

SAN ANTONIO PLANNING COMMISSION AGENDA



August 25, 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)
 - Briefing on the Heritage South Sector Plan (Planning and Development Services)

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

3. Roll Call

4. Citizens to be heard

5. Public hearing, briefing and consideration of the City of San Antonio's FY 2010-FY 2015 Proposed Capital Improvements Plan. (Office of Management & Budget by Maria Villagomez, Director, and Capital Improvements Management Services by Michael Frisbie, Director)

6. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 090350	St. Hedwig Industrial Park (On the north side of St. Hedwig Road, west of Foster Road)	2	619 B-5
B. 090352	Christ Temple Church - Replat (Southeast of the intersection of Tomar Drive and Bertetti Drive)	4	647 C-1

* Project is located in the Camp Bullis Notification Area.

C. 100118 Pilgrim Estates 9 551 A-1
(North of the intersection of Bitters Road and Skyblue Lane)

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 7-9 HELD ABOVE:

7. 090350 **St. Hedwig Industrial Park** 2 619 B-5
(On the north side of St. Hedwig Road, west of Foster Road)

8. 090352 **Christ Temple Church - Replat** 4 647 C-1
(Southeast of the intersection of Tomar Drive and Bertetti Drive)

9. 100118 **Pilgrim Estates** 9 551 A-1
(North of the intersection of Bitters Road and Skyblue Lane)

PLATS:

10. 100187 **American Lotus Unit 2** OCL 611 F-6
(South of Potranco Road, south of American Lotus)

11. 100192 **American Lotus Unit 2A** OCL 611 F-6
(The extension of American Lotus west to Yellow Birch)

INDIVIDUAL CONSIDERATION

VARIANCES and APPEALS:

12. FPV10-008 **ACYSO Culebra Soccer Fields** (Flood Plain Variance) 6 578 A-1
(On the east side of F.M. 1560, north of Culebra Road)

COMPREHENSIVE MASTER PLANS:

13. **PA10001** - Public hearing and consideration of a resolution amending the Land Use Plan contained in the Near Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.1377 acres located at 1333 Santa Barbara Street from Urban Low Density Residential land use to Medium Density

Residential land use. (Planning and Development Services Department by Robert C. Acosta)

14. **PA10019** - Public hearing and consideration of a resolution amending the Land Use Plan contained in the Eastern Triangle Community Plan, a component of the Master Plan of the City, by changing the use of 1) approximately 5.959 acres located at the 4600 block of Media Meadow Street, the 6000 and 6100 blocks of Channel View Street, and the 3600 block of Foster Meadows Drive from Agriculture land use to Low Density Residential land use; 2) approximately 6.133 acres located at the 4600 block of La Route Street, the 4600 block of Le Villas Street, the 4600 block of Airstream Street, and 4602, 4603, 4607, 4611, 4614, 4615, 4618, and 4619 Red Heeler Street from Agriculture land use to Medium Density Residential Land Use; and 3) approximately 0.547 acres located at 4606 and 4610 Red Heeler Street from Agriculture land use and Parks/ Open Space land use to Medium Density Residential land use. (Planning and Development Services Department by Tyler Sorrells)

OTHER ITEMS:

15. Briefing and consideration of a resolution to change the Planning Commission meeting dates in November and December 2010. (Planning and Development Services Department, by Luz M. Gonzales)
16. Approval of the minutes for the August 11, 2010 Planning Commission meeting
17. Director's report - City Council Action Update (Planning Commission Items sent to Council)
 - Update on the TAC's review of the proposed UDC amendments.
18. 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
19. **ADJOURNMENT**

**CITY OF SAN ANTONIO
OFFICE OF MANAGEMENT AND BUDGET**

TO: Planning Commission

CC: Sheryl Sculley, City Manager; T.C. Broadnax, Assistant City Manager; Peter Zaroni, Assistant City Manager; Roderick Sanchez, Planning & Development Services Director; Michael Frisbie, Capital Improvements Management Services Director

FROM: Maria Villagomez, Management & Budget Director

DATE: August 25, 2010

SUBJECT: Briefing on the City's FY 2011-FY 2016 Capital Improvements Plan

On August 25, 2010, Maria Villagomez and Michael Frisbie will provide a presentation to the Planning Commission on the City's FY 2011-FY 2016 Capital Improvements Plan. The City Manager presented the Proposed FY 2011-FY 2016 Capital Improvements Plan to the Mayor and City Council on August 12, 2010. City Staff will also present a briefing on the Proposed FY 2011-FY 2016 Capital Budget to the Mayor and City Council during a Worksession on September 7, 2010. The Council is expected to adopt the FY 2011-2016 Capital Plan on September 16, 2010.

The Proposed FY 2011-FY2016 Capital Improvements Plan is currently estimated at \$1.1 billion and includes over 294 projects. The first year of the six-year plan, FY 2011, has approximately \$710 million in programmed infrastructure improvement expenditures.

Consent Agenda

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

AGENDA ITEM NO: 6A&7 August 25, 2010

ST. HEDWIG INDUSTRIAL PARK
SUBDIVISION NAME

MAJOR PLAT

090350
PLAT #

COUNCIL DISTRICT: 2

FERGUSON MAP GRID: 619 B-5

OWNER: Felter Investments, LTD, by Brenda Horton

SURVEYOR: Sinclair and Associates, Inc., by Lemuel T. Sinclair

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

Date filed with Planning Commission: July 27, 2010

Location: On the north side of St. Hedwig Road, west of Foster Road

Services Available: SAWS Water and Sewer

Zoning: I-1 General Industrial
 C-3NA General Commercial, Nonalcoholic Sales

Proposed Use: Industrial

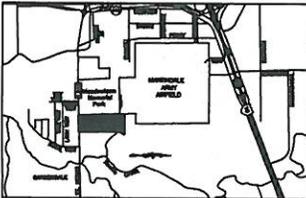
Major Thoroughfare: St. Hedwig Road is a Secondary arterial, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **24.475** acres consisting of **8** non-single family lots.

STAFF RECOMMENDATION:

Approval



NOTES AND CONDITIONS: 1. THE CITY OF BEAUMONT IS A PARTY TO THIS AGREEMENT... 2. THE CITY OF BEAUMONT HAS REVIEWED THIS PLAN... 3. THE CITY OF BEAUMONT HAS REVIEWED THIS PLAN... 4. THE CITY OF BEAUMONT HAS REVIEWED THIS PLAN...

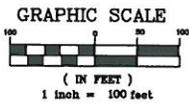
5. THE CITY OF BEAUMONT HAS REVIEWED THIS PLAN... 6. THE CITY OF BEAUMONT HAS REVIEWED THIS PLAN... 7. THE CITY OF BEAUMONT HAS REVIEWED THIS PLAN... 8. THE CITY OF BEAUMONT HAS REVIEWED THIS PLAN...

9. THE CITY OF BEAUMONT HAS REVIEWED THIS PLAN... 10. THE CITY OF BEAUMONT HAS REVIEWED THIS PLAN... 11. THE CITY OF BEAUMONT HAS REVIEWED THIS PLAN... 12. THE CITY OF BEAUMONT HAS REVIEWED THIS PLAN...

AREA BEING REPLATED THROUGH PUBLIC HEARING ST. HEDWIG INDUSTRIAL PARK

BEING LOT 3, BLOCK 8, CONSISTING OF 23.097 ACRES AS RECORDED IN VOLUME 9515, PAGE 190 BEAUX COUNTY DEED AND PLAT RECORDS OUT OF THE CLEMENTE TEXADA SURVEY, NO. 133, ABSTRACT 74.3, COUNTY BLOCK 5098, BEAUX COUNTY, TEXAS AS RECORDED IN VOL. 9515, PG. 190 OF THE DEED & PLAT RECORDS OF BEAUX COUNTY, TEXAS

OWNER/DEVELOPER: FELTER INVESTMENTS, LTD. ADDRESS: 7914 BURLESON ROAD AUSTIN, TEXAS 78744 PHONE: (512) 385-6669



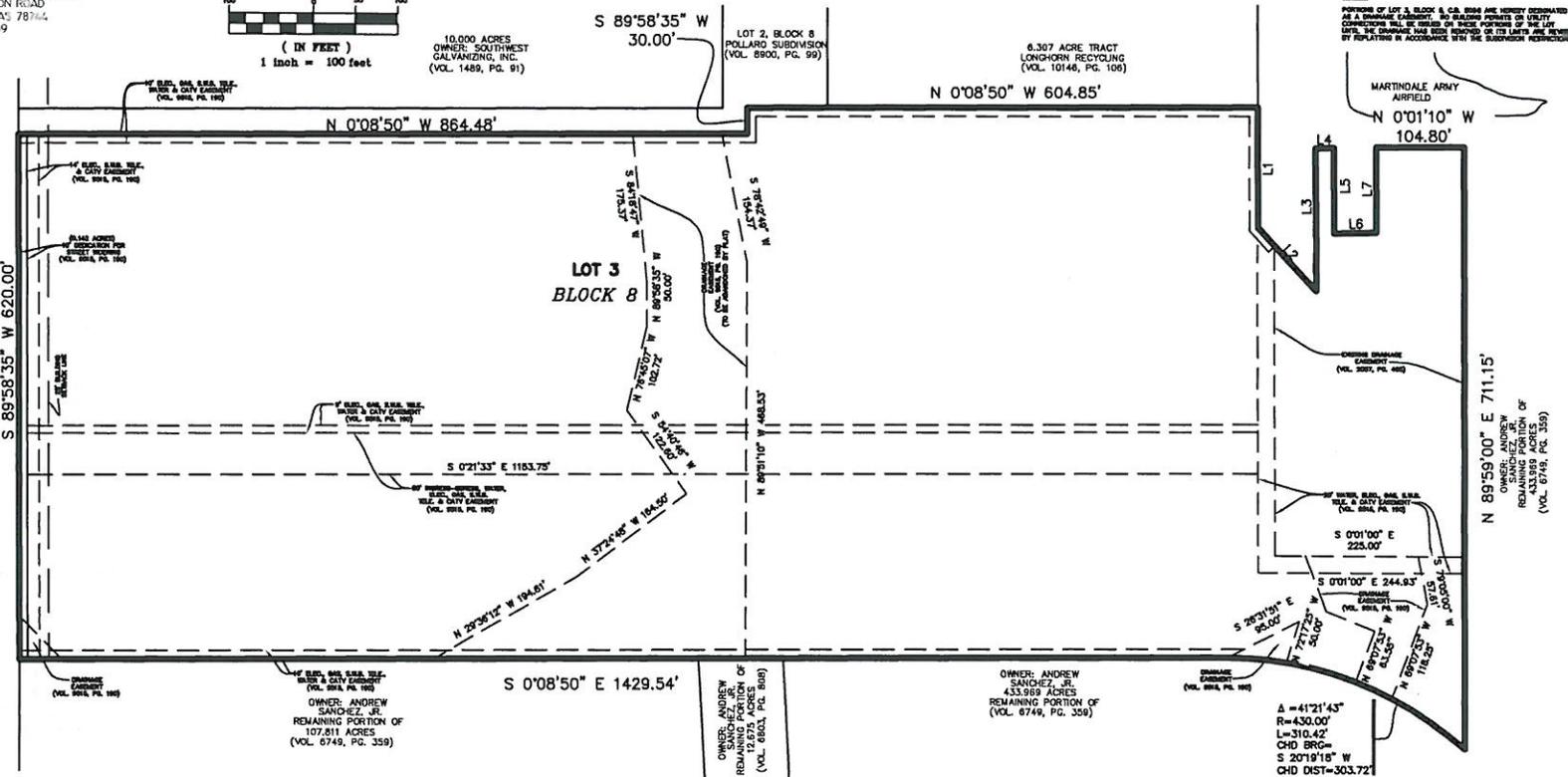
10,000 ACRES OWNER: SOUTHWEST CALIFAZING, INC. (VOL. 1488, PG. 91)

6.307 ACRE TRACT LONCHORN RECYCLING (VOL. 10148, PG. 106)

NO BUILDING PERMITS OR UTILITY CONNECTIONS SHALL BE ISSUED ON THESE PORTIONS OF LOT 3, BLOCK 8, OR 1000 ARE HENRY OPERATED AS A SPRAWLING CEMETERY... NO BUILDING PERMITS OR UTILITY CONNECTIONS WILL BE ISSUED ON THE PORTIONS OF THE LOT UNTIL THE DRAINAGE HAS BEEN REVIEWED OR ITS LAYOUT IS REVIEWED BY REGULATIONS IN ACCORDANCE WITH THE SUBSEQUENT REVISIONS.

