

# SAN ANTONIO PLANNING COMMISSION AGENDA



August 8, 2012



2:00 P.M.

Jose R. Limon, *Chair*

Marcello Diego Martinez, *Vice Chair*

Rob Rodriguez, *Chair Pro Tem*

Christopher M. Lindhorst

Andrea Rodriguez

Lynda Billa Burke

Jody R. Sherrill

Daniel D. Kossl

Donald Oroian

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

*This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210) 207-7245 or 711 (Texas Relay Service for the Deaf).*

*DECLARACIÓN DE ACCESIBILIDAD - El lugar de reunión cuenta con el acceso disponible y estacionamiento para personas discapacitadas. También incluye servicios especiales e interpretes para personas con problemas auditivos. Este servicio debe ser solicitado con cuarenta y ocho (48) horas antes del día programado para la reunión. Para mas información favor comunicarse al (210) 207-7245 o al 711 (Servicio para personas con problemas auditivos Texas Relay)*

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

## 1. PRELIMINARY ITEM(S):

### A. Work session, 1:15 P.M., Tobin Room

- Agenda items may be discussed (Development Services Department)
- Acquisition of real property for the Casa Bella Street Extension Project (Public Works, by Christina De La Cruz)
- Briefing of the proposed changes to the Fee In Lieu of Detention Program (Department of Public Works, Majed A. Al-Ghafry)

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

## 3. Roll Call

## 4. Citizens to be heard

## 5. PUBLIC HEARINGS

### PLANNED UNIT DEVELOPMENT (PUD) PLAN:

Council District      Ferguson Index #

**A. 12-004      Avila at the Dominion\***      **8      480 C-5**  
(On the north side of Brenthurst Lane, east of Paseo Rioja)

\* Project is located in the Camp Bullis Notification Area.

August 8, 2012

**REPLATS W/ WRITTEN NOTIFICATION:**

- |                  |                                                                                                           |            |                |
|------------------|-----------------------------------------------------------------------------------------------------------|------------|----------------|
| <b>B. 110147</b> | <b>Republic Oaks, Unit 2</b><br>(On the south side of South East Military Drive, west of W.W. White Road) | <b>3</b>   | <b>652 D-7</b> |
| <b>C. 120068</b> | <b>Seale Unit 5</b><br>(At the southeast corner of Emory Peak and Camp Light Way)                         | <b>OCL</b> | <b>611 F-7</b> |
| <b>D. 120140</b> | <b>Cajigas Place</b><br>(On the south side of U.S. Highway 90, west of Carolyn Street)                    | <b>5</b>   | <b>649 F-1</b> |
| <b>E. 120174</b> | <b>Morning Star Terrace</b><br>(On the east side of General Hudnell and south of Darby Boulevard)         | <b>6</b>   | <b>649 E-1</b> |
| <b>F. 120111</b> | <b>Riposa Vita Units 2A &amp; 5A</b><br>(West of the intersection of Pleasant Lake and Lake Tahoe)        | <b>2</b>   | <b>653 A-3</b> |
| <b>G. 120309</b> | <b>Alamo Ranch Unit 19A-2 BSL</b><br>(At the northeast corner of Texana Cove and Palmetto Way)            | <b>OCL</b> | <b>577 D-2</b> |

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**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 6-12 HELD ABOVE:**

- |                   |                                                                                                           |            |                |
|-------------------|-----------------------------------------------------------------------------------------------------------|------------|----------------|
| <b>6. 12-004</b>  | <b>Avila at the Dominion*</b><br>(On the north side of Brenthurst Lane, east of Paseo Rioja)              | <b>8</b>   | <b>480 C-5</b> |
| <b>7. 110147</b>  | <b>Republic Oaks, Unit 2</b><br>(On the south side of South East Military Drive, west of W.W. White Road) | <b>3</b>   | <b>652 D-7</b> |
| <b>8. 120068</b>  | <b>Seale Unit 5</b><br>(At the southeast corner of Emory Peak and Camp Light Way)                         | <b>OCL</b> | <b>611 F-7</b> |
| <b>9. 120140</b>  | <b>Cajigas Place</b><br>(On the south side of U.S. Highway 90, west of Carolyn Street)                    | <b>5</b>   | <b>649 F-1</b> |
| <b>10. 120174</b> | <b>Morning Star Terrace</b><br>(On the east side of General Hudnell and south of Darby Boulevard)         | <b>6</b>   | <b>649 E-1</b> |
| <b>11. 120111</b> | <b>Riposa Vita Units 2A &amp; 5A</b><br>(West of the intersection of Pleasant Lake and Lake Tahoe)        | <b>2</b>   | <b>653 A-3</b> |
| <b>12. 120309</b> | <b>Alamo Ranch Unit 19A-2 BSL</b><br>(At the northeast corner of Texana Cove and Palmetto Way)            | <b>OCL</b> | <b>577 D-2</b> |

**PLATS:**

13.	080580	<b>Town Center at La Cantera, Unit-1</b> (North of Loop 1604, west of I.H. 10)	Rescind approval	8	514	C-5
14.	100356	<b>Paloma, Unit 1</b> (South of Interstate Highway 10, east of Weichold Road)		2/OCL	587	B-7
15.	110257	<b>All Stars Place</b> (On the west side of Judson Road, south of Independence Avenue)		9	553	D-1
16.	110312	<b>Avila at the Dominion Unit 1 PUD*</b> (On the north side of Brenthurst Lane, east of Paseo Rioja)		8	480	C-5
17.	110360	<b>Park Place II, Unit 4B</b> (East of the intersection of Ashbury Creek and Clover Creek)		OCL	612	C-5
18.	120144	<b>Estonia Unit 7 Phase A</b> (South of the intersection of Ingram Road and Vormis View)		6	613	C-1
19.	120145	<b>Estonia Unit 7 AR</b> (The extension of Ingram Road, north of Vormis View)		6	613	B-1
20.	120146	<b>Estonia Unit 8 ~ Phase A</b> (South of West Military Drive and west of Ingram Road)		6	613	B-1
21.	120266	<b>Mission Del Lago Multifamily</b> (Northeast of the intersection of Clubhouse Boulevard and Course View Drive)		3	683	B-7

**DEFERRALS:**

22.	120365	<b>Mt. Olive Apartments</b> (South of Ford Road, on the west side of Mt. Olive Road)		OCL	655	E-3
23.	120369	<b>Rocket Car Wash</b> (On the north side of Culebra Road, east of Glenmore Street)		7	615	F-2

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**INDIVIDUAL CONSIDERATION**

**VARIANCES and APPEALS:**

24.	110300	<b>La Perla</b> (Northwest corner of South East Military Drive and Old Corpus Christi Road)		3	651	C-7
25.	120255	<b>Legacy at HWY 151 and Potranco</b> (At the northeast corner of State Highway 151 and Potranco Road)		6	613	A-2

**COMPREHENSIVE MASTER PLANS:**

August 8, 2012

26. **PA12034** - Public hearing and consideration of a resolution 1) Amending the future land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 65 acres of land, generally located at Dave Erwin Drive to the south, Boyle Road to the west and Challenge Drive to the east, and legally described as 64.997 acres of land out of NCB 10879 from "Regional Commercial" to "Light Industrial"; and 2) Amending the Recommended Zoning Districts component of Table 2: Land Use Categories/Zoning Matrix by including the "I-1" Industrial District as a recommended zoning district in the Light Industrial land use classification. (Department of Planning and Community Development by John Osten)
27. **PA12056** - Public hearing and consideration of a resolution amending the future land use plan contained in the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 2.59 acres located at the southwest corner of Bandera Road and Tezel Road and legally described as a portion of Jose Alameda Original Survey Number 81, Abstract 26, County Block 4017, more specifically described as NCB 18006 Lot P-105, from Neighborhood Commercial to Regional Commercial. (Department of Planning and Community Development by Tyler Sorrells)
28. **PA12060** - [This item continued from July 25, 2012 meeting] Public hearing and consideration of a resolution amending the land use plan contained in the West/Southwest Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 65.8 acres out of P-100, NCB 11300 located along the eastside of Quintana Road between Pitluk Avenue and Plumnear from Agribusiness to Specialized Center. (Planning and Community Development Department by Robert C. Acosta)
29. **PA12063** - Public hearing and consideration of a resolution amending the land use plan contained in the Nogalitos/S. Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 1.0657 acres located at 611 Oriental Avenue from High Density Residential land use to Public/Institutional land use. (Planning and Community Development Department by Robert C. Acosta)

**OTHER ITEMS:**

30. Discussion of the implementation process in relationship to proposed changes to drainage and engineering notes required by the UDC. (Public Works and Development Services Department)
31. Approval of the minutes for the July 25, 2012 Planning Commission meeting
32. Director's report - City Council Action Update (Planning Commission Items sent to Council)
33. 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
34. **ADJOURNMENT**

**PLANNING COMMISSION**  
**PLANNED UNIT DEVELOPMENT (PUD)**  
**AGENDA ITEM NO: 5A & 6 August 8, 2012**

AVILA AT THE DOMINION  
**SUBDIVISION NAME**

12-004  
**PLAN #**

**COUNCIL DISTRICT: 8**

**FERGUSON MAP GRID: 480 C-5**

**OWNER:** The Panhandle at Brenthurst, LLC, c/o Rajeev Puri

**ENGINEER:** Pape Dawson Engineers, c/o Chris Orem, P.E.

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

**Location:** On the north side of Brenthurst Lane, east of Paseo Rioja

**Zoning:** "PUD R-6S MSAO-1 MLOD-1" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District with a specific use authorization for a Golf Course

**PUD is associated with:**

MDP 55, Dominion, accepted on June 29, 1983

MDP 026A-07, Howell at the Dominion, approved on February 22, 2008

**Proposed Use:** Single-Family Residential to be developed at a density of 0.69 dwelling units per acre

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**APPLICANT'S PROPOSAL:**

The applicant proposes to develop a **53.32**-acre tract of land that will consist of thirty-seven (**37**) single-family lots, one (**1**) non-single family lot, and five thousand, three hundred and twenty two (**5,322**) linear feet of private streets.

**DISCUSSION:**

Eleven (11) notices were mailed to property owners within two hundred (200) feet of the subject property, and to the Dominion and Forest Crest Home Owners Association. To the present, staff has not received any correspondence from adjacent property owners expressing opposition to the request.

The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat in accordance with UDC provision 35-344(i).

Furthermore, this plat lies within the Camp Bullis 5-Mile Awareness Zone, and the City's Office of Military Affairs was notified. The Camp Bullis Military Installation has reviewed the project and the Garrison Commander has no compatibility concerns with Camp Bullis.

**STAFF RECOMMENDATION:**

Approval



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

AGENDA ITEM NO: **5B & 7** August 8, 2012

REPUBLIC OAKS, UNIT-2  
SUBDIVISION NAME

MAJOR PLAT

110147  
PLAT #

**COUNCIL DISTRICT:** 3

**FERGUSON MAP GRID:** 652 D-7

**OWNER:** Velma Development, LLC., c/o Gordon Hartman

**ENGINEER:** KFW Engineers & Surveying, c/o George L. Weron, P.E.

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

**Date filed with Planning Commission:** July 17, 2012

**Location:** On the south side of South East Military Drive, west of W.W. White Road

**Services Available:** SAWS Water and Sewer

**Zoning:** "RM-4" Residential Mixed District

**Plat is associated with:**

MDP 003-11, Republic Oaks, accepted on December 21, 2010

**Proposed Use:** Single-Family Residential

**Major Thoroughfare:** W.W. White Road, Secondary Arterial, Type A, 86-foot minimum right-of-way (R.O.W)

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**APPLICANT'S PROPOSAL:**

The applicant proposes to plat a **14.84**-acre tract of land that will consist of fifty-nine (**59**) single-family lots, eight (**8**) non-single family lots, and two thousand two hundred and four (**2,204**) linear feet of public streets.

**DISCUSSION:**

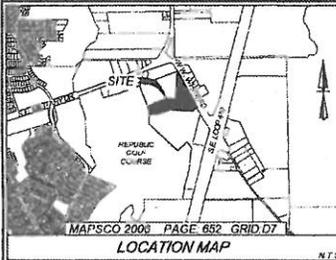
Three (3) notices were mailed to property owners within two hundred (200) feet of the subject property. To the present, staff has not received any correspondences from adjacent property owners expressing opposition to the request.

**STAFF RECOMMENDATION:**

Approval

REPLAT & SUBDIVISION PLAT ESTABLISHING REPUBLIC OAKS, UNIT-2

BEING 14.84 ACRES OF LAND IN NEW CITY BLOCK 10847, SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF A 72 ACRE TRACT OF LAND DESCRIBED IN VOLUME 9525, PAGE 922, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.



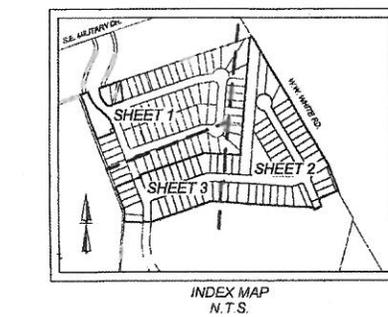
- 1. NO STRUCTURE, FENCE, WALL OR OTHER OBSTRUCTION THAT WOULD INTERFERE WITH THE PROPOSED PLAT...
2. FINISHED FLOOR ELEVATIONS MUST BE INDICATED...
3. THESE DRAWINGS TO BE APPROVED IN ACCORDANCE WITH THE CURRENT CITY ENGINEERING PLAN OF THE CITY OF SAN ANTONIO...
4. LOT 902, BLOCK 3 AND LOT 901, BLOCK 4 WILL BE PLANNED TO BE REPLATED BY SEPARATE MAPS...

- 1. THE CITY OF SAN ANTONIO AT THE CITY ENGINEERING AND SYSTEMS CITY PLANNING SERVICE DEPARTMENT IS HEREBY DEDICATING THE "SANTA FE" AND "PORTOLANO" WAYS FOR ELECTRIC UTILITIES AND SERVICE FACILITIES...
2. ALL UTILITY LOCATIONS SHALL BE SHOWN ON THIS PLAT...
3. THE UTILITY LOCATIONS SHALL BE SHOWN ON THIS PLAT...
4. THE UTILITY LOCATIONS SHALL BE SHOWN ON THIS PLAT...
5. THE UTILITY LOCATIONS SHALL BE SHOWN ON THIS PLAT...

THE NUMBER OF WATER EQUALIZER TOWERS AND BOXES FOR THIS SUBDIVISION PLAT AND SITE UTILITIES AT THE SAN ANTONIO WATER UTILITIES DEPARTMENT...
THE NUMBER OF WATER EQUALIZER TOWERS AND BOXES FOR THIS SUBDIVISION PLAT AND SITE UTILITIES AT THE SAN ANTONIO WATER UTILITIES DEPARTMENT...

- LEGEND
AUB - 4" ROUNDED IRON ROD
SUN - 3" SPLIT PIPING WITH BLUE INK STAMPED 2008 SURVEYING
ROW - 12" RIBBON
C.P.R. - OFFICIAL PUBLIC RECORDS
N.T.S. - NOT TO SCALE

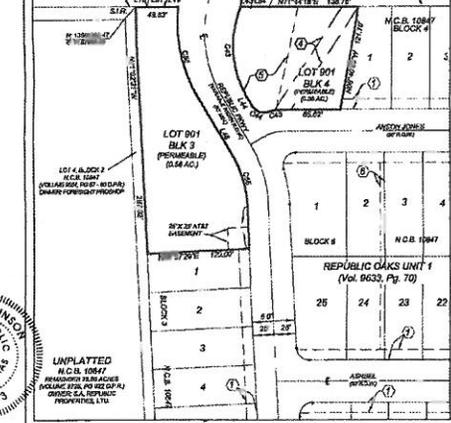
- KEYNOTES
1. 12 ELEC. GAS, TELE. & CA. TV. EASEMENT
2. 10 SANTIARY SEWER EASEMENT
3. 16 SANTIARY SEWER EASEMENT
4. VARIABLE WIDTH CLEAR VISION EASEMENT
5. 5" ELEC. GAS, TELE. & CA. TV. EASEMENT



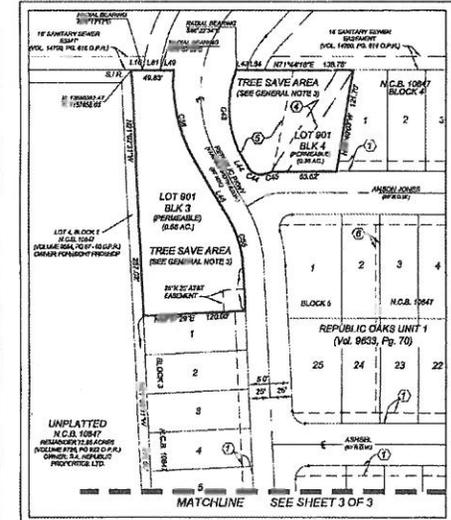
NOTICE TO BUYER: THE CITY OF SAN ANTONIO HAS REVIEWED THIS PLAT FOR CONFORMANCE WITH THE CITY ENGINEERING PLAN OF THE CITY OF SAN ANTONIO...
NOTICE TO BUYER: THE CITY OF SAN ANTONIO HAS REVIEWED THIS PLAT FOR CONFORMANCE WITH THE CITY ENGINEERING PLAN OF THE CITY OF SAN ANTONIO...

STATE OF TEXAS
COUNTY OF BEXAR
THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT REPUBLIC OAKS, UNIT 1, PLAT NO. 110147, WHICH IS RECORDED IN VOLUME 9525, PAGE 922, BEXAR COUNTY PLAT AND DEED RECORDS...
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'S DULY AUTHORIZED AGENT
SWORN AND SUBSCRIBED TO before me this 16th day of July, 2012
Notary Public in and for the State of Texas
My Commission Expires 3/6/15

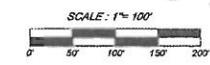


AREA BEING REPLATED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION
AREA BEING REPLATED IS 0.92 ACRE PREVIOUSLY PLATTED AS LOT 901, BLOCK 3, & LOT 901 BLOCK 4 IN THE SUBDIVISION PLAT REPUBLIC OAKS, UNIT 1 WHICH IS RECORDED IN VOLUME 9525, PAGE 70 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.



AREA REPLATED
MATCHLINE SEE SHEET 3 OF 3

\* FOR LINE AND CURVE DATA SEE SHEET 3 OF 3



14603 HUEBNER RD, BLDG 40
SAN ANTONIO, TEXAS 78230
PHONE (210) 979-8444
FAX (210) 979-8447

STATE OF TEXAS
COUNTY OF BEXAR
I, THE OWNER OF SAID PROPERTY, HEREBY CERTIFY THAT I AM THE OWNER OF SAID PROPERTY AND THAT I HAVE THE FULL POWER AND AUTHORITY TO EXECUTE THIS INSTRUMENT AND TO CONVEY THE SAME TO THE STATE OF TEXAS...
WITNESSED MY HAND AND SEAL OF OFFICE THIS 16th DAY OF July, 2012

OWNER/DEVELOPER:
VELMA DEVELOPMENT, LLC
1200 W BITTERS BLDG 1 SUITE 1200
SAN ANTONIO, TX 78218
PHONE: (210) 493-7798
FAX: (210) 493-2811



THIS PLAT OF REPUBLIC OAKS, UNIT 2, 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 IN WITNESS OF ADMINISTRATIVE EXCEPTIONS AND/OR WAIVER(S) HAVE BEEN GRANTED.
DATED THIS DAY OF A.D. 2012

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. 2012 AT 11:00 AM AND WAS RECORDED THE DAY OF A.D. 2012 IN MY DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK NUMBER 2012 OF PAGE 104.











7/24/12

GROSS DENSITY CALCULATION							
TOTAL AREA (ACRES)	TOTAL DWELLING UNITS	ZONING DISTRICT	SINGLE FAMILY DETACHED LOTS	ALTERNATIVE HOUSING TYPE LOTS	DENSITY (DWELLING UNITS/ACRES)	PERCENTAGE OF SINGLE FAMILY DETACHED LOTS	PERCENTAGE OF ALTERNATIVE HOUSING LOTS
82.49	319	RM-4	255	64	5.10	89	20

STATE OF TEXAS  
COUNTY OF BEXAR

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

*George L. Beikin*  
LICENSED PROFESSIONAL ENGINEER

THIS HOUSING SITE PLAN OF REPUBLIC OAKS, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SAHC COMMISSION IN ACCORDANCE WITH STATE OF LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

BY \_\_\_\_\_  
CHAIRMAN

BY \_\_\_\_\_  
SECRETARY

**NOTES.**

- ALL LOTS WILL HAVE A MINIMUM OF 15' OF STREET FRONTAGE AS OUTLINED IN SEC 35-310.01 OF THE UNIFIED DEVELOPMENT CODE.
- THE MAXIMUM HEIGHT FOR STRUCTURES ON LOTS ZONED RM-4 IS 35' - 2 1/2'.
- REFERENCE THE ATTACHED SUBDIVISION PLAN FOR LOT DIMENSIONS, LEGAL DESCRIPTIONS AND ADDITIONAL CALLOUTS.

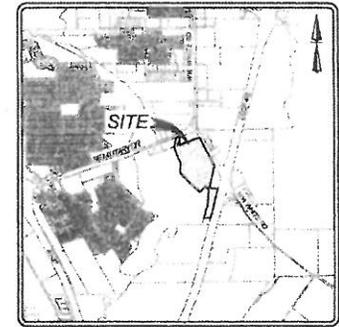
**LEGEND**

- = SINGLE FAMILY RESIDENTIAL
- = ALTERNATIVE HOUSING TYPE ALLOWED AS PER SECTION 35-310.06 (b) (2) OF THE UNIFIED DEVELOPMENT CODE.
  - A. DUPLEXES
  - B. TRIPLEXES
  - C. QUADRAPLEXES
  - D. TOWNHOUSES
  - E. ZERO LOT LINE HOUSES
  - F. COTTAGES
  - G. HOUSING FACILITIES FOR OLDER PERSONS

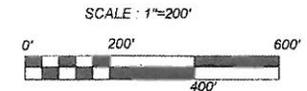
FINAL LOT COUNT FOR THIS ALTERNATIVE USE SHALL MEET THE MINIMUM REQUIREMENT OF 20% OF THE TOTAL LOTS FOR THIS DEVELOPMENT.

LOT 4  
BLOCK 2  
P.O.B. 10847  
(INCLUDE SEAL, SIGN & REGISTER)  
OWNER: FORTLEIGH PROSOP

REMAINDER  
202.6178 ACRES  
(VOLUME 5185, PG 1105 O.P.R.)  
OWNER: EDWIN T. REILLY, JR.  
ET AL



LOCATION MAP  
N.T.S.



STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY OFFICER PERSONALLY APPEARED *James L. Johnson* and acknowledged 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 24th DAY OF July A.D. 2012  
*James L. Johnson*  
COUNTY CLERK

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAN HAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ AT \_\_\_\_\_ M AND DULY RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ AT \_\_\_\_\_ M IN THE \_\_\_\_\_ AND PLAT RECORDS OF BEXAR COUNTY IN \_\_\_\_\_ VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 24th DAY OF July A.D. 2012  
*James L. Johnson*  
COUNTY CLERK



STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAN HAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ AT \_\_\_\_\_ M AND DULY RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ AT \_\_\_\_\_ M IN THE \_\_\_\_\_ AND PLAT RECORDS OF BEXAR COUNTY IN \_\_\_\_\_ VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_  
COUNTY CLERK, BEXAR COUNTY TEXAS



ENGINEER:  
KFW ENGINEERS  
14603 HUEBNER RD, BLDG. 40  
SAN ANTONIO, TX 78230  
PHONE: (210) 979-8444  
FAX: (210) 979-8441

OWNER/DEVELOPER:  
VELMA DEVELOPMENT, LLC  
1202 W BITTERS BLDG 1 SUITE 1200  
SAN ANTONIO, TX 78216  
PHONE: (210) 480-1798  
FAX: (210) 483-2811

REPUBLIC OAKS  
MASTER HOUSING SITE PLAN  
EXHIBIT

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

AGENDA ITEM NO: 5C & 8 August 8, 2012

SEALE UNIT 5

MAJOR PLAT

120068

SUBDIVISION NAME

PLAT #

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

**FERGUSON MAP GRID:** 611 F-7

**OWNER:** Milestone Potranco Development, Ltd, c/o Chelsey I. Swann, III

**ENGINEER:** Pape-Dawson Engineers, Inc., c/o Cara C. Tackett, P.E.

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

**Date filed with Planning Commission:** July 17, 2012

**Location:** At the southeast corner of Emory Peak and Camp Light Way

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 791B, Seale 351.25 Acre Tract, accepted on August 4, 2006

**Proposed Use:** Single-Family Residential

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**APPLICANT'S PROPOSAL:**

The applicant proposes to plat a **15.26**-acre tract of land that will consist of seventy-eight (**78**) single-family lots, two (**2**) non-single family lots, and two thousand two hundred seventy (**2,270**) linear feet of public streets.

**DISCUSSION:**

One (1) notice was mailed to property owners within two hundred (200) feet of the subject property. To the present, no correspondence was received from adjacent property owners expressing opposition to the request.

**STAFF RECOMMENDATION:**

Approval



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

AGENDA ITEM NO: **5D & 9** August 8, 2012

CAJIGAS PLACE  
**SUBDIVISION NAME**

MINOR PLAT

120140  
**PLAT #**

**COUNCIL DISTRICT:** 5

**FERGUSON MAP GRID:** 649 F-1

**OWNER:** Carlos Mendez Cajigas

**ENGINEER:** Torres Engineering, P.C., c/o Xavier Torres, P.E.

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

**Date filed with Planning Commission:** July 24, 2012

**Location:** On the south side of U.S. Highway 90, west of Carolyn Street

**Services Available:** SAWS Water and Sewer

**Zoning:** "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

**Proposed Use:** Single-Family Residential

**Major Thoroughfare:** U.S. Highway 90, Freeway, variable with right of way

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**APPLICANT'S PROPOSAL:**

The applicant proposes to plat a .5734-acre tract of land that will consist of two (2) single-family lots.

**DISCUSSION:**

Ten (10) notices were mailed to property owners within two hundred (200) feet of the subject property. To the present, staff has not received any correspondences from adjacent property owners expressing opposition to the request.

**STAFF RECOMMENDATION:**

Approval



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

**AGENDA ITEM NO: 5E & 10 August 8, 2012**

MORNING STAR TERRACE  
SUBDIVISION NAME

MAJOR PLAT

120174  
PLAT #

**COUNCIL DISTRICT:** 6

**FERGUSON MAP GRID:** 649 E-1

**OWNER:** Habitat For Humanity of San Antonio, Inc., c/o Natalie Griffith

**ENGINEER:** Briones Consulting and Engineering, Ltd, c/o Rolando H. Briones, Jr. P.E.

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

**Date filed with Planning Commission:** July 17, 2012

**Location:** On the east side of General Hudnell and south of Darby Boulevard

**Services Available:** SAWS Water and Sewer

**Zoning:** "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

**Proposed Use:** Single-Family Residential

**Major Thoroughfare:** General Hudnell (Spur 371), Super Arterial, Type A, 200-foot minimum right-of-way (R.O.W)

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**APPLICANT'S PROPOSAL:**

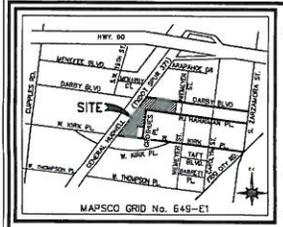
The applicant proposes to plat a **2.5415**-acre tract of land that will consist of fourteen (**14**) single-family lots.

**DISCUSSION:**

Ten (10) notices were mailed to property owners within two hundred (200) feet of the subject property. To the present, staff received no correspondence from adjacent property owners expressing opposition to the request.

**STAFF RECOMMENDATION:**

Approval



LOCATION MAP  
NOT TO SCALE

- LEGEND**
- D.&P. = DEED & PLAT RECORDS
  - D.R. = DEED RECORDS
  - O.P.R. = OFFICIAL PUBLIC RECORDS
  - E.G.T.V.E. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
  - FND. I.R. = FOUND IRON ROD
  - B.C.R.P.R. = BEXAR COUNTY REAL PROPERTY RECORDS
  - R.P.R. = REAL PROPERTY RECORDS
  - V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
  - C.V.E. = CLEAR EASEMENT
  - PROPOSED CONTOURS
  - S.W.D. = SPECIAL WARRANTY DEED

- CITY PUBLIC SERVICE NOTES**
- 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 PLAN AS "ELECTRIC EASEMENT", "GAS EASEMENT", "AND/OR EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, INSPECTING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
  - ANY GPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS 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 SUCH EASEMENTS ARE DESCRIBED BELOW.
  - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
  - REAR DRIVEWAYS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED.

- NOTES**
- 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE 102E, NAD 83.
  - TYPICAL FLOOR ELEVATION MUST BE A MINIMUM OF 1' ABOVE FINISH ADJACENT GRADE (105-104 (E) (P)-3-10).
  - IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 22 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
  - CONTOURS SHOWN HEREON ARE FOR GRAPHICAL USE ONLY. UTILITY ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE SUBDIVISION PLAN.
- DRAINAGE EASEMENT NOTES:**
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. 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 GRANTORS' 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.

- EDU NOTE:**
- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- IMPACT FEE NOTE:**
- IMPACT FEE PAYMENT DUE, WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAN. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- TXDOT NOTES:**
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR APPROPRIATE STRIPBACK AND / OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
  - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS ALONG GENERAL HUDDNELL (TODOT SPUR 371), BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 540.47'.

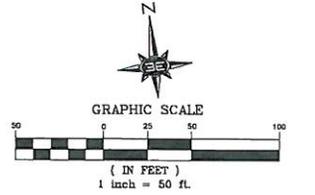
PLAT NO. 120174

SHEET 1 OF 2  
14 RESIDENTIAL LOTS

REPLAT & SUBDIVISION PLAT  
ESTABLISHING

**MORNING STAR  
TERRACE SUBDIVISION**

BEING 2.5415 ACRES, ESTABLISHING LOTS 45-58, N.C.B. 6803, SAN ANTONIO, BEXAR COUNTY, TEXAS.



**BRIONES  
CONSULTING & ENGINEERING LTD.**

8118 BROADWAY (210) 828-1431  
SAN ANTONIO, TX 78209 (210) 828 1432 fax  
TBPE FIRM REG. NO. F-5028



**BARRERA LAND SURVEYING**  
7715 MARLAND #114  
SAN ANTONIO, TEXAS 78209  
(210) 837-4328 PHONE  
DBRNSAT@YAHOO.COM

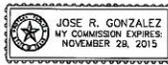
STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER: HABITAT FOR HUMANITY OF SAN ANTONIO, INC.  
NATALIE GRIFFITH, PRESIDENT & CEO

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**OWNER/DEVELOPER:**  
HABITAT FOR HUMANITY  
OF SAN ANTONIO, INC.  
311 PROBANT STREET  
SAN ANTONIO, TEXAS 78204  
TELEPHONE: (210) 223-5203  
FAX: (210) 223-5536

THIS PLAT OF \_\_\_\_\_ MORNING STAR TERRACE SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES(H) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

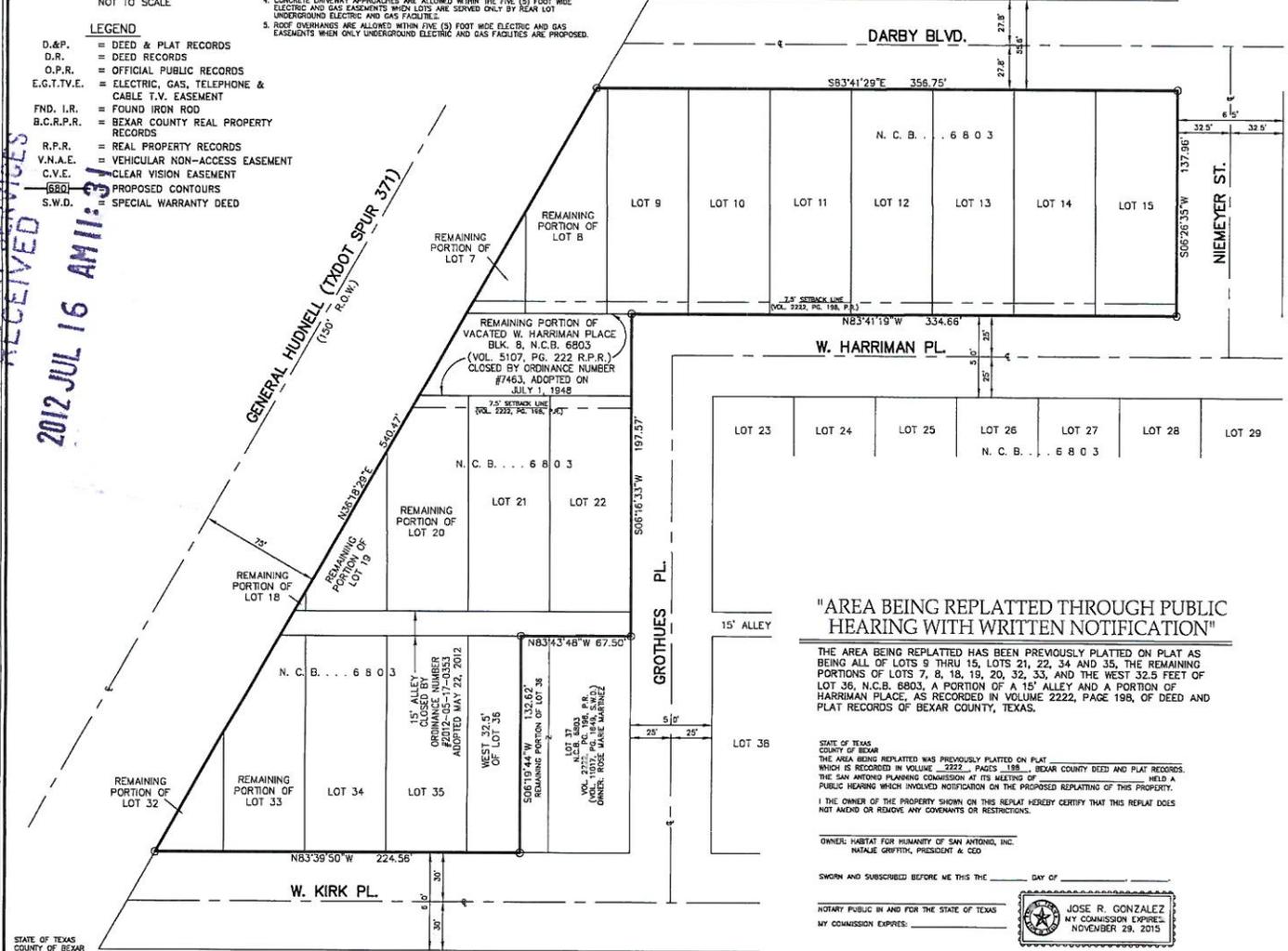
STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

DEVELOPMENT SERVICES  
RECEIVED  
2012 JUL 16 AM 11:31



**"AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION"**

THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED ON PLAT AS BEING ALL OF LOTS 9 THRU 15, LOTS 21, 22, 34 AND 35, THE REMAINING PORTIONS OF LOTS 7, 8, 18, 19, 20, 22, 33, AND THE WEST 32.5 FEET OF LOT 36, N.C.B. 6803, A PORTION OF A 15' ALLEY AND A PORTION OF HARRIMAN PLACE, AS RECORDED IN VOLUME 2222, PAGE 198, OF DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT WHICH IS RECORDED IN VOLUME 2222, PAGES 198, BEXAR COUNTY DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

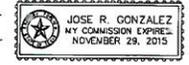
I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AVOID OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: HABITAT FOR HUMANITY OF SAN ANTONIO, INC.  
NATALIE GRIFFITH, PRESIDENT & CEO

SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_



STATE OF TEXAS  
COUNTY OF BEXAR

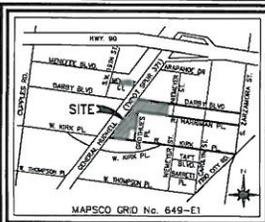
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

\_\_\_\_\_  
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 DAVID BARRERA, R.E.L.S.

