

# SAN ANTONIO PLANNING COMMISSION AGENDA

★ December 13, 2006 ★  
2:00 P.M.

Murray H. Van Eman, *Chairman*

Cecilia Garcia, *Vice Chair*

Amelia Hartman

Dr. Francine S. Romero

Ivy R. Taylor

Robert Hanley *Chair Pro-Tem*

Jose R. Limon

John Friesenhahn

THE DEVELOPMENT AND BUSINESS SERVICES (DBS) CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.

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

Planning Commission Technical Advisory Committee – **11:00 AM** – Training Room A

## 1. PRELIMINARY ITEMS

### A. Work session, **12:30 P.M.**, Tobin Room

- Discussion on next Planning Commission retreat (Planning Commission)
- Agenda items may be discussed (Development Services)

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

### 3. Roll Call

### 4. Citizens to be heard

## 5. PUBLIC HEARINGS

### REPLATS W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 060403	<b>Sonoma Ranch II, Unit 8 BSL</b> (On the southwest corner of Auberry Drive and Eagle Bend)	8	513 B-7

### PUD:

B. 06-010	<b>Sablechase</b> (Near the intersection of Ralph Fair Road and Old Fredericksburg Road)	OCL 447	D-4
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## CONSENT AGENDA

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

**PUBLIC HEARINGS FOR ITEM 6 HELD ABOVE:**

**6. 060403 Sonoma Ranch II, Unit 8 BSL 8 513 B-7**  
(On the southwest corner of Auberry Drive and Eagle Bend)

**PLATS:**

**7. 050591 Triple Pine Estates OCL 620 A-7**  
(On the southeast corner of Triple Pine and Real Road)

**8. 060076 Kriewald Road, Unit 5 OCL 646 E-2**  
(The extension of Liberty Green from Kriewald Road, Unit 4)

**9. 060221 Los Castillos Villas PUD 9 583 C-1**  
(On the north side of Sunset Road, west of N. New Braunfels Ave.)

**10. 060231 Lost Creek, Unit 5 OCL 447 D-7**  
(On the north side of Mission Ledge, east of Old Fredericksburg Road)

**11. 060249 Mountain Lodge, Unit 6B2/6B3 PUD OCL 483 C-2**  
(Northwest of the US Hwy 281 and Stone Oak Pkwy intersection)

**12. 060277 Alamo Ranch, Unit 8 OCL 577 C-3**  
(On the northern extension of Palmetto Way from Alamo Ranch Unit 2)

**13. 060276 Alamo Ranch, Unit 7 OCL 577 C-3**  
(The extension of Oldham Cove from Alamo Ranch Unit 8)

**14. 060460 Hillcrest, Unit 6B OCL 646 B-2**  
(At the west intersection of Spurs Ranch and Range Boss Road)

**15. 060554 Westwinds Valero, Unit 1 OCL 577 E-2**  
(On the southeast corner of Culebra Rd/F.M.471 and Alamo Parkway)

**16. 060612 Concord Park, Unit IV 9 517 A-1**  
(On the northwest corner of East Sonterra and Hardy Oak)



**PUD:**

- 29. 06-010 Sablechase OCL 447 D-4**  
(Near the intersection of Ralph Fair Road and Old Fredericksburg Road)

**LAND TRANSACTIONS:**

- 30. S. P. No. 1283** – Request to close, vacate and abandon a portion of West Chavaneaux Road located between Villaret Street and Loop 410 SW, adjacent to NCB 11135 (Asset Management Department by Oscar Serrano)
- 31. S. P. No. 1294** – Request to close, vacate and abandon a portion of north Mittman Street and two alleys located between Gevers and Walters Streets adjacent to NCBs 1455 and 1456 (Asset Management Department by Oscar Serrano)
- 32.** Request to accept a land donation from HEB Grocery Company, LP for a future community park of approximately 37.45 acres comprised of an approximate 32.95-acre tract of land and an approximate 4.501 tract of land located at Rousseau Road near Potranco Road and Loop 1604 in City Council District 4. (Parks and Recreation Department by Rocky Duque de Estrada)

**COMPREHENSIVE MASTER PLANS:**

- 33. Case Number 06015** [continued from the October 11, 2006 meeting] – Public hearing and consideration of a resolution amending the Land Use Plan contained in the City South Community Plan, a component of the Master Plan of the City, by changing the use of approximately 107.5 acres generally located 1200 feet from the northeast corner of Jett Road and Loop 1604, more specifically described by legal descriptions CB 4191 P-32D ABS 823 and CB 4191 P-32 ABS 823 from Agriculture and Resource Protection/Open Space land uses to Urban Living land use. (Planning Department by Zenon Solis, Sr. Planner; Nina Nixon-Mendez, Planning Manager.)
- 34. Case Number 07002** – Public hearing and consideration of a resolution amending the Land Use Plan contained in the South Central San Antonio Community Plan, a component of the Master Plan of the City, by changing the use of approximately 11.13 acres bounded by S. Flores Street, E. Cevallos Street and Probandt Street, specifically described by legal description NCB A-14 from Industrial land use to Mixed land use. (Planning Department by Andrea Gilles, Planner II; Nina Nixon-Mendez, Planning Manager)
- 35.** Public hearing and consideration of proposed amendments to the San Antonio Major Thoroughfare Plan relating to Cibolo Canyon Road, Camp Bullis Road and Babcock Road. (Planning Department by Bill Burman)

**OTHER ITEMS:**

- 36.** Consideration of a resolution on rescheduling or canceling December 27, 2006 meeting.

