



City of San Antonio
Cliff Morton Development and Business Services Center
1901 South Alamo Street
San Antonio, Texas 78204

PLANNING COMMISSION AGENDA

❧ December 4, 2013 ❧

11:00 A.M.

Roberto R. Rodriguez, *Chair*
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill
Kevin Love
Zachary Harris
Angela Rinehart

Marcello Diego Martinez
George Peck
Michael Garcia Jr.

Citizens may appear before the Planning Commission to speak for or against any item on this agenda, in accordance with procedural rules governing Planning Commission meetings. Questions relating to these rules may be directed to the Development Services Department at (210) 207-1111. Please note that citizen comments are limited up to three (3) minutes per person and may change as needed. Please plan to attend the meeting fifteen (15) minutes prior to the scheduled time.

DISABILITY ACCESS STATEMENT - 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, please call (210) 207-1111 or 711 (Texas Relay Service for the Deaf).

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

For additional information on any item on this agenda, please call (210) 207-1111.

1. **10:30 A.M.** - Work Session, Tobin Room
 - A. Agenda items may be discussed (Development Services Department)
 - B. Ethics Presentation by City Attorney's Office
 - C. TAC Discussion

At any time during the meeting, the Planning Commission may meet in executive session for consultation concerning attorney-client matters under Chapter 551 of the Texas Government Code

2. **11:00 A.M.** - Call to Order, Board Room
3. Swearing in Ceremony
4. Roll Call
5. Citizens to be heard

THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE REGULAR PLANNING COMMISSION MEETING:

Public Hearing and Consideration of the following Plats, Variances, Planned Unit Development (PUD) plans, Street Rename, Appeals, Land Transactions, Adoption and Amendments of the Neighborhood, Community and Sector Plans as Components of the Master Plan, and other items as identified below.

Plats

6. **130120:** Request by Neighborhood Revitalization Initiative, LTD., for approval of a major plat to subdivide a 37.56-acre tract of land to establish the **Northeast Crossing T.I.F. Unit 17A** Subdivision, generally located south of Eisenhower Road, west of Midcrown Drive. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
7. **130211:** Request by Mission Del Lago, LTD, for approval of a major plat to subdivide a 10.11-acre tract of land to establish the **Mission Del lago Unit 9A T.I.F.** Subdivision, generally located south of the intersection of Three Iron and Del Lago Parkway. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
8. **130240:** *Request by Centex Homes, for approval of a major plat to subdivide a 8.717-acre tract of land to establish the **Reserve at Lost Creek U4A, Enclave** Subdivision, generally located northwest of the intersection of Ralph Fair Road and Old Paseo Way. **Staff recommends approval.** (Christopher McCollin, Planner, (210) 207-5014, christopher.mccollin.@sanantonio.gov, Development Services Department)
9. **130458:** Request by Wal-mart Real Estate Business Trust, for approval of a major plat to subdivide a 6.0806-acre tract of land to establish the **Walmart SA NH Market Store No. 5226** Subdivision, generally located southeast of the intersection of Military Drive West and Hunt Lane. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
10. **130518:** *Request by LSREF2 Windmill REO (Eilan Land), LLC., for approval of a major plat to vacate and resubdivide a 75.868-acre tract of land to establish the **Eilan Developed MPCD Enclave** Subdivision, generally located west of Interstate Highway 10, north of La Cantera Parkway. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
11. **130590:** Request by Steven D. Krauskopf, for approval of a minor plat to replat a 1.033-acre tract of land to establish the **Family Dollar W Commerce** Subdivision, Generally located at the southwest corner of West Commerce Street and 39th Street. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
12. **130594:** Request by MVSatx Holdings LLC., for approval of a major plat to subdivide a 8.621-acre tract of land to establish the **MV Main Event MPCD Subdivision**, Generally located south of State Highway 151, west of Cable Ranch Road. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
13. **130640:** Request by Jose A. Martinez, for approval of a minor plat to subdivide a 0.57-acre tract of land to establish the **La Quinta De Martinez** Subdivision, generally located south of Ayshire, east of Higgins Road. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

- 14. 130678:** Request by San Antonio Independent School District, for approval of a minor plat to replat a 28.08-acre tract of land to establish the **Jefferson High School Unit III BSL** Subdivision, generally located northeast of the intersection of Donaldson Avenue and Wilson Boulevard. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

Land Transaction

- 15. S.P. 1771:** Consideration authorizing the closure, vacation and abandonment of an improved portion of S. Main (St. or Ave.) Public Right of Way consisting of 1.478 acres (64,372 square feet) located between E. Arsenal Street and E. Cesar Chavez Boulevard adjacent to New City Blocks 927 and 929. **Staff recommends Approval.** (Lori Houston, (210) 207-3914, lori.houston@sanantonio.gov, Center City Development Office)

Comprehensive Master Plan Amendments

- 16. MTPA 13002:** Consideration of a request to amend the **Major Thoroughfare Plan**, a component of the City of San Antonio Master Plan, by: (1) Realigning a proposed segment of the North/South Connector, a Secondary Arterial Type A requiring 86 feet of right-of-way, between Potranco Road and Marbach Road on the Major Thoroughfare Plan; and (2) Realigning a proposed segment of Marbach Road, a Secondary Arterial Type A requiring 86 feet of right-of-way, on the Major Thoroughfare Plan between Grosenbacher Road and Highway 211, generally located in west Bexar County. **Staff recommends approval.** (Rebecca Pacini, AICP, Senior Planner, (210) 207-7816, rebecca.pacini@sanantonio.gov, Department of Planning & Community Development)
- 17. PA 14005:** A request by William Lambert, for approval of a resolution to amend the future land use plan contained in the **Midtown Neighborhood Plan**, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.0505 of an acre out of NCB 1872, located at 115 Michigan Avenue from “Mixed Use” and “Low Density Residential” to “Mixed Use”. **Staff recommends Approval.** (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov, Development Services Department)
- 18. PA 14006:** A request by Andrew C. Guerrero, for approval of a resolution to amend the future land use plan contained in the **Kelly/South San PUEBLO Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.3076 of an acre out of NCB 11304, located at 1721 Quintana Road from “Community Commercial” to “Mixed Use”. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
- 19. PA 14011:** A request by Salah Diab, for approval of a resolution to amend the future land use plan contained in the **Nogalitos/South Zarzamora Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.28 of an acre out of NCB 7981, located at 1509 and 1511 West Southcross Boulevard from “Medium Density Residential” to “Mixed Use”. **Staff recommends Approval.** (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov, Development Services Department)
- 20. PA 14012:** A request by Kaufman & Killen, Inc. for approval of a resolution to amend the future land use plan contained in the **Nogalitos/S. Zarzamora Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 29.035 acres out NCB 8786, located at the southwest corner of Culberson Avenue and South Zarzamora

Street, from “Parks/Open Space”, “High-Density Residential”, “Neighborhood Commercial” and “Mixed Use” to “Regional Commercial”. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

21. Public hearing and consideration of a resolution **recommending to approve** the Third Amendment to the “Agreement to Extend Limited Purpose Annexation and to Fix the Date for Full Purpose Annexation Between the City of San Antonio and the Presto Tierra, Ltd., Presto Commercial #2, LLC, and Crosswinds at South Lake, L.P.” for the Crosswinds at South Lake Special Improvement District located in Council District 4. (Nina Nixon-Mendez, Planning Manager (210) 207-2744, nina.nixon-mendez@sanantonio.gov, Department of Planning and Community Development)
22. Public hearing and consideration of a resolution **recommending to approve** the First Amendment to the “Agreement for Services in lieu of Annexation Between the City of San Antonio and Cumberland Potranco Joint Venture, Cumberland 211, Ltd., Navigators Stevens Ranch L.P., KD CIRI I, L.L.C., CIRI Land Development Company and Cumberland 90, Ltd.” for the Westside 211 Special Improvement District located in the City’s extraterritorial jurisdiction. (Nina Nixon-Mendez, Planning Manager (210) 207-2744, nina.nixon-mendez@sanantonio.gov, Department of Planning and Community Development)

Other Items

23. Approval of the minutes for the November 13, 2013 Planning Commission meeting.
24. Director’s report - City Council Action Update (Planning Commission items sent to Council).
25. Adjournment.



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 6

Public Hearing:

Planning Commission
December 4, 2013

Application/Case Number:

130120

Project Name:

Northeast Crossing T.I.F. Unit 17A

Applicant:

Gordon V. Hartman

Representative:

KFW Engineers & Surveying
Engineering, c/o George L. Weron,
P.E.

Owner:

Neighborhood Revitalization
Initiative, LTD

Staff Coordinator:

Luz M. Gonzales, Planner
(210) 207-7898
luz.gonzales@sanantonio.gov

Property Address/Location:

South of Eisenhower Road, and
west of Woodlake Parkway

MAPSCO Map Grid (Ferguson):

585 B-2

Tract Size:

37.56 acres

Council District:

2

Notification:

Internet Agenda posting November
27, 2013

REQUEST

Approval of a major plat to subdivide a 37.56-acre tract of land
to establish **Northeast Crossing T.I.F. Unit 17A** Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

November 18, 2013

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of ninety one (91) single family lots, six (6) non-single family lots, and approximately two thousand seven hundred (2,700) linear feet of public streets.

B. Zoning

“R-4 and R-5” Residential Single-Family District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on July 29, 2013.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on November 18, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 304-G, New World Subdivision, accepted on March 21, 2013

II. RECOMMENDATION

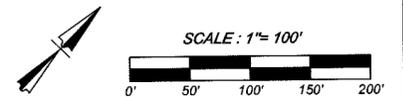
Approval of the proposed **Northeast Crossing T.I.F. Unit 17A** Subdivision.

III. ATTACHMENT

1. Proposed plat

PLAT NUMBER 130120

SUBDIVISION PLAT ESTABLISHING NORTHEAST CROSSING T.I.F. UNIT 17A BEING 37.56 ACRES OF LAND, IN NEW CITY BLOCK 15826, SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF A 443.91 ACRE TRACT OF LAND DESCRIBED IN VOLUME 9513, PAGE 1815, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.



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

OWNER: [Signature]

DULY AUTHORIZED AGENT STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [Signature] 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 13th DAY OF November, A.D. 2013 [Signature] NOTARY PUBLIC BEXAR COUNTY TEXAS



ROSILLO CREEK BUSINESS PARK SUBDIVISION (VOL. 9570, PG. 83 D.P.R.) LOT 2, BLOCK 2, N.C.B. 17738

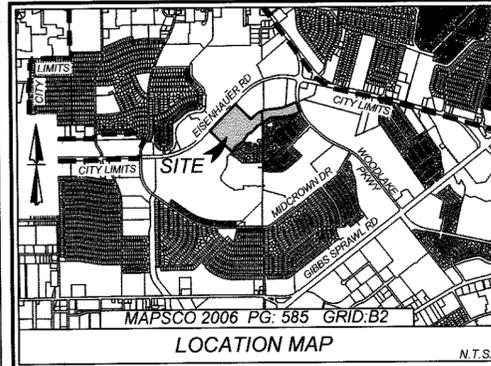
52' DRAINAGE ACCESS ESM'T (VOL. 9524, PG. 1) THIS PLAT OF NORTHEAST CROSSING T.I.F. UNIT 17A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN BY: _____ SECRETARY

STATE OF TEXAS COUNTY OF BEXAR I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 20____ COUNTY CLERK, BEXAR COUNTY, TEXAS BY: _____ DEPUTY



- LEGEND F.I.R. = FOUND 1/2" IRON ROD R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TX S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING" R.O.W. = RIGHT-OF-WAY F.F. MIN. = FINISH FLOOR MINIMUM ELEVATION AS REQUIRED FOR FLOODPLAIN N.T.S. = NOT TO SCALE

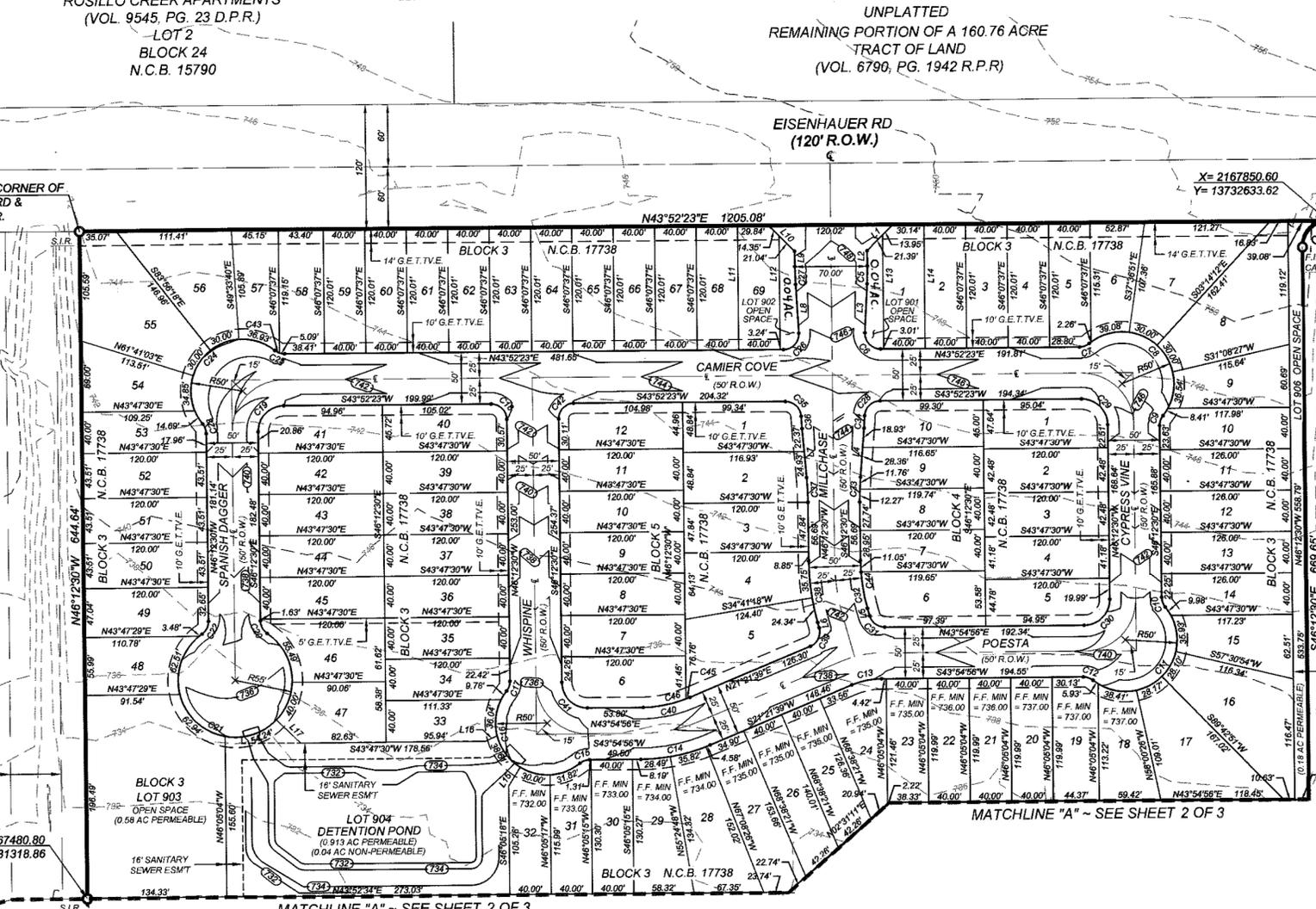
- SURVEYOR NOTES 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE. 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 42M, NORTH AMERICAN DATUM (NAD) OF 1983. 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017. 4. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP #10 OF 785, COMMUNITY PANEL NO. 48029C0410 G, DATED SEPTEMBER 29, 2010. 5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID03).

PARCEL LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Lists 17 lines with bearings and distances.

- NOTES 1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATION WHICH ALTERS 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. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS. 2. FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504)(E)(2) (p 5-40) 3. THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNER ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. 4. LOT 901 & 902, BLOCK 3 ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENTS. LOT 904, BLOCK 3 IS DESIGNATED AS A VARIABLE WIDTH DRAINAGE EASEMENT. 5. LOT 904 & 905, BLOCK 3 ARE DESIGNATED AS A VARIABLE WIDTH DRAINAGE EASEMENT.

- 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 RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGINGS 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 THERE TO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA. 2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. 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 LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXIST WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS. 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. WASTE WATER 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.

- FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE FIRE FLOW SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL. DETENTION POND NOTES: STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES. FLOODPLAIN NOTES: THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANELS 48029C0410G AND 48029C0430G, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR, BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.



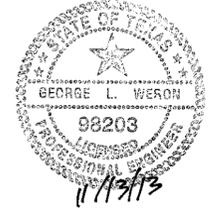
CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, TANGENT, DELTA, CHORD, CHORD BEARING. Lists curves C1 through C16.

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, TANGENT, DELTA, CHORD, CHORD BEARING. Lists curves C17 through C32.

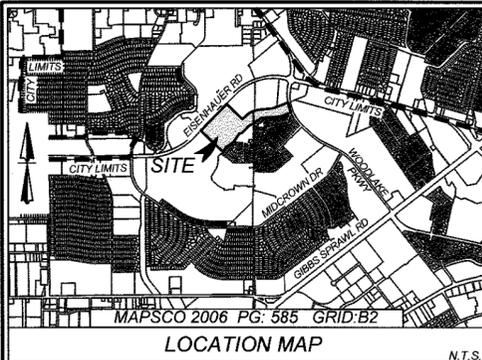
CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, TANGENT, DELTA, CHORD, CHORD BEARING. Lists curves C33 through C46.

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. [Signature] 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. [Signature] TERESA A. SEIDEL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 KFW SURVEYING, LLC 14603 HUEBNER RD., BLDG. 40 SAN ANTONIO, TEXAS 78230 PHONE: 210-979-8444 FAX: 210-979-0499



SUBDIVISION PLAT ESTABLISHING
NORTHEAST CROSSING T.I.F. UNIT 17A
 BEING 37.56 ACRES OF LAND, IN NEW CITY BLOCK 15826, SAN ANTONIO,
 BEXAR COUNTY, TEXAS, OUT OF A 443.91 ACRE TRACT OF LAND
 DESCRIBED IN VOLUME 9513, PAGE 1815, RECORDED IN THE OFFICIAL
 PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.



LEGEND
 F.I.R. = FOUND 1/2" IRON ROD N.T.S. = NOT TO SCALE
 S.I.R. = SET 1/2" IRON ROD WITH
 BLUE CAP STAMPED R.P.R. = OFFICIAL PUBLIC RECORDS
 OF REAL PROPERTY, BEXAR
 COUNTY, TX
 "KFW SURVEYING"
 R.O.W. = RIGHT-OF-WAY
 F.F. MIN. = FINISH FLOOR MINIMUM
 ELEVATION AS REQUIRED
 FOR FLOODPLAIN

- SURVEYOR NOTES:**
- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
 - BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
 - THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
 - REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 410 OF 735, COMMUNITY PANEL NO. 48029C0410 G, DATED SEPTEMBER 29, 2010.
 - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD89 (GEOID03).

- NOTES:**
- 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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDED OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
 - FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2) (p 5-40))
 - THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNER ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
 - LOT 901 & 902, BLOCK 3 ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENTS. LOT 904, BLOCK 3 IS DESIGNATED AS A VARIABLE WIDTH DRAINAGE EASEMENT.
 - LOT 904 & 905, BLOCK 3 ARE DESIGNATED AS A VARIABLE WIDTH DRAINAGE EASEMENT.

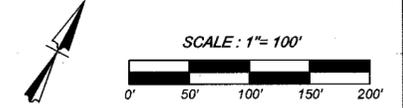
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 - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 - CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS, WHEN LOTS ARE SERVED ONLY BY HEAD 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.

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

DETENTION POND NOTES:
 STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

FLOODPLAIN NOTES:
 THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH D-FIRM PANELS 48029C0410G AND 48029C0430G, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 1% ANNUAL CHANCE (26-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

OWNER/DEVELOPER:
 NEIGHBORHOOD
 REVITALIZATION INITIATIVE, LTD.
 1202 W. BITTERS RD. BLDG 1,
 SUITE 1200
 SAN ANTONIO, TX 78216
 PHONE: (210) 490-1798
 FAX: (210) 493-2811



KFW
 ENGINEERS & SURVEYING
 SURVEY FIRM NO. 1022300

14803 HUEBNER RD., BLDG 40
 SAN ANTONIO, TEXAS 78230
 PHONE (210) 979-8444
 FAX (210) 979-8441

STATE OF TEXAS
 COUNTY OF BEXAR

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

OWNER: *[Signature]*

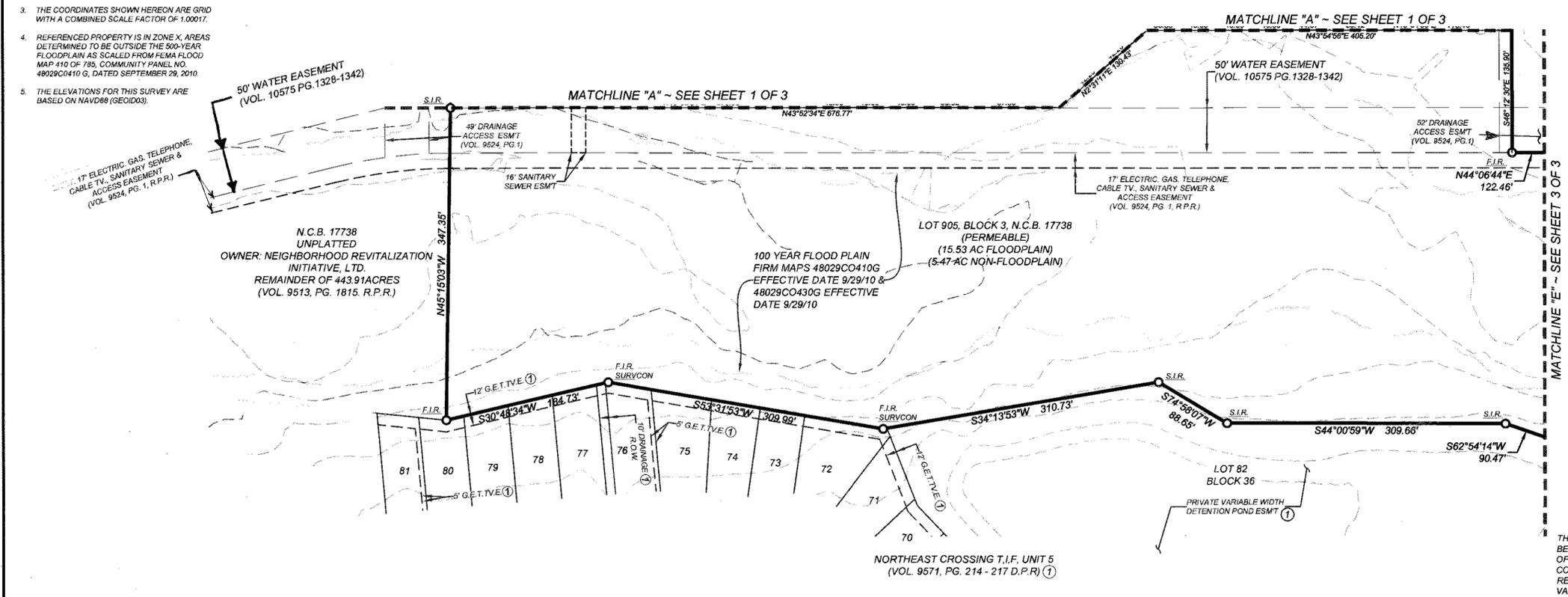
DULY AUTHORIZED AGENT

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]* 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 13th DAY OF November A.D. 2013

[Signature]
 NOTARY PUBLIC BEXAR COUNTY TEXAS



STATE OF TEXAS
 COUNTY OF BEXAR

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

[Signature]
 TERESA A. SEIDEL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
 KFW SURVEYING, LLC
 14803 HUEBNER RD., BLDG. 40
 SAN ANTONIO, TEXAS 78230
 PHONE: 210-979-8444
 FAX: 210-979-0499

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

BY: _____
 CHAIRMAN

BY: _____
 SECRETARY

STATE OF TEXAS
 COUNTY OF BEXAR

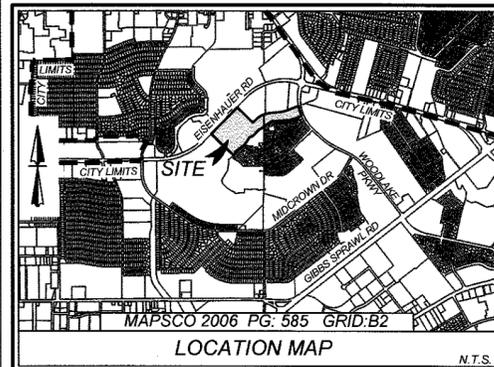
I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20__ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20__ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 20__

 COUNTY CLERK, BEXAR COUNTY, TEXAS
 BY: _____ DEPUTY



OWNER/DEVELOPER:
NEIGHBORHOOD
REVITALIZATION INITIATIVE, LTD.
1202 W. BITTERS RD. BLDG 1,
SUITE 1200
SAN ANTONIO, TX 78216
PHONE: (210) 490-1798
FAX: (210) 493-2811



LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- F.F. MIN. = FINISH FLOOR MINIMUM ELEVATION AS REQUIRED FOR FLOODPLAIN
- N.T.S. = NOT TO SCALE
- R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TX

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 410 OF 785, COMMUNITY PANEL NO. 48229C0410 G, DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD86 (GEOID03).

NOTES:

1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDIE 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 GRANITOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
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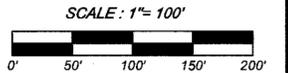
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IMPACT FEE PAYMENT DUE:

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.

WASTE WATER 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.



14603 HUEBNER RD., BLDG 40
SAN ANTONIO, TEXAS 78230
PHONE (210) 979-8444
FAX (210) 979-8441

STATE OF TEXAS
COUNTY OF BEXAR

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[Signature]
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]* 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 13th DAY OF November, A.D. 2013

[Signature]
NOTARY PUBLIC BEXAR COUNTY TEXAS



THIS PLAT OF NORTHEAST CROSSING T.I.F. UNIT 17A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

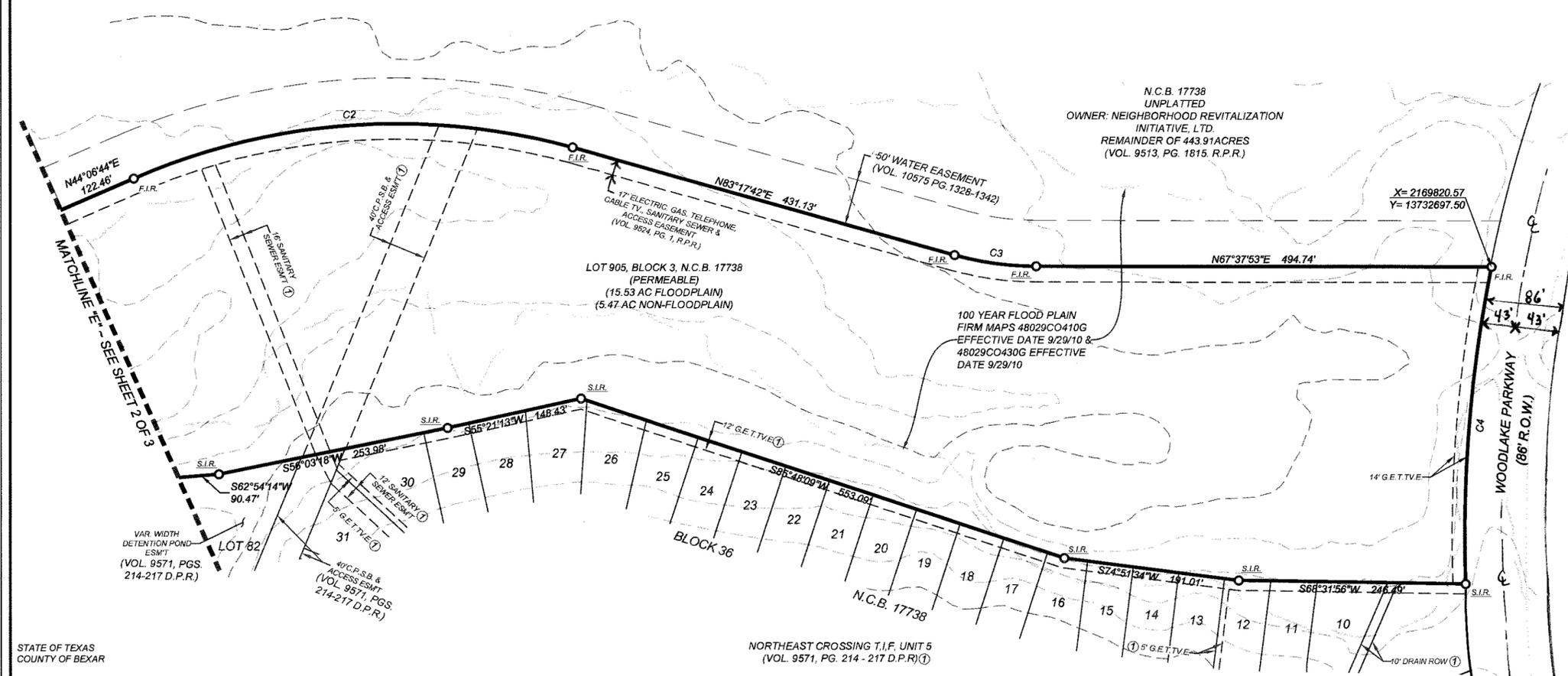
DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20 _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 20 _____
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY



STATE OF TEXAS
COUNTY OF BEXAR

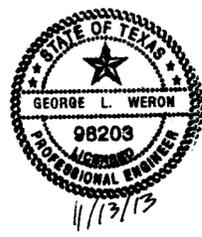
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[Signature]
LICENSED PROFESSIONAL ENGINEER

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.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
14603 HUEBNER RD., BLDG. 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-0499





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

Public Hearing:

Planning Commission
December 4, 2013

Application/Case Number:

130211

Project Name:

Mission Del Lago Unit 10A

Applicant:

Lawland Group, LLC
c/o David Earl; Agent

Representative:

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

Owner:

Mission Del Lago, LTD

Staff Coordinator:

Ian Benavidez, Planner
(210) 207-8268
ian.benavidez@sanantonio.gov

Property Address/Location:

South of the intersection of Three
Iron and Del Lago Parkway

MAPSCO Map Grid (Ferguson):

682 F-7

Tract Size:

10.11 acres

Council District:

3

Notification:

Internet Agenda posting November
27, 2013

REQUEST

Approval of a major plat to subdivide a 10.11-acre tract of land to establish **Mission Del Lago Unit 9A (T.I.F.)** Subdivision.

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

November 18, 2013

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of forty three (**43**) single-family residential lots, three (**3**) non-single family lots, and one thousand six hundred and fifty five (**1,655**) linear feet of public streets.

B. Zoning

“R-5 AHOD” Single-Family Residential Airport Hazard Overlay District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on October 3, 2013.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on September 20, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

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

B. Access Notes

Plat 120401, Mission Del Lago Unit 10A, provides access to the proposed project subject to this request. Thus, proposed Plat 130211 may not be recorded until Plat 120401 is recorded with Bexar County.

III. RECOMMENDATION

Approval of the proposed **Mission Del Lago Unit 9A (T.I.F.)** Subdivision

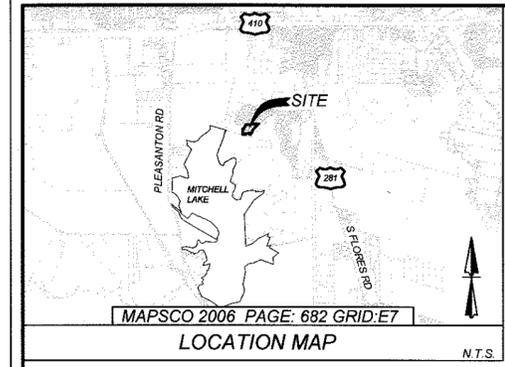
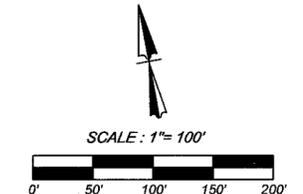
IV. ATTACHMENTS

1. Proposed plat

PLAT NUMBER 130211

SUBDIVISION PLAT ESTABLISHING MISSION DEL LAGO UNIT 9A (T.I.F.)

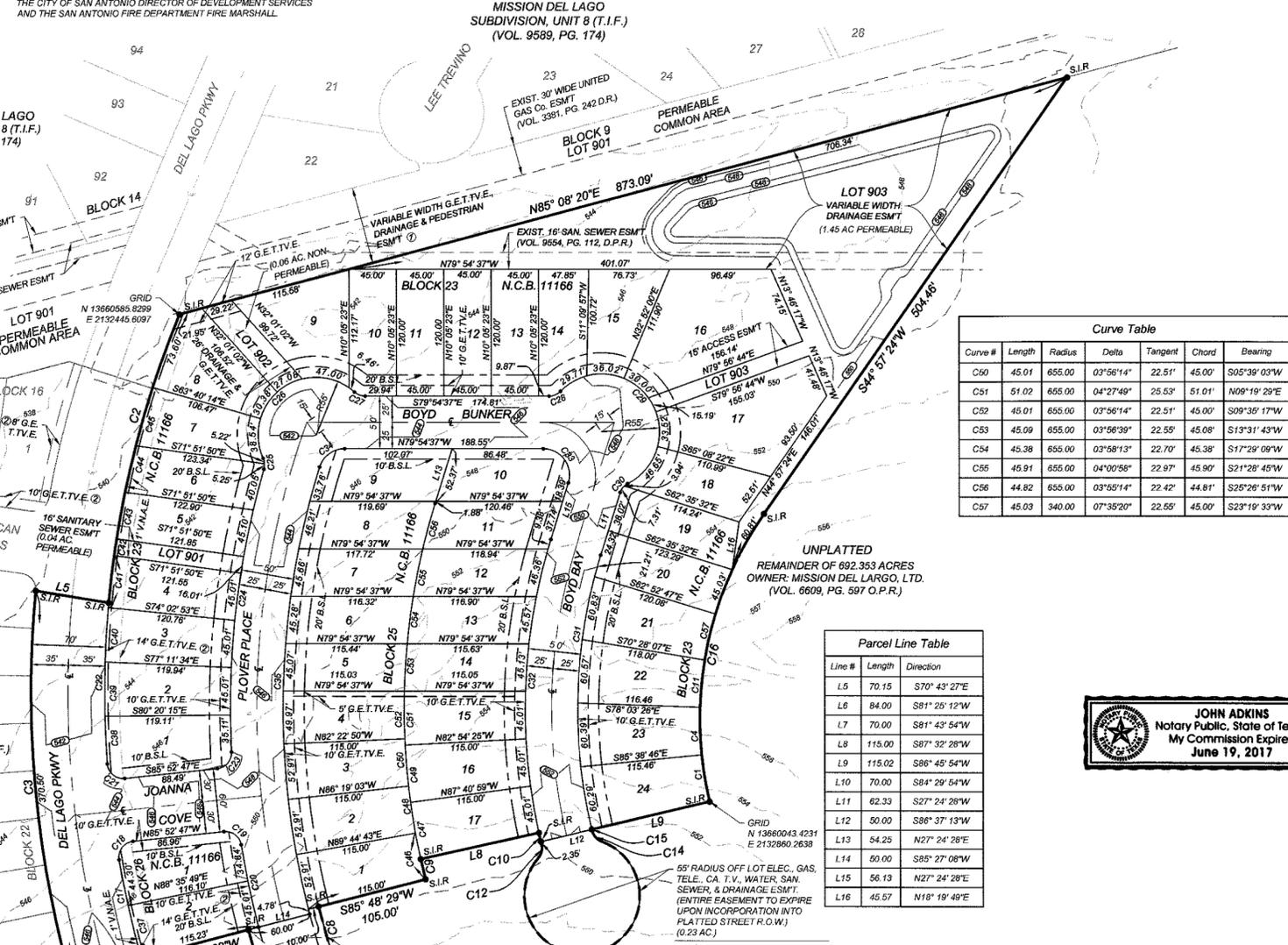
BEING A TOTAL OF 10.11 ACRES OF LAND IN THE CITY SAN ANTONIO N.C.B. 11166 OUT OF A 692.353 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 6609, PAGE 597 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF JUAN MANUEL URRIEGAS SURVEY NO. 32, ABSTRACT NO. 769, COUNTY BLOCK 4283, BEXAR COUNTY, TEXAS.



- NOTES: 1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED... 2. FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE... 3. THE 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

- LEGEND: F.I.R. = FOUND 1/2" IRON ROD AS NOTED... S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING" SET AT CORNERS UNLESS NOTED OTHERWISE... R.O.W. = RIGHT-OF-WAY... O.P.R. = OFFICIAL PUBLIC RECORDS... ESMT = EASEMENT... V.N.A.E. = TAX INCREMENT FINANCING... T.I.F. = TAX INCREMENT FINANCING... 1 = MISSION DEL LAGO SUBDIVISION, UNIT 8 (T.I.F.) (VOL. 9589, PG. 174)...

- 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 RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS... WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.



Curve Table with columns: Curve #, Length, Radius, Delta, Tangent, Chord, Bearing. Rows C50 through C57.

Parcel Line Table with columns: Line #, Length, Direction. Rows L5 through L16.

Curve Table with columns: Curve #, Length, Radius, Delta, Tangent, Chord, Bearing. Rows C28 through C49.

Curve Table with columns: Curve #, Length, Radius, Delta, Tangent, Chord, Bearing. Rows C1 through C12.

Curve Table with columns: Curve #, Length, Radius, Delta, Tangent, Chord, Bearing. Rows C13 through C27.

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... TERESA A. SEIDEL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672

JOHN ADKINS Notary Public, State of Texas My Commission Expires June 19, 2017

KFW ENGINEERS & SURVEYING FIRM 9513 & 10122300 14603 Huebner Rd. Bldg. 40 San Antonio, TX 78230 Phone: (210) 979-8444 Fax: (210) 979-8441

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... DULY AUTHORIZED AGENT: DULY AUTHORIZED AGENT: LAWLAND GROUP, L.L.C. DAVID EARL MANAGER 15303 HUEBNER RD #15 SAN ANTONIO, TX 78248

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED David Earl, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF November, A.D. 2013. John Adkins NOTARY PUBLIC BEXAR COUNTY TEXAS

THIS PLAT OF MISSION DEL LAGO UNIT 9A (T.I.F.) 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 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. ___ M. AND DULY RECORDED THE ___ DAY OF ___ A.D. ___ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME ___ ON PAGE ___. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ___ DAY OF ___ A.D. ___ COUNTY CLERK, BEXAR COUNTY, TEXAS DEPUTY





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 8

Public Hearing:

Planning Commission
December 4, 2013

Application/Case Number:

130240

Project Name:

Reserve at Lost Creek U4A, Enclave

Applicant:

Laurin Darnell

Representative:

Pape-Dawson Engineers, Inc.
c/o Shauna L. Weaver, P.E.

Owners:

Centex Homes

Staff Coordinator:

Chris McCollin, Planner
(210) 207-5014
christopher.mccollin@sanantonio.gov

Property Address/Location:

Generally located northwest of the
intersection of Ralph Fair Road
and Old Paseo Way

MAPSCO Map Grid (Ferguson):

447 F-4

Tract Size:

8.717 acres

Council District:

ETJ

Notification:

Internet Agenda posting November
27, 2013

REQUEST

Approval of a major plat to subdivide an 8.717-acre tract of land
to establish **Reserve at Lost Creek U4A, Enclave** Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

November 22, 2013

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of thirty four (34) single family lots, two (2) non-single family lots, and approximately one thousand ninety one (1,091) linear feet of private streets.

B. Zoning

The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on November 22, 2013.

Furthermore, the subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs was notified. The Camp Bullis Military Installation was notified of the project and the Garrison Commander had no comments.

However, it is noted that the applicant will need to comply with the dark sky lighting measures of Bexar County as of Court Order on July 22, 2008 or the Military Lighting Overlay District (MLOD-1) Regulations, which ever is applicable for the project area.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on November 22, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

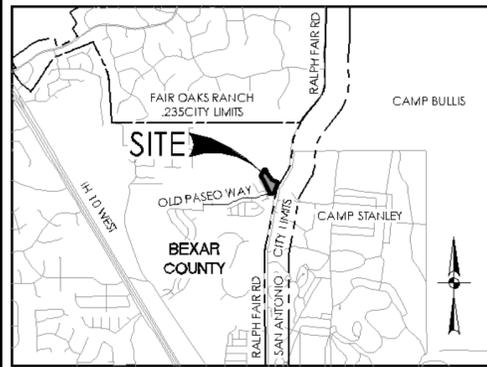
MDP 828D, Lost Creek III, accepted on December 14, 2011

II. RECOMMENDATION

Approval of the proposed **Reserve at Lost Creek U4A, Enclave** Subdivision.