\_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR



**CITY PUBLIC SERVICE NOTES:**

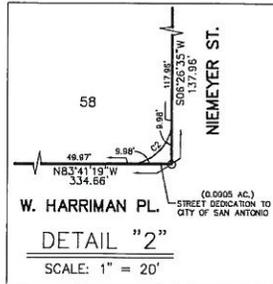
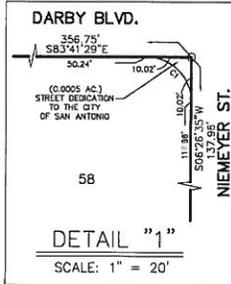
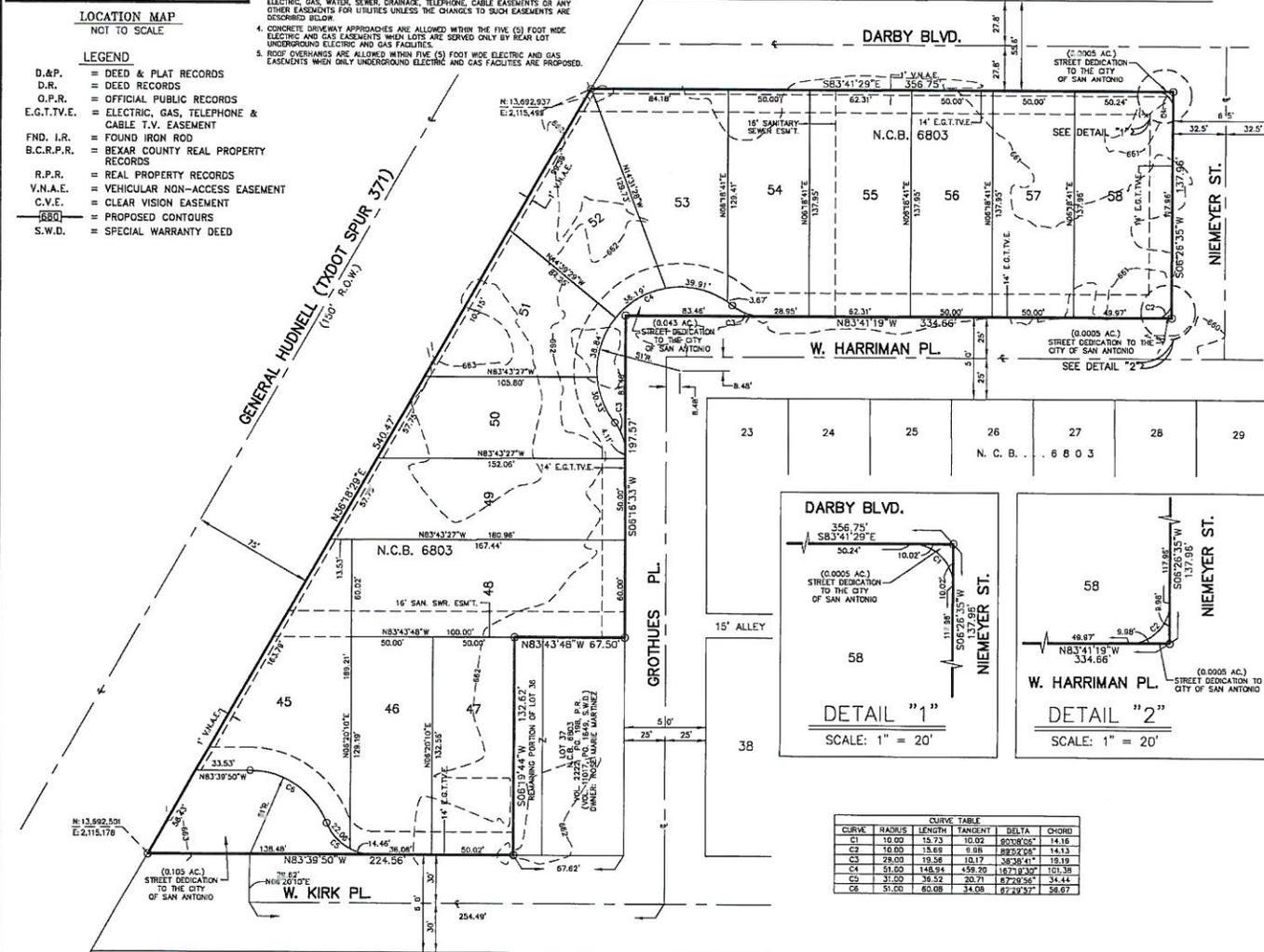
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT," "GAS EASEMENT," "SEWER EASEMENT," "STORMWATER EASEMENT," "UTILITY EASEMENT," "EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ELECTRIC POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRADUALLY ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY GPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS 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 SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED.

**DRAINAGE EASEMENT NOTES:**

NO STRUCTURES, FENCES WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. 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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

**LOCATION MAP**  
NOT TO SCALE

- LEGEND**
- D.R.P. = DEED & PLAT RECORDS
  - D.R. = DEED RECORDS
  - O.P.R. = OFFICIAL PUBLIC RECORDS
  - E.G.T.T.V.E. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
  - FND. I.R. = FOUND IRON ROD
  - B.C.R.P.R. = BEXAR COUNTY REAL PROPERTY RECORDS
  - R.P.R. = REAL PROPERTY RECORDS
  - V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
  - C.V.E. = CLEAR VISION EASEMENT
  - PROPOSED = PROPOSED CONTOURS
  - S.W.D. = SPECIAL WARRANTY DEED



CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	10.00	15.73	10.02	80°38'06"	14.16
C2	10.00	18.48	0.98	89°32'09"	14.13
C3	28.00	19.58	10.17	36°38'41"	19.19
C4	51.00	148.51	459.50	182°18'50"	101.98
C5	31.00	39.52	30.71	87°20'36"	34.44
C6	51.00	60.08	34.08	87°29'37"	58.67

PLAT NO. 120174

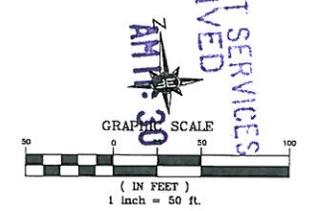
SHEET 2 OF 2

15 RESIDENTIAL LOTS

REPLAT & SUBDIVISION PLAT ESTABLISHING

**MORNING STAR TERRACE SUBDIVISION**

BEING 2.5415 ACRES, ESTABLISHING LOTS 43-58, N.C.B. 6803, SAN ANTONIO, BEXAR COUNTY, TEXAS.



**BRIONES CONSULTING & ENGINEERING LTD.**

8118 BROADWAY (210) 828-1431  
SAN ANTONIO, TX 78209 (210) 828 1432 fax  
TBPE FIRM REG. NO. F-5028



**BARRERA LAND SURVEYING**  
7715 HARLAND #114  
SAN ANTONIO, TEXAS 78250  
(210) 837-4118 PHONE  
DBN@ATL@YAHOO.COM

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

OWNER: HABITAT FOR HUMANITY OF SAN ANTONIO, INC.  
RAFALE GRIFFIN, PRESIDENT & CEO

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 \_\_\_\_\_, 20\_\_\_\_.

**JOSE R. GONZALEZ**  
MY COMMISSION EXPIRES  
NOVEMBER 29, 2015

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**OWNER/DEVELOPER:**  
HABITAT FOR HUMANITY  
OF SAN ANTONIO, INC.  
311 PROBANDT STREET  
SAN ANTONIO, TEXAS 78204  
TELEPHONE: (210) 223-5203  
FAX: (210) 223-5536

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

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

COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY



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 DAVID BARRERA, P.E.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

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

AGENDA ITEM NO: 5F & 11 August 8, 2012

RIPOSA VITA UNIT 2A & 5A  
SUBDIVISION NAME

MAJOR PLAT

120111  
PLAT #

**COUNCIL DISTRICT:** 2

**FERGUSON MAP GRID:** 653 A-3

**OWNER:** UDF Sinclair, LP, c/o Mehrdad Moayed

**ENGINEER:** KFW Engineers & Surveying, c/o Blaine P. Lopez, P.E.

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

**Date filed with Planning Commission:** July 19, 2012

**Location:** West of the intersection of Pleasant Lake and Lake Tahoe

**Services Available:** SAWS Water and Sewer

**Zoning:** "R-4" Single Family Residential District

**Plat is associated with:**

MDP 032A-06, Sinclair Tract accepted on July 16, 2012

**Proposed Use:** Single Family Residential

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**APPLICANT'S PROPOSAL:**

The applicant proposes to plat a **13.80**-acre of land consisting of sixty-eight (**68**) single family lots, two (**2**) non-single family lots and two thousand four hundred two (**2,402**) linear feet of public streets.

**DISCUSSION:**

Fifteen (15) notices were mailed to property owners within two hundred (200) feet of the subject property. To the present, one (1) correspondence was received from adjacent property owners expressing opposition to the request.

**STAFF RECOMMENDATION:**

Approval





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

AGENDA ITEM NO: 5G & 12 August 8, 2012

ALAMO RANCH

UNIT 19A-2 BSL

**SUBDIVISION NAME**

MINOR PLAT

120309

**PLAT #**

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

**FERGUSON MAP GRID:** 577 D-2

**OWNER:** Continental Homes of Texas, LP, c/o Christopher Lindhorst

**ENGINEER:** Pape Dawson Engineers, Inc., c/o Shauna L. Weaver, P.E.

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

**Date filed with Planning Commission:** July 17, 2012

**Location:** At the northeast corner of Texana Cove and Palmetto Way

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 808F, Alamo Ranch, accepted on August 1, 2007

**Proposed Use:** Single Family Residential

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**APPLICANT'S PROPOSAL:**

The applicant proposes to replat a **0.158**-acre tract of land that will consist of one **(1)** single-family lot, reducing the setback line from twenty (20) feet to ten (10) feet.

**DISCUSSION:**

One (1) notice was mailed to property owners within two hundred (200) feet of the subject property. To the present, staff received no correspondence from adjacent property owner expressing opposition to the request.

**STAFF RECOMMENDATION:**

Approval

REPLAT ESTABLISHING ALAMO RANCH UNIT 19A-2 BSL

BEING 0.158 ACRES, LOT 199, BLOCK 2 CB 4411 OF THE ALAMO RANCH - UNIT 19A-2 SUBDIVISION, PLAT NO. 090342, PREVIOUSLY RECORDED IN VOLUME 9623, PAGES 118-119, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 50'



DATE OF PRINT: June 29, 2012

STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF LAND SHOWN ON THIS PLAT... CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP BY CHECK OF TEXAS INC. A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER 211 N. LOOP 1604 EAST, SUITE 130 SAN ANTONIO, TEXAS 78222

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP BY CHECK OF TEXAS INC. A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER 211 N. LOOP 1604 EAST, SUITE 130 SAN ANTONIO, TEXAS 78222

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRIS LINCHOST... NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL: THE ABOVE PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT... DATED THIS DAY OF JULY, A.D. 2012

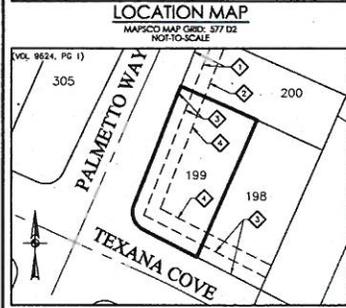
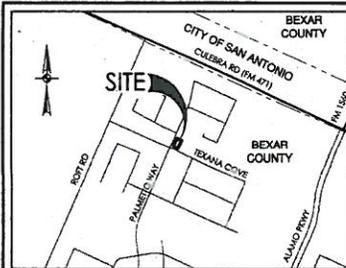
BY: [Signature] DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, BEXAR COUNTY, TEXAS

THE PLAT OF ALAMO RANCH UNIT 19A-2 BSL HAS BEEN SUBMITTED TO AND COMPLETED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS... DATED THIS DAY OF JULY, A.D. 2012

STATE OF TEXAS COUNTY OF BEXAR I, [Signature] COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE... DATED THIS DAY OF JULY, A.D. 2012

STATE OF TEXAS COUNTY OF BEXAR I, [Signature] COUNTY CLERK OF BEXAR COUNTY, TEXAS

BY: [Signature] DEPUTY



C.P.S. ENERGY NOTES: 1. THE CITY OF SAN ANTONIO HAS THE USE OF ITS ELECTRIC AND GAS SYSTEM... 2. ANY CITY MANDATORY USES RESULTING FROM MODIFICATIONS REQUIRED BY CITY ENGINEER... 3. THE PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION OR ANY OTHER SERVICES... 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FEET FROM THE ELECTRIC AND GAS BASHINGS... 5. POLE DRAINAGE ARE ALLOWED WITHIN THE FIVE (5) FEET FROM THE BASHINGS... 6. UNDERGROUND ELECTRIC AND GAS INCLUDES ARE PROHIBITED ON EXISTING WOODS (SEE FLOOR BASHINGS).

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

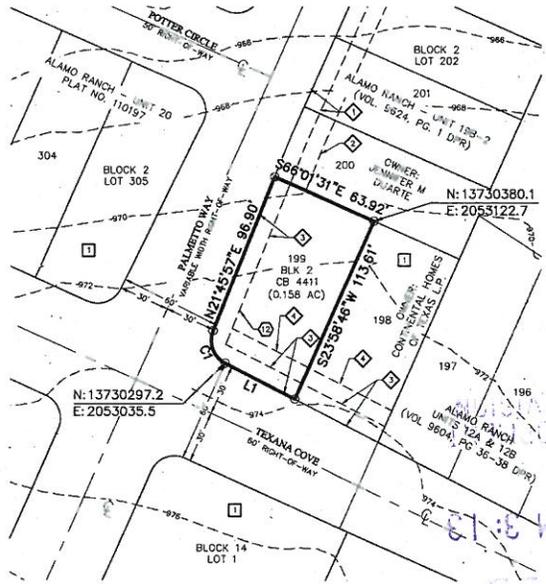
SETBACK NOTE: SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. IMPACT FEE PAYMENT DUE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT... DRAINAGE EASEMENT NOTE: NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT... SAWS DEDICATION NOTE: THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM... FINISHED FLOOR NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

LEGEND

- AC (ACRES) VOL (VOLUME)
BLK (BLOCK) PG (PAGE)
CB (COUNTY BLOCK) (PUC) PLANNED UNIT DEVELOPMENT
DPR (DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS) (ROW) RIGHT-OF-WAY
DR (DEED RECORDS OF BEXAR COUNTY, TEXAS) (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DPR (OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS) SET 1/2" IRON ROD (PDS)

LINE TABLE with columns: LINE, BEARING, LENGTH. Row 1: L1 N63°03'55" W 46.02

CURVE TABLE with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Row 1: C1 15.00' 084°49'52" N20°38'59" W 20.24' 22.21'



THE PURPOSE OF THE REPLAT IS TO REDUCE THE BUILDING SETBACK LINE ON THE PALMETTO WAY STREET SIDE FROM 20' TO 10' FOR LOT 199, WHICH WAS PREVIOUSLY PLATTED ON PLAT ALAMO RANCH - UNIT 19A-2 SUBDIVISION, PLAT NO. 090342, WHICH IS RECORDED IN VOLUME 9623, PAGES 118-119, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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

STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ALAMO RANCH - UNIT 19A-2 SUBDIVISION, PLAT NO. 090342, WHICH IS RECORDED IN VOLUME 9623, PAGES 118-119, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF [Date] HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP BY CHECK OF TEXAS INC. A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER 211 N. LOOP 1604 EAST, SUITE 130 SAN ANTONIO, TEXAS 78222

COUNTY OF BEXAR SWORN AND SUBSCRIBED BEFORE ME THIS 2nd DAY OF July A.D. 2012. [Signature] Notary Public in and for the State of Texas

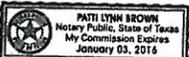
MY COMMISSION EXPIRES: 1/31/2016

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

[Signature] 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: PAPE-DAWSON ENGINEERS, INC.

[Signature] Registered Professional Land Surveyor



ALAMO RANCH UNIT 19A-2 CIVIL JOB NO. 7529-02; Survey Job No. 7529-02 & 9242-04

**PLANNING COMMISSION  
RESCIND PLAT APPROVAL**

**AGENDA ITEM NO: 13 August 8, 2012**

TOWN CENTER

AT LA CANTERA, UNIT-1  
**SUBDIVISION NAME**

MAJOR PLAT

080580  
**PLAT #**

**COUNCIL DISTRICT: 8**

**FERGUSON MAP GRID: 514 C-5**

**OWNER:** La Cantera Development Company, Inc., c/o Bruce C. Peterson

**ENGINEER:** Pape-Dawson Engineers, Inc., c/o Thomas Matthew Carter, P.E.

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

**Location:** North of Loop 1604, west of I.H.10

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**APPLICANT'S PROPOSAL:**

The applicant is requesting that the Planning Commission rescind the approval of Plat No. 080580 approved September 8, 2010.

**DISCUSSION:**

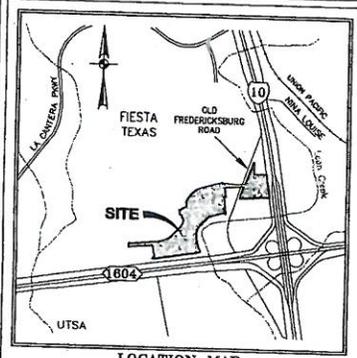
This request is due to the new proposed Plat 120099, Town Center at La Cantera Phase 1A that will reconfigure the lot layout.

**STAFF RECOMMENDATION:**

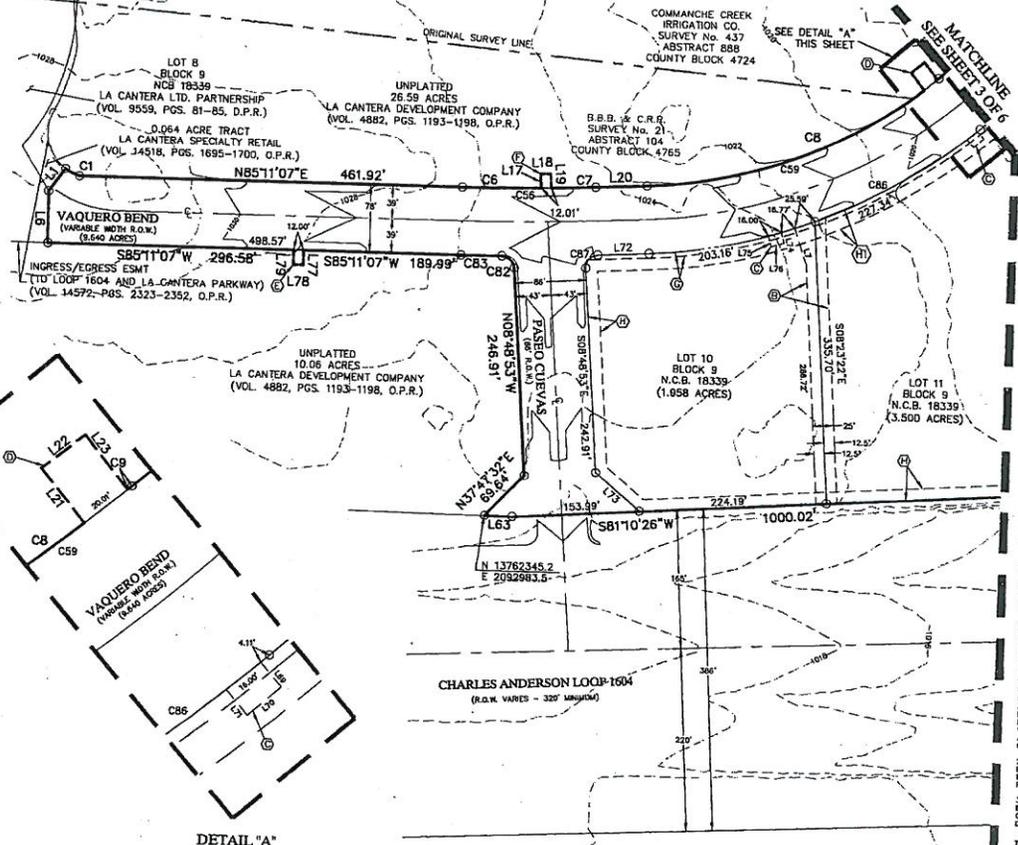
Approval



NOTE: SEE SHEET 6 OF 6 FOR CURVE AND LINE TABLE AND LEGEND.



LOCATION MAP NOT TO SCALE MAPSCO MAP 514 GRID B5 & C5



DETAIL 'A' SCALE: 1"=30'

SUBDIVISION PLAT OF TOWN CENTER AT LA CANTERA, UNIT-1

A 40.392 ACRE TRACT OF LAND BEING COMPRISED OF 7.87 ACRES OUT OF 653.5 ACRES DESCRIBED IN VOLUME 476, PAGES 114-116, VOLUME 504, PAGES 1207-1208, VOLUME 514, PAGES 1331-1334, AND VOLUME 766, PAGES 841-845, 24.36 ACRES OUT OF THAT 36.49 ACRE TRACT DESCRIBED IN VOLUME 482, PAGES 1181-1188, ALL OF THAT 3.08 ACRE TRACT DESCRIBED IN VOLUME 1331, PAGES 2260-2261, ALL OF THAT 5.06 ACRE TRACT DESCRIBED IN THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND A 2.227 PORTION OF OLD COMMANCHE CREEK IRRIGATION CO. SURVEY NUMBER 21, ABSTRACT 104, COUNTY BLOCK 4724, CENTRAL RAILWAY CO. SURVEY NUMBER 89, ABSTRACT 107, COUNTY BLOCK 4762, AND THE G.W. BEGOMAN SURVEY 361.34, ABSTRACT 846, COUNTY BLOCK 4784 OF BEAR COUNTY, TEXAS, NOW IN NEW CITY BLOCKS 18330 AND 14864 OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

THIS PLAT OF TOWN CENTER AT LA CANTERA, UNIT-1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IT IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE APPROPRIATE EXCEPTIONS AND/OR VARIANCES HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20 CHAIRMAN BY: SECRETARY

PAPE-DAWSON ENGINEERS logo and contact information: 555 EAST RAMSEY | SAN ANTONIO, TEXAS 78218 | PHONE: 210.375.9000 | FAX: 210.375.9010

STATE OF TEXAS COUNTY OF BEAR 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, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Robert A. Prosser, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she 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 26th day of August A.D. 2012.

STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, CURVES AND DRAINAGE LAYOUT, TO THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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

MELISSA A. ROSCOE Notary Public State of Texas My Comm. Exp. 01-11-2012

THOMAS MATTHEW CARTER 79272 LICENSED PROFESSIONAL ENGINEER

JOHN NOEL NICHOLLS 4402 LICENSED PROFESSIONAL LAND SURVEYOR

RECEIVED

0 AUG 25 PM 4:17

LAND DEVELOPMENT SERVICES DIVISION

- SURVEYOR'S NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED 'PAPE-DAWSON' UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 1983) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE MOST COORDINATE CORNER AVAILABLE TO THE SURVEYOR. 3. DIMENSIONS SHOWN ARE SURFACE. 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 1983), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE. STREETSCAPE NOTE: 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. CURVE NOTE: CURVES SHOWN ARE FOR GRAPHIC USE ONLY. OUTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

- DRAINAGE EASEMENT NOTE: 1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE EASEMENTS SHOWN ON THIS PLAT, WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS, SHALL BE PLACED OR CONSTRUCTED WITHIN THE LIMITS OF THE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPERING OBSTRUCTIONS WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. 2. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YR ULTIMATE DEVELOPMENT.

- FINISHED FLOOR NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. PERMISSIBLE NOTE: ALL AREAS DESIGNATED AS OPEN SPACE, COMMON AREA OR GREENBELT ARE REMEDIABLE AND SHALL BE DESIGNATED AS VARIABLE W/TH DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE, TELEVISION, WATER, SANITARY SEWER, AND PEDESTRIAN EASEMENTS.

- SANJUAN ADJUTER NOTE: THIS SUBDIVISION IS WITHIN THE EDWARDS ADJUTER RECHARGE ZONE. ARTICLE 14.03(b) OF THE SAN ANTONIO CITY CODE ENTITLED "ARTICLE 14.03(b) RECHARGE ZONE AND WATER PROTECTION" OR LATEST REVISIONS THEREOF, ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS ADJUTER RECHARGE ZONE.

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

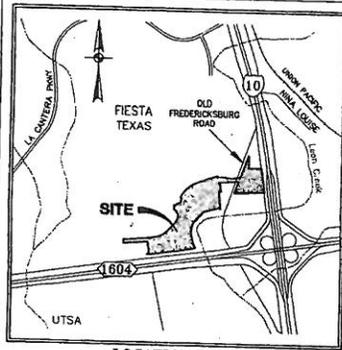
- WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

- OPS NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS OF WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES TO THE AREA SHOWN ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," AND/OR "COMBINED EASEMENT." "ELECTRIC EASEMENT," "GAS EASEMENT," AND/OR "COMBINED EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, AND RECONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND OPERATING OVERHEAD WIRE, CABLES, CONDUITS, PIPES, OR TRANSMISSIONS, AND/OR CROSS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID AREAS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS TO THE INSTALLATION OR MAINTENANCE OF SUCH LINES OR FACILITIES. UNLESS OTHERWISE SPECIFIED, IT IS AGREED AND UNDERSTOOD THAT ANY CONCRETE SLABS OR WALLS SHALL BE PLACED WITHIN SAID EASEMENT AREA. 2. ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED BY OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING OR FUTURE EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

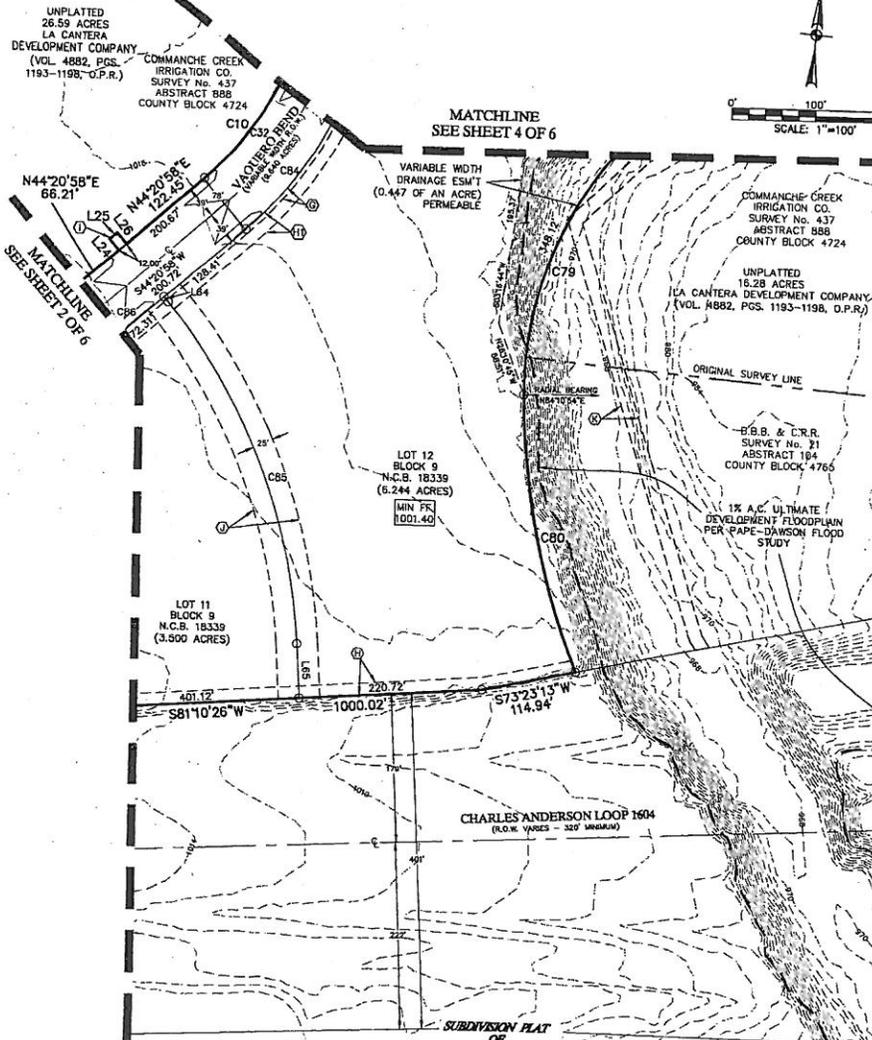
- DDOT NOTES: 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE SOUND MITIGATION. 2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY. 3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVeways TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED PLATED ACCESS POINTS ALONG LOOP 1604, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE LENGTH AND ACCESS POINTS ALONG HIGHWAY FRONTAGE. 4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A WITHIN STATE RIGHT OF WAY LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY DDOT.

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

TOWN CENTER AT LA CANTERA, UNIT-1 JOB NO. 4662-84; SURVEY JOB NO. 9012-08 Date: Aug 24, 2010, 10:25am User ID: Aarany9018 File: \\4662\VA\DESIGN\PLAT\466284.dwg



LOCATION MAP  
NOT-TO-SCALE  
MAPSCO MAP 514 GRID B5 & C5



NOTE:  
SEE SHEET 6 OF 6 FOR  
CURVE AND LINE TABLE  
AND LEGEND.

PLAT No.: 080580

- SURVEYOR'S NOTES:**
- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
  - COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 1983) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NAD COORDINATE COORDINATE NETWORK.
  - DIMENSIONS SHOWN ARE SURFACE.
  - BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 1983), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- STREETScape NOTE:**
- 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.
- CONTOUR NOTE:**
- CONTOUR SHOWN ARE FOR GRAPHIC USE ONLY. CUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAN.
- DRAINAGE EASEMENT NOTE:**
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. 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 BEARER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
  - MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YR ULTIMATE DEVELOPMENT.
- FINISHED FLOOR NOTE:**
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6" ABOVE FINAL ADJACENT GRADE.
- PERMEABLE NOTE:**
- ALL AREAS DESIGNATED AS OPEN SPACE, COMMON AREA OR GREENBELT ARE PERMEABLE AND SHALL BE DESIGNATED AS VARIABLE WIDTH DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, WATER, SANITARY SEWER, AND PEDESTRIAN EASEMENTS.
- SANDS AQUIFER NOTE:**
- THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. ARTICLE 1A DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION" OR LATEST REVISIONS THEREOF, ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

**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.

**WASTEWATER EDU NOTE:**

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

- CPS NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA EASEMENT) ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "CONDUIT EASEMENT," "CONDUIT PROTECTION EASEMENT" AND "CONDUIT PROTECTION EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND ERECTING POLES, HANDING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, AND WITH ITS NECESSARY APPURTENANCES TO DO WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, AND TO ERECT OR REMOVE FROM SAID AREAS ALL THINGS OR PARTS THEREOF, OR OTHER OBSTRUCTIONS OR APPURTENANCES THEREOF, IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
  - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED BY CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
  - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- TODOT NOTES:**
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE SOUND MITIGATION.
  - OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
  - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVeways TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR ACCESS DRIVeways TO STATE HIGHWAYS ALONG LOOP 1604, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE (1.4624), AND ONE ACCESS POINT ALONG R-10, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 37.32.
  - IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A WITHIN STATE RIGHT OF WAY, LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TODOT.

STATE OF TEXAS  
COUNTY OF BEHAR

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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

*Richard L. Burt*  
OWNER/DEVELOPER LA CANTERA DEVELOPMENT COMPANY  
5930 COLONNADE BLVD., #600  
SAN ANTONIO, TX 78230  
(210) 541-8400

STATE OF TEXAS  
COUNTY OF BEHAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Richard L. Burt* known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she 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 28th DAY OF August, A.D. 2010.

*Melissa A. Roscoe*  
NOTARY PUBLIC, BEHAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEHAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN 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.

*Thomas Matthew Carter*  
LICENSED PROFESSIONAL ENGINEER

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.