37. Consideration of a resolution on the appointment of a member to the Technical Advisory Committee.
38. Approval of the minutes for the November 22, 2006 Planning Commission meeting.
39. Director's report
40. Questions and discussion
41. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
42. **ADJOURNMENT**

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

AGENDA ITEM NO: 5A? 6 December 13, 2006

SONOMA RANCH II, UNIT -8 BSL  
SUBDIVISION NAME

BSL

060403  
PLAT #

**COUNCIL DISTRICT:** 8

**FERGUSON MAP GRID:** 513 B-7

**OWNER:** Randall Trevor Balderrama

**SURVEYOR:** Maverick Land Surveying Co., by George N. Stephenson

**CASE MANAGER:** Ernest Brown, Planner II

**Date filed with Planning Commission:** November 15, 2006

**Location:** On the southwest corner of Auberry Drive and Eagle Bend

**Services Available:** SAWS Water and Sewer

**Zoning:** DR Development Reserve  
ERZD Edwards Recharge Zone District

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

To replat 1 single family lot by removing the 20' building setback line on the property. The lot consists of 0.197 acres.

**STAFF RECOMMENDATION:**

Approval.



**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 7 December 13, 2006

TRIPLE PINE ESTATES  
SUBDIVISION NAME

MAJOR PLAT

050591  
PLAT #

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

**FERGUSON MAP GRID:** 620 A-7

**OWNER:** Doug Mikulencak

**ENGINEER:** Sledge Engineering, LLC, by Casey Sledge

**CASE MANAGER:** Donna L. Schueling, Planner II

**Date filed with Planning Commission:** November 30, 2006

**Location:** On the southeast corner of Tripple Pine and Real Road

**Services Available:** SAWS Water and On Site Sewer Facility

**Zoning:** Outside San Antonio City Limits

**Proposed Use:** Single Family Residential

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**APPLICANT'S PROPOSAL:**

To plat 4.731 acres consisting of 5 single family lots.

**STAFF RECOMMENDATION:**

Approval.



**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO:   8   December 13, 2006

KRIEWALD ROAD, UNIT 5  
SUBDIVISION NAME

MAJOR PLAT

060076  
PLAT #

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

**FERGUSON MAP GRID:** 646 E-2

**OWNER:** Sivage Community Development, Inc., by Michael D. Sivage

**ENGINEER:** Denham-Ramones Engineering & Assoc., Inc., by Paul W. Denham

**CASE MANAGER:** Luz M. Gonzales, Planner II

**Date filed with Planning Commission:** November 20, 2006

**Location:** The extension of Liberty Green from Kriewald Road, Unit 4

**Services Available:** Bexar Metropolitan Water District and SAWS Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is in accordance with:**

MDP/POADP #578, Westside Place, was approved on October 10, 1997.

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

To plat **15.962** acres consisting of **94** single family lots and **2,850** linear feet of public streets.

**STAFF RECOMMENDATION:**

Approval.

94 LOTS SUBDIVISION PLAT

KRIEWALD ROAD SUBDIVISION UNIT 5

BEING 15.962 ACRES OF LAND OUT OF THE REMAINING PORTION OF AN 88.540 ACRE TRACT, CLEMENTE TEXADA SURVEY NO. 69, ABSTRACT NO. 737, C.B. 4332, RECORDED IN VOL. 11467, PG. 511 REAL PROPERTY RECORDS, BEAR COUNTY, TEXAS.

OWNER: STATE OF TEXAS, COUNTY OF BEAR, BEHRE HE, UNDERSIGNED AUTHORITY ON THE BEHALF OF THE PERSON WHO HAS EXECUTED THE SAME FOR THE PURPOSES AND CONDITIONS SET FORTH IN THE CAPACITY INDICATED.

DEVELOPER: SIVAGE COMMUNITY DEVELOPMENT, INC. 17319 SAN PEDRO, SUITE 140 SAN ANTONIO, TEXAS 78232

REGISTERED PROFESSIONAL ENGINEER: PAUL W. DENHAM, 56455

CERTIFICATE OF APPROVAL: THE UNDERSIGNED COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDENT OFFICER OF THE CITY OF SAN ANTONIO, TEXAS AND CITY CLERK OF SAID COUNTY...

REGISTERED PROFESSIONAL LAND SURVEYOR: GARY R. HOLL

"CLEAR VISION EASEMENT" ANY ONE MONUMENTARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF ANY CLEAR VISION EASEMENT...

SETBACK NOTE

THE SETBACK OF THE DEVELOPER FOR BEAR COUNTY IS SUBJECT TO APPROVEMENT BY THE CITY OF SAN ANTONIO.

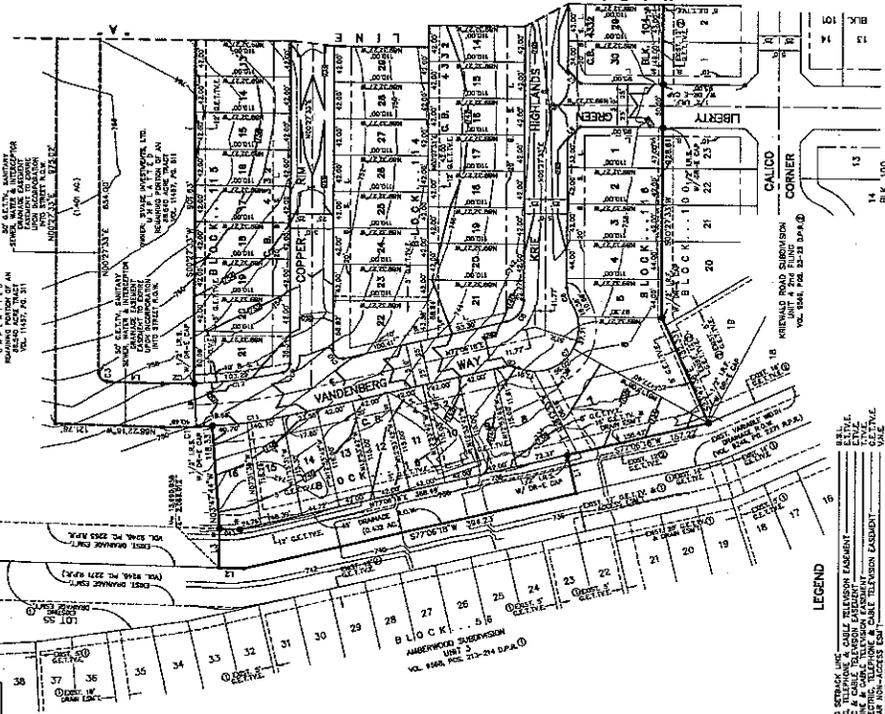
"C.P.S. NOTES"

- 1) ANY ONE MONUMENTARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF ANY CLEAR VISION EASEMENT... 2) ANY ONE MONUMENTARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF ANY CLEAR VISION EASEMENT...