III. ATTACHMENT

1. Proposed plat



LOCATION MAP

MARSCO MAP GRID: 447F4
NOT TO SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER	"	REPETITIVE BEARING AND/OR DISTANCE
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	"	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)	"	SET 1/2" IRON ROD (PD)
ESMT	FASFMNT (TYPE I, II OR III)	"	FOUND TxDOT MONUMENTATION
NCB	NEW CITY BLOCK	"	FOUND MONUMENTATION ZERO LOT LINE
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	"	EXISTING CONTOURS
		"	PROPOSED CONTOURS
		"	EFFEKTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
		"	CITY OF SAN ANTONIO LIMITS
		"	ORIGINAL SURVEY/COUNTY LINE

- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 1' VEHICULAR NON ACCESS EASEMENT (NOT-TO-SCALE)
- 20' BUILDING SETBACK
- 10' BUILDING SETBACK
- ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.266 OF AN ACRE OFF-LOT)
- VARIABLE WIDTH PERMEABLE DRAINAGE, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.183 OF AN ACRE OFF-LOT)
- VARIABLE WIDTH PERMEABLE DRAINAGE, EASEMENT (0.915 OF AN ACRE OFF-LOT)
- 10' ROW DEDICATION (0.109 ACRE)
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9623, PG. 209-210, DPR)
- 20' BUILDING SETBACK (VOL. 9623, PG. 209-210, DPR)
- 10' BUILDING SETBACK (VOL. 9623, PG. 209-210, DPR)
- 25' UTILITY AGREEMENT (VOL. 9017, PG. 1198-1205, OPR) (VOL. 9435, PG. 942-947, OPR) (VOL. 9041, PG. 928-934, OPR)
- 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9623, PG. 209-210, DPR)
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL. 9623, PG. 209-210, DPR)

SURVEYOR'S NOTES:
 1. PROPERTY CORNERS ARE VOUCHERED WITH CAP OR DISK VOUCHER PAPER 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 DISPLAYED IN GRID VALUES DERIVED FROM THE NAD 83 COOPERATIVE COORDINATE NETWORK.
 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.

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

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

C.P.S. ENERGY NOTES:
 THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) HAS HEREBY DESIGNATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND GAS FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT" AND/OR "GAS EASEMENT" AND/OR "OVERLAPPING EASEMENT" AND/OR "UTILITY EASEMENT" AND/OR "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, IMPROVING, OPERATING AND/OR TESTING POLES, HANDLES, OR BURNING WIRE, CABLES, CONDUITS, PIPES OR TRANSFORMERS EACH WITHIN THE NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRASS OR ADJACENT LAND THEREON TO LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR IMPAIR ACCESS WITHIN THE CITY LIMITS OF SAID LANDS OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 2. ANY CIVIL ENGINEER'S LOSS RESULTING FROM A LOSS OF OR DAMAGE TO OR 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.
 3. THIS PLAT DOES NOT AVAIL AND/OR RELEASE OR OTHERWISE AFFECT ANY RIGHTS OR INTERESTS IN WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESIGNATED HEREOF.
 4. CONCRETE OR OTHER APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN SUCH ARE SERVED ONLY BY ONE (1) UNDERGROUND ELECTRIC AND/OR GAS FACILITY.
 5. EGRESS OVERLAYS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROVIDED OR EXIST WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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: PAPE-DAWSON ENGINEERS, INC.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, THIS DOCUMENT IS BEING RELEASED FOR REVIEW PURPOSES BY: DAVID CASANOVA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4251.

REGISTERED PROFESSIONAL LAND SURVEYOR

BEXAR COUNTY MAINTENANCE NOTE:
 THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, ACCESS EASEMENTS, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN RESERVE AT LOST CREEK U4A, ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE RESERVE AT LOST CREEK HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 39, LOT 901 & 999, BLOCK 55, COUNTY BLOCK 4709. PRIVATE STREETS SHALL ALSO BE CONSIDERED DRAINAGE EASEMENTS.

DRAINAGE EASEMENT 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 TO INGRESS AND EGRESS OVER THE GRANITOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

OPEN SPACE NOTE:
 LOT 901, BLOCK 39, C.B. 4709 SHALL BE CONSIDERED AS OPEN SPACE AND AS DRAINAGE EASEMENTS. LOT 901, BLOCK 55, C.B. 4709 SHALL BE DESIGNATED AS NON-RESIDENTIAL LOT AND VARIABLE WIDTH ACCESS, DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER AND SANITARY SEWER EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

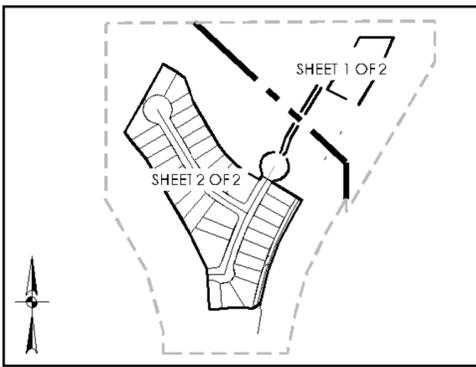
TxDOT NOTES:
 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL", THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 0 ACCESS POINTS ALONG RALPH FAIR ROAD (F.M. 3351), BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 787.72.

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

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.

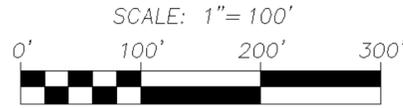
FIRE FLOW NOTE:
 IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE.

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

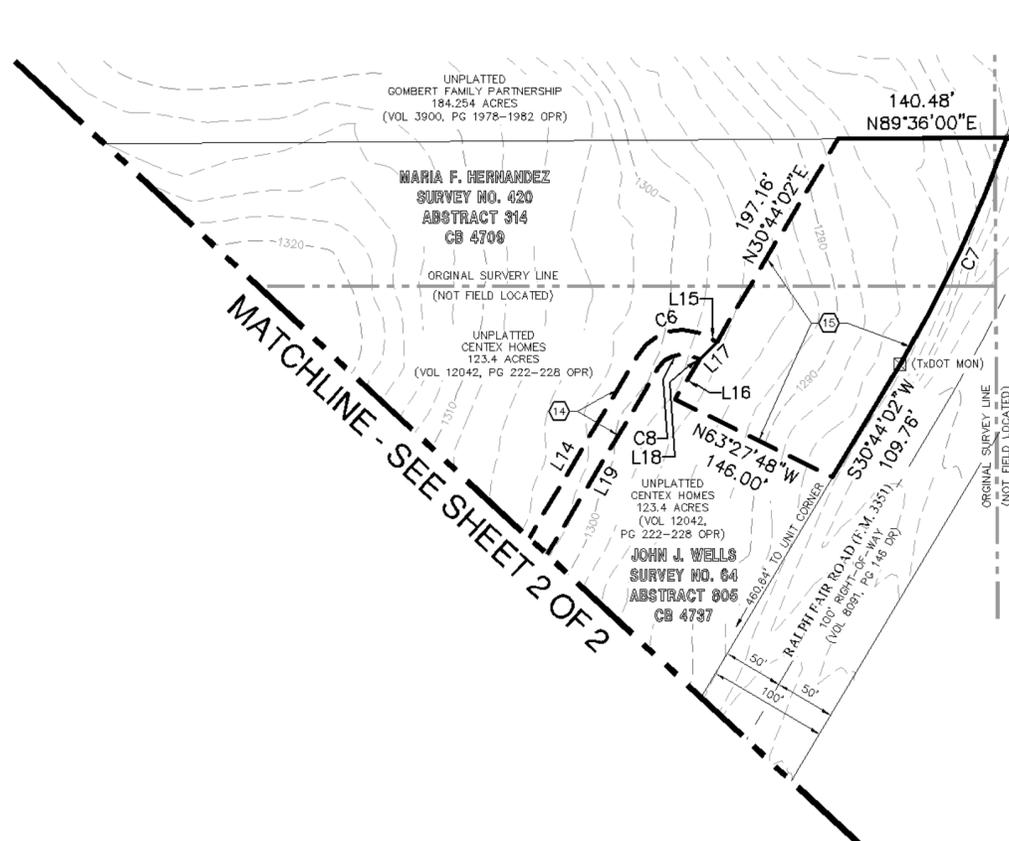


INDEX MAP

SCALE: 1"=500'



SCALE: 1"=100'



LINE TABLE

LINE #	BEARING	LENGTH
L1	N04°22'36"W	50.01'
L2	N39°01'43"W	133.44'
L3	N30°23'59"W	12.97'
L4	S60°24'00"E	65.84'
L5	S50°51'19"E	39.49'
L6	S20°45'39"E	106.08'
L7	S35°57'06"E	47.67'
L8	S43°47'43"E	48.30'
L9	S51°02'39"E	48.11'
L10	S59°16'57"E	82.40'
L11	N30°44'02"E	17.94'
L12	N21°09'41"E	16.05'
L13	N18°19'36"E	44.02'
L14	N30°44'02"E	269.64'
L15	S59°15'58"E	7.47'
L16	N30°44'02"E	38.68'
L17	N44°57'50"E	20.63'
L18	N59°15'58"W	2.40'
L19	S30°44'02"W	269.64'
L20	S18°19'36"W	44.02'
L21	S40°18'24"W	16.05'
L22	S59°15'58"E	50.00'
L23	S59°15'58"E	145.00'
L24	S30°44'02"W	56.14'
L25	S54°53'22"W	36.00'
L26	S84°58'22"W	54.86'
L27	N03°13'20"W	120.00'
L28	N59°16'57"W	54.08'
L29	S59°16'57"E	47.98'
L30	N30°44'02"E	55.61'
L31	S30°44'02"W	55.61'
L32	S60°24'00"E	11.84'
L33	N60°24'00"W	11.84'
L34	N30°44'02"E	56.15'
L35	S10°53'59"W	25.43'
L36	N30°44'02"E	56.15'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1145.00'	8°11'05"	N26°19'26"W	163.42'	163.56'
C2	15.00'	57°46'08"	N01°50'58"E	14.49'	15.12'
C3	60.00'	140°45'02"	N43°20'25"E	113.03'	147.39'
C4	23.00'	12°24'27"	N24°31'49"W	4.97'	4.98'
C5	43.00'	12°24'27"	N24°31'49"E	9.29'	9.31'
C6	43.00'	90°00'00"	N75°44'02"E	60.81'	67.54'
C7	1095.92'	10°56'38"	S25°09'55"W	209.01'	209.33'
C8	23.00'	90°00'00"	S75°44'02"W	32.53'	36.13'
C9	23.00'	12°24'27"	S24°31'49"W	4.97'	4.98'
C10	43.00'	12°24'27"	S24°31'49"W	9.29'	9.31'
C11	60.00'	140°21'44"	N59°15'58"W	14.66'	14.70'
C12	60.00'	140°45'01"	S18°07'40"W	113.03'	147.39'
C13	15.00'	57°46'09"	S59°37'07"W	14.49'	15.12'
C14	1195.92'	19°45'41"	S20°49'43"W	410.43'	412.48'
C15	940.00'	2°18'14"	N83°04'20"W	27.80'	37.80'
C16	200.00'	10°48'11"	N89°37'33"W	37.65'	37.71'
C17	200.00'	4°15'19"	S87°06'01"W	14.85'	14.85'
C18	930.00'	2°08'31"	S88°09'25"W	34.77'	34.77'
C19	1100.00'	1°52'30"	N87°55'24"E	35.99'	36.00'
C20	25.00'	72°25'42"	N52°38'47"E	29.54'	31.60'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C21	1391.00'	8°17'12"	N20°34'32"E	201.01'	201.18'
C22	15.00'	84°00'05"	N17°16'54"W	20.07'	21.99'
C23	515.00'	28°51'58"	N44°50'58"W	256.73'	259.46'
C24	15.00'	57°46'09"	N59°18'03"W	14.49'	15.12'
C25	60.00'	29°53'21"	N59°35'01"E	64.00'	309.49'
C26	15.00'	57°46'09"	S01°31'54"E	14.49'	15.12'
C27	465.00'	28°51'58"	S44°50'58"E	231.80'	234.27'
C28	15.00'	92°43'43"	N74°21'12"E	21.71'	24.28'
C29	1391.00'	2°44'42"	N29°21'41"E	66.64'	66.64'
C30	1341.00'	1°34'23"	S23°50'51"W	321.58'	322.35'
C31	15.00'	40°36'15"	S03°20'28"E	10.41'	10.63'
C32	50.00'	152°40'02"	S52°41'26"W	97.17'	133.23'
C33	15.00'	40°51'05"	N71°24'05"W	10.47'	10.69'
C34	1050.00'	1°07'20"	S87°36'42"W	20.56'	20.57'
C35	1220.90'	19°47'05"	S20°49'02"W	419.50'	421.59'
C36	1205.92'	2°01'50"	N20°35'00"E	424.04'	426.26'

PLAT NUMBER 130240
SUBDIVISION PLAT OF
RESERVE AT LOST CREEK U4A,
ENCLAVE

BEING A 8.717 ACRE TRACT OF LAND OUT OF A 123.4 ACRE TRACT OF LAND RECORDED IN VOLUME 12042, PAGES 222-228, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JOHN J. WELLS SURVEY NUMBER 64, ABSTRACT 805, COUNTY BLOCK 4737, AND THE MARIA F. HERNANDEZ SURVEY NUMBER 420, ABSTRACT 314, COUNTY BLOCK 4709, BRUNO ALMANEZ SURVEY NUMBER 62, ABSTRACT 31, COUNTY BLOCK 4738, OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: November 19, 2013

STATE OF TEXAS
 COUNTY OF BEXAR

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

OWNER/DEVELOPER: RICHARD MOIT
 CENTEX HOMES
 1354 H. LOOP 1604E #101
 SAN ANTONIO, TEXAS 78232
 (210) 496-1985

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOIT, 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. 20____.

 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ RESERVE AT LOST CREEK U4A, ENCLAVE _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN
 BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

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

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

 COUNTY JUDGE, BEXAR COUNTY, TEXAS

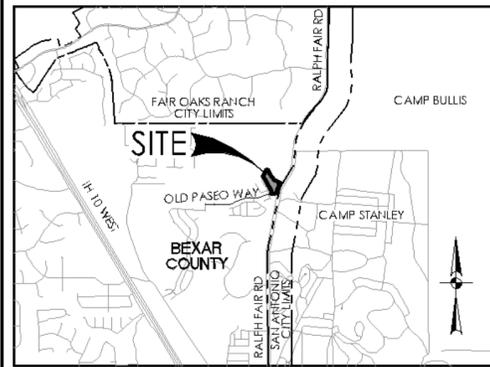
STATE OF TEXAS
 COUNTY OF BEXAR

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

 COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

RESERVE AT LOST CREEK U4A, ENCLAVE Civil Job No. 7925-04; Survey Job No. 9061-05 Date: Nov 19, 2013, 8:56am User: D:\dabac Plot: P:\7925-04\Reserve U4A\Reserve U4A.dwg Plot No. 130240



LOCATION MAP
MAPSCO MAP GRID: 4474
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DDC	DOCUMENT NUMBER	"	REPETITIVE BEARING
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	"	AND/OR DISTANCE
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
ESMT	FASAFMT	(TYPE I, II OR III)	FOUND INDOT MONUMENTATION
NCB	NEW CITY BLOCK	"	FOUND MONUMENTATION ZERO LOT LINE
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	1140	EXISTING CONTOURS
		1140	PROPOSED CONTOURS
			EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
			CITY OF SAN ANTONIO LIMITS
			ORIGINAL SURVEY/COUNTY LINE

- | | | | |
|----|--|----|---|
| 3 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 15 | VARIABLE WIDTH PERMEABLE DRAINAGE, EASEMENT (0.913 OF AN ACRE OFF-LOT) |
| 4 | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 16 | 10' ROW DEDICATION (0.109 ACRE) |
| 5 | 1' VEHICULAR NON ACCESS EASEMENT (NOT-TO-SCALE) | 17 | 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9623, PG 209-210, DPR) |
| 11 | 20' BUILDING SETBACK | 18 | 20' BUILDING SETBACK |
| 12 | 10' BUILDING SETBACK | 19 | 10' BUILDING SETBACK |
| 13 | ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.266 OF AN ACRE OFF-LOT) | 20 | 25' UTILITY AGREEMENT (VOL 9017, PG 1198-1205, OPR) |
| 14 | VARIABLE WIDTH PERMEABLE DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.183 OF AN ACRE OFF-LOT) | 21 | 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9435, PG 942-947, OPR) |
| | | 22 | 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9041, PG 928-934, OPR) |
| | | 23 | 3' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9623, PG 209-210, DPR) |
| | | 24 | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 9623, PG 209-210, DPR) |

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE VOUCHERED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) (COORDS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE 1983 COOPERATIVE COORDINATE NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORDS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

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

C.P.S. ENERGY NOTES:
THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), HEREBY DESIGNATES THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ELECTRIC EASEMENT", "ELECTRIC EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, RECONSTRUCTING, REPAIRING, RENOVATING, IMPROVING, PAROLLING, AND ELECTRIC POLES, HANGING OR BUYING WIRES, CABLES, CONDUITS, PIPES, OR TRANSFORMERS, EACH WITH THE NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS 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 ENGINEER OR SURVEYOR DEEM NECESSARY IN THE EXERCISE OF SAID RIGHTS OR APPURTENANCES HERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CITY MONEYS OR LOSSES RESULTING FROM NECESSARY REPAIRS OR REPLACEMENTS OF 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.
3. THIS PLAT DOES NOT ALTER, RELOCATE 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 DESIGNATED HEREOF.
4. CONDUITS OR WIRE AFFIXATIONS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANDS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROVIDED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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.

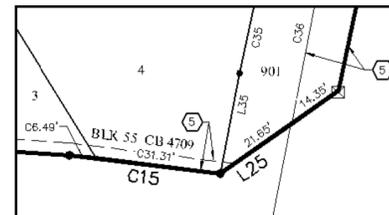
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

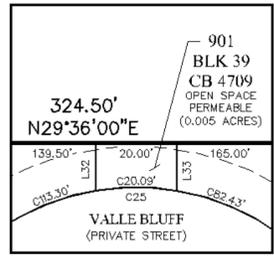
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. THIS DOCUMENT IS BEING RELEASED FOR REVIEW PURPOSES BY: DAVID CASANOVA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4251.

REGISTERED PROFESSIONAL LAND SURVEYOR

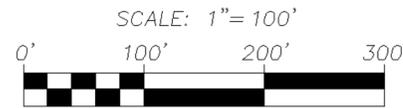


DETAIL "A"
SCALE: 1" = 30'



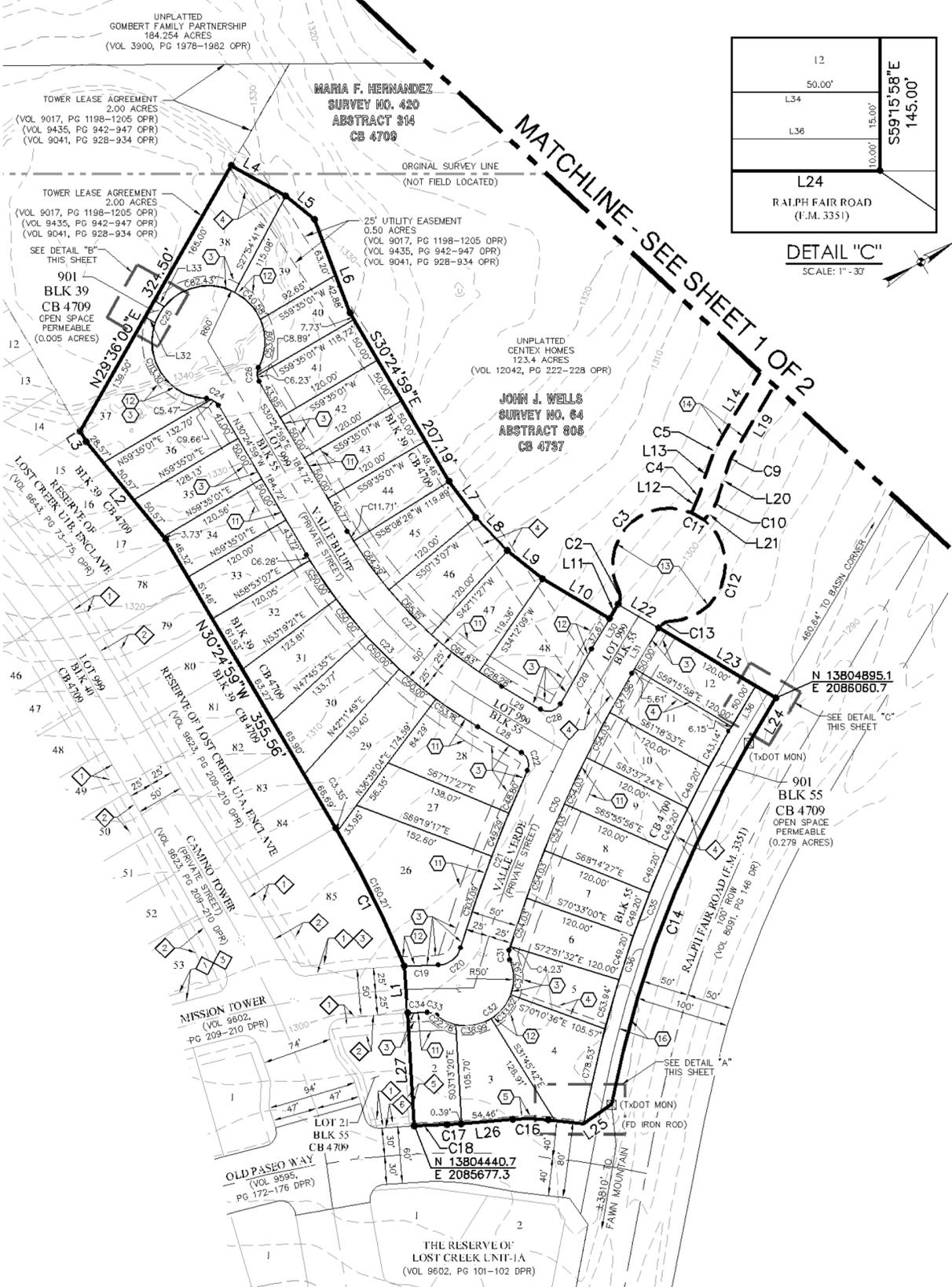
DETAIL "B"
SCALE: 1" = 30'

SEE SHEET 1 OF 2
FOR GENERAL NOTES,
CURVE AND LINE TABLES



L2	50.00'	S59°15'58"E	145.00'
L34			
L36			
L24			

DETAIL "C"
SCALE: 1" = 30'



PLAT NUMBER 130240
SUBDIVISION PLAT OF
RESERVE AT LOST CREEK U4A,
ENCLAVE

BEING A 8.717 ACRE TRACT OF LAND OUT OF A 123.4 ACRE TRACT OF LAND RECORDED IN VOLUME 12042, PAGE 222-228, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JOHN J. WELLS SURVEY NUMBER 64, ABSTRACT 805, COUNTY BLOCK 4737, AND THE MARIA F. HERNANDEZ SURVEY NUMBER 420, ABSTRACT 314, COUNTY BLOCK 4709, BRUNO ALMANEE SURVEY NUMBER 62, ABSTRACT 31, COUNTY BLOCK 4738, OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: November 19, 2013

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: RICHARD MOIT
CENTEX HOMES
1334 N. LOOP 1604E #101
SAN ANTONIO, TEXAS 78232
(210) 496-1985

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOIT 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. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ RESERVE AT LOST CREEK U4A, ENCLAVE _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

Civil Job No. 7525-04; Survey Job No. 9061-05
Date: Nov 19, 2013, 8:48am User: D:\kuback
File: P:\7525-04\U4A\enclava\U4A\enclava\U4A\130240.dwg



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 9

Public Hearing:

Planning Commission
December 4, 2013

Application/Case Number:

130458

Project Name:

Walmart SA NH Market Store No.
5226

Applicant:

Michael Allan, Agent

Representative:

Windrose Land Services, Inc.
c/o Samuel H. Thomas, P.E.

Owner:

Wal-Mart Real Estate Business Trust

Staff Coordinator:

Richard Carrizales, Planner
(210) 207-8050
Richard.Carrizales@sanantonio.gov

Property Address/Location:

Generally located southeast of the
intersection of Military Drive West
and Hunt Lane.

MAPSCO Map Grid (Ferguson):

578 F-8

Tract Size:

6.0806

Council District(s):

6

Notification:

- Internet Agenda Posting
November 27, 2013

REQUEST

Approval of a major plat to subdivide a 6.0806-acre tract of land
to establish the **Walmart SA NH Market Store No. 5226**
Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

November 15, 2013

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of two (2) non-single family residential lots.

B. Zoning

“C-2” Commercial District.

C. Services Available

SAWS Water and Sewer

D. Major Thoroughfares

Military Drive West, Secondary Arterial Type A, 86-foot minimum ROW
Hunt Lane, Secondary Arterial Type A, 86-foot minimum ROW

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on September 19, 2013.

F. Interdepartmental Review

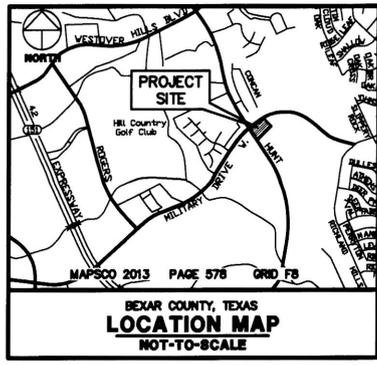
LOCs were issued from all reviewing agencies on October 28, 2013.

III. RECOMMENDATION

Approval of the proposed **Walmart SA NH Market Store No. 5226** Subdivision Plat

IV. ATTACHMENT

1. Proposed Plat



**BEXAR COUNTY, TEXAS
LOCATION MAP
NOT-TO-SCALE**

ABBREVIATIONS

FND - FOUND

D.P.R.B.C. - DEED & PLAT RECORDS BEXAR COUNTY

D.R.B.C. - DEED RECORDS BEXAR COUNTY

R.P.R.B.C. - REAL PROPERTY RECORDS BEXAR COUNTY

IP - IRON PIPE

IR - IRON ROD

NO. - NUMBER

PG. - PAGE

R.O.W. - RIGHT-OF-WAY

SQ. FT. - SQUARE FEET

VOL. - VOLUME

B.L. - BUILDING LINE

W.L.E. - WATER LINE EASEMENT

S.S.E. - SANITARY SEWER EASEMENT

U.E. - UTILITY EASEMENT

S - SET CAPPED 5/8" IRON ROD

"WINDROSE LAND SERVICES"

- GENERAL NOTES:**
- Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NAD83).
 - According to Flood Insurance Rate Map (FIRM) for Bexar County, Texas, Map No. 48029C 0360G Dated September 29, 2010, the subject tract appears to lie within Unshaded Zone "X".
 - All coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83), and may be brought to surface by applying the following scale factor 0.999824986.
- EDU NOTE:**
- The number of equivalent dwelling units (EDUs) paid for this subdivision plat are kept on file at the San Antonio Water System under the plat number issued by the Development Services Department.
- MAINTENANCE NOTE:**
- The maintenance of 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 Bexar County.

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.

Samuel H. Thomas
Samuel H. Thomas
Registered Professional Engineer
Texas License No. 107792

STATE OF TEXAS
COUNTY OF HARRIS

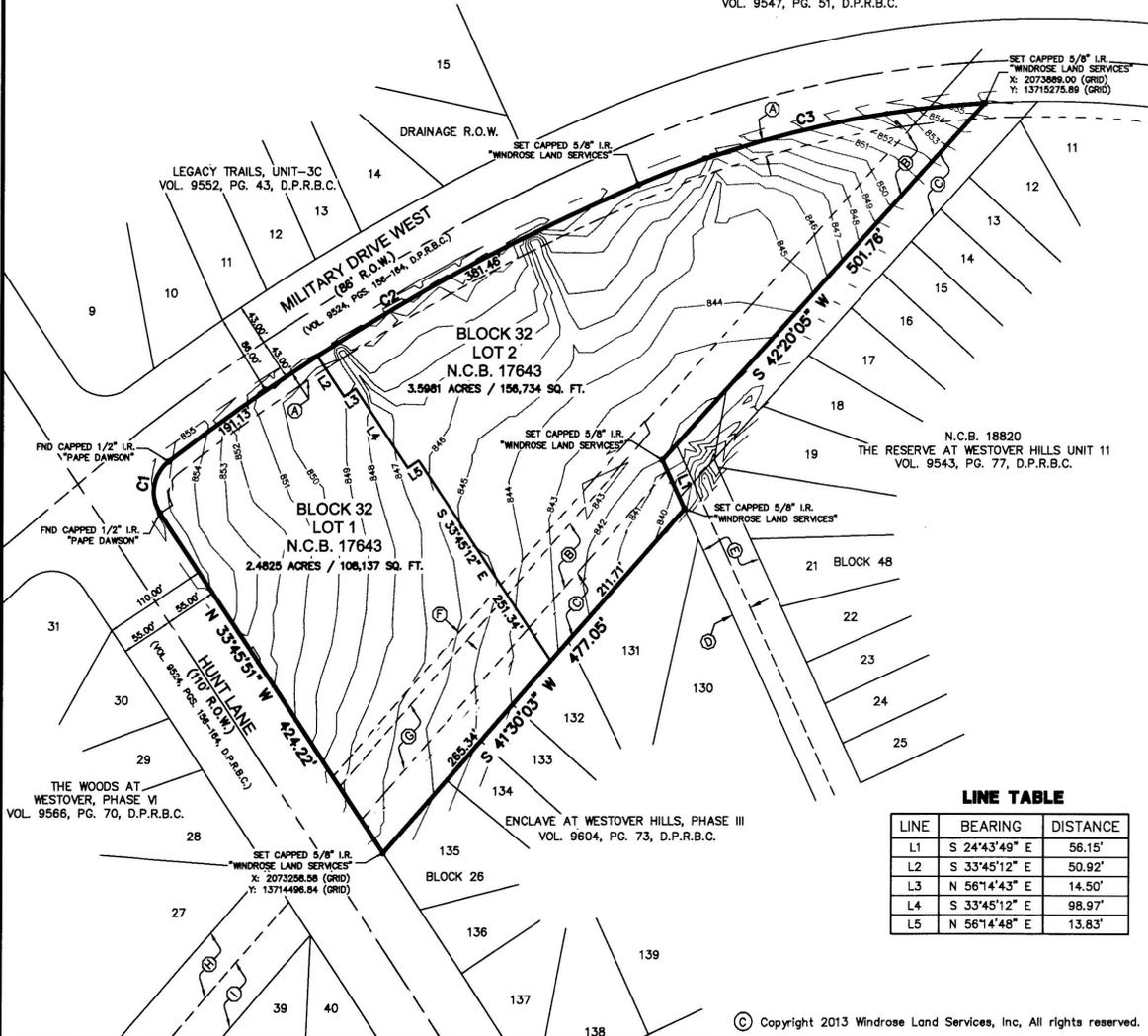
I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by Windrose Land Services, Inc., and filed under Job No. 49009.

Mike Kurkowski
Mike Kurkowski
Registered Professional Land Surveyor
Texas Registration No. 5101

- C.P.S. NOTES:**
- The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric 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 buying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
 - Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
 - This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described hereon.
- DRAINAGE EASEMENT 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 easement, as approved shall be allowed without the approval of the Director of Public Works. The City of San Antonio and Bexar County shall have the right to ingress and egress over the 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.
- DETENTION POND NOTE:**
- Storm water detention is required for this property. Building permits for this property shall be issued only in conjunction with necessary storm water detention approved by the City of San Antonio. The property may be eligible to post a fee in lieu of detention (FILO) if offsite drainage conditions allow but only when approved by the City of San Antonio. Maintenance of on-site, underground storm water detention shall be the sole responsibility of the lot owners and/or property owners association and their successors or assignees.
- EASEMENT/R.O.W. LEGEND (SEE SHEETS 2 AND 3 FOR PROPOSED EASEMENT DIMENSIONS):**
- | | | | | | |
|---|---|---|---|---|--|
| A | 16' GAS, ELECT., TEL., & CATV ESMT. VOL. 9542, PGS. 11-14, D.P.R.B.C. | D | 20' G.E.T.T.V & SAN. SWR. ESMT. VOL. 9543, PG. 77, D.P.R.B.C. | G | 40' ELECTRIC ESMT. VOL. 10573, PG. 1256, R.P.R.B.C. |
| B | 40' C.P.S.B GAS ESMT. VOL. 4847, PG. 273, D.R.B.C. VOL. 5951, PG. 199, D.R.B.C. VOL. 9543, PG. 77, D.P.R.B.C. | E | 50' DRAINAGE R.O.W. VOL. 9543, PG. 77, D.P.R.B.C. | H | 40' ELECTRIC ESMT. VOL. 10573, PGS. 1256-1266, R.P.R.B.C. |
| C | 40' C.P.S.B ELECTRIC ESMT. VOL. 4241, PG. 115-116, D.R.B.C. VOL. 4241, PGS. 117-118, D.R.B.C. VOL. 9543, PG. 77, D.P.R.B.C. | F | 12' WIDE PERMANENT WATER ESMT. VOL. 11544, PG. 2240, R.P.R.B.C. | I | 40' C.P.S.B. HI-LINE ESMT. VOL. 4241, PGS. 115-116, D.R.B.C. |

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	40.00'	86°11'43"	60.18'	N 09°18'59" E	54.66'
C2	2235.73'	14°40'27"	572.60'	N 59°45'04" E	571.03'
C3	1100.00'	19°34'21"	375.76'	N 76°52'28" E	373.94'



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 24°43'49" E	58.15'
L2	S 33°45'12" E	50.92'
L3	N 56°14'43" E	14.50'
L4	S 33°45'12" E	98.97'
L5	N 56°14'48" E	13.83'

PLAT NO. 130458

WALMART SA NH MARKET STORE NO. 5226

BEING A 6.8006 ACRE TRACT OF LAND, SITUATED IN THE J.C. COLLARD SURVEY NUMBER 257, ABSTRACT NO. 151 AND THE J.V. DIGNOWITY SURVEY NUMBER 404, ABSTRACT NO. 1039, NEW CITY BLOCK 17643, CITY OF SAN ANTONIO BEXAR COUNTY, TEXAS

ESTABLISHING LOTS 1 AND 2, BLOCK 32, N.C.B. 17643
NOVEMBER 2013

GRAPHIC SCALE: 1" = 100'
100 50 0 100

Surveyor
Windrose Land Services, Inc.
3200 Wilcrest, Suite 325
Houston, Texas 77042
Phone (713) 458-2282 Fax (713) 461-1151

Professional Development Consultants
Land Surveying, Platting, Project Management and GIS Services

STATE OF ARKANSAS
COUNTY OF BENTON

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private or part of an enclave or planned unit development, forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owner/Developer: Wal-Mart Real Estate Business Trust,
2001 SE 10th Street,
Bentonville, AR 72716

By: *Michael Allan*
Michael Allan, Director of Design
Wal-Mart Real Estate Business Trust

STATE OF ARKANSAS
COUNTY OF BENTON

Before me, the undersigned authority, on this day personally appeared Michael Allan, Director of Design of Wal-Mart Real Estate Business Trust, 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
5th day of November, 2013.

JESSICA JEFFUS
"NOTARY PUBLIC"
State of Arkansas, Benton County Notary Public in and for My Commission Expires 5/31/2018

This plat of WALMART SA NH MARKET STORE NO. 5226 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., 2013.

By: _____
Chairman

By: _____
Secretary

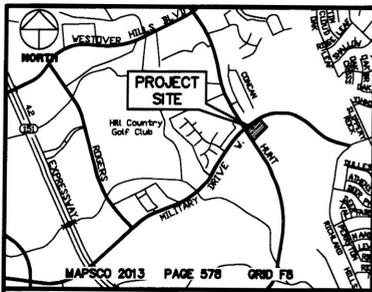
I, _____, County Clerk of Bexar County, do hereby certify that this plat was filed for record in my office, on the _____ day of _____, A.D. 2013, at _____ o'clock, _____ M., on the _____ day of _____, A.D. 2013, at _____ o'clock, _____ M., in the Records of _____ and _____ of said county, in book volume on page _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, this _____ day of _____, A.D., 2013.

County Clerk
Bexar County, Texas

By: _____ Deputy





**BEXAR COUNTY, TEXAS
LOCATION MAP
NOT-TO-SCALE**

- ABBREVIATIONS**
- FND - FOUND
 - D.P.R.B.C. - DEED & PLAT RECORDS BEXAR COUNTY
 - D.R.B.C. - DEED RECORDS BEXAR COUNTY
 - R.P.R.B.C. - REAL PROPERTY RECORDS BEXAR COUNTY
 - IP - IRON PIPE
 - IR - IRON ROD
 - NO. - NUMBER
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 - B.L. - BUILDING LINE
 - W.L.E. - WATER LINE EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - U.E. - UTILITY EASEMENT
 - S - SET CAPPED 5/8" IRON ROD
 - "WINDROSE LAND SERVICES"

GENERAL NOTES:

- Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NAD83).
- According to Flood Insurance Rate Map (FIRM) for Bexar County, Texas, Map No. 48029C 0360C Dated September 29, 2010, the subject tract appears to lie within Unshaded Zone X.
- All coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83), and may be brought to surface by applying the following scale factor 0.999824986

EDU NOTE:

- The number of equivalent dwelling units (EDUs) paid for this subdivision plat are kept on file at the San Antonio Water System under the plat number issued by the Development Services Department.

MAINTENANCE NOTE:

- The maintenance of 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 Bexar County.

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.

Samuel H. Thomas
Samuel H. Thomas
Registered Professional Engineer
Texas License No. 107792

STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by Windrose Land Services, Inc., and filed under Job No. 49009.

Mike Kurkowski
Mike Kurkowski
Registered Professional Land Surveyor
Texas Registration No. 5101

C.P.S. NOTES:

- The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and rights-of-way for electric distribution and service facilities in the areas designated on this plat as "electric easement," "anchor easement," "service easement," "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 buying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
- Any GPS monetary loss resulting from modifications required of GPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
- This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described hereon.

DRAINAGE EASEMENT NOTE:

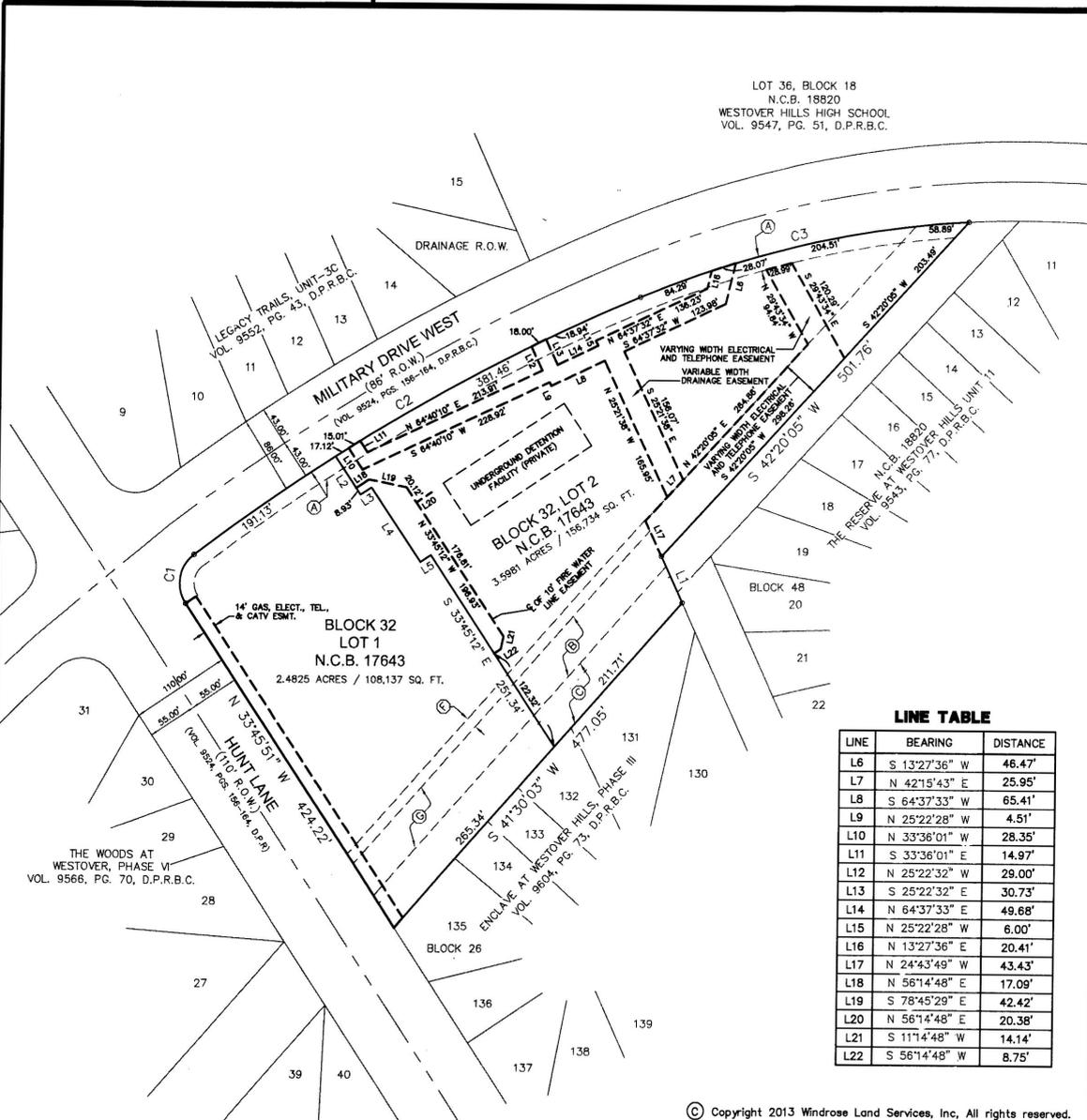
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DETENTION POND NOTE:

- Storm water detention is required for this property. Building permits for this property shall be issued only in conjunction with necessary storm water detention approved by the City of San Antonio. The property may be eligible to post a fee in lieu of detention (FILO) if off-site drainage conditions allow but only when approved by the City of San Antonio. Maintenance of on-site, underground storm water detention shall be the sole responsibility of the lot owners and/or property owners association and their successors or assignees.