*Paul J. Pape*  
REGISTERED PROFESSIONAL LAND SURVEYOR

**TOWN CENTER AT LA CANTERA, UNIT-1**

A 40.392 ACRE TRACT OF LAND BEING COMPRISED OF 7.87 ACRES OUT OF 655.83 ACRES DESCRIBED IN VOLUME 478, PAGES 547-549, VOLUME 469, PAGES 1207-1208, VOLUME 514, PAGES 1531-1534, AND VOLUME 788, ALL OF THAT 2,000 ACRE TRACT DESCRIBED IN VOLUME 1335, PAGES 2289-2304, ALL OF THAT 5,000 ACRE TRACT DESCRIBED IN VOLUME 811, PAGES 637-641, CONVEYED TO LA CANTERA DEVELOPMENT COMPANY AND FREDERICKSBURG ROAD, ALL OUT OF B.B. & C.R.R. SURVEY NUMBER 21, ABSTRACT 104, COUNTY BLOCK 4765, COMMANCHE CREEK IRRIGATION CO. SURVEY NUMBER 437, ABSTRACT 110, COUNTY BLOCK 4764, TEXAS SURVEY 501 SA, ABSTRACT 186, COUNTY BLOCK 4763 OF BEHAR COUNTY, TEXAS, AND A PORTION OF OLD LA CANTERA DRIVE, ALL OUT OF THE CITY OF SAN ANTONIO, BEHAR COUNTY, TEXAS.

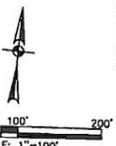
THIS PLAT OF TOWN CENTER AT LA CANTERA, UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTIONS AND/OR VARIANCES HAVE BEEN GRANTED.

DATED THIS 28th DAY OF August, A.D. 2010

BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

PAPE-DAWSON ENGINEERS  
TYPE FIRM REGISTRATION # 470  
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

DATE: August 24, 2010



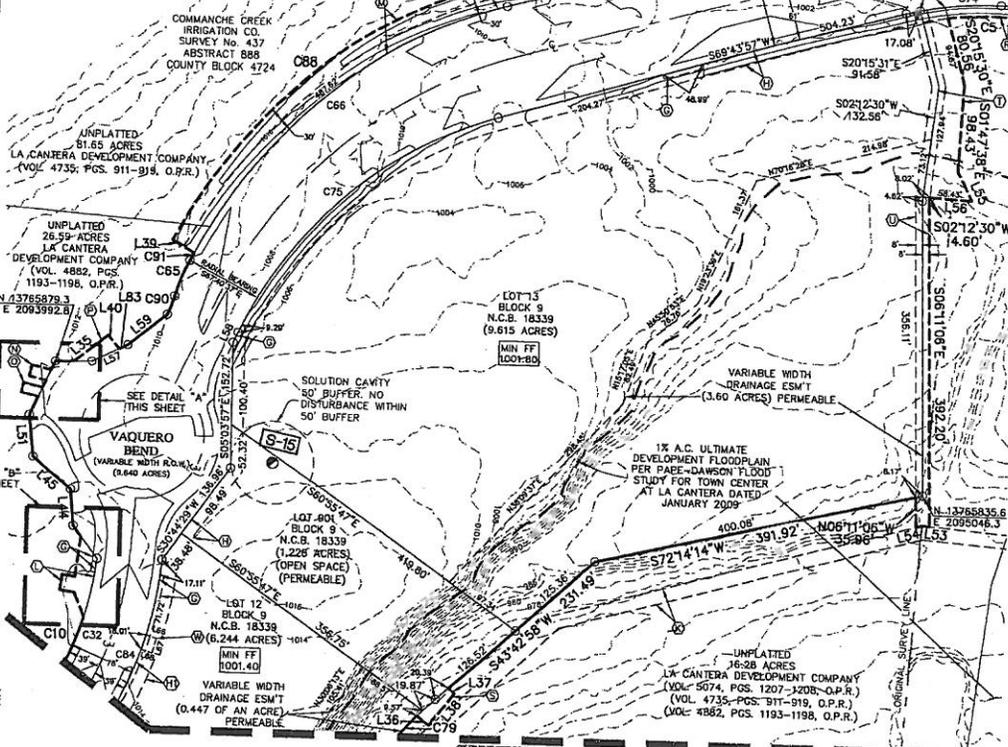
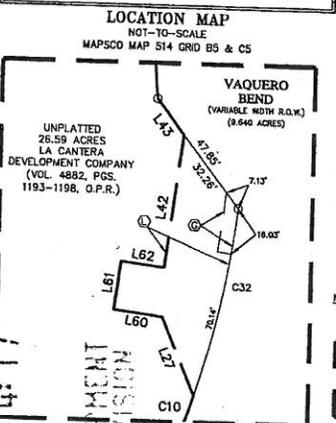
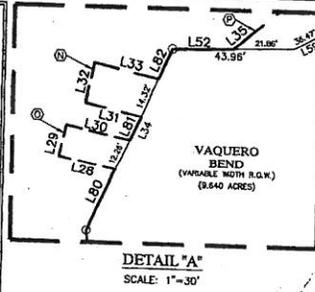
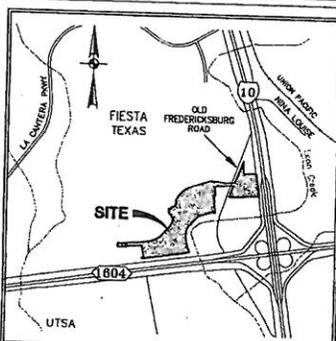
MELISSA A. ROSCOE  
Notary Public  
State of Texas  
My Comm. Exp. 01-11-2012



TOW. ENTER AT LA CANTERA, UNIT-1  
JOB NO. 4662-94; SURVEY JOB NO. 9012-08  
Date: Aug 24, 2010, 10:33am User: ID: AAmginn  
File: M:\4662\080580\PLAT\PL466294.dwg

**PLAT No.: 080580**

**NOTE:**  
SEE SHEET 6 OF 6 FOR  
CURVE AND LINE TABLE  
AND LEGEND.



**SURVEYOR'S NOTES:**

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 1986) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE MOST COOPERATIVE CORNER MONUMENT.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 1986), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

**CONTOUR NOTE:**  
CONTOURS SHOWN ARE FOR GRAPHIC USE ONLY. CUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAN.

**DRAINAGE EASEMENT NOTE:**

- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS. ANY SUCH OBSTRUCTIONS SHALL BE REMOVED AT THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT FROM THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YR ULTIMATE DEVELOPMENT.

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

**PERMEABLE NOTE:**  
ALL AREAS DESIGNATED AS OPEN SPACE, COMMON AREA OR GREENBELT ARE PERMEABLE AND SHALL BE DESIGNATED AS VARIABLE WIDTH DRAINAGE AND PEDESTRIAN EASEMENTS.

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

**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.

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

**OPS NOTES:**

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, AND RECONSTRUCTING MAINTAINING, AND RECONSTRUCTING TRANSFORMERS, POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPING, AND ELECTRIC 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 APPEARANCES THEREIN, IT IS AGREED AND UNDERSTOOD THAT NO REALITIES.
- ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS ELECTRIC FACILITIES SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR MODIFICATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

**TOWN CENTER AT LA CANTERA, UNIT-1**

A 40,392 ACRES TRACT OF LAND BEING COMPRISED OF 7,187 ACRES OUT OF 40,535 ACRES DESCRIBED BY VOLUME 478, PAGES 811-819, VOLUME 507A, PAGES 1207-1208, VOLUME 614, PAGES 1531-1534, AND VOLUME 796, PAGES 547-548, 24.36 ACRES OUT OF THAT 26.59 ACRES TRACT DESCRIBED IN VOLUME 482, PAGES 1193-1194, ALL OF THAT 26.59 ACRES TRACT DESCRIBED IN VOLUME 1531, PAGES 228-230, ALL OF THAT 2,086 ACRES TRACT DESCRIBED IN THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND A CERTAIN PORTION OF OLD THE COMMANCHE CREEK IRRIGATION CO. SURVEY NUMBER 437, ABSTRACT 104, COUNTY BLOCK 478, AND CENTRAL RAILWAY CO. SURVEY NUMBER 88, ABSTRACT 186, COUNTY BLOCK 424, TEXAS COUNTY SURVEY 581 3/4, ABSTRACT 88, COUNTY BLOCK 478 OF BEAR COUNTY, TEXAS, NOW IN NEW CITY BLOCKS 18338 AND 14854 OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

THE PLAT OF TOWN CENTER AT LA CANTERA, UNIT-1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

**MATCHLINE**  
SEE SHEET 3 OF 6

**PAPE-DAWSON ENGINEERS**  
TYPE FIRM REGISTRATION # 470  
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

REGISTERED PROFESSIONAL LAND SURVEYOR

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

*[Signature]*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, LOTS AND ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC UTILITIES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

*[Signature]*  
NOTARY PUBLIC BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR  
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A duly authorized agent, DEDICATES TO THE USE OF THE PUBLIC AQUIFER RECHARGE ZONE, OPEN SPACE, COMMON AREAS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC UTILITIES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

*[Signature]*  
OWNER/DEVELOPER LA CANTERA DEVELOPMENT COMPANY  
9930 COLONADE BLVD., 800  
SAN ANTONIO, TX 78230  
(210) 841-8400

UNPLATTED 26.59 ACRES LA CANTERA DEVELOPMENT COMPANY (VOL. 482, PGS. 1193-1198, O.P.R.)

UNPLATTED 31.65 ACRES LA CANTERA DEVELOPMENT COMPANY (VOL. 4735, PGS. 911-915, O.P.R.)

UNPLATTED 26.59 ACRES LA CANTERA DEVELOPMENT COMPANY (VOL. 482, PGS. 1193-1198, O.P.R.)

UNPLATTED 6.18 ACRES LA CANTERA DEVELOPMENT COMPANY (VOL. 7468, PGS. 547-549, O.P.R.) (VOL. 5114, PGS. 1531-1534, O.P.R.) (VOL. 5074, PGS. 1207-1208, O.P.R.)

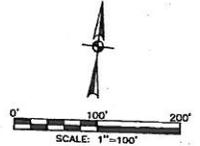
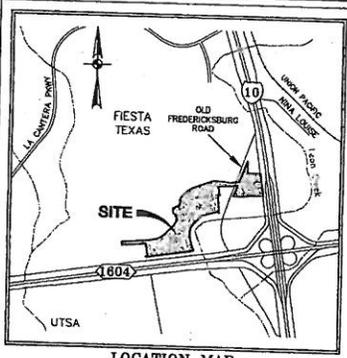
MELISSA A. ROSCOE  
Notary Public  
State of Texas  
My Comm. Exp. 01-11-2015



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PLAT 17

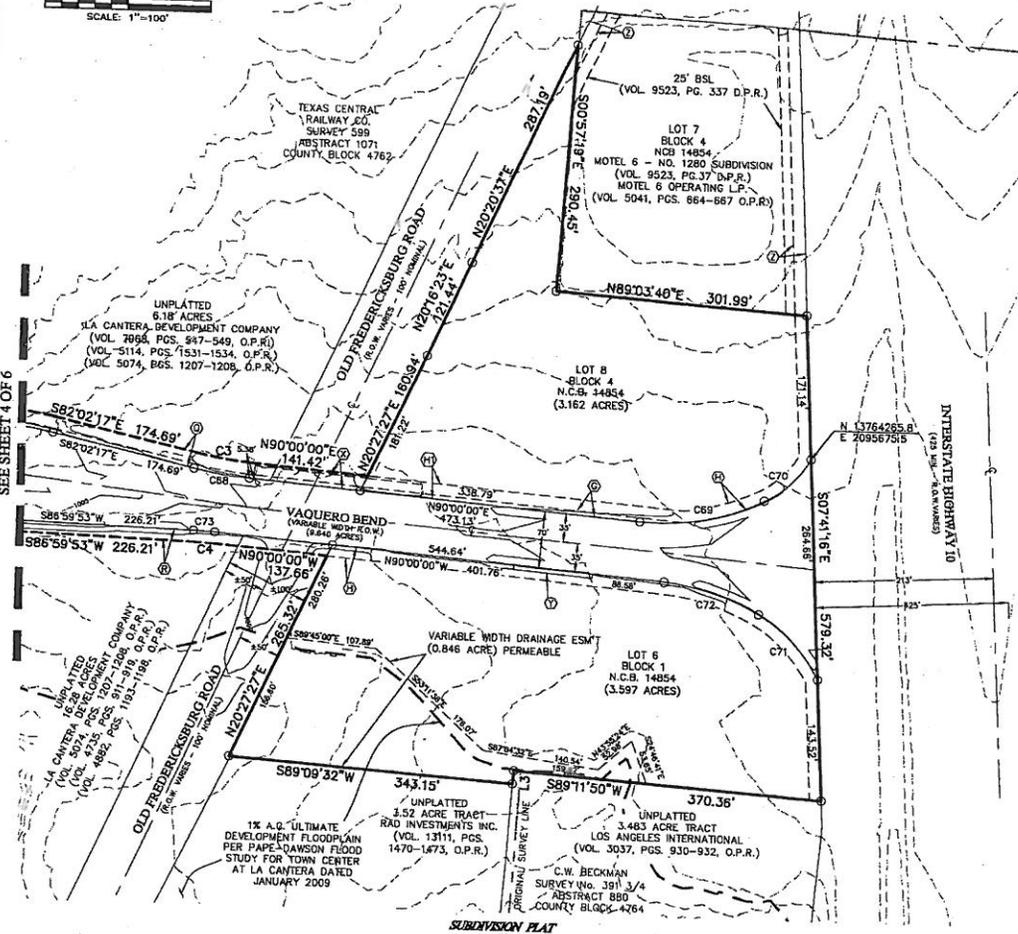
PLAT No.: 080580

NOTE: SEE SHEET 6 OF 6 FOR CURVE AND LINE TABLE AND LEGEND.



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LAND DEVELOPMENT SERVICES DIVISION



- SURVEYOR'S NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED 7/8" DIA. UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORD 1983) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE... 3. DIMENSIONS SHOWN ARE SURFACE. 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 1983) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE. STREETScape NOTE: NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETScape PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-312 OF THE UNIFIED DEVELOPMENT CODE. CONTOUR NOTE: CONTOURS SHOWN ARE FOR GRAPHIC USE ONLY. CUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT. DRAINAGE EASEMENT NOTE: 1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. 2. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL WATER SURFACE ELEVATION AT LEAST 1 FOOT HIGHER THAN THE COMPLETED ADJACENT GRADE. PERMEABLE NOTE: ALL AREAS DESIGNATED AS OPEN SPACE, COMMON AREA OR GREENBELT ARE PERMEABLE AND SHALL BE DESIGNATED AS VARIABLE WIDTH DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, WATER, SANITARY SEWER, AND PEDESTRIAN EASEMENTS. SAWS ACQUIFER NOTE: THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. ARTICLE 14, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER PROTECTION" AND "WATERBODIES PROTECTION" OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. IMPACT FEE PAYMENT DUE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING THIS PLAT. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE SET ON FILE AT THE SAN ANTONIO PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. CDS NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY POWER SERVICE) IS HEREBY DESIGNATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS TRANSMISSION AND SERVICE FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "TWO OR MORE EASEMENTS," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, AND RECONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND DITCHING POLES, HANDS OR BURNING WIRES, CABLES, CONDUITS, PIPES, AND DITCHES TOGETHER WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT TO RELOCATE AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE, AND THE RIGHT TO WIDEN, DOWNGRADE OR BAY INTERFERE WITH THE OVERHEAD OR UNDERGROUND APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA. 2. ANY CFS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CFS EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND WATER FLUCTUATIONS SHALL BE INCURRED BY THE PERSON OR PERSONS BEING RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND LEVELING 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 SPECIFICALLY NOTED. TDDOT NOTES: 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION. 2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY. 3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY THE CDDOT FOR ACCESS DRIVENWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR MAXIMUM ACCESS POINTS TO STATE HIGHWAY FRONTAGE LINES 24' AND ONE (1) ACCESS POINT ALONG HW-10, BASED ON THE OVERALL PLATED HIGHWAY FRONTAGE OF 579.37'. 4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TDDOT, PRIOR TO CONSTRUCTION OF ANY RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TDDOT.

STATE OF TEXAS COUNTY OF BEKAR 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, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Melissa A. Roscoe Notary Public State of Texas My Comm. Exp. 01-11-2012



Melissa A. Roscoe Notary Public BEKAR COUNTY, TEXAS I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, ALLEYS 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 BEKAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

PAPE-DAWSON ENGINEERS 555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.8000 FAX: 210.375.9010 DATE: August 24, 2010

TOWN CENTER AT LA CANTERA, UNIT-1

A 40.382 ACRE TRACT OF LAND BEING COMPRISED OF 7.81 ACRES OUT OF 825.33 ACRES DESCRIBED IN VOLUME 478, PAGES 911-918, VOLUME 804, PAGES 1207-1208, VOLUME 814, PAGES 1031-1032, AND VOLUME 7816, PAGES 547-549, 24.52 ACRES OUT OF THAT 88.48 ACRE TRACT DESCRIBED IN VOLUME 468, PAGES 1193-1198, DESCRIBED IN VOLUME 811, PAGES 547-561, CONVEYED TO LA CANTERA DEVELOPMENT COMPANY AND FREDERICKSBURG ROAD, ALL OUT OF 8.818 A C.A.R. SURVEY NUMBER 21, ABSTRACT 104, COUNTY BLOCK 476, THE COMMANGHE CREEK IRRIGATION CO. SURVEY NUMBER 37, ABSTRACT 69, COUNTY BLOCK 474, TEXAS CENTRAL RAILWAY CO. SURVEY NUMBER 599, ABSTRACT 1071, COUNTY BLOCK 4762, AND A 2.527 PORTION OF OLD VAQUERO BEND (VARIELE WOODS) (1846 ACRES) N90°00'00" W 137.66' S89°09'32" W 343.15' S89°11'50" W 370.36' S89°09'32" W 174.69' S89°11'50" W 370.36' S89°11'50" W 370.36' S89°11'50" W 370.36'

THIS PLAT OF TOWN CENTER AT LA CANTERA, UNIT-1 WAS SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THE DAY OF A.D. 20 BY: CHAIRMAN BY: SECRETARY

TOWNSHIP 32N RANGE 10E COUNTY BEXAR TEXAS JOB NO. 4662-84 SURVEY JOB NO. 9012-08





USAA Real Estate Company

Bruce C. Petersen  
Executive Managing Director

DEVELOPMENT SERVICES  
RECEIVED

2012 JUL 12 PM 2:08

July 9, 2012

Mr. Roderick Sanchez, Director  
Planning & Development Services  
1901 S. Alamo St.  
San Antonio, TX 78205

**Re: Town Center at La Cantera  
Subdivision Plat of "Town Center at La Cantera Unit-1"  
Plat No. 080580**

Dear Mr. Sanchez:

We are the owner of the property that is the subject of the above referenced plat. We respectfully request that the Planning Commission rescind its previous approval of Plat No. 080580, Town Center at La Cantera Unit-1.

Since the time of its approval on September 8, 2010, the plan for this area has been modified. Although land uses have remained consistent, the exact lot layout and infrastructure design for the plat is no longer suitable for the Town Center development. After consulting with City of San Antonio staff in 2011, it became clear that a redline amending plat or an amending plat would not be able to encompass the necessary changes. Plat No. 120099, Town Center at La Cantera, Phase I, is proposed to replace Plat No. 080580 over much of the same land area.

In summary, we are requesting that the City act to rescind the above plat so that the new plat may be approved at an upcoming Planning Commission meeting. Thank you for your time and consideration.

Sincerely,

Bruce C. Petersen  
Executive Managing Director  
La Cantera Development Company

**PLANNING COMMISSION  
SUBDIVISION**

**AGENDA ITEM NO: 14 August 8, 2012**

PALOMA, UNIT 1

MAJOR PLAT

100356

**SUBDIVISION NAME**

**PLAT #**

**COUNCIL DISTRICT:** 2 and Outside San Antonio City Limits

**FERGUSON MAP GRID:** 587 B-7

**OWNER:** I-10 Investment, Ltd., c/o Bruce Cash

**ENGINEER:** Bain Medina Bain, Inc., c/o Hernan A. Jaramillo, P.E.

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

**Date filed with Planning Commission:** July 23, 2012

**Location:** South of Interstate Highway 10 East, east of Weichold Road

**Services Available:** East Central Water District water and San Antonio River Authority sewer

**Zoning:** "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District and Outside San Antonio City Limits

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

**Plat is associated with:**

MDP 017-08, Paloma Subdivision, accepted on April 3, 2009

**Proposed Use:** Commercial and Single-Family Residential

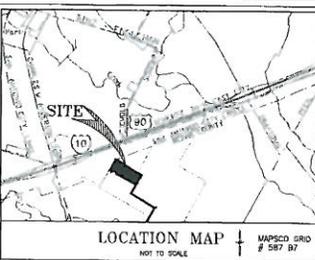
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**APPLICANT'S PROPOSAL:**

The applicant proposes to plat a **19.52**-acre tract of land that will consist of eighty four (**84**) single-family lots, three (**3**) non-single family lots, and three thousand nine hundred and eleven (**3,911**) linear feet of public streets.

**STAFF RECOMMENDATION:**

Approval



**LOCATION MAP**  
NOT TO SCALE

MAPSCD GRID # 587 B7

**BAIN MEDINA BAIN, INC.**  
2070 San Pedro Avenue  
San Antonio, Texas 78214  
210/494-7523  
TYPE No. F-1712

**OWNER:** IH-10 INVESTMENTS, LTD.  
4111 LANKFLEAVE LN.  
FURFUR, TX 78748  
ATTC: JOHN S. LUTZ  
(512) 379-0880

**LEGEND:**  
 - GAS ELECTRIC, TELEPHONE  
 - FIRE EXISTENT  
 - VEHICLE NON ACCESS LANEWAY  
 - ROW - RIGHT OF WAY  
 - DUBUING SERVICE LINE  
 - NEW CITY BLOCK  
 - COUNTY BLOCK  
 - SET BACK ROWS BOUND WITHIN CAP STAMPED  
 - BAIN MEDINA BAIN  
 - FOUND FIRE MARKERS

STATE OF TEXAS  
COUNTY OF BEAR

I, JERRY COUNTRY, THAT THE ABOVE PLAT COMES UP TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS LAND SURVEYORS ACT AND SUBCHAPTER 101 OF THE TEXAS LAND SURVEYORS ACT, AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS.

PAUL A. WILKINSON, P.E.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4103

STATE OF TEXAS  
COUNTY OF BEAR

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HERNAN A. JARAMILLO, P.E.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 92831

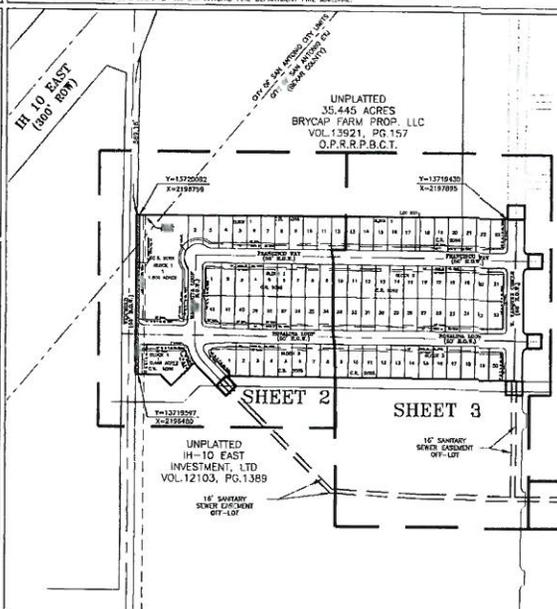
DATE: 07/23/2012

**C.P.S. NOTE:**  
1. THE CITY OF SAN ANTONIO AS A PART OF ITS UTILITY AND SANITATION SYSTEM (CITY PUBLIC SERVICE BOARD) IS NOTIFYING YOU OF THE LOCATION AND RIGHT-OF-WAY FOR ELECTRIC AND SANITATION SERVICES IN THE AREA SHOWN ON THIS PLAN. YOU ARE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF ALL UTILITY SERVICES. YOU SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF ALL UTILITY SERVICES. YOU SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF ALL UTILITY SERVICES. YOU SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF ALL UTILITY SERVICES.

2. ANY C.P.S. SERVICE LINES REQUIRED FOR THE DEVELOPMENT OF THIS PROJECT SHALL BE INSTALLED WITHIN THE DEVELOPMENT. YOU SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF ALL UTILITY SERVICES. YOU SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF ALL UTILITY SERVICES. YOU SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF ALL UTILITY SERVICES.

3. THIS PLAN DOES NOT ALTER, RELEASE, OR CHANGE ANY EXISTING ELECTRIC, GAS, WATER, SEWER, OR SANITATION SERVICE LINES OR ANY OTHER UTILITIES. YOU SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF ALL UTILITY SERVICES. YOU SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF ALL UTILITY SERVICES. YOU SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF ALL UTILITY SERVICES.

4. ANY UTILITY SERVICE LINES APPROVED BY THE CITY OF SAN ANTONIO SHALL BE INSTALLED WITHIN THE DEVELOPMENT. YOU SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF ALL UTILITY SERVICES. YOU SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF ALL UTILITY SERVICES. YOU SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF ALL UTILITY SERVICES.



**UNPLATTED**  
35.445 ACRES  
BRYCAP FARM PROP. LLC  
VOL. 13921, PG. 157  
O.P.R.P.B.C.T.

**UNPLATTED**  
I-10 INVESTMENTS, LTD.  
VOL. 12103, PG. 1389

**UNPLATTED**  
I-10 INVESTMENTS, LTD.  
VOL. 12103, PG. 1389

**UNPLATTED**  
EARNST VORPHAL TRUSTEE  
99.851 ACRES  
N.C.B. 18570  
LOT P-11  
VOL. 11804, PG. 1609  
O.P.R.P.B.C.T.

**UNPLATTED**  
I-10 INVESTMENTS, LTD.  
VOL. 12103, PG. 1389

**INDEX MAP SHEET 1 OF 4**

**IMPACT FEE PAYMENT DUE**  
IMPACT FEES ARE DUE AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE RECORDING OF THIS PLAT. YOU SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF ALL UTILITY SERVICES. YOU SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF ALL UTILITY SERVICES. YOU SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF ALL UTILITY SERVICES.

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**PLAT NO. 100356**

**SUBDIVISION PLAT ESTABLISHING PALOMA SUBDIVISION, UNIT 1**

BEING 18.50 ACRES (850,117) OF LAND OUT A 174.30 ACRE TRACT OF LAND SITUATED IN BEAR COUNTY, TEXAS, OUT OF THE L&L HILL SURVEY, TRACTS 308 AND 309, AND BEING THAT PART OF LAND CONTAINED IN I-10 INVESTMENTS, LTD. PLAT NO. 100356, BEARING WITNESS 12103, PAGE 1389 OF BEAR COUNTY REAL PROPERTY RECORDS.

**STATE OF TEXAS**  
COUNTY OF BEAR

I, JERRY COUNTRY, THAT THE ABOVE PLAT COMES UP TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS LAND SURVEYORS ACT AND SUBCHAPTER 101 OF THE TEXAS LAND SURVEYORS ACT, AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS.

PAUL A. WILKINSON, P.E.  
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HERNAN A. JARAMILLO, P.E.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 92831

DATE: 7/28/2016

**STATE OF TEXAS**  
COUNTY OF BEAR

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HERNAN A. JARAMILLO, P.E.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 92831

DATE: 7/28/2016

**RECEIVED**  
12 JUL 23 AM 11:55







**PLANNING COMMISSION  
SUBDIVISION**

**AGENDA ITEM NO: 15 August 8, 2012**

ALL STARS PLACE  
**SUBDIVISION NAME**

MAJOR PLAT

110257  
**PLAT #**

**COUNCIL DISTRICT: 9**

**FERGUSON MAP GRID: 553 D-1**

**OWNER: Thomas L. Brown**

**ENGINEER: K Love Engineering, c/o Kevin William Love, P.E.**

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

**Date filed with Planning Commission: July 20, 2012**

**Location: On the west side of Judson Road, south of Independence Avenue**

**Services Available: SAWS Water and Sewer**

**Zoning: "C-3R AHOD" Restrictive Commercial Airport Hazard Overlay District**

**Proposed Use: Sports Complex**

**Major Thoroughfare: Judson Road, Secondary Arterial, Type A, 86-foot minimum right-of-way (R.O.W)**

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**APPLICANT'S PROPOSAL:**

The applicant proposes to plat a **2.431**-acre tract of land that will consist of one **(1)** non single-family lot.

**STAFF RECOMMENDATION:**

Approval



**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 16 August 8, 2012

AVILA AT

THE DOMINION UNIT 1 PUD  
SUBDIVISION NAME

MAJOR PLAT

110312  
PLAT #

**COUNCIL DISTRICT:** 8

**FERGUSON MAP GRID:** 480 C-5

**OWNER:** Highlands Dominion LLC, and The Panhandle at Brenthurst, LLC, c/o Rajeev Puri

**ENGINEER:** Pape Dawson Engineers, Inc., c/o Thomas M. Carter, P.E.

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

**Date filed with Planning Commission:** July 23, 2012

**Location:** On the north side of Brenthurst Lane, east of Paseo Rioja

**Services Available:** SAWS Water and Sewer

**Zoning:** "PUD R-6 S MSAO-1 MLOD-1" Planned Unit Development Residential Single-Family  
Camp Bullis Military Sound Attenuation Overlay Military Lighting Overlay District with a  
specific use authorization for a Golf Course

**Plat is associated with:**

MDP 026B-07, Howell at the Dominion, accepted on July 16, 2012

MDP 55, The Dominion, accepted on June 29, 1983

PUD 12-004, Avila at the Dominion, pending

**Proposed Use:** Single Family Residential

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**APPLICANT'S PROPOSAL:**

The Applicant proposes to a plat **21.09**-acre tract of land consisting of sixteen (**16**) single-family lots, one (**1**) non-single family lot and three thousand fifty-five (**3,055**) linear feet of private streets.

**DISCUSSION:**

The Development Services Department cited: Section 35-506(d)(5) of the UDC, regarding Intersection Site Distance. The applicant submitted a request for an Administrative Exception to this requirement.

The Development Services Director granted the administrative exception to Section 35-506(d)(5) of the UDC on June 6, 2012 as indicated in the attached report.

Furthermore, this plat lies within the Camp Bullis 5-Mile Awareness Zone, and the City's Office of Military Affairs was notified. The Camp Bullis Military Installation reviewed the project and the Garrison Commander has the following response: There are no compatibility concerns regarding this development as the developer worked with Camp Bullis, used the Endangered Species Biological Opinion, and obtained the USFWS review and species mitigation by using a 223-acre ranch in Bandera County.

**STAFF RECOMMENDATION:**

Approval







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LAND DEVELOPMENT   ENVIRONMENTAL   TRANSPORTATION   WATER RESOURCES   SURVEYING

May 24, 2012

Administrative Exception  
c/o Development Services Staff  
Development Services Department  
City of San Antonio  
1901 South Alamo  
San Antonio, TX 78204

Re:    Avila at The Dominion Unit 1  
      Plat No. 110312  
      UDC 35-506(d)(5)

Dear COSA DSD:

The Panhandle at Brenthurst, LLC is platting a subdivision in The Dominion. This letter is intended to request consideration for an administrative exception. Under Plat No. 110312, a clear vision easement is required to comply with UDC 35-506(d)(5) at the intersection of Reserva Avila and Sierra Avila. Due to site constraints, existing topography and the necessary layout of the lots a clear vision easement meeting code would severely limit the usefulness and value of Lot 50, Block 35, NCB 16385. In lieu of a clear vision easement, we propose an all way stop at the intersection. This subdivision is in a low density development with limited residential homes traveling through this intersection. There would be no more than an average of 18 lots using the intersection. An all way stop would provide for a safe, low cost, and effective way to meet the intent of the code.

An administrative exception to the clear vision requirement will not be contrary to the spirit and intent of the code.

All practicable measures to minimize any adverse impacts on the public health, safety and public welfare have been taken in the design of this project.

Furthermore, to address the specific requirements of UDC Section §35-483(e) regarding this application process, the following points are discussed regarding this request:

- *If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property;*

Should the project comply with the regulations, the clear vision easement would severely limit the use of the lot by limiting the size and location of a home for this lot.

- *The hardship relates to the applicant's land, rather than personal circumstances;*

The hardship is a direct result of the applicant's property and existing topography of the land and is not related to any personal circumstances.

- *The hardship is unique, or nearly so, rather than one shared by many surrounding properties;*

This hardship is unique to this lot only. This provision is not shared by others within this subdivision.

- *The hardship is not the result of the applicant's own actions;*

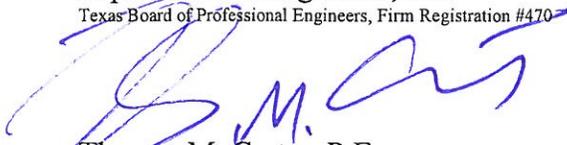
The hardship is not related to any action of the applicant.

- *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.*

For the reasons described previously, allowance of this administrative exception will not decrease public safety. No other property will be degraded by this allowance and the allowance will not affect subdivision of other properties in the area.

In my professional opinion, the proposed administrative exception 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.

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



Thomas M. Carter, P.E.  
Vice President





# CITY OF SAN ANTONIO

## DEVELOPMENT SERVICES DEPARTMENT

### ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

<b>Project:</b>	Avila @ The Dominion Unit 1
<b>Address:</b>	
<b>A/P #/PPR #:</b>	Plat # 110312
<b>AEVR #:</b>	
<b>AEVR Submittal Date:</b>	5/24/12
<b>AEVR Submitted by:</b>	Thomas M. Carter, P.E., Pape-Dawson Engineers
<b>Issue:</b>	Clear Vision Easement
<b>Code Sections:</b>	2006 Unified Development Code (UDC), Section 35-506(d)(5)
<b>By:</b>	Juan M. Ramirez, P.E. – Engineer

The Development Services Department (DSD) - Engineering has reviewed the information presented in Mr. Carter's letter dated May 24, 2012. Please refer to the attached applicant letter for more information.