2010 JUL 23 AM 10:23

ST. HEDWIG ROAD (F.M. 1346) (NOT A R/W)



STATE OF TEXAS COUNTY OF BEAUX THE AREA BEING REPLATED WAS PREVIOUSLY PLATED ON PLAT ST. HEDWIG INDUSTRIAL PARK WHICH IS RECORDED IN VOLUME 9515, PAGE 190, BEAUX COUNTY DEED AND DEED RECORDS. I, FELTER INVESTMENTS, LTD. THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HENRY COUNTY THAT THIS REPLAT DOES NOT AFFECT OR VIOLATE ANY COVENANTS OR RESTRICTIONS... ORDER OTHER'S DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEAUX THE OWNER OF THE LAND SHOWN ON THIS PLAT IN BEAUX OR THROUGH A DULY AUTHORIZED AGENT, BEING ME, THE UNDERSIGNED HEREBY APPROVES AND ACKNOWLEDGES TO ME THAT HE CAPTURED THE SIGN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. ORDER UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF JULY, 2010

THESE NOTES: 1) FOR RECREATIONAL DEVELOPMENT... 2) OWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING ANY ADJACENT ACCESS TO THE DRAINAGE DRAINAGE SYSTEM WITHIN THE HENRY RIGHT OF WAY... 3) DRAINAGE ACCESS POINTS TO EXIST SEPARATE FROM THIS PROPERTY WILL BE RECALCULATED AS DRAINAGE BY CALCULATIONS FOR ADJACENT OWNERS TO BEAT HENRY... 4) IF RECALCULATED ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A RECALCULATED POINT MUST BE APPROVED BY THE CITY OF BEAUMONT TO BE CONSIDERED FOR ADJACENT ACCESS TO BEAT HENRY... STATE OF TEXAS COUNTY OF BEAUX I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM REQUIREMENTS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY... RECALCULATED PROFESSIONAL LAND SURVEYOR

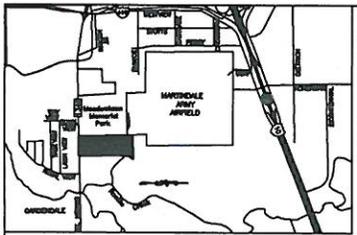
THIS PLAT OF ST. HEDWIG INDUSTRIAL PARK HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF BEAUMONT, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS DAY OF JULY, 2010. COUNTY CLERK OF BEAUX COUNTY, TEXAS I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF JULY, 2010, IN AND BEING RECORDED IN THE BOOK OF PLAT AND PLAT OF SAID COUNTY, IN BOOK NO. 10148, ON PAGE 106. IN WITNESS WHEREOF, MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF JULY, 2010. COUNTY CLERK, BEAUX COUNTY, TEXAS

S SINGULAR & ASSOC., INC. 3201 CHERRY TRAIL SUITE 4101 SAN ANTONIO, TEXAS 78230 210-341-4516 JUNE, 2010 JOB NUMBER: S-200821280 SHEET 1 OF 2

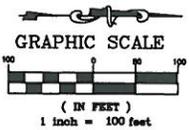
REPLAT ESTABLISHING ST. HEDWIG INDUSTRIAL PARK

BEING 24.475 ACRES OF LAND ESTABLISHING LOTS 4-11, BLOCK 8, NEW CITY BLOCK 18320 BEING AN AREA PREVIOUSLY PLATTED AS LOT 3, ST. HEDWIG INDUSTRIAL PARK AS RECORDED IN VOLUME 9515, PAGE 190 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

OWNER/DEVELOPER:
OWNER: FELTER INVESTMENTS, LTD.
ADDRESS: 7914 BURLINGTON ROAD
AUSTIN, TEXAS 78744
PHONE: (512) 385-0669

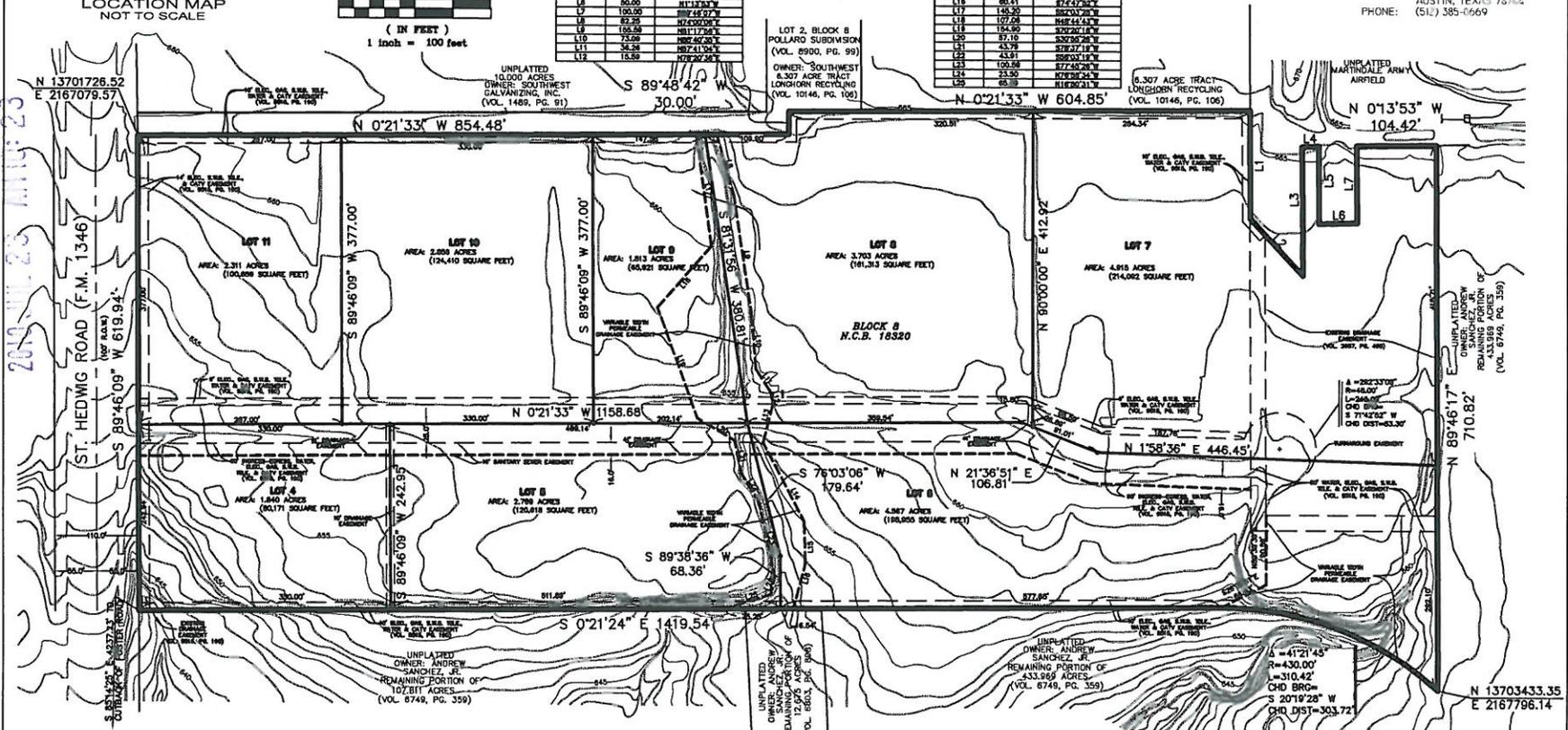


NOTES AND SPECIFICATIONS:
1. THIS PLAT IS THE RESULT OF A SURVEY MADE BY THE ENGINEER AND THE ENGINEER'S OFFICE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT, CHAPTER 81, ACTS, PASSED BY THE 46TH LEGISLATIVE SESSION OF THE STATE OF TEXAS, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS OF THE STATE OF TEXAS.
2. THE ENGINEER'S OFFICE HAS BEEN ADVISED BY THE OWNER THAT THE PLAT AREA IS SUBJECT TO A DEED OF TRUST, VOLUME 9515, PAGE 190, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, WHICH DEED OF TRUST IS A CONDITION OF THE SURVEY.
3. THE ENGINEER'S OFFICE HAS BEEN ADVISED BY THE OWNER THAT THE PLAT AREA IS SUBJECT TO A DEED OF TRUST, VOLUME 9515, PAGE 190, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, WHICH DEED OF TRUST IS A CONDITION OF THE SURVEY.
4. THE ENGINEER'S OFFICE HAS BEEN ADVISED BY THE OWNER THAT THE PLAT AREA IS SUBJECT TO A DEED OF TRUST, VOLUME 9515, PAGE 190, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, WHICH DEED OF TRUST IS A CONDITION OF THE SURVEY.
5. THE ENGINEER'S OFFICE HAS BEEN ADVISED BY THE OWNER THAT THE PLAT AREA IS SUBJECT TO A DEED OF TRUST, VOLUME 9515, PAGE 190, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, WHICH DEED OF TRUST IS A CONDITION OF THE SURVEY.
6. THE ENGINEER'S OFFICE HAS BEEN ADVISED BY THE OWNER THAT THE PLAT AREA IS SUBJECT TO A DEED OF TRUST, VOLUME 9515, PAGE 190, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, WHICH DEED OF TRUST IS A CONDITION OF THE SURVEY.
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8. THE ENGINEER'S OFFICE HAS BEEN ADVISED BY THE OWNER THAT THE PLAT AREA IS SUBJECT TO A DEED OF TRUST, VOLUME 9515, PAGE 190, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, WHICH DEED OF TRUST IS A CONDITION OF THE SURVEY.
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10. THE ENGINEER'S OFFICE HAS BEEN ADVISED BY THE OWNER THAT THE PLAT AREA IS SUBJECT TO A DEED OF TRUST, VOLUME 9515, PAGE 190, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, WHICH DEED OF TRUST IS A CONDITION OF THE SURVEY.