EASEMENT/R.O.W. LEGEND (SEE SHEETS 2 AND 3 FOR PROPOSED EASEMENT DIMENSIONS):

- | | | |
|---|---|--|
| (A) 16' GAS, ELECT., TEL., & CATV ESMT. VOL. 9542, PGS. 11-14, D.P.R.B.C. | (D) 20' G.E.T.V. & SAN. SWR. ESMT. VOL. 9543, PG. 77, D.P.R.B.C. | (G) 40' ELECTRIC ESMT. VOL. 10573, PG. 1256, R.P.R.B.C. |
| (B) 40' C.P.S.B GAS ESMT. VOL. 4847, PG. 273, D.R.B.C. VOL. 5951, PG. 199, D.R.B.C. VOL. 9543, PG. 77, D.P.R.B.C. | (E) 50' DRAINAGE R.O.W. VOL. 9543, PG. 77, D.P.R.B.C. | (H) 40' ELECTRIC ESMT. VOL. 10573, PGS. 1256-1266, R.P.R.B.C. |
| (C) 40' C.P.S.B ELECTRIC ESMT. VOL. 4241, PG. 115-116, D.R.B.C. VOL. 4241, PGS. 117-118, D.R.B.C. VOL. 9543, PG. 77, D.P.R.B.C. | (F) 12' WIDE PERMANENT WATER ESMT. VOL. 11544, PG. 2240, R.P.R.B.C. | (I) 40' C.P.S.B. HI-LINE ESMT. VOL. 4241, PGS. 115-116, D.R.B.C. |



LOT 36, BLOCK 18
N.C.B. 18820
WESTOVER HILLS HIGH SCHOOL
VOL. 9547, PG. 51, D.P.R.B.C.

PLAT NO. 130458

WALMART SA NH MARKET STORE NO. 5226

BEING A 6.8006 ACRE TRACT OF LAND, SITUATED IN THE J.C. COLLARD SURVEY NUMBER 257, ABSTRACT NO. 151 AND THE J.V. DIGNOWITY SURVEY NUMBER 404, ABSTRACT NO. 1039, NEW CITY BLOCK 17643, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

ESTABLISHING LOTS 1 AND 2, BLOCK 32, N.C.B. 17643
NOVEMBER 2013

GRAPHIC SCALE: 1" = 100'

100 50 0 100

Surveyor

NORTH

Windrose Land Services, Inc.
3200 Wilcrest, Suite 325
Houston, Texas 77042
Phone (713) 458-2282 Fax (713) 461-1151

Professional Development Consultants
Land Surveying, Platting, Project Management and GIS Services

STATE OF ARKANSAS
COUNTY OF BENTON

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private or part of an enclave or planned unit development, forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owner/Developer: Wal-Mart Real Estate Business Trust,
2001 SE 10th Street,
Bentonville, AR 72716

By: *Michael Allan*
Michael Allan, Director of Design
Wal-Mart Real Estate Business Trust

STATE OF ARKANSAS
COUNTY OF BENTON

Before me, the undersigned authority, on this day personally appeared Michael Allan, Director of Design of Wal-Mart Real Estate Business Trust, 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 5th day of November, 2013.

JESSICA JEFFUS
NOTARY PUBLIC
State of Arkansas, Benton County, Public in and for My Commission Expires 3/31/2016 State of Arkansas

This plat of WALMART SA NH MARKET STORE NO. 5226 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., 2013.

By: _____
Chairman

By: _____
Secretary

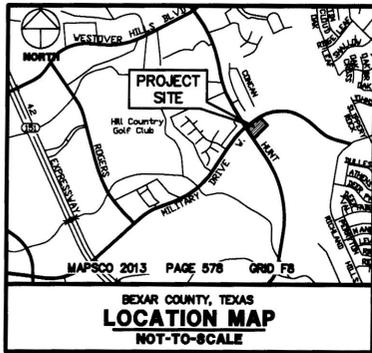
I, _____, County Clerk of Bexar County, do hereby certify that this plat was filed for record in my office, on the ___ day of _____, A.D. 201___ at ___ o'clock, ___ M., on the ___ day of _____, A.D. 201___ at ___ o'clock, ___ M., in the Records of _____, and _____ of said county, in book volume on page _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, this _____ day of _____, A.D., 2013.

County Clerk
Bexar County, Texas

By: _____ Deputy





**BEXAR COUNTY, TEXAS
LOCATION MAP
NOT-TO-SCALE**

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 - S - SET CAPPED 5/8" IRON ROD
- *WINDROSE LAND SERVICES*

GENERAL NOTES:

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- According to Flood Insurance Rate Map (FIRM) for Bexar County, Texas, Map No. 48029C 0360G Dated September 29, 2010, the subject tract appears to lie within Unshaded Zone X.
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STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the coordinates, 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.

Samuel H. Thomas
Samuel H. Thomas
Registered Professional Engineer
Texas License No. 107792

STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by Windrose Land Services, Inc., and filed under Job No. 49009.

Mike Kurkowski
Mike Kurkowski
Registered Professional Land Surveyor
Texas Registration No. 5101

C.P.S. NOTES:

- The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric 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 buying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
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- 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 hereon.

DRAINAGE EASEMENT NOTE:

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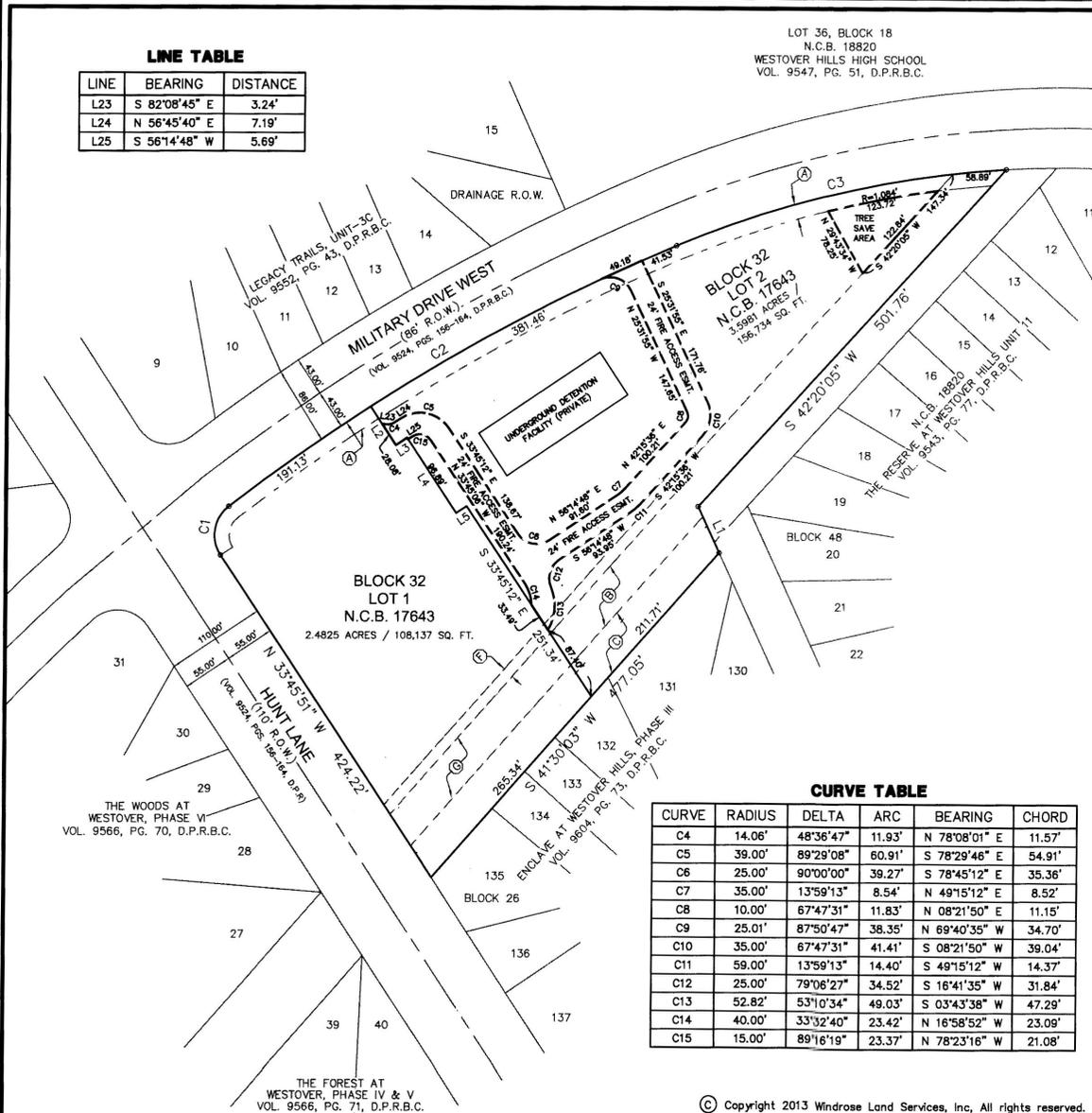
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- | | | |
|---|--|---|
| (A) 18' GAS, ELECT., TEL., & CATV ESMT.
VOL. 9542, PGS. 11-14, D.P.R.B.C. | (D) 20' G.E.T.T.V. & SAN. SWR. ESMT.
VOL. 9543, PG. 77, D.P.R.B.C. | (G) 40' ELECTRIC ESMT.
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| (B) 40' C.P.S.B. GAS ESMT.
VOL. 4847, PG. 273, D.R.B.C.
VOL. 5951, PG. 199, D.R.B.C.
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VOL. 11544, PG. 2240, R.P.R.B.C. | (I) 40' C.P.S.B. HI-LINE ESMT.
VOL. 4241, PGS. 115-116, D.R.B.C. |

LINE TABLE

LINE	BEARING	DISTANCE
L23	S 82°08'45" E	3.24'
L24	N 56°45'40" E	7.19'
L25	S 56°14'48" W	5.69'



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C4	14.06'	48°36'47"	11.93'	N 78°08'01" E	11.57'
C5	39.00'	89°29'08"	60.91'	S 78°29'46" E	54.91'
C6	25.00'	90°00'00"	39.27'	S 78°45'12" E	35.36'
C7	35.00'	13°59'13"	8.54'	N 49°15'12" E	8.52'
C8	10.00'	67°47'31"	11.83'	N 08°21'50" E	11.15'
C9	25.01'	87°50'47"	38.35'	N 69°40'35" W	34.70'
C10	35.00'	67°47'31"	41.41'	S 08°21'50" W	39.04'
C11	59.00'	13°59'13"	14.40'	S 49°15'12" W	14.37'
C12	25.00'	79°06'27"	34.52'	S 16°41'35" W	31.84'
C13	52.82'	53°10'34"	49.03'	S 03°43'38" W	47.29'
C14	40.00'	33°32'40"	23.42'	N 16°58'52" W	23.09'
C15	15.00'	89°16'19"	23.37'	N 78°23'16" W	21.08'

© Copyright 2013 Windrose Land Services, Inc. All rights reserved.

PLAT NO. 130458

WALMART SA NH MARKET STORE NO. 5226

BEING A 6.0806 ACRE TRACT OF LAND, SITUATED IN THE J.C. COLLARD SURVEY NUMBER 257, ABSTRACT NO. 151 AND THE J.V. DIGNOWITY SURVEY NUMBER 404, ABSTRACT NO. 1039, NEW CITY BLOCK 17643, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

ESTABLISHING LOTS 1 AND 2, BLOCK 32, N.C.B. 17643
NOVEMBER 2013

GRAPHIC SCALE: 1" = 100'
100 50 0 100



Surveyor
Windrose Land Services, Inc.
3200 Wilcrest, Suite 325
Houston, Texas 77042
Phone (713) 458-2282; Fax (713) 461-1151
Professional Development Consultants
Land Surveying, Plotting, Project Management and GIS Services

STATE OF ARKANSAS
COUNTY OF BENTON

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private or part of an enclave or planned unit development, forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owner/Developer: Wal-Mart Real Estate Business Trust,
2001 SE 10th Street,
Bentonville, AR 72716

By: *Michael Allan*
Michael Allan, Director of Design
Wal-Mart Real Estate Business Trust

STATE OF ARKANSAS
COUNTY OF BENTON

Before me, the undersigned authority, on this day personally appeared Michael Allan, Director of Design of Wal-Mart Real Estate Business Trust, 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
5th day of November, 2013.

JESSICA JEFFUS
NOTARY PUBLIC
State of Arkansas, Benton County Notary Public in and for
My Commission Expires 5/31/2015
Jessica Jeffus
Arkansas

This plat of WALMART SA NH MARKET STORE NO. 5226 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., 2013.

By: _____
Chairman

By: _____
Secretary

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. 201___, at ___ o'clock, ___ M., on the ___ day of _____, A.D. 201___, at ___ o'clock, ___ M., in the Records of _____ and _____ of said county, in book volume on page _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, this

___ day of _____, A.D., 2013.

County Clerk
Bexar County, Texas

By: _____ Deputy



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 10

Public Hearing:

Planning Commission
December 4, 2013

Application/Case Number:

130518

Project Name:

Eilan Developed MPCD (Enclave)

Applicant:

Laura P. Sims

Representative:

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

Owner:

LSREF2 Windmill Reo (Eilan Land),
LLC.

Staff Coordinator:

Larry Odis, Planner
(210) 207-0210
larry.odis@sanantonio.gov

Property Address/Location:

West of Interstate Highway 10, north
of La Cantera Parkway

MAPSCO Map Grid (Ferguson):

514 B-2

Tract Size:

75.868 acres

Council District:

8

Notification:

Internet Agenda posting November
27, 2013

REQUEST

Approval of a major plat to vacate and resubdivide a 75.868-acre tract of land to establish **Eilan Developed MPCD (Enclave)** Subdivision

APPLICATION TYPE

Vacate and Resubdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

Pending

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of nine (9) non-single family lots and approximately seven thousand four hundred fifty (7,450) linear feet of private streets.

B. Zoning

“MPCD GC-1 MSAO-1 MLOD ERZD” Master Planned Community Hill Country Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay Edwards Recharge Zone District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on date pending.

The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (**ATTACHMENT 2**). No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

On November 22, 2013, the applicant submitted a request for an Administrative Exception to the requirement of Section 35-506(j), Private Streets, of the Unified Development Code (UDC). On November 25, 2013, the Development Services Director granted the requested administrative exception pending report (**ATTACHMENT 3**).

Furthermore, the subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City’s Office of Military Affairs was notified. The Camp Bullis Military Installation reviewed the project and the Garrison Commander has no further comments.

At this time, the City recommends the applicant coordinate with U.S. Fish and Wildlife (USFW), and Camp Bullis staff regarding the proposed project, and will not place holds on the plats and plans associated with this recommendation.

However, it is noted that the applicant will need to comply with the dark sky lighting measures of the Military Lighting Overlay District (MLOD-1) Regulations.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on date pending.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP/MPCD 06-04-001, Wereldhave USA, approved on November 9, 2007

III. RECOMMENDATION

Approval of the proposed **Eilan Developed MPCD (Enclave)** Subdivision Plat

IV. ATTACHMENT

1. Proposed plat
2. SAWS Aquifer letter
3. Administrative Exception
4. Administrative response pending

PLAT NUMBER 130518

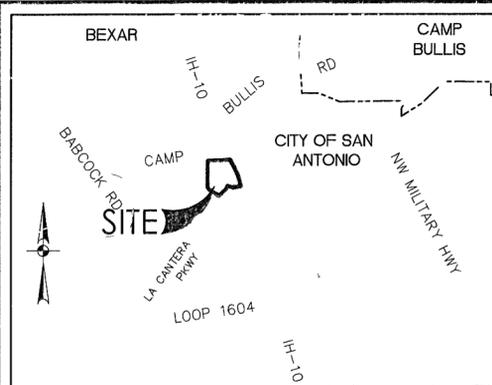
VACATE & RESUBDIVISION PLAT ESTABLISHING EILAN DEVELOPED MPCD (ENCLAVE)

THE 75 868 ACRES BEING RESUBDIVIDED IN THIS PLAT HAD BEEN PREVIOUSLY PLATTED ON PLAT NUMBER 070160 KNOWN AS WERELDHAVE USA SUBDIVISION WHICH IS RECORDED IN VOLUME 9588 PAGES 22 30 COUNTY PLAT AND DEED RECORDS AND WAS VACATED THROUGH A VACATING DECLARATION BEING RECORDED ON THE SAME DATE AS THIS RESUBDIVISION PLAT



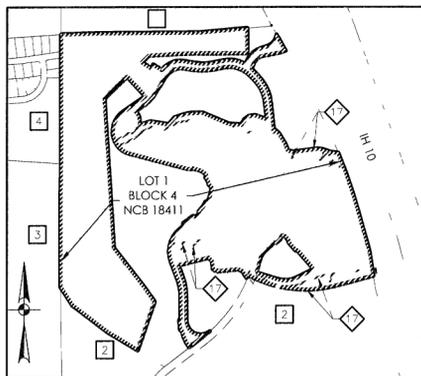
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE 210 375 9000 FAX 210 375 9010

DATE OF PRINT November 20 2013



LOCATION MAP

MAPSCO MAP GRID 51482 NOT TO SCALE



AREA BEING VACATED THROUGH VACATING DECLARATION

SCALE 1 = 1000

THE 75 868 ACRES BEING VACATED IS A PORTION OF LOT 1 BLOCK 4 NCB 18411 OF THE WERELDHAVE USA SUBDIVISION PLAT RECORDED IN VOLUME 9588 PAGES 22 30 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS AND WAS VACATED THROUGH A VACATING DECLARATION BEING RECORDED ON THE SAME DATE AS THIS RESUBDIVISION PLAT

LEGEND

- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
NCB NEW CITY BLOCK
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY TEXAS
VAR WID VARIABLE WIDTH
EXISTING CONTOURS
PROPOSED CONTOURS
PROPOSED FEMA 1% ANNUAL CHANCE (100 YR) ULTIMATE DEVELOPED FLOODPLAIN
LAND TIE/HOOK
EDWARDS AQUIFER RECHARGE ZONE
VOL VOLUME PAGE(S)
PG PAGE(S)
ROW RIGHT OF WAY
FOUND 1/2 IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2 IRON ROD (PD)
EACZ EDWARDS AQUIFER CONTRIBUTING ZONE
EARZ EDWARDS AQUIFER RECHARGE ZONE
GEOLOGIC SENSITIVE FEATURE SOLUTION CAVITY
GEOLOGIC SENSITIVE FEATURE SINK HOLE



C.P.S. ENERGY NOTES

1 THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS OF WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS ELECTRIC EASEMENT ANCHOR EASEMENT SERVICE EASEMENT OVERHANGING EASEMENT UTILITY EASEMENT GAS 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 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 OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA

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

STATE OF TEXAS COUNTY OF BEXAR

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

Licensed Professional Engineer signature

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

Registered Professional Land Surveyor signature

- 16 SANITARY SEWER EASEMENT (VOL 9517 PG 202 DPR)
20 ELECTRIC EASEMENT (VOL 9517 PG 202 DPR)
28 ELECTRIC EASEMENT (VOL 9517 PG 202 DPR)
OPEN SPACE PERMEABLE EASEMENT (VOL 9588 PG 22 30 DPR)
20 BUILDING SETBACK (VOL 9517 PG 202 DPR)
10 BUILDING SETBACK (VOL 9517 PG 202 DPR)
14 ELECTRIC GAS TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 9588 PGS 22 30 DPR)
20 WATER EASEMENT (VOL 7799 PGS 69 75 DPR)
5 WATER EASEMENT (VOL 9588 PGS 22 30 DPR)
25 WATER EASEMENT (VOL 9588 PGS 22 30 DPR)
VARIABLE WIDTH DRAINAGE EASEMENT (0 798 ACRE) (VOL 9588 PGS 22 30 DPR)
60 ACCESS EASEMENT (VOL 9588 PGS 22 30 DPR) (VOL 5973 PG 1005 OPR) (VOL 12916 PG 1618 OPR)
VARIABLE WIDTH ELECTRIC CABLE TELEVISION GAS TELEPHONE AND PRIVATE COMMUNICATION EASEMENT (VOL 15229 PGS 236 245 OPR)
VARIABLE WIDTH ELECTRIC CABLE TELEVISION GAS TELEPHONE AND PRIVATE COMMUNICATION EASEMENT (VOL 15229 PGS 246 270 OPR)
25x25 SANITARY SEWER EASEMENT (VOL 9588 PGS 22 30 DPR)
VARIABLE WIDTH ELECTRIC CABLE TELEVISION GAS TELEPHONE AND PRIVATE COMMUNICATION EASEMENT (VOL 16386 PGS 1800 1815 OPR)
UNPLATTED 67 65 ACRES OWNER IH 10 CANTERA RIM LTD (VOL 14061 PGS 201 205 OPR)
UNPLATTED OWNER LA CANTERA DEVELOPMENT CO (VOL 4735 PGS 911 919 OPR)
UNPLATTED 44 98 ACRES OWNER ANTERA PARKWAY DEVELOPMENT PARTNERS OF SA LP (VOL 11963 PGS 338 346 OPR)
UNPLATTED 67 65 ACRES OWNER CROWNRISE OF TEXAS H O A INC (VOL 11768 PG 2277 OPR)

FEMA NOTE

LOTS 902 903 906 910 912 999 AND LOT 4 BLOCK 4 U/E WITHIN THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY TEXAS MAP NO 48029C0230G DATED SEPTEMBER 29 2010 ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE

FINISHED FLOOR FOR FLOODPLAIN NOTE

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN

DRAINAGE EASEMENT 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 TO INGRESS AND EGRESS OVER THE 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

TxDOT 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 ACCESS MANAGEMENT MANUAL THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINTS ALONG IH 10 BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1 187 75 FT

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

ACCESS NOTE

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35 506(i)(3)

COMMON AREA NOTE

LOTS 901 914 AND LOT 999 BLOCK 4 NCB 18411 SHALL BE DESIGNATED AS A VARIABLE WIDTH INGRESS/EGRESS DRAINAGE GAS ELECTRIC TELEPHONE CABLE TELEVISION WATER AND SANITARY SEWER EASEMENT

AQUIFER 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 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 NOTE

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

EDU NOTE

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

SAWS NOTES

1 PRIVATE SANITARY SEWER SYSTEM SHALL BE OWNED AND MAINTAINED BY LAND OWNER ASSOCIATION
2 WATER MAINS SHALL BE OWNED AND MAINTAINED BY SAWS

FIRE FLOW NOTE

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT THE PRIVATE FIRE MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 5000 GPM AT 25 PSI RESIDUAL PRESSURE THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL FIRE SERVICE TO THIS SUBDIVISION IS NOT PROVIDED BY SAWS PRIVATE WATER EASEMENTS AND INFRASTRUCTURE CONTAINED WITHIN WILL NOT BE OWNED OR MAINTAINED BY SAN ANTONIO WATER SYSTEM THE DEVELOPER IS CONSTRUCTING A PRIVATE PUMP STATION AND FIRE MAIN WHICH WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION FOR THIS SUBDIVISION ALL PROPERTIES ABOVE 1270 ELEVATION WILL REQUIRE A BOOSTER PUMP WITH A DOUBLE CHECK VALVE ASSEMBLY FOR WATER SERVICE TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS SAWS WILL NOT OWN OR MAINTAIN THE INDIVIDUAL BOOSTER PUMPS OR DOUBLE CHECK VALVE ASSEMBLIES

Table with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains curve data for C1 through C27.

Table with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains curve data for C28 through C55.

Table with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains curve data for C56 through C68.

REFER TO SHEET 7 OF 7 FOR LINE TABLE & CONTINUATION OF CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

STATE OF TEXAS COUNTY OF DALLAS

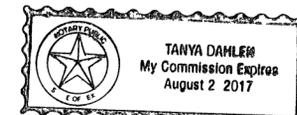
THE OWNER OF LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT FOREVER ALL STREETS ALLEYS PARKS WATERCOURSES DRAINS EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR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

Signature of Laura P. Sims

OWNER/DEVELOPER LAURA P SIMS ASSISTANT VICE PRESIDENT LSREF2 WINDMILL REO (EILAN LAND) LLC 2711 N HASKELL AVE STE 1700 DALLAS TX 75204 (972) 388 2684

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LAURA P SIMS 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 November 21 A D 2013



Signature of Notary Public Tanya Dahler, Notary Public Dallas County Texas

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

DATED THIS DAY OF A D 20

By Chairman

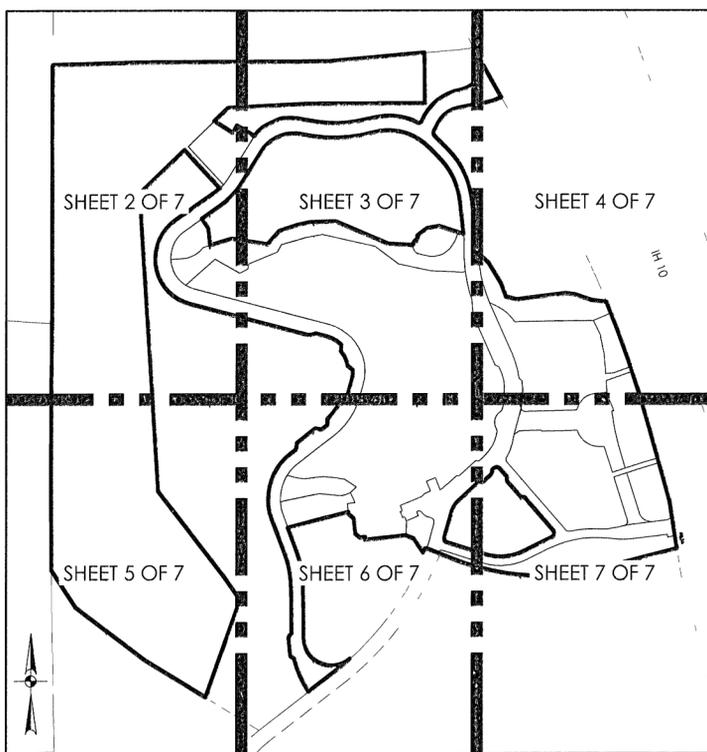
By Secretary

STATE OF TEXAS COUNTY OF BEXAR

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

COUNTY CLERK BEXAR COUNTY TEXAS

DEPUTY



INDEX MAP

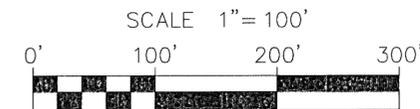
SCALE 1 = 500

Civil Job No 6271-20 Survey Job No 9286-12 EILAN DEVELOPED MPCD (ENCLAVE)

PLAT NUMBER 130518

**VACATING & RESUBDIVISION PLAT
ESTABLISHING
EILAN DEVELOPED MPCD
(ENCLAVE)**

THE 75 868 ACRES BEING RESUBDIVIDED IN THIS PLAT HAD BEEN PREVIOUSLY PLATED ON PLAT NUMBER 070160 KNOWN AS WERELDHAVE USA SUBDIVISION WHICH IS RECORDED IN VOLUME 9588 PAGES 22 30 COUNTY PLAT AND DEED RECORDS AND WAS VACATED THROUGH A VACATING DECLARATION BEING RECORDED ON THE SAME DATE AS THIS RESUBDIVISION PLAT



555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE 210.375.9000
FAX 210.375.9010

DATE OF PRINT November 20 2013

REFER TO SHEET 7 OF 7 FOR
LINE TABLE

REFER TO SHEETS 1 OF 7 & 7
OF 7 FOR CURVE TABLE

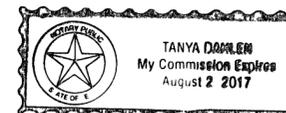
STATE OF TEXAS
COUNTY OF DALLAS

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OWNER/DEVELOPER *Laura P. Sims*
LAURA P. SIMS
ASSISTANT VICE PRESIDENT
LSREF2 WINDMILL REO (EILAN LAND) LLC
2711 N HASKELL AVE STE 1700
DALLAS TX 75204
(972) 388 2684

STATE OF TEXAS
COUNTY OF DALLAS

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Tanya Dablen
NOTARY PUBLIC DALLAS COUNTY TEXAS

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

DATED THIS _____ DAY OF _____ A D 20 _____

BY _____ CHAIRMAN

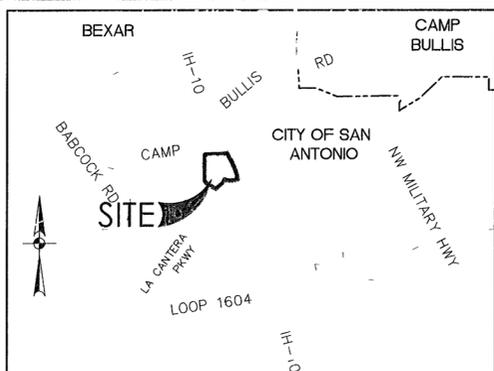
BY _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

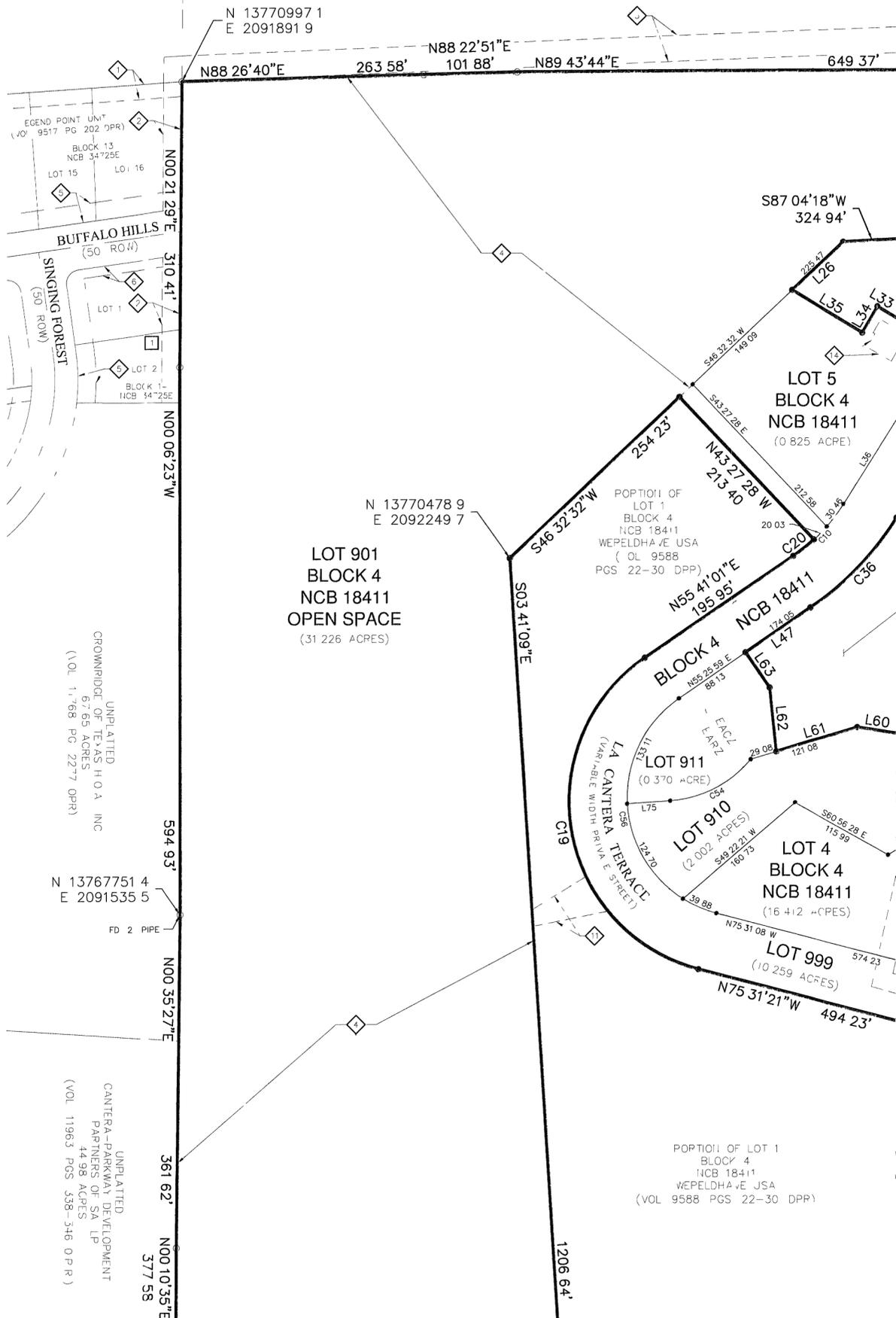
COUNTY CLERK BEXAR COUNTY TEXAS

BY _____ DEPUTY



LOCATION MAP
MAPSCO MAP GRID 51482
NOT TO SCALE

UNPLATTED
IH-10 CANTEPA-PIM LTD
6.765 ACRES
(VOL 14061 PGS 200-205 OPR)



LOT 901
BLOCK 4
NCB 18411
OPEN SPACE
(31 226 ACRES)

LOT 5
BLOCK 4
NCB 18411
(0 825 ACRES)

LOT 911
(0 370 ACRES)

LOT 910
(2 002 ACRES)

LOT 4
BLOCK 4
NCB 18411
(16 412 ACRES)

LOT 999
(10 259 ACRES)

PORTION OF LOT 1
BLOCK 4
NCB 18411
WEPELDHAVE JSA
(VOL 9588 PGS 22-30 DPP)

C P S ENERGY NOTES

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS OF WAY FOR ELECTRIC OR FIBROPTIC 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 BURYING WIRES CABLES CONDUITS PIPELINES OR TRANSFORMER EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'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 THEREOF IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA

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

STATE OF TEXAS
COUNTY OF BEXAR

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[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

MATCH LINE SEE SHEET 5

SHEET 2 OF 7

EILAN DEVELOPED MPCD (ENCLAVE)

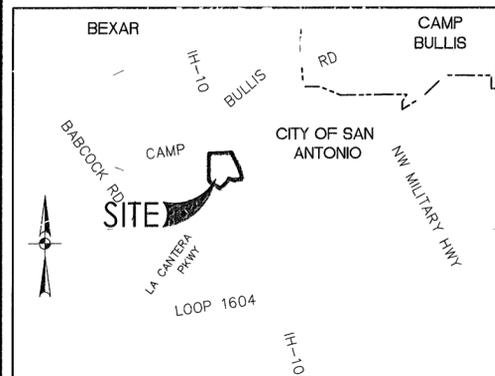
Civil Job No 6271-20 Survey Job No 9286-12

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PLAT NUMBER 130518

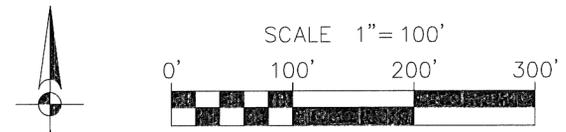
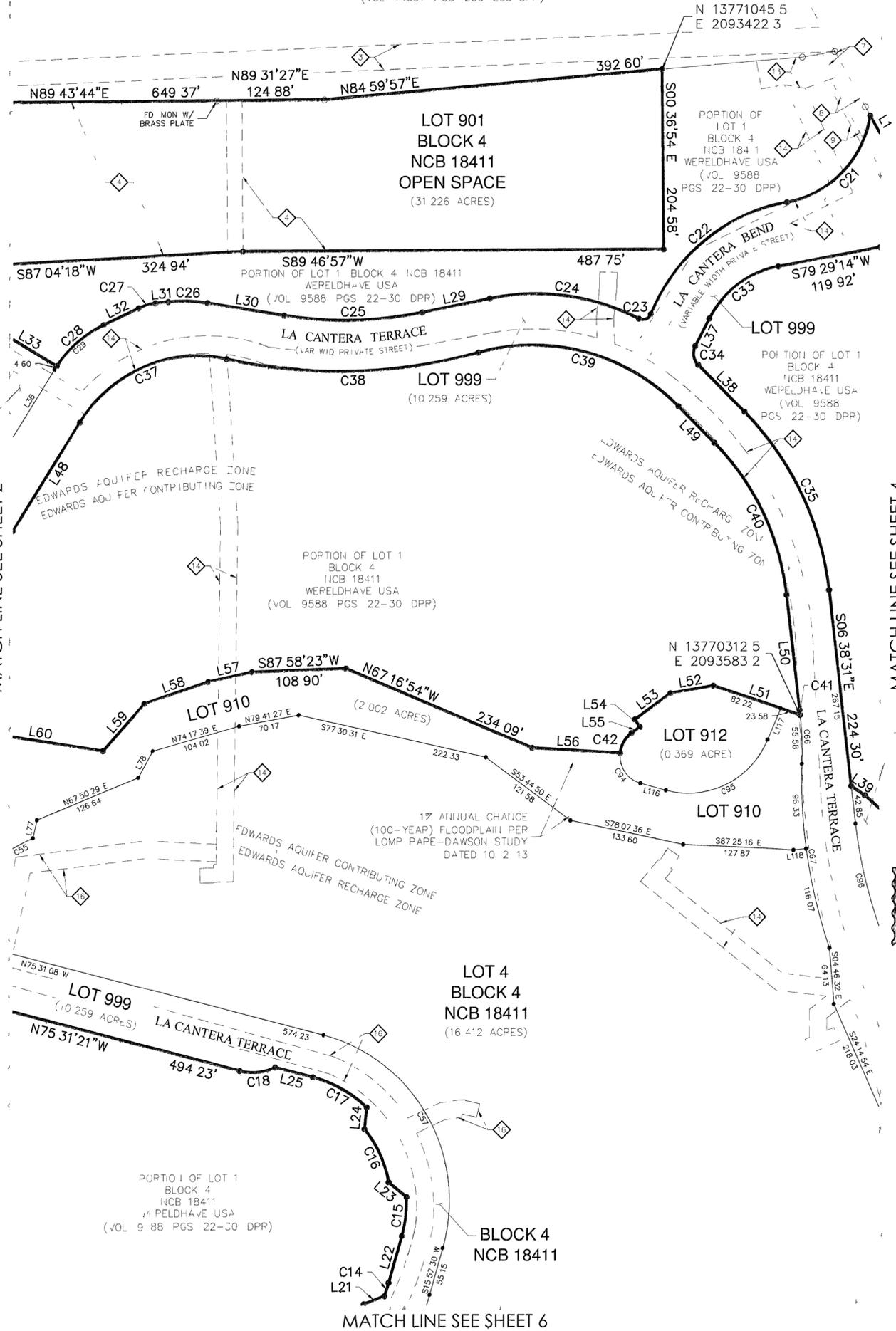
VACATING & RESUBDIVISION PLAT
ESTABLISHING
EILAN DEVELOPED MPCD
(ENCLAVE)

THE 75.868 ACRES BEING RESUBDIVIDED IN THIS PLAT HAD BEEN PREVIOUSLY
SUBDIVIDED ON PLAT NUMBER 070160 KNOWN AS WERELDHAVE USA
SUBDIVISION WHICH IS RECORDED IN VOLUME 9588 PAGES 22-30
COUNTY PLAT AND DEED RECORDS AND WAS VACATED THROUGH A
VACATING DECLARATION BEING RECORDED ON THE SAME DATE AS THIS
RESUBDIVISION PLAT



LOCATION MAP
MAPSCO MAP GRID: 51482
NOT TO SCALE

UNPLATTED
IH-10 CAN'TERA-RIM LTD
67.65 ACRES
(VOL 14061 PGS 200-205 OPP)



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

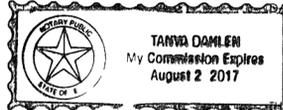
DATE OF PRINT November 20 2013

REFER TO SHEET 7 OF 7 FOR
LINE TABLE
REFER TO SHEETS 1 OF 7 & 7
OF 7 FOR CURVE TABLE

STATE OF TEXAS
COUNTY OF DALLAS
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ASSISTANT VICE PRESIDENT
SREF2 WINDMILL REO (EILAN LAND) LLC
2711 N HASKELL AVE STE 1700
DALLAS TX 75204
(972) 388 2684

STATE OF TEXAS
COUNTY OF DALLAS
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VARIANCE(S) HAVE BEEN GRANTED

DATED THIS _____ DAY OF _____ A D 20_____
BY _____ CHAIRMAN
BY _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
I _____ COUNTY CLERK OF BEXAR COUNTY DO HEREBY
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY
OF _____ A D 20____ AT _____ M AND DULY RECORDED THE
_____ DAY OF _____ A D 20____ AT _____ M IN THE
DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/ VOLUME _____ ON
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COUNTY CLERK BEXAR COUNTY TEXAS

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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.