The Unified Development Code (UDC) – Article V, Section 35-506 (d) (5), Intersection Sight Distance. To ensure safety of motorists and other travelers, it is necessary that drivers who are entering an intersection have an adequate view of approaching motorists. This view is required over a clear vision area, which is a right triangle where one (1) side is called "intersection sight distance" and the adjacent side is the distance between the driver and the path of the vehicles approaching from the side. The clear vision area is that portion of a property over which motorists must see to safely judge and execute a driving maneuver into the intersection and onto the street. This applies to intersections of two (2) or more streets as well as junctions of driveways and streets. Clear vision areas must be free of visual obstructions, e.g. structures, walls, fences, and vegetation, which are higher than three (3) feet and lower than eight (8) feet above the pavement.

Currently the applicant does not wish to comply with the Clear Vision Easement. DSD staff agrees with the applicants' analysis for the following reasons:

1. The placement of an all way stop will provide a safer control of vehicles. The existing topography and site constrains creates sight distance limitations, therefore the all way stop is the most practical option.
2. The development is a Plan Unit Development with private streets and low density.

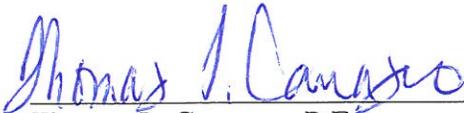
The DSD Staff believes the proposed exception request **does** meet the intent of the UDC and is therefore approved.

RECOMMEND APPROVAL OF EXCEPTION:



\_\_\_\_\_  
Pablo G. Martinez, P.E., CPM  
Senior Engineer  
DSD – TIA/Environmental Engineering

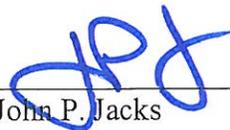
6/6/12  
Date



\_\_\_\_\_  
Thomas L. Carrasco, P.E.  
Development Services Engineer  
DSD – Land Development Engineering

6/7/2012  
Date

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



\_\_\_\_\_  
John P. Jacks  
Assistant Director  
Development Services Department

**PLANNING COMMISSION**  
**SUBDIVISION**  
**AGENDA ITEM NO: 17 August 8, 2012**

PARK PLACE II, UNIT 4B  
**SUBDIVISION NAME**

MAJOR PLAT

110360  
**PLAT #**

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

**FERGUSON MAP GRID:** 612 C-5

**OWNER:** Armadillo Construction, LTD., c/o Jeff Czar

**ENGINEER:** M.W. Cude Engineers, LLC, c/o Kevin P. Hunt, P.E.

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

**Date filed with Planning Commission:** July 24, 2012

**Location:** East of the intersection of Ashbury Creek and Clover Creek

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 748-E, Park Place II, accepted on December 19, 2011

**Proposed Use:** Single-family Residential

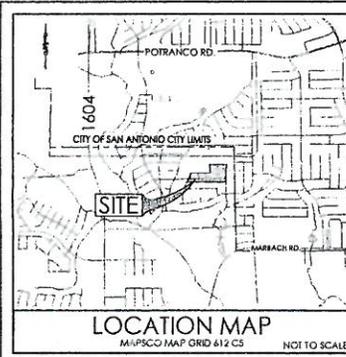
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**APPLICANT'S PROPOSAL:**

The applicant proposes to plat a **11.414**-acre tract of land that will consist of sixty-four (**64**) single-family lots and one thousand six hundred sixty three (**1,663**) linear feet of public streets.

**STAFF RECOMMENDATION:**

Approval



CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

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

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (83).

BEARINGS REFERENCED TO PLAT OF PARK PLACE II SUBDIVISION, UNIT 5 RECORDED IN VOLUME 9872, PAGES 217-218, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

1/2" IRON PINS WITH RED CAP STAMPED M.W. CODE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS AS APPLICABLE, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF ACCESS 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.

ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE, UNLESS 8'-00" (8'-0")

THE MAINTENANCE OF OPEN SPACE, EASEMENTS OF ANY KIND, AND PARKS SHALL BE THE RESPONSIBILITY OF THE HOPEFUL, ASSOCIATION, THEIR MEMBERS OR ASSOCIATES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

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

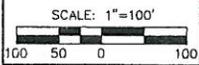
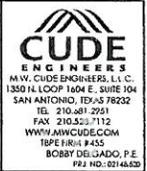
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEMS UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

DEVELOPMENT SERVICES RECEIVED  
2012 JUL 17 PM 2:16

PLAT NUMBER: 110360

SUBDIVISION PLAT ESTABLISHING

**PARK PLACE II SUBDIVISION, UNIT 4B**  
BEING 11.414 ACRES OF LAND OUT OF A 213,904 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 10159, PAGE 345 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS; AND ALSO OUT OF THE ANTONIO FUENTES SURVEY, NO. 358, ABSTRACT NO. 248, COUNTY BLOCK 4333, BEAR COUNTY, TEXAS.



**LEGEND**

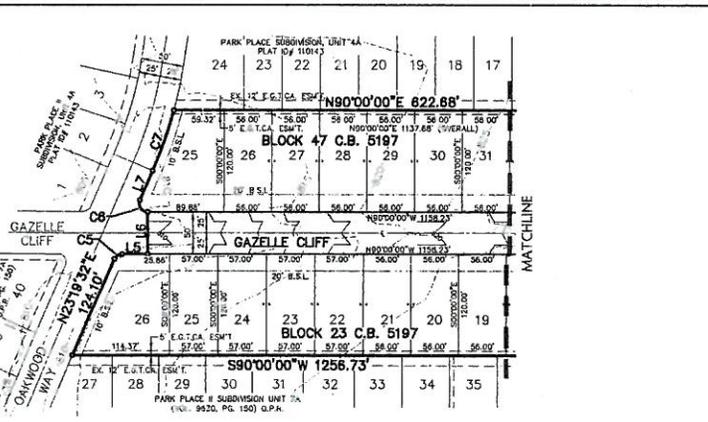
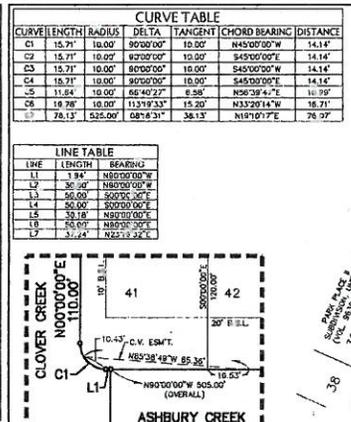
B.S.L. = BUILDING SETBACK LINE  
C1 = CURVE NUMBER  
CPS = CITY PUBLIC SERVICE  
C.V. = CLEAR VISION ESMT.  
DRN. = DRAINAGE  
EDU. = EQUIVALENT DWELLING UNIT  
E.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION ESMT.  
E. = EASEMENT  
EX. = EXISTING  
F.P. = FOUND IRON PIN  
L.I. = LINE NUMBER  
O.P.R. = OFFICIAL PUBLIC RECORDS  
VOL. = VOLUME  
--- = PROPOSED CENTERLINE  
--- = STREET CENTERLINE  
--- = EXISTING DRAINAGE CANAL CENTERLINE  
--- = EXISTING PROPERTY LINE

**CURVE TABLE**

CURVE LENGTH	RADIUS	DELTA	TANGENT CHORD BEARING	DISTANCE
C1 15.71	10.00'	80°00'00"	10.00'	N45°00'00"W 14.14'
C2 15.71	10.00'	80°00'00"	10.00'	S45°00'00"E 14.14'
C3 15.71	10.00'	80°00'00"	10.00'	S45°00'00"E 14.14'
C4 15.71	10.00'	80°00'00"	10.00'	S45°00'00"E 14.14'
C5 11.64	10.00'	86°40'22"	8.88'	N39°30'47"E 11.90'
C6 18.78	10.00'	113°19'33"	15.20'	N33°20'14"W 16.71'
C7 78.13	525.00'	08°16'31"	38.13'	N19°01'07"E 78.27'

**LINE TABLE**

LINE	LENGTH	BEARING
L1	1.94	N82°00'00"E
L2	30.26	N82°00'00"E
L3	50.00	S00°00'00"E
L4	20.00	S00°00'00"E
L5	33.18	N82°00'00"E
L6	20.00	N82°00'00"E
L7	20.00	N82°00'00"E



**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 18 August 8, 2012

ESTONIA UNIT 7 PHASE A  
SUBDIVISION NAME

MAJOR PLAT

120144  
PLAT #

**COUNCIL DISTRICT:** 6

**FERGUSON MAP GRID:** 613 C-1

**OWNER:** Meritage Homes of Texas, LLC, c/o Dale Thornton

**ENGINEER:** Denham-Ramones Engineering, Inc., c/o Paul W. Denham, P.E.

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

**Date filed with Planning Commission:** July 23, 2012

**Location:** South of the intersection of Ingram Road and Vormis View

**Services Available:** SAWS Water and Sewer

**Zoning:** "R-4 AHOD" Residential Single Family Airport Hazard Overlay District

**Plat is associated with:**

MDP 010A-06, Persyn Tract, accepted on September 28, 2010

**Proposed Use:** Single-family Residential

**Major Thoroughfare:** Ingram, Secondary Arterial, Type , 86-foot minimum right-of-way (R.O.W)

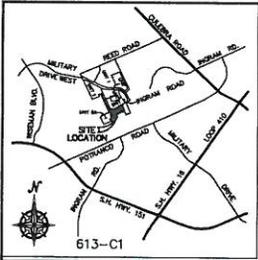
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**APPLICANT'S PROPOSAL:**

The applicant proposes to plat a **5.518**-acre tract of land that will consist of twenty-nine (**29**) single-family lots and one thousand one hundred twenty (**1,120**) linear feet of public streets.

**STAFF RECOMMENDATION:**

Approval



**LOCATION MAP**  
NOT TO SCALE

**LEGEND & NOTES**

- ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- DRY ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- D.P.A. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS.
- D.P.A. - DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.
- LI.F. - IRON REBAR FOUND
- LI.S. - IRON REBAR SET
- PROPOSED FINISHED CONTOUR
- THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED FROM GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE. SCALE FACTOR IS 1.000016.
- MONUMENTATION AS SHOWN IS TO BE THE PRACTICE OF DENHAM-RAMONOS ENGINEERING AND ARCHITECTS, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND DUB G. PLASTIC CAPS UPON COMPLETION OF CONSTRUCTION.
- BEARING REFERENCE SOURCE IS THE SOUTHWEST CORNER OF LOT 100, BLOCK 66, BEING THE FOUND MONUMENT SHOWN HEREON, AND CALLED SECTION 20 ON THE PLAT OF ESTONIA SUBDIVISION UNIT 7 RECORDED IN VOLUME 9624, PAGES 109-110, D.P.A.

**MONUMENT NOTE:**

- Ø = 1/2" LI.F.
- Ø = 1/2" LI.F. W/D-R E CAP
- Ø = 1/2" LI.S. W/D-R E CAP

PLAT REFERENCE	
1	ESTONIA SUBDIVISION UNIT 7R VOL. 9624, PAGES 109-110, D.P.A.
2	ESTONIA SUBDIVISION UNIT 1 VOLUME 9576, PAGES 97-99, D.P.A.

**"C.P.S. NOTES"**

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND PROVISIONS FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS ELECTRIC EASEMENT, "GAS EASEMENT", "CABLE TELEVISION EASEMENT", "TELEPHONE EASEMENT", "CABLE TELEVISION EASEMENT", "CABLE TELEVISION EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, IMPROVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPES, AND EQUIPMENT, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRADWAYS ADJACENT LAND, THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS SHALL BE PLACED WITHIN GAS EASEMENT AREAS.
- NO OPS NECESSARY LOSS RESULTING FROM MODIFICATIONS REQUIRED BY THIS EASEMENT, 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.
- THIS PLAT DOES NOT RELEASE OR DIMINISH OR AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE BOUND ONLY BY HEAVY LOT UNDERPASS UNDER ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E./T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROVIDED ON EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

**EDU NOTE:**

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

**OTHER NOTES:**

- SAVING 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.
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 20 PSI HEAD. THEREFORE, THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- ALL GREENBELTS ARE ALSO DRAINAGE EASEMENTS.
- CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CONTINGENT PAYMENT ARE NOT REFLECTED DUE TO SCALE OF PLAT.
- THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHALL BE THE RESPONSIBILITY OF THE HOUSINGOWNERS ASSOCIATION, ITS SUCCESSORS, OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.
- NO STRUCTURE, 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 MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO ACCESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPERING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.

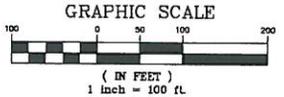
**PLAT No. 120144**  
SHEET 1 OF 1

29 LOTS

**SUBDIVISION PLAT**  
**ESTABLISHING**

**ESTONIA SUBDIVISION**  
**UNIT 7 PHASE A**

BEING 5.518 ACRES OF LAND OUT OF THE REMAINDER OF A 42.821 ACRE TRACT OF LAND, RECORDED IN VOLUME 15210, PGS. 1029-1039, O.P.R. & BEING OUT OF THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT NO. 573, N.C.B. 18288, SAN ANTONIO, BEAR COUNTY, TEXAS.



**Denham-Ramonos Engineering**  
and Associates, Inc.  
1380 PANTHERWAY, SUITE 250 (512) 463-3100 OFFICE  
SAN ANTONIO, TX 78232 (512) 465-3122 FAX  
FIRM REGISTRATION NUMBER: T&E-F-588 & T&E-F-1022700

**OWNER/DEVELOPER:**  
**MERITAGE HOMES OF TEXAS LLC**  
8920 BUSINESS PARK DRIVE, SUITE 250  
AUSTIN, TEXAS 78759  
PHONE (512) 615-8409  
FAX (512) 610-6750

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

OWNER: MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
DALE THORNTON, VICE PRESIDENT OF LAND DEVELOPMENT

DULY AUTHORIZED AGENT  
STATE OF TEXAS  
COUNTY OF TRAVIS  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

DALE THORNTON, 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 & SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2012.

NOTARY PUBLIC, TEXAS

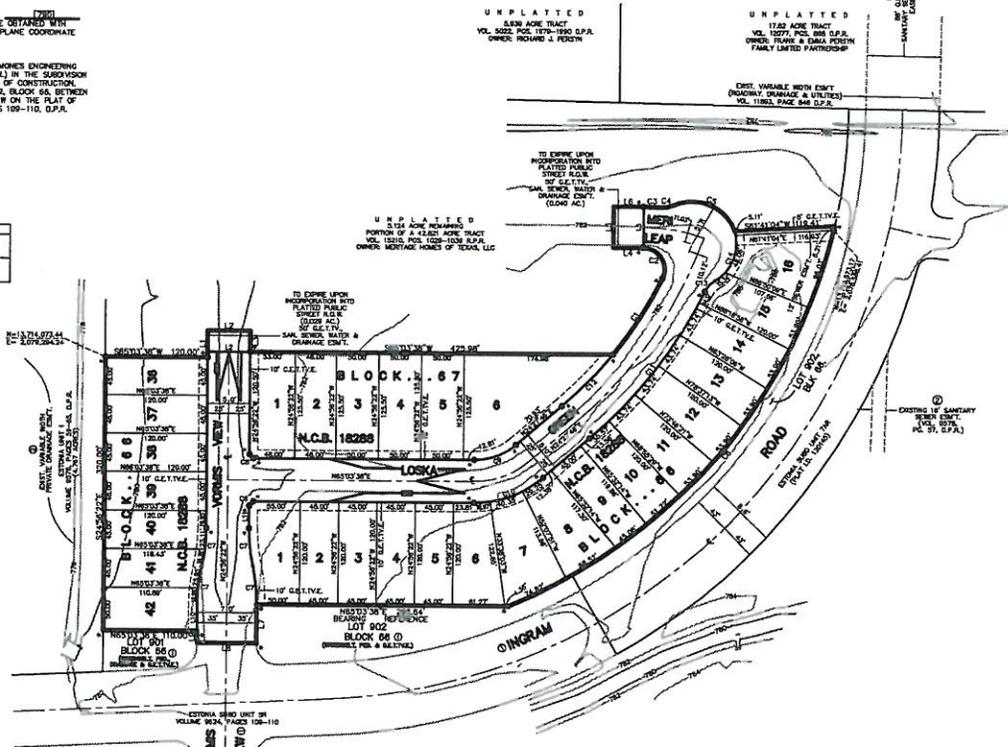
THIS PLAT OF ESTONIA SUBDIVISION UNIT 7 - PHASE A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE, ADMINISTRATIVE, EXECUTIVE AND/OR VARIANCES) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2012.

BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

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

BY: \_\_\_\_\_ DEPUTY



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

REGISTERED PROFESSIONAL ENGINEER  
PAUL K. DENHAM



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

REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEILL



CURVE	BEGIN	END	RADIUS	TANGENT	LENGTH	CHORD
C1	11875.44'	45.00'	13.30'	38.10'	108.15'	108.15'
C2	11875.44'	24.00'	38.10'	38.10'	60.88'	42.17'
C3	270.24'	270.00'	27.00'	18.54'	34.64'	34.64'
C4	2678.18'	20.00'	7.75'	13.17'	18.00'	18.00'
C5	1078.00'	1078.00'	107.80'	107.80'	70.88'	70.88'
C6	824.00'	825.00'	330.00'	103.37'	78.96'	78.96'
C7	1200.00'	900.00'	20.00'	64.80'	64.80'	64.80'
C8	8300.00'	8.00'	8.00'	7.00'	7.00'	7.00'
C9	8028.00'	75.00'	27.74'	53.14'	52.94'	52.94'
C10	8028.00'	110.00'	68.45'	68.11'	68.11'	68.11'
C11	8424.00'	212.00'	112.64'	218.81'	218.81'	218.81'
C12	1228.44'	45.00'	42.84'	42.84'	42.84'	42.84'
C13	2438.24'	38.00'	8.81'	17.28'	17.00'	17.00'
C14	970.00'	51.00'	40.50'	66.00'	53.67'	53.67'

LINE	BEARING	DISTANCE
L1	S45°20'24\"	31.86'
L2	S45°20'24\"	50.00'
L3	N45°20'24\"	20.00'
L4	N45°20'24\"	20.00'
L5	N45°20'24\"	20.00'
L6	N45°20'24\"	20.00'
L7	N45°20'24\"	18.17'
L8	N45°20'24\"	70.00'
L9	N45°20'24\"	18.88'
L10	N45°20'24\"	30.00'
L11	N45°20'24\"	26.12'

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT HAS BEEN TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADEQUATELY ALIGNED. RELY ONLY ON FINAL HARD COPY MATERIAL BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: Jul 17, 2012, 1:19pm User: G:\Borahon\Fk: L:\Land Projects-3\Marketing-Estonia Unit 7 Phase A\My\Estonia U7 Phase A.dwg

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 19 August 8, 2012

ESTONIA UNIT 7AR  
**SUBDIVISION NAME**

MAJOR PLAT

120145  
**PLAT #**

**COUNCIL DISTRICT: 6**

**FERGUSON MAP GRID: 613 B-1**

**OWNER:** Meritage Homes of Texas, LLC, c/o Dale Thornton

**ENGINEER:** Denham-Ramones Engineering, Inc., c/o Paul W. Denham, P.E.

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

**Date filed with Planning Commission:** July 24, 2012

**Location:** The extension of Ingram Road, north of Vormis View

**Services Available:** SAWS Water and Sewer

**Zoning:** "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

**Plat is associated with:**

MDP 010A-06, Persyn Tract, accepted on September 28, 2010

**Proposed Use:** Public Right of Way and Greenbelt

**Major Thoroughfare:** Ingram Road, Secondary Arterial, Type A, 86-foot minimum right-of-way (R.O.W)

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**APPLICANT'S PROPOSAL:**

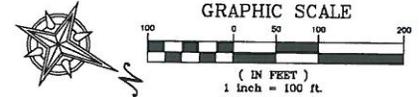
The applicant proposes to plat a **2.152**-tract of land consisting of three **(3)** non-single family lots and seven hundred and fifty **(750)** linear feet of public streets.

**STAFF RECOMMENDATION:**

Approval

SUBDIVISION PLAT  
ESTABLISHING  
**ESTONIA SUBDIVISION  
UNIT 7A**

BEING 2.152 ACRES OF LAND OUT OF THE REMAINDER OF A 42.821 ACRE TRACT OF LAND, RECORDED IN VOLUME 15210, PAGES 1029-1039, O.P.R. & BEING OUT OF THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT NO. 573, N.C.B. 18288, SAN ANTONIO, BEXAR COUNTY, TEXAS.



**D** Denham-Ridones Engineering  
and Associates, Inc.

1300 PARKWAY WAY, SUITE 250 (210) 483-3100 OFFICE  
SAN ANTONIO, TX 78223 (210) 483-3122 FAX  
PIN REGISTRATION NUMBER: 1249, F-381 & 1249.1, 1022230

**OWNER/DEVELOPER:**  
MERITAGE HOMES OF TEXAS LLC  
8920 BUSINESS PARK DRIVE, SUITE 250  
AUSTIN, TEXAS 78759  
PHONE (512) 615-6409  
FAX (512) 610-8750

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
DALE THORNTON, VICE PRESIDENT OF LAND DEVELOPMENT

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 & SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

NOTARY PUBLIC, TEXAS

THIS PLAT OF ESTONIA SUBDIVISION UNIT 7A  
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION, IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR RESOLUTIONS, ADMINISTRATIVE EXCEPTIONS, AND/OR VARIANCES) HAVE BEEN GRANTED.

DATE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2012.

CHAIRMAN

SECRETARY

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., AT \_\_\_\_\_ M., AND DULY RECORDED IN THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., AT \_\_\_\_\_ M., IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_

ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2012.

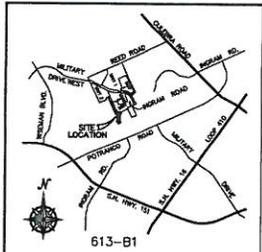
COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY

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

**OTHER NOTES:**

- 1.) SAWS 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.
- 2.) IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIVE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIVE FLOW EDWARDS OF 1000 GPM AT 25 PSI RESIDENTIAL PRESSURE. THE FIVE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMITS PROCESS. COORDINATION WITH THE PROVISIONS SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT.
- 3.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- 4.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GROUND ELEVATIONS.
- 5.) CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CONTIGUOUS PAVEMENT ARE NOT REFLECTED DUE TO SCALE OF PLAT.
- 6.) ALL GROUNDWATER ARE ALSO DRAINAGE EASements.
- 7.) THE MAINTENANCE OF DRAINAGE EASMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS, OR ASSOCES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- 8.) NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASMENTS SHOWN ON THIS PLAT, NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASMENTS, 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 GRANITE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING.



LOCATION MAP  
NOT TO SCALE

**LEGEND & NOTES**

- 1.) BUILDING SETBACK LINE
- 2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASMENT
- 3.) VEHICULAR NON-ACCESS EASMENT
- 4.) CLEAR VISION EASMENT
- 5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASMENT
- 6.) PEDESTRIAN ACCESS
- 7.) G.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
- 8.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
- 9.) I.R.F. = IRON REBAR FOUND
- 10.) I.R.L. = IRON REBAR SET
- 11.) PROPOSED FINISHED GRADE
- 12.) UNPLATTED
- 13.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RIDONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS OF PRACTICAL IN THE SUBDIVISION WITH 1/2" IRON REBAR AND 0-1" E PLASTIC CAPS UPON COMPLETION OF CONSTRUCTION.
- 14.) BEARING REFERENCE SOURCE IS THE SOUTHEAST CORNER OF A 42.821 ACRE TRACT BEHIND THE TOWN 1207 FROM REBAR WITH 0-1" CAP, SHOWN AS 36621614" W, AND RECORDED IN VOLUME 15210, PAGES 1029-1039 G.P.R., BEXAR COUNTY, TEXAS, AND REFERRED BY GPS OBSERVATION ON THE NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE DATUM.

**MONUMENT NOTE:**  
 \* = 1/2" I.R.F.  
 ○ = 1/2" I.R.L. W/0-1" CAP  
 ○ = 1/2" I.R.L. W/0-1" CAP

**PLAT REFERENCE**

- 1.) ESTONIA SUBDIVISION UNIT OR VOL. 15210, PAGES 1029-1039, D.P.R.
- 2.) ESTONIA SUBDIVISION UNIT VOLUME 9576, PAGES 57-85, D.P.R.

LINE	USE	BEARING	DISTANCE
1	1/2" I.R.F.	N 82°24'45" W	18.84'
2	1/2" I.R.F.	S 89°03'20" E	2.45'
3	1/2" I.R.F.	N 82°20'20" E	36.94'
4	1/2" I.R.F.	S 89°03'20" E	42.81'
5	1/2" I.R.F.	S 89°03'20" E	36.94'
6	1/2" I.R.F.	N 82°24'45" W	18.84'
7	1/2" I.R.F.	S 89°03'20" E	2.45'
8	1/2" I.R.F.	N 82°20'20" E	36.94'
9	1/2" I.R.F.	S 89°03'20" E	42.81'
10	1/2" I.R.F.	S 89°03'20" E	36.94'

CURVE	BEGIN	END	LENGTH	CHORD
01	872.726	753.097	35.84	110.67
02	862.41	53.69	3.92	3.96
03	250.27	250.06	18.16	36.31
04	89333.21	89333.21	0.00	0.00
05	426.26	33.07	0.81	1.92
06	1242.27	250.06	18.16	36.31
07	843.11	31.02	45.35	73.28
08	472.27	812.02	302.82	328.59
09	89333.21	89333.21	0.00	0.00
10	753.09	154.14	18.16	36.31
11	89333.21	154.02	18.16	36.31
12	89333.21	154.02	18.16	36.31
13	89333.21	89333.21	0.00	0.00

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.

REGISTERED PROFESSIONAL ENGINEER  
PAUL W. DENHAM

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.

REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEDL



THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT HAS BEEN STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADEQUATELY ALIGNED. ONLY ORIGINAL COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

**PLANNING COMMISSION  
SUBDIVISION**

**AGENDA ITEM NO: 20 August 8, 2012**

ESTONIA UNIT 8 ~ PHASE A  
**SUBDIVISION NAME**

MAJOR PLAT

120146  
**PLAT #**

**COUNCIL DISTRICT: 6**

**FERGUSON MAP GRID: 613 B-1**

**OWNER:** Meritage Homes of Texas, LLC, c/o Dale Thornton

**ENGINEER:** Denham-Ramones Engineering, Inc., c/o Paul W. Denham, P.E.

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

**Date filed with Planning Commission:** July 23, 2012

**Location:** South of West Military Drive and west of Ingram Road

**Services Available:** SAWS Water and Sewer

**Zoning:** "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

**Plat is associated with:**

MDP 010B-06, Persyn Tract, accepted on May 22, 2012

**Proposed Use:** Single-Family Residential

**Major Thoroughfare:** Ingram, Secondary Arterial, Type A, 86-foot minimum right-of-way (R.O.W)

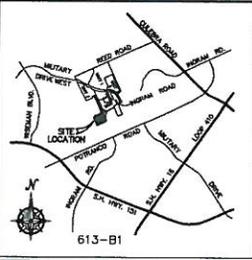
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**APPLICANT'S PROPOSAL:**

The applicant proposes to plat a **8.149**-acre tract of land that will consist of thirty-nine (**39**) single-family lots and one thousand five hundred (**1,500**) linear feet of public streets.

**STAFF RECOMMENDATION:**

Approval



**LOCATION MAP**  
NOT TO SCALE

**LEGEND & NOTES**

- ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT - E.T.V.C.
- VEHICULAR NON-ACCESS EASEMENT - V.A.E.
- CLEAR VISION EASEMENT - C.V.E.
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT - G.E.T.V.C.
- PEDESTRIAN ACCESS - P.A.
- D.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS.
- D.P.R. = DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.
- U.P. = IRON REBAR FOUND
- U.S. = IRON REBAR SET
- PROPOSED THROTTLED CONTOUR
- THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING SYSTEMS DATUM IS NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
- SCALE FACTOR IS 1/25000
- ROTATION ANG TO PLAT IS 0°00'00"
- MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS OF PRACTICAL IN THE SUBDIVISION WITH 1/2" REBAR AND DR-E PLASTIC CAPS. UPON COMPLETION OF CONSTRUCTION, BEARING REFERENCE SOURCE IS THE SOUTHWEST CORNER OF A 40.00 ACRE TRACT BETWEEN TWO FOUR 1/2" IRON REBARS WITH DR-E CAPS, SHOWN AS S87°05'15"W, AND RECORDED IN VOLUME 10214, PAGES 1029-1039 D.P.R., BEAR COUNTY, TEXAS, AND VERIFIED BY GPS OBSERVATION ON THE NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE DATUM.

**MONUMENT NOTE:**

- 9" 1/2" I.A.S.
- 6" 1/2" I.A.S. W/D-E CAP
- 6" 1/2" I.A.S. W/D-E CAP

PLAT REFERENCE	DESCRIPTION
1	ESTONIA SUBDIVISION UNIT DR VOL. 9624, PAGES 109-110, D.P.R.
2	ESTONIA SUBDIVISION UNIT 1 VOLUME 9575, PAGES 57, 58-59, D.P.R.
3	RICHLAND HILLS UNIT 1 VOL. 9000, PDS. 113-114 D.P.R.
4	RICHLAND HILLS UNIT-3 VOL. 9002, PDS. 84-85 D.P.R.
5	ESTONIA SUBDIVISION UNIT 7AR PLAT NO. 12514G
6	RICHLAND HILLS UNIT 4 VOL. 9002, PDS. 128-130 D.P.R.

**"C.P.S. NOTES"**

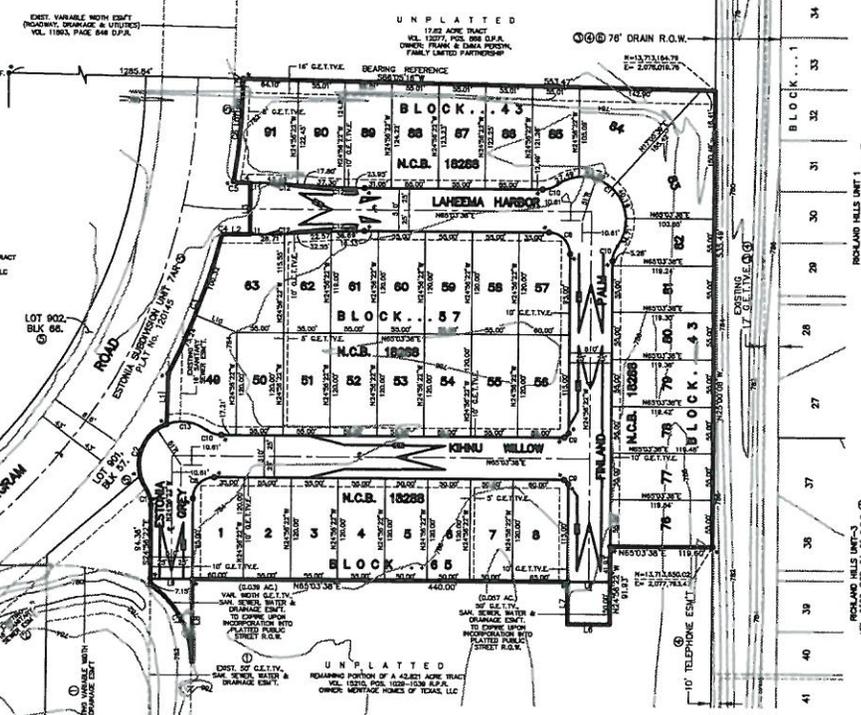
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "PHONE EASEMENT", "CABLE TELEVISION EASEMENT", "TELEPHONE EASEMENT", "CABLE TELEVISION EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, IMPROVING, RELOCATING AND ERECTING POLES, HANGERS OR BURNING WIRE, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, ON OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY OBSTRUCT THE ERECTION OF SAID LINES OR APPURTENANCES THEREON, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY GPS MONUMENTARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS 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.
- THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR CHARGE ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHARGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
- ROOF OVERHANDS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V.C. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN FIVE (5) FOOT WIDE EASEMENTS.

**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 DEPARTMENT OF DEVELOPMENT SERVICES.

**OTHER NOTES:**

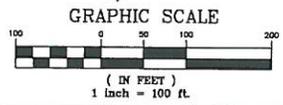
- SAVING IMPACT FEE PAYMENT DUE. WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEEDINGS SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL LEGAL MOTOR VEHICLES AND SYSTEMS.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6 INCHES ABOVE FINISHED ADJACENT GRADE.
- CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO SCALE OF PLAT.
- ALL CROWNED ARE ALSO DRAINAGE EASEMENTS.
- THE MAINTENANCE OF DRAINAGE EASEMENTS, GRENDELTS, AND OPEN PERMEABLE SPACES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS, OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.
- 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-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY VIOLATION.



**PLAT No. 120146**  
SHEET 1 OF 1  
39 LOTS

**SUBDIVISION PLAT ESTABLISHING ESTONIA SUBDIVISION UNIT 8 ~ PHASE A**

BEING 8.149 ACRES OF LAND OUT OF THE REMAINDER OF A 42.821 ACRE TRACT OF LAND, VOL. 15210, PAGES 1029-1039, R.P.R. & BEING OUT OF THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT NO. 573, N.C.B. 18288, SAN ANTONIO, BEAR COUNTY, TEXAS.



**Denham-Ramones Engineering and Associates, Inc.**

1380 Pantheon Way, Suite 290 (210) 405-3100 Office  
San Antonio, TX 78232 (210) 405-3122 Fax  
Firm Registration Number: T&P.P.E. F-2041 & T&P.L.E. 100237.00

**OWNER/DEVELOPER:**  
MERITAGE HOMES OF TEXAS, LLC  
8920 BUSINESS PARK DRIVE, SUITE 250  
AUSTIN, TEXAS 78759  
PHONE (512) 615-6409  
FAX (512) 610-6750

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

**OWNER:** MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
DALE THORNTON, VICE PRESIDENT OF LAND DEVELOPMENT

**DULY AUTHORIZED AGENT:**  
STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
DALE THORNTON 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 & SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2012.

NOTARY PUBLIC, TEXAS.

THIS PLAT OF ESTONIA SUBDIVISION UNIT 8 ~ PHASE A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2012.

BY: \_\_\_\_\_ CHAIRMAN

STATE OF TEXAS  
COUNTY OF BEAR  
BY: \_\_\_\_\_ SECRETARY

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

ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2012.