MONUMENT NOTE

1/2" I.R.S. W/D-R E CAP

Table with 2 columns: Item, Description. Includes items like 'BEAR COUNTY SUBDIVISION UNIT 3', 'KRIEWALD ROAD SUBDIVISION UNIT 3', 'GRANDVIEW PARK SUBDIVISION UNIT 2A'.

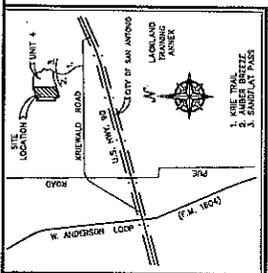


NOTES

- 1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, UTILITY AND OTHER EASEMENTS... 2. THE HANDMADE OF DRAINAGE, GREENBELT, UTILITY, EASEMENTS AND OTHER EASEMENTS...

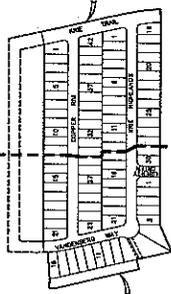
LEGEND

- 1. BEARING BOUNDARY LINE... 2. BEARING BOUNDARY LINE... 3. BEARING BOUNDARY LINE... 4. BEARING BOUNDARY LINE...



LOCATION MAP

NOT TO SCALE



INDEX MAP

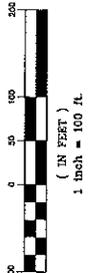
1/4" = 1" = 100'

Table with columns: LOT, AREA, PERCENTAGE, etc. Lists lots 1 through 94 with their respective areas and percentages.

DEVELOPER/OWNER: SIVAGE COMMUNITY DEVELOPMENT, Inc. 17319 SAN PEDRO, SUITE 140 SAN ANTONIO, TEXAS 78232 PHONE: (210) 403-4750



GRAPHIC SCALE



( IN FEET ) 1 inch = 100 ft.



Denham-Romones Engineering and Associates, Inc.

12881 Park Central, Suite 1390 San Antonio, TX 78216 (210) 485-3100 Office (210) 485-3122 Fax

94 LOTS  
SUBDIVISION PLAT  
of  
KRIEHWALD ROAD SUBDIVISION  
UNIT 5

BEING 15.962 ACRES OF LAND OUT OF THE REMAINING PORTION OF AN 88.540 ACRE TRACT, CLEMENTE TEXADA SURVEY NO. 69, ABSTRACT NO. 737, C.B. 4332, RECORDED IN VOL. 11457, P.C. 311 REAL PROPERTY RECORDS, BEAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEAR  
I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2006.

DEVELOPER  
REGISTERED PROFESSIONAL ENGINEER  
2006 NOV 15 AM 8:21  
COUNTY CLERK  
COUNTY OF BEAR

CERTIFICATE OF APPROVAL  
THE UNDERSIGNED COUNTY JUDGE OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE PLANNING COMMISSION OF SAID COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE PLANNING COMMISSION OF SAID COUNTY, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION.

REGISTERED PROFESSIONAL LAND SURVEYOR  
CART B. NEILL

COUNTY CLERK  
COUNTY OF BEAR  
COUNTY CLERK, BEAR COUNTY, TEXAS

DATE THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2006.

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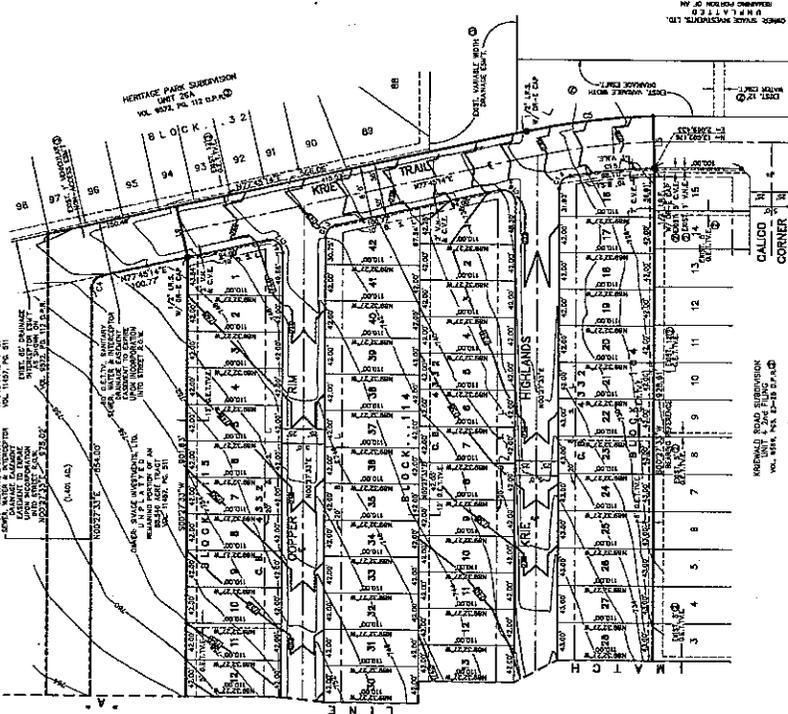
DATE OF THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2006.