REGISTERED PROFESSIONAL LAND SURVEYOR

Civil Job No 6271-20 Survey Job No 9286-12 EILAN DEVELOPED MPCD (ENCLAVE)

PLAT NUMBER 130518

VACATING & RESUBDIVISION PLAT
ESTABLISHING
EILAN DEVELOPED MPCD
(ENCLAVE)

THE 75 868 ACRES BEING RESUBDIVIDED IN THIS PLAT HAD BEEN PREVIOUSLY
SUBDIVISION WHICH IS RECORDED IN VOLUME 9588 PAGES 22 30
COUNTY PLAT AND DEED RECORDS AND WAS VACATED THROUGH A
VACATING DECLARATION BEING RECORDED ON THE SAME DATE AS THIS
RESUBDIVISION PLAT

SCALE 1" = 100'



555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE 210.375.9000
FAX 210.375.9010

DATE OF PRINT November 20 2013

REFER TO SHEET 7 OF 7 FOR
LINE TABLE
REFER TO SHEETS 1 OF 7 & 7
OF 7 FOR CURVE TABLE

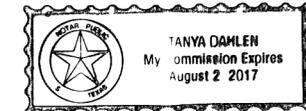
STATE OF TEXAS
COUNTY OF DALLAS

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

OWNER/DEVELOPER LAURA P SIMS
ASSISTANT VICE PRESIDENT
LSREF2 WINDMILL REO (EILAN LAND) LLC
2711 N HASKELL AVE STE 1700
DALLAS TX 75204
(972) 388 2684

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
LAURA P SIMS 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 November 21 A D 20 13



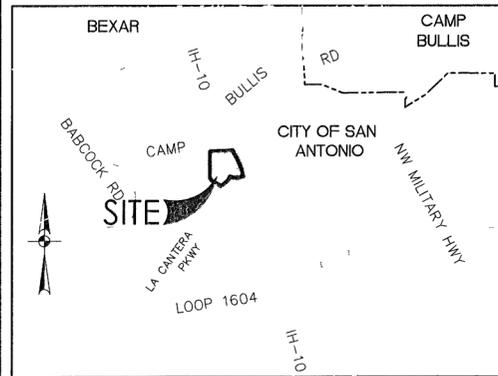
Tanya Dahlen
NOTARY PUBLIC DALLAS COUNTY TEXAS

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

DATED THIS _____ DAY OF _____ A D 20 _____
BY _____ CHAIRMAN
BY _____ SECRETARY

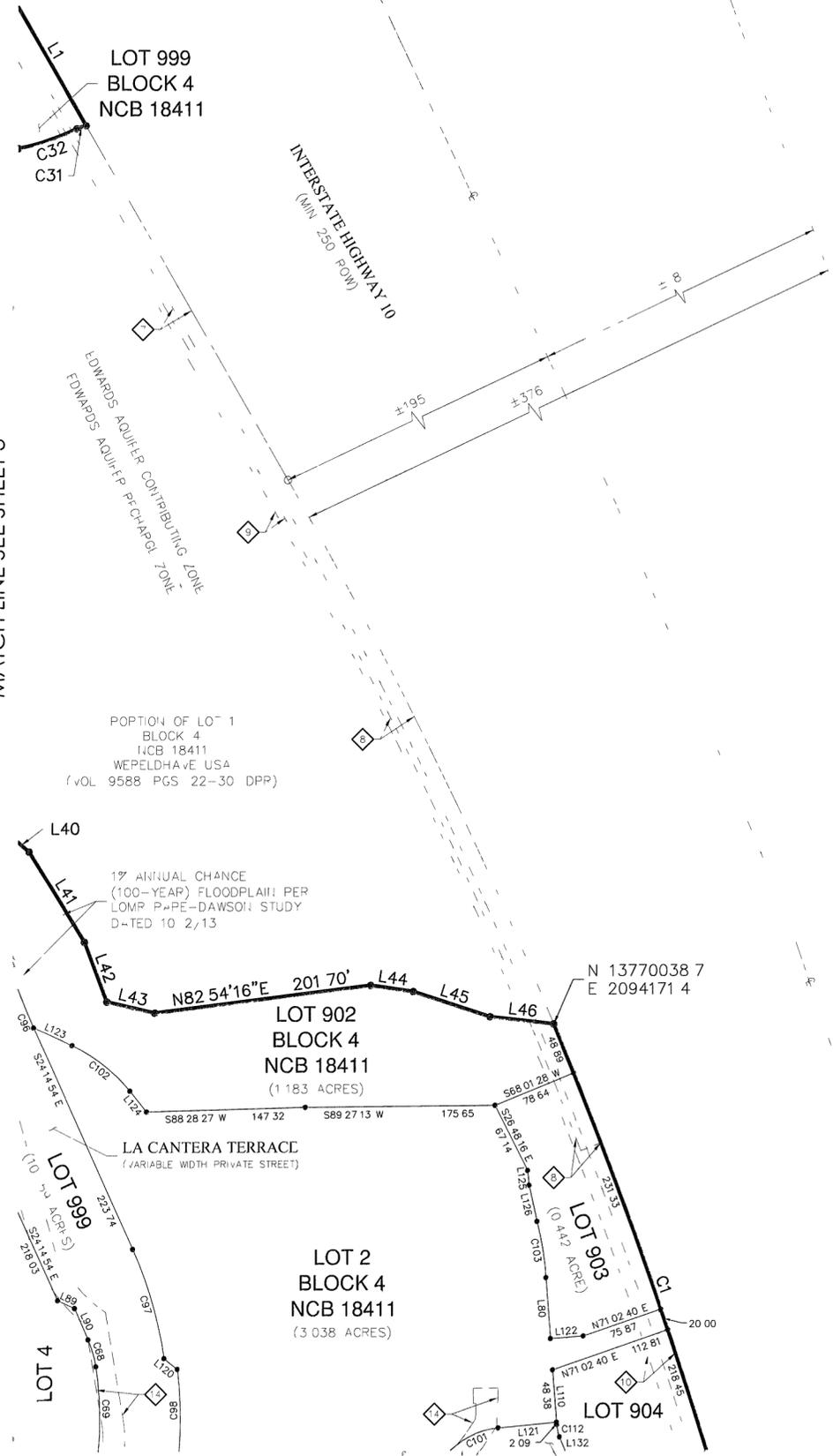
STATE OF TEXAS
COUNTY OF BEXAR
I _____ COUNTY CLERK OF BEXAR COUNTY DO HEREBY
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY
OF _____ A D 20 _____ AT _____ M AND DULY RECORDED THE
_____ DAY OF _____ A D 20 _____ IN THE
DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/ VOLUME _____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

BY _____ DEPUTY



LOCATION MAP
MAPSCO MAP GRID 514B2
NOT TO SCALE

MATCH LINE SEE SHEET 3



LOT 999
BLOCK 4
NCB 18411

PORTION OF LOT 1
BLOCK 4
NCB 18411
WEPELDHAVE USA
(VOL 9588 PGS 22-30 DPP)

1% ANNUAL CHANCE
(100-YEAR) FLOODPLAIN PER
LOMP P-PAPE-DAWSON STUDY
DATED 10/2/13

LOT 902
BLOCK 4
NCB 18411
(1.183 ACRES)

LA CANTERA TERRACE
(VARIABLE WIDTH PRIVATE STREET)

LOT 2
BLOCK 4
NCB 18411
(3.038 ACRES)

LOT 903
(0.424 ACRES)

LOT 904

MATCH LINE SEE SHEET 7 LOT 999

C.P.S. ENERGY NOTES

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY
DEDICATED THE EASEMENTS AND RIGHTS OF WAY FOR ELECTRIC 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 BURYING WIRES CABLES CONDUITS PIPELINES OR TRANSFORMERS EACH WITH ITS NECESSARY
APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANOR'S ADJACENT LAND THE RIGHT TO
RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT OF WAY AREAS AND THE RIGHT TO REMOVE FROM SAID
LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE
EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS
CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID
EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR
PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION
3. THIS PLAT DOES NOT AFFECT ALLEYS 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 HEREON

STATE OF TEXAS
COUNTY OF BEXAR

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PLAT TO THE MATTERS OF STREETS LOTS AND DRAINAGE LAYOUT TO THE BEST OF MY
KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED
DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN
ANTONIO PLANNING COMMISSION

[Signature]
LICENSED PROFESSIONAL ENGINEER

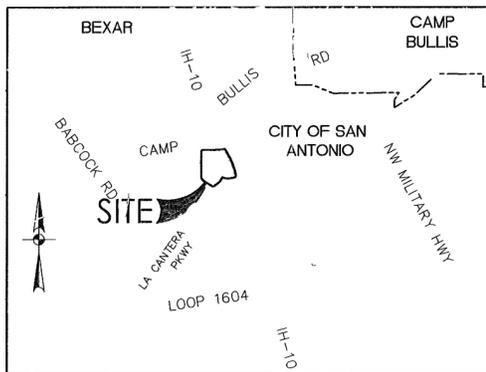
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[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

EILAN DEVELOPED MPCD (ENCLAVE)
Civil Job No 6271-20 Survey Job No 9286-12

D:\14 No. 20 2013 4 2013m U ID 60
F:\P 6271\20.D 9 A.C. \P\Plat\627120_EILAN DEVELOPED\PLAT2720_EILAN DEVELOPED.dwg



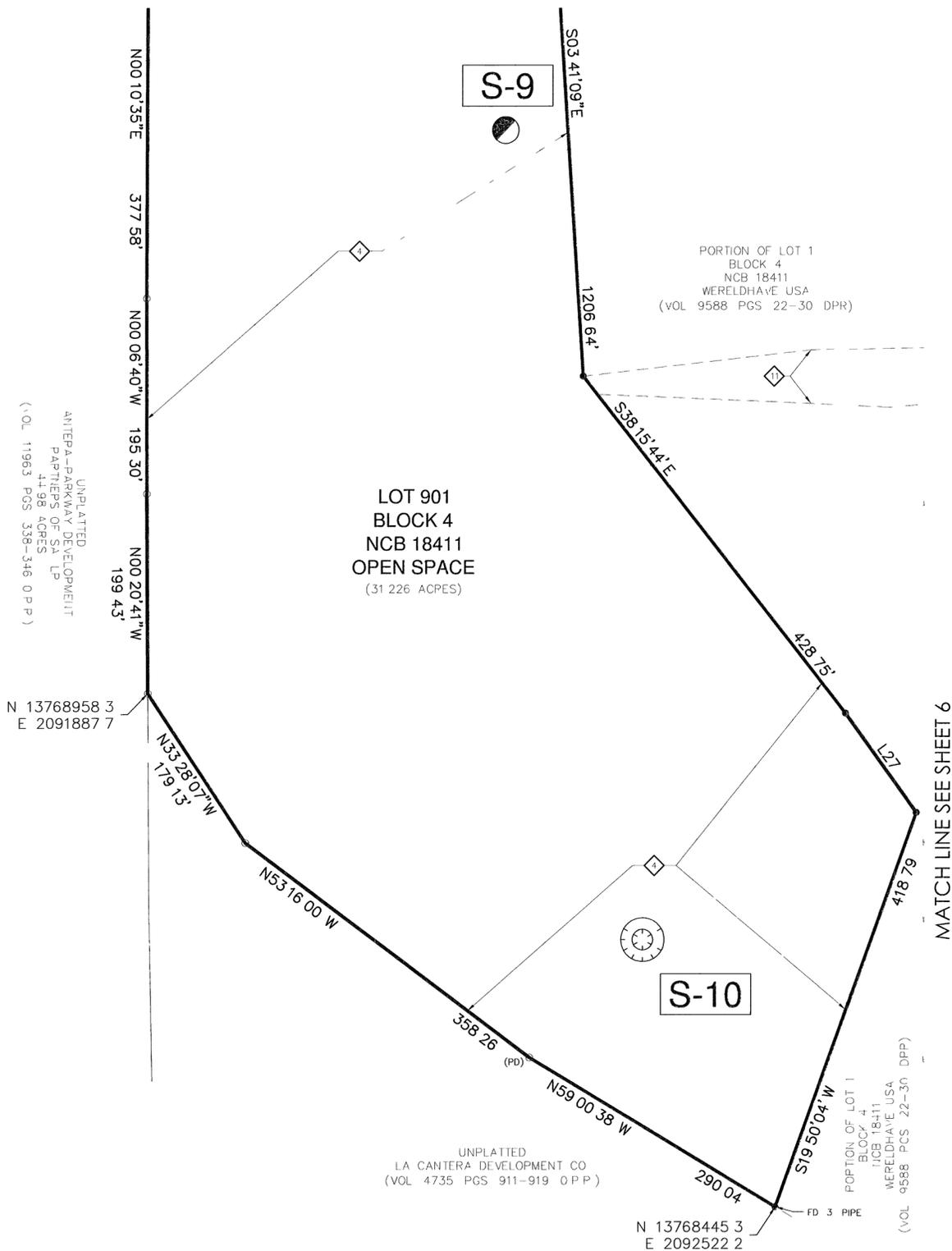
LOCATION MAP
MAPSCO MAP GRID 51482
NOT TO SCALE

S-9 GEOLOGIC SENSITIVE FEATURE
SOLUTION CAVITY

S-10 GEOLOGIC SENSITIVE FEATURE
SINK HOLE

UNPLATTED
ANTEPA-PARKWAY DEVELOPMENT
PARTIERS OF SA LP
41.98 ACRES
(VOL. 11963 PGS. 338-346 O.P.P.)

MATCH LINE SEE SHEET 2



LOT 901
BLOCK 4
NCB 18411
OPEN SPACE
(31.226 ACRES)

UNPLATTED
LA CANTERA DEVELOPMENT CO
(VOL. 4735 PGS. 911-919 O.P.P.)

PORTION OF LOT 1
BLOCK 4
NCB 18411
WERELDHAVE USA
(VOL. 9588 PGS. 22-30 DPP)

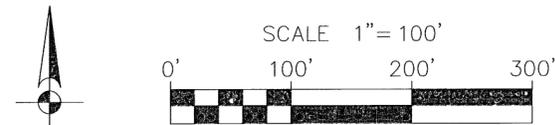
PORTION OF LOT 1
BLOCK 4
NCB 18411
WERELDHAVE USA
(VOL. 9588 PGS. 22-30 DPP)

MATCH LINE SEE SHEET 6

PLAT NUMBER 130518

VACATING & RESUBDIVISION PLAT
ESTABLISHING
EILAN DEVELOPED MPCD
(ENCLAVE)

THE 75.868 ACRES BEING RESUBDIVIDED IN THIS PLAT HAD BEEN PREVIOUSLY PLATTED ON PLAT NUMBER 070160 KNOWN AS WERELDHAVE USA SUBDIVISION WHICH IS RECORDED IN VOLUME 9588 PAGES 22-30 COUNTY PLAT AND DEED RECORDS AND WAS VACATED THROUGH A VACATING DECLARATION BEING RECORDED ON THE SAME DATE AS THIS RESUBDIVISION PLAT



PAPE-DAWSON
ENGINEERS
TPE FIRM REGISTRATION # 470

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE 210.375.9000
FAX 210.375.9010

DATE OF PRINT November 20 2013

REFER TO SHEET 7 OF 7 FOR
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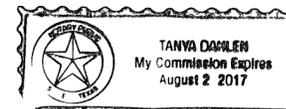
STATE OF TEXAS
COUNTY OF DALLAS

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Laura P. Sims
OWNER/DEVELOPER LAURA P. SIMS
ASSISTANT VICE PRESIDENT
LSREF2 WINDMILL REO (EILAN LAND) LLC
2711 N HASKELL AVE STE 1700
DALLAS TX 75204
(972) 388 2884

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LAURA P. SIMS 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 November 21 A D 20 13



Tanya Davilen
NOTARY PUBLIC DALLAS COUNTY TEXAS

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DATED THIS _____ DAY OF _____ A D 20 _____

BY _____ CHAIRMAN

BY _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK BEXAR COUNTY TEXAS

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[Signature]
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

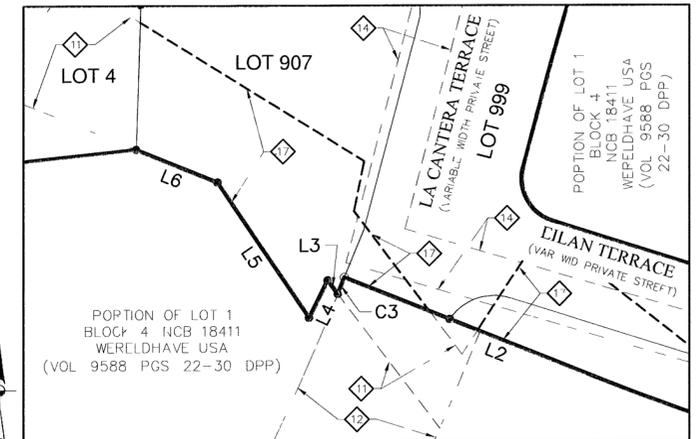
PLAT NUMBER 130518

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ESTABLISHING
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555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE 210.375.9000 FAX 210.375.9010
DATE OF PRINT November 20 2013



DETAIL "D"
NOT TO SCALE

STATE OF TEXAS
COUNTY OF DALLAS

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OWNER/DEVELOPER LAURA P. SIMS
ASSISTANT VICE PRESIDENT
ISREF2 WINDMILL REO (EILAN LAND) LLC
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DALLAS TX 75204
(972) 388 2684

STATE OF TEXAS
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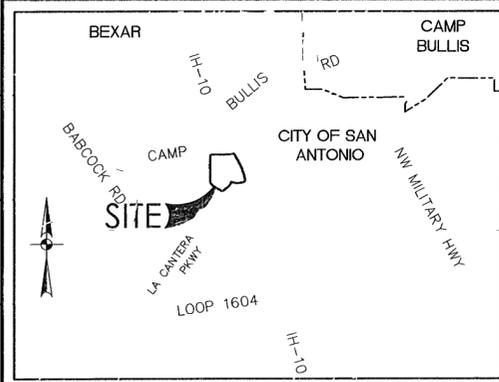
Tanya Dahlen
NOTARY PUBLIC DALLAS COUNTY TEXAS

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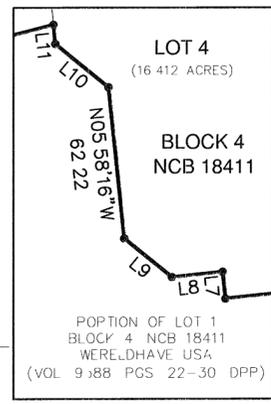
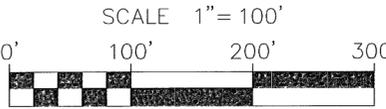
DATED THIS _____ DAY OF _____ A D 20____
BY _____ CHAIRMAN
BY _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEJAR
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COUNTY CLERK BEJAR COUNTY TEXAS

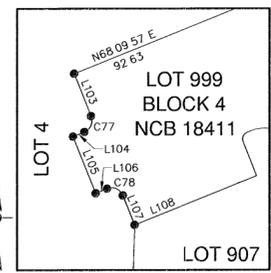
BY _____ DEPUTY



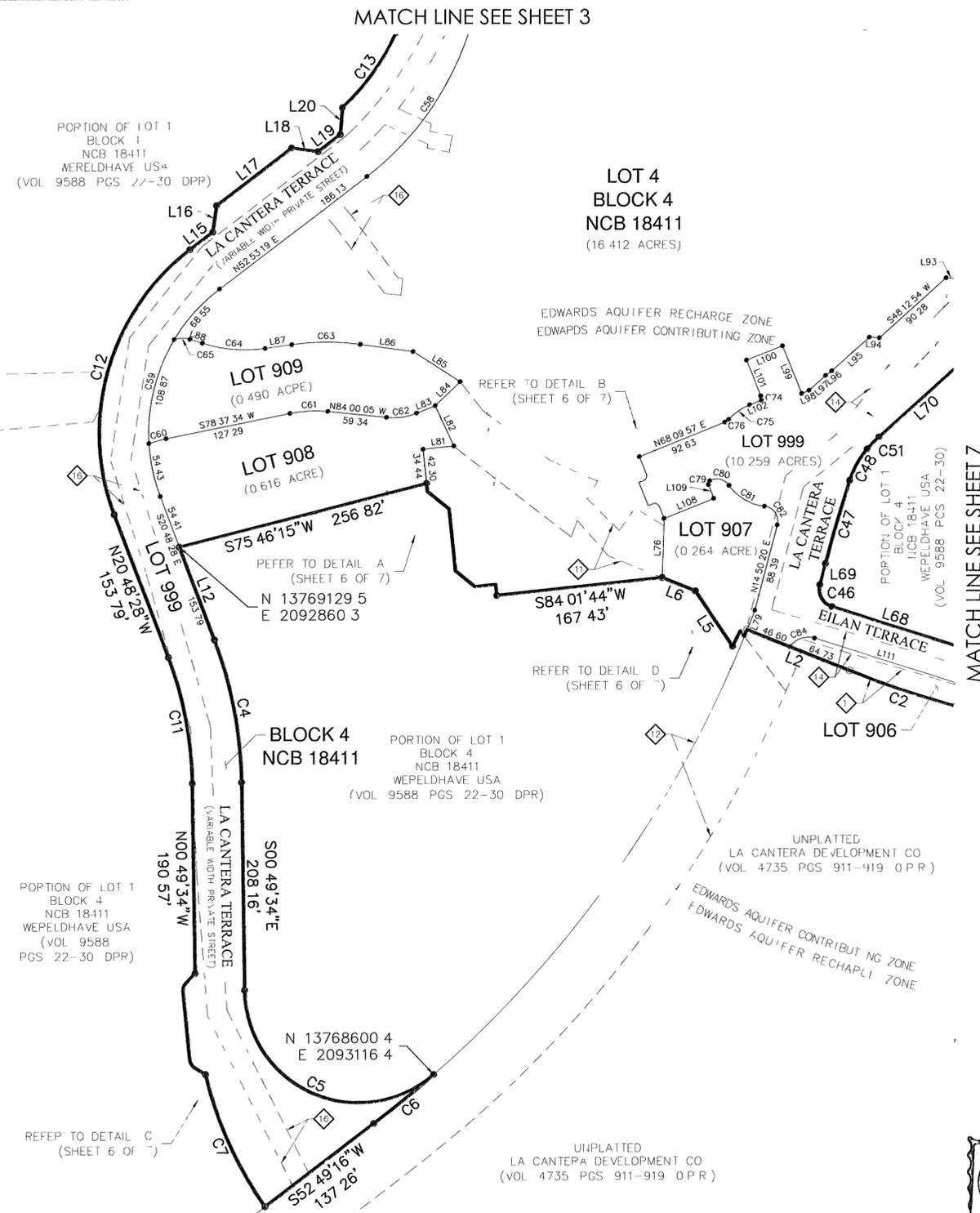
LOCATION MAP
MAFSCO MAP GRID 514B2
NOT TO SCALE



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 7

C P S ENERGY NOTES
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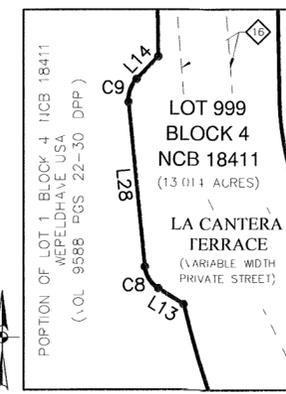
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LICENSED PROFESSIONAL ENGINEER

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[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

REFER TO SHEET 7 OF 7 FOR LINE TABLE
REFER TO SHEETS 1 OF 7 & 7 OF 7 FOR CURVE TABLE



DETAIL "C"
NOT TO SCALE

Civil Job No 6271-20 Survey Job No 9286-12 EILAN DEVELOPED MPCD (ENCLAVE)

DEVELOPMENT SERVICES
RECEIVED

August 30, 2013 NOV 15 AM 10:24

Mr. Chris Orem, Project Manager
Pape-Dawson Engineers
555 E. Ramsey
San Antonio, Texas 78216

RE: File No. 1307004 - Request for review of **Eilan Developed, Plat No. 130518** located approximately 1.2 miles north of Loop 1604 and its intersection with IH 10.

Dear Mr. Orem:

On July 18, 2013, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 77.78 acres, of which 52.18 are located on the recharge and 25.60 are in the contributing zone. No sensitive geological features were observed. The property lies within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No.1675. Certain changes to the project may create a substantial alteration the provision of the Water Quality Ordinance and alter its category.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated November 9, 2009.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System recommends the **approval** of Eilan Developed, Plat No. 130518.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3516.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Wiatrek", written over a light blue circular stamp.

Andrew Wiatrek, Manager
Edwards Aquifer & Watershed Protection Division

AW: lrd



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

November 22, 2013

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

Re: Eilan Developed MPCD
 Plat No. 130518
 UDC Section 35-202(g) [35-506(j)(i)]
 Administrative Exception

Dear COSA DSD:

LSREF2 Windmill Reo (Eilan Land), LLC is replatting an existing subdivision off of IH-10. This letter is intended to request consideration for an administrative exception. Under Plat No. 130518, the streets within the subdivision are required to be built to city street standards to comply with UDC 35-202(g)[35-506(j)(1)]. Due to pre-developed conditions, the site has been designed as one lot with an interior drive for access. This replat will subdivide the lot and utilize the existing drives as private streets. The intent of this Administrative Exceptions is to allow for a narrower street section than allowed by code in order to provide access to all lots.

The pre-developed conditions of the site do not meet the code in the following ways:

- **Required Row Width**
 The requirement is 60' and the existing condition is variable through the site.
- **Required Pavement Width**
 The required pavement width is 40' and existing condition is variable through the site.
- **Required Structural Number**
 The onsite drives were designed for private use and were not designed to meet the city-required structure number.

An administrative exception for this particular situation will not be contrary to the spirit and intent of the code.

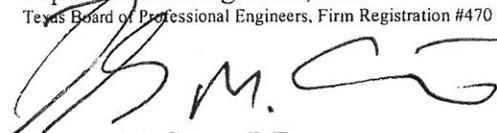
All practicable measures to minimize any adverse impacts on the public health, safety and public welfare have been taken in the design of this project.

Furthermore, to address the specific requirements of UDC Section 35-202(g)[35-506(j)(1)] 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, wider streets and right-of-way would require existing buildings and infrastructure to be removed and rebuilt.
- *The hardship relates to the applicant's land, rather than personal circumstances;*
The hardship is a direct result of the applicant's property, existing buildings and infrastructure control layout of the lots on 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 property only as it is currently developed as one lot.
- *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 subdivisions 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



62\71\20\Word\Letters\131028a1-AEVR.docx

For Office Use Only:	AEVR #:	Date Received:
DSD – Director Official Action:		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED W/ COMMENTS	<input type="checkbox"/> DENIED
Signature:	Date:	
Printed Name:	Title:	
Comments:		



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 11

Public Hearing:

Planning Commission
December 4, 2013

Application/Case Number:

130590

Project Name:

Family Dollar W Commerce

Applicant:

Steven D. Krauskopf, Agent

Representative:

KFW Engineers & Surveying
c/o Steven D. Krauskopf, P.E.

Owners:

Annalisa and Mary Jane Rodriguez
(Lots 26 thru 30)
Tony Perez (Lot 31)

Staff Coordinator:

Richard Carrizales, Planner
(210) 207-80502
Richard.Carrizales@sanantonio.gov

Property Address/Location:

Generally located at the southwest
corner of West Commerce Street and
39th Street.

MAPSCO Map Grid (Ferguson):

614 F-4

Tract Size:

1.033

Council District:

6

Notification:

Published in Daily Commercial
Recorder November 14, 2013
Notices Mailed November 14, 2013

- 17 to property owners within
200 feet of the subdivision
and to the Community
Worker Council
Neighborhood Association
- Internet Agenda posting
November 27, 2013

REQUEST

Approval of a minor plat to replat a 1.033-acre tract of land to
establish **Family Dollar W Commerce** Subdivision.

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

November 13, 2013

CASE HISTORY

Area being replatted is Lot 26 thru 31, NCB 10179, out of the
West Commerce Place Subdivision, recorded in Volume 3025,
Page 11, of the Deed and Plat records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat consists of one (1) non-single family lot.

B. Zoning

“C2 AHOD” Commercial Airport Hazard Overlay District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on August 13, 2013.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on October 18, 2013.

II. RECOMMENDATION

Approval of the proposed **Family Dollar W Commerce** Subdivision

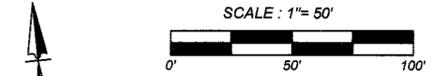
III. ATTACHMENT

1. Proposed plat

PLAT NUMBER 130590

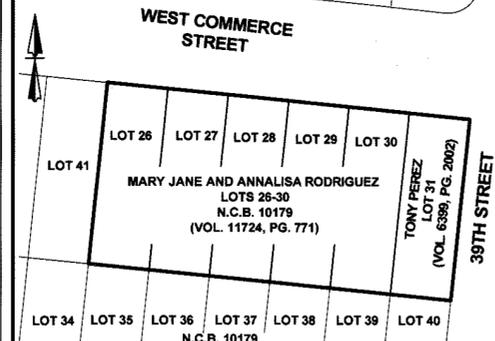
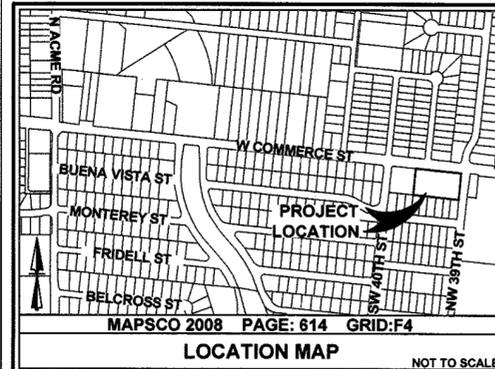
RE-PLAT ESTABLISHING FAMILY DOLLAR W COMMERCE

BEING A TOTAL OF 1.033 ACRES. ESTABLISHING LOT 42, N.C.B. 10179 BEXAR COUNTY, TEXAS BEING OUT OF THE WEST COMMERCE PLACE, SUBDIVISION PLAT OF RECORD IN VOLUME 3025 PAGE 11 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS CONVEYED TO TONY PEREZ OF RECORD IN VOLUME 6399 PAGE 2002 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND TRACT 2: A 0.8809 OF AN ACRE TRACT OF LAND BEING ALL OF LOT 26, LOT 27, LOT 28, LOT 29 AND LOT 30, NEW CITY BLOCK 10179 OF WEST COMMERCE PLACE, A SUBDIVISION PLAT OF RECORD IN VOLUME 3025 PAGE 11 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, CONVEYED TO MARY JANE AND ANNALISA RODRIGUEZ OF RECORD IN VOLUME 11724 PAGE 771 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS



14603 HUEBNER ROAD BUILDING 40 SAN ANTONIO, TEXAS 78230 PHONE (210) 979-8444 FAX (210) 979-8441

DULY AUTHORIZED AGENT: KFW ENGINEERS AND SURVEYING STEVEN KRAUSKOPF, P.E. 14603 HUEBNER ROAD, BUILDING 40 SAN ANTONIO, TEXAS 78230 PHONE: 210-979-8444 FAX: 210-979-8441



AREA BEING RE-PLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION. THE AREA BEING RE-PLATTED LOTS 26-31 HAD BEEN PREVIOUSLY PLATTED AS WEST COMMERCE PLACE SUBDIVISION RECORDED IN VOL. 3025, PG. 11 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. SCALE: 1" = 100'

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT WEST COMMERCE PLACE SUBDIVISION WHICH IS RECORDED IN VOLUME 3025, PAGE 11, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: Steven Krauskopf, OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS

THE 6th DAY OF November, 2013

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 6-19-17

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP
R.O.W. = RIGHT-OF-WAY
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
R.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
SURVEYOR NOTES: 1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM... 2. REFERENCED PROPERTY IS IN ZONE X... 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017. 4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

STATE OF TEXAS COUNTY OF BEXAR

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

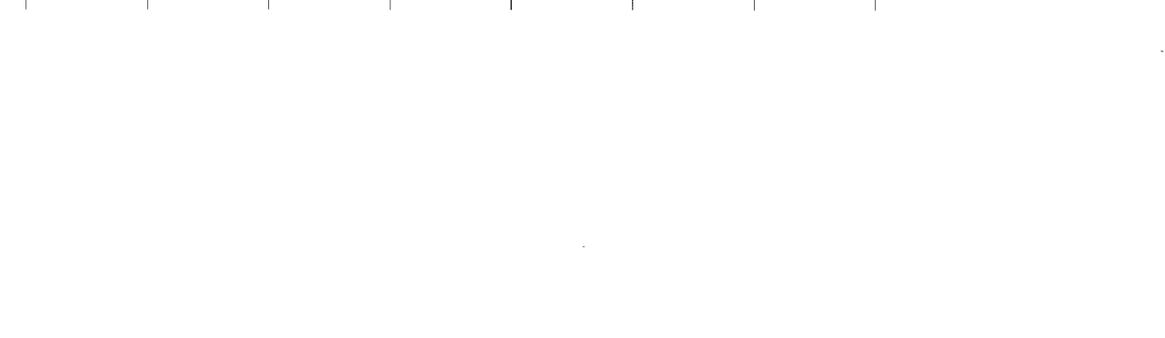
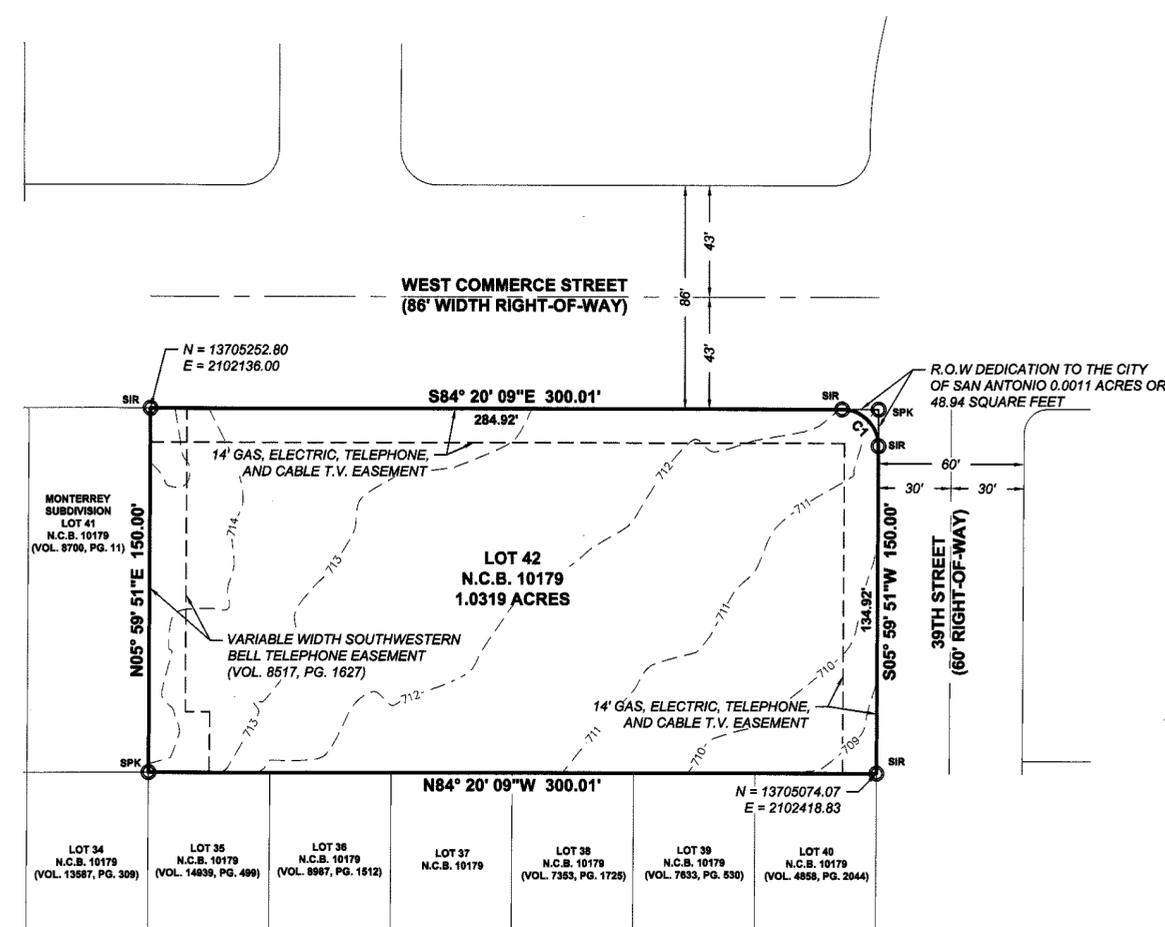
Signature of Steven Krauskopf, LICENSED PROFESSIONAL ENGINEER

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.

TERESA A. SEIDEL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672, KFW SURVEYING, LLC

NOTES: 1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE... 2. FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE... CURVE TABLE: CURVE # C1, LENGTH 23.65, RADIUS 15.00, CHORD 21.27, CHORD BEARING S39°10'09"E, TANGENT 15.09, DELTA 090°20'00"



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

Signature of Steven Krauskopf, DULY AUTHORIZED AGENT

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. _____

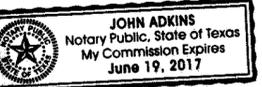
NOTARY PUBLIC BEXAR COUNTY TEXAS. THIS PLAT OF FAMILY DOLLAR W COMMERCE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS ____ DAY OF _____ A.D. 20 ____ BY: CHAIRMAN

BY: SECRETARY

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

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF _____ A.D. ____ COUNTY CLERK, BEXAR COUNTY, TEXAS BY: _____ DEPUTY





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 12

Public Hearing:

Planning Commission
December 4, 2013

Application/Case Number:

130594

Project Name:

MV Main Event MPCD

Applicant:

Alex Vahabzadeh

Representative:

Pape Dawson Engineers, Inc.
c/o Matt Johnson, P.E.

Owner:

MVSatx Holdings, LLC.

Staff Coordinator:

Larry Odis, Planner
(210) 207-0210
larry.odis@sanantonio.gov

Property Address/Location:

South of State Highway 151, west of
Cable Ranch Road

MAPSCO Map Grid (Ferguson):

613 B-3

Tract Size:

8.621 acres

Council District:

6

Notification:

Internet Agenda posting November
27, 2013

REQUEST

Approval of a major plat to subdivide a 8.621-acre tract of land to establish **MV Main Event MPCD** Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

November 15, 2013

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of two (2) non-single family residential lots.

B. Zoning

“MPCD GC-2” Master Planned Community District Highway 151 Gateway Corridor

C. Major Thoroughfare

State Highway 151 is a Highway

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on August 21, 2013.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on November 15, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP/MPCD 07-08-001B, Monterrey Village, approved on February 15, 2013

III. RECOMMENDATION

Approval of the proposed **MV Main Event MPCD** Subdivision Plat

IV. ATTACHMENT

1. Proposed plat

PLAT NUMBER 130594

SUBDIVISION PLAT OF MV MAIN EVENT MPCD

A 8.621 ACRE TRACT OF LAND ESTABLISHING LOTS 8 AND 9, BLOCK 8, NCB 19127, OUT OF A 75.217 ACRE TRACT OF LAND CONVEYED TO MVSA TX HOLDINGS INC., IN DEED RECORDED IN VOLUME 15500, PAGES 1958-1975 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE J.W. MCCAMLEY SURVEY NUMBER 70, ABSTRACT 470, COUNTY BLOCK 4329, NOW IN NEW CITY BLOCK 19127, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



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

DATE OF PRINT: October 16, 2013



LOCATION MAP

MAPSCO MAP GRID: 61383
NOT-TO-SCALE

LEGEND

- AC ACRE(S)
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- NCB NEW CITY BLOCK
- OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- +---+--- EXISTING CONTOURS
- VOL VOLUME
- PG PAGE(S)
- FOUND 1/2" IRON ROD (PD)
- SET 1/2" IRON ROD (PD)

- EXISTING**
- ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - ② 16' SANITARY SEWER EASEMENT
 - ③ 25' X 25' SANITARY SEWER TURN AROUND EASEMENT
 - ④ 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - ⑤ 18' DRAINAGE EASEMENT
 - ⑥ 16' WATER EASEMENT
 - ⑦ 25' INGRESS/EGRESS EASEMENT
 - ⑧ 14' WATER EASEMENT
 - ⑨ 18' SANITARY SEWER EASEMENT
 - ⑩ 7' WATER EASEMENT
 - ⑪ 16' SEWER EASEMENT (VOL 9512, PG 31-34, DPR)
 - ⑫ 14' DRAINAGE EASEMENT (VOL 9536, PG 182-183, DPR)
 - ⑬ 15' PRIVATE STORM DRAINAGE EASEMENT (VOL 9617, PG 25, DPR)
 - ⑭ 14' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (VOL 9617, PG 25, DPR)
 - ⑮ 120' DRAINAGE & SANITARY SEWER EASEMENT (VOL 9507, PG 96-98, DPR)
 - ⑯ 14' CABLE TV EASEMENT (VOL 15419, PGS 1197-1204 OPR)
 - ⑰ 14' TELEPHONE EASEMENT (VOL 15432, PGS 1317-1323 OPR)

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

EDU NOTE:

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

IMPACT FEE PAYMENT NOTE:

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

C.P.S. ENERGY NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

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.

Matt Johnson
MATT JOHNSON
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.

Richard L. ...
REGISTERED PROFESSIONAL LAND SURVEYOR

DRAINAGE EASEMENT 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 TO INGRESS AND EGRESS OVER THE GRANOR'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.

TXDOT 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 "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINTS ALONG STATE HWY 151, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 378.52'.