\_\_\_\_\_ COUNTY CLERK, BEAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY



STATE OF TEXAS  
COUNTY OF BEAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND CHANNEL 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

REGISTERED PROFESSIONAL ENGINEER  
PAUL W. DENHAM

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEILL

**LINE TABLE**

LINE	LINE TABLE	DISTANCE
L1	BEARING	89.16'
L2	BEARING	31.17'
L3	BEARING	80.00'
L4	BEARING	12.61'
L5	BEARING	26.42'
L6	BEARING	10.00'
L7	BEARING	26.42'
L8	BEARING	67.42'
L9	BEARING	30.00'
L10	BEARING	34.42'
L11	BEARING	11.00'

**CURVE TABLE**

CURVE	CHORD	ARC LENGTH	PERCENT	LENGTH	CHORD
C1	3678.22'	20.00'	0.46	18.29'	17.99'
C2	10028.52'	21.00'	0.71	34.30'	66.24'
C3	14212.76'	13.00'	0.16	12.36'	12.16'
C4	276.30'	15.00'	0.81	1.22'	1.22'
C5	382.25'	15.00'	0.82	1.22'	1.22'
C6	877.70'	23.00'	0.65	11.07'	11.07'
C7	1725.25'	23.00'	0.49	20.92'	20.92'
C8	8070.00'	23.00'	0.30	39.27'	39.27'
C9	8070.00'	23.00'	0.30	39.27'	39.27'
C10	3678.22'	21.00'	0.46	18.29'	17.99'
C11	14212.76'	13.00'	0.16	12.36'	12.16'
C12	4382.46'	20.00'	0.46	18.29'	17.99'
C13	8070.00'	23.00'	0.30	39.27'	39.27'

**PLANNING COMMISSION  
SUBDIVISION**

**AGENDA ITEM NO: 21 August 8, 2012**

MISSION DEL

LAGO MULTIFAMILY  
SUBDIVISION NAME

MAJOR PLAT

120266  
PLAT #

**COUNCIL DISTRICT:** 3

**FERGUSON MAP GRID:** 683 B-7

**OWNER:** Mission Del Lago, LTD., c/o Virginia Rogers

**ENGINEER:** Big Red Dog Engineering, c/o Christopher Weigand, P.E.

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

**Date filed with Planning Commission:** July 30, 2012

**Location:** Northeast of the intersection of Clubhouse Boulevard and Course View Drive

**Services Available:** SAWS Water and Sewer

**Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District

**Proposed Use:** Multi-family

**Plat is associated with:**

MDP 284, Mission Del Lago, accepted on February 2, 1988

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**APPLICANT'S PROPOSAL:**

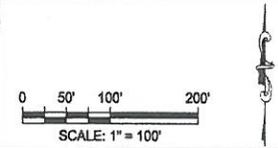
The applicant proposes to plat a **12.10**-acre tract of land that will consist of one **(1)** non single-family lot.

**STAFF RECOMMENDATION:**

Approval

SUBDIVISION PLAT ESTABLISHING  
MISSION DEL LAGO MULTIFAMILY

BEING A TOTAL OF 12.10 ACRES OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, BEJAR COUNTY, TEXAS, AND BEING PART OF A PORTION OF A JOSE A. DE LA GARZA SURVEY A-5, BEJAR COUNTY, TEXAS



AUSTIN SURVEYORS  
2108 Justin Lane #103  
Austin, Texas 78757  
512-454-6805

210.860.9224 WWW.BIGREDDOG.COM



24195 H-10 WEST, SUITE 274-0 (OFFICE)  
SAN ANTONIO, TEXAS 78257 TEXAS REG. NO. 7-13847

STATE OF TEXAS  
COUNTY OF BEJAR

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

DEVELOPER/OWNER:  
MISSION DEL LAGO LTD.  
2928 MANDOR ROAD  
AUSTIN, TEXAS 78722

BY: Virginia Rogers  
Christina Pagan  
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.

STATE OF TEXAS  
COUNTY OF BEJAR  
APR 27 2012

STATE OF TEXAS  
COUNTY OF BEJAR

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

DATED THIS 27 DAY OF JULY, A.D., 2012.  
RECEIVED  
12 JUL 27 AM 9:33  
CLERK

STATE OF TEXAS  
COUNTY OF BEJAR

I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 27 DAY OF JULY, A.D. 2012 AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012 AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ AND \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME ON PAGE \_\_\_\_\_.

STATE OF TEXAS  
COUNTY OF BEJAR

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF \_\_\_\_\_ A.D., 2012.

BY: \_\_\_\_\_ COUNTY CLERK, BEJAR COUNTY, TEXAS

PAGE 1 OF 1

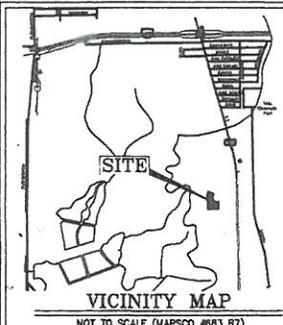
FLOODPLAIN NOTE:  
THE PROPERTY SHOWN HEREON IS LOCATED INSIDE FLOOD AREA "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD (500-YEAR FLOOD), AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP 48029C05900, DATED SEPTEMBER 29, 2010.

BEARING BASIS:  
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83, AND NAVD83. COORDINATES SHOWN ARE GRID COORDINATES.

SURVEY CONTROL:  
ALL SET IRON PINS ARE 1" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "AUSTIN SURVEYORS".

- NOTES:
- NO STRUCTURES, 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 BEJAR 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.
  - SAWS IMPACT FEE NOTE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING. IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.
  - THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEJAR COUNTY.
  - STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. NO BUILDING PERMITS WILL BE ISSUED FOR THE PROPERTY UNTIL A COMPLETE DETENTION BASIN DESIGN IS APPROVED BY THE CITY OF SAN ANTONIO. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA APPROXIMATELY 1.2 ACRES AND A VOLUME OF APPROXIMATELY 2.6 ACRE-FEET WILL BE REQUIRED. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.
  - THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEJAR COUNTY.

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



- LEGEND
- = PROPERTY LINE
  - - - = EXISTING PROPERTY LINE
  - = FOUND 1/2" IRON PIN CONTROLLING MONUMENTATION (UNLESS NOTED OTHERWISE)
  - = IRON PIN SET
  - - - - - = PROPOSED EASEMENT
  - - - - - = EXISTING EASEMENT
- E.G.T.C. = ELECTRICAL, GAS, TELEPHONE, CABLE TV EASEMENT  
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY TEXAS  
D.P.R.B.C.T. = DEED AND PLAT RECORDS OF BEJAR COUNTY TEXAS
- 100— = PROPOSED CONTOUR  
--50-- = EXISTING CONTOUR

- CPS NOTES:
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES 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 EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
  - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION 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 (N/C):

STATE OF TEXAS  
COUNTY OF BEJAR

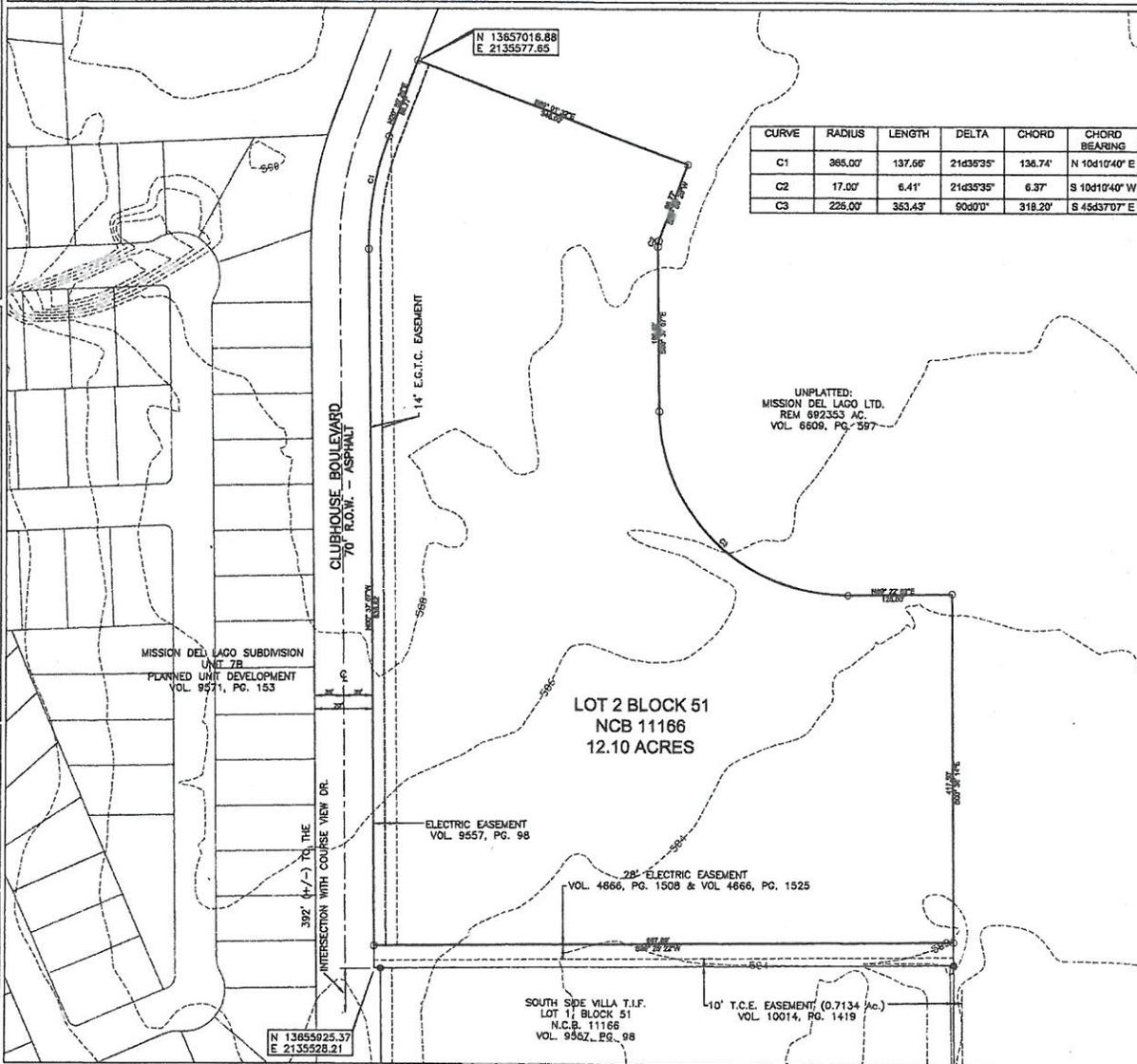
HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS WORKING UNDER MY SUPERVISION.

Claude F. Hinkle Jr.  
20 July 12

STATE OF TEXAS  
COUNTY OF BEJAR

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

Christopher A. Wedgand  
7/10/12



**PLANNING COMMISSION  
PLAT DEFERRAL**

AGENDA ITEM NO: 22 August 8, 2012

MT. OLIVE APARTMENTS  
SUBDIVISION NAME

120365  
PLAT #

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

**FERGUSON MAP GRID:** 655 E-3

**OWNER:** Robert Terry Harper

**ENGINEER:** Klien Engineering, Inc., c/o Florencio Rodriguez, Jr., P.E.

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

**Date filed with Planning Commission:** July 23, 2012

**Location:** South of Ford Road, on the west side of Mt. Olive Road

**Services Available:** East Central Water District and On Site Sewer Facility

**Zoning:** Outside San Antonio City Limits

**Proposed Use:** Multi-family

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**APPLICANT'S PROPOSAL:**

The applicant proposes to plat a **2.91**-acre tract of land that will consist of one **(1)** non-single family lot.

**APPLICANT'S REQUEST:**

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

**STAFF RECOMMENDATION:**

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

1. No certificate of occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If a complete plat filing is not filed within 180 days, plat filing fees will not be refunded and the plat deferral request shall become null and void.

**SUBDIVISION PLAT ESTABLISHING**

LOT 1, BLOCK 1, C.B. 5119 CONSISTING OF 2.91 ACRES OF LAND OUT OF THAT CERTAIN 37.5 ACRES DESCRIBED IN VOLUME A787, PAGE 539, DEED RECORDS OF BEXAR COUNTY, TEXAS NO 794, COUNTY BLOCK 5119, IN BEXAR COUNTY, TEXAS

**OWNER/DEVELOPER**

ROBERT TERRY HARPER  
12202 VALLEY FORGE CIRCLE  
SAN ANTONIO, TEXAS 78213

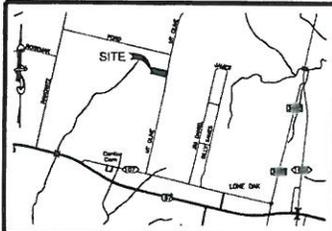
**PLAT NO. 120365**

**C.P.S. NOTES:**

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

**NOTES:**

1. THE BEARINGS FOR THIS PLAT ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD83.
2. DIMENSIONS SHOWN ARE SURFACE AND THE SURFACE ADJUSTMENT FACTOR IS 1.00015.
3. SET CORNERS ARE 1/2" REBAR W/ YELLOW PLASTIC CAPS MARKED RAS 3976.



**LOCATION MAP**  
N.T.S.

**LEGEND**

- SET IP SET 1/2" IRON PIN
- SS SANITARY SEWER
- ESMT EASEMENT
- ELEC. ELECTRICAL
- RPR REAL PUBLIC RECORDS
- OPR OFFICIAL PUBLIC RECORDS

**EASEMENT NOTE:**

OWNER SHALL BE RESPONSIBLE FOR MAINTAINING EASEMENTS. BEXAR COUNTY WILL NOT MAINTAIN EASEMENTS OF ANY KIND.

**WASTEWATER EDU NOTE:**

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

**IMPACT FEE PAYMENT DUE:**

WATER AND 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.

**SHARED CROSS ACCESS NOTE:**

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

**CLEAR VISION AREA NOTE:**

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

**DRAINAGE 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 THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPENDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

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.

DUTY AUTHORIZED AGENT \_\_\_\_\_

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON

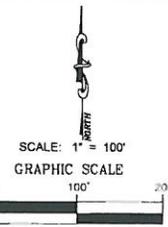
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND THAT THE CAPACITY THEREIN STATED,

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

NOTARY PUBLIC  
BEXAR COUNTY,  
TEXAS



DATE: 07/03/2012



VOL. 13026, PG. 0899  
CB 5119 P-16 & P-17 ABS 794  
(1.4426AC)(12.4672AC)  
11580 FORD RD TX  
OWNER  
HARPER ROBERT TERRY  
421 SPRINGFIELD R  
SAN ANTONIO, TX 78219-2937  
(UNPLATTED)

CB 5119 P-17B ABS 794  
BROLL EDMUND J  
4621 MOUNT OLIVE RD  
ADKINS, TX 78101-2268  
(UNPLATTED)

LOT 1  
BLOCK 1  
(2.91 ACRES)  
CB 5119 P-17C ABS 794

CB 5119 P-17D ABS 794  
BAGWELL CRAIG D & KAREN  
4425 MOUNT OLIVE RD  
ADKINS, TX 78101-2266  
(UNPLATTED)

VOL. 14708, PG. 1659  
CB 5119 P-127 (5.991AC) & P127F (5.488AC)  
ABS 794  
HARTMAN RICHARD S & THERESA G  
4655 MOUNT OLIVE RD  
ADKINS, TX 78101-2268  
(UNPLATTED)

THIS PLAT OF THE \_\_\_\_\_ MOUNT OLIVE APARTMENTS \_\_\_\_\_ HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTIONS HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

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

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

DATE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

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

STATE OF TEXAS

COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

RECEIVED  
12 JUL 13 PM 2:29  
SAN ANTONIO  
PLANNING DEPARTMENT

**S & S Builders**

13423 Blanco Rd. #153  
San Antonio, Texas 78216  
(830) 980-2412

RECEIVED  
12 JUL 13 PM 1:28

LAND DEVELOPMENT  
SERVICES DIVISION

July 10, 2012

City of San Antonio  
Development Services  
San Antonio, Texas

Re: Plat Deferral request for Mt. Olive Apartments

Associates of the Planning Commission,

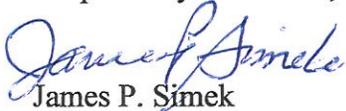
As the agent for the owner of the above referenced property, I am requesting a Plat Deferral in accordance with section 35-44 of the San Antonio Unified Development Code for the S & S Builders construction project on 4541 Mt. Olive, Adkins, TX. in the ETJ of San Antonio.

Klein Engineering has been formally retained to prepare the plat and submit all necessary studies and correspondence on behalf of S & S Builders to the City of San Antonio Planning Commission.

The Plat Deferral is necessary as we are now at the beginning of the construction phase of the project and any delay of construction will push the completion of the project well into 2013 and be financially detrimental to S & S Builders and the owner of the property.

Thank you for your prompt attention to this matter.

Respectfully submitted,

  
James P. Simek

S & S Builders

Sincerely,

**PLANNING COMMISSION  
PLAT DEFERRAL**

AGENDA ITEM NO: 23 August 8, 2012

ROCKET CAR WASH  
SUBDIVISION NAME

120369  
PLAT #

**COUNCIL DISTRICT:** 7

**FERGUSON MAP GRID:** 615 F-2

**OWNER:** Brad Peak

**SURVEYOR:** Ruiz and Associates Surveying, Inc., c/o Ramon M. Ruiz, R.P.L.S.

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

**Date filed with Planning Commission:** July 23, 2012

**Location:** On the north side of Culebra Road, east of Glenmore Street

**Services Available:** SAWS Water and Sewer

**Zoning:** "C-2 S NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation  
Airport Hazard Overlay District with a specific use authorization for a Carwash

**Proposed Use:** Car Wash

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**APPLICANT'S PROPOSAL:**

The applicant proposes to plat a **0.4898**-acre tract of land that will consist of one **(1)** non-single family lot.

**APPLICANT'S REQUEST:**

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

**STAFF RECOMMENDATION:**

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

1. No certificate of occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If a complete plat filing is not filed within 180 days, plat filing fees will not be refunded and the plat deferral request shall become null and void.

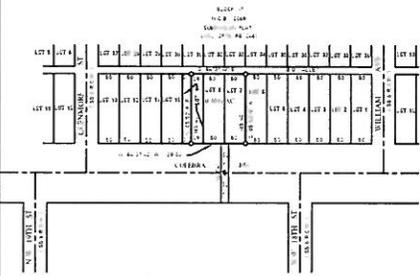


**NOTE:**  
 1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, N.A.D. 83, BY GPS METHOD. AND THE ELEVATION IS BASED ON N.A.S.D. 88 DATUM.  
 2. 1/2" SET IRON ROD WITH YELLOW CAP STAMPED RA# 3976

**NOTE:**  
 NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. 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 BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER DRAINAGE ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.

STORM WATER DETENTION IS REQUIRED FOR \_\_\_\_\_ ACRES OF THIS PROPERTY. THE DIMENSION OF RECORD FOR THIS SUBDIVISION PLAN HAS CALCULATED A TOTAL AREA OF \_\_\_\_\_ ACRES AND A DRAINAGE COEFFICIENT OF \_\_\_\_\_ AS FEET WILL BE REQUIRED FOR THREE POUNDS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO OR BEAR COUNTY.

THE MAINTENANCE OF THE DETENTION POND (WATER QUALITY BARRIERS) AND OUTLET STRUCTURE (THOSE APPROPRIATE WITHIN THE DETENTION BASIN EASEMENT OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.



SCALE: 1" = 200'  
**SUBJECT AREA**  
 BEING LOT 7, 8 AND THE EAST 29 FEET OF LOT 9, N.C.B. 2069, SAN ANTONIO, BEAR COUNTY, TEXAS

**NOTE:**  
 A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS FACILITIES DESIGNATED ON THIS PLAN IS BEING RECORDED ON THE SAME DATE AS THIS PLAN.

**STREETSCAPE NOTE:**  
 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.

STATE OF TEXAS  
 COUNTY OF BEAR  
 I HEREBY CERTIFY THAT THE ABOVE PLAN 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:  
**RAMON M. BART, R.P.L.S. NO. 3976**

REGISTERED PROFESSIONAL LAND SURVEYOR

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

LICENSED PROFESSIONAL ENGINEER

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

**OWNER/DEVELOPER**  
 BRAD PEAK  
 9725 N.W. 4TH ST.  
 OKLAHOMA CITY, OK 73118  
 405-229-3250

**IMPACT FEE PAYMENT DUE:**  
 IMPACT FEES FOR THE PLANNING AND DESIGN PHASE AT THE TIME OF PLATING THIS PLAN SHALL BE PAID TO THE CITY OF SAN ANTONIO. WASTEWATER SERVICE CONNECTIONS.

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purposes of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereon. If it is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations.

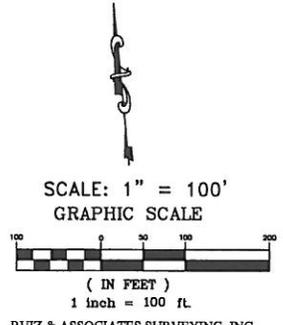
This Plat does not amend, alter, release or otherwise affect any existing Electric, Gas, Water, Sewer, Drainage, Telephone, Cable Easements or any other Easements for Utilities unless the changes to such Easements are described below.

Note: Concrete driveways approaches are allowed within the five(5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.

Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

PLAT NO. 120369

SUBDIVISION PLAT  
 OF  
**ROCKET CAR WASH SUBDIVISION**  
 ESTABLISHING LOT 14 (0.498 AC.) BLOCK 17, N.C.B. 2069  
 ROCKET CAR WASH SUBDIVISION SAN ANTONIO BEAR COUNTY, TEXAS



**RUIZ & ASSOCIATES SURVEYING, INC.**  
 4414 CENTERVIEW, SUITE 211 • SAN ANTONIO, TEXAS 78228  
 Phone: (210) 735-8514 Fax (210) 735-2835  
 Email: ruiz@ruizassociates.com  
 Web: www.ruizassociatesurveying.com

DATE: 7/12/12 RAS JOB NO. 2012-041

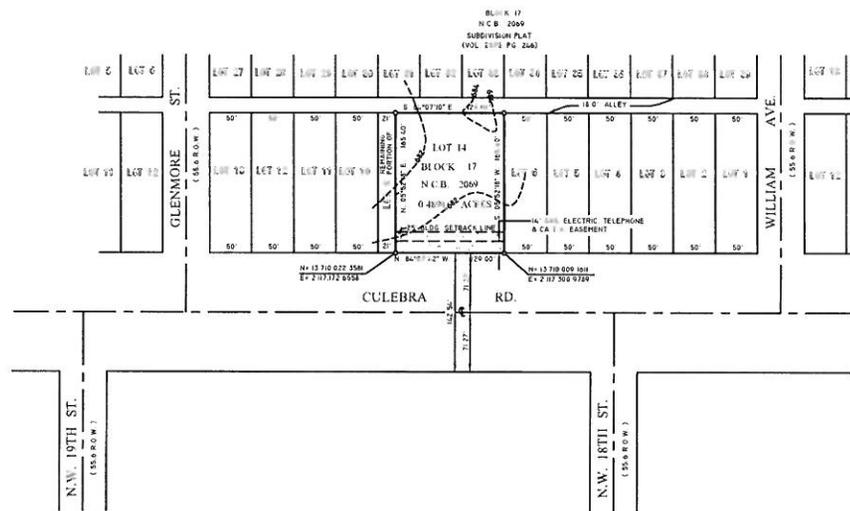
STATE OF TEXAS COUNTY OF BEAR  
 I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_ HOURS AND SAID RECORDING IS THE RECORDING OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, I HAVE AFFIXED MY SEAL AND SIGNATURE OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

**OWNER**  
 STATE OF TEXAS COUNTY OF BEAR  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ WHOSE NAME IS SHOWN TO ME TO BE THE PERSON WHOSE NAME IS SHOWN TO THE FOREGOING AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

**NOTARY PUBLIC STATE OF TEXAS**  
 Rocket Car Wash Subdivision  
 This Plat of \_\_\_\_\_ has been submitted to the City of San Antonio, Texas, and having been reviewed by the Director of Development Services, is hereby approved in accordance with state or local laws and regulations, and/or where administrative exception(s) have been granted.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
 BY: \_\_\_\_\_ Director of Development Services

**LEGEND**  
 F.I.P. FOUND I. PIN  
 O S.I.P. SET 1/2" IRON ROD WITH YELLOW CAP  
 STAMPED: RAS# 3976

STATE OF TEXAS COUNTY OF BEAR  
 I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_ HOURS AND SAID RECORDING IS THE RECORDING OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, I HAVE AFFIXED MY SEAL AND SIGNATURE OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.



PLAT PROCESSING SERVICES  
1603 MIDNIGHT DR.  
SAN ANTONIO, TX. 78260  
CELL -210-279-7920  
FAX- 210-764-7734

RECEIVED  
12 JUL 13 PM 1:25

LAND DEVELOPMENT  
SERVICES DIVISION

July 13, 2012,

CITY OF SAN ANTONIO  
DEVELOPMENT SERVICES DEPT.  
1901 S. ALAMO ST.  
SAN ANTONIO, TX. 78204

ATTN: MS. ELIZABETH CAROL

DEAR MS. CAROL

RE:ROCKET CAR WASH I. D. # 120369

A PLAT DEFERRAL IS HEREBY BEING REQUESTED FOR THE ABOVE REFERENCED PLAT TO START CONSTRUCTION IN ORDER TO MEET THE WORKING SCHEDULE . ALL THE APPROPRIATE CONSTRUCTION CONTRACTORS ARE COMMITTED TO START AS SOON AS THIS DEFERRAL IS APPROVED.

IN ADDITION THE BANK FINANCING IS ALSO IN PLACE. THE APPROVAL OF THIS PLAT DEFERRAL WILL ENABLE THE PROJECT TO PROCEED AS SCHEDULED.

THANK YOU IN ADVANCE,

  
EDWARD R. CAMPOS  
OWNER/ PLAT PROCESSING SERVICES

ERC:jec

**PLANNING COMMISSION**  
**SUBDIVISION**  
**AGENDA ITEM NO: 24 August 8, 2012**

LA PERLA

MINOR PLAT

110300

**SUBDIVISION NAME**

**PLAT #**

**COUNCIL DISTRICT:** 3

**FERGUSON MAP GRID:** 651 C-7

**OWNER:** Miguel Fernandez

**ENGINEER:** Seda Consulting Engineers, Inc., c/o Salah E. Diab, P.E.

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

**Date filed with Planning Commission:** July 23, 2012

**Location:** Northwest corner of South East Military Drive and Old Corpus Christi Road

**Services Available:** SAWS Water and Sewer

**Zoning:** "C-3 RIO-5 AHOD" General Commercial River Improvement Overlay Airport Hazard Overlay District

**Proposed Use:** Commercial

**Major Thoroughfare:** South East Military, Primary Arterial, Type A, 120-foot minimum right-of-way (R.O.W)

---

**APPLICANT'S PROPOSAL:**

The applicant proposes to plat a **0.977**-acre tract of land that will consist of one **(1)** non-single family lot.

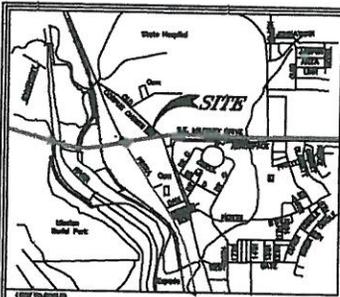
**DISCUSSION:**

The Development Services Department has cited Section 35-506(r)(7)(b) of the UDC, Spacing and Land Location on Major Thoroughfares. The applicant submitted a request for a Variance to this requirement.

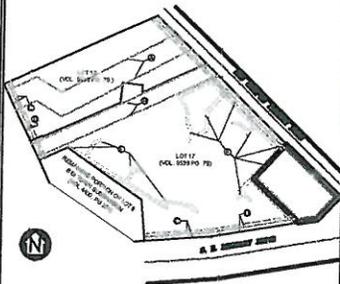
The Development Services Department has no objection to the granting of the variance as indicated in the attached report.

**STAFF RECOMMENDATION:**

Staff reviewed the proposed plat and found it in conformance with the Unified Development Code with the exception to the requested Variance. With regard to the Variance, staff concurs with the applicant's justification. Therefore, the Director of Development Services recommends **approval** of the Variance and plat.



MAPSCO 5008 MAP 6R GRID 6 C7 LOCATION MAP



**AREA BEING REPLATTED**

THE AREA BEING REPLATTED (0.977 ACRES) IS A PORTION OF LOT 22, N.C.B. 10930, PREVIOUSLY PLATTED ON BIG TOWN SUBDIVISION AS RECORDED IN VOLUME 4400, PAGE 221, DEED AND PLAT RECORDS, SAN ANTONIO, BEXAR COUNTY, TEXAS.

**LEGEND.**

- PROPOSED FINISHED CONTOURS
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- SET 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ELECTRIC, TELEPHONE, GAS & CABLE TV EASMENT
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
- DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- RIGHT-OF-WAY
- EXISTING CONTOURS
- FINISHED FLOOR ELEVATION

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 NO. 5288

STATE OF TEXAS  
COUNTY OF BEXAR

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

DESIGNED PROFESSIONAL ENGINEER NO. 80516

- 1) 75' DRAINAGE EASEMENT (VOLUME 4400, PAGE 221)
- 2) GAS EASEMENT (VOLUME 0977, PAGE 637) (VOLUME 1016, PAGE 594)
- 3) 20' BUILDING SETBACK LINE (VOLUME 0530, PAGE 76)
- 4) 14' G.E.T. & CATV EASEMENT (VOLUME 8039, PAGE 76)
- 5) 10' ELECTRIC EASEMENT (VOLUME 4232, PAGE 214&22)
- 6) 10' ELECTRIC EASEMENT (VOLUME 4232, PAGE 188&19)
- 7) 14' G.E.T. & CATV EASEMENT
- 8) 20' ELECTRIC EASEMENT (VOLUME 4232, PAGE 22)

**GENERAL NOTES:**

- 1) MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPAHNS FINISHED FLOOR ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD. ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 1 FOOT ABOVE FINISHED ADJACENT GRADE.
- 2) CONCRETE DRIVEWAY APPROACHES AND EAVE OVERHANGS ARE ALLOWED WITHIN THE G.E.T. AND C.A.T.V. EASEMENTS.
- 3) ALL CORNERS NOT MARKED ARE 1/2" IRON ROD SET.
- 4) EAVE OVERHANGS ARE ALLOWED WITHIN THE G.E.T. AND C.A.T.V. EASEMENTS.
- 5) ALL IMPACT FEES MUST BE PAID PRIOR TO WATER NEVER SET AND/OR WASTEWATER SURFACE CONNECTION.
- 6) 100-YEAR FLOODING: ACCORDING TO FEDERAL INSURANCE ADMINISTRATION'S FLOOD HAZARD MAP FOR BEXAR COUNTY, THE 100-YEAR FLOOD PLAIN IS SHOWN ON SHEET 10, 20, 30, 40. THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOOD PLAIN.
- 7) NO STRUCTURES, POLES, TALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF OBSTRUCTION, INCLUDING BUT NOT LIMITED TO TREES, SHALL BE ALLOWED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS UNLESS APPROVED BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF REFUSAL AND FORCE OVER THE OWNER'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OF EASEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- 8) THE TOTAL NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE NOTED ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- 9) UTILITIES: WHERE THE STATIC PRESSURE WILL EXCEED 80 PSI, AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE OUTSIDE OF THE SIDE OF THE SAN ANTONIO WATER SYSTEM, A PRESSURE REDUCING VALVE IN ACCORDANCE WITH THE PLANNING CODE OF THE CITY OF SAN ANTONIO.
- 10) THE SURVEY SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83 (84).

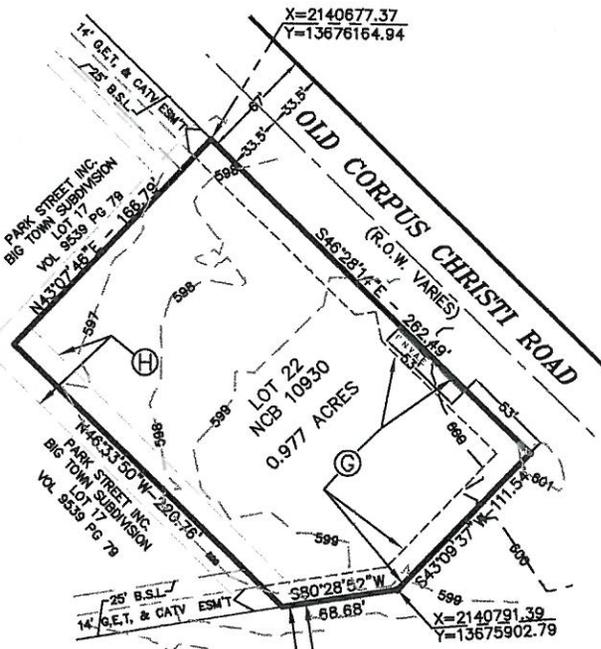
- 10) BASED UPON ACCESS INTO, OWNER SHALL FOR SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 38-220.000.
- 11) JOBS/DEVELOPER SHALL COMPLY WITH UDC 38-216. STREET SCAPE REQUIREMENT BE PLACED WITHIN THE PLAT OF APPLICATION & WILL BE SUBMITTED WITH THE BUILDING PERMIT.
- 12) RETAIN A LAND COMPUTER SYSTEM FROM STATEWIDE:
  - 1) 4271 TAMM SAN ANTONIO 78242 ORS APF
  - 2) 10000 TEXAS HIGHWAY CITY 78201
  - 3) 10000 TEXAS HIGHWAY CITY 78201
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**U.P.S. NOTES:**

- 1) THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE LIMITS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS UTILITIES AND SERVICE FACILITIES IN THE AREAS COORDINATED ON THIS PLAT AS "ELECTRIC EASEMENT", "WATER EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "GAS EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" OR ANY OTHER EASEMENT OR RIGHT-OF-WAY. THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL SUCH UTILITIES AND SERVICE FACILITIES WITHIN SAID EASEMENTS AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREAS ALL TREES OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY INTERFERE WITH THE EASEMENTS OR APPOINTMENTS THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB, OR WALLS SHALL BE PLACED WITHIN SAID DRAINAGE AREAS.
- 2) ANY GAS ENERGY STORAGE LOSS RESULTING FROM IMPROPER INSTALLATION OF GAS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO CHANGE CHANGES OR OTHER EASEMENT ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID CHANGE CHANGES OR OTHER EASEMENT ALTERATIONS.
- 3) 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 SUCH EASEMENTS ARE DESCRIBED BELOW.
- 4) UNDER EXISTING EASEMENT APPROACHES ARE ALLOWED WITHIN THE FIVE FOOT (5') SIDE ELECTRIC AND GAS EASEMENTS WITHIN LOTS ARE BARRIED ONLY BY REAL LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 5) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE FOOT (5') SIDE ELECTRIC AND GAS EASEMENTS WITHIN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROHIBITED OR EXISTING WITHIN THOSE FIVE FOOT (5') SIDE EASEMENTS.