"CLEAR VISION EASEMENT"  
NEAR VISION EASEMENT REQUIRES A CLEAR VISION FROM THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY. CLEAR VISION LINES SHALL BE SET AT THE INTERSECTION OF THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY. CLEAR VISION LINES SHALL BE SET AT THE INTERSECTION OF THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY. CLEAR VISION LINES SHALL BE SET AT THE INTERSECTION OF THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY.

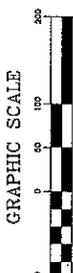
SETBACK NOTE  
THE DISTANCE FROM THE DEVELOPER TO BEAR COUNTY OF SAN ANTONIO.

"C.P.S. NOTES"  
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY OF SAN ANTONIO ELECTRIC AND GAS SYSTEM) HAS BEEN DESIGNATED AS THE OWNER OF THE PLAT AS SHOWN ON THE PLAT. THE CITY OF SAN ANTONIO ELECTRIC AND GAS SYSTEM HAS BEEN DESIGNATED AS THE OWNER OF THE PLAT AS SHOWN ON THE PLAT. THE CITY OF SAN ANTONIO ELECTRIC AND GAS SYSTEM HAS BEEN DESIGNATED AS THE OWNER OF THE PLAT AS SHOWN ON THE PLAT.

Table with 3 columns: Item, Description, Reference. Includes items for AMENDED SUBDIVISION UNIT 3, KRIEHWALD ROAD SUBDIVISION UNIT 4, and HERITAGE PARK GREENWISN.

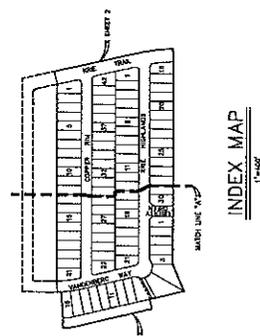
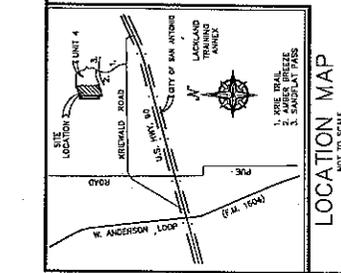


- LEGEND
1) BUILDING SETBACK LINE
2) BUILDING FOOTPRINT
3) DRIVEWAY
4) DRIVEWAY CURB
5) DRIVEWAY CURB AND GUTTER
6) DRIVEWAY CURB AND GUTTER AND SIDEWALK
7) DRIVEWAY CURB AND GUTTER AND SIDEWALK AND BIKEWAY
8) DRIVEWAY CURB AND GUTTER AND SIDEWALK AND BIKEWAY AND TRAIL
9) DRIVEWAY CURB AND GUTTER AND SIDEWALK AND BIKEWAY AND TRAIL AND BIKEWAY
10) DRIVEWAY CURB AND GUTTER AND SIDEWALK AND BIKEWAY AND TRAIL AND BIKEWAY AND TRAIL AND BIKEWAY



DEVELOPER/OWNER:
SIVAGE COMMUNITY DEVELOPMENT, Inc.
17319 SAN PEDRO, SUITE 140
SAN ANTONIO, TEXAS 78232
PHONE: (210) 403-4750

Denham-Ramones Engineering and Associates, Inc.
12841 Park Central, Suite 1350
San Antonio, TX, 78216
(210) 485-3100 Office
(210) 485-3122 Fax



**PLANNING COMMISSION  
REPLAT**

AGENDA ITEM NO: 9 December 13, 2006

LOS CASTILLOS VILLAS PUD  
SUBDIVISION NAME

MAJOR PLAT

060221  
PLAT #

**COUNCIL DISTRICT:** 9

**FERGUSON MAP GRID:** 583 C-1

**OWNER:** Regent Communities, Inc., by Robert D. Richardson

**ENGINEER:** Macina, Bose, Copeland & Associates, Inc., by Robert A. Liesman

**CASE MANAGER:** Donna L. Schueling, Planner II

**Date filed with Planning Commission:** November 21, 2006

**Location:** On the north side of Sunset Road, west of N. New Braunfels Ave.

**Services Available:** SAWS Water and Sewer

**Zoning:** R-5 Single Family Residential  
PUD Planned Unit Development

**Plat is in accordance with:**

PUD # 06-016, Los Castillos Villas was approved on July 26, 2006.

**Proposed Use:** Single Family Residential

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**APPLICANT'S PROPOSAL:**

To plat **3.0055** acres consisting of 15 single family lots and **360** linear feet of private streets.

**STAFF RECOMMENDATION:**

Approval.



**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 10 December 13, 2006

LOST CREEK UNIT 5  
SUBDIVISION NAME

MAJOR PLAT

060231  
PLAT #

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

**FERGUSON MAP GRID:** 447 D-7

**OWNER:** Centex Homes, by Damon Lyles

**ENGINEER:** Pape-Dawson Engineers, Inc., by Jon Adame

**CASE MANAGER:** Donna L. Schueling, Planner II

**Date filed with Planning Commission:** November 28, 2006

**Location:** On the north side of Mission Ledge, east of Old Fredericksburg Road.

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is in accordance with:**

MDP/POADP #822, Lost Creek I was approved on May 31, 2005.

**Proposed Use:** Single Family Residential

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**APPLICANT'S PROPOSAL:**

To plat **28.41** acres consisting of **119** single family lots and **5,917** linear feet of public streets.

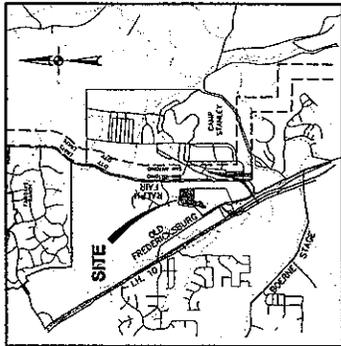
**DISCUSSION:**

It is noted that because plat # 060066, Lost Creek, Unit 1, provides access to this development, it must be recorded before this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

**STAFF RECOMMENDATION:**

Approval.