LINE	LENGTH	BEARING
L1	139.85	N89°48'17" E
L2	101.88	N89°48'17" E
L3	197.10	N89°48'17" E
L4	21.83	N11°13'33" W
L5	100.00	N89°48'17" E
L6	50.00	N11°13'33" W
L7	100.00	N89°48'17" E
L8	63.35	S22°00'00" W
L9	106.58	N81°17'08" E
L10	23.00	N89°48'17" E
L11	14.38	N89°48'17" E
L12	18.50	N79°20'58" E

LINE	LENGTH	BEARING
L13	82.17	S72°30'30" E
L14	117.21	N89°48'17" E
L15	84.68	N89°48'17" E
L16	60.41	S74°42'30" E
L17	148.50	S89°48'17" E
L18	107.08	S89°48'17" E
L19	184.86	S79°20'58" E
L20	37.10	S89°48'17" E
L21	43.74	S79°20'58" E
L22	43.91	S89°48'17" E
L23	109.88	S74°42'30" E
L24	23.50	S79°20'58" E
L25	85.19	N18°00'00" W



NOTES:
1) FOR RESIDENTIAL DEVELOPMENT SUBJECT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING SUFFICIENT AND/OR BOUND ADJUSTMENT MEASURES FOR FUTURE ROADS INTERSECTION.
2) OWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING ANY ADJUSTMENT SPACE TO THE EXISTING DRAINAGE SYSTEM WITHIN THE PROPERTY BOUND BY THE.
3) NEAREST ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE RECALLED AS DIRECTED BY REGULATIONS FOR ACCESS ADJUSTMENTS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR DIRECT ACCESS TO F.M. 1346.
4) IF ADJUSTMENT ARE REQUIRED BY APPROPRIATE CITY ORDINANCE A GENERAL PERMIT MUST BE APPROVED BY THOSE AGENCIES IN CONNECTION WITH STATE RIGHT-OF-WAY, LOCATIONS OF BOUNDARIES WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY THOSE.

STATE OF TEXAS
COUNTY OF BEAR
I, THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY CERTIFY THAT THE ABOVE PLAT CONTAINS THE NEAREST ADJUSTMENT POINTS TO STATE HIGHWAYS AS REQUIRED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY _____ REGISTERED PROFESSIONAL LAND SURVEYOR UNDER MY SUPERVISION.

DULY AUTHORIZED AGENT
DATE _____

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 BE THE FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE COMPANY THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2010.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONTAINS THE NEAREST ADJUSTMENT POINTS TO STATE HIGHWAYS AS REQUIRED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY _____ REGISTERED PROFESSIONAL LAND SURVEYOR UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE INTERESTS OF PUBLIC, LIFE AND FINANCIAL INTERESTS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE PLAT IS IN ACCORDANCE WITH ALL REQUIREMENTS OF THE IMPROVED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.

REGISTERED PROFESSIONAL ENGINEER

THIS PLAT OF ST. HEDWIG INDUSTRIAL PARK 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.

CITY CLERK

STATE OF TEXAS
COUNTY OF BEAR

COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ H. AND I HAVE RECORDED THE SAME IN VOLUME _____ OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, IN THE RECORDS OF DEED AND PLAT OF BEXAR COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

S
SINGULAR & ASSOC., INC.
3021 CANNON RIDGE DRIVE, SUITE 4101
SAN ANTONIO, TEXAS 78230
210-341-4618
JUNE, 2010
JOB NUMBER: S-200821280
SHEET 2 OF 2

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: 6B48 August 25, 2010

CHRIST TEMPLE
CHURCH-REPLAT

MAJOR PLAT

090352
PLAT #

SUBDIVISION NAME

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 647 C-1

OWNER: Christ Temple Church, by Harold J. China
SA 151-TEX, Ltd., by Michael Smith

ENGINEER: Kimley-Horn and Associates, Inc., by Stephen Gose, P.E.

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

Date filed with Planning Commission: August 4, 2010

Location: Southeast of the intersection of Tomar Drive and Bertetti Drive

Services Available: SAWS Water and Sewer

Zoning: R-6 Single Family Residential
MF-25 Multi-Family District
AHOD Airport Hazard Overlay District

Proposed Use: Church and Nursing Home

APPLICANT'S PROPOSAL:

To plat **8.036** 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 25, 2010. Two notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted.

STAFF RECOMMENDATION:

Approval

PLAT NUMBER: 090352

REPLAT ESTABLISHING
CHRIST TEMPLE CHURCH - REPLAT

ESTABLISHING LOTS 22 AND 23, BLOCK 8, NEW CITY BLOCK 15417, BEING ALL OF LOT 21, BLOCK 8, NEW CITY BLOCK 15417, CONSISTING OF 8.038 ACRES OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9569, PAGE 30, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LOT 22 - OWNER:
CHRIST TEMPLE CHURCH
17722 BRIDGE HAMPTON
SAN ANTONIO, TEXAS 78251
CONTACT: HAROLD J. CHINA

LOT 23 - OWNER/DEVELOPER:
SA 151-TEX, LTD.
23445 N. HIGHWAY 281 #3
SAN ANTONIO, TEXAS 78258
PH. (210) 499-5588
CONTACT: MICHAEL SMITH

LOT 22 OWNER STATEMENT

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

OWNER (LOT 22)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AND 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 STATED.

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

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

LOT 23 OWNER STATEMENT

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

OWNER (LOT 23)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AND 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 STATED.

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

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

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF CHRIST TEMPLE CHURCH - REPLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAS BEEN GRANTED.

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

BY: _____
CITY CLERK

BY: _____
SECRETARY

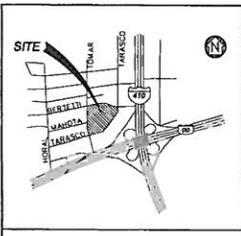
STATE OF TEXAS
COUNTY OF BEXAR

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

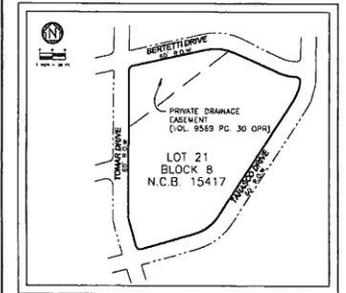
THE _____ DAY OF _____ A.D. 2010 AT _____ M.
AND DULY RECORDED ON THE _____ DAY OF _____ A.D. 2010 AT _____ M.
IN THE RECORDS OF BEXAR COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS _____ DAY OF _____, A.D. 2010.

COUNTY CLERK, BEXAR COUNTY TEXAS

BY: _____
DEPUTY



Location Map
(Not to Scale)



AREA BEING REPLATED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATED IS KNOWN AS LOT 21, BLOCK 8, N.C.B. 15417, CHRIST TEMPLE CHURCH SUBDIVISION, AS SHOWN ON PLAT RECORDED IN VOLUME 9569, PAGE 30, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

REPLAT CERTIFICATION (LOT 22)

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT CHRIST TEMPLE CHURCH SUBDIVISION, NUMBER 020028, WHICH IS RECORDED IN VOLUME 9569, PAGE 30, OF BEXAR COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATING OF THIS PROPERTY.

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

OWNER (LOT 22)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AND 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 _____, 2010.

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

REPLAT CERTIFICATION (LOT 23)

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT CHRIST TEMPLE CHURCH SUBDIVISION, NUMBER 020028, WHICH IS RECORDED IN VOLUME 9569, PAGE 30, OF BEXAR COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATING OF THIS PROPERTY.

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

OWNER (LOT 23)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AND 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 _____, 2010.

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 SIZES, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STEPHEN C. GOSE, P.E. (TX 08882)
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: R. P. SHELLEY.

R. P. SHELLEY, R.P.L.S. (TX 4540)
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTE:
THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "WATER EASEMENT," "SEWER EASEMENT," "OVERHEAD EASEMENT," "GAS EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, INSPECTION, PAINTING AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUIT, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENTS AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH EXIST OR MAY INTERFERE WITH THE EFFICIENT OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE CURBS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

NOTE:
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH TDC 35-506(d) (5).

SPRINKLER AND PLAT RECORDS OF BEXAR COUNTY, TEXAS:
ELEC. = ELECTRIC
TELE. = TELEPHONE
CABLE = CABLE TELEVISION
EASMT. = EASEMENT

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

NOTE:
1/2" IRON PINS FOUND AT ALL PROPERTY CORNERS, DENOTED WITH \bullet , UNLESS OTHERWISE NOTED.
1/2" IRON PIN SET AT ALL MISSING PROPERTY CORNERS, WITH CAP STAMPED "RPLS 4540", DENOTED WITH \circ , UNLESS OTHERWISE NOTED.

WASTEWATER EOU 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 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

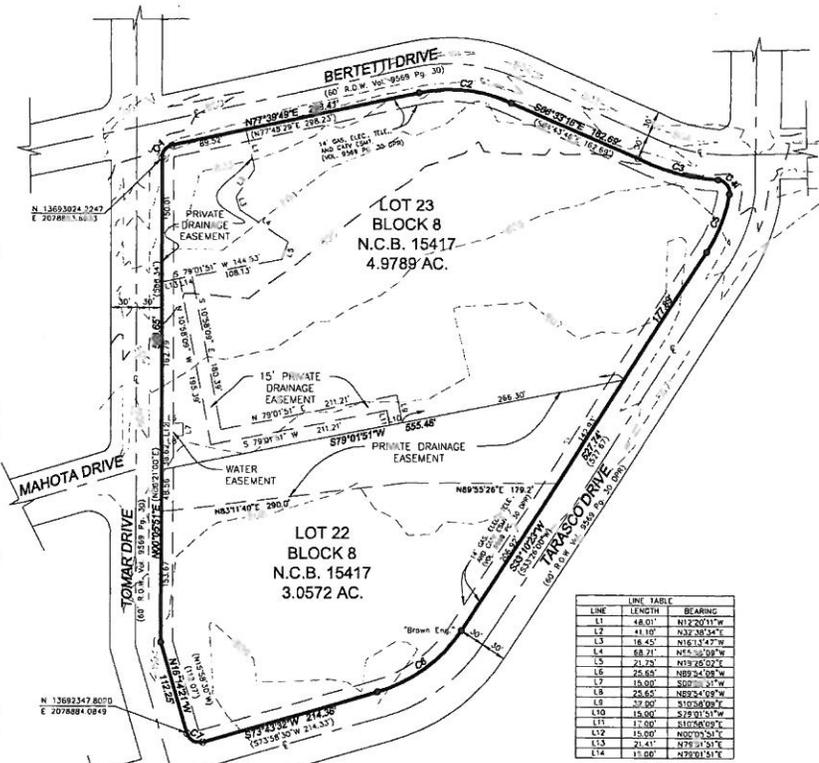
CLEAR VISION AREA NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH TDC 35-506(d) (5).

STREETScape TREE PLANNING WILL BE COMPLETED DURING BUILDING STAGE.