**NOTE NOTES:**

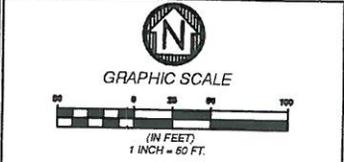
- 1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE RETAINMENT AND/OR OTHER ADJACENT MEASURES FOR FUTURE MOISTURE MITIGATION.
- 2) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATION FOR ACCESS DRIVEWAYS TO STATE HIGHWAY. THIS PROPERTY IS SUITABLE FOR A MAXIMUM COEFFICIENT TOTAL OF ONE (1) ACCESS POINTS ALONG UP 1/2, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 6646'.



RECEIVED  
 DEVELOPMENT SERVICES  
 2012 JUN 18 PM 1:43  
 S. E. MILITARY DRIVE  
 (150' MIN.)

**PLAT NUMBER 110300**  
REPLAT ESTABLISHING  
**LA PERLA SUBDIVISION**

BEING 0.977 ACRES TRACT OF LAND OUT OF A PORTION OF LOT 22, NCB 10930, BIG TOWN SUBDIVISION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED AND DESCRIBED IN VOLUME 4400, PAGE 221 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.



**Seda Consulting Engineers, Inc.**  
 P.E.M. REGISTRATION NO. P-1901 (512) 308-0057  
 6730 N. 10 ST. F.O. (512) 308-0042 SAN ANTONIO, TEXAS 78201 E-MAIL: SEDA@SEDAENGINEERS.COM  
 CIVIL/ENVIRONMENTAL PLANNER

**BARRERA LAND SURVEYING**  
 7718 Midland Drive, Suite 114 San Antonio, Texas 78203 (210) 444-6033  
 DATE: 07/25/2011 JOB #: 1028

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER

DULY AUTHORIZED AGENT  
 DAVID BARRERA  
 5288  
 SAN ANTONIO, TEXAS 78203  
 PLS-050443-6006

STATE OF TEXAS  
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

THIS PLAT OF LA PERLA SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS IS HEREBY APPROVED BY SUCH COMMISSION ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR THEIR ADMINISTRATIVE EXCEPTED AND/OR VARIANCES HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

BY: CHARLIAN  
 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. \_\_\_\_\_, AT \_\_\_\_\_ H. AND DULY RECORDED THE DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, I HEREBY SIGN MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_.

COUNTY CLERK, BEXAR COUNTY TEXAS

BY: \_\_\_\_\_, DEPUTY

PAGE 1 OF 1



Seda Consulting Engineers, Inc.  
6735 I.H. 10 WEST  
San Antonio, TX. 78201

DEVELOPMENT SERVICES  
RECEIVED

2011 NOV -4 AM 10:46

Phone: (210) 308-0057  
FAX: (210) 308-8842

SEPTEMBER 17, 2011

City of San Antonio  
Development Services Division  
Plan Review System

**Attn.: Mr. Juan Ramirez, P.E.**  
**Re: Plat No. 110300 "LA PERLA SUBDIVISION"**

Dear Mr. Ramirez:

Please consider this letter as a request for an "Administrative Exception Variance" to allow the existing Driveway approaches, along "Old Corpus Christi" to remain open, especially the driveway closest to SE. Military.

This approach is necessary for a Fire Safety as it can be seen by the attached, approved FIRE PROTECTION PLAN. It should also be noted that the distance from the center of this approach to the actual intersection of the 2 streets, Old Corpus Christi and SE. Military is over 110 feet. Additionally, the traffic on Old Corpus Christi is very lite.

Also, please notice that we have provided a "One Foot None Access Easement" between the 2 approaches, as per our discussion.

Your approval of this request is greatly appreciated.

Sincerely  
Seda Consulting Engineers, Inc.

A handwritten signature in red ink that reads "Salah E. Diab". The signature is written in a cursive style and is enclosed within a red oval.

Salah E. Diab, PhD., P.E.  
President.



# CITY OF SAN ANTONIO

## DEVELOPMENT SERVICES DEPARTMENT

### ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

<b>Project:</b>	La Perla Subdivision
<b>Address:</b>	2255 S.E. Military
<b>A/P #/PPR #/Plat#:</b>	Plat# 110300
<b>AEVR #:</b>	
<b>AEVR Submittal Date:</b>	11/4/11
<b>AEVR Submitted by:</b>	Salah Diab, P.E.
<b>Issue:</b>	Spacing and Land Location on Major Thoroughfares
<b>Code Sections:</b>	2007 Unified Development Code (UDC), Section 35-506 (r)(7)(b)
<b>By:</b>	Juan M. Ramirez, P.E.

The Development Services Department - Engineering received and reviewed a letter dated September 21, 2011 from the engineer representing the owner of subject property, wherein a request for a administrative exception to the Unified Development Code (UDC), Section 35-506 (r) (7) (b) (spacing on Major Thoroughfares Plan) is made. The proposed development consists of one commercial lot and is located at the intersection of S.E. Military and Old Corpus Christi Road.

**Response to Section 35-506(r)(7)(b) (Spacing and Land Location on Major Thoroughfares) Exception:** Section (r)(7)(b) Along either side of any corner commercial or industrial property the driveway approaches shall be located so as to maintain a minimum distance from the corner of the intersecting roadways equal to ninety (90) percent of the length of the property along the roadway upon which the proposed driveway approach is to be located, or one hundred twenty-five (125) feet, whichever distance is less. Corner clearance is measured along the property line from the property line return or flare. The corner clearance may be reduced by the director of development services to allow a driveway for development where a driveway may not otherwise be allowed.

The applicant is requesting an exception to the UDC. The applicant would like to be exempt from providing the full 125 feet non vehicular access easement on the plat in order to keep the existing driveway along Old Corpus Christi Road. The DSD staff agrees with the applicant's analysis for the following reasons:

1. The existing driveway has been in use since 1972 and has not caused any conflicts nor posed a danger to the public safety.

2. During peak hour traffic, the traffic volume is extremely low along Old Corpus Christi Road that queuing will not be an issue trying to get into the existing parking lot.
3. The subject existing approach has been approved by Fire Department as part of the fire protection plan.
4. Although, the driveway is 5 feet from property line, there is approximately 117 feet of open space (TX DOT owned) between applicant's property and the adjacent arterial street.

The DSD Staff believes the proposed variance request **does** meet the intent of the UDC and is therefore approved.

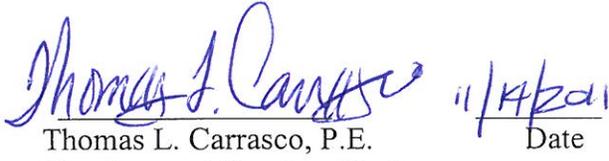
RECOMMEND APPROVAL OF VARIANCE:

Agree/Disagree:

  
\_\_\_\_\_  
Juan M. Ramirez, P.E...

11/14/11  
Date

Engineer  
DSD – Land Development Engineering

  
\_\_\_\_\_  
Thomas L. Carrasco, P.E.      11/14/2011  
Date

Development Services Engineer  
DSD – Land Development Engineering

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

  
\_\_\_\_\_  
John P. Jacks  
Interim Assistant Director  
Development Services Department

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 25 August 8, 2012

LEGACY AT HWY 151  
AND POTRANCO  
SUBDIVISION NAME

MAJOR PLAT

120255  
PLAT #

**COUNCIL DISTRICT:** 6

**FERGUSON MAP GRID:** 613 A-2

**OWNER:** Woodbine Development Corporation, c/o Les Melcher

**ENGINEER:** Pape-Dawson Engineers, Inc., c/o Song Tan, P.E.

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

**Date filed with Planning Commission:** July 23, 2012

**Location:** At the northeast corner of State Highway 151 and Potranco Road

**Services Available:** SAWS Water and Sewer

**Zoning:** "C-2 GC-2 AHOD" Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District

**Plat is associated with:**

MDP 110, Westover Hills, accepted on May 17, 1991

**Proposed Use:** Commercial

**Major Thoroughfare:** State Hwy 151 is a freeway and Potranco Road, Primary Arterial, Type A, 120-foot minimum right-of-way (R.O.W)

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**APPLICANT'S PROPOSAL:**

The applicant proposes to plat a **11.120**-acre tract of land that will consist of six **(6)** non-single family lots.

**DISCUSSION:**

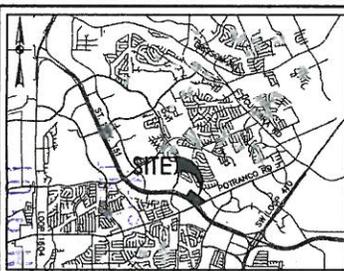
The Public Works Department has cited Section 35-F124(f)(20&21) of the UDC regarding Allowable Development within the Regulatory Floodplain, and 35-F133(c)(1)&(2) of the UDC regarding permit evaluation. The applicant submitted request for two (2) Variances to these requirements.

The Public Works Director has no objection to the granting of the variances as indicated in the attached report.

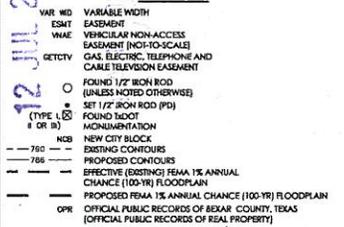
**STAFF RECOMMENDATION:**

Staff reviewed the proposed plat and found it in conformance with the Unified Development Code with the exception to the requested Variances. With regard to these Variances, staff concurs with the applicant's justification. Therefore, the Director of Public Works recommends **approval** of the Variances and plat.

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LOCATION MAP  
MARSCO MAP GRID: 41342  
NOT-TO-SCALE



CURVE TABLE with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Includes data for curves C1 through C4.

LINE TABLE with columns: LINE, BEARING, LENGTH. Includes data for lines L1 through L7.

SURVEYOR'S NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DEK MARKED 'PAPE-DAWSON' UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83)...

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

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

C.P.S. ENERGY NOTES: THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE OWNERS AND NEIGHBORHOOD FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREA...

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

Signature of S. J. ... LICENSED PROFESSIONAL ENGINEER

Signature of G. E. Buchanan REGISTERED PROFESSIONAL LAND SURVEYOR

FOOT NOTES: 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION. 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS...

SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW GRADE ELEVATION OF 80' FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

FIRE DEPARTMENT ACCESS EASEMENT NOTE: INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAN WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

MINIMUM FINISHED FLOOR NOTE: 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 1% ANNUAL CHANCE (100-YR) FLOOD EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

AN UNPLATTED 31.48 ACRE REMAINDER OUT OF A 42.60 ACRE TRACT. OWNER: LEGACY TRAILS DEVELOPMENT JOINT VENTURE (VOL. 7812, PGS 1409-1425 OPR)

MIN. FINISHED FLOOR ELEVATIONS: 31 13,709.578.4; 31 6 785.8; 31 9 786.7

NOTE: MINIMUM FINISHED FLOOR ELEVATIONS BASED ON THE LEGACY AT HWY 151 AND POTRANCO FLOOD STUDY BY PAPE-DAWSON

DRAINAGE EASEMENT NOTE: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. 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...

FLOODPLAIN NOTE: THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE LEGACY AT HWY 151 & POTRANCO FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. MAY 2012. AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR...

OWNER: MERITAGE HOMES OF TEXAS LP 36.57 ACRE TRACT (VOL. 13545, PGS 2332-2339 OPR)

SAMUEL W. COLLARD SURVEY NO. 258, ABSTRACT 152, CB 4305, NCB 17643

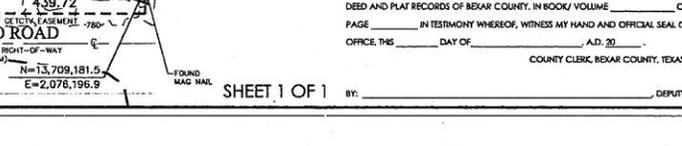
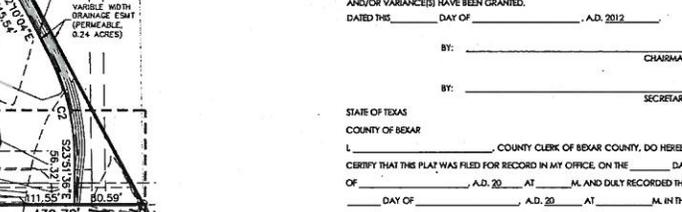
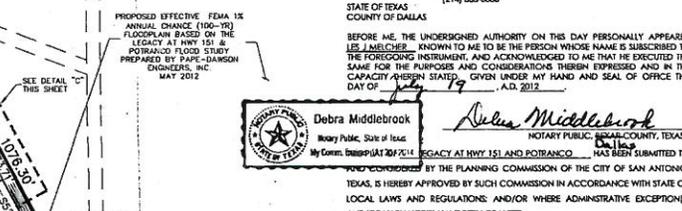
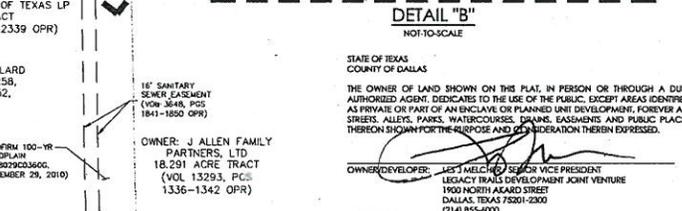
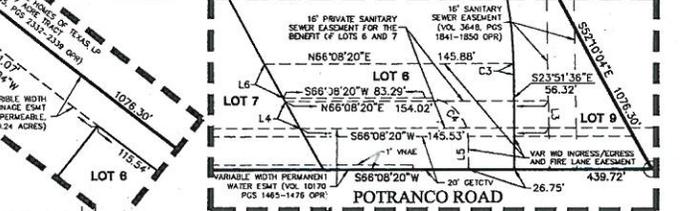
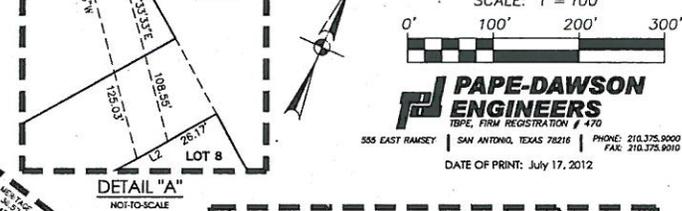
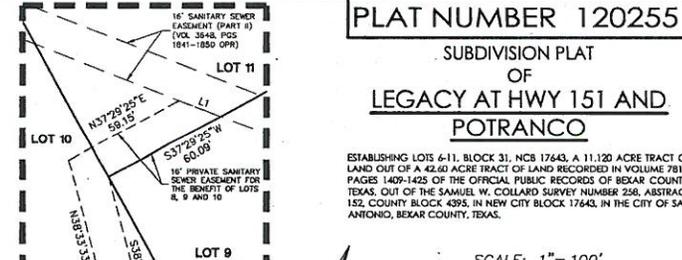
EFFECTIVE OFRM 100-YR FLOODPLAIN (PANEL 148020300G, EFFECTIVE SEPTEMBER 29, 2010)

OWNER: J ALLEN FAMILY PARTNERS, LTD 18.291 ACRE TRACT (VOL. 13293, PGS 1336-1342 OPR)

PROPOSED EFFECTIVE FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN BASED ON THE LEGACY AT HWY 151 & POTRANCO FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. MAY 2012

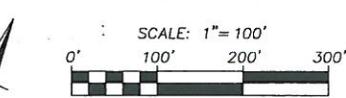
STATE OF TEXAS COUNTY OF BEAR DEBRA MIDDLEBROOK Notary Public, State of Texas My Comm. Expires 01/20/14

Signature of Debra Middlebrock



PLAT NUMBER 120255  
SUBDIVISION PLAT  
OF  
LEGACY AT HWY 151 AND  
POTRANCO

ESTABLISHING LOTS 6-11, BLOCK 31, NCB 17643, A 11.120 ACRE TRACT OF LAND OUT OF A 42.60 ACRE TRACT OF LAND RECORDED IN VOLUME 7812, PAGES 1409-1425 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, COUNTY OF THE SAMUEL W. COLLARD SURVEY NUMBER 258, ABSTRACT 152, COUNTY BLOCK 4395, IN NEW CITY BLOCK 17643, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS  
TYPE, FIRM REGISTRATION # 470  
555 EAST RANNEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
DATE OF PRINT: July 17, 2012

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

OWNER/DEVELOPER: JAMES MELLENDY, VICE PRESIDENT LEGACY TRAILS DEVELOPMENT JOINT VENTURE 1902 NORTH AKARD STREET DALLAS, TEXAS 75201-2000 (214) 855-6000

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LES MELLENDY, 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 THE CAPACITY HEREBY STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF July 19, A.D. 2012.

Signature of Debra Middlebrock



LEGACY AT HWY 151 AND POTRANCO CIVIL Job No. 7897-51, Survey Job No. 9259-11

July 19, 2012

Administrative Exception Request  
Mr. Craig Meyers, P.E.  
Senior Storm Water Review Engineer  
City of San Antonio Public Works Department  
1901 S. Alamo  
San Antonio, TX 78204

Re: Legacy at Highway 151 and Potranco Road (SWE #20966) Plat #120255  
Administrative Exception Request  
Section 35-F124 (f)(20 and 21) of the UDC  
Section 35-F133 (c) of the UDC

Dear Mr. Meyers:

Kindly consider this letter as a formal request for an Administrative Exception to UDC Section 35-F124 (f)(20 and 21) "Allowable Development Within the Regulatory Floodplain" and UDC Section 35-F133 (c) "Permit Evaluation".

Legacy at Hwy 151 and Potranco Road (Legacy Development) is a proposed 31.7 acre commercial development comprised of commercial businesses and associated paved parking areas. The site is located on the east side of the Raymond E. Stotzer Jr. Freeway (HWY 151) between North Hunt Lane and Potranco Road (FM 1957). The site is located in western San Antonio, Texas wholly within the city of San Antonio's limits.

A location map of the proposed development is shown in Exhibit 1.0. The flooding source for the site is Slick Ranch Creek which is part of the larger Leon Creek watershed and runs along the eastern boundary of the site. Portions of the site lay within the 1% AC floodplain as shown on FEMA's Digital Flood Insurance Rate Map (DFIRM) Panel #48029C0360G. See Exhibit 2.0 for a FIRMette which includes the site.

As part of the proposed development, the client proposes to greatly improve the conveyance capacity of the Potranco Road culvert crossing of Slick Ranch Creek by adding an additional 10'x10' concrete box culvert to the 4 which currently exist. This improvement in conveyance will lower the flood depths for the 1% annual chance future conditions storm event over Potranco Road by nearly 2 feet, from a pre-construction depth of 2.07 feet to a post-construction depth of less than 4 inches. For the existing conditions flows, the flood depths over the road will be reduced from 0.92 feet to be contained within the culverts. This will greatly improve the safety and welfare of the public as TxDOT is not expected to improve this crossing in the near future.

Potranco Road is a TxDOT maintained facility; therefore, TxDOT controls the number and spacing of driveway access points allowed to adjacent private property. In their Access Management Manual issued July 2011, a minimum driveway spacing distance of 360 feet is required for a road with a speed limit of 45 miles per hour (see Exhibit 3). At the proposed Legacy site, a maximum distance of 341.85 feet can be achieved from the Hwy 151 access road to the proposed driveway which is less than the minimum spacing requirement (see Exhibit 3.0). Please see attached exhibit showing the location of the property lines, existing driveways, and existing road intersections.

In the case of this property, the driveway location defines the limit of the fill slope. In one location this proposed fill has a depth of 4.44' which exceeds the maximum 3' of reclamation depth requirement in Section 35-F124 (f)(21) of the UDC. At that same location, the velocity reaches 3.29 ft/s which also exceeds the velocity requirement. We are therefore asking for a variance from Section 35-F124 (f)(20 and 21) of the UDC which states:

The following development may be allowed in the regulatory 1% annual chance and will require a floodplain development permit:

20. 1% annual chance floodplain reclamation in areas of ineffective flow where floodplain storage volume lost to reclamation is offset by comparable excavation within the same creek floodplain.
21. 1% annual chance floodplain reclamation in overbank areas subject to extensive shallow (0'-3') flooding where flood velocities in the overbank area are less than three (3) fps and where floodplain storage volume lost to reclamation is offset by comparable excavation within the same creek floodplain."

No downstream landowners are affected by the fill within the regulatory floodplain as shown by our technical submittals. Reinforced turf matting will be added to the toe and slope of the structural fill in those portions of the creek with hydraulic cross-sections showing channel velocities higher than 6 fps. This applies to a portion of the creek just upstream of the Potranco Road crossing measuring approximately 140 feet. If competent bedrock is encountered during excavation, the reinforced turf matting will be omitted.

The second variance is regarding Section 35-F133 (c) of the UDC.

1. No construction activity is allowed in a FEMA designated one percent annual chance (1% A.C.) floodplain, or on property containing a FEMA designated 1% A.C. floodplain, prior to issuance of a floodplain development permit (FPDP) OR issuance of any site development (or other applicable) building permit. The floodplain administrator may (but is not required to) waive this requirement with acceptance of evidence that such activity is outside the limits of said floodplain.  
AND

DEVELOPMENT SERVICES  
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2. No construction activity that will result in a change in the alignment, width, or elevation of a FEMA designated 1% A.C. current conditions floodplain is allowed prior to a conditional letter of map revision (CLOMR) being submitted to FEMA. Additionally, no subdivision plats with easements that are based on revisions to a 1% A.C. current conditions floodplain shall be approved prior to a CLOMR being submitted to FEMA.

AND

3. Excluding capital improvement projects managed by a public agency, no construction activity that will result in a change in the alignment, width, or elevation of a FEMA designated floodplain is allowed prior to a CLOMR being approved by FEMA.

AND

4. OTHER than work specifically associated with a CLOMR approved by the floodplain administrator (see above), no construction activity that requires a revision to a FEMA designated floodplain to meet the provisions of these floodplain ordinances (e.g. reference section 35-F125) is allowed prior to EITHER:

- a. A letter of map revision (LOMR) being approved by FEMA OR
- b. A LOMR being submitted to FEMA AND a performance agreement (with associated performance bond), being accepted by the city in accordance with subsection 35-F134, below.

The second variance that we are requesting is from the standard platting/construction procedures. The time for approval of the CLOMR by FEMA would delay the construction of the culvert improvements by a minimum of 9 months. These improvements are being done for the safety and welfare of the public and therefore we request an accelerated schedule. We propose to provide a construction bond for the full construction cost of the culvert construction and a performance bond for the FEMA submittal fees for the CLOMR and the LOMR plus \$1,000 for each submittal. This performance bond would be valued at \$11,400 (\$4,400 + \$1,000 + \$5,000 + \$1,000). We would also ask that the proposed plat be released for recordation and a Flood Plain Development Permit be issued after the Stormwater Management Plan, CLOMR, and Plat is approved and bonds submitted. We acknowledge that there is a risk of proceeding with construction with City approval but without FEMA approval.

1. *If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his or her property.*

To allow reasonable development on this site it is necessary to have at least one driveway access to Potranco Road. In order to allow safe traffic movement TxDOT requires that the driveway be placed 360 feet from the frontage road.

2. *The hardship relates to the applicant's land, rather than personal circumstance.*

Mr. Craig Meyers

Legacy at Highway 151 and Potranco Road (SWE #20966) Plat #120255 – Administrative Exception Request

July 19, 2012

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DEVELOPMENT SERVICES  
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This hardship relates to the applicant's land, rather than personal circumstance.

3. ***The hardship is unique, or nearly so, rather than one shared by many surrounding property owners.***

The driveway entrance location is unique to this property as the minimum driveway entrance spacing requirements are applied based on existing road locations, property lines, and other driveway locations. These driveway constraints are unique to each property.

4. ***The hardship is not the result of the applicant's own actions.***

The hardship is not the result of the applicant's actions. Improvement to the undersized drainage structure on Potranco Road is necessary. The applicant has taken all other practicable measures to minimize the reclamation of land from Slick Ranch Creek.

5. ***The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in accordance with these regulations.***

The proposed administrative exception variance request will not be injurious to other property.

In our professional opinion, this proposed Administrative Exception Request 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.

Sincerely,

Pape-Dawson Engineers, Inc.

Texas Board of Professional Engineers, Firm Registration # 470



Song Tan, P.E.

Vice President

Attachment

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Mr. Craig Meyers  
Legacy at Highway 151 and Potranco Road (SWE #20966) Plat #120255 – Administrative Exception Request  
July 19, 2012  
Page 5 of 5

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**For Office Use Only:**      AEVR#: \_\_\_\_\_      Date Received: \_\_\_\_\_

**DSD – Director Official Action:**

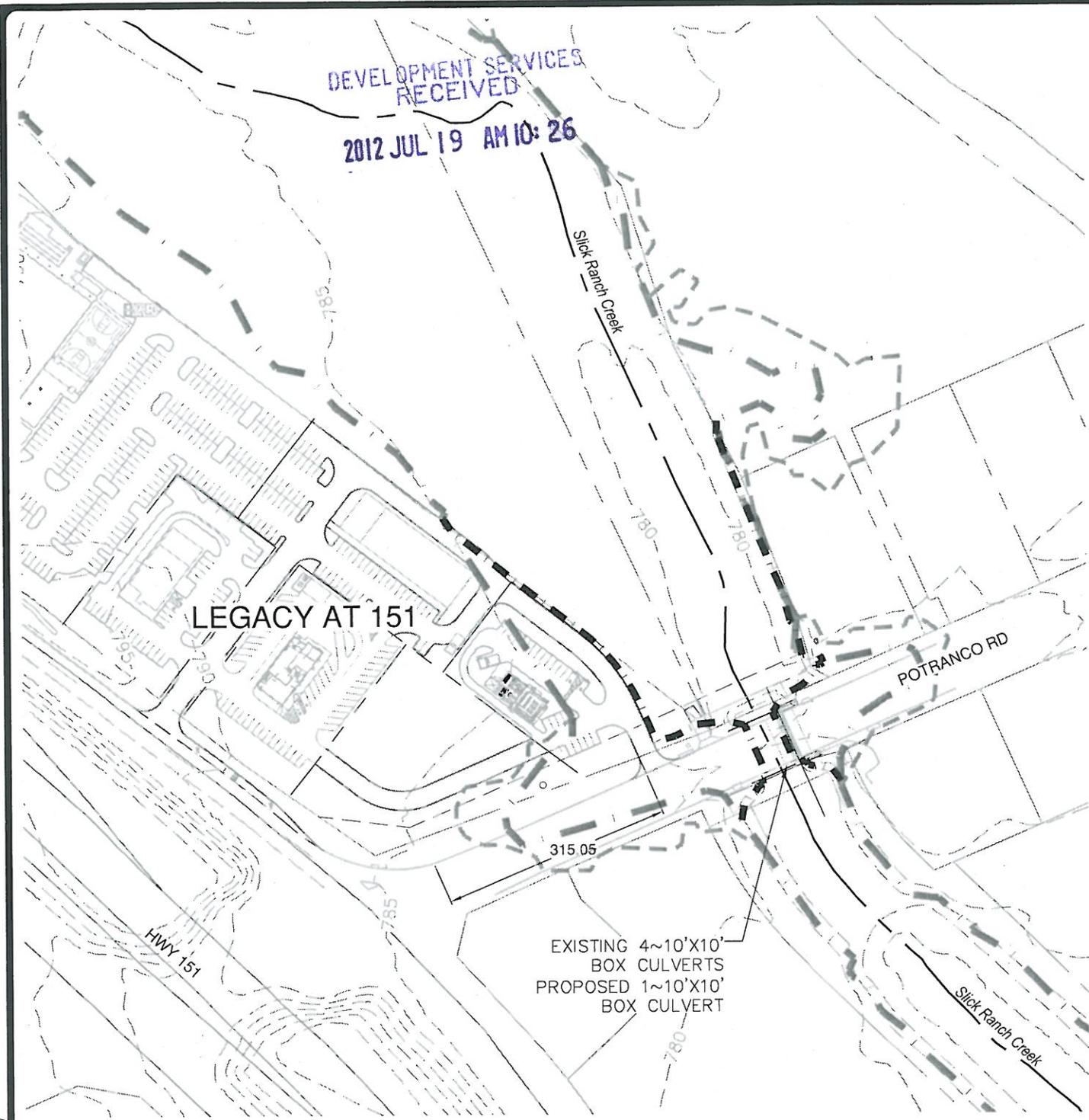
\_\_\_ APPROVED      \_\_\_ APPROVED W/ COMMENTS      \_\_\_ DENIED

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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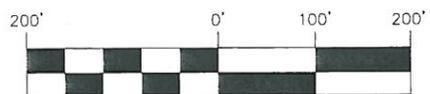


**LEGEND**

- EFFECTIVE 1% A.C. FLOODPLAIN
- EFFECTIVE 1% A.C. FUTURE CONDITIONS FLOODPLAIN
- POST-PROJECT 1% A.C. FLOODPLAIN



SCALE: 1" = 200'

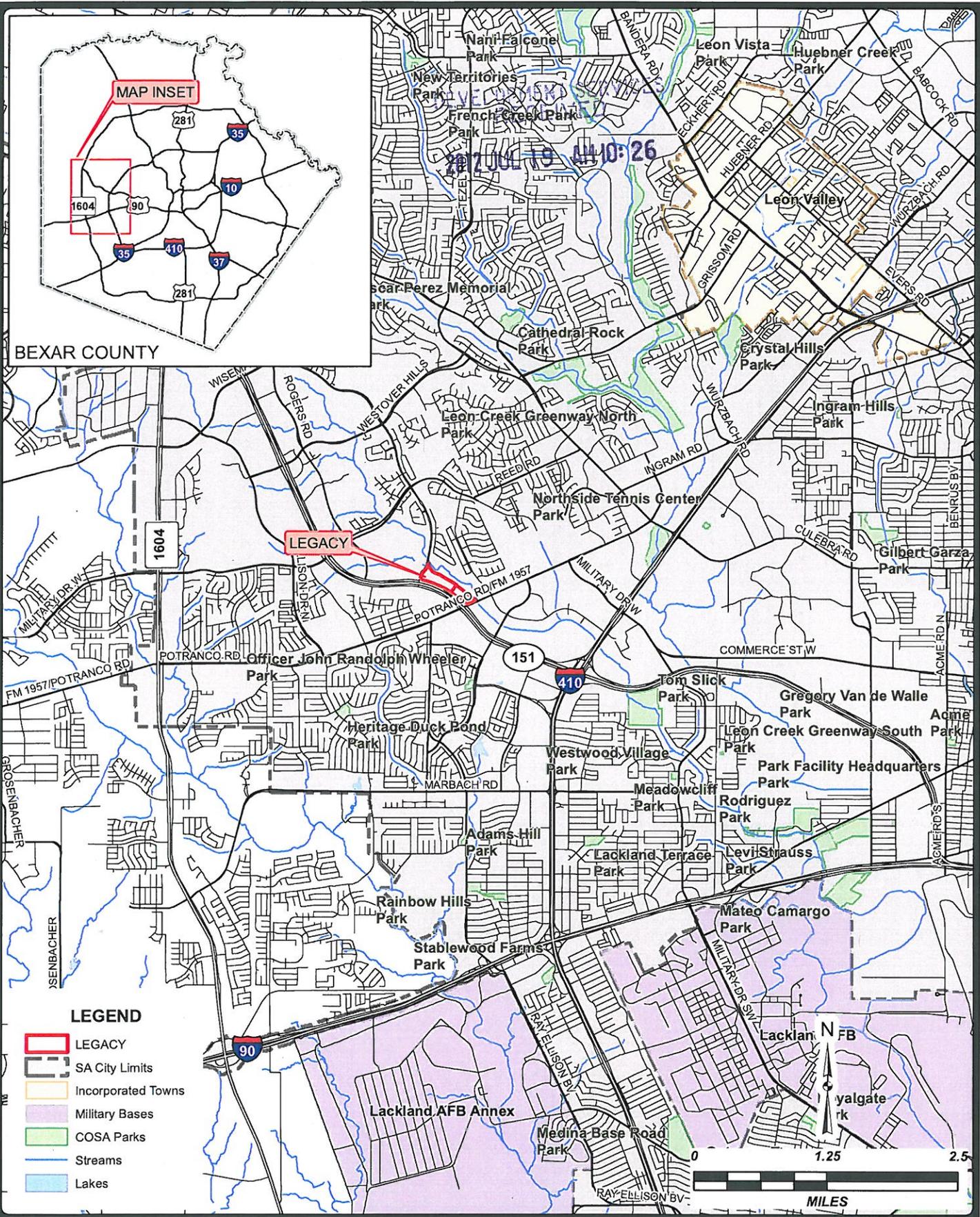


Date: Jul 19, 2012, 9:45am User ID: C:\mheerde File: P:\78-071\Design\Drawings\Exhibits\789753-VarianceR.dwg

JOB NO. 7897-53  
 DATE JULY 2012  
 DESIGNER CVH  
 CHECKED AG DRAWN AG  
 SHEET 3 OF 3

**LEGACY AT 151**  
 SAN ANTONIO, TEXAS  
 FLOODPLAIN EXHIBIT

**Pape-Dawson ENGINEERS**  
 553 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
 FAX: 210.375.9010  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470



JOB NO. 7997-53  
 DATE JUN 2012  
 DESIGNER AG  
 CHECKED CVH DRAWN FG  
 SHEET Exhibit 1

**LEGACY AT 151 ESA**  
**USFWS Concurrence Request**  
**Location Map**

  
 555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
 FAX: 210.375.9010  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

Date: Jun 13, 2012, 9:14:53 AM, User: FG, File: P:\2012\7997-53\Design\Map\LEGACY\_Location\_Map\_120612.mxd



# CITY OF SAN ANTONIO

P O BOX 839966  
SAN ANTONIO, TEXAS 78283-3966

July 20, 2012

Les Melcher  
Legacy Trails Development Joint Venture  
1900 North Akard Street  
Dallas, TX 75201-2300

**Re: Floodplain Variance  
Legacy at State Hwy 151 & Potranco Rd CLOMR  
FPV# 12-008 & FPV#12-009**

Dear Mr. Melcher;

Our department has been in review of the Conditional Letter of Map Revision (CLOMR) and plat # 120225 and AP# M1811150 associated with the Legacy at State Highway 151 Subdivision. Unfortunately, the proposed development is not in compliance with the current floodplain ordinance as follows:

1. The proposed development does not meet the following City of San Antonio Unified Development Code (UDC) requirement:
  - Appendix F, Subdivision C, Section 35-F124 (f)(20) which states that 1% annual chance floodplain reclamation in the areas of ineffective flow where floodplain storage volume is lost due to reclamation must be offset by comparable excavation within the same creek floodplain.
  - Appendix F, Subdivision C, Section 35-F124 (f)(21) which states that 1% annual chance floodplain reclamation in overbank areas subject to extensive shallow (0'-3') flooding where flood velocities in the overbank area are less than 3 fps.
  - Appendix F, Subdivision C, Section 35-F133 (c) (1) & (2) which states that:
    - i. No construction is allowed in a FEMA designated one percent annual chance (1% A.C.) floodplain, or on property containing a FEMA designated 1% A.C. floodplain, prior to issuance of a floodplain development permit (FPDP) OR issuance of any site development (or other applicable) building permit. The floodplain administrator may (but is not required to) waive this requirement with acceptance of evidence that such activity is outside the limits of said floodplain.