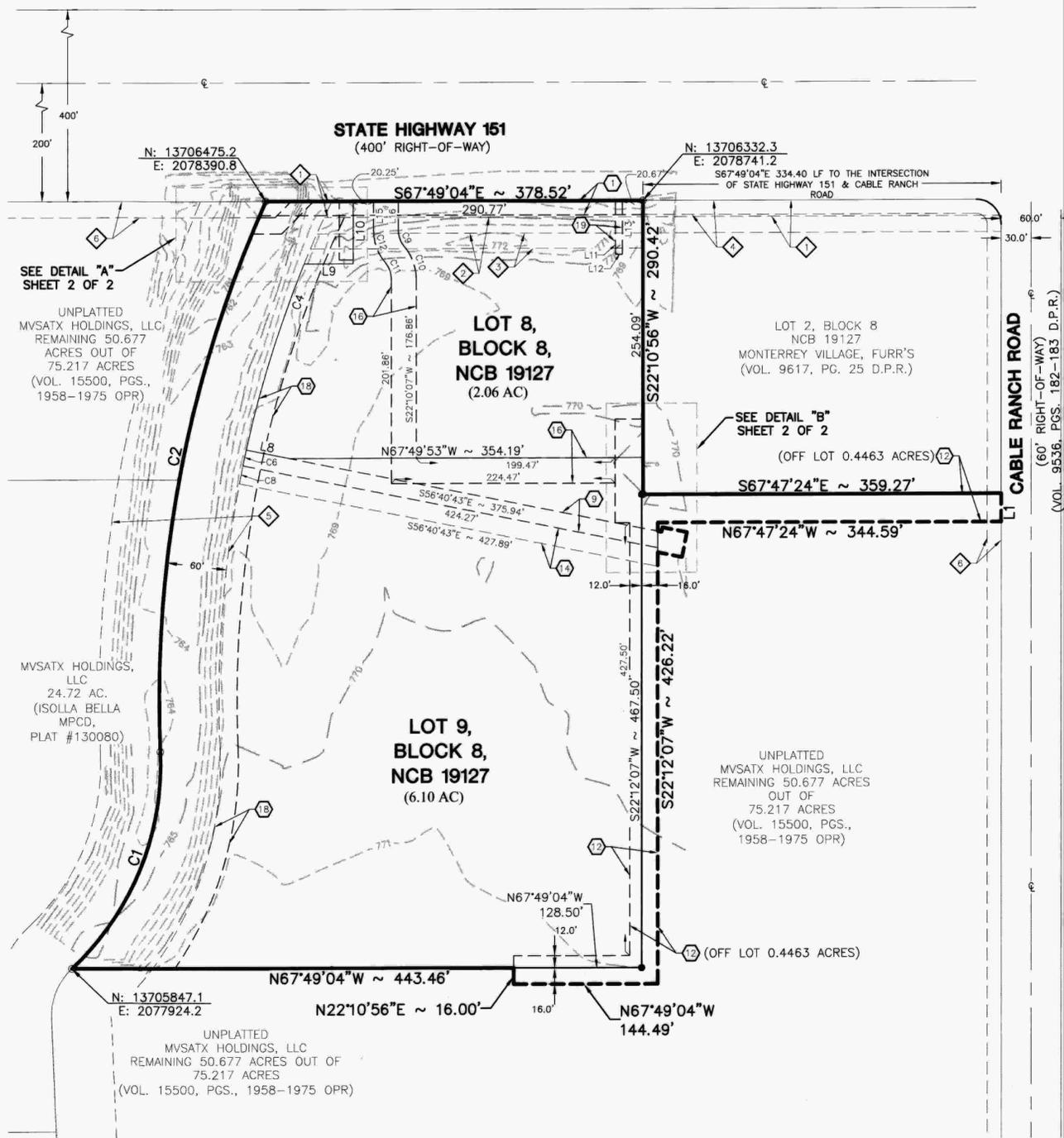
FIRE DEPARTMENT ACCESS EASEMENT NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE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

BEXAR COUNTY MAINTENANCE NOTE:
THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S22°12'36"W	28.00'
L2	S22°12'07"W	8.38'
L3	S56°40'43"E	4.03'
L4	N33°19'17"E	4.50'
L5	S56°40'43"E	25.00'
L6	S33°19'17"W	25.00'
L7	N56°40'43"W	25.00'
L8	N56°40'43"W	44.87'
L9	S67°49'12"E	49.22'
L10	N22°10'48"E	61.80'
L11	N22°10'48"E	53.00'
L12	N67°49'12"W	7.00'
L13	S22°10'48"W	53.00'
L14	N67°47'24"W	1.32'
L15	N22°10'20"E	28.55'
L16	S22°10'20"W	28.55'
L17	S67°47'24"E	14.67'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	274.20'	50°00'00"	N44°43'15"E	231.76'	239.28'
C2	1186.93'	26°59'49"	N33°13'10"E	554.10'	559.26'
C3	1186.93'	0°50'27"	N45°27'04"E	17.42'	17.42'
C4	1126.93'	9°48'36"	N39°46'03"E	192.72'	192.95'
C6	1126.93'	0°48'49"	N34°27'21"E	16.00'	16.00'
C8	1126.93'	0°54'55"	N33°35'29"E	18.00'	18.00'
C9	25.00'	40°32'00"	S01°54'18"W	17.32'	17.69'
C10	50.00'	40°31'49"	S01°54'13"W	34.64'	35.37'
C11	25.00'	40°31'49"	N01°54'13"E	17.32'	17.68'
C12	50.00'	40°32'00"	N01°54'18"E	34.64'	35.37'



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

OWNER/DEVELOPER: ALEX VAHABZADEH
MVSATX HOLDINGS LLC,
10327 DEMOCRACY LANE, SUITE B
FAIRFAX, VA 22030
(703) 282-4010

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALEX VAHABZADEH, 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 22 DAY OF OCTOBER, A.D. 2013.

Christophe Folia
Christophe Folia
Commissioner of Justice
Quebec # 156238

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

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



SUBDIVISION PLAT
OF
MV MAINEVENT MPCD

A 8.621 ACRE TRACT OF LAND ESTABLISHING LOTS 8 AND 9, BLOCK 8, NCB 19127, OUT OF A 75.217 ACRE TRACT OF LAND CONVEYED TO MVSA TX HOLDINGS INC., IN DEED RECORDED IN VOLUME 15500, PAGES 1958-1975 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE J.W. MCCAMLEY SURVEY NUMBER 70, ABSTRACT 470, COUNTY BLOCK 4329, NOW IN NEW CITY BLOCK 19127, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

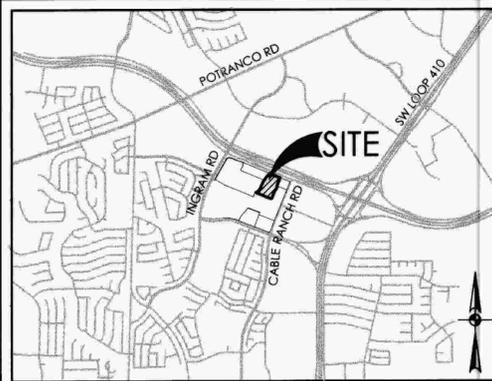
SCALE: 1" = 100'



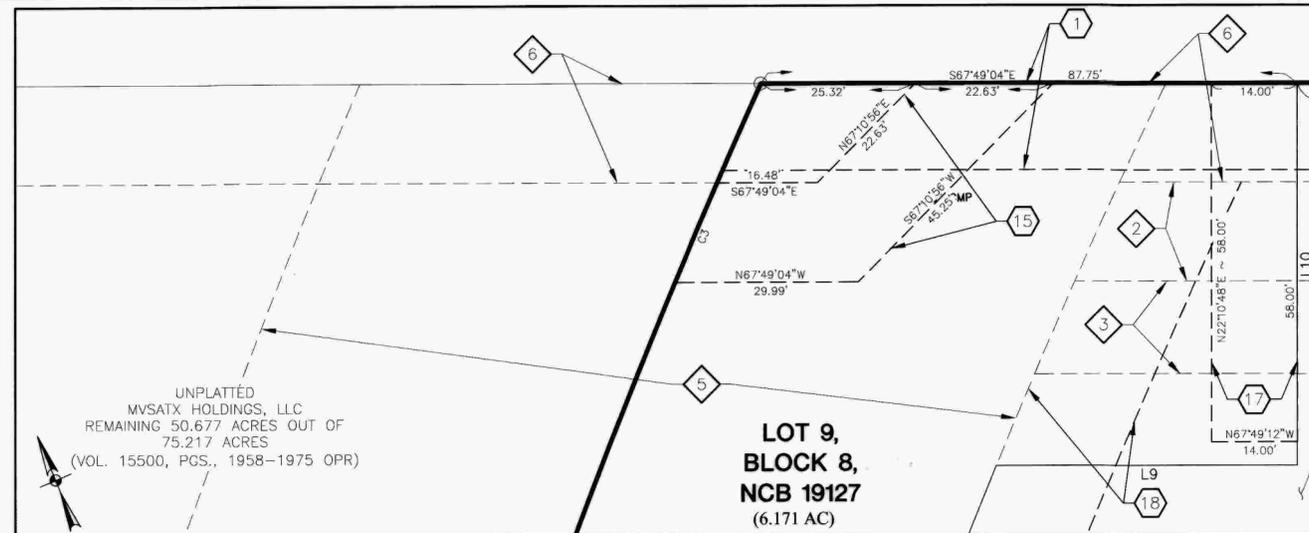
PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAIRFAX, VA 22030 | FAX: 210.375.9010

DATE OF PRINT: October 16, 2013

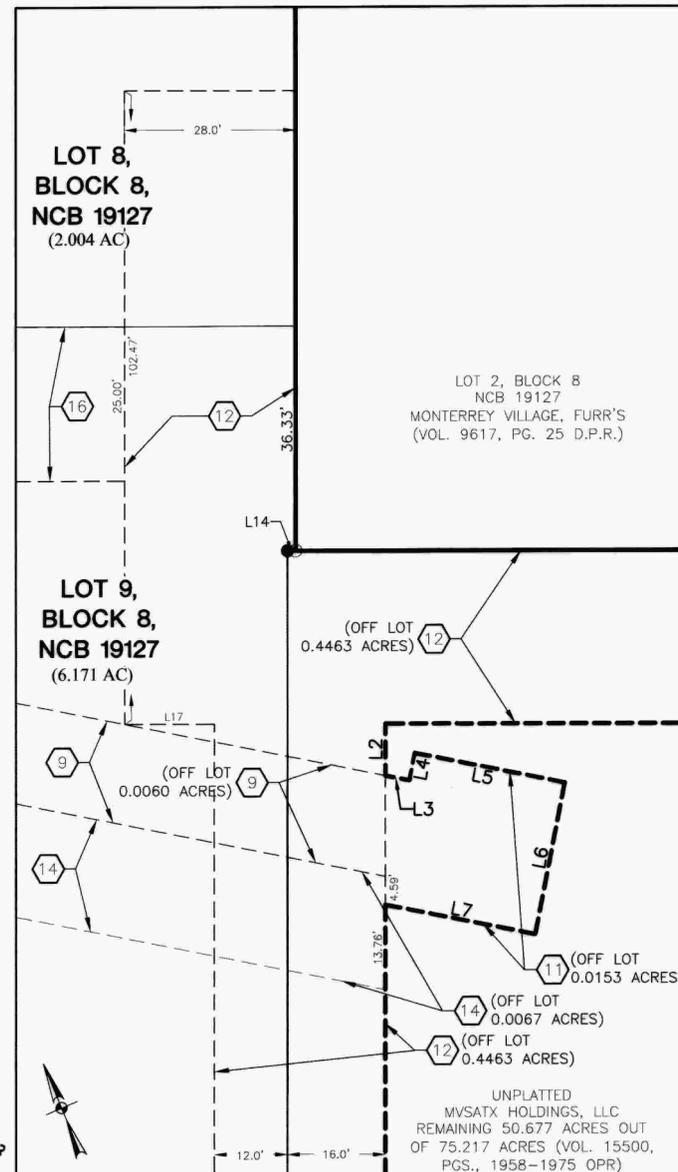


LOCATION MAP
MAPSCO MAP GRID: 61383
NOT-TO-SCALE



DETAIL "A"
SCALE: 1" = 20'

LOT 8,
BLOCK 8,
NCB 19127
(2.004 AC)



DETAIL "B"
SCALE: 1" = 20'

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

EDU NOTE:

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

IMPACT FEE PAYMENT NOTE:

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

C.P.S. ENERGY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC 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 BURYING WIRES, CABLES, CONDUITS, PIPES 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 AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- IF YOU HAVE RESIDENTIAL UNIT, ADD THE FOLLOWING NOTES:
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY SEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

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.

Matt Johnson 10/16/13
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.

David A. Johnson
REGISTERED PROFESSIONAL LAND SURVEYOR

LOT 2, BLOCK 8
NCB 19127
MONTERREY VILLAGE, FURR'S
(VOL. 9617, PG. 25 D.P.R.)

LOT 8,
BLOCK 8,
NCB 19127
(2.004 AC)

LOT 9,
BLOCK 8,
NCB 19127
(6.171 AC)

(OFF LOT
0.4463 ACRES)

(OFF LOT
0.0060 ACRES)

(OFF LOT
0.0153 ACRES)

(OFF LOT
0.0067 ACRES)

(OFF LOT
0.4463 ACRES)

UNPLATTED
MVSATX HOLDINGS, LLC
REMAINING 50.677 ACRES OUT
OF 75.217 ACRES (VOL. 15500,
PGS., 1958-1975 OPR)

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

Alex Vahabzadeh
OWNER/DEVELOPER: ALEX VAHABZADEH
MVSATX HOLDINGS LLC,
10327 DEMOCRACY LANE, SUITE B
FAIRFAX, VA 22030
(703) 282-4010

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALEX VAHABZADEH, 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 22 DAY OF October, A.D. 2013.

Christophe Folio
Commissioner of Justice
Quota # 156238

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

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 13

Public Hearing:

Planning Commission
December 4, 2013

Application/Case Number:

130640

Project Name:

La Quinta De Martinez

Applicant:

Jose A. Martinez

Representative:

Rivera-Engineering, c/o Alane
Alvarez De Rivera, P.E.

Owner:

Jose A. & Maria A. Martinez

Staff Coordinator:

Luz M. Gonzales, Planner
(210) 207-7898
luz.gonzales@sanantonio.gov

Property Address/Location:

South of Ayrshire, east of Higgins
Road

MAPSCO Map Grid (Ferguson):

518 E-8

Tract Size:

0.57 acres

Council District:

10

Notification:

Published in Daily Commercial
Recorder November 8, 2013
Notices Mailed October 14, 2013

- 7 to property owners within 200 feet of the subdivision and to the Northern Hills and the El Chaparral/Fertile Valley neighborhood associations.

Internet Agenda posting November 27, 2013

REQUEST

Approval of a minor plat to replat an 0.57-acre tract of land to establish **La Quinta De Martinez** Subdivision.

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

November 6, 2013

CASE HISTORY

Area being replatted is a portion of Lot 1 and remaining portion of Lot 2, out of Block J, NCB 15712, Fertile Valley Farms Subdivision, recorded in Volume 3377, Pages 76-78, of the Deed and Plat records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat consists of one (1) single family lot.

B. Zoning

“R-6” Residential Single-Family District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on October 22, 2013.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on October 17, 2013.

II. SUPPLEMENTAL INFORMATION

A. Notices

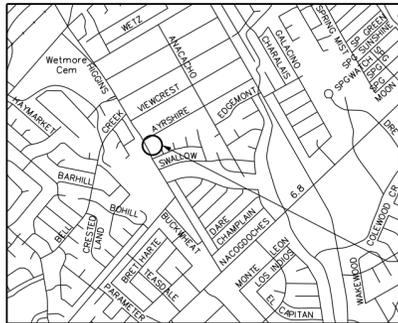
To the present, staff has not received any written responses from the surrounding property owners.

III. RECOMMENDATION

Approval of the proposed **La Quinta De Martinez** Subdivision

IV. ATTACHMENT

1. Proposed plat



LOCATION MAP (NOT TO SCALE)

X/Y COORDINATE NOTE:
ALL X/Y COORDINATES IN TEXAS STATE PLANE- NAD 83.

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

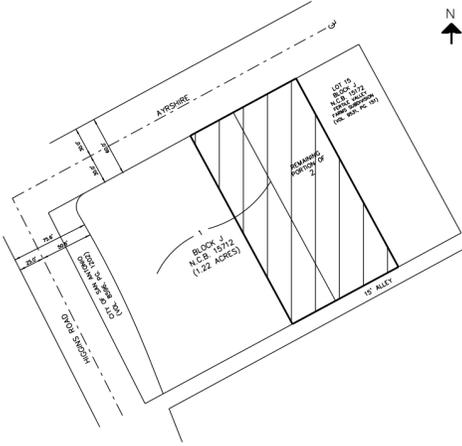
SAWS NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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

DRAINAGE EASEMENT 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 EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OF IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

MAINTENANCE NOTE
THE MAINTENANCE OF 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 BEXAR COUNTY.

CPS ENERGY NOTES:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CPS ENERGY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUIT, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON DEEMED RESPONSIBLE FOR SAID CHANGES OR GROUND ELEVATION ALTERATION.



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED, NCB 15712, BLK J, PORTION OF LOT 1 AND REMAINING PORTION OF LOT 2, OUT OF THE FERTILE VALLEY FARMS SUBDIVISION WHICH IS RECORDED IN VOLUME 3377, PAGES 76-78 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

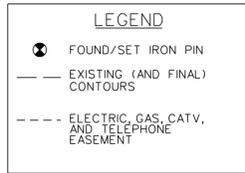
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE FERTILE VALLEY FARMS SUBDIVISION PLAT, WHICH IS RECORDED IN VOLUME 3377, PAGES 76-78, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED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

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

OWNER: JOSE A. & MARIA A. MARTINEZ
4802 AYRSHIRE
SAN ANTONIO, TX 78217
(210) 268-7316

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

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

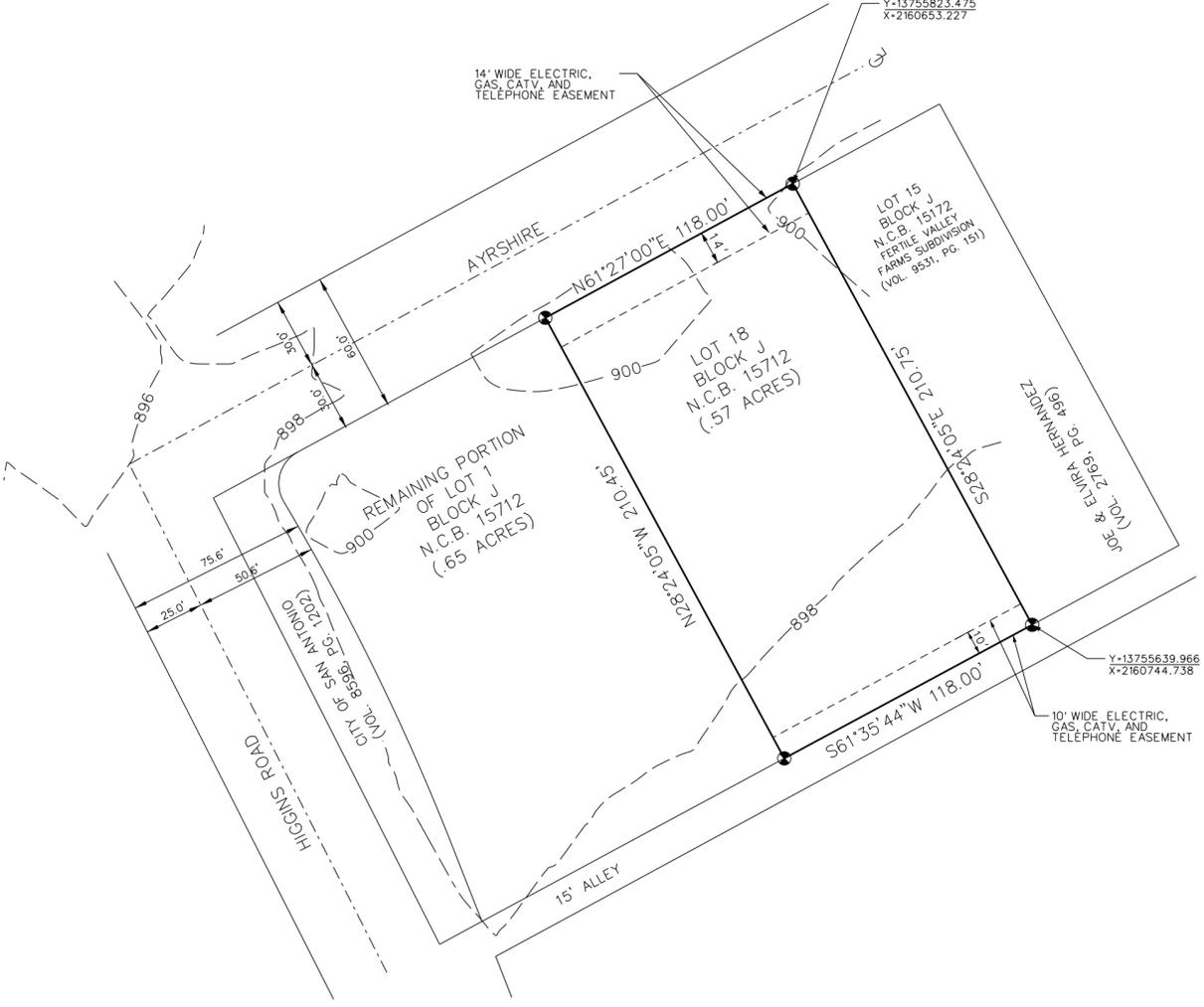
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT FOR 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



PLAT NO. 130640

REPLAT ESTABLISHING
LA QUINTA DE MARTINEZ
SUBDIVISION

BEING 0.57 ACRES ESTABLISHING LOT 18 BLOCK J, NCB 15712, SAN ANTONIO, BEXAR COUNTY, TEXAS OUT OF LOT E 48 FT OF 1 & W 70 FT OF 2 WHICH IS RECORDED IN VOLUME 3377, PAGES 76-78 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



1"=50'

RIVERA-ENGINEERING
FIRM #8809
1814 N. PALMETTO AVE.
SAN ANTONIO, TX 78208
PH: (210) 771-2662 (210) 885-2036
FAX: (210) 222-9339

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: JOSE A. & MARIA A. MARTINEZ
4802 AYRSHIRE
SAN ANTONIO, TX 78217

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORIZED 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

THIS PLAT OF LA QUINTA DE MARTINEZ SUBDIVISION HAS BEEN SUBMITTED TO AND CONSENTED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D. 2013

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 14

Public Hearing:

Planning Commission
December 4, 2013

Application/Case Number:

130678

Project Name:

Jefferson High School Unit III BSL

Applicant:

Oscar Perez, Agent

Representative:

Jaster-Quintanilla San Antonio, LLP
c/o Travis R. Elseth, P.E.

Owner:

San Antonio Independent School
District

Staff Coordinator:

Richard Carrizales, Planner
(210) 207-80502
Richard.Carrizales@sanantonio.gov

Property Address/Location:

Generally located northeast of the
intersection of Donaldson Avenue
and Wilson Boulevard.

MAPSCO Map Grid (Ferguson):

582 A-8

Tract Size:

28.08

Council District:

7

Notification:

Published in Daily Commercial
Recorder November 14, 2013
Notices Mailed November 14, 2013

- 1 to property owners within 200 feet of the subdivision and to the Monticello Park and Jefferson neighborhood associations.
- Internet Agenda posting November 27, 2013

REQUEST

Approval of a minor plat to replat an 28.08-acre tract of land to establish **Jefferson High School Unit III BSL** Subdivision.

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

November 8, 2013

CASE HISTORY

Area being replatted is Lot 23, Block 8, and NCB 6758, out of the amending plat Jefferson High School III Subdivision, recorded in Volume 9658, Page 70-72, of the Deed and Plat records of Bexar County, Texas. The Building Setback Lines were established by Jefferson High School Subdivision recorded in Volume 9523, Page 176 and Jefferson High School Subdivision Unit II recorded in Volume 9523, Page 191 of the Deed and Plat records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat consists of one (1) non-single family lot.

B. Zoning

“R-6” Residential Single-Family District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on October 17, 2013.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on October 17, 2013.

II. RECOMMENDATION

Approval of the proposed **Jefferson High School Unit III BSL** Subdivision

III. ATTACHMENT

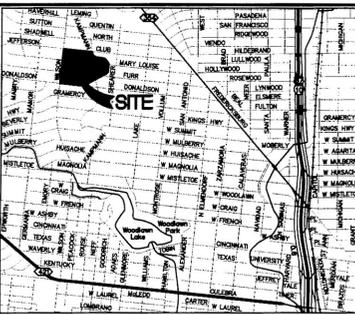
1. Proposed plat

BUILDING SETBACK PLAT FOR JEFFERSON HIGH SCHOOL III - BSL

THIS PLAT IS FOR THE PURPOSE OF REMOVING THE 20' AND 25' BUILDING SETBACK LINES ESTABLISHED BY THE PLATS JEFFERSON HIGH SCHOOL SUBDIVISION, VOLUME 9523 PAGE 176 AND JEFFERSON HIGH SCHOOL UNIT II, VOLUME 9526 PAGE 191 BOTH OF THE PLAT AND DEED RECORDS OF BEXAR COUNTY, TEXAS.

Owner / Developer SAN ANTONIO ISD 141 LAVACA SAN ANTONIO, TX 78210

shaping the built environment J&Q JASTER-QUINTANILLA SAN ANTONIO, LLP 125 WEST SUNSET SAN ANTONIO, TEXAS 78209 210.348.9098 JOEQ.COM JQJOB NO: 2110443 TPBE FIRM F-482



LOCATION MAP MAPSCO GRID NO 582 A-8 NOT TO SCALE

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON JEFFERSON HIGH SCHOOL III WHICH IS RECORDED IN VOLUME 9658, PAGES 70-72, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

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

SAN ANTONIO INDEPENDANT SCHOOL DISTRICT OWNER

OSCAR PEREZ DIRECTOR OF FACILITIES PLANNING 1702 N. ALAMO, SUITE 307 SAN ANTONIO, TX 78215-3330

SWORN AND SUBSCRIBED BEFORE ME THIS THE 18th DAY OF October 2015

CLAUDIA SUE LEWALLEN My Commission Expires January 25, 2015

MY COMMISSION EXPIRES: January 25, 2015

- 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 EASEMENT AND RIGHT-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", "GAS EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, RECONSTRUCTION, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUIT, 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 EASEMENTS 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 EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA. 2. ANY GPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS 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. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENT ARE DESCRIBED.

- LEGEND: -720- EXISTING CONTOUR (MAJOR) -719- EXISTING CONTOUR (MINOR) --- EXISTING BUILDING SET BACK LINE --- EXISTING EASEMENT --- 100 YEAR DFIRM FLOODPLAIN O.P.R. OFFICIAL PUBLIC RECORD D.P.R. DEED AND PLAT RECORD SET 1/2" I.R. SET 1/2" IRON ROD FND 1/2" I.R. FOUND 1/2" IRON ROD

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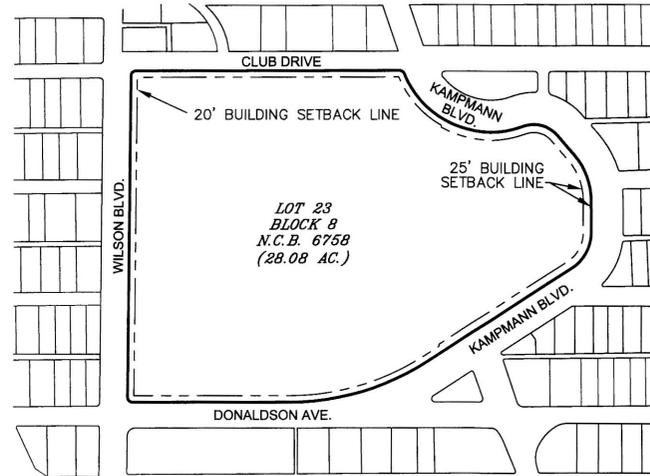
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WASTEWATER EDU NOTE:

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CONTOURS SHOWN ON THIS PLAT WERE GENERATED USING FIELD COLLECTED SURVEY DATA.

THE BEARINGS AND COORDINATES FOR THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.



AREA BEING REPLATED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION 1 IN. = 300 FT.

BEING 28.08 ACRES OF LAND CONSISTING OF ALL OF LOT 23, BLOCK 8, NCB 6758 ESTABLISHED BY THE AMENDING PLAT JEFFERSON HIGH SCHOOL III SUBDIVISION RECORDED IN THE PLAT AND DEED RECORDS OF BEXAR COUNTY, TEXAS VOLUME 9658, PAGES 70 THROUGH 72. THE BSL WAS ESTABLISHED BY THE PLATS JEFFERSON HIGH SCHOOL SUBDIVISION, VOLUME 9523 PAGE 176 AND JEFFERSON HIGH SCHOOL UNIT II, VOLUME 9526 PAGE 191 BOTH OF THE PLAT AND DEED RECORDS OF BEXAR COUNTY, TEXAS.

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD DIRECTION, CHORD LENGTH. Rows C17 to C24.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Rows L7 to L9.

INDEX MAP 1 IN. = 300 FT.

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.

TRAVIS R. ELSETH 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: GIBBONS SURVEYING & MAPPING, INC.

GARY A. GIBBONS REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS COUNTY OF BEXAR

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

SAN ANTONIO INDEPENDANT SCHOOL DISTRICT OWNER

OSCAR PEREZ DIRECTOR OF FACILITIES PLANNING 1702 N. ALAMO, SUITE 307 SAN ANTONIO, TX 78215-3330

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED OSCAR PEREZ

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 18th DAY OF October 2015

CLAUDIA SUE LEWALLEN My Commission Expires January 25, 2015

THIS PLAT OF JEFFERSON HIGH SCHOOL III-BSL 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 AND LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE (S) HAVE BEEN GRANTED.

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

By: CHAIRMAN SECRETARY

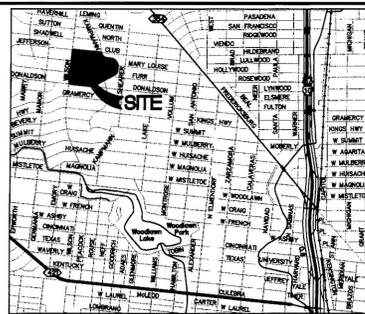
STATE OF TEXAS COUNTY OF BEXAR I, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ___ DAY OF ___ A.D. AT ___ M. AND DULY RECORDED THE ___ DAY OF ___ A.D. AT ___ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK / VOLUME ___ ON PAGE ___ IN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

COUNTY CLERK, BEXAR COUNTY TEXAS

By: ___, DEPUTY

BUILDING SETBACK PLAT FOR JEFFERSON HIGH SCHOOL III - BSL

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LOCATION MAP
MAPSCO GRID NO 582 A-8
NOT TO SCALE

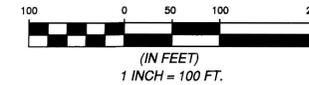
LEGEND

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- SET 1/2" I.R. SET 1/2" IRON ROD
- FND 1/2" I.R. FOUND 1/2" IRON ROD

Owner / Developer
SAN ANTONIO ISD
141 LAVACA
SAN ANTONIO, TX 78210



GRAPHIC SCALE



DRAINAGE NOTES:

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STATE OF TEXAS
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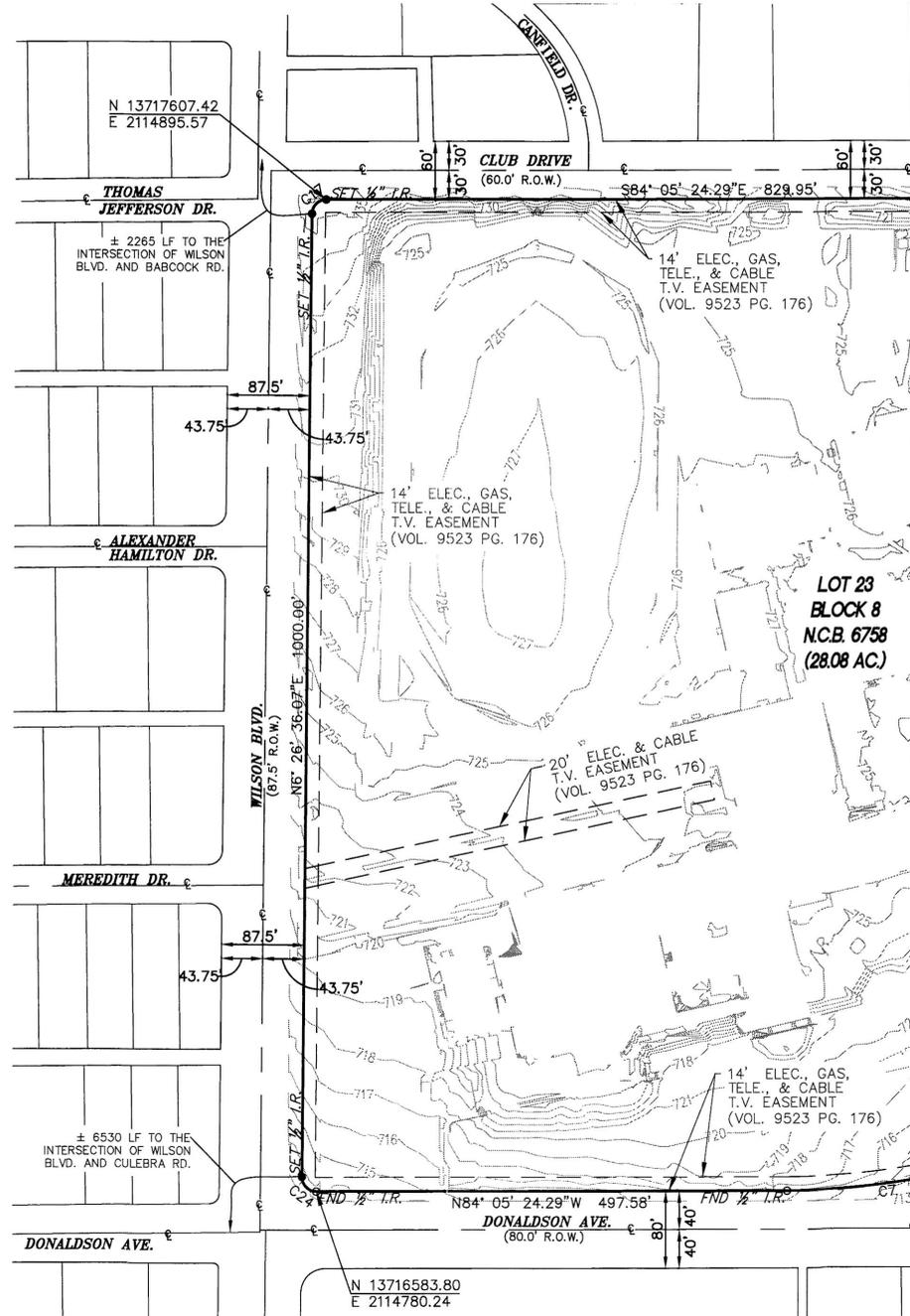
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MATCH LINE SEE SHEET 3 OF 3

STATE OF TEXAS
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SAN ANTONIO INDEPENDANT SCHOOL DISTRICT
OWNER

OWNER'S DULY AUTHORIZED AGENT: *Oscar Perez*
OSCAR PEREZ
DIRECTOR OF FACILITIES PLANNING
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SAN ANTONIO, TX 78215-3330

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NOTARY PUBLIC
BEXAR COUNTY, TEXAS
CLAUDIA SUE LEWALLEN
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DATED THIS _____ DAY OF _____ A.D., _____

By: _____
CHAIRMAN

By: _____
SECRETARY

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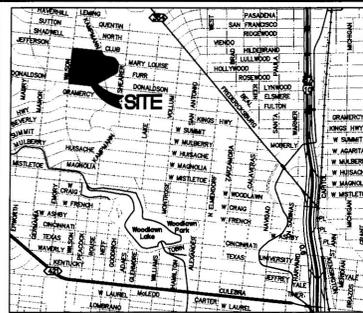
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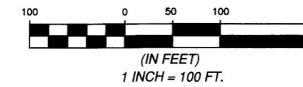
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Owner / Developer
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141 LAVACA
SAN ANTONIO, TX 78210



GRAPHIC SCALE



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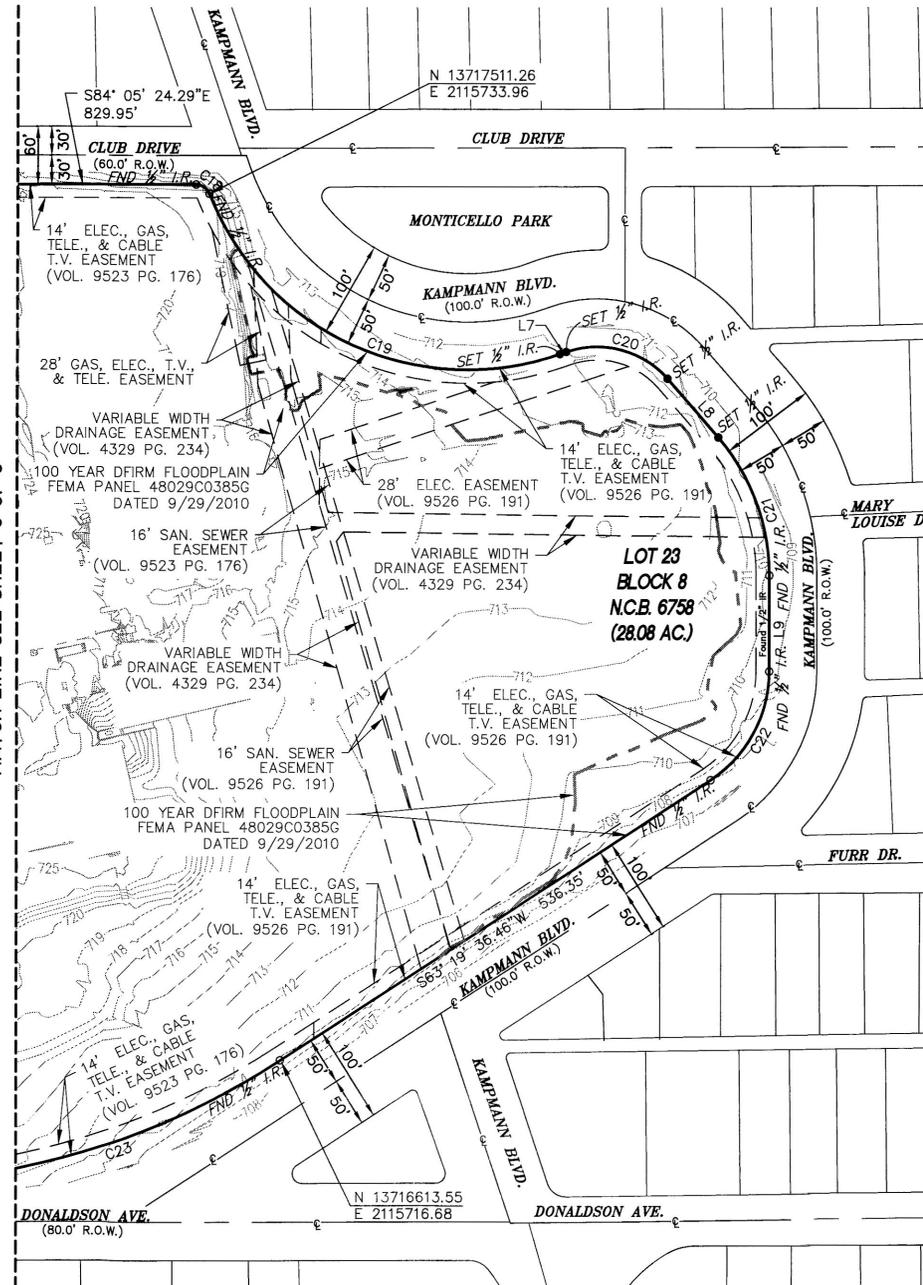
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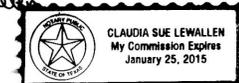
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COUNTY CLERK, BEXAR COUNTY TEXAS

By: _____, DEPUTY





CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE DIVISION/DISPOSITION SECTION

STAFF REPORT

AGENDA ITEM NO. 15

Public Hearing:

Planning Commission
December 4, 2013

Special Project Number:

S.P. 1771

Petitioner:

HEB Grocery Company, L.P.

Staff Coordinator:

Lori Houston, Director
Center City Development Office
210-207-3914
Lori.Houston@sanantonio.gov

Property Address/Location:

The closure is located between E. Arsenal Street and E. Cesar Chavez Boulevard

Tract Size:

1.478 acres (64,372 square feet)

Council District (s)

1

Notification:

- 1.) Two signs have been posted to notify the public of the proposed closure.
- 2.) Mailed a total of 59 notices to property owners within a 500-foot radius of the proposed closure from two intersections. One intersection of the 500-foot radius is from E. Arsenal Street and S. Main (St. or Ave.) and the other is from the intersection of E. Cesar Chavez Boulevard and S. Main (St. or Ave.).

REQUEST

Request of a Resolution authorizing the closure, vacation and abandonment of an improved portion of S. Main (St. or Ave.) Public Right of Way consisting of 1.478 acres (64,372 square feet) located between E. Arsenal Street and E. Cesar Chavez Boulevard adjacent to New City Blocks 927 and 929.

RECOMMENDATION ACTION

Staff recommends approval of this request to close, vacate and abandon an improved portion of S. Main (St. or Ave.) Public Right of Way.

ALTERNATIVE ACTION

The closure, vacation and abandonment of this public right of way will allow Petitioner to incorporate the proposed closure with its adjacent property to rejoin the historic Arsenal property, to expand their campus to allow for planned growth and to construct a grocery store at the southeast intersection of S. Flores Street and E. Cesar Chavez Boulevard. The disapproval of this request would prevent Petitioner from implementing its current master plan to accommodate necessary growth for additional employees and from providing adequate space for the development of downtown grocery store at this site.

I. BACKGROUND

HEB Grocery Company, L.P. (Petitioner) is requesting the closure, vacation and abandonment of an improved portion of S. Main (St. or Ave.) Public Right of Way located between E. Arsenal Street and E. Cesar Chavez Boulevard adjacent to New City Blocks 927 and 929 in City Council District 1, as shown on attached Exhibit "A." Petitioner has developed a Master Plan for future expansion of its downtown headquarters. The Master Plan includes the closure of S. Main (St. or Ave.) between E. Cesar Chavez Boulevard and E. Arsenal Street as an essential component of its implementation. The Petitioner currently has 1,600 employees at their downtown campus. The street closure provides the opportunity to grow by as much as 800 additional employees by 2020, of which, half will be newly created positions. Another 800 employees will be added by 2030 at the downtown campus. Additionally, Petitioner plans to construct a grocery store at the southeast intersection of S. Flores Street and E. Cesar Chavez Boulevard.

II. SUPPLEMENTAL INFORMATION

In compliance with City procedures, Petitioner's request has been canvassed through interested City departments, utilities

and applicable agencies. All necessary conditions identified will be incorporated in the terms and conditions of a development agreement between Petitioner and the City of San Antonio as approved by City Council.