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

THE MAINTENANCE OF THE ON-SITE DETENTION PONDS AND OUTLET STRUCTURES (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNER OR HOME OWNERS ASSOCIATIONS AND THEIR SUCCESSORS OR ASSON, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. ELEVATIONS ARE BASED ON NAVD 83 DATUM, GEOID 03 PROJECTION



LINE	LENGTH	BEARING
L1	48.01'	N12°20'11"W
L2	41.10'	N32°38'54"E
L3	18.45'	N16°12'47"W
L4	68.21'	N15°30'09"W
L5	21.24'	N19°49'07"E
L6	25.65'	N89°24'50"W
L7	15.00'	S00°00'00"E
L8	23.65'	N82°24'59"W
L9	32.00'	S102°00'00"E
L10	15.00'	S19°31'51"W
L11	12.00'	N107°58'00"E
L12	15.00'	N00°00'00"E
L13	21.41'	N79°13'31"E
L14	11.00'	N39°01'54"E

CURV. #	LENGTH	RADIUS	DELTA	CHD. RC.	CHORD
C1	28.31	17.89	7733.57	N38°52'46"E	18.79
C2	111.16	170.00	3727.90	S83°44'51"E	109.19
C3	88.42	230.00	2431.03	S73°04'54"E	97.67
C4	28.30	15.00	9838.40	S38°26'47"E	22.41
C5	75.90	178.89	2478.16	S20°48'10"E	75.41
C6	123.16	178.89	4031.22	S61°17'12"W	122.58
C7	129.16	233.57	9027.07	N81°15'24"W	21.22



Sightline Surveying

2911 Kentucky Oaks
San Antonio, Texas 78259
Office (210) 286-9077 Fax (210) 588-4382
EMAIL: "rshelleyj@jps.com"



Kimley-Horn
and Associates, Inc.

45 NE LOOP 410, SUITE 890
SAN ANTONIO, TEXAS 78216
PHONE: 210-541-9166 FAX: 210-541-8699
TBEFIRM #928
CONTACT: STEPHEN GOSE, P.E.

File Name: T:\mcm\15417\temple-090352.dwg EB 755 Date of Survey: 21 August 2009 Job # 133333

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: GC # 9 August 25, 2010

PILGRIM ESTATES
SUBDIVISION NAME

MINOR PLAT

100118
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 551 A-1

OWNER: George Pilgrim

ENGINEER: MHR Engineering, LLC., by Harun Rashid, P.E.

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

Date filed with Planning Commission: August 5, 2010

Location: North of the intersection of Bitters Road and Skyblue Lane

Services Available: Private Well and SAWS Sewer

Zoning: RE Residential Estate District
AHOD Airport Hazard Overlay District

Proposed Use: Residential

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

APPLICANT'S PROPOSAL:

To plat **2.228** acres consisting of **1** single family lot.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on August 25, 2010. Six notices were mailed to the adjacent property owners, as of this writing, one written opposition was submitted.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 10 August 25, 2010

AMERICAN LOTUS UNIT-2
SUBDIVISION NAME

MAJOR PLAT

100187
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 611 F-6

OWNER: Milestone Potranco Development, Ltd., by Chesley Swann III

ENGINEER: Pape-Dawson Engineers, Inc., by Stephanie Castillo, P.E.

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

Date filed with Planning Commission: August 10, 2010

Location: South of Potranco Road, south of American Lotus

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

PLAT is in associated with:

MDP 046A-06, American Lotus Subdivision, accepted on July 14, 2010

Proposed Use: Residential

APPLICANT'S PROPOSAL:

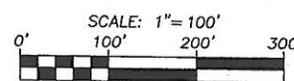
To plat **15.26** acres consisting of **72** single family lots and **2,144** linear feet of public streets.

DISCUSSION:

It is noted that because plat 100192, American Lotus Unit-2A, provides access to this development, it must be recorded prior to this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

STAFF RECOMMENDATION:

Approval



Pape-Dawson Engineers, Inc. 555 EAST RARNEY, SAN ANTONIO, TEXAS 78211

SUBDIVISION PLAT OF AMERICAN LOTUS SUBDIVISION, UNIT-2

A 15.265 ACRE TRACT OUT OF THE S.A. DITCH CO. SURVEY NO. 64, ABSTRACT NO. 871, C.B. 4335 BEAR COUNTY, TEXAS...

C.P.S. NOTES: THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS PUBLIC SERVICE BOARD IS HEREBY DELEGATED THE DUTY OF SAN ANTONIO FOR ELECTRIC AND GAS SYSTEMS...

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

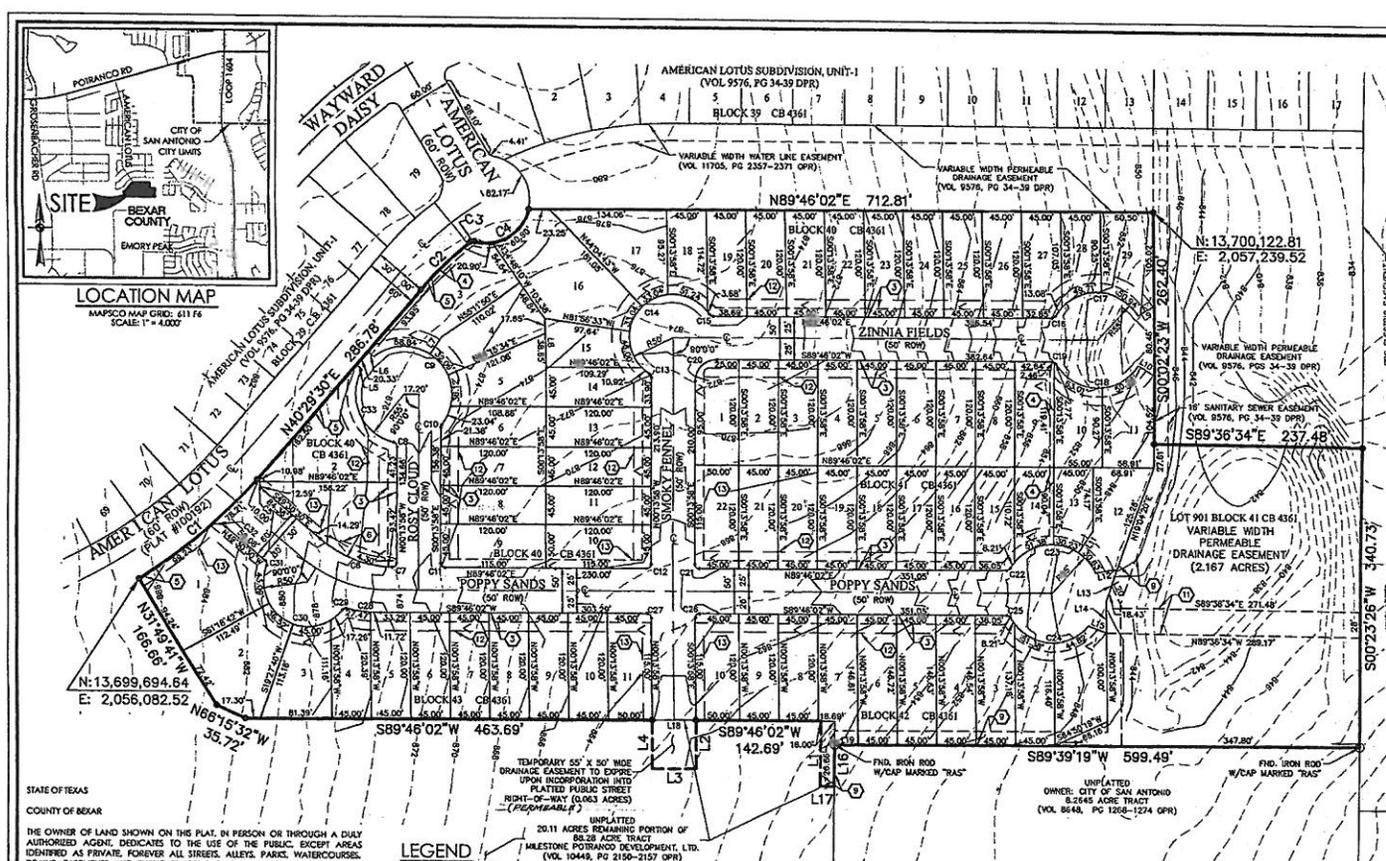
WATER/WASTE WATER EDDU NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER...

CERTIFICATE OF APPROVAL: THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS...

DATED THIS DAY OF A.D. 2010

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

STATE OF TEXAS COUNTY OF BEAR I, COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THE PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF A.D. 2010 AT M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK VOLUME ON PAGE IN TESTIMONY WHEREOF, WITH MY HAND AND OFFICIAL SEAL OF OFFICE THIS DAY OF A.D. 2010



LEGEND: 1140 - EXISTING CONTOUR PROPOSED CONTOUR

- 1-1140 - EXISTING CONTOUR
2-1140 - PROPOSED CONTOUR
CB - COUNTY BLOCK
DPR - DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS

LINE TABLE with columns: LINE, BEARING, LENGTH. Lists lot boundaries and easements.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Lists curve data for easements.

OWNER/DEVELOPER: MILESTONE POTRANCO DEVELOPMENT, LTD. A TEXAS LIMITED PARTNERSHIP

AGENT: CHESELY L SWANN III, 3335 CHESTNUT RIDGE DR., SUITE 100, SAN ANTONIO, TX 78230

NOTARY PUBLIC: D. HUBER, BEAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEAR

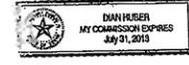
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, CITIES AND DRAINAGE LAYOUT...

STATE OF TEXAS COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING...

REGISTERED PROFESSIONAL LAND SURVEYOR

BEAR COUNTY MAINTENANCE NOTE: THE MAINTENANCE OF ALL OPEN SPACE GREENBELTS, PARKS, DRAINAGE EASEMENTS, DRAINAGE, LANDSCAPE BUFFERS, TRAFFIC ISLANDS, AND EASEMENTS OF ANY NATURE...



**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 11 August 25, 2010

AMERICAN LOTUS UNIT-2A
SUBDIVISION NAME

MAJOR PLAT

100192
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 611 F-6

OWNER: Milestone Potranco Development, Ltd., by Chesley Swann III

ENGINEER: Pape-Dawson Engineers, Inc., by Stephanie Castillo, P.E.

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

Date filed with Planning Commission: August 10, 2010

Location: The extension of American Lotus west to Yellow Birch

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

PLAT is in associated with:

MDP 046A-06, American Lotus Subdivision, accepted on July 14, 2010

Proposed Use: Public Right of Way

APPLICANT'S PROPOSAL:

To plat **3.632** acres consisting of **2,626** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

Individual Consideration

**PLANNING COMMISSION
FLOODPLAIN PERMIT VARIANCE REQUEST**

AGENDA ITEM NO: 12 August 25, 2010

ACYSO CULEBRA SOCCER FIELDS

#FPV 10-008

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 578 A-1

OWNER: Frank Olvera

ENGINEER: Macina Bose Copeland and Associates, Inc., by Roger W. Gunderman, P.E.