AND

- ii. No construction activity that will result in a change in the alignment, width, or elevation of a FEMA designated 1% AC current conditions floodplain is allowed prior to a conditional letter of map revision (CLOMR) being submitted to FEMA. Additionally, no subdivision plats with easements that are based on the revisions to a 1% AC current conditions floodplain shall be approved prior to a CLOMR being submitted to FEMA.

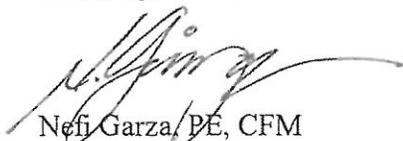
Les Melcher  
Legacy @ St Hwy 151 CLOMR  
FPV# 12-008 & 12-009  
July 20, 2012  
Page 2 of 2

2. A variance to the above UDC section will be required prior to Public Works approval on any final certificates of occupancy associated with the building permit AP# M1811150.
3. Public Works will support a variance from Appendix F, Subdivision C, Section 35-F124(f) (20) & (21) and Section 35-F133 ( c) (1) & (2) because:
  - The engineer of record has demonstrated that the proposed fill within the 1% AC floodplain will not cause an increase in water surface elevations upstream or downstream of the subject site.
  - The engineer of record has indicated that where fill is to be placed Turf Reinforcement Matting will be placed to stabilize and prevent any possible erosion for the storage lost from the 1% AC floodplain.
  - The engineer of record is adding an additional box culvert within Potranco Road, a TxDOT owned roadway, which currently is classified as a “Dangerous Road Crossing” based on fig. 504-2 in the UDC. There is currently more than 2 feet of water that overtops this road. The developer is proposing to add an additional box culvert to provide additional capacity to this system and as such, reclassify Potranco Road into a safe crossing as part of a mitigation plan.
  - The safety benefits and timely installation of the additional box culvert significantly outweigh the variance items being requested.

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

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

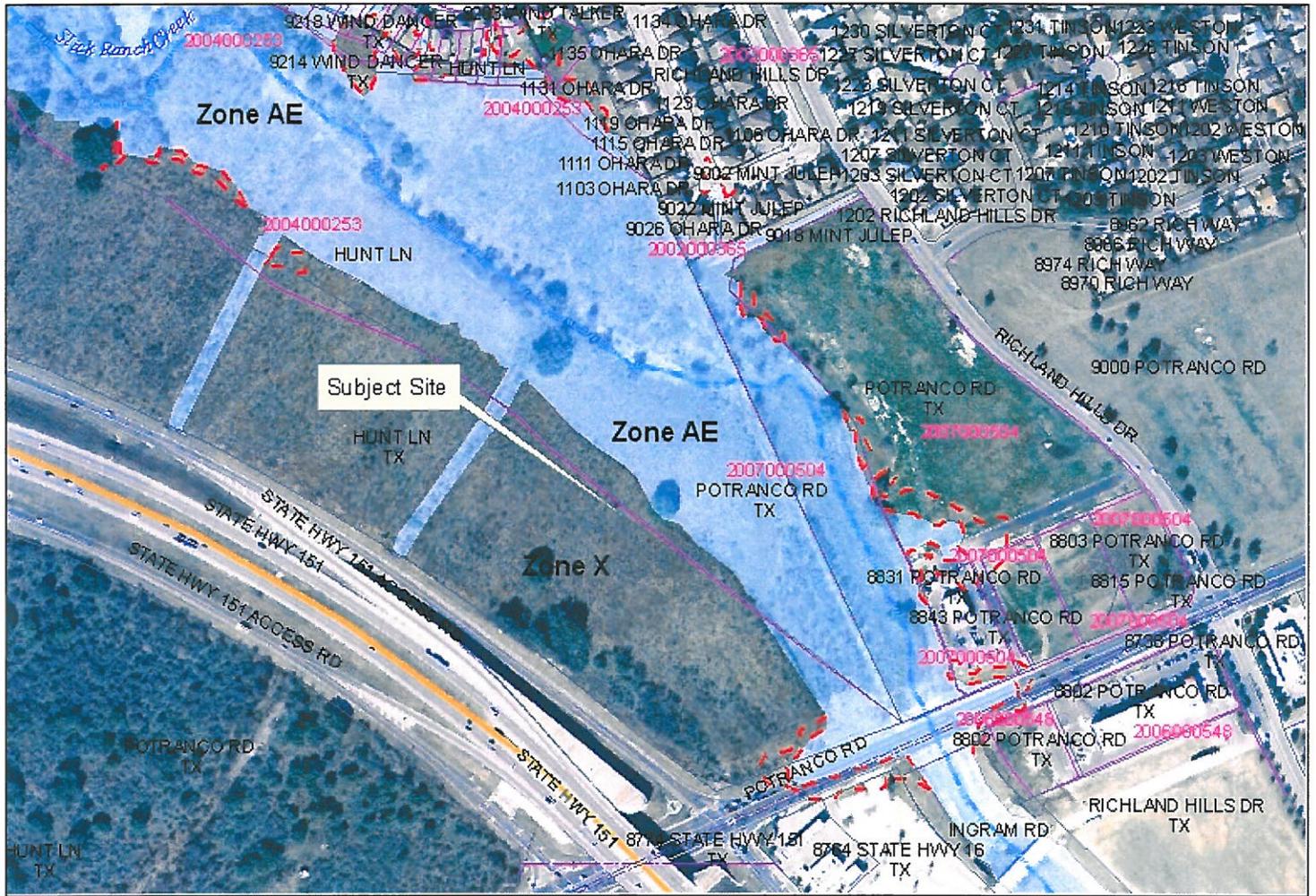
Sincerely,



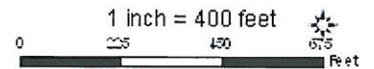
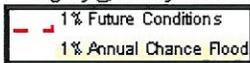
Nefi Garza, PE, CFM  
Assistant Director of Public Works

Attm(s): Exhibit 1-Vicinity Map

cc: Song Tan, P.E., Pape-Dawson Engineers  
City of San Antonio, Planning Commission



Legacy @ St Hwy 151 & Potranco





# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NEIGHBORHOOD PLANNING AND URBAN DESIGN DIVISION

## STAFF REPORT

### Public Hearing:

Planning Commission

August 8, 2012

### Case Number:

PA 12034

### Applicant:

Roland Lozano, CEO, Brooks  
Development Authority

### Representative:

Pape-Dawson Engineers, Inc.

### Owner:

Brooks Development Authority

### Staff Coordinator:

John Osten, Senior Planner  
(210) 207-2187

[john.osten@sanantonio.gov](mailto:john.osten@sanantonio.gov)

### Property Address/Location:

An approximately 65 acres tract of  
land, generally located at Dave Erwin  
Drive to the south, Boyle Road to the  
west and Challenge Drive to the east

### Legal Description:

64.997 acres out of NCB 10879

### Tract Size:

Approx. 65 acres

### Council District(s):

District 3

### Notification:

Published in Daily Commercial  
Recorder 7/20/2012

Notices Mailed 7/26/2012

- 46 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 18 to planning team members

Internet Agenda Posting 7/20/2012

### REQUEST

A Master Plan Amendment to 1) the Stinson Airport Vicinity Land Use Plan from Regional Commercial to Light Industrial and 2) to include "I-1" General Industrial zoning district to Light Industrial land use classification as a recommended zoning district.

### RECOMMENDED ACTION

**Approval** of 1) the proposed plan amendment from the Regional Commercial land use classification to Light Industrial land use classification, and 2) to include "I-1" General Industrial zoning district to Light Industrial land use category as a recommended zoning district.

### ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the Stinson Airport Vicinity Land Use Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

### SYNOPSIS OF ANALYSIS

#### Land Use:

The project is appropriately situated close to the major arterials, and within an already established multi-use center that draws its base from the larger region. Manufacturing and industrial uses are one of the core uses that are included into the Brooks City-Base Master Development Plan vision.

#### Transportation:

There are many surrounding arterials and adequate access to the Interstate Highway 37. The existing transportation infrastructure could support additional traffic generated by the requested land use change.

#### Community Facilities:

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

### CASE HISTORY

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> Stinson Airport Vicinity Future Land Use Plan	
<b>Plan Adoption Date:</b> April 2, 2009	<b>Update History:</b> N/A
<b>Goal I: Protect the quality of life of residents including health, safety and welfare</b>	
Objective 1.1 Protect integrity of exiting residential neighborhoods	
Objective 1.2 Discourage developments of incompatible uses on vacant land	
<b>Goal II: Encourage economic growth that enhances airport operations and development</b>	

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Regional Commercial	Vacant land
North	Regional Commercial	Vacant land
East	Regional Commercial	Vacant land
South	Low Density Residential	Single-Family Homes
West	Regional Commercial	Vacant land

**Land Use:** The subject property is classified as Regional Commercial in the Stinson Airport Vicinity Land Use Plan, as are most of the surrounding properties. However, the abutting subdivision is classified as Low Density Residential. The Stinson Airport Vicinity Land Use Plan, adopted in 2009, consists of land within the Brooks City-Base. The Brooks City-Base requested, and was granted, a future land use plan amendment on December 16, 2010 and most of the area's, including the subject property, future land use designation amended to Regional Commercial land use classification. In addition, the plan's land use text section has been amended in 2011 to include Heavy Industrial land use category and corresponding "I-2" Heavy Industrial as recommended zoning district for this land use category.

The subject area is surrounded mostly with vacant land with an exception of the existing subdivision to the south. There are industrial uses generally located to northwest of the subject property, but these uses are not adjacent to the subject property.

The requested plan amendment will enable the applicant to accommodate an increasing demand of manufacturing related uses for this area. Manufacturing and industrial uses are core uses that are included into the Brooks City-Base Master Development Plan vision. An amendment from Regional Commercial to Light Industrial would establish the land use framework necessary for the redevelopment of Brooks City-Base into a multi-use, "world-class" research and technology center. The project is appropriately situated close to the major arterials, and within an already established multi-use center that draws its base from the larger region. Any potential impact of manufacturing uses that are allowed in Light Industrial land use category can be mitigated by appropriate buffers to abutting residential neighborhood to the south. These types of measures will be addressed during the rezoning process.

The second request, to include I-1 General Industrial zoning district to Light Industrial land use category as a recommended zoning district, is reasonable and it appears to be consistent with other land use plans that adopted by the City.

Regional Commercial land use includes high intensity land uses that draw their customer base from a larger region and should be located at intersection nodes along major arterial roadways or along mass transit system nodes, and be 20 acres or greater in area. Regional Commercial should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots. Examples include large commercial centers, malls, home improvement centers, hotels/motels, major employment centers, and low-high rise office buildings that promote mixed uses.

Light Industrial land use category includes a mix of light manufacturing uses and limited ancillary retail and supplier uses that service the industrial uses. These uses should include proper screening and buffering, and be compatible with adjoining uses. Outside storage is not permitted (must be under roof and screened). Currently, I-1 General Industrial zoning district is not included into this land use category as a recommended zoning district.

**Transportation:** Boyle Road to the west and Challenger Drive are collector roads with limited accessibility in the Brooks City-Base. These roads are currently not in public use and are partially blocked by a security fence and over-grown vegetation. Dave Ervin Drive, located at the southern boundary of the Base, is not accessible due to the existence of a perimeter fence. South New Braunfels Road is on the Major Thoroughfare Plan as a future Secondary Arterial Type A and Goliad Road is currently classified as Secondary Arterial Type B. There are currently no bike lines and sidewalks on this portion of Brooks City Base. There is a VIA bus-stop at the corner of Goliad and Lyster Road. South Presa Street is located 1750 feet to the south of the subject property; however, there are no direct connections from the subject property to this Arterial. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

**Community Facilities:** The nearby community facilities are the Mission Academy and Texas Engineering Extension Service to the south, Brooks Academy of Science and Engineering to the east. All of them are learning facilities and can benefit from the technological nature of the proposed development. Mission Academy and Texas Engineering Extension Service is located on South Presa Street and will not be affected by the traffic generated in the Brooks City-Base since there is no access to City-Base from this Arterial. The Mission Academy, on the other hand, is located on Lyster Road within the City-Base. This section of the road is a four-lane divided high-capacity interior road and it is only one of the many other similar capacity interior roads within the City-Base that will serve the proposed development. The existing community facilities could support additional demand generated by the requested land use change.

## II. SUPPLEMENTAL INFORMATION

**Current Zoning:** "MR" Military Reserve District

**Proposed Zoning:** "I-1 S" General Industrial District with a Specific Use Authorization for Electronic Component Manufacturing

**Corresponding Zoning Case:** Z2012170 S

**Zoning Commission Public Hearing Date:** August 21, 2012

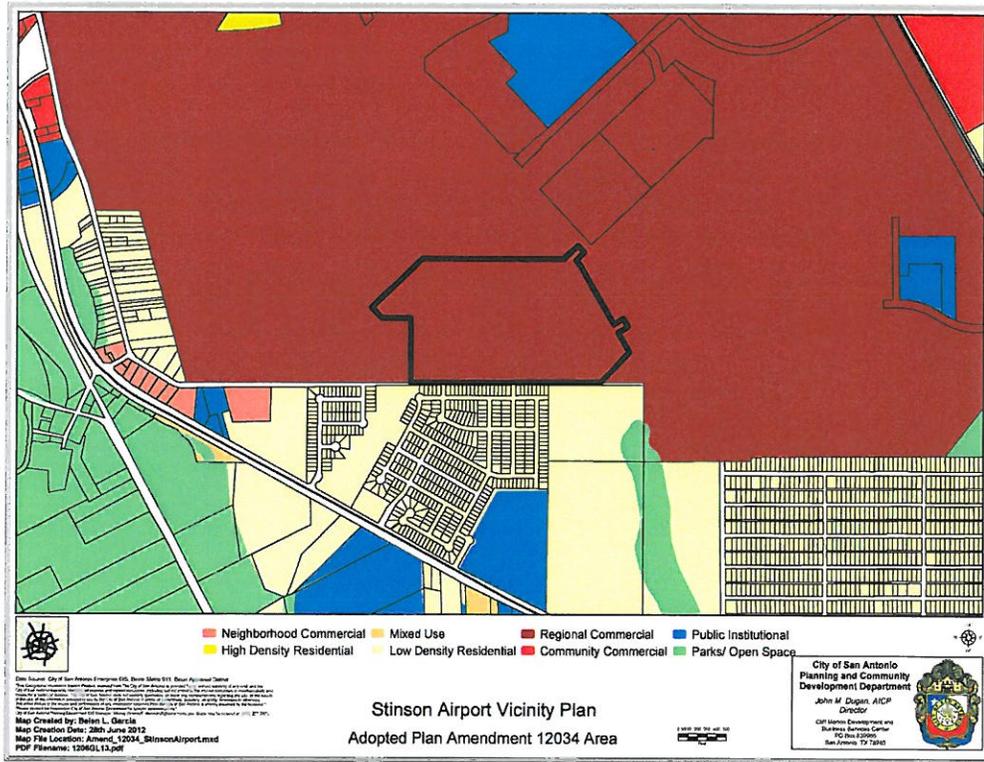
## III. RECOMMENDATION

Light Industrial land use is compatible when appropriate measures are considered to mitigate its potential impact on existing residential neighborhoods. The request for Light Industrial for this location is appropriate as manufacturing and industrial uses are core uses that are included into the Brooks City-Base Master Development Plan vision. It is appropriate to include "I-1" General Industrial zoning district to Light Industrial land use category as a recommended zoning district.

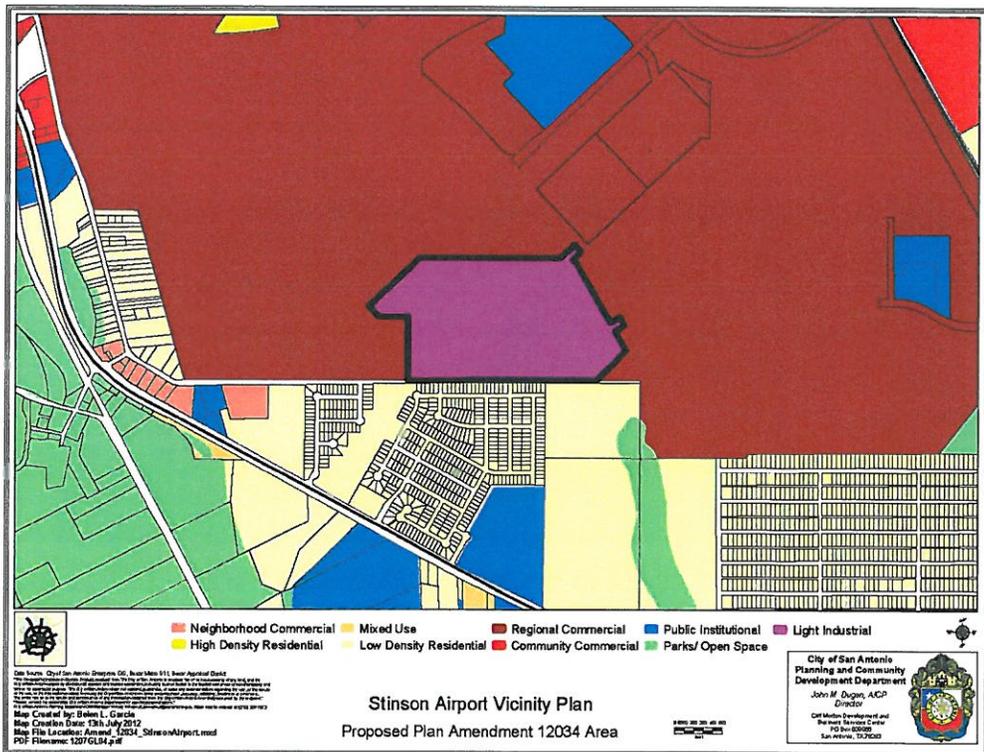
## IV. ATTACHMENTS

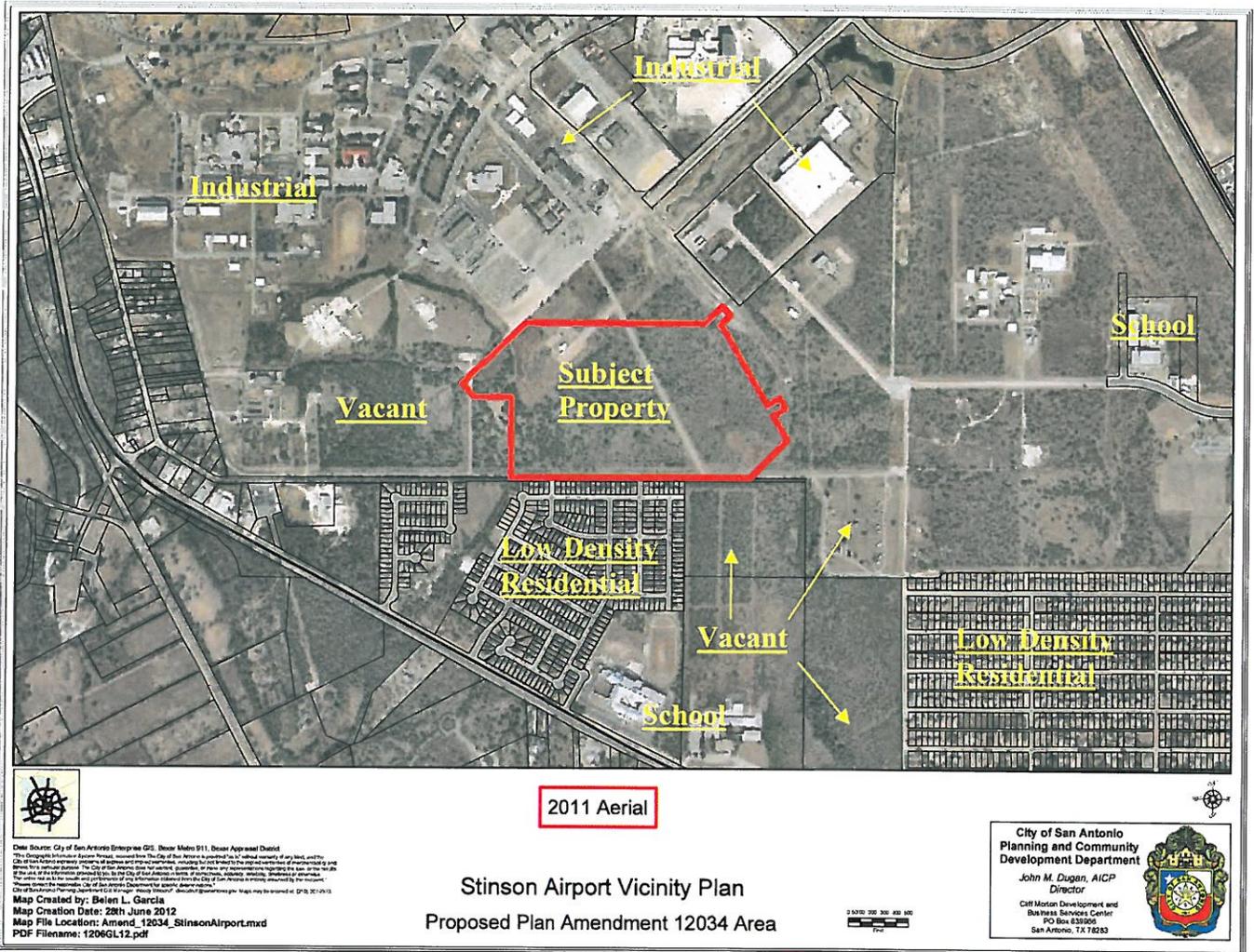
- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:







# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NEIGHBORHOOD PLANNING AND URBAN DESIGN DIVISION

## STAFF REPORT

### **Public Hearing:**

Planning Commission  
August 8, 2012

### **Case Number:**

PA 12056

### **Applicant:**

Martin and Drought, PC

### **Representative:**

Ryan Sweeney

### **Owner:**

Petro-Steel Development Corporation

### **Staff Coordinator:**

Tyler Sorrells, AICP  
Planner  
(210) 207-7395  
[tyler.sorrells@sanantonio.gov](mailto:tyler.sorrells@sanantonio.gov)

### **Property Address/Location:**

Southwest corner of the intersection  
of Tezel Road and Bandera Road

### **Legal Description:**

NCB 18006 Lot P-105

### **Tract Size:**

2.592 acres

### **Council District(s):**

District 8

### **Notification:**

Published in Daily Commercial  
Recorder 7/19/2012  
Notices Mailed 7/26/2012

- 9 to property owners within 200 feet
- No Registered Neighborhood Association

13 to planning team members Internet  
Agenda Posting 7/26/2012

### **REQUEST**

A Master Plan Amendment to change the future land use plan in the Northwest Community Plan from Neighborhood Commercial to Regional Commercial.

### **RECOMMENDED ACTION**

**DENIAL** of the proposed amendment to the Northwest Community Plan and **APPROVAL** of an alternative recommendation of Community Commercial.

### **ALTERNATIVE ACTIONS**

1. Recommend approval of the proposed amendment to the Northwest Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

### **SYNOPSIS OF ANALYSIS**

#### **Land Use:**

The proposed Regional Commercial classification accommodates intensive uses which are not compatible with the Northwest Community Plan's desire to encourage neighborhood-scaled development. Additionally, Regional Commercial is recommended for parcels of 20 acres or greater. At approximately 2 acres, the subject property is of insufficient size to accommodate buffering and other design features necessary to minimize potential negative impacts. A more appropriate land use classification would be Community Commercial. The uses accommodated in this category would be less intensive and would be better poised to provide neighborhood-scaled commercial, office, and retail services

#### **Transportation:**

Bandera Road and Tezel Road are major thoroughfares. The subject property is also served by transit. Regional Commercial land use, with its intensive commercial uses, could generate significant negative transportation impacts at an already congested intersection.

#### **Community Facilities:**

Nearby community facilities include a school and private swim club. The proposed amendment is not anticipated to pose negative impacts on these facilities.

### **CASE HISTORY**

This is the first public hearing of this case.

I. ANALYSIS

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> Northwest Community Plan	
<b>Plan Adoption Date:</b> December 4, 2003	<b>Update History:</b> May 27, 2004 and June 16, 2011
<p><b>Strategy 1.1</b> Promote more neighborhood-scaled businesses</p> <p>The Northwest Community Plan land use plan encourages the development of neighborhood-friendly businesses that are neighborhood scaled. The proposed Regional Commercial land use classification accommodates intensive uses which are intended to service multiple neighborhoods beyond those in the vicinity of the parcel and are not compatible with the Northwest Community Plan’s desire to encourage neighborhood-scaled development.</p>	

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Neighborhood Commercial	Vacant
North	Neighborhood Commercial	Bank, convenience store
East	Community Commercial	Pharmacy, commercial nursery
South	Neighborhood Commercial	Vacant
West	Low Density Residential	Single-family residential

**Land Use:** The proposed Regional Commercial land use classification accommodates the most intense commercial uses such as movie theaters, fitness centers, mid to high-rise office buildings, and automobile dealerships, which are intended to draw their customer base from a regional area. These uses are not specifically intended to service the adjacent community, which conflicts with Land Use Strategy 1.1. A more appropriate land use classification for the property would be Community Commercial. Community Commercial is intended to accommodate a less intensive array of office, professional service, and retail uses that draw their customer base from a smaller geographic area. The less intensive nature of these uses would pose less impact on adjacent residential properties as well as providing services to the nearby residential subdivision and the larger community. Additionally, Regional Commercial is recommended for parcels of 20 acres or greater, in order to accommodate the incorporation of internal circulation systems as well as adequate buffering to minimize potential negative impacts to adjacent properties. At approximately 2 acres the subject property is of insufficient size to accommodate buffering and other design features necessary to minimize potential negative impacts on adjacent residentially zoned properties. A more appropriate land use classification would be Community Commercial. The uses accommodated in this category would be less intensive and would be better poised to provide neighborhood-scaled commercial, office, and retail services

**Current And Proposed Land Use Classification Descriptions:** The subject property is currently classified as Neighborhood Commercial. Neighborhood Commercial includes lower intensity commercial uses such as small-scale retail or offices, professional services, convenience retail, and shop front retail that serves a market equivalent to a neighborhood. Uses in this classification should be located at the intersection of residential streets and arterials and within walking distance of neighborhood residential areas, or along arterials where already established.

The proposed amendment would change the land use classification for the property to Regional Commercial. Regional Commercial includes high intensity commercial land uses that draw customers from a larger region. These uses are typically located at intersection nodes along expressways or major arterial roadways. These commercial nodes are typically twenty acres in size or greater. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts, sidewalks and shade trees in parking lots, landscaped areas between the parking lot and street, and well-

designed monument signage. Examples include movie theaters, fitness centers, home improvement centers, hotels and motels, mid to high-rise offices, and automobile dealerships.

The Department is recommending an alternative recommendation of Community Commercial. Community Commercial includes offices, professional services, and retail uses that are accessible to a variety of transportation modes including bicyclists and pedestrians. This form of development should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Parking areas should be located behind the building, with the exception of one row of parking facing the street. Examples of uses accommodated in this category include cafes, offices, restaurants, beauty parlors, neighborhood grocery stores, medical clinics, and pharmacies.

**Transportation:** Bandera Road is classified as a Primary Arterial Type A and Tezel Road is classified as a Secondary Arterial Type B. There is a VIA bus stop at the northeast corner of the subject property. Uses accommodated in the Regional Commercial land use category are intended to draw their customer base from a large geographic area which could pose significant traffic impacts at the Bandera Road and Tezel Road intersection.

**Community Facilities:** The subject property is approximately 0.25 miles northwest of Carl Wanke Elementary School and is immediately adjacent to the Braun Oaks Swim Club, which is a privately owned homeowners association facility. The proposed amendment is not anticipated to pose negative impacts on these facilities.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** R-6

**Proposed Zoning:** C-3

**Corresponding Zoning Case:** Z2012155

**Zoning Commission Public Hearing Date:** August 21, 2012

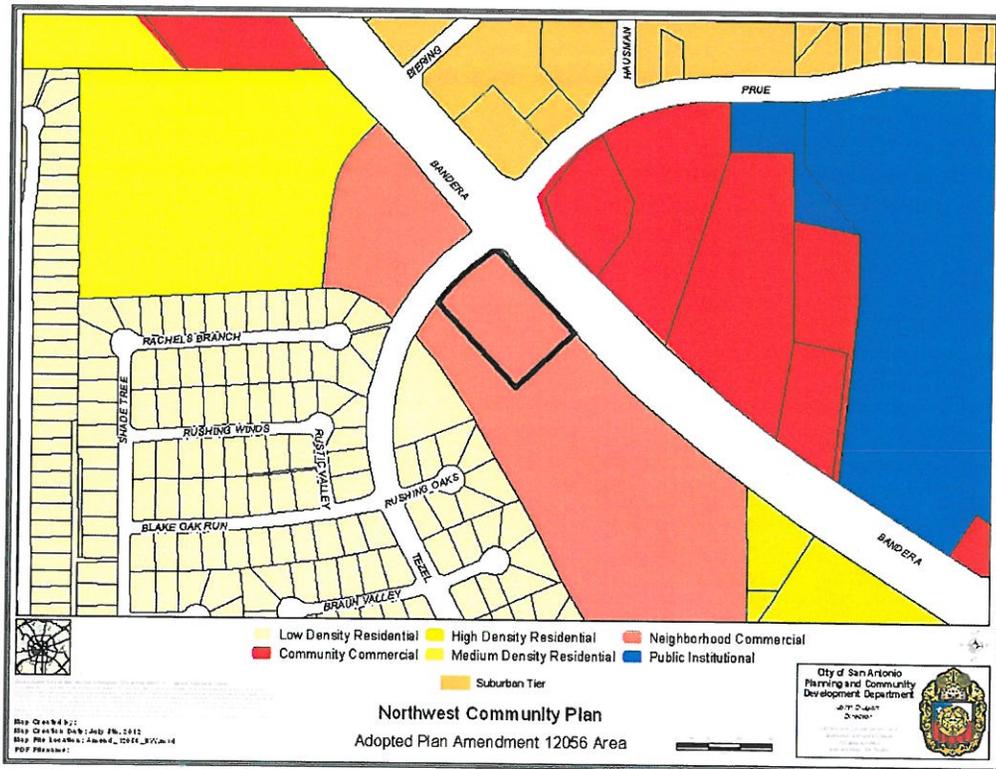
## **III. RECOMMENDATION**

The Department of Planning and Community Development recommends DENIAL of the proposed plan amendment and APPROVAL of an alternative recommendation of Community Commercial.

