publication Date of Public Hearing: July 29, 2010

No. Notices mailed 10 days prior to Public Hearing: 590, 13 notices sent to Planning Team members.

Registered Neighborhood Association(s) Notified: Government Hill Alliance

Comments:

Planning and Development Services Department Staff:

Roderick J. Sanchez, AICP, CBO

Director

Patrick B. Howard, AICP

Assistant Director

Andrea Gilles

Interim Planning Manager

Case Manager: Tyler Sorrells, AICP

Planner

Phone No.: 207-7395

RESOLUTION NO.

RECOMMENDING TO APPROVE AN AMENDMENT TO UPDATE THE LAND USE PLAN AND THE LAND USE CLASSIFICATION SECTION OF THE GOVERNMENT HILL NEIGHBORHOOD 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 Government Hill Neighborhood 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 August 11, 2010 and **APPROVED** the amendment on August 11, 2010; 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 Government Hill Neighborhood 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 11th DAY OF AUGUST, 2010.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

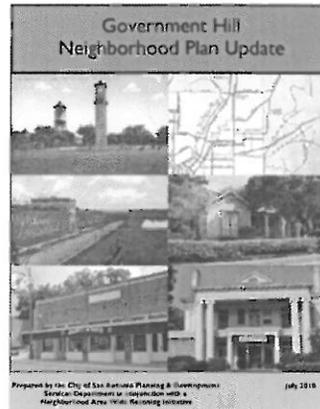
Amelia Hartman, Chair
San Antonio Planning Commission

Government Hill Neighborhood Plan Update Phase II

Planning Commission

Agenda Item: 16

August 11, 2010



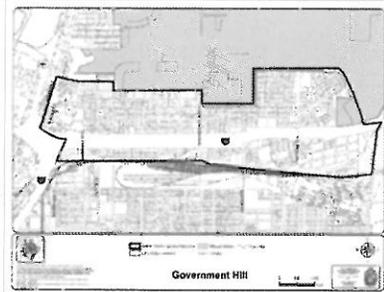
1

Approval Criteria

- According to UDC section §35-420 (g)(2), Planning Commission will also determine if the Plan:
 - Identifies goals that are consistent with adopted City Policies, and regulations.
 - Was developed in an inclusive manner to provide opportunities for all interest groups to participate.
 - Is a definitive statement of the community and is appropriate for consultation and reference as a guide by the City Council and Departments.

2

Plan Boundaries



- **North:** Fort Sam Houston, E. Josephine St.
- **East:** Fort Sam Houston, Railroad ROW
- **South:** Railroad ROW Duval St.
- **West:** IH-37 South and Broadway

- 4.4 Square Miles

3

Plan Background

- **Adopted September, 2001**

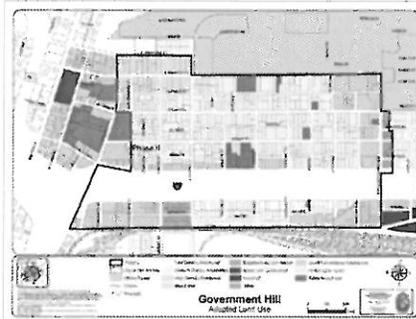
- **Phase 1 Comprehensive Re-Zoning and Plan Update, October 2008**

- **Phase 2 Update process began in Fall, 2009 (Includes Land Use Plan and Text Amendments)**

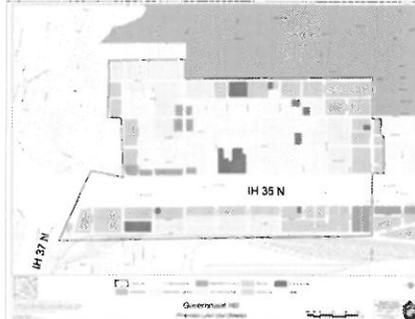
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Adopted and Proposed Land Use Plan