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

Location: On the east side of F.M. 1560, north of Culebra Road

Proposed Use: Soccer Field

APPLICANT'S REQUEST:

The applicant has requested two variances from the Unified Development Code Appendix F, Subdivision C.

Section 35-F133 Permit Evaluation, Section (c) When there is a change in the alignment, width, or elevation of a floodplain identified on a flood insurance rate map, then a conditional letter of map revision CLOMR, or letter of map revision (LOMR) if no improvements are proposed in the floodplain, must be submitted to the Federal Emergency Management Agency prior to approval of the plat. If improvements are proposed in the floodplain the (CLOMR) must be approved by FEMA and the LOMR submitted to FEMA prior to acceptance of the construction by the city. A hold will be placed on all building permits for lots in a floodplain until FEMA has approved the LOMR or a performance bond is issued per subsection 35-F134 (b).

Section 35-F124 Allowable Development within the Regulatory Floodplain Section (e) Demonstrate that the development will not increase the regulatory 100-year floodplain velocities above six (6) fps. No increase in velocity will be permitted if predevelopment velocities in the floodplain exceed six (6) fps.

DISCUSSION:

The Storm Water Engineering Division of the Department of Public Works has responded to the Floodplain Variance Request as indicated in their attached report and does not object to the granting of the variances.

STAFF RECOMMENDATION:

The Director of Public Works supports the requested variances from Appendix F, Subdivision C, Section 35-F133 (c), Section 35-F124 (e) recommends **approval** of the floodplain variances.

DEVELOPMENT SERVICES
RECEIVED

2010 AUG -3 PM 1:52

August 3, 2010

Ms. Elizabeth Carol
Planning and Development Services Dep.
City of San Antonio
1901 S. Alamo
San Antonio, Texas 78024

RE: ACYSO Culebra Soccer Fields – AP#M1609539
Variance Request

Dear Elizabeth:

We would like to request a variance for the above mentioned project. Based on the current City of San Antonio Unified Development Code, we require a variance for the sections listed below.

- Appendix F, Section 35-F133 (c) – *“If improvements are proposed in the floodplain the (CLOMR) must be approved by FEMA and the (LOMR) submitted to FEMA prior to acceptance of construction by the city”*.
 - This section of the ordinance states that the project cannot be ACCEPTED by the City until FEMA has approved the CLOMR and the LOMR submitted. We are requesting that we be allowed to proceed with construction and understand that the project will not be accepted until FEMA approvals have been obtained. Additionally, the LOMR cannot be submitted to FEMA until the project has been completed.
- Appendix F, 35-F124 (e) – *“Demonstrate that the development will not increase the regulatory 100-yr floodplain predevelopment velocities above six (6) fps. No increase in velocity will be permitted if predevelopment velocities exceed six (6) fps.”*
 - The increases in velocity are localized to our project. We have made every effort to avoid the increase but any sort of improvements within a flooded area will cause a localized increase. It is understood that this project is entirely within the floodplain and the improvements must be accounted for in the design. Additional erosion control matting is proposed along the disturbed areas within the creek bank in order to prevent erosion where the velocities have increases. We have been coordinating with City staff on this matter and have their support.

Variance Approval Criteria – The following items address the criteria required for submission of a variance as it relates to this project.

DEVELOPMENT SERVICES
RECEIVED

2010 AUG -3 PM 1:52

1. If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property; and
This project would be unable to proceed if we were to comply strictly to the current regulations and the variances were denied.
2. The hardship relates to the applicant's land, rather than personal circumstance; and
This hardship is purely related to the physical constraints of the land and floodplain.
3. The hardship is unique, or nearly so, rather than one shared by many surrounding properties; and
This hardship is unique to this project and not shared by many surrounding properties.
4. The hardship is not the result of the applicant's own actions; and
The hardship is not a result of our actions but due to the existing conditions of the project.
5. The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.
The granting of the variance will not cause any adverse impact to neighboring property owners or subdivisions.

Sincerely,

Alamo City Youth Soccer Organization



Frank Olvera
President

RWG
#30019-0573

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
Interdepartmental Correspondence

TO: Amelia Hartman, Chairperson
City of San Antonio Planning Commission

FROM: Robert J. Browning, PE, CFM
Chief Storm Water Engineer

SUBJECT: Floodplain Variance Request #10-008
Culebra Creek Soccer Fields, 7440 FM 1560

DATE: August 6, 2010

RB 8/6/10
8/9/2010

The Storm Water Engineering Division of the Department of Public Works has reviewed a request for variances to the floodplain regulations found in Appendix F of the City of San Antonio Unified Development Code (UDC). This request was submitted in association with the above development by Greg Smith, PE, MBC Engineers, Inc. on behalf of their client Alamo City Youth Soccer Organization (ACYSO) and is associated with building permit AP#M1609539.

The variances requested are from:

- UDC Section 35-F133 (c) – *When improvements are proposed in the floodplain, a Conditional Letter of Map Revision (CLOMR) must be approved by FEMA and a (LOMR) submitted to FEMA prior to commencement of construction.*
- UDC Section 35-F124 (e) – *No increases in one percent annual chance (1% A.C.) flood velocities is allowed where pre-development velocities exceed six feet per second (6 fps).*

Public Works **supports** the requested variances from these two Unified Development Codes. Our justifications and understandings are outlined on the attached letter addressed to the Alamo City Youth Soccer Organization (ACYSO).

Please contact Alejandro Alvarado, EIT, at (210) 207-4341; Alberto Passos, PE, at (210) 207-8048 or myself at (210) 207-8084 should you have further questions or require additional information.



CITY OF SAN ANTONIO

P O BOX 839966
SAN ANTONIO, TEXAS 78283-3966

August 9, 2010

Alamo City Youth Soccer Organization (ACYSO)
Attn: Frank Olvera, President
7440 FM 1560
San Antonio, Texas 78254

**Re: ACYSO Soccer Fields – Culebra Creek CLOMR
A/P# M1609539, FPDP 2010240**

Mr. Olvera;

We have reviewed the Storm Water Management Plan, Building Permit Application, Floodplain Study and Floodplain Development Permit Variance request for the above referenced project, all dated in June of 2010.

1. The Department of Public Works will **support** variances to the following City of San Antonio Unified Development Code (UDC) sections for this project:
 - UDC Section 35-F133 (c)– *When improvements are proposed in the floodplain, a Conditional Letter of Map Revision (CLOMR) must be approved by FEMA and a (LOMR) submitted to FEMA prior to commencement of construction.*
 - UDC Section 35-F124 (e)– *No increases in one percent annual chance (1% A.C.) flood velocities is allowed where predevelopment velocities exceed six feet per second (6 fps).*
2. As the proposed development does not meet the above UDC requirements, a variance to the UDC sections will be required prior Public Works releasing Floodplain Development Permits, or approving corresponding building permits, associated with the proposed development.
3. The justifications for our support of the above variances are as follows:

- Section 35-F133 (c)
 - The project engineer of record has demonstrated that the proposed project will not significantly impact either the predicted floodplain elevations in the project area or expected downstream peak runoff values.
 - The CLOMR submitted in association with this project has been reviewed and accepted by Public Works Department Storm Water Engineering Division staff.
 - The floodplain analysis submitted with the CLOMR was based upon the best available information (approved Flood Insurance Rate Map panels to be effective September 29, 2010).
 - A provision of any Floodplain Development Permits (FPDPs) released in association with this project will be that the owner and/or developer accept responsibility for addressing any comments that FEMA may have related to the proposed development, and for restoring the project site to its pre-development conditions should FEMA not support the proposed improvements.

- Appendix F, Section 35-F124 (e)
 - The project engineer of record has demonstrated that the affected velocities have been contained within the project limits and has provided erosion control matting to minimize erosion potential.

Based on these justifications Public Works will **support** variances from the above UDC sections. Once the variances are approved by the City of San Antonio Planning Commission- Storm Water Engineering Division's hold on Building Permit #M1609539 will be released and a Floodplain Development Permit will be issued. If you should have any questions or require additional information, please contact me at (210) 207-8084, Alberto Passos at (210) 207-8048, or Alejandro Alvarado at (210) 207-4341.

Sincerely,



Robert J. Browning, P.E., C.F.M.
Chief Storm Water Engineer
City of San Antonio, Department of Public Works

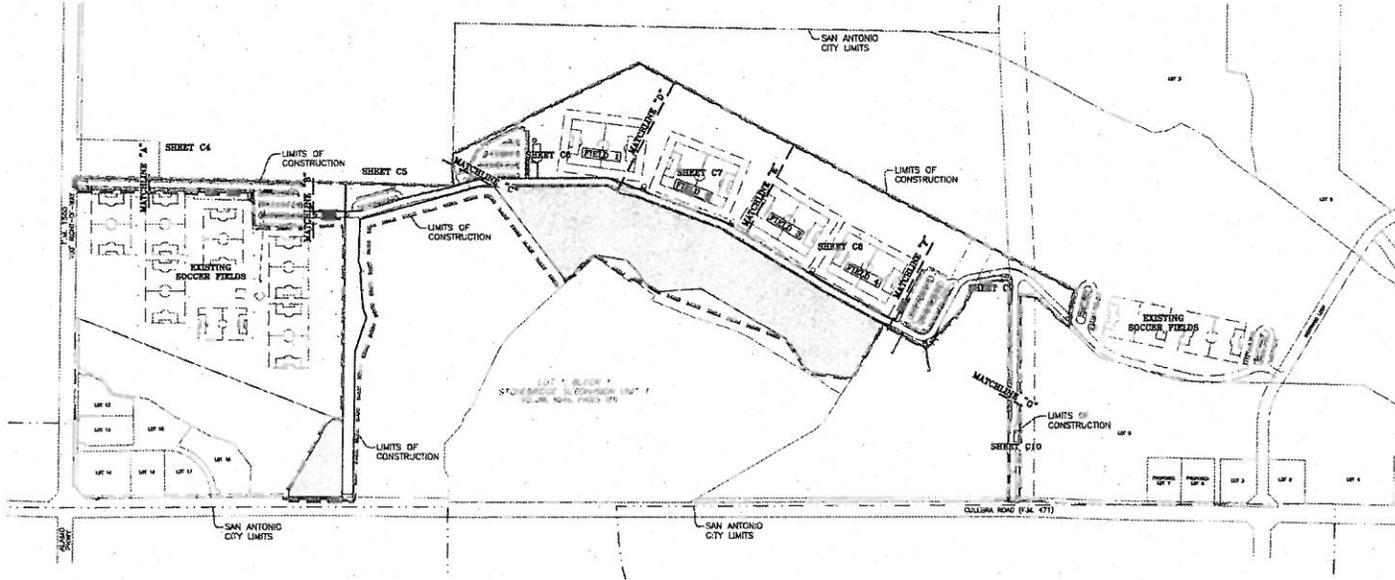
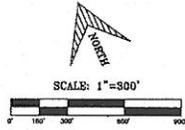
Enc(s): Exhibit 1 – FPDP2010240 (denied)
Exhibit 2 – CLOMR workmap

cc: Majed A. Al-Ghafry, Public Works Director
Nefi Garza, PE, CFM, Assistant Public Works Director
Greg Smith, PE-MBC Engineers



LOCATION MAP
NOT TO SCALE

PARKING SUMMARY
 TOTAL PARKING AT EXISTING ACYSO FIELDS* 300 SPACES = ± 64 SPACES PER FULL SIZE FIELD
 TOTAL PARKING AT PROPOSED FIELDS 285 SPACES = ± 58 SPACES PER FIELD
 TOTAL PARKING AT EXISTING CITY FIELDS 118 SPACES = ± 22 SPACES PER FIELD
 *ESTIMATED NUMBER OF SPACES AVAILABLE IF PARKING AREA WAS STRIPED.