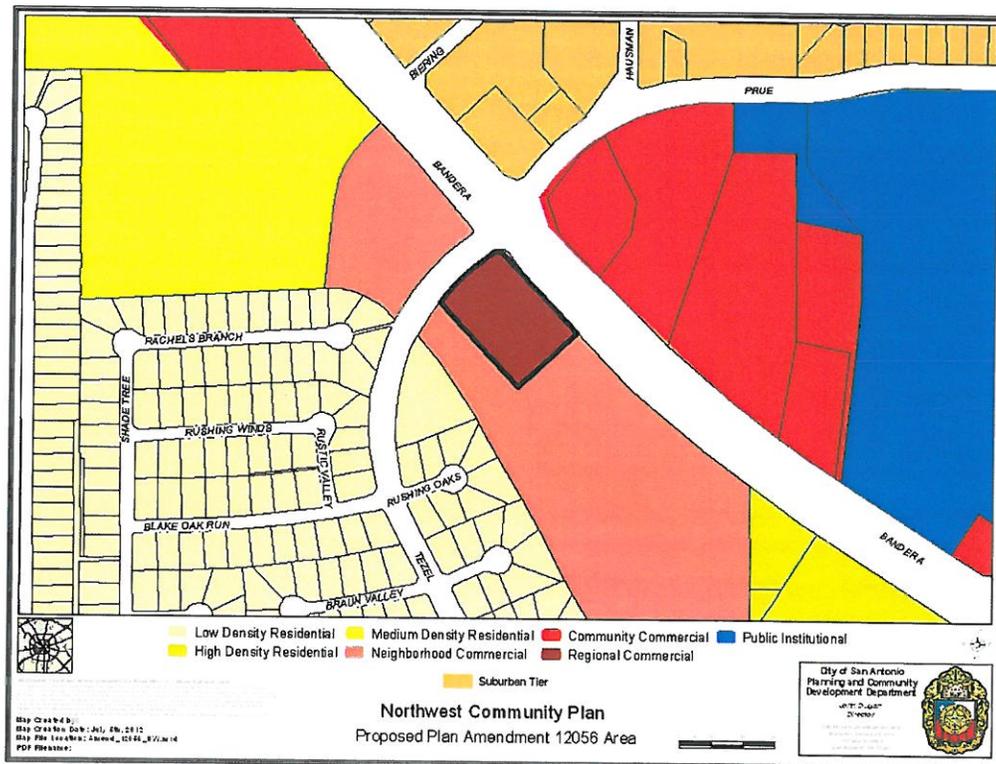
## **IV. ATTACHMENTS**

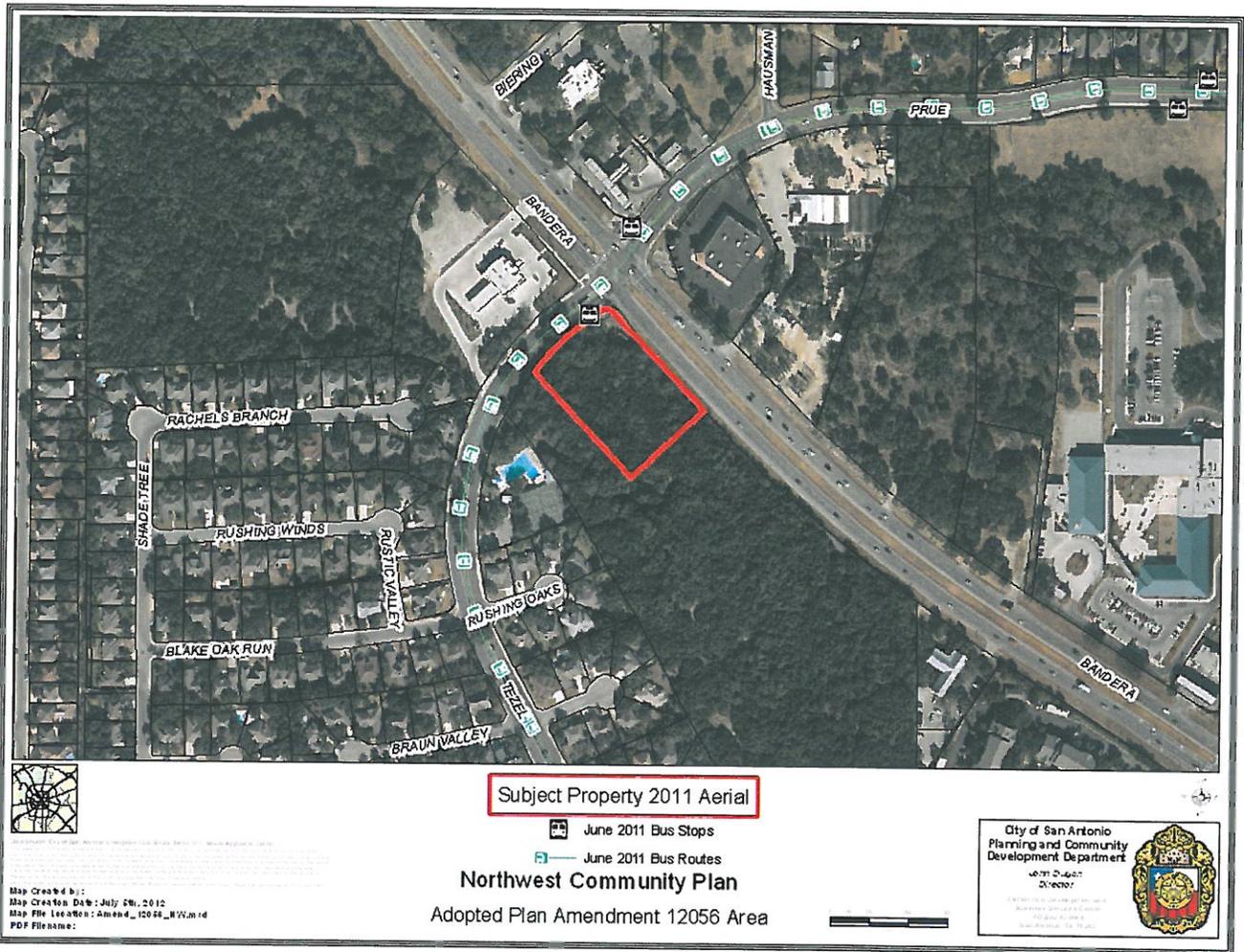
- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:







# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NEIGHBORHOOD PLANNING AND URBAN DESIGN DIVISION

## STAFF REPORT

### Public Hearing:

Planning Commission  
July 25, 2012 Continued to  
August 8, 2012

### Case Number:

PA 12060

### Applicant:

Brown & Ortiz, P.C.

### Representative:

Brown & Ortiz, P.C.

### Owner:

Alfredo Alvarez

### Staff Coordinator:

Robert C. Acosta, Planner  
(210) 207-0157  
racosta@sanantonio.gov

### Property Address/Location:

Approximately 65.8 acres out of P-100, NCB 11300 located along the eastside of Quintana Road between Pitluk Avenue and Plumnear

### Legal Description:

Approximately 65.8 acres out of P-100, NCB 11300 located along the eastside of Quintana Road between Pitluk Avenue and Plumnear

### Tract Size:

65.8 acres

### Council District(s):

District 4

### Notification:

Published in Daily Commercial Recorder 7/6/2012  
Notices Mailed 7/12/2012

- 16 to property owners within 200 feet
- 1 to the applicant
- 3 to registered neighborhood associations within close proximity

52 to planning team

Internet Agenda Posting 8/3/2012

### REQUEST

The Applicant requests a Master Plan Amendment to change the future land use contained in the **West/Southwest Sector Plan** form **Agribusiness Tier** to **Specialized Center**.

### RECOMMENDED ACTION

**Approval of the proposed amendment** to the West/Southwest Sector Plan to change the future land use designation of the subject property from Agribusiness Tier to Specialized Center.

### ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the West/Southwest Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

### SYNOPSIS OF ANALYSIS

#### **Land Use:**

Although the area is currently designated as Agribusiness Tier, the general conditions in the area could support Specialized Center. The subject property's location along a major arterial and railroad line, its close proximity to an expressway, and the significant number of heavy industrial uses along New Laredo Highway make it appropriate for the Specialized Center classification.

#### **Transportation:**

New Laredo Highway abuts the subject property on the east side and is a Secondary Arterial Type A. A rail road line abuts the subject property along the west side IH 35 is a Freeway and is approximately half a mile south of the subject property. Pitluk Avenue, Plumnear and Quintana Road are local streets. The requested land use change could generate more potential truck and vehicle traffic and may pose a significant impact on existing transportation infrastructure. Impact could be mitigated.

#### **Community Facilities:**

Hidden Cove and Sky Harbour Elementary Schools are nearby. The existing community facilities could support additional demand, if any, generated by the requested land use change.

### CASE HISTORY

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> West/Southwest Sector Plan	
<b>Plan Adoption Date:</b> April 21, 2010	<b>Update History:</b> N/A
Goal LU-1 Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhood and businesses from incompatible uses.	
Approval of Specialized Center would allow development consistent with this objective of the West/Southwest Sector Plan. Specialized Centers may be compatible with Agribusiness Tier where large lot developments provide for a significant buffer from heavy industrial uses.	

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Agribusiness Tier	Vacant lot
North	Agribusiness Tier	Vacant lot, CPS power plant and steel manufacturing plant
East	Agribusiness Tier	New Laredo Hwy, single-family Home and farm land
South	Agribusiness Tier	Auto Salvage Yard
West	Agriculture and Industrial (United Southwest Community Plan)	Quintana Road, rail line and rail road yard

**Land Use:** The subject property is located along the east side of Quintana Road between Pitluk Avenue and Plumnear and is located in the West/Southwest Sector Plan. The subject property is a vacant lot and is located in an area that is predominately rural and includes a CPS power plant and steel manufacturing company to the north, an automobile salvage yard to the south, a single family residence and farm land to the east, and a rail road yard to the west. The West/Southwest classifies the properties to the north, south and east as Agribusiness. Properties to the west are within the United Southwest Communities Plan and classified as Agriculture and Industrial. The applicant requests to change the future land use from Agribusiness Tier to Specialized Center.

Agribusiness classification includes both residential and non-residential uses. Residential uses include large tracts of 25 acres or greater, detached single family housing significantly buffered from industrial uses. Non-residential uses are generally isolated areas where businesses that produce process or distribute agricultural products and/or livestock can conduct related agribusiness activities. Agriculture uses are permitted throughout the tier. Light Industrial uses should be screened and buffered from adjoining nonindustrial uses. Commercial uses should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages located along arterials.

Specialized Center classification includes heavy industrial and business and office park uses. The Specialized Center classification generally includes manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail. Heavy industrial uses should be located near expressways, arterials, and railroad lines. This use is not compatible with residential uses. Business/Office Park uses should take the form of a cohesive, campus setting with adequate open space and pedestrian walkways between or around buildings. Residential uses should be separated with landscape buffers.

The applicant requests this plan amendment and associated zoning change in order to develop a recycling plant. While the current land use of Agribusiness Tier allows light industrial uses, the need for on-site processing and storage requires that the land use be amended to Specialized Center.

The subject property is classified as Agribusiness Tier and is located approximately 0.5 miles north of the intersection of New Laredo Highway and IH-35 which abuts a major industrial node. The properties abutting the subject property to the north, west and south include several heavy industrial uses. Although the area is designated as Agribusiness Tier, the general conditions in the area could support Specialized Center. The subject property's location along a major arterial and railroad line, its close proximity to an expressway, and the significant number of heavy industrial uses along New Laredo Highway make it appropriate for the Specialized Center classification.

**Transportation:** New Laredo Highway abuts the subject property on the east side and is a Secondary Arterial Type A roadway. A rail road line abuts the subject property along the west side. IH-35 is a Freeway and is approximately half a mile south of the subject property. Pitluk Avenue, Plumnear and Quintana Road are local streets. The requested land use change could generate more potential truck and vehicle traffic and may pose a significant impact on existing transportation infrastructure. Impact could be mitigated.

**Community Facilities:** Hidden Cove and Sky Harbour Elementary Schools are nearby. The existing community facilities could support additional demand, if any, generated by the requested land use change.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** R-4 AHOD

**Proposed Zoning:** I-2 AHOD

**Corresponding Zoning Case:** Z2012166

**Zoning Commission Public Hearing Date:** August 21, 2012

## **III. RECOMMENDATION**

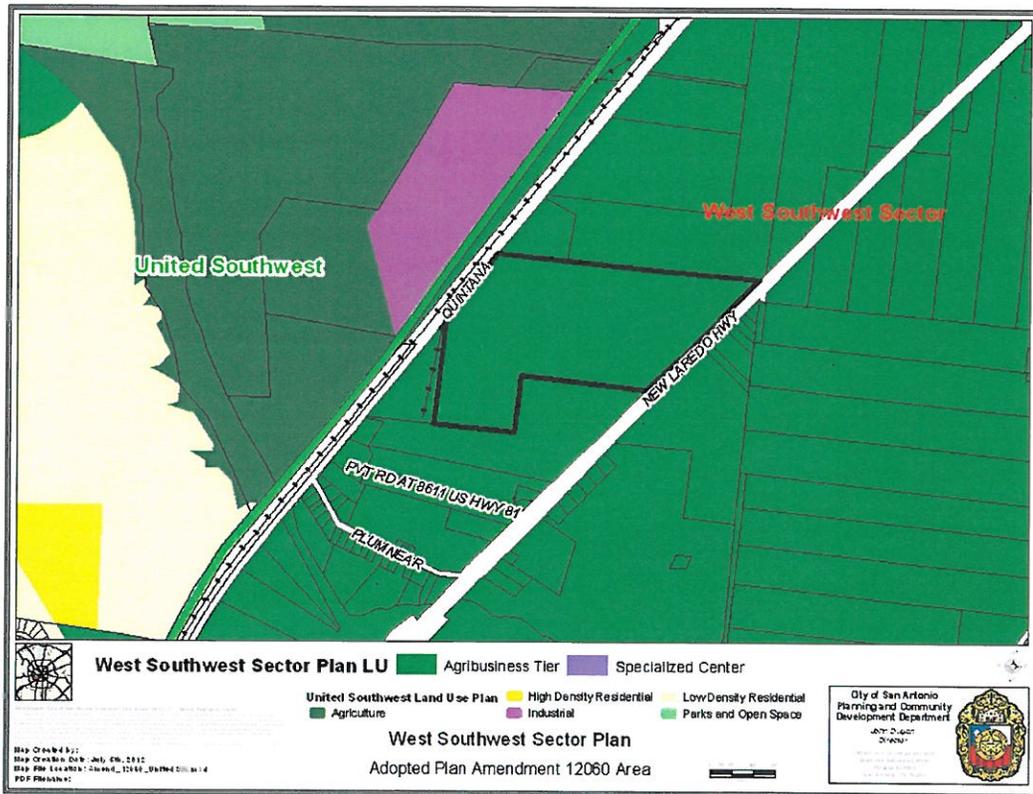
The Department of Planning and Community Development recommend approval of the proposed Plan Amendment.

## **IV. ATTACHMENTS**

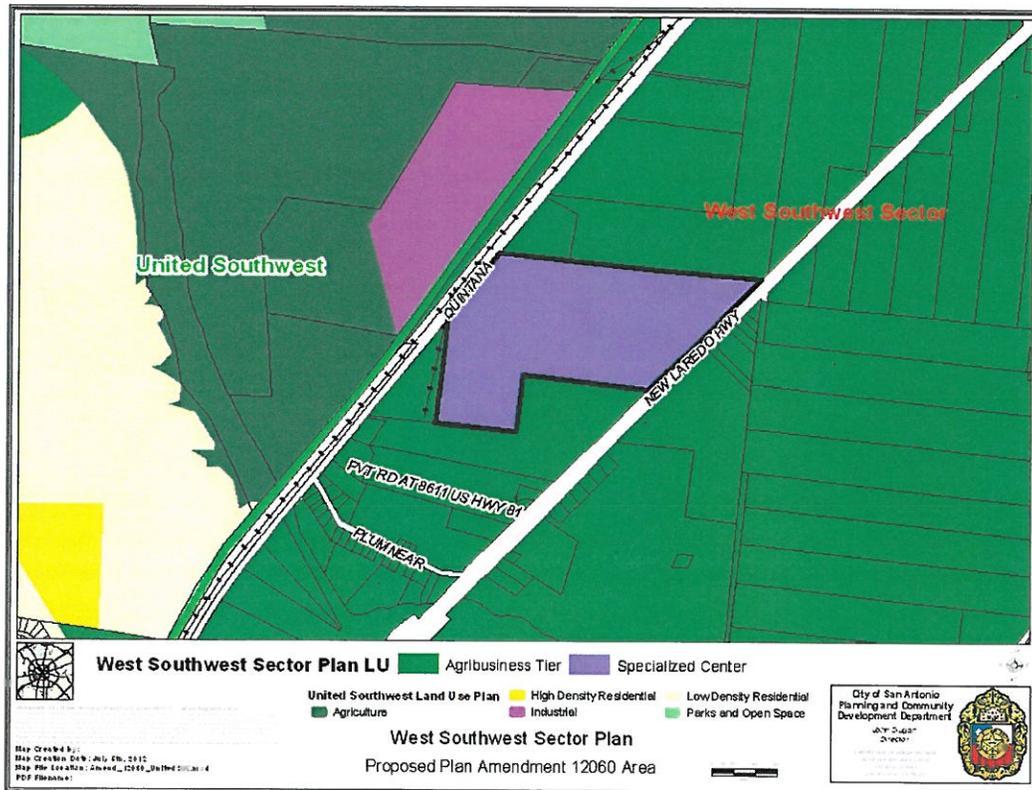
- A. Plan Amendment Maps
- B. Aerial Map

# Attachment A

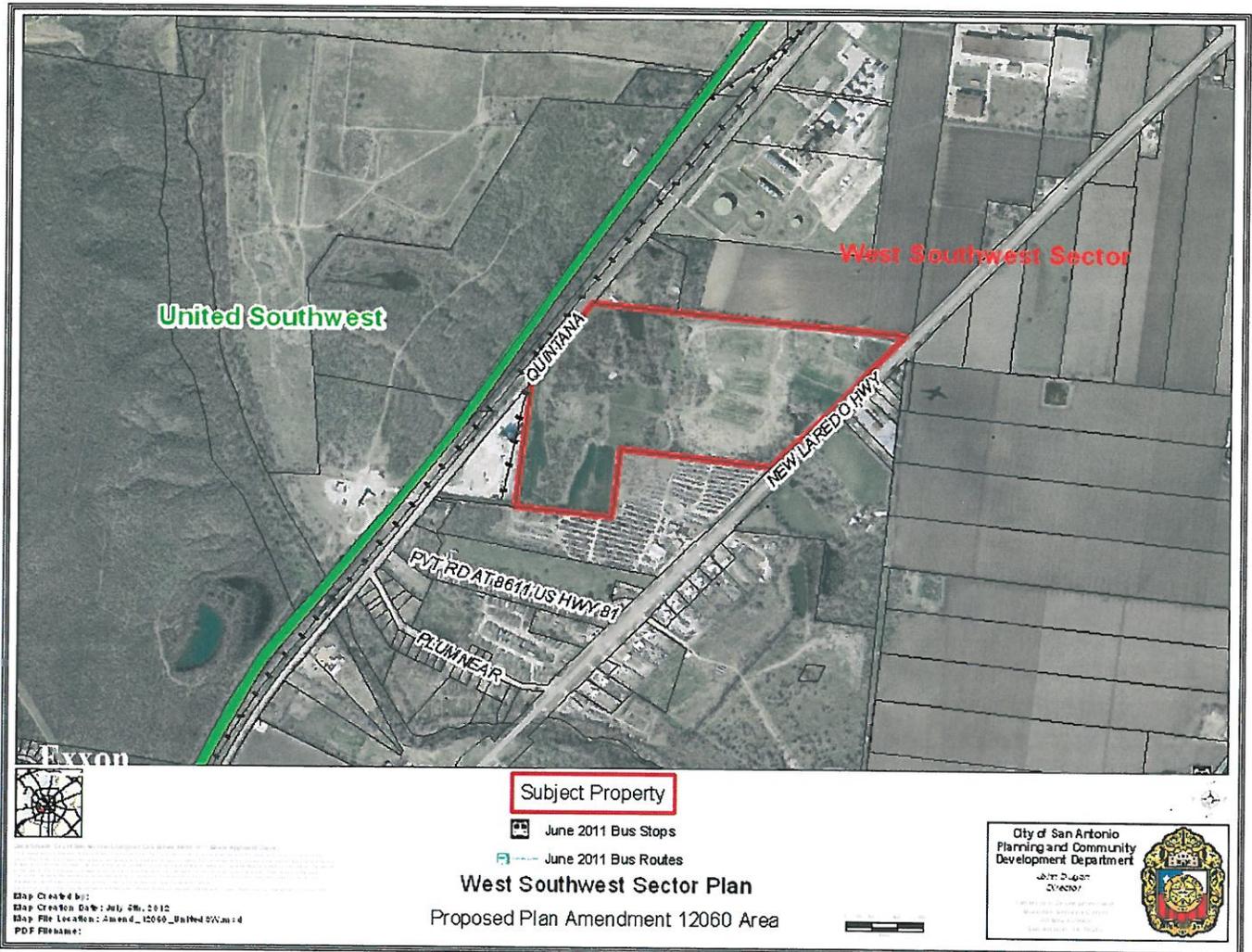
Land Use Plan as adopted:



Proposed Amendment:



Attachment B





# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NEIGHBORHOOD PLANNING AND URBAN DESIGN DIVISION

## STAFF REPORT

### Public Hearing:

Planning Commission

August 8, 2012

### Case Number:

PA 12063

### Applicant:

City of San Antonio Solid

Waste Management Department

### Representative:

Andrew Guerrero

### Owner:

City of San Antonio

### Staff Coordinator:

Robert C. Acosta, Planner

(210) 207-0157

[racosta@sanantonio.gov](mailto:racosta@sanantonio.gov)

### Property Address/Location:

611 Oriental Avenue

### Legal Description:

Lot 1 thru 8 Block 10 NCB 6253

### Tract Size:

1.0657 acres

### Council District(s):

District 5

### Notification:

Published in Daily Commercial

Recorder 7/20/2012

Notices Mailed 7/26/2012

- 32 to property owners within 200 feet
  - 1 to a registered neighborhood association within 200 feet
  - 34 to planning team members
- Internet Agenda Posting 8/3/2012

### REQUEST

The Applicant requests a Master Plan Amendment to change the future land use contained in the **Nogalitos/S. Zarzamora Community Plan** from **High Density Residential** to **Public Institutional**.

### RECOMMENDED ACTION

**Approval of the proposed amendment** to the Nogalitos/S. Zarzamora Community Plan to change the future land use designation of the subject property from High Density Residential to Public/Institutional.

### ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the Nogalitos/South Zarzamora Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

### SYNOPSIS OF ANALYSIS

#### **Land Use:**

The Public/Institutional classification on the subject property will allow continued development consistent with Objective 9.1 of the Nogalitos/S. Zarzamora Community Plan, which states the community's desire to increase the health and wellness of the community by promoting environmental cleanup and ensuring a safe and clean environment.

#### **Transportation:**

Frio City Road and Nogalitos are Secondary Arterials Type B. IH 35 and State Highway 90 are classified as expressways. Oriental Avenue, Trinity Street, Wingate Avenue, Marian Street and Cumberland Boulevard are local streets. The requested land use change could generate more truck and vehicle traffic and may pose a significant impact on existing transportation infrastructure. Impact can be mitigated.

#### **Community Facilities:**

Collins Garden Elementary School, Collins Garden Library and Collins Garden Park and the San Antonio Police Department Substation are within walking distance. The existing community facilities could support any additional demand generated by the requested land use change.

### CASE HISTORY

This is the first public hearing of this case.

**ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> Nogalitos/South Zarzamora Community Plan	
<b>Plan Adoption Date:</b> September 30, 2004	<b>Update History:</b> June 18, 2009
The Land Use Classification for Public/Institutional in the Nogalitos/S. Zarzamora (Pg. 43) recommends that this form of development should be located where local government determines it can meet the needs of the community.	
<b>Goal 9, Objective 9.1: Increase the health and wellness of the community by ensuring a safe and clean environment.</b>	
The proposed Public/Institutional development is consistent with this objective of the Nogalitos/South Zarzamora Community Plan.	

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	High Density Residential	Vacant Lot
North	Right-of-way and Mixed Use	Railroad tracks, Frio City Road and Commercial uses
East	Low Density Residential	Single-family homes
South	Low Density Residential	Single-family homes
West	High Density Residential	Single-family home

**Land Use:** The subject property is located at the intersection of Oriental Avenue and Trinity Street and is located in the Nogalitos/S. Zarzamora Community Plan. The property is a vacant lot and is located in an area that is predominately single-family residential in character. The Nogalitos/S. Zarzamora Community Plan classifies the properties to south and east as Low Density Residential and the properties to the west as High Density Residential. The properties to the north are within the Guadalupe Westside Community Plan and are classified as Mixed Use.

The Nogalitos/S. Zarzamora Community Plan classifies the subject property as High Density Residential. High Density Residential uses include multi-family residential developments with more than four units, such as apartments, condominiums, and assisted living facilities, but can also include low-density and medium-density residential uses. This form of development should be located along or in the vicinity of major arterials or collector streets, often in close proximity to commercial and transportation facilities. This classification may be used as a transition between lower density residential uses and non-residential uses. High-density residential uses should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls, and should be located in a manner that does not route traffic through other residential areas

Public/Institutional land use provides for public, quasi-public, and institutional uses that facilitate the delivery of local, state, or national governmental or non-profit services. This classification includes public or private schools, churches, museums, hospitals, post offices, libraries, and other public or institutional facilities. Public/Institutional uses should be located where they can meet the needs of the community.

The City of San Antonio per City Council Resolution 2012-06-21-0029R is requesting this plan amendment and associated zoning change in order to construct a storage facility to be owned, and operated by the City of San Antonio Solid Waste Management Department. Consequently, the amendment to Public/Institutional is proposed.

The subject property is located in an area that is predominately single-family residential in character, however, the general environment which includes the abutting railroad tracks and a major arterial function as a buffer to the commercial uses to the north. Also its close proximity to Nogalitos Street, and IH-35 to the south and State Highway 90 to the west support the proposed use. It is envisioned that this neighborhood site will enhance the delivery of services to the local neighborhood and surrounding area.

The Public/Institutional classification on the subject property will allow continued development consistent with Objective 9.1 of the Nogalitos/S. Zarzamora, which states the community's desire to increase the health and wellness of the community by promoting environmental cleanup and ensuring a safe and clean environment.

**Transportation:** Frio City Road and Nogalitos are Secondary Arterials Type B. IH-35 and State Highway 90 are classified as expressways. Oriental Avenue, Trinity Street, Wingate Avenue, Marian Street and Cumberland Boulevard are local streets. The area includes sidewalks which allow for pedestrian access to and from the adjacent residential areas. There is a bus stop at the corner of Frio City Road and Brandy and Oriental Avenue and Gaynor. The requested land use change could generate more potential truck and vehicle traffic and may pose a significant impact on the existing transportation infrastructure. Impact can be mitigated.

**Community Facilities:** Collins Garden Elementary School, Collins Garden Library and Collins Garden Park and the San Antonio Police Department Substation are within walking distance. Storm Elementary and Fire Station 16 are also nearby. The existing community facilities could support any additional demand generated by the requested land use change.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** R-5

**Proposed Zoning:** C-3 NA S AHOD

**Corresponding Zoning Case:** Z2012177 S

**Zoning Commission Public Hearing Date:** August 21, 2012

## **III. RECOMMENDATION**

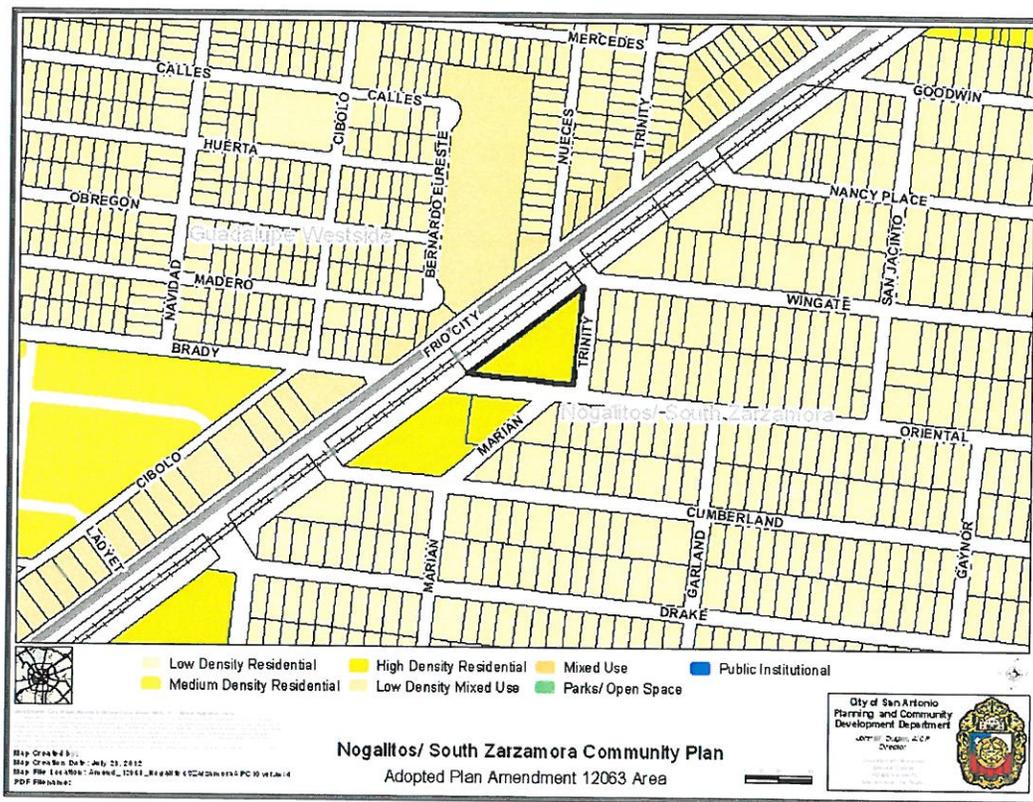
The Public/Institutional classification on the subject property will allow continued development consistent with Objective 9.1 of the Nogalitos/S. Zarzamora, which states the community's desire to increase the health and wellness of the community by promoting environmental cleanup and ensuring a safe and clean environment. This location is suitable for Public/Institutional as recommended by the Nogalitos/South Zarzamora Community Plan, which recommends that Public/Institutional uses be located where they can meet the needs of the community.

## **IV. ATTACHMENTS**

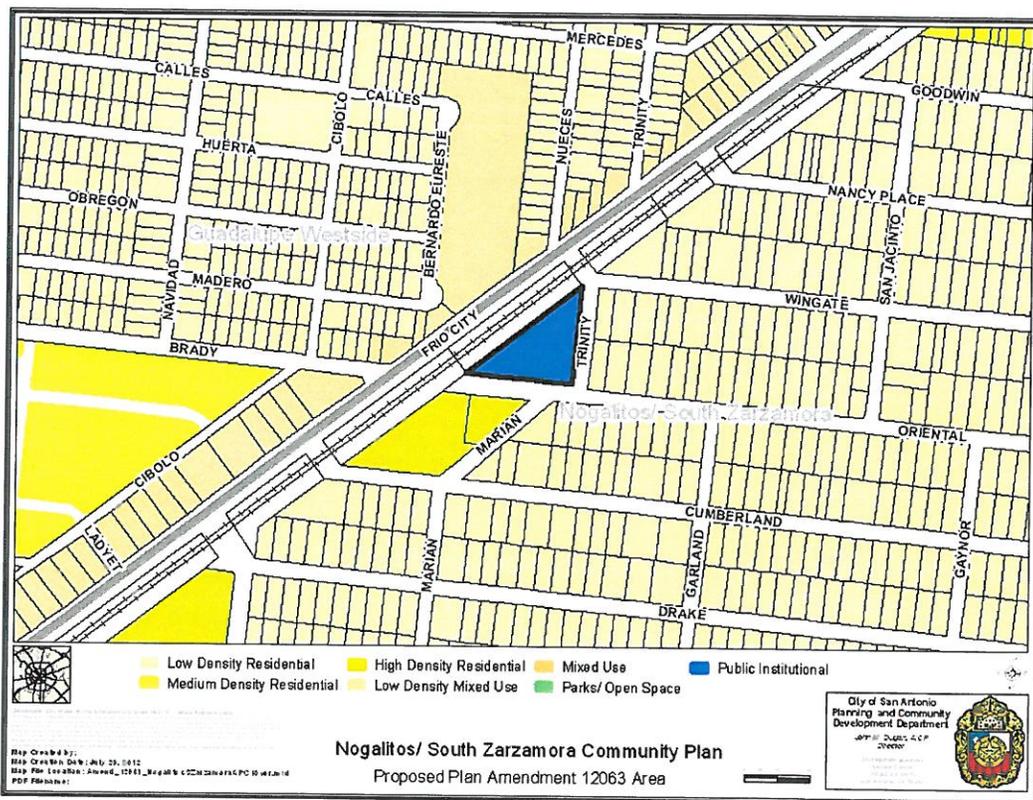
- A. Plan Amendment Maps
- B. Aerial Map

# Attachment 1

## Land Use Plan as adopted:



## Proposed Amendment:



Attachment 2



Subject Property

June 2011 Bus Stops

June 2011 Bus Routes

Nopalitos/ South Zarzamora Community Plan  
Proposed Plan Amendment 12063 Area



**P/C AGENDA FOR August 8, 2012**

Item Number	Item Name	Company	Owner Information	Agent Information
5A & 6	Avila at the Dominion	The Panhandle at Brenthurst	Rajeev Puri	
5B & 7	Republic Oaks, Unit-2	Velma Development, LLC	Gordon Hartman	
5C & 8	Seale Unit 5	Milestone Potranco Development, Ltd	Chelsey I. Swann, III	
5D & 9	Cajigas Place		Carlos Mendez Cajigas	
5E & 10	Morning Star Terrace	Habitat For Humanity of San Antonio, Inc.	Natalie Griffith	
5F & 11	Riposa Vita Unit 2A & 5A	UDF Sinclair, LP	Mehrdad Moayedi	
5G & 12	Alamo Ranch Unit 19A-2 BSL	Continental Homes of Texas, LP	Christopher Lindhorst	
13	Town Center at La Cantera, Unit-1	La Cantera Development Company, Inc	Bruce C. Peterson	
14	Paloma, Unit 1	I-10 Investment, Ltd	Bruce Cash	
15	All Stars Place		Thomas L. Brown	
16	Avila at the Dominion Unit 1 PUD	Highlands Dominion LLC & The Panhandle at Brenthurst, LLC	Rajeev Puri	
17	Park Place II, Unit 4B	Armadillo Construction, LTD	Jeff Czar	
18	Estonia Unit 7 Phase A	Meritage Homes of Texas, LLC	Dale Thornton	
19	Estonia Unit 7AR	Meritage Homes of Texas, LLC	Dale Thornton	
20	Estonia Unit 8 ~ Phase A	Meritage Homes of Texas, LLC	Dale Thornton	
21	Mission Del Lago Multifamily	Mission Del Lago Multifamily	Virginia Rogers	
22	Mt. Olive Apartments		Robert Terry Harper	
23	Rocket Car Wash		Brad Peak	
24	La Perla		Miguel Fernandez	
25	Legacy at HWY 151 and Potranco	Woodbine Development Corporation	Les Melcher	
26	PA12034	Planning and Community Development		
27	PA12056	Planning and Community Development		
28	PA12060	Planning and Community Development		
29	PA12063	Planning and Community Development		