DEVELOPMENT SERVICES RECEIVED 28 AM 8:40



LOCATION MAP NOT TO SCALE FERGUSON MAP GRID NUMBER: 447-E7

OWNER: BEETH ANN FRANK 372 ACRES TRACT (VOLUME 11720, PAGES 2391-2395 O.P.R.)

OWNER: JULIE A. KLARUNDE 538 ACRES TRACT (VOLUME 11720, PAGES 50-55 O.P.R.)

OWNER: MILTON W. KLARUNDE 19,822 ACRES TRACT (VOLUME 11720, PAGES 2383-2390 O.P.R.)

OWNER: CENTERX HOMES 1825 ACRES TRACT (VOLUME 11720, PAGES 50-55 O.P.R.)

OWNER: BEETH ANN FRANK 372 ACRES TRACT (VOLUME 11720, PAGES 2391-2395 O.P.R.)

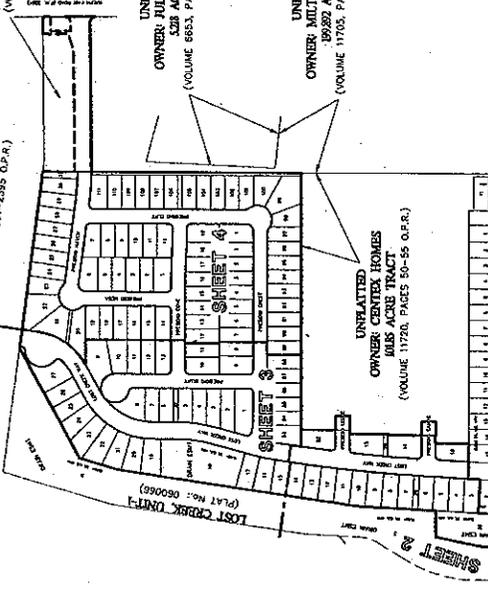
OWNER: JULIE A. KLARUNDE 538 ACRES TRACT (VOLUME 11720, PAGES 50-55 O.P.R.)

OWNER: MILTON W. KLARUNDE 19,822 ACRES TRACT (VOLUME 11720, PAGES 2383-2390 O.P.R.)

Table with 5 columns: CURVE, DELTA, RADIUS, TANGENT, CHORD BEARING. Contains data for curves C1 through C35.

Table with 5 columns: LINE, BEARING, LENGTH. Contains data for lines L1 through L54.

LEGEND: 1. BEETH ANN FRANK 372 ACRES TRACT... 2. JULIE A. KLARUNDE 538 ACRES TRACT... 3. MILTON W. KLARUNDE 19,822 ACRES TRACT... 4. CENTERX HOMES 1825 ACRES TRACT... 5. BEETH ANN FRANK 372 ACRES TRACT... 6. JULIE A. KLARUNDE 538 ACRES TRACT... 7. MILTON W. KLARUNDE 19,822 ACRES TRACT... 8. CENTERX HOMES 1825 ACRES TRACT...



INDEX SHEET SCALE: 1"=300'

OWNER: BEETH ANN FRANK 372 ACRES TRACT (VOLUME 11720, PAGES 2391-2395 O.P.R.)

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SWAY'S NOTES: 1. THE BEETH ANN FRANK 372 ACRES TRACT... 2. THE JULIE A. KLARUNDE 538 ACRES TRACT... 3. THE MILTON W. KLARUNDE 19,822 ACRES TRACT... 4. THE CENTERX HOMES 1825 ACRES TRACT... 5. THE BEETH ANN FRANK 372 ACRES TRACT... 6. THE JULIE A. KLARUNDE 538 ACRES TRACT... 7. THE MILTON W. KLARUNDE 19,822 ACRES TRACT... 8. THE CENTERX HOMES 1825 ACRES TRACT...

Notary Public section for the State of Texas, County of Bexar. Includes signatures of the notary and witnesses, and a notary seal for Ross R. Smith.

STATE OF TEXAS COUNTY OF BEXAR. I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE UNIFORM SUBDIVISION ACT AND THE RULES AND REGULATIONS THEREUNDER. WITNESSED BY ME AND MY WITNESSES ON THE DATE AND AT THE PLACE HEREIN EXPRESSED AND IN THE CAPACITY HEREIN EXPRESSED.

STATE OF TEXAS COUNTY OF BEXAR. I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF... A.D. 20... AT... AND FULLY RECORDED 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.



NOTE:  
SEE SHEET 1 OF 4 FOR  
CURVE AND LINE TABLE

PLAT No.: 060231



- SURVEY NOTES:**
1. CORNER MARKERS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  2. THE BASES OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
  3. ALL BOUND CORNER MARKERS WERE BEING FROM TO BASE (OPEN) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS.
  4. BEARING AND DISTANCE TO NEAREST ADJACENT CORNER MARKERS ARE SHOWN AS FOLLOWS:
    - STATION 1000+00 TO STATION 1000+100: BEARING N 89° 56' 14" W, DISTANCE 905.21'
    - STATION 1000+100 TO STATION 1000+200: BEARING N 89° 56' 14" W, DISTANCE 905.21'
  5. MONUMENTS SHOWN ARE SURFACE.
  6. COMBINED SCALE FACTOR USED IS 0.999999.
  7. THE BEARINGS ARE BASED ON THE EAST LINE OF THE 100' WIDE TRACT.

**CLEAR VISION EASEMENT NOTE:**

THE CLEAR VISION EASEMENT MUST BE THE RESULT OF NORMAL OPERATIONS OF THE TRACT AND NOT BE THE RESULT OF ANY CONSTRUCTION OR ALTERATION OF THE TRACT OR ANY PART THEREOF. THE CLEAR VISION EASEMENT SHALL BE THE RESULT OF THE LATEST TRANSPORTATION OFFICIALS (AASHTO) TRUCK ON SELECTED CORNER OF HIGHWAYS AND TRUCKS.