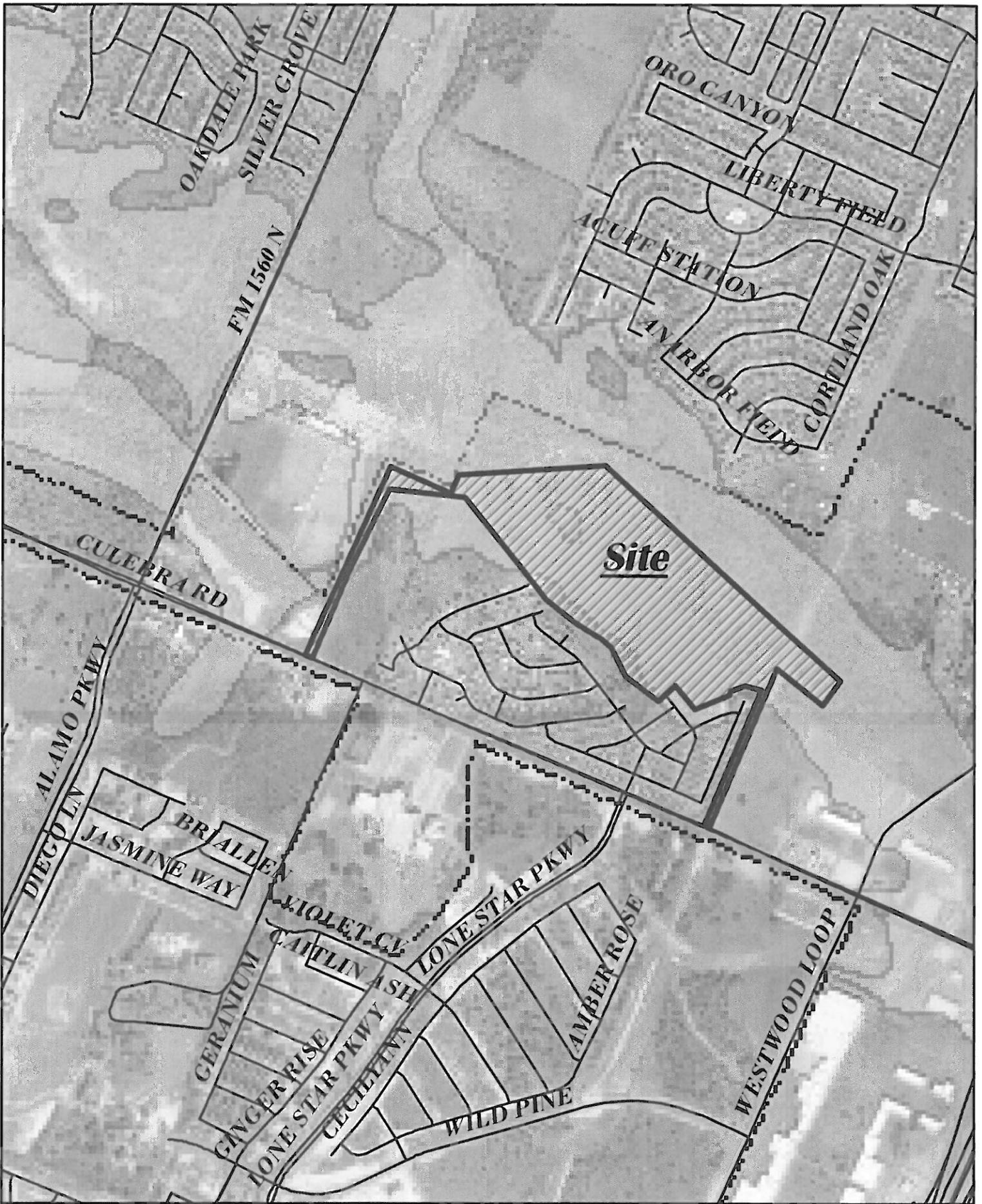


ACYSO CULEBRA SOCCER FIELDS
 SAN ANTONIO, TEXAS
 OVERALL SITE PLAN

MACINA • ROSE • COPELAND & ASSOC., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 1425 Co. Road 1, San Antonio, Texas 78203
 (214) 343-1122 Fax (214) 343-9322 www.mrc-engineers.com
 TEXAS PROFESSIONAL ENGINEERING NO. 17784



PROJECT NO.	11809539
REVISION	RWC
DATE	03-15-09
ISSUED FOR CONSTRUCTION	06-03-10
SHEET NO.	08 OF 31



FLOODPLAIN VARIANCE 10-008



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

Plan Amendment Application Case No.: PA 10001 (Postponed by applicant on 1/12/2010)

Council District: 1

City Council Meeting Date: 10/07/2010

Item 13

Plan Amendment Map – Attachment 1

Digital Ortho Image – Attachment 2

Summary:

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

The applicant requests to amend the Land Use Plan designation from **Urban Low-Density Residential** land use to **Medium-Density Residential** land use for 0.1377 acres located at 1333 Santa Barbara Street

Background Information:

Applicant: Earl & Associates

Owner: Alonso E. Gates

Property Location: 1333 Santa Barbara Street

Acreage: 0.1377 acres

Current Land Use of site: 2 Residential Dwelling Units (Vacant)

Adjacent Land Uses:

N: Single-Family Residence

E: Single-Family Residence

S: Single-Family Residence

W: Single-Family Residence

Issue:

LAND USE ANALYSIS:

The subject property is a 0.1377 acre tract located approximately sixty feet east of the intersection of Catalina Street and Santa Barbara Street and approximately 250 feet west of the intersection of Santa Barbara and IH-10. The subject property is located in an area that is predominately single family residential in character.

The Near Northwest Community Plan currently classifies the subject property as Urban Low Density Residential. Urban Low Density Residential mainly includes single-family houses on individual lots. Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Only one accessory dwelling unit is permitted per lot and should reflect the appearance of the main structure.

The applicant is requesting to change the land use classification for the property to Medium Density Residential. Medium Density Residential includes single family houses, duplexes, triplexes, fourplexes, townhomes, cottage housing and accessory dwellings units. This category provides for a diversity of residential housing types while still maintaining an overall urban residential character.

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

The subject property contains a main residential structure at the front of the lot with an existing detached dwelling unit to the rear. The detached unit was recently remodeled. While no expansion of the building footprint occurred, there was an increase in the living area. The increase in living space contributed to the accessory dwelling being out of compliance with UDC standards for accessory dwelling units. To accommodate this change in living space square footage the applicant has applied for a change in zoning from R-4 to MF-18. .

Changing the future land use designation for the subject property would open the subject property to development not consistent to the area. Furthermore, the requested change would be contrary to Objective 3.4 of the Community Plan which encourages new housing development that is compatible with the character of the community. Duplexes, triplexes, and other multi-family structures would not be appropriate in this established, predominately low density residential area.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Santa Barbara and Catalina are both local streets.
Other streets: The subject property is approximately 250 feet west of the IH 10 access road.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: The subject property is approximately 1,600 feet south of Catalina Park and within half a mile from Franklin Elementary School.

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Amending the land use plan to Medium Density Residential would not be consistent with the Near Northwest Community Plan's goals and objectives of preserving areas for redevelopment as low density residential. Additionally, any Medium Density Residential development would be incompatible with the character of the existing surrounding properties which are predominately single-family residential homes.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: December 9 2009 and August 25, 2010

Approval Denial Resolution Attached

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

Newspaper Publication Date of Public Hearing: 08/06/2010

No. Notices mailed 10 days prior to Public Hearing: 71 total, 46 notices to owners of property within 200 feet and 23 to Planning Team members.

Registered Neighborhood Association(s) Notified: Los Angeles Heights and Keystone

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Case: 2210017

Current zoning district: R-4

Proposed zoning district: MF-18

Zoning Commission Public Hearing Date: September 7, 2010

Approval

Denial

Planning And Development Services Staff:

Roderick J. Sanchez, AICP, CBO

Patrick B. Howard, AICP

Andrea Gilles

Case Manager: Robert C. Acosta

Planning Director

Assistant Director

Interim Planning Manager

Planner

Phone No.: 207-0157

RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NEAR NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM URBAN LOW-DENSITY RESIDENTIAL LAND USE TO MEDIUM-DENSITY RESIDENTIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.1377 ACRES LOCATED AT 1333 SANTA BARBARA STREET.

WHEREAS, City Council approved the Near Northwest Community Plan as an addendum to the Master Plan on February 14, 2002; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on August 25, 2010 and **DENIED** the amendment on August 25; and

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

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

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

PASSED AND APPROVED ON THIS 25th DAY OF AUGUST 2010.

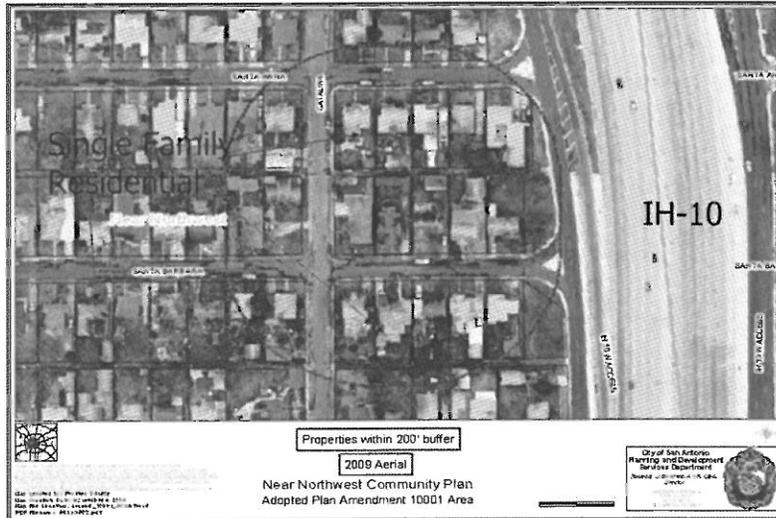
Attest:

Approved:

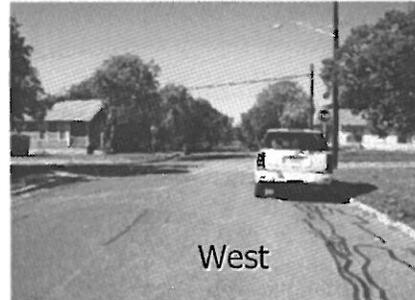
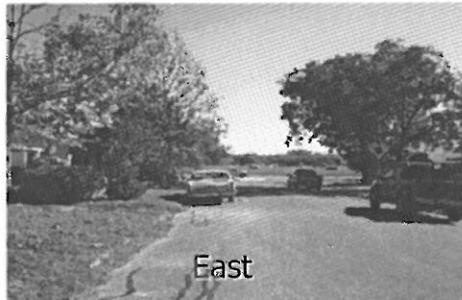
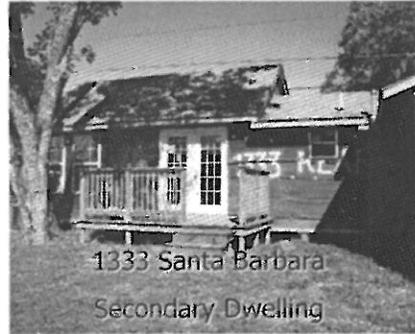
Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

Land Use



3



Notification/Recommendation

46 notices were mailed to property owners within
200' of the subject property

25 notices were mailed to members of the Planning
Team and Neighborhood Associations

Staff recommends denial of request for Medium
Density

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

Plan Amendment Application Case No.: PA10019

Council District: 2

City Council Meeting Date: 10/7/2010

Item 14

Plan Amendment Map – Attachment 1

Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **Eastern Triangle Community Plan**

The applicant requests to amend the Land Use Plan designation from **Agriculture to Low Density Residential, Agriculture to Medium Density Residential, Agriculture and Parks/Open Space to Medium Density Residential**

Background Information:

Applicant: Robert J. Perez, Shelton and Valadez Law Firm

Owner: Neighborhood Housing Services of San Antonio, Inc.