III. RECOMMENDATION

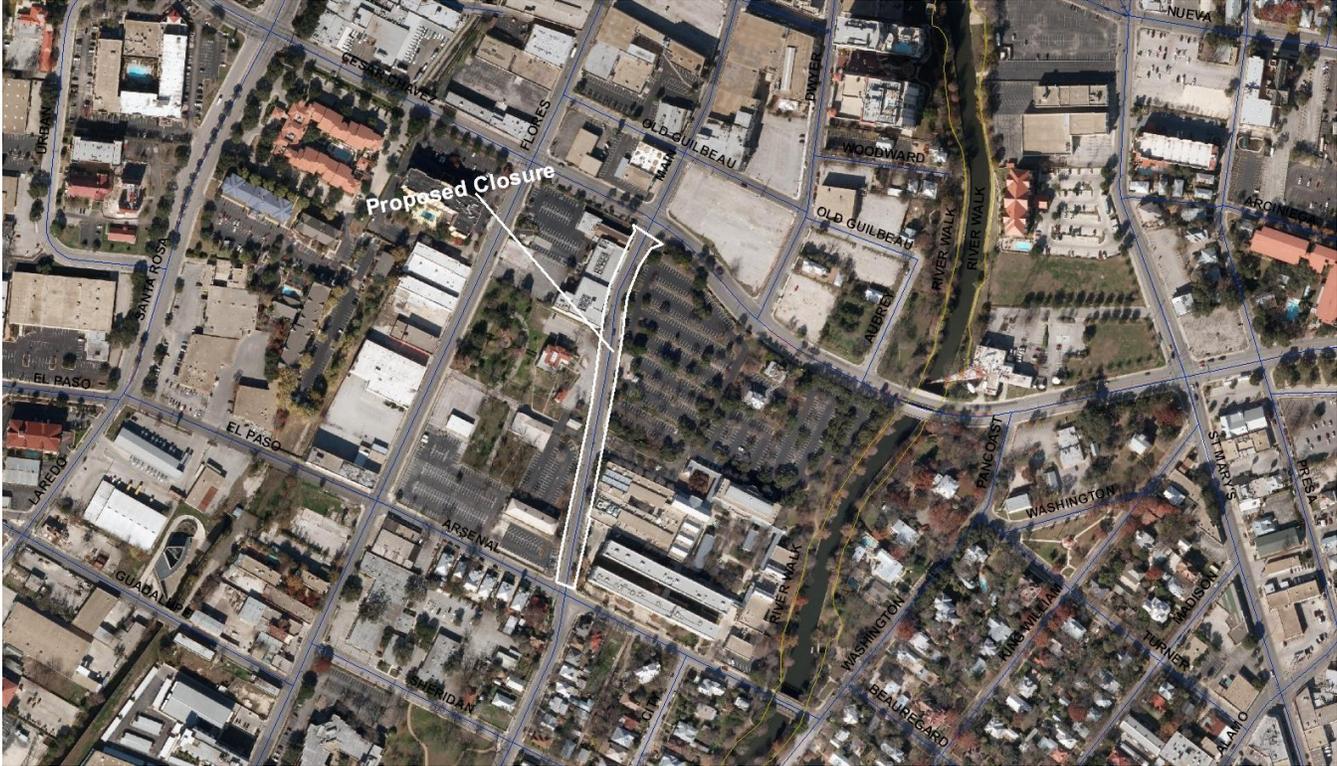
Staff recommends approval of this request to close, vacate and abandon an improved portion of S. Main (St. or Ave.) Public Right of Way consisting of 1.478 acres (64,372 square feet). This action is consistent with City Code and Ordinances relative to closing Public Rights of Way.

IV. ATTACHMENTS

1. Exhibit "A"
2. Survey
3. Resolution



Map of Subject Property



Aerial Photograph of Subject Property

Exhibit "A"

BURY

1.478 ACRES
 (64,372 Sq. Ft.)
 100010-50296ex1R.dwg

FN NO. 100010-50296-1R
 OCTOBER 22, 2013
 JOB NO. R0100010-50296

FIELD NOTE DESCRIPTION

OF A 1.478 ACRE TRACT SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THAT CERTAIN PORTION OF SOUTH MAIN STREET BETWEEN S. CESAR CHAVEZ BOULEVARD AND ARSENAL STREET; SAID 1.478 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH ALL BEARINGS BEING REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, USING A COMBINED SCALE FACTOR OF 1.000170:

BEGINNING, AT A FOUND MAG NAIL, HAVING A GRID COORDINATE OF N = 13,697,019.32, E = 2,128,507.70, AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ARSENAL STREET (R.O.W. VARIES) AND THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH MAIN STREET (60' R.O.W.), BEING THE SOUTHEASTERLY CORNER OF THAT CERTAIN 5.160 ACRE TRACT CONVEYED TO H.E. BUTT STORE PROPERTY COMPANY NO. ONE, BY DEED OF RECORD IN VOLUME 15798, PAGE 813 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;

THENCE, N 11° 05' 09" E, LEAVING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ARSENAL STREET, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH MAIN STREET, BEING THE EASTERLY LINE OF SAID 5.160 ACRE TRACT, A DISTANCE OF 486.36 FEET TO A FOUND 1/2-INCH IRON ROD MARKING THE NORTHEASTERLY CORNER OF SAID 5.160 ACRE TRACT, BEING THE SOUTHEASTERLY CORNER OF THAT CERTAIN CITY OF SAN ANTONIO TRACT (UNABLE TO LOCATE RECORD INFORMATION);

THENCE, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH MAIN STREET, BEING THE EASTERLY LINE OF SAID CITY OF SAN ANTONIO TRACT, THE FOLLOWING COURSES:

N 10° 48' 16" E, A DISTANCE OF 188.62 FEET TO A SET 1/2-INCH IRON ROD WITH BPI CAP, AT A POINT OF CURVATURE;

NORTHEASTERLY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 531.11 FEET, A CENTRAL ANGLE OF $08^{\circ} 08' 11''$, AN ARC LENGTH OF 75.42 FEET AND A CHORD BEARING OF $N 07^{\circ} 01' 13'' E$, A DISTANCE OF 75.36 FEET TO A FOUND 1/2-INCH IRON ROD AT A POINT OF REVERSE CURVATURE, MARKING THE NORTHEASTERLY CORNER OF SAID CITY OF SAN ANTONIO TRACT, BEING THE SOUTHEASTERLY CORNER OF THAT CERTAIN 1.768 ACRE TRACT OF RECORD IN VOLUME 3490, PAGE 625 OF SAID REAL PROPERTY RECORDS;

THENCE, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH MAIN STREET, BEING THE EASTERLY LINE OF SAID 1.768 ACRE TRACT, THE FOLLOWING COURSES:

NORTHEASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 413.00 FEET, A CENTRAL ANGLE OF $20^{\circ} 13' 06''$, AN ARC LENGTH OF 145.74 FEET AND A CHORD BEARING OF $N 11^{\circ} 25' 42'' E$, A DISTANCE OF 144.98 FEET TO A SET 1/2-INCH IRON ROD WITH BPI CAP;

$N 25^{\circ} 23' 00'' E$, A DISTANCE OF 156.10 FEET TO A SET 1/2-INCH IRON ROD WITH BPI CAP AT A POINT OF CURVATURE;

NORTHWESTERLY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF $84^{\circ} 38' 24''$, AN ARC LENGTH OF 36.93 FEET AND A CHORD BEARING OF $N 16^{\circ} 55' 42'' W$, A DISTANCE OF 33.66 FEET TO A SET 1/2-INCH IRON ROD WITH BPI CAP IN THE SOUTHERLY RIGHT-OF-WAY LINE OF E. CESAR CHAVEZ BOULEVARD (86' R.O.W.);

THENCE, OVER AND ACROSS SOUTH MAIN STREET, BEING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF E. CESAR CHAVEZ BOULEVARD, SOUTHEASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 757.00 FEET, A CENTRAL ANGLE OF $10^{\circ} 04' 12''$, AN ARC LENGTH OF 133.05 FEET AND A CHORD BEARING OF $S 55^{\circ} 18' 32'' E$, A DISTANCE OF 132.88 FEET TO A SET 1/2-INCH IRON ROD WITH BPI CAP, BEING THE NORTHWESTERLY CORNER OF LOT 2, BLOCK 3, NCB 929, HEB CORPORATE HEADQUARTERS SUBDIVISION ANNEX, A SUBDIVISION OF RECORD IN VOLUME 9536, PAGE 155 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS;

THENCE, LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF E. CESAR CHAVEZ BOULEVARD, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH MAIN STREET, BEING THE WESTERLY LINE OF SAID LOT 2, BLOCK 3, THE FOLLOWING COURSES:

SOUTHWESTERLY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF $103^{\circ} 37' 35''$, AN ARC LENGTH OF 72.34 FEET AND A CHORD BEARING OF $S 77^{\circ} 03' 59'' W$, A DISTANCE OF 62.88 FEET TO A SET 1/2-INCH IRON ROD WITH BPI CAP AT A POINT OF TANGENCY;

S 25° 15' 01" W, A DISTANCE OF 92.34 FEET TO A FOUND ½ INCH IRON ROD AT A POINT OF CURVATURE;

SOUTHWESTERLY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 353.00 FEET, A CENTRAL ANGLE OF 20° 33' 58", AN ARC LENGTH OF 126.71 FEET AND A CHORD BEARING OF S 14° 58' 01" W, A DISTANCE OF 126.03 FEET TO A SET 1/2-INCH IRON ROD WITH BPI CAP AT A POINT OF TANGENCY;

S 04° 41' 01" W, A DISTANCE OF 47.71 FEET TO A SET 1/2-INCH IRON ROD WITH BPI CAP AT A POINT OF CURVATURE, MARKING THE SOUTHWESTERLY CORNER OF SAID LOT 2, BLOCK 3, BEING THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 3, NCB 929, HEB CORPORATE HEADQUARTERS SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 9501, PAGE 175 OF SAID DEED AND PLAT RECORDS;

THENCE, CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH MAIN STREET, BEING THE WESTERLY LINE OF SAID LOT 1, BLOCK 3, THE FOLLOWING COURSES:

SOUTHWESTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 591.11 FEET, A CENTRAL ANGLE OF 06° 39' 00", AN ARC LENGTH OF 68.61 FEET AND A CHORD BEARING OF S 10° 15' 34" W, A DISTANCE OF 68.57 FEET TO A SET 1/2-INCH IRON ROD WITH BPI CAP;

S 10° 41' 22" W, A DISTANCE OF 447.35 FEET TO A SET 1/2-INCH IRON ROD WITH BPI CAP;

S 24° 21' 39" W, A DISTANCE OF 18.50 FEET TO A SET 1/2-INCH IRON ROD WITH BPI CAP;

S 65° 38' 21" E, A DISTANCE OF 4.50 FEET TO A SET 1/2-INCH IRON ROD WITH BPI CAP;

S 10° 41' 22" W, A DISTANCE OF 106.36 FEET TO A SET 1/2-INCH IRON ROD WITH BPI CAP MARKING THE SOUTHWESTERLY CORNER OF SAID LOT 1, BLOCK 3, BEING THE NORTHWESTERLY CORNER OF THAT CERTAIN 1.121 ACRE TRACT CONVEYED TO H.E. BUTT GROCERY COMPANY BY DEED OF RECORD IN VOLUME 4723, PAGE 112 OF SAID REAL PROPERTY RECORDS;

THENCE, S 10° 41' 22" W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH MAIN STREET, BEING THE WESTERLY LINE OF SAID 1.121 ACRE TRACT, A DISTANCE OF 110.90 FEET TO A SET 1/2-INCH IRON ROD WITH BPI CAP IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ARSENAL STREET, BEING THE SOUTHWESTERLY CORNER OF SAID 1.121 ACRE TRACT;

THENCE, N 62° 58' 56" W, OVER AND ACROSS SOUTH MAIN STREET, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ARSENAL STREET, A DISTANCE OF 64.03 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 1.478 ACRES (64,372 SQ. FT.) OF LAND, MORE OR LESS.

NOTE: SKETCH OF EVEN DATE TO ACCOMPANY THIS LEGAL DESCRIPTION.

Hal B. Lane III 10/22/13

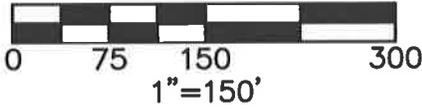
HAL B. LANE III
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4690
BURY
922 ISOM ROAD, SUITE 100
SAN ANTONIO, TX 78216
210-525-9090

Revised 10-22-13



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- P.O.B. POINT OF BEGINNING



SOUTH FLORES STREET

CITY OF
SAN ANTONIO
DEED NOT RECOVERED

5.160 ACRES
H.E. BUTT STORE
PROPERTY COMPANY
NO. ONE
VOL. 15798, PG. 813

ARSENAL STREET
(R.O.W. VARIES)

P.O.B.
END MAG NAIL
N = 13,697,019.32
E = 2,128,507.70

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	DIRECTION	CHORD
C1	08°08'11"	531.11	75.42	N07°01'13"E		75.36
C2	20°13'06"	413.00	145.74	N11°25'42"E		144.98
C3	84°38'24"	25.00	36.93	N16°55'42"W		33.66
C4	10°04'12"	757.00	133.05	S55°18'32"E		132.88
C5	103°37'35"	40.00	72.34	S77°03'59"W		62.88
C6	20°33'58"	353.00	126.71	S14°58'01"W		126.03
C7	06°39'00"	591.11	68.61	S10°15'34"W		68.57

1.768 ACRES
VOL. 3490, PG. 625

N 25°23'00" E
156.10'

S 25°15'01" W
92.34'

S 04°41'01" W
47.71'

LOT 2, BLOCK 3
NCB 929
HEB CORPORATE
HEADQUARTERS
SUBDIVISION ANNEX
VOL. 9536, PG. 155

N 10°48'16" E
188.62'

S 10°41'22" W
447.35'

LOT 1, BLOCK 3
NCB 929
HEB CORPORATE
HEADQUARTERS SUBDIVISION
VOL. 9501, PG. 175

N 11°05'09" E
486.36'

S 24°21'39" W
18.50'

S 65°38'21" E
4.50'

N 62°58'56" W
64.03'

S 10°41'22" W
106.36'

S 10°41'22" W
110.90'

1.121 ACRES
H.E. BUTT GROCERY COMPANY
VOL. 4723, PG. 112

PAGE 5 OF 5

BURY

922 Isom Road, Suite 100
San Antonio, TX 78218
Tel. (210) 525-9090 Fax (210) 525-0529
TBPE Registration Number F-1048
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EXHIBIT

OF A 1.478 ACRE TRACT SITUATED IN THE CITY OF
SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THAT
CERTAIN PORTION OF SOUTH MAIN STREET BETWEEN
S. CESAR CHAVEZ BOULEVARD AND ARSENAL STREET

HEB GROCERY
COMPANY, LP

DATE: 09/25/13

SCALE: 1"=150'

DRAWN BY: MTH

FILE: 100010-50296ex1R.dwg/100010-50296-1R

PROJECT No. R0100010-50296

RESOLUTION # _____

A RESOLUTION SUPPORTING THE CLOSURE, VACATION AND ABANDONMENT OF AN IMPROVED PORTION OF S. MAIN (ST. OR AVE.) PUBLIC RIGHT OF WAY CONSISTING OF 1.478 ACRES (64,372 SQUARE FEET) LOCATED BETWEEN E. ARSENAL STREET AND E. CESAR CHAVEZ BOULEVARD ADJACENT TO NEW CITY BLOCKS 927 AND 929, AS REQUESTED BY HEB GROCERY COMPANY, L.P.

* * * * *

WHEREAS, the City Charter has empowered the Planning Commission to make, amend, extend, and add to the master plan for the physical development of the City; and

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

WHEREAS, HEB Grocery Company, L.P. filed an application requesting the closure of an improved portion of S. Main (St. or Ave.) as identified in Exhibit A; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking the closure of an improved portion of S. Main (St. or Ave.).

SIGNED this 4th day of December, 2013.

Roberto R. Rodriguez, Chair

Attest:

Executive Secretary
San Antonio Planning Commission



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

TRANSPORTATION PLANNING

STAFF REPORT

AGENDA ITEM NO 16

Public Hearing:

December 4, 2013

Application/Case Number:

MTPA 13002

Applicant:

KFW Engineers
c/o Blaine Lopez

Representative:

KFW Engineers
c/o Blaine Lopez

Owner:

CTMGT Rancho del Lago, LLC

Staff Coordinator:

Rebecca Pacini, AICP, Senior Planner
(210) 207-7816
Rebecca.paskos@sanantonio.gov

Location:

A proposed segment of the North/South Connector, a Secondary Arterial Type A, between Potranco Road and Marbach Road on the Major Thoroughfare Plan, and a proposed segment of Marbach Road, a Secondary Arterial Type A, on the Major Thoroughfare Plan between Groesenbacher Road and Highway 211 generally located in west Bexar County

Council District(s):

None, City of San Antonio ETJ

Notification:

Published in Daily Commercial Recorder 11/15/2013

Notices Mailed 11/21/2013

- 10 to property owners within 200 feet
- No registered neighborhood association within 200 feet

SUBJECT

Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by:

- 1) Realigning a proposed segment of the North/South Connector, a Secondary Arterial Type A requiring 86 feet of right-of-way, between Potranco Road and Marbach Road on the Major Thoroughfare Plan, and
- 2) Realigning a proposed segment of Marbach Road, a Secondary Arterial Type A requiring 86 feet of right-of-way, on the Major Thoroughfare Plan between Groesenbacher Road and Highway 211 generally located in west Bexar County.

STAFF RECOMMENDATION

Approval of the request as presented

ALTERNATIVE ACTIONS

- A. Denial of both parts of the request;
- B. Denial of the first part of the request and approval of the second part; or
- C. Approval of the first part of the request and denial of the second part.

CASE HISTORY

Application received, 5/21/2013

MTP Committee meetings, 06/11/2013 and 09/05/2013

Public information meeting, 08/29/2013

Planning Commission Technical Advisory Committee meeting, 11/08/2013

NEXT STEPS

This item is tentatively scheduled for City Council public hearing on 12/05/2013 pending the recommendation of the Planning Commission.

I. BACKGROUND

The Major Thoroughfare Plan (MTP) adopted as a component of the City's Comprehensive Master Plan generally identifies the location for major roads within San Antonio and its extra-territorial jurisdiction (ETJ). The MTP assures an adequate transportation network that works to move people, goods, and services in an optimal and efficient manner through right-of-way dedication for future roads. The MTP was adopted by City Council through Ordinance No. 49818 on September 21, 1978. The MTP has been amended several times through the years to calibrate and realign the thoroughfares along with development of the greater San Antonio metropolitan area. The MTP is generally built as development occurs.

In 1985, the City of San Antonio amended the Major Thoroughfare Plan through Ordinance No. 6132 to designate the segment of Marbach from Loop 1604 to the Bexar County line.

In 2006, the City of San Antonio amended the Major Thoroughfare Plan through Ordinance No. 2006-03-23-398 to designate the segment of the North/South Connector between Potranco Road and Marbach Road as a Secondary Arterial Type A requiring 86 feet of right-of-way.

II. ISSUES

The applicant represents a proposed 691 acre development known as Arcadia Ridge that would consist of residential development, commercial development, a school site, and park/open space. The development is required to accommodate two proposed major thoroughfares, North/South Connector and Marbach Road, designated in the Major Thoroughfare Plan (MTP).

The first part of the applicant's request is to realign the North/South Connector with Stevens Parkway. Stevens Parkway was identified in Stevens Ranch, Master Development Plan (MDP) 777, accepted in 2004, as accommodating the MTP right-of-way dedication for the North/South Connector. Plat 050366 was approved and recorded with the right-of-way dedication for Stevens Parkway in accordance with the approved MDP 777 in 2007. Plats related to MDP 777 and subsequent amendments to the MDP were approved without amending the MTP.

The current alignment of the North/South Connector as adopted does not recognize the developed portion of Stevens Parkway as the North/South Connector. Therefore, the alignment south of Potranco Road must be amended to recognize the shift of the thoroughfare alignment as Stevens Parkway. The current alignment for the North/South Connector traverses several platted and developed areas north of Potranco Road. To best provide connectivity from Stevens Parkway to the proposed Marbach Road alignment, the applicant proposes to shift the alignment of the North/South Connector to align with Stevens Parkway along the western boundary of the applicant's property. The alignment as adopted through the proposed development crosses a natural storm water low area. Placing the right-of-way through this area may create additional concern for addressing storm water management. Additionally, neighboring property owners have expressed concern that with the construction of Stevens Parkway to the north it was anticipated that future dedication of the North/South Connector would align with Stevens Parkway to Marbach Road. Neighboring property owners have expressed support for the alignment to continue Stevens Parkway as the North/South Connector from Potranco Road to Marbach Road.

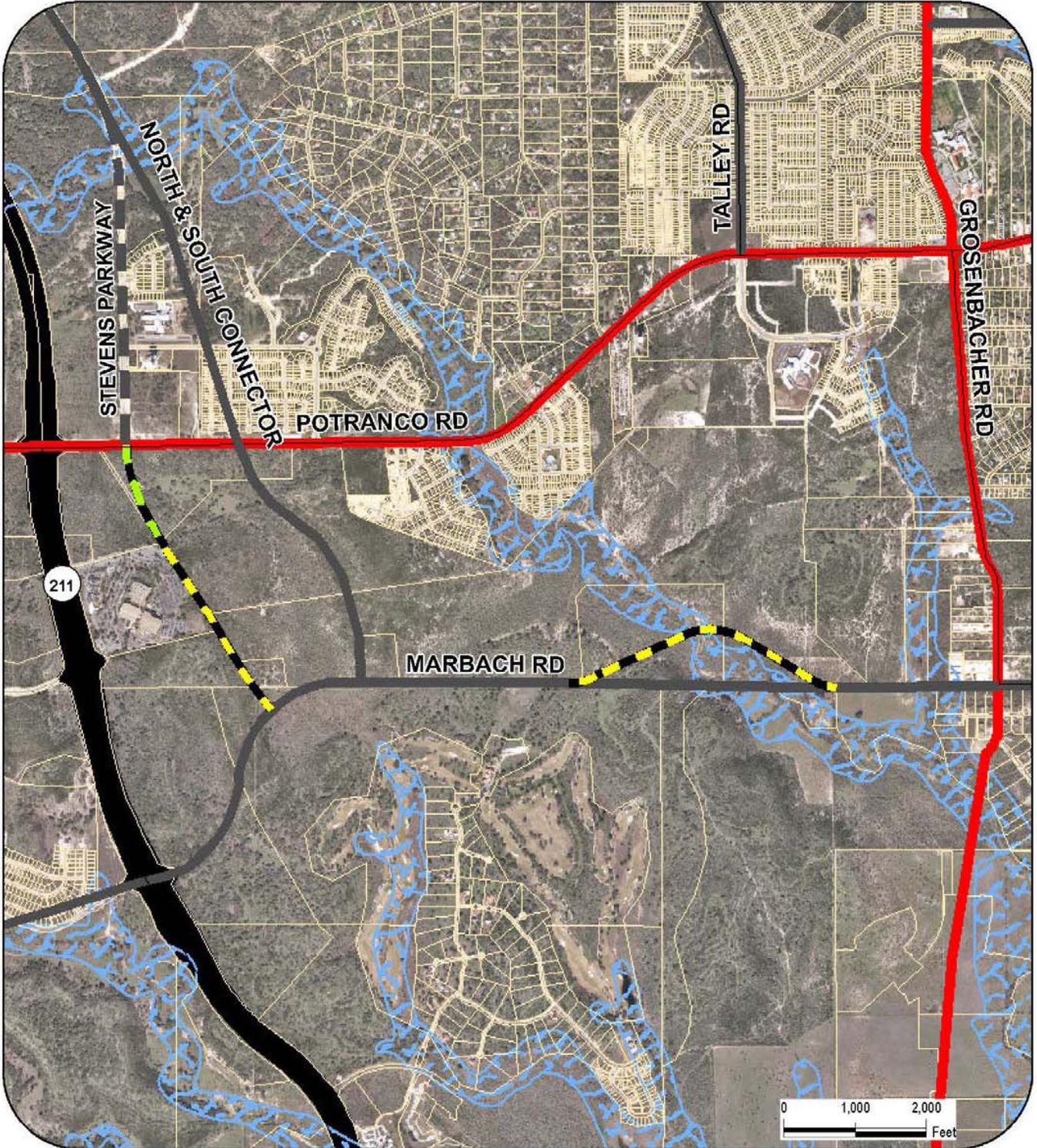
The second part of the applicant's request is to realign a proposed portion of Marbach Road currently proposed along the southern boundary of the applicant's property in order to minimize costs and to accommodate environmental constraints. The applicant proposes to shift the alignment onto his property in order to design and construct a roadway which takes into consideration and preserves the natural topography. The current alignment as adopted is not cost effective due to the steep topography and the geometry of Potranca Creek which would require a large amount of earthwork.

III. RECOMMENDATION

The Department recommends **approval** as presented. The Planning Commission Technical Advisory Committee recommended approval on November 8, 2013.

IV. ATTACHMENTS

1. Area map



Data Source: City of San Antonio Enterprise GIS; Bexar Metro GIS; Bexar Appraisal District.
 This map is a technical drawing and does not constitute a contract. It is intended for informational purposes only. The City of San Antonio makes no warranty of accuracy and neither is bound nor liable for any errors or omissions. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map. The user assumes all responsibility for the use of this map. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map. The user assumes all responsibility for the use of this map. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map. The user assumes all responsibility for the use of this map.

Map Created by: [unreadable] Map of San Antonio, TX. Copyright [unreadable] 2013. All rights reserved. Map of San Antonio, TX. Copyright [unreadable] 2013. All rights reserved.

Map Last Edited: Oct. 15, 2013
 PDF Filename: 13100014.pdf

- Staff Recommended
- Staff Recommended and Applicant Requested
- Freeway 250' - 500'; Freeway
- Primary Arterial Type A 120'
- Secondary Arterial Type A 86'
- Flood Plains



Major Thoroughfare Plan Amendments 13002 Marbach Road & North/South Connector



RESOLUTION NO.

RECOMMENDING TO APPROVE AN AMENDMENT TO THE MAJOR THOROUGHFARE PLAN, A COMPONENT OF THE CITY OF SAN ANTONIO MASTER PLAN BY REALIGNING A PROPOSED SEGMENT OF THE NORTH/SOUTH CONNECTOR, A SECONDARY ARTERIAL TYPE A REQUIRING 86 FEET OF RIGHT-OF-WAY, BETWEEN POTRANCO ROAD AND MARBACH ROAD ON THE MAJOR THOROUGHFARE PLAN, AND REALIGNING A PROPOSED SEGMENT OF MARBACH ROAD, A SECONDARY ARTERIAL TYPE A REQUIRING 86 FEET OF RIGHT-OF-WAY, ON THE MAJOR THOROUGHFARE PLAN BETWEEN GROSENBACHER ROAD AND HIGHWAY 211, GENERALLY LOCATED IN WEST BEXAR COUNTY.

WHEREAS, the Planning Commission is charged by the City Charter with the responsibility to make, amend, extend, and add to the City of San Antonio Master Plan for the physical growth and development of the City; and

WHEREAS, the City of San Antonio Major Thoroughfare Plan was adopted on September 21, 1978 by City Council as a component of the City of San Antonio Master Plan; and

WHEREAS, the Planning Commission held a public hearing on December 4, 2013 allowing all interested citizens to be heard.

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

SECTION 1: The amendment to the Major Thoroughfare Plan, a component of the Master Plan of the City, to realign a proposed segment of the North/South Connector, a Secondary Arterial Type A requiring 86 feet of right-of-way, between Potranco Road and Marbach Road on the Major Thoroughfare Plan, and to realign a proposed segment of Marbach Road, a Secondary Arterial Type A requiring 86 feet of right-of-way, on the Major Thoroughfare Plan between Grosenbacher Road and Highway 211, generally located in west Bexar County, is herein approved and recommended to the City Council for adoption. The Amendment is more particularly described in **Attachment "I,"** attached hereto and incorporated herein for all purposes.

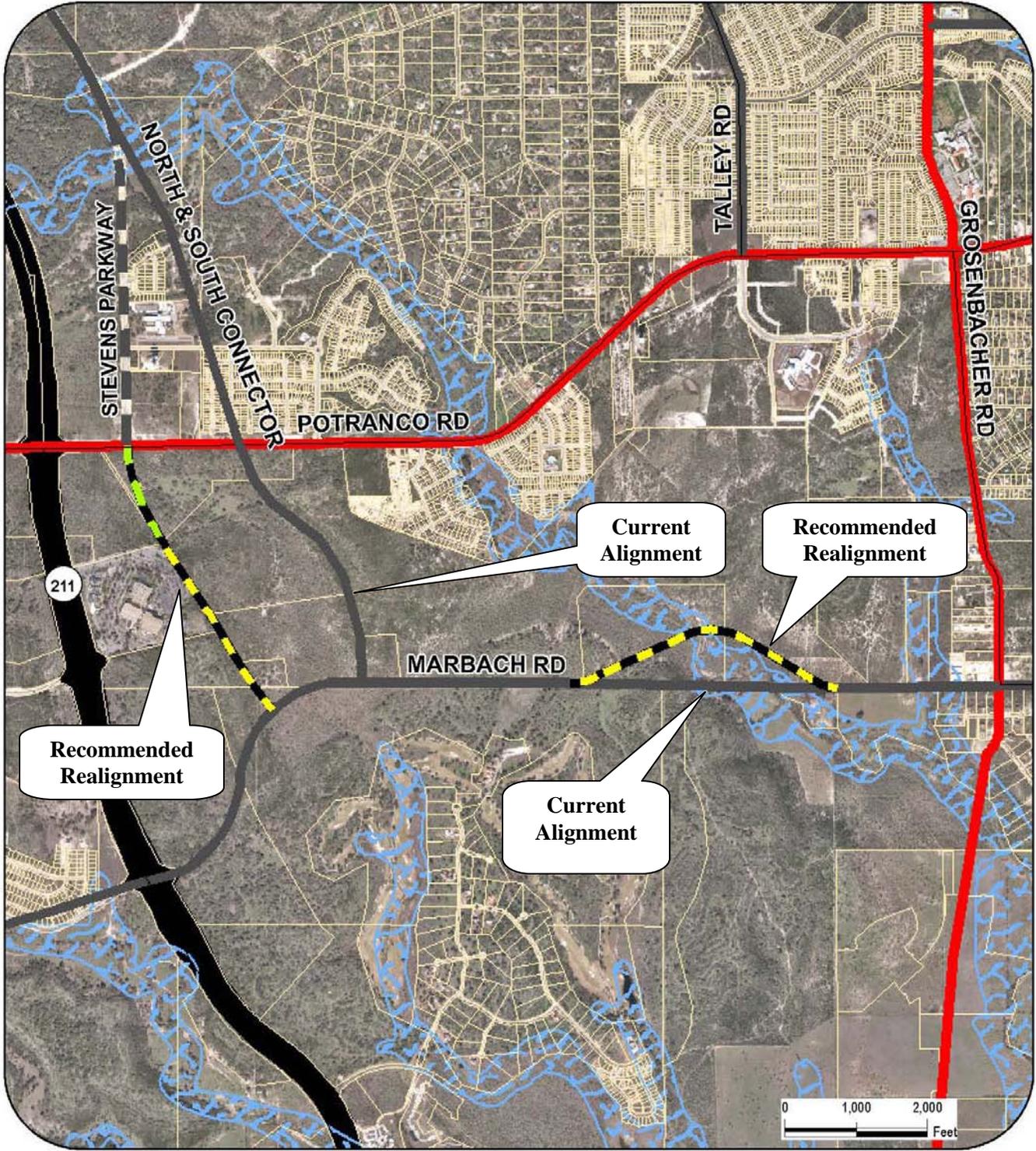
PASSED AND APPROVED ON THIS 4th DAY OF DECEMBER 2013.

Approved:

Attest: Roberto

R. Rodriguez, Chair
San Antonio Planning Commission

Executive Secretary
San Antonio Planning Commission



	Staff Recommended		Primary Arterial Type A 120'
	Staff Recommended and Applicant Requested		Secondary Arterial Type A 86'
	Freeway 250' - 500'; Freeway		Flood Plains

Data Source: City of San Antonio Strategic GIS, Beaver Maps 811, Beaver Approval District
 This document is a planning document and does not constitute a contract. The City of San Antonio is not liable for any loss or damage, including consequential, special, or exemplary damages, arising from the use of this information. The City of San Antonio does not warrant the accuracy, reliability, or completeness of the information provided in this document. The City of San Antonio does not assume any liability for any errors or omissions in this document. The City of San Antonio does not assume any liability for any damages, including consequential, special, or exemplary damages, arising from the use of this information.

Map of San Antonio Planning Department, 13002 Major Thoroughfare Plan Amendments 13002
 Map Last Edited: Oct. 15, 2013
 PDF Filename: 13100G14.pdf

City of San Antonio
 Planning and Community
 Development Department

Major Thoroughfare Plan Amendments 13002 Marbach Road & North/South Connector



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO. 17

Public Hearing:

Planning Commission
December 4, 2013

Case Number:

PA 14005

Applicant:

William Lambert

Representative:

William Lambert

Owner:

Jeffery Dersh

Staff Coordinator:

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

Property Address/Location:

115 Michigan Avenue

Legal Description:

NCB 1872, Block 48, S 44 ft. of 5
and 6

Tract Size:

0.0505 acres

Council District(s):

District 1

Notification:

Published in Daily Commercial
Recorder 11/15/2013

Notices Mailed 11/21/2013

- 18 to property owners within 200 feet
 - 1 to Beacon Hill Neighborhood Association
 - 11 to planning team members
- Internet Agenda Posting 11/29/2013

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the Midtown Neighborhoods Neighborhood Plan future land use classification for the property subject to this application from Mixed Use and Low Density Residential to Mixed Use.

RECOMMENDED ACTION

Approval of the proposed amendment to the Midtown Neighborhoods Neighborhood Plan to change the future land use classification of the subject property from Mixed Use and Low Density Residential to Mixed Use.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the Midtown Neighborhoods Neighborhood Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use: The Midtown Neighborhoods Neighborhood Plan identifies Fredericksburg Road as a corridor where live/work units and other commercial uses are desirable. Furthermore, the subject property is located within the boundaries of the Beacon Hill Neighborhood Conservation District. The neighborhood conservation district contains commercial design standards which will minimize the impacts of any potential renovation on adjacent residential uses. Additionally, a portion of the subject property is currently classified as Mixed Use and Low Density Residential. Reclassification to Mixed Use would facilitate redevelopment of the subject property and bring it into conformance with generally accepted land use planning principles.

Transportation: The subject property's proximity and multiple points of access to Fredericksburg Avenue, a Secondary Arterial Type B, is anticipated to minimize any negative traffic impacts on adjacent residential properties. There is a VIA bus stop at the southern intersection of West French Place and Fredericksburg Road.

Community Facilities: The subject properties are approximately 325 feet northeast of St. Ann's Catholic Church, 280 feet northeast of Beacon Hill Elementary School, and approximately 140 feet north of the KIPP Aspire Academy. No negative impacts on community facilities in the area are anticipated.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: Midtown Neighborhoods Neighborhood Plan	
Plan Adoption Date: October 12, 2000	Update History: N/A
Action Step 1.3.5. Encourage businesses to locate in identified neighborhood commercial centers along Blanco, Fredericksburg, Hildebrand, Flores, and San Pedro. In addition to business development, encourage higher-density residential or live/work units to provide for a mix of uses in or near the area's commercial centers.	
Objective 1.2: Pedestrian Environment Enhance the pedestrian environment in the area's commercial centers along Blanco, Fredericksburg, Hildebrand, Flores and San Pedro and ensure neighbors can walk or bike to area businesses by encouraging pedestrian-friendly sidewalks and streets, implementing traffic calming measures, and planting landscaping.	

Comprehensive Land Use Categories
Mixed Use: Mixed Use provides for a mix of neighborhood-scale commercial, and medium to high-density residential uses. This classification calls for pedestrian-friendly environments, pedestrian linkages to surrounding areas, and options for easy travel by foot, bike, or transit. This classification supports the use or adaptive reuse of existing commercial or residential areas identified for Mixed Use development while maintaining the architectural character of existing buildings. Businesses are encouraged to utilize on-street parking and or parking in the rear of the establishment. This classification also encourages mixed use buildings where the first floor is used for retail or service businesses and the second or upper floors is used for residences.
Low Density Residential: Low Density Residential uses include single-family houses on individual lots. Low Density Residential uses also can include a limited number of duplexes and granny flats or garage apartments. For example, a single-family house with a garage apartment is allowed under this category. A duplex also is acceptable. However, a duplex and a granny flat on one lot are not considered to be a Low Density Residential use.

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Mixed Use, Low Density Residential	Vacant commercial
North	Low Density Residential	Single-Family Home
East	Low Density Residential	Single-family home
South	Low Density Residential, Mixed Use	Vacant
West	Low Density Residential	Single-Family Home, Auto glass repair

Land Use: The subject property is located approximately 80 feet east of the intersection of West French Place and Fredericksburg Road. The Midtown Neighborhoods Neighborhood Plan identifies Fredericksburg Road as a corridor where live/work units and other commercial uses are desirable. Furthermore, the subject property is located within the boundaries of the Beacon Hill Neighborhood Conservation District. The neighborhood conservation district contains commercial design standards which will minimize the impacts of any potential renovation on adjacent residential uses. Additionally, a portion of the subject property is currently classified as Mixed Use and Low Density Residential.

Reclassification to Mixed Use would facilitate redevelopment of the subject property and bring it into conformance with generally accepted land use planning principles.

The proposed plan amendment is requested to accommodate an art gallery and retail space intended to serve the design and art communities, offices for an architecture firm, and a residential component within an existing structure. The subject property is located approximately 83 feet east of the intersection of Fredericksburg Road and West French Place. This portion of Fredericksburg Road contains an established neighborhood-scaled commercial development pattern with which the proposed amendment would be compatible. This is supported by **Action Step 1.3.5. Encourage businesses to locate in identified neighborhood commercial centers along Blanco, Fredericksburg, Hildebrand, Flores, and San Pedro. In addition to business development, encourage higher-density residential or live/work units to provide for a mix of uses in or near the area's commercial centers.**

Additionally, the subject property is located within the boundaries of the Beacon Hill Neighborhood Conservation District. The Conservation District contains a number of commercial design criteria intended to minimize commercial development that is incompatible with adjacent residential development. Application of the Neighborhood Conservation District regulations will occur upon submittal of building plans. Commercial redevelopment under these requirements is consistent with **Objective 1.2: Pedestrian Environment Enhance the pedestrian environment in the area's commercial centers along Blanco, Fredericksburg, Hildebrand, Flores and San Pedro and ensure neighbors can walk or bike to area businesses by encouraging pedestrian-friendly sidewalks and streets, implementing traffic calming measures, and planting landscaping.**

Furthermore, the current land use classification bisects the subject property into two differing land use classifications. The dual classifications in place on the property render application of appropriate zoning problematic. Adoption of the proposed land use classification for the property would facilitate implementation of unitary land use and zoning classifications for the subject property which is consistent with generally accepted land use planning principles.

Transportation: The subject property is located at the northern corner of the intersection of West French Place and Michigan Avenue and is approximately 80 feet east of the intersection of Fredericksburg Road. West French Place and Michigan Avenue are classified as local streets. The subject property's proximity and multiple points of access to Fredericksburg Avenue, a Secondary Arterial Type B, is anticipated to minimize any negative traffic impacts on adjacent residential properties. There is a VIA bus stop at the southern intersection of West French Place and Fredericksburg Road.

Community Facilities: The subject properties are approximately 325 feet northeast of St. Ann's Catholic Church, 280 feet northeast of Beacon Hill Elementary School, and approximately 140 feet north of the KIPP Aspire Academy. No negative impacts on community facilities in the area are anticipated.

II. SUPPLEMENTAL INFORMATION

Current Zoning: RM-4

Proposed Zoning: IDZ with Neighborhood Commercial and single-family uses

Corresponding Zoning Case: Z2014016

Zoning Commission Public Hearing Date: December 17, 2013

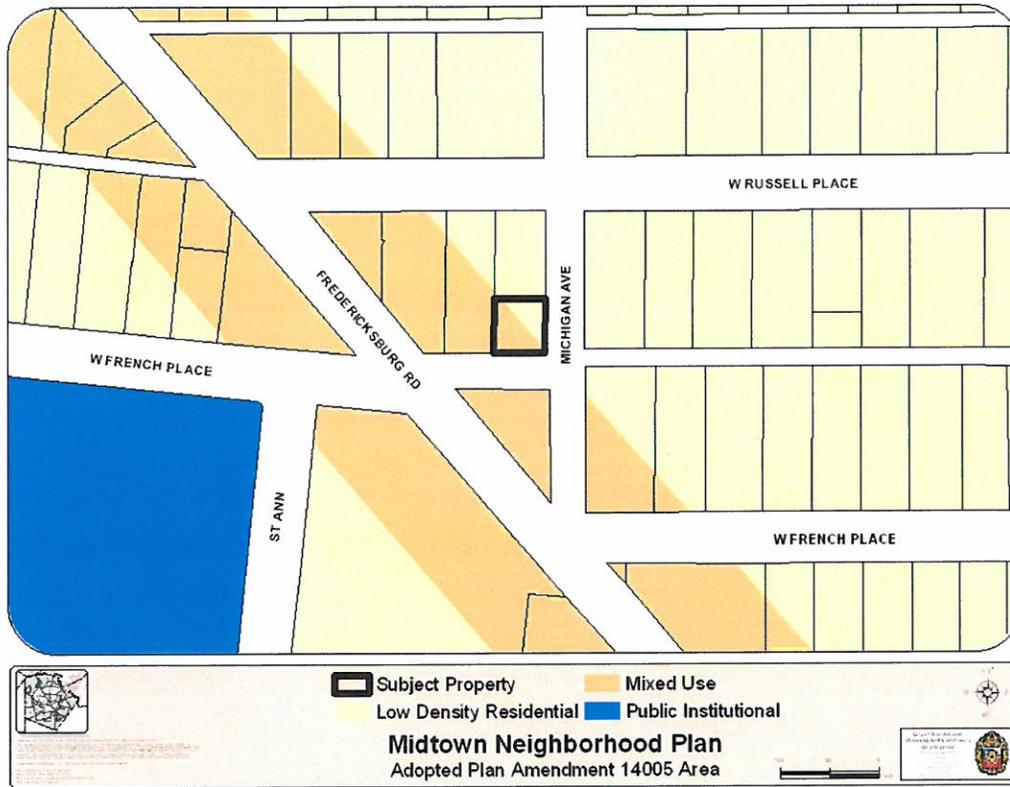
III. RECOMMENDATION

Approval. The proposed plan amendment is consistent with the Midtown Neighborhoods Neighborhood Plan desire to facilitate mixed use commercial development along identified commercial corridors such as Fredericksburg Road and will pose minimal impacts on adjacent residential properties.