**CONTRIBUTION NOTES:**

THE STRUCTURE, FENCES, WALLS OR OTHER CONTRIBUTIONS THAT MUST BE MAINTAINED BY THE TRACT OWNER SHALL BE THE RESULT OF NORMAL OPERATIONS OF THE TRACT AND NOT BE THE RESULT OF ANY CONSTRUCTION OR ALTERATION OF THE TRACT OR ANY PART THEREOF. THE CONTRIBUTION SHALL BE THE RESULT OF THE LATEST TRANSPORTATION OFFICIALS (AASHTO) TRUCK ON SELECTED CORNER OF HIGHWAYS AND TRUCKS.

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**CONTRIBUTION NOTES:**

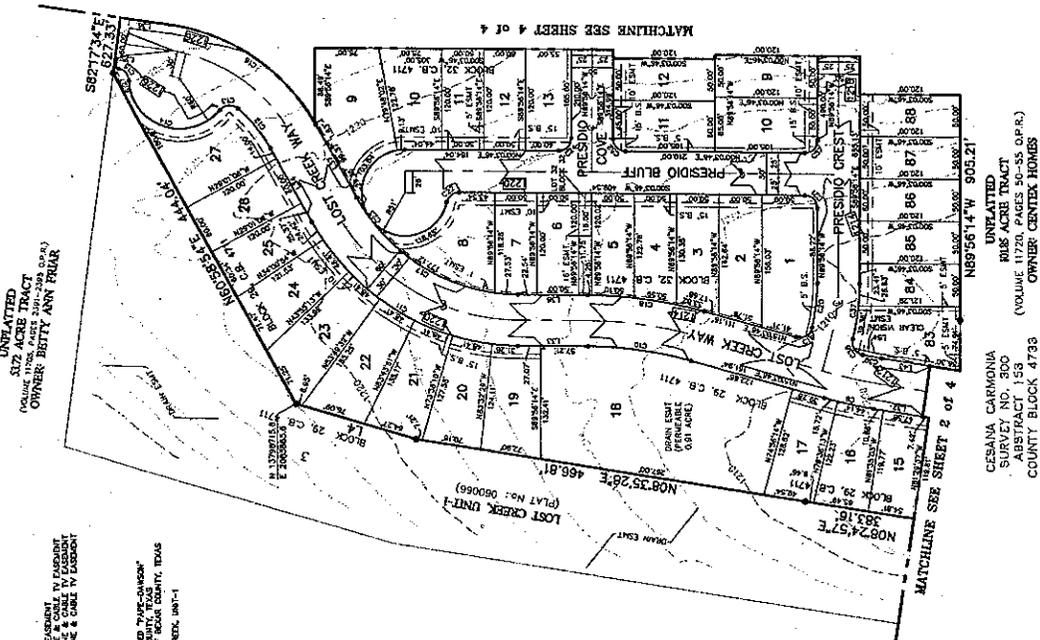
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UNPLATTED  
6.17 ACRES TRACT  
OWNER BETTY ANN FRANK

UNPLATTED  
RWS ACRES TRACT  
(VOLUME 11720, PAGES 50-55 O.P.R.)  
OWNER CENTEX HOMES  
COUNTY BLOCK 4733

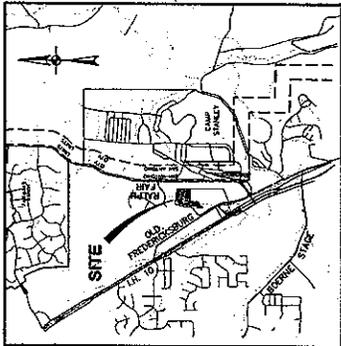
UNPLATTED  
N89°56'14" W 905.21'  
CESANA CARMONIA  
SURVEY NO. 300  
ABSTRACT 158  
COUNTY BLOCK 4733

**SUBDIVISION PLAT  
OF  
LOST CREEK UNIT-5**

A 28.41 ACRE TRACT OF LAND BEING OUT OF A 107.45 ACRE AND A 2.1326 ACRE TRACT OF LAND CONVERTED TO CENTER HOMES, DESCRIBED IN SPECIAL WARRANTY DEED BEAR COUNTY, TEXAS, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, OF ABSTRACT 153, COUNTY BLOCK 4733, BEAR COUNTY, TEXAS.

THIS PLAT OF \_\_\_\_\_ WAS SUBMITTED BY \_\_\_\_\_ ENGINEER, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, AND IS HEREBY APPROVED BY \_\_\_\_\_ COMMISSIONER OF THE CITY OF SAN ANTONIO, TEXAS, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