Property Location: 4600 block of Media Meadow Street, 6000 and 6100 blocks of Channel View Street, 3600 block of Foster Meadows Drive, 4600 block of La Route Street, 4600 block of Le Villas Street, 4600 block of Airstream Street, 4600 block of Red Heeler Street.

Acreage: 12.639

Current Land Use of site: Vacant

Adjacent Land Uses:

N: Single-Family Residences

E: Single-Family Residences

S: Single-Family Residences

W: Single-Family Residences

Issue:

LAND USE ANALYSIS:

The subject property is an undeveloped parcel approximately 12.639 acres in size and is located at the southern end of Foster Meadows Drive. The subject properties are also adjacent to an established residential subdivision to the north. The adjacent properties to the north, south, east, and west are developed single family residences. The subject properties were platted as a residential subdivision in July 2008 prior to adoption of the Eastern Triangle Community Plan. Additionally, the streets indicated on the recorded plat have been installed.

The Eastern Triangle Community Plan currently designates the majority of the subject parcels as Agriculture. This land use classification provides primarily for the preservation of crop agriculture, ranching, and related agribusiness practices. Limited commercial uses directly serving agriculture uses, such as farmer's markets, nurseries, and bed and breakfasts are permitted. Single family residential units are also permitted on agricultural and ranch lands. A portion of two lots at the north-east corner of the subject property are classified as Parks/Open Space. The Parks / Open Space land use category includes large, or linear, unimproved land where conservation is promoted and development is discouraged due to presence of topographic constraints on the site such as flood plains.

The applicant is requesting to change the future land use designation for the properties to Low Density Residential and Medium Density Residential. Low Density Residential development includes single family residential development on individual lots. The Eastern Triangle Community Plan recommends that this form of development should be located away from major arterials. Additionally, this classification can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for ease of access by the neighborhood. Medium Density Residential

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

includes single family residential development on one lot as well as townhomes, garden homes, and zero lot line residential development. Additionally, this category includes duplexes, triplexes, and fourplexes. Medium Density Residential is recommended for areas along collectors or residential roads.

The subject property and surrounding properties are currently designated for Agriculture land use. This classification is intended to preserve active crop agriculture, ranching, and related agribusiness practices. Based on aerial photographs it does not appear that active large-scale farming, ranching, or related business operations are taking place in the area. A portion of two privately owned parcels on the eastern side of the area under consideration are classified as Parks/Open Space. The Parks/Open Space designation was due to the limits of the floodplain incorporating that portion of the properties.

The proposed amendment would add to the housing diversity in the planning area by providing, in addition to the Low Density Residential component, Medium Density Residential that would provide housing options for individuals and families who may not desire a traditional single-family dwelling. Providing this alternative would meet the intent of Goal 12 (pg. 79). This goal calls for the development of quality housing for all residents within the planning area. Also, the amendment would meet the intent of Objective 12.1 (pg. 79), which encourages development of housing options near schools for families available to residents in the Eastern Triangle planning area. The proposed plan amendment is approximately 1,900 feet from Sinclair Elementary School. Such proximity to the school would facilitate day-to-day travel for families with school-aged children. Additionally, Foster Meadows Drive, which provides vehicular access to the existing residential subdivision to the north, has been extended into the plan amendment area and will provide access to the plan amendment area.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: The subject properties are approximately 5,880 feet from State Highway 87, which is designated as a Primary Arterial

Other streets: The subject parcels are accessed via Foster Meadows Street. Media Meadow Street, Channel View Street, La Route Street, Le Villas Street, Airstream Street, and Red Heeler Street are existing roadways within the undeveloped subdivision.

Comments: There is a VIA stop at the intersection of Sinclair Street and Vista Lake Street that is approximately 2,600 feet from the subject property.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: The subject parcels are approximately 1,900 feet from Sinclair Elementary School. Lakeside Park is approximately 5,400 feet to the northwest.

Comments:

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: This amendment is immediately adjacent to the south of an existing residential subdivision. Roadways and infrastructure have been extended from the existing residential subdivision and are installed. Additionally, the proposed amendment supports the Eastern Triangle goal of maintaining a diverse housing stock that meets the needs of area residents

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

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: July 14, 2010, continued to July 28, 2010, continued to August 25, 2010

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: June 25, 2010

No. Notices mailed 10 days prior to Public Hearing: 19 notices were mailed to property owners within 200 feet of the subject properties. 28 notices were mailed to the Planning Team

Registered Neighborhood Association(s) Notified: Crestlake Homeowners Association (within 200 feet)

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current zoning district: R-6 Proposed zoning district: R-5, RM-5

Zoning Commission Public Hearing Date: July 20, 2010

Zoning Case Number: Z2010116

Approval Denial

Planning and Development Services Department Staff:

Roderick J. Sanchez, AICP, CBO

Director

Patrick B. Howard, AICP

Assistant Director

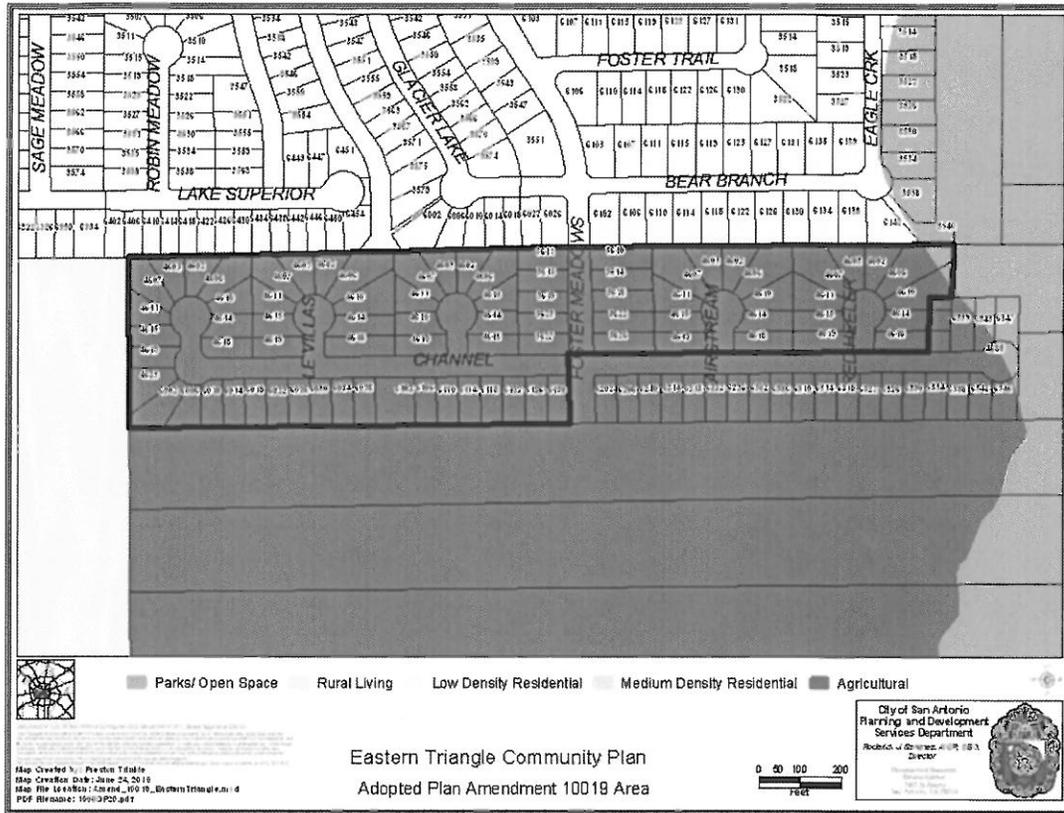
Andrea Gilles

Interim Planning Manager

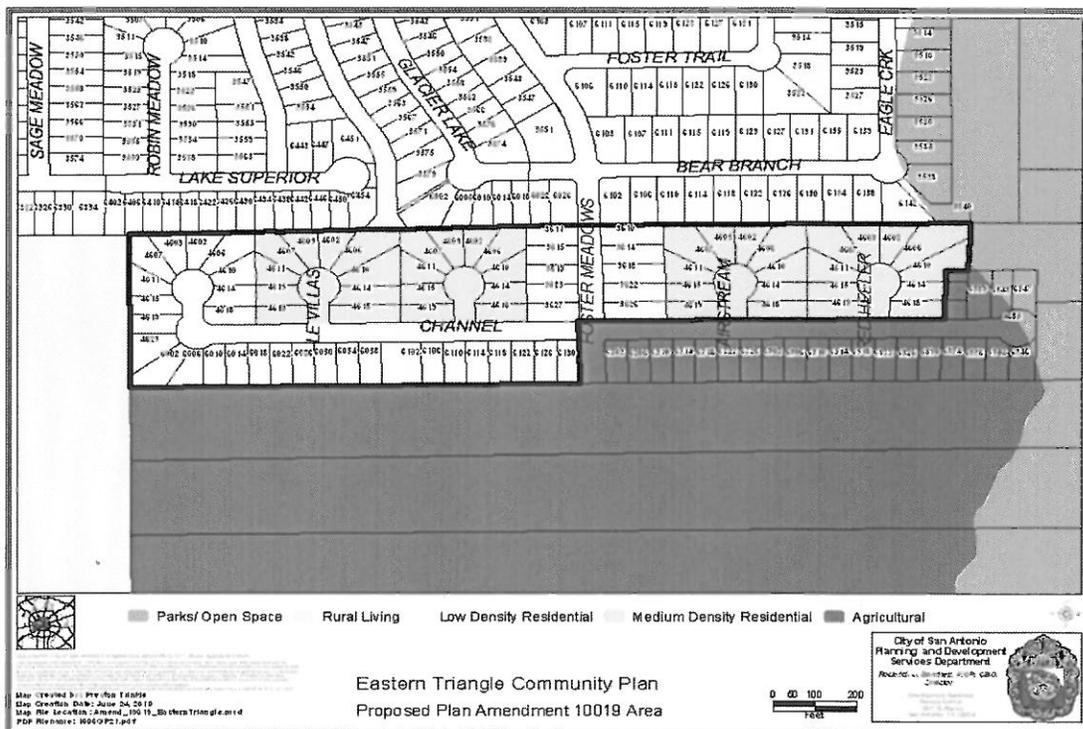
Case Manager: Tyler Sorrells, AICP

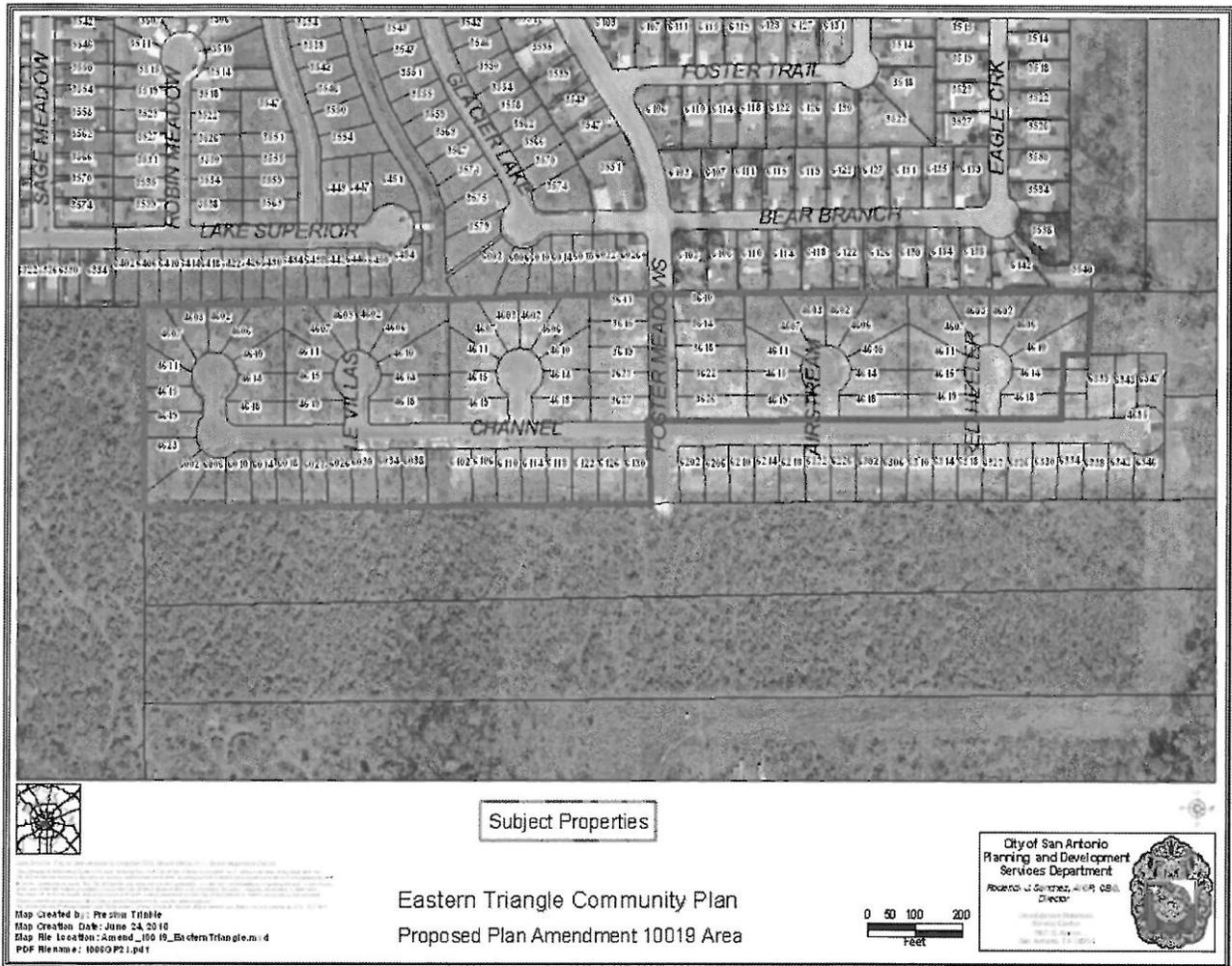
Planner

Phone No.: 207-7395



Proposed Amendment:





RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE EASTERN TRIANGLE COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE LAND USE OF APPROXIMATELY 5.959 ACRES LOCATED AT THE 4600 BLOCK OF MEDIA MEADOW STREET, THE 6000 AND 6100 BLOCKS OF CHANNEL VIEW STREET AND THE 3600 BLOCK OF FOSTER MEADOWS DRIVE FROM AGRICULTURE LAND USE TO LOW DENSITY RESIDENTIAL LAND USE; APPROXIMATELY 6.133 ACRES LOCATED AT THE 4600 BLOCK OF LA ROUTE STREET, THE 4600 BLOCK OF AIRSTREAM STREET, AND 4602, 4603, 4607, 4611, 4614, 4615, 4618, AND 4619 RED HEELER STREET FROM AGRICULTURE LAND USE TO MEDIUM DENSITY RESIDENTIAL LAND USE; AND APPROXIMATELY 0.547 ACRES LOCATED AT 4606 AND 4610 RED HEELER STREET FROM AGRICULTURE LAND USE AND PARKS/OPEN SPACE LAND USE TO MEDIUM DENSITY RESIDENTIAL LAND USE.

WHEREAS, City Council approved the Eastern Triangle Community Plan as an addendum to the Master Plan on May 31, 2009; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on July 28, 2010 and **APPROVED** the amendment on August 25, 2010; and

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

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

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

PASSED AND APPROVED ON THIS 25th DAY OF AUGUST 2010.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

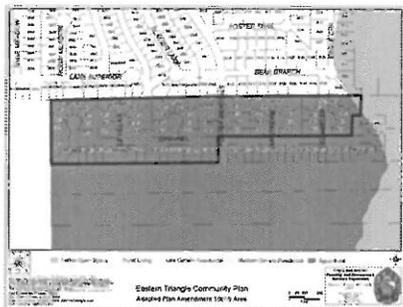
Amy Hartman, Chair
San Antonio Planning Commission

Master Plan Amendment 10019 Eastern Triangle Community Plan

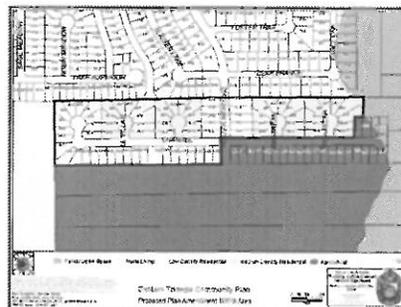
Planning Commission
August 25, 2010
Agenda Item No.

Amendment 10019

Plan as adopted:



Proposed amendment:

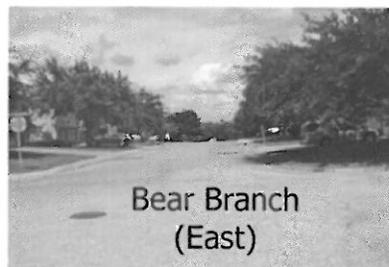
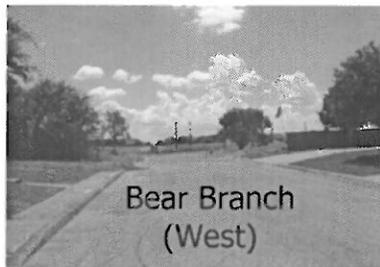


Land Use



3

Subject and Adjacent Properties



4

Public Notification

19 notices were mailed to property owners within
200' of the subject property

28 notices were mailed to members of the Planning
Team

1 notice was mailed to the Crestlake Neighborhood
Association

5

Staff Recommendation

Approval of Low Density Residential and
Medium Density Residential

6

**CITY OF SAN ANTONIO
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
INTERDEPARTMENTAL CORRESPONDENCE SHEET**

TO: San Antonio Planning Commission

FROM: Luz M. Gonzales, Planner; Land Entitlement Section

COPY: File; Christopher Looney, Interim Assistant Director, Land Development

SUBJECT: Planning Commission Meeting dates in November and December

DATE: August 19, 2010

BACKGROUND

The Planning and Development Services Department provides notice to our stakeholders when Planning Commission meetings are held and when meeting dates change. In order to assist our development community in facilitating their projects, staff has placed this item on the agenda as requested.

SUMMARY AND RECOMMENDATION:

The Planning Commission regularly scheduled meetings during the Holiday's consists of November 10th and 24th and December 8th and 22nd, 2010. The optional dates to conduct business are provided within Exhibit A. Staff's recommendation is to adhere to the original schedule provided there will be a quorum.

November 2010

November 2010

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

December 2010

S	M	T	W	T	F	S
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Monday	Tuesday	Wednesday	Thursday	Friday	Sat/Sun
November 1	2	3	4	5	6
					7
8	9	10	11	12	13
		Meeting	Veteran's Day		14
15	16	17	18	19	20
				Available	21
22	23	24	25	26	27
Available after 4:00 Tobin Rm.	Available	Meeting	Thanksgiving	Day after Thanksgiving	28
29	30				
	Available				

Exhibit A

December 2010

December 2010							January 2011						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
5	6	7	1	2	3	4	2	3	4	5	6	7	8
12	13	14	8	9	10	11	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	29
							30	31					

Monday	Tuesday	Wednesday	Thursday	Friday	Sat/Sun
		December 1	2	3	4
			Available	Available	
6	7	8	9	10	11
		Meeting		Available	
13	14	15	16	17	18
	Available		Available	Available	
20	21	22	23	24	25
		Meeting		Christmas Eve	
27	28	29	30	31	
Available	Available	Available	Available	Available	

**CITY OF SAN ANTONIO
PLANNING COMMISSION**

RESOLUTION # _____

**MOVING THE PLANNING COMMISSION REGULARLY
SCHEDULED MEETING OF NOVEMBER 24, 2010 AND
DECEMBER 22, 2010.**

* * * * *

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

That the Planning Commission meeting has been rescheduled for
November ____, 2010

That the Planning Commission meeting has been rescheduled for
December ____, 2010

Staff is hereby directed to adjust application submittal deadlines
accordingly.

SIGNED this 25th day of August, 2010.

APPROVED:

Amelia Hartman

Chair

ATTEST:

Executive Secretary

P/C AGENDA FOR August 25, 2010

Item Number	Plat/PUD Name	Company	Owner Information	Agent Information
6A & 7	St. Hedwig Industrial Park	Felter Investments, LTD	Brenda Horton	N/A
6B & 8	Christ Temple Church	Christ Temple Church and SA151-TEX,LTD	Harold J. China and Michael Smith	N/A
6C & 9	Pilgrim Estates	N/A	George Pilgram	N/A
10	American Lotus Unit 2	Milestone Potranco Development, Ltd.	Chesley Swann III	N/A
11	American lotus Unit 2A	Milestone Potranco Development, Ltd.	Chesley Swann III	N/A