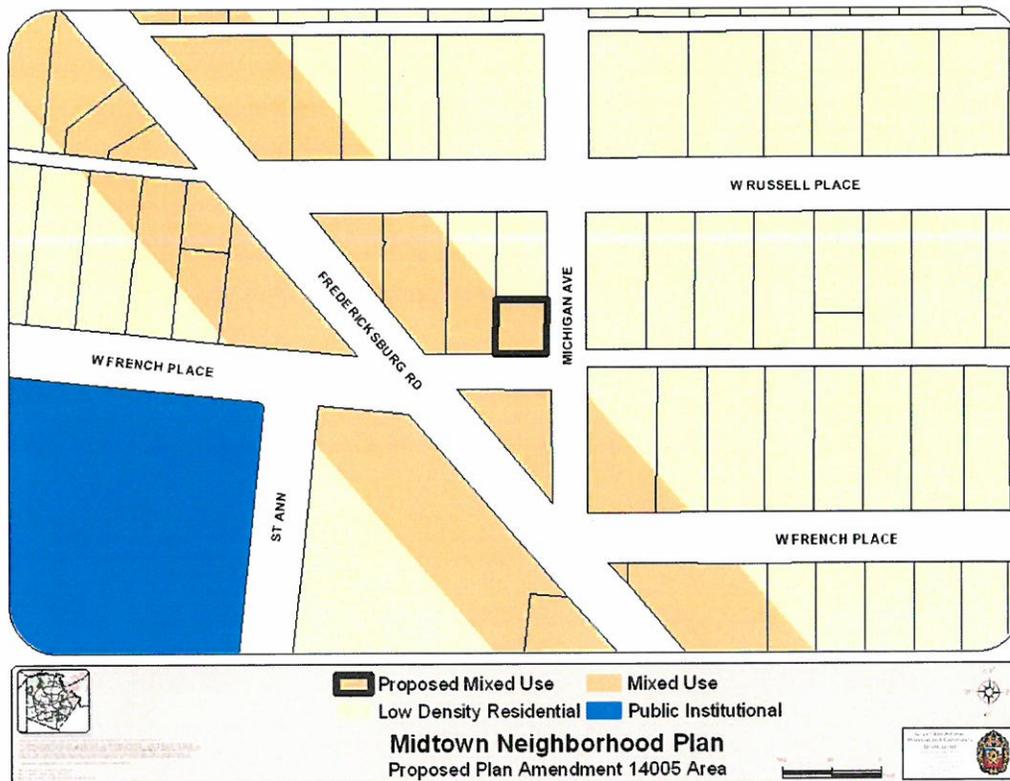
IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:





2012 Aerial



Subject Property



VIA Bus Stops



VIA Bus Routes



Midtown Neighborhood Plan Proposed Plan Amendment 14005 Area



Map prepared by the City of St. Louis Planning and Community Development Department. All rights reserved. No part of this map may be reproduced without the prior written permission of the City of St. Louis. The City of St. Louis is not responsible for any errors or omissions on this map. The City of St. Louis is not responsible for any damages or liabilities arising from the use of this map. The City of St. Louis is not responsible for any changes to the map after the date of publication. The City of St. Louis is not responsible for any changes to the map after the date of publication. The City of St. Louis is not responsible for any changes to the map after the date of publication.

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE MIDTOWN NEIGHBORHOODS NEIGHBORHOOD PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MIXED USE AND LOW DENSITY RESIDENTIAL TO MIXED USE FOR AN AREA OF APPROXIMATELY 0.505 ACRES LOCATED AT 115 MICHIGAN AVENUE.

WHEREAS, City Council approved the Midtown Neighborhoods Neighborhood Plan as an addendum to the Comprehensive Master Plan on October 12, 2000; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on December 4, 2013 and **APPROVED** the amendment on December 4, 2013; and

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

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

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

PASSED AND APPROVED ON THIS 4TH DAY OF DECEMBER 2013.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA

ITEM NO 18

Public Hearing:

Planning Commission
December 4, 2013

Case Number:

PA 14006

Applicant:

Andrew C. Guerrero

Representative:

Andrew C. Guerrero

Owner:

Ashok Bhakta

Staff Coordinator:

Robert C. Acosta
(210) 207-0157
racosta@sanantonio.gov

Property Address/Location:

1721 Quintana Road

Legal Description:

NCB 11304 Block Lot S 50 ft of
42

Tract Size:

0.3076 acres

Council District(s):

District 5

Notification:

Published in Daily Commercial
Recorder 11/15/2013

Notices Mailed 11/21/2013

- 17 to property owners within 200 feet
- 1 to registered neighborhood association within 200 feet
- 1 to applicant
- 32 to planning team members

Internet Agenda Posting 11/27/2013

REQUEST

Applicant requests a Comprehensive Master Plan Amendment to change the Kelly/South San PUEBLO Community Plan future land use classification for the property subject to this application from Community Commercial to Mixed Use.

RECOMMENDED ACTION

Approval of the proposed amendment to the Kelly/South San PUEBLO Community Plan to change the future land use classification of the subject property from Community Commercial to Mixed Use.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the Kelly/South San PUEBLO Community Plan as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

The Mixed Use classification would support the goals of the Kelly/South San PUEBLO Community Plan of promoting economic growth in the area along arterials and in established commercial areas. The proposed use should have minimal impact on adjacent properties.

Transportation:

The existing transportation infrastructure could support any additional demand generated by the requested future land use change.

Community Facilities:

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

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan	
Plan Adoption Date: February 15, 2007	Update History: June 18, 2009 and February 18, 2010
Goal 3: Improve the commercial corridors and the variety of goods, services and employment available in the planning area in order to attract and support a mix of uses including professional offices, residences and a variety of retail shops that will meet the residents' daily needs and bring vitality to the area.	
Objective 3.2: Attract and support a variety of businesses in a walkable, mixed-use environment	

Comprehensive Land Use Categories	Example Zoning Districts
<p>Community Commercial: This category provides for medium intensity commercial uses that serve a market on the scale of a community comprised of two or more medium sized neighborhoods. Community commercial uses should be located in a nodal fashion, near the intersection of collectors and arterials, or the intersection of two arterials, or along arterials or higher order streets where already established. Examples of community commercial land uses include convenience stores with gasoline, minor auto repair and servicing, grocery stores up to 65,000 sq. ft., plant nurseries, medium sized restaurants, and community shopping centers.</p>	<p>NC, C-1, C-2, C-2P, O-1, and O-1.5</p>
<p>Mixed Use: Mixed-use allows for a concentrated, well structured, and integrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities. This use pattern creates a pedestrian and transit oriented rather than an automobile oriented environment. Building and architectural design of a Mixed-use development should stress quality architecture and urban design features, including parks/plazas and landscaping in a safe, attractive, pedestrian and bicycle friendly environment. A majority of the ground floor façade should be composed of windows. Centralized parking areas should be located behind buildings. Mixed Use Centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access. Mixed-use development is preferred along arterials in a nodal pattern around a transit stop, where density would decrease towards the edge of the node.</p>	<p>NC, C-1, C-2P, O-1, O-1.5, O-2, MXD, TOD, IDZ, RM-4, RM-5, RM-6, MF-18 MF-25, MF-33, MF-40</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Community Commercial	Vacant lot
North	Community Commercial	Single-Family Homes, CPS Installation, and Commercial uses
East	Medium Density Residential and Neighborhood Commercial	Single-Family Homes and Commercial Uses

South	Community Commercial	Single and Multi-Family Homes
West	Heavy Industrial	Rail Road Yard

Land Use: The subject property is located along the west side of Quintana Road north of the intersection of Quintana Road and Southcross Street, within the Kelly/South San PUEBLO Community Plan. The subject property consists of a vacant lot and has single-family homes, a CPS installation and commercial uses to the north, single-family and commercial uses to the east, single and multi-family homes to the south and a Union Pacific Rail Yard to the west. The Kelly/South San PUEBLO Community Plan classifies the subject property and the areas to the north and south as Community Commercial, the area to east as Medium Density Residential and Neighborhood Commercial and the area to the west as Heavy Industrial. The applicant requests to change the future land use from Community Commercial to Mixed Use.

The applicant requests this plan amendment and associated zoning change in order to allow for the development of the property as a multi-family complex. The change to Mixed use would be appropriate as it would allow the applicant to seek an appropriate zoning classification from I-1, Industrial, to a more appropriate zoning designation that will accommodate compatible and desired uses within the corridor. A Mixed Use classification allows for a blend of residential and commercial uses that could benefit from being located on an arterial and will add to the buffer between the heavy industrial uses to the west and the existing single, multi-family and commercial uses. The Mixed Use classification would support the goals of the Kelly/South San PUEBLO Community Plan of promoting economic growth in the area along arterials and in established commercial areas. The proposed use should have minimal impact on adjacent properties.

Transportation: The City’s Major Thoroughfare Plan identifies Quintana Road and Southcross Street as Secondary Arterial Type B. Baker Street and Tampa Street are local streets. The neighboring area includes sidewalks which allow for pedestrian access to and from adjacent residential and commercial areas. There is a VIA bus stop at the corner of Quintana Road and Tampa Street. The existing transportation infrastructure could support any additional demand generated by the requested future land use change.

Community Facilities: The South San Community Center and St. Philip’s College Southwest Campus are within walking distance. Dwight Middle School, Athens Elementary and San Antonio Fire Station 23 are within close proximity. The existing community facilities could support any additional demand generated by the requested future land use change.

II. SUPPLEMENTAL INFORMATION

Current Zoning: I-1

Proposed Zoning: MF-25

Corresponding Zoning Case: Z2014019

Zoning Commission Public Hearing Date: December 17, 2013

III. RECOMMENDATION

The change to Mixed use would be appropriate as it would allow the applicant to seek an appropriate zoning classification from I-1, Industrial, to a more appropriate zoning designation that will accommodate compatible and desired uses within the corridor. A Mixed Use classification allows for a blend of residential and commercial uses that could benefit from being located on an arterial and will add to the buffer between the heavy industrial uses to the west and the existing single, multi-family and commercial uses. The Mixed Use classification would support the goals of the Kelly/South San PUEBLO

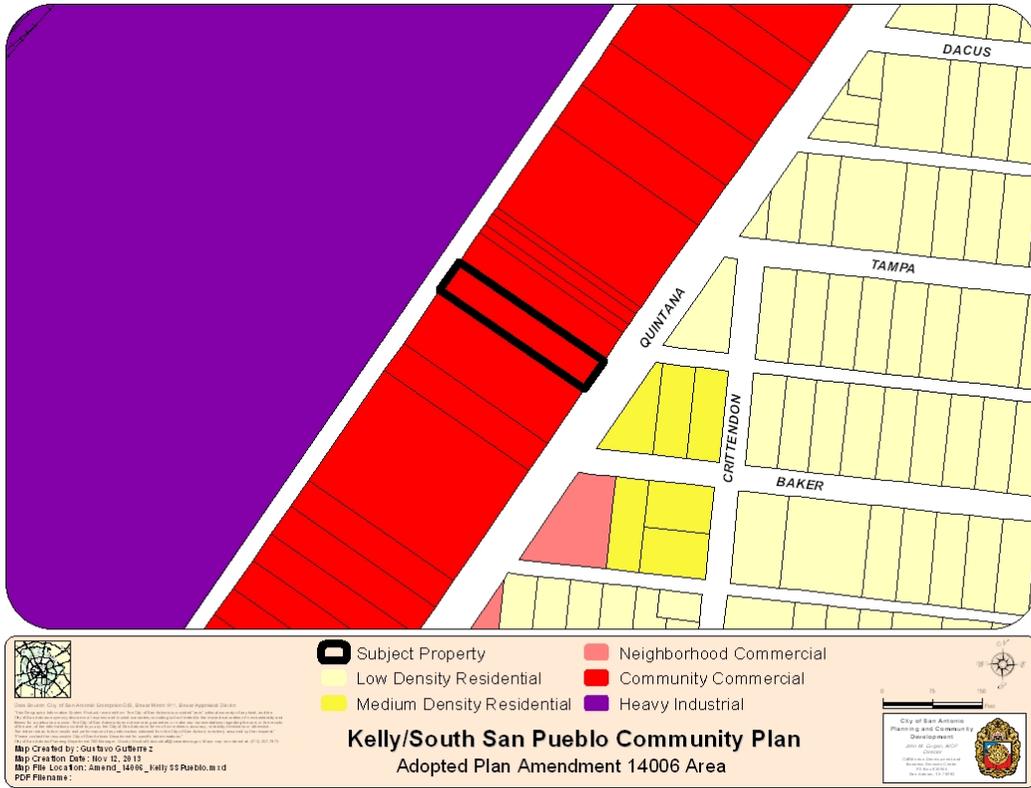
Community Plan of promoting economic growth in the area along arterials and in established commercial areas. The proposed use should have minimal impact on adjacent properties.

IV. ATTACHMENTS

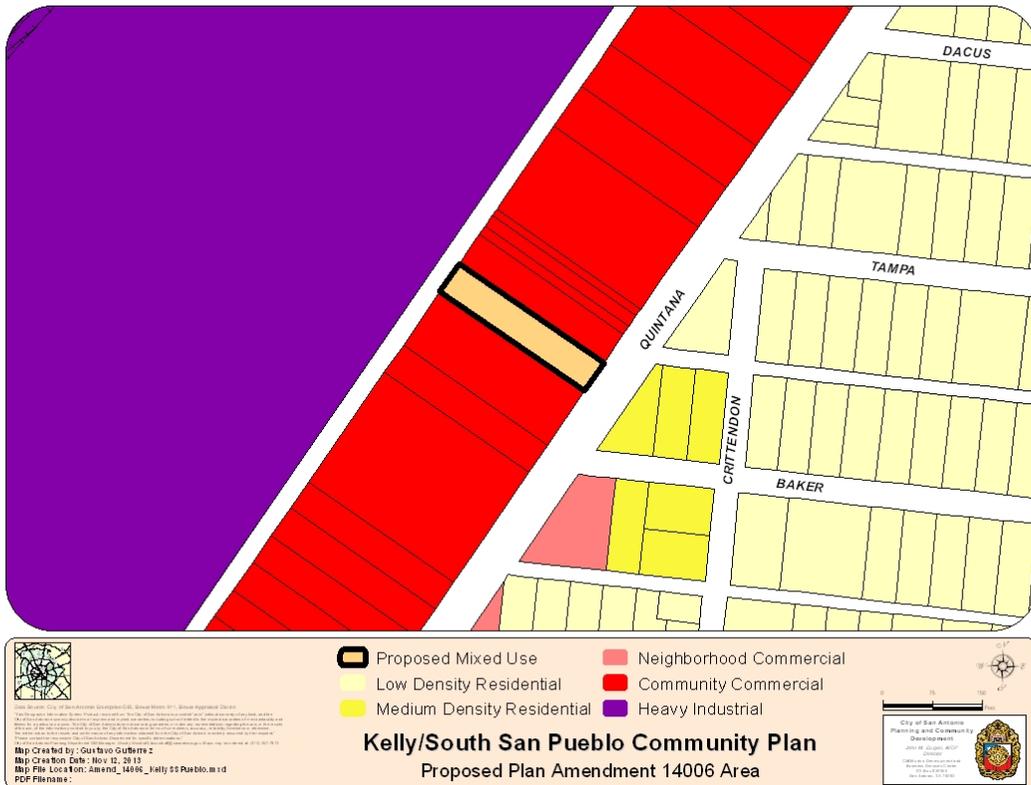
- A. Plan Amendment Maps
- B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



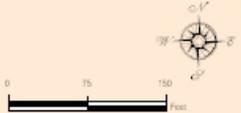


2012 Aerial

Data Source: City of San Antonio Geographic GIS, Aerial Photo 011, Aerial Aerialized, Clarifit
 This map was created by using the following data sources: Aerial Photo 011, Aerial Aerialized, Clarifit, and the City of San Antonio GIS. The City of San Antonio GIS data was provided to the City of San Antonio GIS Department and is the property of the City of San Antonio. The City of San Antonio GIS Department is not responsible for any errors or omissions in this map. The City of San Antonio GIS Department is not responsible for any damages or liabilities arising from the use of this map. The City of San Antonio GIS Department is not responsible for any damages or liabilities arising from the use of this map. The City of San Antonio GIS Department is not responsible for any damages or liabilities arising from the use of this map.

Map Created by : Gustavo Gutierrez
 Map Creation Date : Nov 12, 2013
 Map File Location : Amend_14006_Kelly SS Pueblo.mxd
 PDF Filename :

■ Subject Property
  VIA Bus Stops
 ■ VIA Bus Routes



0 75 150 Feet

Kelly/South San Pueblo Community Plan
 Proposed Plan Amendment 14006 Area

City of San Antonio
 Planning and Community
 Development
 John M. Dugan, AICP
 Director
 150 West Commerce Street
 San Antonio, TX 78205
 Phone: 214-747-1000



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE KELLY/SOUTH SAN PUEBLO COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM COMMUNITY COMMERCIAL TO MIXED USE FOR AN AREA OF APPROXIMATELY 0.3076 ACRES OF LAND OUT OF NCB 11304 LOCATED AT 1721 QUINTANA ROAD.

WHEREAS, City Council approved the Kelly/South San PUEBLO Community Plan as an addendum to the Comprehensive Master Plan on February 15, 2007 and updated on June 16, 2009 and February 18, 2010; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on December 4, 2013 and **APPROVED** the amendment on December 4, 2013; and

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

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

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

PASSED AND APPROVED ON THIS 4th DAY OF DECEMBER 2013.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO 19

Public Hearing:

Planning Commission
December 4, 2013

Case Number:

PA 14011

Applicant:

Rubi Martinez

Representative:

Salah Diab

Owner:

Rubi Martinez

Staff Coordinator:

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

Property Address/Location:

1509 and 1511 West Southcross
Boulevard

Legal Description:

NCB 7981 Block 59, Lots 27 and 28

Tract Size:

0.28 acres

Council District(s):

District 5

Notification:

Published in Daily Commercial
Recorder 11/15/2013

Notices Mailed 11/21/2013

- 29 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 26 to planning team members

Internet Agenda Posting 11/29/2013

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the Nogalitos/South Zarzamora Community Plan future land use classification for the property subject to this application from Medium Density Residential to Mixed Use.

RECOMMENDED ACTION

Approval of the proposed amendment to the Nogalitos/South Zarzamora Community Plan to change the future land use classification of the subject property from Medium Density Residential to Mixed Use.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the Nogalitos/South Zarzamora Community Plan
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use: The uses, both commercial and residential, accommodated in the proposed Mixed Use land use classification would provide an array of development options compatible with the development pattern in the vicinity of the subject properties. Also, the commercial uses associated with Mixed Use land use classification are intended to foster development supporting residential property owners in the planning area.

Transportation: West Southcross Boulevard, is a Secondary Arterial Type A roadway and South Zarzamora Street is a Primary Arterial Type A roadway. No negative transportation impacts are anticipated due to the subject properties proximity to these major roadways. There is a VIA bus stop located at the intersection of West Southcross Boulevard and South Zarzamora Street.

Community Facilities: The subject property is approximately 590 feet southwest of Columbia Heights Elementary School. No negative impacts to community facilities are anticipated

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: Nogalitos/South Zarzamora Community Plan	
Plan Adoption Date: September 30, 2004	Update History: June 18, 2009
Goal 3: Economic Development Improve the commercial corridors in the planning area in order to attract and support a mix of uses including professional offices, residences and a variety of retail shops that will meet residents' daily needs and bring vitality to the area.	

Comprehensive Land Use Categories	Example Zoning Districts
Low Density Residential: Low-density residential uses include single-family houses on individual lots with/without attached or detached accessory dwelling units, such as a granny flats, garage apartments, and “echo” (elder cottage housing opportunity) units. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. Certain non-residential activities such as schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy access. This form of development should be oriented toward the center of the neighborhood and located away from major arterials.	R-4, R-5, R-6, R-20
Mixed Use: Mixed-use allows for a concentrated, well structured, and integrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities. This use pattern creates a pedestrian and transit oriented rather than an automobile oriented environment. Mixed-use development is preferred along arterials in a nodal pattern around a transit stop, where density would decrease towards the edge of the node.	NC, C-1, C-2P, O-1, O-2, RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, MXD, TOD, IDZ

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Low Density Residential	Medical clinic, dental clinic, daycare center, fitness center
North	Low Density Residential	Single-Family Homes
East	Low Density Residential	Single-Family Homes
South	Low Density Residential	Single-Family Homes
West	Public/Institutional	School, Community Center

Land Use: The subject property is located on a portion of West Southcross Boulevard that has an established commercial development pattern. The commercial uses accommodated in the proposed land use classification are compatible with this development pattern. Furthermore, the property is adjacent to an established Mixed Use node centered on the intersection of West Southcross Boulevard and South Zarzamora Street. The proposed land use change would serve to protect the residential core of the planning area by concentrating commercial development in a portion of the planning area outside the residential core of the planning area. Additionally, the commercial uses accommodated by the requested land use classification would provide the framework for the provision of a diverse array of services intended to serve residents in the planning area. Provision of these services is supported by the economic development goals and objectives in the plan.

The proposed plan amendment is intended to facilitate construction of a restaurant on the subject properties. The subject properties are located in close proximity to an established commercial node centered on South Zarzamora Street and West Southcross Boulevard. Furthermore, the portion of West Southcross Boulevard containing the subject properties contains a mix of established commercial uses. The uses, both commercial and residential, accommodated in the proposed Mixed Use land use classification would provide an array of development options compatible with the development pattern in the vicinity of the subject properties. Also, the commercial uses associated with Mixed Use land use classification are intended to foster development supporting residential property owners in the planning area. This is supported by **Goal 3: Economic Development Improve the commercial corridors in the planning area in order to attract and support a mix of uses including professional offices, residences and a variety of retail shops that will meet residents' daily needs and bring vitality to the area.**

Transportation: West Southcross Boulevard, is a Secondary Arterial Type A roadway and South Zarzamora Street is a Primary Arterial Type A roadway. No negative transportation impacts are anticipated due to the subject properties proximity to these major roadways. There is a VIA bus stop located at the intersection of West Southcross Boulevard and South Zarzamora Street.

Community Facilities: The subject property is approximately 590 feet southwest of Columbia Heights Elementary School. No negative impacts to community facilities are anticipated.

II. SUPPLEMENTAL INFORMATION

Current Zoning: R-4

Proposed Zoning: C-1

Corresponding Zoning Case: Z2013202

Zoning Commission Public Hearing Date: December 17, 2013

III. RECOMMENDATION

Approval. The uses, both commercial and residential, accommodated in the proposed Mixed Use land use classification would provide an array of development options compatible with the development pattern in the vicinity of the subject properties. Also, the commercial uses associated with Mixed Use land use classification are intended to foster development supporting residential property owners in the planning area.

IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map



2012 Aerial



Subject Property



VIA Bus Stops



VIA Bus Routes



Nogalitos/ South Zarzamora Community Plan

Proposed Plan Amendment 14011 Area



Map Created by: Gustavo Gutierrez
 Map Creation Date: Nov 15, 2013
 Map File Location: Amend_14011_Nogalitos+SZarzamora.mxd
 PDF Filename: 13195.G

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NOGALITOS/SOUTH ZARZAMORA COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MEDIUM DENSITY RESIDENTIAL TO MIXED USE FOR AN AREA OF APPROXIMATELY 0.28 ACRES LOCATED AT 1509 AND 1511 WEST SOUTHCROSS BOULEVARD.

WHEREAS, City Council approved the Nogalitos/South Zarzamora Community Plan as an addendum to the Comprehensive Master Plan on September 30, 2004; and updated June 18, 2009; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on December 4, 2013 and **APPROVED** the amendment on December 4, 2013; and

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

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

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

PASSED AND APPROVED ON THIS 4th DAY OF DECEMBER 2013.

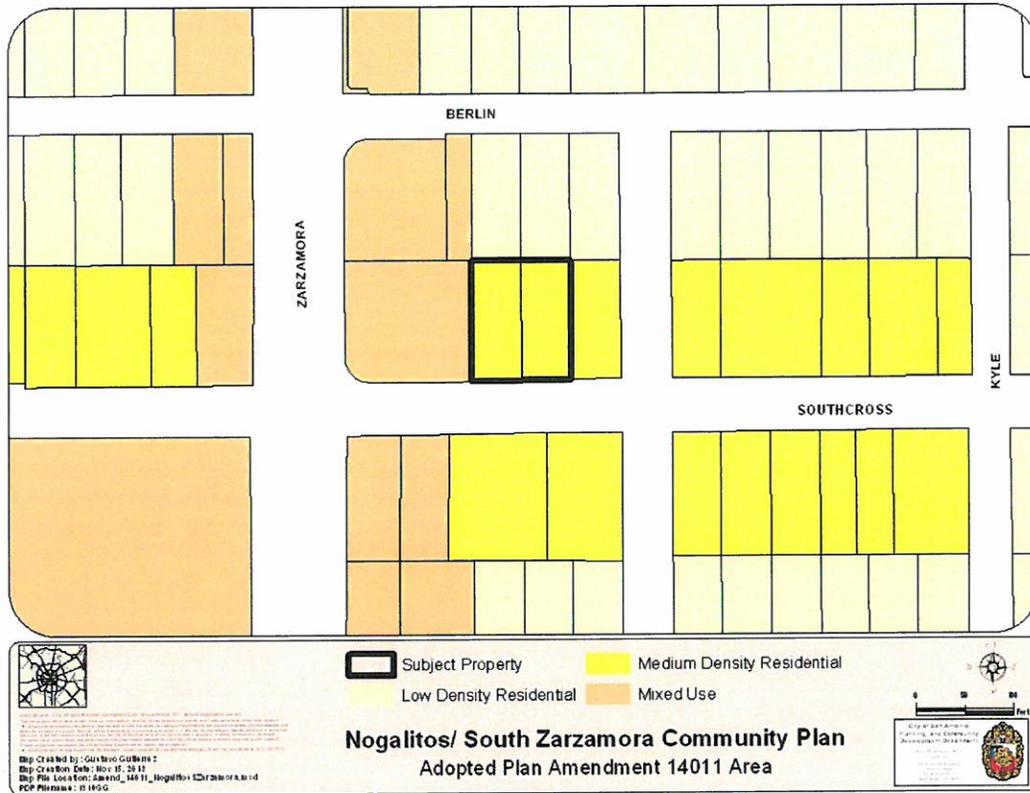
Attest:

Approved:

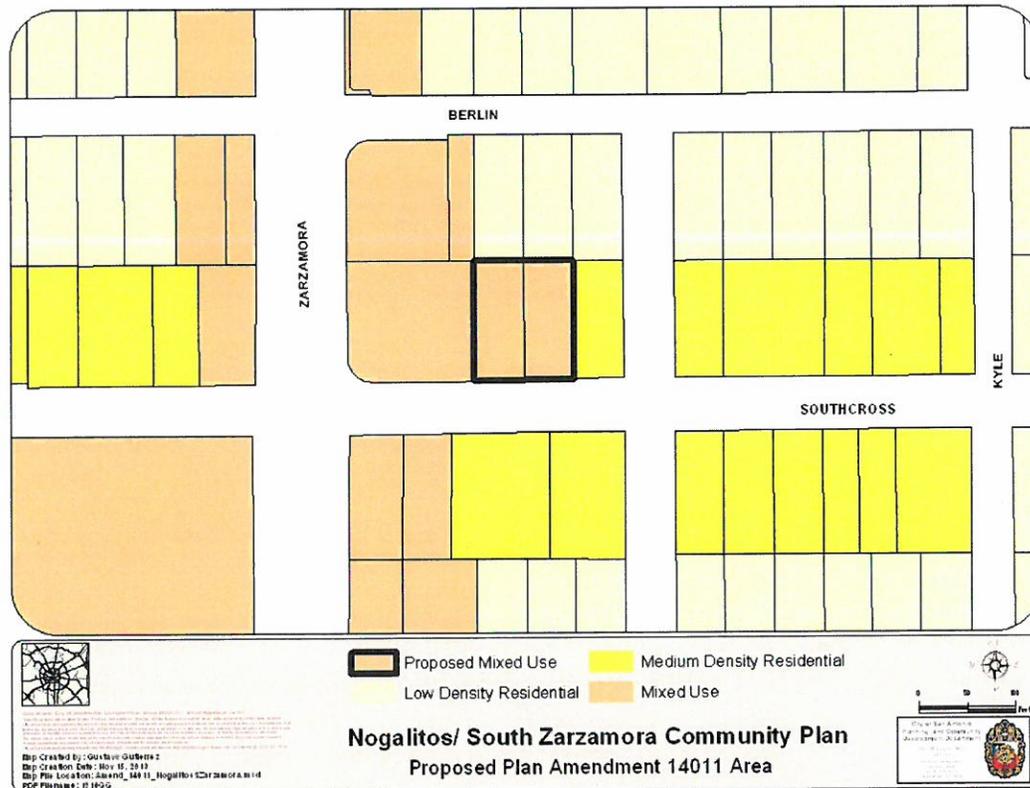
Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission

Future Land Use Plan as adopted:



Proposed Amendment:





CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA

ITEM NO 20

Public Hearing:

Planning Commission
December 4, 2013

Case Number:

PA 14012

Applicant:

Kaufman & Killen, Inc.

Representative:

Kaufman & Killen, Inc.

Owner:

City of San Antonio

Staff Coordinator:

Robert C. Acosta, Planner
(210) 207-0157
racosta@sanantonio.gov

Property Address/Location:

Approximately 29.035 acres of land out of NCB 8786 located at the southwest corner of Culberson Avenue and South Zarzamora Street

Legal Description/Location:

Approximately 29.035 acres of land out of NCB 8786 located at the southwest corner of Culberson Avenue and South Zarzamora Street

Tract Size:

29.035 acres

Council District(s):

District 5

Notification:

Published in Daily Commercial Recorder 11/15/2013
Notices Mailed 11/21/2013

- 48 to property owners within 200 feet
- 1 to registered neighborhood association within 200 feet
- 1 to applicant
- 31 to planning team members

Internet Agenda Posting 11/27/2013

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the Nogalitos/S. Zarzamora Community Plan future land use classification for the property subject to this application from Parks Open Space, High Density Residential, Neighborhood Commercial and Mixed Use to Regional Commercial.

RECOMMENDED ACTION

Approval of the proposed amendment to the Nogalitos/S. Zarzamora Community Plan to change the future land use classification of the subject property from Parks Open Space, High Density Residential, Neighborhood Commercial and Mixed Use to Regional Commercial.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the Nogalitos/S. Zarzamora Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

The Regional Commercial land use classification would support the goals of the Nogalitos/S. Zarzamora Community Plan of protecting and preserving the character of the neighborhoods and commercial corridors by improving their physical appearance and attracting a variety of businesses in a walkable mixed use environment.

Transportation:

The existing transportation infrastructure could support any additional demand generated by the requested change.

Community Facilities:

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

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: Nogalitos/South Zarzamora Community Plan	
Plan Adoption Date: September 30, 2004	Update History: June 18, 2009
Objective 2.1: Protect and preserve the character of the neighborhoods and commercial corridors while improving their physical appearance	
Objective 3.1: Attract and support a variety of businesses in a walkable, mixed-use environment	

Comprehensive Land Use Categories	Example Zoning Districts
<p>Parks Open Space: Parks/Open Space includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks/open space include floodplains, utility corridors, public and private land uses that encourage outdoor passive or active recreation. Examples include city pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.</p>	Varies
<p>High Density Residential: High Density Residential includes low-rise to mid-rise apartments with more than four (4) dwelling units per building. High density residential provides for compact development including apartments, condominiums and assisted living facilities. This form of development is typically located along or near major arterials or collectors.</p>	RM-6, RM-5, RM-4, MF-25, MF-33, MF-40
<p>Neighborhood Commercial: Neighborhood Commercial provides small areas for offices, professional services, service and shop-front retail uses that can be served by pedestrian access and are generally less than 5000 square feet. These include less intense commercial uses with low-impact convenience, retail, or service functions. No drive-through establishments are permitted. Residential uses can be in the same building with retail and office uses. This includes live/work units, small apartment buildings, residential units above retail, and townhouses. Examples of uses include small insurance or doctor’s offices, bakery, small restaurant, convenience store without gas pumps, copy service, veterinary office, and bank without drive-through, gift shops, social services, and cafes.</p>	NC, C-1, O-1
<p>Mixed Use: Mixed-use allows for a concentrated, well structured, and integrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities. This use pattern creates a pedestrian and transit oriented rather than an automobile oriented environment. Building and architectural design of a Mixed-use development should stress quality architecture and urban design features, including parks/plazas and landscaping in a safe, attractive, pedestrian and bicycle friendly environment. A majority of the ground floor façade should be composed of windows. Centralized parking areas should be located behind buildings. Mixed Use Centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access. Mixed-use development is preferred along arterials in a nodal pattern around a transit stop, where density would decrease towards the edge of the node.</p>	C-1, C-2 P, O-1, O-2, RM-4, RM-5, RM-6, MF-25, MF-33 MF-40, MXD, TOD, IDZ

<p>Regional Commercial: Regional Commercial development includes land uses that are automobile related or draw their customer base from a larger region, thus bringing more traffic and parking needs. The design of Regional Commercial developments should incorporate well-defined entrances, shared internal circulation, and limited curb cuts to arterial streets, trees that shade ample sidewalks and parking lots, and monument signage. Regional Commercial centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access. Buffering is required if this use abuts a residential use. Regional Commercial uses should be located at nodes formed by highways and major arterials, or two major arterials, and are typically 20 acres or greater in size.</p>	<p>C-1, C-2P, C-2, C-3, O-1, O-2</p>
--	--

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Parks Open Space, High Density Residential, Neighborhood Commercial and Mixed Use	Vacant buildings
North	Low Density Residential	Single-Family Homes
East	Neighborhood Commercial	Medical clinic, Commercial uses and Single-Family Homes
South	Mixed Use	Education Development Center and Day Care Facility and Business Park
West	Parks Open Space	Normoyle Park and Community Center

Land Use: The subject property is located just north of the intersection of Nogalitos and South Zarzamora at the southwest corner of Culberson Avenue and South Zarzamora Street, within the Nogalitos/S. Zarzamora Community Plan. The subject property consists of several vacant buildings and storage area and has single-family homes to the north, a medical clinic, commercial uses and single-family homes to the east, an educational development center and day care facility to the south and a park and community center to the west. The Nogalitos Community Plan classifies the subject property as Parks Open Space, High Density Residential, Neighborhood Commercial and Mixed use, the area to the north as Low Density Residential, the area to the east as Neighborhood Commercial and the area to the south as Mixed Use and Medium Density Residential. The applicant requests to change the future land use from Parks/Open Space, High Density Residential, Neighborhood Commercial and Mixed Use to Regional Commercial.

The applicant requests this plan amendment and associated zoning change in order to allow for the development of the property as a commercial development. The current classification of Neighborhood Commercial and Mixed Use allow commercial uses by right, however the associated zoning district required to implement the proposed commercial development on the subject property requires a higher intensity land use classification and thus the need to request a change in the land use plan.

The subject property’s location along a major arterial roadway, and the general surrounding conditions, which include a mix of community-scale commercial uses, as well as, light industrial areas to the east and south, and its close proximity to the intersection of two major arterials, make it appropriate for the Regional Commercial classification. The requested land use classification could potentially increase opportunities for commercial development in the planning area and would allow for the adaptive reuse of an unoccupied former City of San Antonio service center and fire department training facility which would eliminate potential vacant buildings in the planning area. The Regional Commercial land use

classification would support the goals of the Nogalitos/S. Zarzamora Community Plan of protecting and preserving the character of the neighborhoods and commercial corridors by improving their physical appearance and attracting a variety of businesses in a walkable mixed use environment.

Transportation: The City's Major Thoroughfare Plan identifies Zarzamora Street as a Primary Arterial Type B and Nogalitos Street and New Laredo Highway as Secondary Arterial Type B. Culberson Avenue and Centennial are local streets that function as collector streets. Jennings Street and Burke Street are local streets. The neighboring area includes sidewalks which allow for pedestrian access to and from adjacent residential and commercial areas. There is a VIA bus stop at the corner of Culberson Avenue and South Zarzamora Street. The existing transportation infrastructure could support any additional demand generated by the requested change.

Community Facilities: Normoyle Park, University Hospital Neighborhood Clinic, San Antonio CAN High School and Development Center and St. Anthony's Day Care facility are within walking distance. Graebner Elementary and San Antonio Fire Station 16 are in close proximity. The existing community facilities could support any additional demand generated by the requested future land use change.

II. SUPPLEMENTAL INFORMATION

Current Zoning: R-6 AHOD

Proposed Zoning: C-3 AHOD

Corresponding Zoning Case: Z2014046

Zoning Commission Public Hearing Date: December 17, 2013

III. RECOMMENDATION

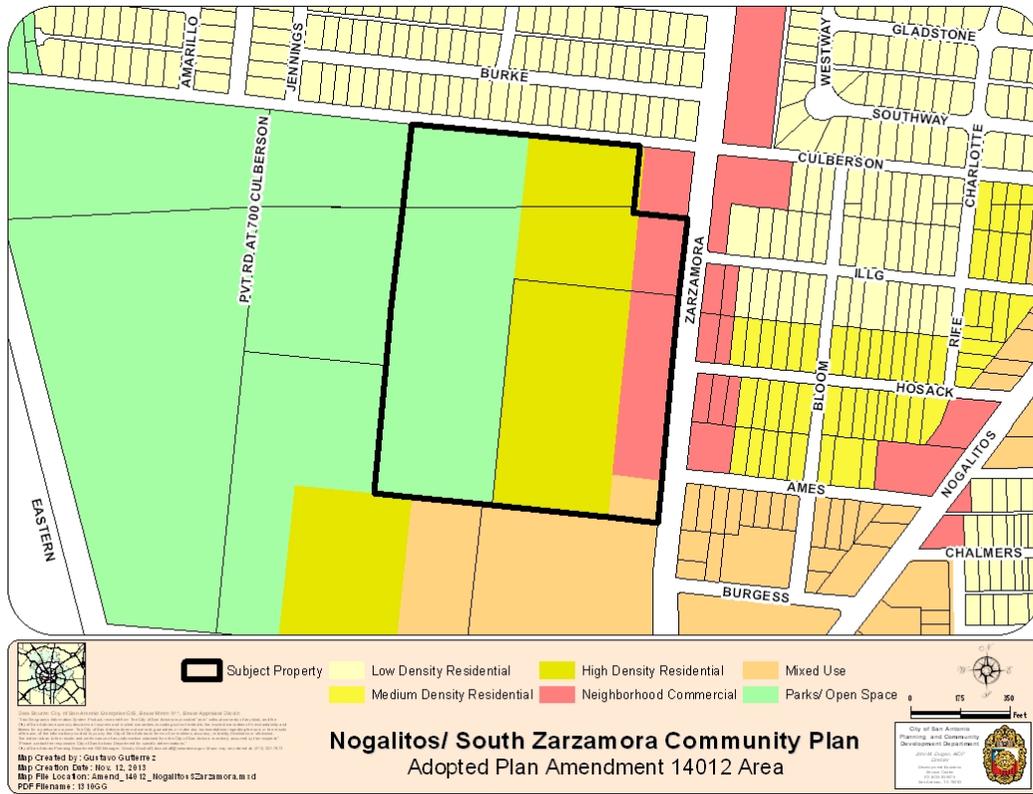
The subject property's location along a major arterial roadway, and the general surrounding conditions, which include a mix of community-scale commercial uses, as well as, light industrial areas, and its close proximity to the intersection of two major arterials, make it appropriate for the Regional Commercial classification. The requested land use classification could potentially increase opportunities for commercial development in the planning area and would allow for the adaptive reuse of an unoccupied former City of San Antonio service center and fire department training facility which would eliminate potential vacant buildings in the planning area. The Regional Commercial land use classification would support the goals of the Nogalitos/S. Zarzamora Community Plan of protecting and preserving the character of the neighborhoods and commercial corridors while improving their physical appearance and by attracting a variety of businesses in a walkable mixed use environment.