- LEGEND:**
- 1. ALL
  - 2. CONCRETE
  - 3. ASPHALT
  - 4. GRAVEL
  - 5. SAND
  - 6. CLAY
  - 7. SILT
  - 8. LOESS
  - 9. SANDSTONE
  - 10. LIMESTONE
  - 11. GYPSUM
  - 12. COAL
  - 13. IRON
  - 14. COPPER
  - 15. ZINC
  - 16. LEAD
  - 17. SILVER
  - 18. GOLD
  - 19. URANIUM
  - 20. PLUTONIUM
  - 21. RADIUM
  - 22. POLONIUM
  - 23. BISMUTH
  - 24. THALLIUM
  - 25. MERCURY
  - 26. CADMIUM
  - 27. ARSENIC
  - 28. ANTIMONY
  - 29. BARIUM
  - 30. STRONTIUM
  - 31. CALCIUM
  - 32. MAGNESIUM
  - 33. ALUMINUM
  - 34. SILICON
  - 35. CARBON
  - 36. OXYGEN
  - 37. HYDROGEN
  - 38. NITROGEN
  - 39. PHOSPHORUS
  - 40. SULFUR
  - 41. CHLORINE
  - 42. BROMINE
  - 43. IODINE
  - 44. FLUORINE
  - 45. NEON
  - 46. ARGON
  - 47. KRYPTON
  - 48. XENON
  - 49. RADIUM
  - 50. POLONIUM
  - 51. BISMUTH
  - 52. THALLIUM
  - 53. MERCURY
  - 54. CADMIUM
  - 55. ARSENIC
  - 56. ANTIMONY
  - 57. BARIUM
  - 58. STRONTIUM
  - 59. CALCIUM
  - 60. MAGNESIUM
  - 61. ALUMINUM
  - 62. SILICON
  - 63. CARBON
  - 64. OXYGEN
  - 65. HYDROGEN
  - 66. NITROGEN
  - 67. PHOSPHORUS
  - 68. SULFUR
  - 69. CHLORINE
  - 70. BROMINE
  - 71. IODINE
  - 72. FLUORINE
  - 73. NEON
  - 74. ARGON
  - 75. KRYPTON
  - 76. XENON
  - 77. RADIUM
  - 78. POLONIUM
  - 79. BISMUTH
  - 80. THALLIUM
  - 81. MERCURY
  - 82. CADMIUM
  - 83. ARSENIC
  - 84. ANTIMONY
  - 85. BARIUM
  - 86. STRONTIUM
  - 87. CALCIUM
  - 88. MAGNESIUM
  - 89. ALUMINUM
  - 90. SILICON
  - 91. CARBON
  - 92. OXYGEN
  - 93. HYDROGEN
  - 94. NITROGEN
  - 95. PHOSPHORUS
  - 96. SULFUR
  - 97. CHLORINE
  - 98. BROMINE
  - 99. IODINE
  - 100. FLUORINE



**CERTIFICATE OF APPROVAL**

THE UNDERSIGNED COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING COUNTY CLERK OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT WAS FILED WITH THE COUNTY CLERK OF BEAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS TO BE IN ACCORDANCE WITH THE REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONER'S COURT.

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

ATTEST:

\_\_\_\_\_  
COUNTY JUDGE, BEAR COUNTY, TEXAS

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

STATE OF TEXAS  
COUNTY OF BEAR

I, THE OWNER OF LAND SHOWN ON THE PLAT OF FERGUSON MAP THROUGH A FULLY LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT WAS FILED WITH THE COUNTY CLERK OF BEAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS TO BE IN ACCORDANCE WITH THE REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONER'S COURT.

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

ATTEST:

\_\_\_\_\_  
COUNTY JUDGE, BEAR COUNTY, TEXAS

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

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THE MATTER OF THE ABOVE DESCRIBED PLAT AND I AM Satisfied THAT THE SAME IS IN ACCORDANCE WITH THE REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONER'S COURT.

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

ATTEST:

\_\_\_\_\_  
COUNTY JUDGE, BEAR COUNTY, TEXAS

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

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THE MATTER OF THE ABOVE DESCRIBED PLAT AND I AM Satisfied THAT THE SAME IS IN ACCORDANCE WITH THE REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONER'S COURT.

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

ATTEST:

\_\_\_\_\_  
COUNTY JUDGE, BEAR COUNTY, TEXAS

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

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THE MATTER OF THE ABOVE DESCRIBED PLAT AND I AM Satisfied THAT THE SAME IS IN ACCORDANCE WITH THE REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONER'S COURT.

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

ATTEST:

\_\_\_\_\_  
COUNTY JUDGE, BEAR COUNTY, TEXAS

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

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THE MATTER OF THE ABOVE DESCRIBED PLAT AND I AM Satisfied THAT THE SAME IS IN ACCORDANCE WITH THE REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONER'S COURT.

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

ATTEST:

\_\_\_\_\_  
COUNTY JUDGE, BEAR COUNTY, TEXAS

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





**PLANNING COMMISSION  
SUBDIVISION PLAT**

AGENDA ITEM NO:   //   December 13, 2006

**MOUNTAIN LODGE  
UNIT-6B2/6B3 PUD  
SUBDIVISION NAME**

**MAJOR PLAT**

**060249  
PLAT #**

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

**FERGUSON MAP GRID:** 483 C-2

**OWNER:** 281 Canyon Partners, Ltd. By W. T. Field

**ENGINEER:** Pape-Dawson Engineers, Inc. by Gene Dawson

**CASE MANAGER:** Dustin R. Finley, Planner II

**Date filed with Planning Commission:** November 17, 2006

**Location:** Northwest of the US HWY 281 and Stone Oak PKWY intersection.

**Services Available:** SAWS water and sewer

**Zoning:** Outside San Antonio City Limits

**Plat is in accordance with:**

POADP/MDP #427K, Laredo Springs, accepted on October 24, 2003

PUD #03-020B, Mountain Lodge, approved April 18, 2006

**Proposed Use:** Single family

---

**APPLICANT'S PROPOSAL:**

To plat **14.20** acres consisting of **43** single family lots with **2,292** linear feet of private street.