Adopted Phase II

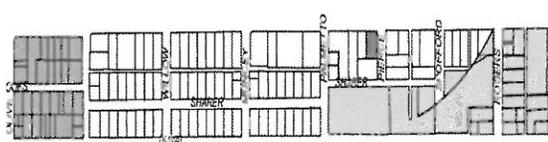


Proposed Phase II



Land Use Plan

N. New Braunfels west to Olive St.



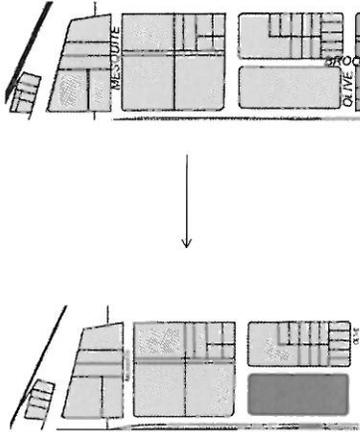
Land Use Changes

Neighborhood
Commercial, Low
Density Residential,
Office

to

Mixed Use, Low
Density Mixed Use,
Neighborhood
Commercial, Public
Institutional

Land Use Plan



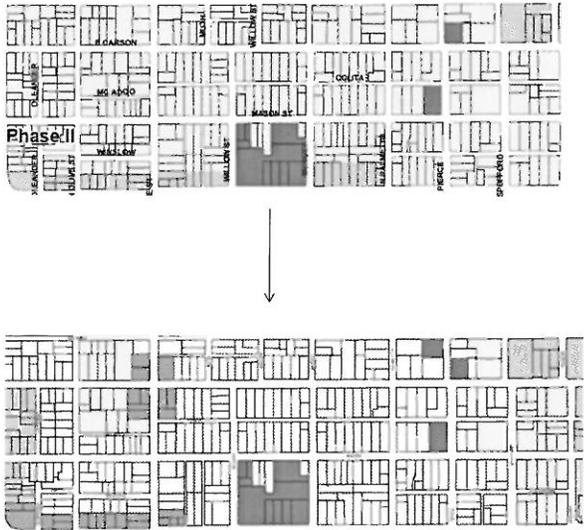
Olive St. west to IH-37N

Land Use Changes

Neighborhood
Commercial
to

Mixed Use, Public
Institutional, Light
Industrial

Land Use Plan



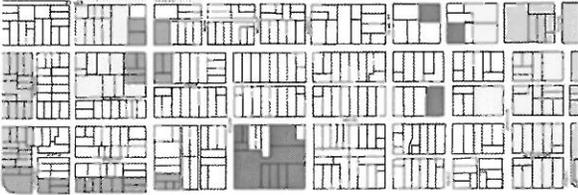
North: Quitman
South: IH-35N
East: Rogers Ave
West: N. Hackberry

Land Use Changes

Medium Density
Residential,
Neighborhood
Commercial
to

Mixed Use, Low Density
Residential,
Neighborhood
Commercial

Land Use Plan



North: Quitman
South: IH-35N
East: Rogers Ave
West: N. Hackberry

Land Use Changes

Medium Density
Residential,
Neighborhood
Commercial

to

Mixed Use, Low Density
Residential,
Neighborhood
Commercial

Text Amendments

Low Density Mixed Use: provides a mix of low intensity residential and commercial uses that may be located in adjacent lots or integrated into one structure. The mix of uses within a block or building should promote compatibility between commercial and residential uses

Public Participation

- St. Paul's Episcopal Church May 5, 2010
- St Paul's Episcopal Church May 25, 2010
- St. Paul's Episcopal Church June 29, 2010

11

Next Steps

- **City Council September 16, 2009**

Staff Recommends Approval

12

P/C AGENDA FOR August 11, 2010

| Item Number | Plat/PUD Name | Company | Owner Information |
|-------------|----------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 5A & 6 | Jaimin Properties, LLC DIPTI Inc | Jaimin Properties, LLC DIPTI Inc | Sunny Patel |
| 5B & 7 | Laura Heights Unit 3B-PUD | Continental Homes of Texas | William J. Saunders, Gaye L. Bobbitt, Nicholas Swenson, Erin Nielson and Alonzo Garza |
| 5C & 10 | Dove Creek PUD | Dove Creek Condominiums, LTD | Stephen G. Cook, P.E., Agent |
| 5D & 8 | Trompeter | N/A | Maurice L. Trompeter |
| 9 | Cornerstone Tract 5 | Siegbert and Ruth Klebe 1991 Family Trust, Clara Rothenberger, & Hilde Heller Trust | Setzer Properties LSX, LLC, by Brett T. Setzer, Agent |
| 11 | Ansley Woods | Richard Lira Homes, Inc. | Richard Lira |
| | | | |
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