IV. ATTACHMENTS

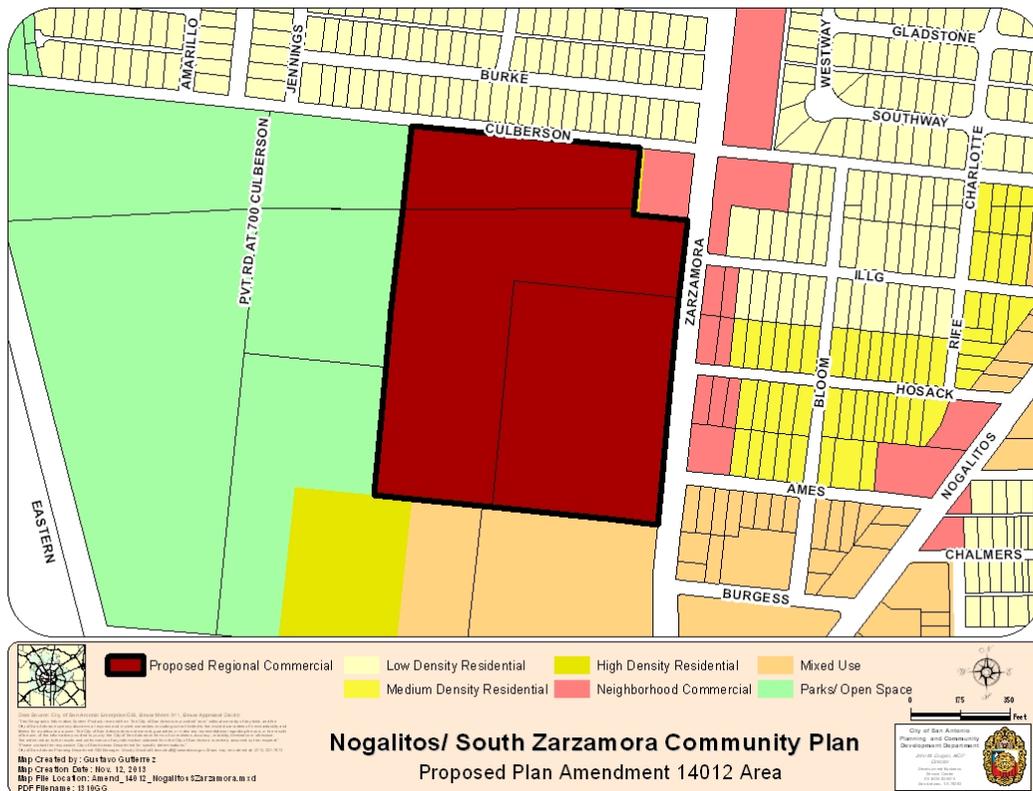
- A. Plan Amendment Maps
- B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:

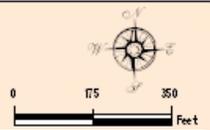


Attachment 2



2012 Aerial

 Subject Property  VA Bus Stops  VA Bus Routes



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Map Created by: Gustavo Gutierrez
 Map Creation Date: Nov. 12, 2013
 Map File Location: Amend_14012_Nogalitos+Zarzamora.mxd
 PDF File name: 1310GG

Nogalitos/ South Zaramora Community Plan

Proposed Plan Amendment 14012 Area



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF 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 FROM PARKS/OPEN SPACE, HIGH DENSITY RESIDENTIAL, NEIGHBORHOOD COMMERCIAL AND MIXED USE TO REGIONAL COMMERCIAL FOR AN AREA OF APPROXIMATELY 29.035 ACRES OF LAND OUT OF NCB 878 6 LOCATED AT THE SOUTHWEST CORNER OF CULBERSON AVENUE AND SOUTH ZARZAMORA STREET.

WHEREAS, City Council approved the Nogalitos/S. Zarzamora Community Plan as an addendum to the Comprehensive Master Plan on September 30, 2004 and updated on June 18, 2009; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on December 4, 2013 and **APPROVED** the amendment on December 4, 2013; and

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

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

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

PASSED AND APPROVED ON THIS 4th DAY OF DECEMBER 2013.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 21

Public Hearing:

Planning Commission
December 4, 2013

Applicant:

Daniel Ortiz, of Brown & Ortiz, P.C.

Owner:

Presto Tierra, Ltd., Presto
Commercial #2, LLC, and
Crosswinds at South Lake, L.P.

Staff Coordinator:

Nina Nixon-Mendez
Planning Manager
(210) 207-2744
nina.nixon-mendez@sanantonio.gov

Property Address/Location:

The area is bound by Watson Road on
the north, Hwy 16 on the east, and the
Medina River on the south

Tract Size:

532.59 acres

Council District(s):

District 4

REQUEST

Third Amendment to the August 2006 Agreement to Extend Limited Purpose Annexation with Crosswinds at South Lake

RECOMMENDED ACTION

Staff recommends **approval** authorizing the City Manager to execute this Third Amendment to the "Agreement to Extend Limited Purpose Annexation and to Fix the date for Full-Purpose Annexation".

ALTERNATIVE ACTIONS

1. One alternative is to not consent to the payment in lieu of option phased payment schedule. If the Property Owners are not able to offer an acceptable tract of land by January 1, 2014, or make the payment of \$40,000.00 adjusted to the Consumer Price Index, the City may then opt to terminate the original agreement, and place the property in its 10 year annexation program.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

The applicant requests a Third Amendment to the "Agreement to Extend Limited Purpose Annexation and to Fix the Date for Full Purpose Annexation" for the Crosswinds at South Lake Special Improvement District located in Council District 4.

This Amendment removes the requirement to dedicate a contiguous tract of 2.5 acres of suitable land for a municipal facility, and provides a phased payment schedule over the term of the agreement for payment in lieu of the donation of land. The original agreement required dedication of the 2.5 acres by August 17, 2008, and required that the property not be located in the 100-year floodplain, and could be located within the Crosswinds at South Lake PID, or within City South.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

The City and Property Owners have not yet agreed to a suitable site for the 2.5 contiguous acres. Furthermore, there is no development activity on the site, making it a hardship for the owner to meet the lump sum payment at this time. Therefore, City staff and the Property Owners have proposed that the payment in lieu of donation option be phased over the term of the agreement. Payment #1 shall be in the amount of \$13,333.33, due and payable on or before January 1, 2022; payment #2 shall be in the amount of \$13,333.33, due and payable on or before January 1, 2030; and payment #3 in an amount equal to the remaining balance shall be due and payable on or before January 1, 2038.

Currently, the agreement stipulates that the lump sum payment in lieu of donation is due on January 1, 2014.

The Heritage South Sector Plan designates this area as Suburban, Agribusiness/RIMSE, and Natural land use. The proposed development plan is consistent with the Heritage South Sector Plan land use plan, and no changes are being proposed to the development plan with this amendment.

The existing agreement and proposed amendment are consistent with the City's Annexation Policy, which states that in considering Special Districts the City should:

- Ensure that Special Districts in the ETJ do not create regulations that would not be in the best interest of the City;
- Include a statement that the property owner consents to future voluntary annexation and a negotiated annexation schedule;
- Consider revenue sharing option;
- Consider services in lieu of annexation to extend the city's regulations and requirements in anticipation of annexation at some point in the future;
- Shall be placed in the City's annexation program for future consideration;
- Be reviewed by the Director of Planning and Community Development for adherence to these policies.

Considerations that will remain in force are:

- Payment in lieu of donated property in an amount of \$40,000;
- Subject to Limited Purpose Annexation Regulatory Plan including Building Code, Electricity Code, Fire Prevention Code, Solid Waste Code pertaining to Lot Clearance, Licenses and Business Regulations pertaining to Salvage Yards and Auto Dismantlers, Plumbing Code, Signs and Billboards, Water and Sewers, and the Unified Development Code;
- No vested rights for properties within the PID prior to date of agreement;
- Master Development Plan that provides for a conservation subdivision preserving approximately 166 acres in open space and trails;
- Application of all City Development fees, including permit fees.

II. SUPPLEMENTAL INFORMATION

On August 17, 2006, the City Council authorized an agreement with Presto Tierra, Ltd., Presto Commercial #2, LLC, and Crosswinds at South Lake, L.P. (the "Property Owners") to extend the limited purpose annexation status of the property known as Crosswinds at South Lake, located in City Council District 4, in Limited Purpose Area #1, comprised of approximately 532.59 acres at the southwest intersection of Highway 16 and Watson Road, in Bexar County (the "Property"), and fixed the full-purpose annexation date to on or about December 30, 2035. The original

agreement required the developer to donate a contiguous tract of 2.5 acres of suitable land for a municipal facility.

On June 19, 2008, City Council extended the Property Owners' time of performance to donate 2.5 acres of real property until September 12, 2011. A second amendment approved by City Council on June 9, 2011, postponed the full purpose annexation of the Property to January 1, 2044, and extended the limited purpose status of the Property. The Property Owners agreed to donate approximately 2.5 contiguous acres of real property to the City, located either within the Property or within City South, suitable for the location of a municipal facility or in the event the Parties are unable to mutually agree upon a tract of 2.5 contiguous acres the Property Owners would pay the City an amount equal to the fair market value of 2.5 acres within the CSMA area no later than January 1, 2014 adjusted to the Consumer Price Index.

III. RECOMMENDATION

The proposed amendment is consistent with the goals and objectives of the Heritage South Sector Plan and the City's Annexation Policy. Staff recommends approval.

RESOLUTION NO.

RECOMMENDING TO APPROVE THE THIRD AMENDMENT TO THE “AGREEMENT TO EXTEND LIMITED PURPOSE ANNEXATION AND TO FIX THE DATE FOR FULL PURPOSE ANNEXATION” FOR THE CROSSWINDS AT SOUTH LAKE SPECIAL IMPROVEMENT DISTRICT LOCATED IN COUNCIL DISTRICT 4.

WHEREAS, on August 17, 2006, the City Council authorized an agreement with Presto Tierra, Ltd., Presto Commercial #2, LLC, and Crosswinds at South Lake, L.P.(the “Property Owners”) to extend the limited purpose annexation status of the property known as Crosswinds at South Lake, located in City Council District 4, in Limited Purpose Area #1, comprised of approximately 532.59 acres at the southwest intersection of Highway 16 and Watson Road, in Bexar County (the “Property”), and fixed the full-purpose annexation date to on or about December 30, 2035. The original agreement required the developer to donate a contiguous tract of 2.5 acres of suitable land for a municipal facility; and

WHEREAS, on June 19, 2008, City Council extended the Property Owners’ time of performance to donate 2.5 acres of real property until September 12, 2011; and

WHEREAS, on June 9, 2011, City Council postponed the full purpose annexation of the Property to January 1, 2044, and extended the limited purpose status of the Property. The Property Owners agreed to donate approximately 2.5 contiguous acres of real property to the City, located either within the Property or within City South, suitable for the location of a municipal facility or in the event the Parties are unable to mutually agree upon a tract of 2.5 contiguous acres the Property Owners would pay the City an amount equal to the fair market value of 2.5 acres within the CSMA area no later than January 1, 2014 adjusted to the Consumer Price Index; and

WHEREAS, Section 123A of the Charter of the City of San Antonio requires the Planning Commission to make a recommendation to City Council on proposed annexation; and

WHEREAS, this is a proposed amendment to a limited purpose annexation agreement; and

WHEREAS, the San Antonio Planning Commission held a public hearing on December 4, 2013, and **APPROVED** the amendment on December 4, 2013; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this agreement to the Master Plan and found the agreement to be **CONSISTENT** with City policies, plans and regulations; and

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

SECTION 1: The San Antonio Planning Commission recommends to City Council approval of the third amendment to the “agreement to extend limited purpose annexation and to fix the date for full purpose annexation” for the Crosswinds at South Lake Special Improvement District located in Council District 4 attached hereto and incorporated herein by reference is recommended to the City Council with this Commission’s recommendation for **APPROVAL**. A copy of the “Agreement” is attached hereto and incorporated herein for all purposes as **EXHIBIT 1**.

PASSED AND APPROVED ON THIS 4th DAY OF DECEMBER 2013.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Robert R. Rodriguez, Chair
San Antonio Planning Commission

STATE OF TEXAS § **Third Amendment and Restated Agreement to**
 § **Extend Limited Purpose Annexation and to**
COUNTY OF BEXAR § **Extend the Date for Full Purpose Annexation**

This Third Amendment and Restated Agreement to Extend Limited Purpose Annexation and to Extend the Date for Full Purpose Annexation (the "Agreement") is entered into by and between Presto Tierra, Ltd. and Presto Commercial #2, LLC (collectively the "Property Owners"), both in their own name and as successor in interest to Crosswinds at South Lake, L.P., and the City of San Antonio (the "City"), a home rule municipality (collectively, the "Parties"). The Property Owners represent themselves, their owners, successors, and assigns.

WHEREAS, the Property Owners represent and warrant that (a) such owners individually or collectively own approximately 532.59 acres of real property ("the Property") in fee simple and the property is located within Bexar County, Texas, (b) the Property is within the extraterritorial jurisdiction ("ETJ") of the City and the Property is presently annexed by the City for limited purposes, and (c) **Attachment "A"** attached and incorporated herein for all purposes, is a true and correct legal description of the Property; and

WHEREAS, the Parties have previously entered into that certain Agreement to Extend Limited Purpose Annexation and to Fix the Date for Full Purpose Annexation (the "Annexation Agreement"); and

WHEREAS, the Parties ~~have subsequently entered into that certain First~~ Amended and Restated Agreement to Extend Limited Purpose Annexation and to Extend the Date for Full Purpose Annexation (the "First Amendment"), and that certain ~~Second~~ Amendment and Restated Agreement to Extend Limited Purpose Annexation and to Extend the Date for Full Purpose Annexation (the "Second Amendment"); and

WHEREAS, the Parties now wish to further amend and restate the terms and conditions of the Annexation Agreement, as amended and restated in the First Amendment and the Second Amendment.

NOW THEREFORE, in consideration of the terms and conditions granted herein and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the Parties hereto agree as follows:

ARTICLE I.
LIMITED PURPOSE ANNEXATION

The Property Owners waive any and all requirements of Section 43.127 of the Texas Local Government Code that may require the City to annex the Property for full purposes within three (3) years of the original effective date of the limited-purpose annexation of the Property. The Property Owners further waive any and all claims that they may, have known or unknown, as to limited purpose annexation of the Property as it was adopted by the City on or about the original effective date of the limited purpose annexation. Except as specifically set forth herein, nothing in this Agreement limits the City's ability to affect the Property by revising the Regulatory Plan, the City's Master Plan or the zoning in accordance with applicable law.

**ARTICLE II.
TERM**

The Property Owners and City hereby agree to postpone the full purpose annexation of the Property until (i) on or after 30 years from the date the first building permit application for a permanent structure(s) on any portion of the Property is submitted to the City for administrative review, or (ii) 30 years after January 1, 2014, whichever occurs first. In no event shall the term extend beyond January 1, 2044. City agrees it shall take no action to annex the Property for full purposes prior to the expiration of 30 years from the date the first building permit application for a permanent structure(s) on any portion of the Property is submitted to the City for administrative review or 30 years from January 1, 2014, whichever occurs first. The Property Owners hereby agree that this Agreement constitutes a petition to the City, acting in the City's sole discretion, to annex the Property for full purpose under the provisions of Section 43.052 (h) of the Texas Local Government Code on or after the expiration of 30 years from the date of the first building permit application for a permanent structure(s) on any portion of the Property is submitted to the City for administrative review, or to annex effective January 1, 2044. The City is not obligated to annex the Property for full purposes on January 1, 2044 or at any other time.

**ARTICLE III.
CONSIDERATION**

In consideration of the City's consent to extend limited purpose annexation of the Property as set forth herein, the Property Owners shall pay cash to the City in the amount of forty thousand and no one-hundredths dollars (\$40,000.00), as adjusted in accordance with ARTICLE VI below, and as reimbursement of expense incurred by the City in conjunction with the delayed full purpose annexation of the Property. If Property Owners fail to pay such forty thousand and no one-hundredths dollars (\$40,000.00) in accordance with Article IV below, such failure shall constitute a breach of this Agreement and the Agreement may be terminated at the sole discretion of the City and City may proceed with full purpose annexation of the Property.

**ARTICLE IV.
PAYMENTS**

The forty thousand and no one-hundredths dollars (\$40,000.00) payment to be made by Property Owners to the City, in accordance with Article III above, shall be due and payable in three (3) installments. The amount and due date of each installment shall be as follows:

- (i) Payment #1 shall be in the amount of \$13,333.33, due and payable on or before January 1, 2022;
- (ii) Payment #2 shall be in the amount of \$13,333.33, due and payable on or before January 1, 2030; and
- (iii) Payment #3 in an amount equal to the remaining balance shall be (such balance due to be calculated in accordance with Article VI below) due and payable on or before January 1, 2038.

Notwithstanding the foregoing, however, nothing contained in this Agreement shall be interpreted in any way as preventing or otherwise limiting Property Owners' right to pay, without penalty of any kind, in whole or in part, the \$40,000.00 payment due to the City at any

such additional times and in any such additional amounts as Property Owners deem fit, in their sole absolute discretion, so long as, such payments are in addition to, but not in lieu of, any other payments due hereunder.

ARTICLE V. TERMINATION

This Agreement shall terminate no later than January 1, 2044. This Agreement may terminate in accordance with any other provision of this Agreement. Failure of Property Owners to pay City the amount of \$40,000.00e, with adjustments for the Consumer Price Index, in accordance with Article IV above, shall constitute a breach of contract and will be grounds for immediate termination of this Third Amendment and Restatement to Agreement to Extend Limited Purpose Annexation and to Extend the Date for Full Purpose Annexation.

ARTICLE VI. CONSUMER PRICE INDEX

At the date this Agreement is signed, the total payment to be made by Property Owners to the City is forty thousand and no one-hundredths dollars (\$40,000.00). Such total payment shall be adjusted according to changes in the Consumer Price Index—All Urban Consumers, CUUR0000SA0, Not Seasonally Adjusted, U.S. city average, All items, 1982-84=100 (“CPI”).

The adjustment consists of multiplying the \$40,000.00 payment by a fraction. The numerator of the fraction is the CPI index number for the month before the month the final payment is made. The denominator of the fraction is the CPI index number for the month before the month this Agreement is signed. If the product of the multiplication is greater than \$40,000.00, the product shall be the payment due from Property Owners to City. The total payment due from Property Owners to City shall never be less than \$40,000.00.

If the Department of Labor ceases publishing the Consumer Price Index—All Urban Consumers, CUUR0000SA0, Not Seasonally Adjusted, U.S. city average, All items, 1982-84=100, the City may specify an alternative equivalent inflationary tracking index.

ARTICLE VII. ANNEXATION

The City may terminate the Agreement and annex the Property on or after the date upon which at least 95% of the net acreage of the Property, excluding the regulatory floodplain, has been developed with water, wastewater treatment, drainage, and road facilities and the Owners have been fully reimbursed for the design and construction of such infrastructure facilities. Net acreage, as used herein, shall be as that term is defined in Chapter 35 of the City Code of the City of San Antonio, Texas, as of the date of this Agreement.

The Owners hereby agree that this Agreement, subject to the terms and conditions herein, constitutes a voluntary petition to the City, acting in the City’s sole discretion, for annexation of the Property for full purposes under the provisions of Section 43.052 (h) of the Texas Local Government Code at the times provided in ARTICLE II of this Agreement. The City is not obligated to annex the Property for full purposes at any time.

To accomplish such annexation, the City will not need to take the following actions, all of which are waived by the Owners:

- (a) adopt or amend an annexation plan to include the Property;
- (b) give notice to any service providers in the area of the Property;
- (c) compile an inventory of services provided to the area by both public and private entities prior to the City's annexation or make such inventory available for public inspection;
- (d) complete a service plan that provides for the extension of full municipal services to the Property, other than the Service Plan;
- (e) hold any public hearings; and
- (f) undertake any negotiations for provision of services to the Property.

The Owners confirm and agree that, as the Owners are the sole owners of the Property as of the Effective Date, such voluntary petition may not be revoked by the Owners except as provided by this Consent, and is intended to be and shall be binding upon the Owners and their successors in interest in ownership of any right, title or interest in and to the Property or any part thereof.

Subject to the terms and conditions herein, the Owners irrevocably waive any and all legal requirements applicable to annexation of the Property by the City, to the fullest extent permitted by law. The Owners agree to execute any and all documents reasonably requested by the City to evidence such waiver and the consent granted.

**ARTICLE VIII.
DEVELOPMENT STANDARDS**

GASB Compliance. Owners shall ensure that all development within the Property complies with the Government Accounting Standard Board (GASB) standards for reporting values for general infrastructure assets.

Pavement Condition Maintenance. Owners shall ensure that all paved roads within the Property shall be constructed and maintained at the City's minimum rating on the Pavement Condition Index (PCI), currently set at 62, and promptly adjust with any changes to the PCI by the City.

Regulatory Plan. The Regulatory Plan for Southside Study Area # 1, incorporated in Ordinance No. 96557, is attached hereto and incorporated herein as if set out verbatim for all purposes as **Attachment "B"**. Notwithstanding the foregoing, however, nothing in this Agreement limits, waives or amends the terms and provisions of the prior existing "Development Agreement" authorized by Ordinance No. 2006-01-05-3, passed and approved by City Council on January 5, 2006.

**ARTICLE IX.
ENTIRE AGREEMENT**

This Agreement, as amended, embodies the complete agreement of the parties hereto with regard to the subject matter contained herein, superseding all oral or written previous and contemporary agreements between the parties relating to matters herein.

Executed by the Parties to be effective on the date of City Council approval if approved by eight or more affirmative votes otherwise this Agreement is effective ten (10) days after City Council approval.

IN WITNESS WHEREOF, the Parties each duly executed this Third Amendment and Restated Agreement to Extend Limited Purpose Annexation and to Extend the Date for Full Purpose Annexation as of the dates shown adjacent to their signatures below.

[Signatures on next page]

DRAFT

THE CITY:

THE CITY OF SAN ANTONIO

By: _____
Name: _____
Title: _____
Date: _____

THE PROPERTY OWNERS:

PRESTO TIERRA, LTD.,
by and through its General Partner,

By: _____
Name: _____
Title: _____
Date: _____

DRAFT

PRESTO COMMERCIAL #2, LLC

By: _____
Name: _____
Title: _____
Date: _____

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

Before me, the undersigned, a Notary Public, on this day personally appeared _____ of the City of San Antonio, a Texas home rule municipality, whose name is subscribed to the foregoing instrument and acknowledged to me that the same was executed as the act of such corporation for the purpose and consideration therein expressed, and in the capacity herein stated.

Given under my hand and seal of office this _____ day of _____, 2013.

Notary Public, State of Texas

DRAFT

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

Before me, the undersigned, a Notary Public, on this day personally appeared _____ of _____, a Texas _____ and General Partner of Presto Tierra, Ltd, a Texas limited partnership, whose name is subscribed to the foregoing instrument and acknowledged to me that the same was executed as the act of such for the purpose and consideration therein expressed, and in the capacity herein stated.

Given under my hand and seal of office this ____ day of _____, 2013.

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

Before me, the undersigned, a Notary Public, on this day personally appeared _____ of _____, a Texas and General Partner of Presto Commercial, # 2, LLC., a Texas limited liability company, whose name is subscribed to the foregoing instrument and acknowledged to me that the same was executed as the act of such for the purpose and consideration therein expressed, and in the capacity herein stated.

Given under my hand and seal of office this ____ day of _____, 2013.

DRAFT

Notary Public, State of Texas

ATTACHMENT "A"

DRAFT

ATTACHMENT "B"

DRAFT

AFTER RECORDING RETURN TO:

Office of the City Attorney

City of San Antonio

P.O. Box 839966

San Antonio, Texas 78283-966

Attn: _____

DRAFT



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 22

Public Hearing:

Planning Commission
December 4, 2013

Applicant:

Kaufman Killen

Owners:

Cumberland Potranco Joint Venture,
Cumberland 211, Ltd, K.D. CIRI
LLC, Land Development Company
and Cumberland 90 LTD

Property Address/Location:

The area is generally located along
SH 211 and north of Highway 90

Tract Size:

3,576 acres

Council District(s):

Not applicable, ETJ

Staff Coordinator:

Nina Nixon-Mendez
Planning Manager
(210) 207-2744
nina.nixon-mendez@sanantonio.gov

REQUEST

First Amendment to the September 2007 Non-Annexation Agreement with Cumberland Potranco Joint Venture, Cumberland 211, Ltd., Navigators Stevens Ranch L.P., KD CIRI I, L.L.C., CIRI Land Development Company and Cumberland 90, Ltd.

RECOMMENDED ACTION

Staff recommends approval authorizing the City Manager to execute this First Amendment to the "Agreement for Services in lieu of Annexation between the City of San Antonio and Cumberland Potranco Joint Venture, Cumberland 211, Ltd., Navigators Stevens Ranch L.P., KD CIRI I, L.L.C., CIRI Land Development Company and Cumberland 90, Ltd."

ALTERNATIVE ACTIONS

1. One alternative is to not consent to the extension of the term, and place the property in the City's annexation program at the expiration of the agreement. However, this may impact the Special Improvement District's ability to pay the debt service for the bond to fund the construction of State Highway 211 and Potranco Road.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

The applicant requests a First Amendment to the "Agreement for Services in lieu of Annexation between the City of San Antonio and Cumberland Potranco Joint Venture, Cumberland 211, Ltd., Navigators Stevens Ranch L.P., KD CIRI I, L.L.C., CIRI Land Development Company and Cumberland 90, Ltd.," for the Westside 211 Special Improvement District located in the City's extraterritorial jurisdiction.

This Amendment extends the term of the agreement five years to December 30, 2042, and amends the Property Owners, by removing Navigators Stevens Ranch L.P.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Due to the economic downturn, the developer experienced unexpected delays with the project due to a bankruptcy of one of the partners who owned Stevens Ranch, where the property went into receivership, and was subsequently purchased by Cumberland, who is a current partner in the development; therefore, the build-out schedule has been lengthened, which means it will take longer to pay for the infrastructure costs. A letter from the County Manager supports the extension of the Special Improvement District term.

The West/Southwest Sector Plan designates this area as Suburban, Regional Center, and Civic land uses. The West/Southwest Sector Plan also calls for high connectivity ratios for residential and commercial developments (TRAN-3.1) and to promote quality design and construction for new housing (ED-4.1). The current development plan is consistent with the West/Southwest Sector Plan, and no changes are being proposed to the development plan with this amendment.

The existing agreement and proposed amendment are consistent with the City's Annexation Policy, which states that in considering Special Districts the City should:

- Ensure that Special Districts in the ETJ do not create regulations that would not be in the best interest of the City;
- Include a statement that the property owner consents to future voluntary annexation and a negotiated annexation schedule;
- Consider revenue sharing option;
- Consider services in lieu of annexation to extend the city's regulations and requirements in anticipation of annexation at some point in the future;
- Shall be placed in the City's annexation program for future consideration;
- Be reviewed by the Director of Planning and Community Development for adherence to these policies.

Considerations that will remain in force are:

- enhanced neighborhood walkability by limiting cul-de-sacs and applying a maximum block length of 800 feet;
- collection of building permit and development fees;
- no vested rights applicable prior to contract;
- voluntary annexation at end of non-annexation term.

II. SUPPLEMENTAL INFORMATION

City Council authorized the City Manager to enter into the "Agreement for Services in lieu of Annexation" on September 20, 2007. The primary purpose of the Westside 211 Special Improvement District is to pay for public improvement costs related to State Highway 211 and Potranco Road, which were approved for Pass-Through Financing by the Texas Department of Transportation. Bexar County will issue bonds that will be repaid by TxDOT, with the Westside 211 Special Improvement District committed to covering finance costs associated with the bond issuance. The PID revenues will first offset bond financing costs for State Highway 211 and Potranco Road, and then will reimburse the developers. State Highway 211 is currently in the Design phase. Section 212.172 of the Texas Local Government Code allows up to a 45 year term.

III. RECOMMENDATION

The proposed amendment is consistent with the goals and objectives of the West/Southwest Sector Plan and the City's Annexation Policy. Staff recommends approval.

RESOLUTION NO.

RECOMMENDATION APPROVING THE FIRST AMENDMENT TO THE “AGREEMENT FOR SERVICES IN LIEU OF ANNEXATION BETWEEN THE CITY OF SAN ANTONIO AND CUMBERLAND POTRANCO JOINT VENTURE, CUMBERLAND 211, LTD., NAVIGATORS STEVENS RANCH L.P., KD CIRI I, L.L.C., CIRI LAND DEVELOPMENT COMPANY AND CUMBERLAND 90, LTD.,” FOR THE WESTSIDE 211 SPECIAL IMPROVEMENT DISTRICT LOCATED IN THE CITY’S EXTRATERRITORIAL JURISDICTION.

WHEREAS, on September 20, 2007, the City Council authorized an “Agreement for Services in lieu of Annexation” between the City of San Antonio and Cumberland Potranco Joint Venture, Cumberland 211, Ltd., Navigators Stevens Ranch L.P., KD CIRI I, L.L.C., CIRI Land Development Company and Cumberland 90, Ltd.,’ for the Westside 211 Special Improvement District; and

WHEREAS, the primary purpose of the Westside 211 Special Improvement District is to pay for public improvement costs related to State Highway 211 and Potranco Road, which were approved for Pass-Through Financing by the Texas Department of Transportation; and

WHEREAS, the first amendment to the agreement proposes to extend the term of the agreement five years to December 30, 2042, and amends the Property Owners, by removing Navigators Stevens Ranch L.P; and

WHEREAS, Section 123A of the Charter of the City of San Antonio requires that the Planning Commission shall make recommendations to City Council on proposed annexation; and

WHEREAS, this is a proposed amendment to a non-annexation agreement; and

WHEREAS, the San Antonio Planning Commission held a public hearing on December 4, 2013, and **APPROVED** the amendment on December 4, 2013; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this agreement to the Master Plan and found the agreement to be **CONSISTENT** with City policies, plans and regulations; and

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

SECTION 1: The San Antonio Planning Commission recommends to City Council approval of The First Amendment to the “Agreement for Services in lieu of Annexation Between the City of San Antonio and Cumberland Potranco Joint Venture, Cumberland 211, Ltd., Navigators Stevens Ranch L.P., KD CIRI I, L.L.C., CIRI Land Development Company and Cumberland 90, Ltd.,” for the Westside 211 Special Improvement District located in the City’s extraterritorial jurisdiction. A copy of the “The First Amendment to the Agreement for Services in lieu of Annexation” is attached hereto and incorporated herein for all purposes as EXHIBIT 1
PASSED AND APPROVED ON THIS 4th DAY OF DECEMBER 2013.

Attest:

Executive Secretary
San Antonio Planning Commission

Approved:

Robert R. Rodriguez, Chair
San Antonio Planning Commission

**FIRST AMENDMENT TO
AGREEMENT FOR SERVICES IN LIEU OF ANNEXATION
BETWEEN THE CITY OF SAN ANTONIO
AND
CUMBERLAND POTRANCO JOINT VENTURE, CUMBERLAND 211, LTD.,
NAVIGATORS STEVENS RANCH, L.P., KD CIRI I, L.L.C., CIRI LAND
DEVELOPMENT COMPANY, AND CUMBERLAND 90, LTD.**

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This First Amendment (“Amendment”) to the Agreement For Services in Lieu of Annexation dated to be effective September 20, 2007 (“Agreement”) is entered into by and between the City of San Antonio, a Texas home-rule municipality, (“City”), and Cumberland Potranco Joint Venture, Cumberland 211, Ltd., Potranco 2013 Land, Ltd., Potranco 211 Land Partners, Ltd., Dorothy Doss 2002 Grantor Trust No. 1, Cumberland Pod 1 Stevens Residential, Ltd., Ladera I, LLC, CIRI Land Development Company, and Cumberland 90, Ltd., (“Owners”) this ____ day of ____, 2013. Owners are the signatories, or the successor in interest to the signatories, of the Agreement.

WHEREAS, the Owners own approximately 3,576 acres (“Property”) generally located in far west Bexar County, Texas and within the City’s Extraterritorial Jurisdiction (“ETJ”), generally along State Highway 211, north of Highway 90; and

WHEREAS, the Owners petitioned Bexar County (“County”) to create, and on August 30, 2007, the County did create, a Public Improvement District (“PID”), named the Westside 211 Special Improvement District, under Chapter 372, Subchapter C, of the Texas Local Government Code (currently codified as Chapter 382) for the purposes of financing the costs of public improvements within the Property; and

WHEREAS, the County required the Owners to enter into a non-annexation agreement with the City as part of the Public Improvement District creation process; and

WHEREAS, the City and Owners (collectively, the “Parties”) entered into the Agreement to provide for the provision of services to the Property and the funding of services to the Property in lieu of annexation, to establish permissible land uses, to require compliance with certain municipal ordinances in lieu of annexation, and to consent to annexation of the Property upon the termination of this Agreement; and

WHEREAS, the Parties now desire to amend the Agreement in accordance with Section 4.3 as provided for therein.

NOW THEREFORE, in consideration of the terms and conditions described herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Owners agree as follows:

1. Amendment to Section 1.2 of the Agreement. Section 1.2 of the Agreement is amended and restated in its entirety to read:

1.2 Term. For the consideration above, and subject to the terms and conditions of this Agreement, the City agrees to continue the extraterritorial status of the Property and defer annexation of the Property until December 30, 2042, in accordance with the provisions of Section 43.0563 of the Texas Local Government Code.

2. Amendment to Section 1.3.1 of the Agreement. Section 1.3.1 of the Agreement is amended and restated in its entirety to read:

1.3.1. Voluntary petition for annexation. The Owners hereby agree that this Agreement constitutes a voluntary petition to the City, acting in the City's sole discretion, for annexation of the Property for full purposes under the provisions of Section 43.052(h) of the Texas Local Government Code on or after December 31, 2042. The City is not obligated to annex the Property for full purposes on December 31, 2042 or at any other time.

To accomplish such annexation, the City will not need to take the following actions, all of which are waived by the Owners:

- (a) adopt or amend an annexation plan to include the Property;
- (b) give notice to any service providers in the area of the Property;
- (c) compile an inventory of services provided to the area by both public and private entities prior to the City's annexation or make such inventory available for public inspection;
- (d) complete a service plan that provides for the extension of full municipal services to the Property, other than the Service Plan;
- (e) hold any public hearings; and
- (f) undertake any negotiations for provision of services to the Property.

The Owners confirm and agree that, as the Owners are the sole owners of the Property as of the Effective Date, such voluntary petition may not be revoked by the Owners except as provided by this Consent, and is intended to be and shall be binding upon the Owners and their successors in interest in ownership of any right, title or interest in and to the Property or any part thereof.

3. Change of Addresses. In Section 4.9 of the Agreement, the address of each party shall be inserted as follows:

Cumberland 211, Ltd.
c/o Fieldco, LLC
100 Crescent Court, Suite 210
Dallas, TX 75201

Potranco 211 Land Partners, Ltd.
c/o Fieldco, LLC
100 Crescent Court, Suite 210
Dallas, TX 75201

Bill F. Knight, Trustee of the Dorothy Doss 2002 Grantor Trust No. 1
c/o Fieldco, LLC
100 Crescent Court, Suite 210
Dallas, TX 75201

Potranco 2013 Land Partners, Ltd.
c/o Fieldco, LLC
100 Crescent Court, Suite 210
Dallas, TX 75201

Cumberland Pod 1 Stevens Residential, Ltd.
c/o Fieldco, LLC
100 Crescent Court, Suite 210
Dallas, TX 75201

Cumberland 90, Ltd.
c/o Fieldco, LLC
100 Crescent Court, Suite 210
Dallas, TX 75201

CIRI Land Development Company
Attn.: David Pfeiffer, President
2525 C Street, Suite 500
Anchorage, AK 99503

Ladera I, LLC
Attn.: David Pfeiffer, President
2525 C Street, Suite 500
Anchorage, AK 99503

Cumberland Potranco Joint Venture
c/o Weingarten Realty Investors
2600 Citadel Plaza Drive, Suite 125
Houston, TX 77008

4. Ratification. Except as provided by this Amendment, the Agreement is ratified and confirmed, and remains in full force and effect. No party to the Agreement is in material default of any provision of the Agreement as of the effective date hereof. All other terms, conditions, covenants and provisions of the Agreement, not specifically mentioned herein and revised by this Amendment, are hereby retained in their entirety, unchanged, and shall remain in full force in effect for the duration of said Agreement, and any renewals thereof.

[Signature Pages to Follow]

This First Amendment to the Agreement For Services in Lieu of Annexation is **EXECUTED** as of the dates set forth beneath the signatures of each party below, to be effective, however, as of the date first set forth above.

**City of San Antonio,
a Texas municipal corporation**

**Cumberland Potranco Joint Venture, a Texas joint
venture,**

**By: WRI Cumberland, LP, a Texas limited
partnership, its Manager,**

**By: WRI Cumberland GP, LLC, a Texas limited
liability company, its General Partner**

By: Weingarten Realty Investors, its Manager

By: _____

By: _____

Name: Sheryl Sculley

Name: Steven C. Richter

Title: City Manager

Title: Executive Vice President

Date:

Date: _____

The State of Texas

The State of Texas

County of Bexar

County of Harris

This instrument was acknowledged before me on _____, 2013, by _____, City Manager of the City of San Antonio, Texas, a Municipal Corporation.

This instrument was acknowledged before me on _____, 2013, by Steven C. Richter, Executive Vice President, Weingarten Realty Investors, Member of WRI Cumberland GP, LLC, a Texas limited liability company, General Partner of WRI Cumberland, LP, a Texas limited partnership, Manager of Cumberland Potranco Joint Venture, a Texas joint venture, property owner within the District.

Notary Public, State of Texas
(PERSONALIZED
SEAL)

Notary Public, State of Texas
(PERSONALIZED
SEAL)

(Print name of Notary Public here)

(Print name of Notary Public here)

My commission expires the _____ day
of _____, _____.

My commission expires the _____ day of
_____, _____.

**Cumberland 211, Ltd.,
a Texas limited partnership
By: Cumberland 211 GP, L.L.C.,
a Texas limited liability company, its General Partner**

By: _____

Name: George A. Field, III

Title: Manager

Date:

The State of Texas

County of Dallas

This instrument was acknowledged before me on _____, 2013, by George A Field, III, Manager Cumberland 211 GP, LLC, a Texas limited liability company, general partner of Cumberland 211, Ltd., a Texas Limited Partnership, property owner within the District.

Notary Public, State of Texas
(PERSONALIZED
SEAL)

(Print name of Notary Public here)

My commission expires the _____ day of _____, _____.

**(partial successor to Cumberland 211, Ltd.)
Potranco 211 Land Partners, Ltd.,
a Texas limited partnership,
By: Potranco 211 Land Partners GP, LLC,
A Texas limited liability company,
its General Partner**

**(partial successor to Cumberland 211, Ltd.)
Dorothy Doss 2002 Grantor Trust No. 1
By: Bill F. Knight, Trustee**

By: _____
Name: George A. Field, III
Title: Manager
Date:

By: _____
Name: Bill F. Knight
Title: Trustee
Date:

The State of Texas

The State of Texas

County of Dallas

County of _____

This instrument was acknowledged before me on _____, 2013, by George A. Field, Manager of Potranco 211 Land Partners GP, LLC, a Texas limited liability company, General Partner of Potranco 211 Land Partners, Ltd., a Texas limited partnership, property owner within the District.

This instrument was acknowledged before me on _____, 2013, by Bill Knight, Trustee for the Dorothy Doss 2002 Grantor Trust No. 1, property owner within the District.

Notary Public, State of Texas
(PERSONALIZED
SEAL)

Notary Public, State of Texas
(PERSONALIZED
SEAL)

(Print name of Notary Public here)

(Print name of Notary Public here)
My commission expires the _____ day of _____, _____.

My commission expires the _____ day of _____, _____.

**(partial successor to Navigators Stevens Ranch, LP)
Cumberland Pod 1 Stevens Residential, Ltd.
a Texas limited partnership
By: Cumberland Pod 1 Stevens Residential GP, LLC
a Texas limited liability company, its General Partner**

By: _____
Name: George A. Field, III
Title: Manager
Date:

The State of Texas

County of Dallas

This instrument was acknowledged before me on _____, 2013, by George A Field, III, Manager of Cumberland Pod 1 Stevens Residential GP, LLC, a Texas limited liability company, general partner of Cumberland Pod 1 Stevens Residential, Ltd., a Texas Limited Partnership, property owner within the District.

Notary Public, State of Texas
(PERSONALIZED
SEAL)

(Print name of Notary Public here)

My commission expires the _____ day of _____, _____.

**(partial successor to Navigators Stevens Ranch, LP)
Potranco 2013 Land, Ltd., a Texas limited partnership
By: Potranco 2013 Land GP, LLC,
a Texas limited liability company,
its General Partner**

By: _____
Name: George A. Field, III
Title: Manager
Date:

The State of Texas

County of Dallas

This instrument was acknowledged before me on _____, 2013, by George A Field, III, Manager, Cumberland 90 GP, LLC, a Texas limited liability company, general partner of Cumberland 90, Ltd., a Texas limited partnership, property owner within the District.

Notary Public, State of Texas
(PERSONALIZED
SEAL)

(Print name of Notary Public here)

My commission expires the _____ day of _____, _____.

**(successor to KD CIRI I, LLC)
Ladera I, LLC, a Texas limited liability company**

**CIRI Land Development Company,
an Alaska corporation**

By: _____
Name: David Pfeiffer
Title: President
Date:

By: _____
Name: David Pfeiffer
Title: President
Date:

The State of Alaska

The State of Alaska

This instrument was acknowledged before me on _____, 2013, by David Pfeiffer, President of Ladera I, LLC, a Texas limited liability company, property owner within the District.

This instrument was acknowledged before me on _____, 2013, by David Pfeiffer, President, CIRI Land Development Company, an Alaska corporation, property owner within the District.

Notary Public, State of Alaska
(PERSONALIZED
SEAL)

Notary Public, State of Alaska
(PERSONALIZED
SEAL)

(Print name of Notary Public here)

(Print name of Notary Public here)

My commission expires the _____ day
of _____, _____.

My commission expires the _____ day
of _____, _____.

Cumberland 90, Ltd., a Texas limited partnership
By: Cumberland 90 GP, LLC, a Texas limited
liability company, its General Partner

Attest:

By: _____
Name: George A. Field, III
Title: Manager
Date:

By: _____
Name: Leticia M. Vacek
Title: City Clerk
Date:

The State of Texas

Approved as to Form:

County of Dallas

By: _____
Title: City Attorney
Date:

This instrument was acknowledged before me on _____, 2013, by George A. Field, III, Manager, Cumberland 90 GP, LLC, a Texas limited liability company, general partner of Cumberland 90, Ltd., a Texas limited partnership, property owner within the District.

Notary Public, State of Texas
(PERSONALIZED
SEAL)

(Print name of Notary Public here)

My commission expires the _____ day
of _____ 2013