**DISCUSSION:**

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San

Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

**STAFF RECOMMENDATION:**

Approval

NOTE: FOR PROPOSED CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

LINE	LENGTH	BEARING
L1	22.84'	N72°02'48"E
L2	16.01'	S70°35'23"E
L3	31.20'	S41°02'45"W
L4	55.33'	N27°25'56"E
L5	112.94'	N42°10'10"W
L6	23.07'	S76°32'39"W
L7	31.89'	N69°57'42"W
L8	52.07'	N39°24'37"E
L9	52.07'	N39°24'37"E
L10	16.38'	N30°11'12"E
L11	16.38'	N30°11'12"E
L12	112.94'	S42°10'10"W
L13	55.33'	N27°25'56"E
L14	31.20'	S41°02'45"W
L15	16.01'	S70°35'23"E
L16	22.84'	N72°02'48"E
L17	10.64'	N69°49'50"E
L18	31.50'	N69°23'09"E
L19	31.50'	S58°28'08"W

CURVE	LENGTH	RADIUS	TANGENT	BETA	CHORD BEARING	CHORD
C1	15.71'	10.00'	10.00'	90°00'00"	N37°29'02"E	14.14'
C2	15.71'	10.00'	10.00'	90°00'00"	N52°30'54"E	14.14'
C3	15.71'	10.00'	10.00'	90°00'00"	S57°29'06"W	14.14'
C4	15.71'	10.00'	10.00'	90°00'00"	S72°30'54"W	14.14'
C5	13.62'	15.00'	7.32'	59°01'12"	N65°29'51"E	13.16'
C6	13.62'	15.00'	7.32'	59°01'12"	N13°27'00"W	12.95'
C7	27.24'	225.00'	115.31'	95°28'51"	N40°24'20"E	48.86'
C8	18.83'	10.00'	11.33'	95°28'51"	N77°35'32"E	37.75'
C9	18.83'	10.00'	11.33'	95°28'51"	N77°35'32"E	37.75'
C10	59.68'	525.00'	275.30'	95°28'51"	N60°25'52"E	103.82'
C11	59.68'	525.00'	275.30'	95°28'51"	N60°25'52"E	103.82'
C12	244.33'	330.00'	148.27'	94°02'25"	N60°25'52"E	103.82'
C13	244.33'	330.00'	148.27'	94°02'25"	N60°25'52"E	103.82'
C14	17.48'	11.00'	11.00'	108°53'	N37°04'57"E	20.91'
C15	206.74'	275.00'	128.37'	108°53'	N37°04'57"E	20.91'
C16	469.21'	275.00'	248.97'	108°53'	N37°04'57"E	20.91'
C17	469.21'	275.00'	248.97'	108°53'	N37°04'57"E	20.91'
C18	457.44'	375.00'	228.09'	108°53'	N37°04'57"E	20.91'
C19	159.06'	175.00'	85.04'	108°53'	N37°04'57"E	20.91'
C20	23.08'	44.00'	49.04'	95°12'25"	N48°08'45"W	8.50'
C21	23.08'	44.00'	49.04'	95°12'25"	N48°08'45"W	8.50'
C22	63.84'	46.00'	39.02'	27°08'54"	N02°13'05"E	8.45'
C23	63.84'	46.00'	39.02'	27°08'54"	N02°13'05"E	8.45'
C24	24.00'	575.00'	12.00'	92°33'25"	N24°09'14"W	24.00'
C25	24.00'	575.00'	12.00'	92°33'25"	N24°09'14"W	24.00'
C26	24.00'	575.00'	12.00'	92°33'25"	N24°09'14"W	24.00'
C27	24.00'	575.00'	12.00'	92°33'25"	N24°09'14"W	24.00'
C28	24.00'	575.00'	12.00'	92°33'25"	N24°09'14"W	24.00'
C29	24.00'	575.00'	12.00'	92°33'25"	N24°09'14"W	24.00'
C30	24.00'	575.00'	12.00'	92°33'25"	N24°09'14"W	24.00'

**LOCATION MAP**  
NOT TO SCALE

**LEGEND**  
SEE PLAT FOR DETAILS  
UNPLATTED 52.6 ACRES (VOL. 9570, PGS. 150-151, D.66)

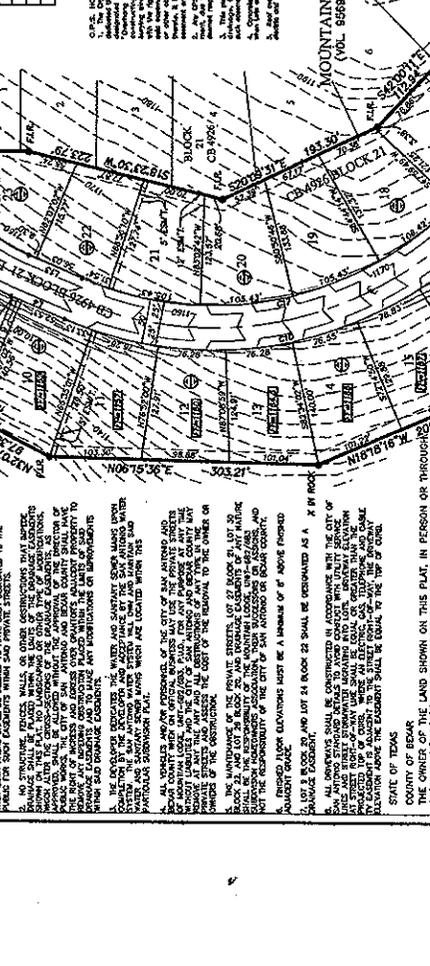
**OWNER:** MOUNTAIN LODGE UNIT 6A2 (VOL. 9570, PGS. 150-151, D.66)

**DEVELOPMENT RECEIVED**  
OWNER/DEVELOPER: DEWELP CAPITAL ENERGY, L.P.  
3000 TEXAS ON LAKE BLVD, SUITE 110  
AUSTIN, TEXAS 78746

**PAPE-DAWSON ENGINEERS**  
REGISTERED PROFESSIONAL ENGINEER

**STATE OF TEXAS**  
COUNTY OF BEAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS FOR AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

**DATE:** OCT 18, 2006, 4:44 PM  
**USER:** D. EMMONDSON  
**FILE:** M:\4558\9\00\Drawn\Chn\PLAT\PL455880.dwg



**STATE OF TEXAS**  
COUNTY OF BEAR  
I HEREBY CERTIFY THAT THIS PLAT WAS MADE FOR RECORD IN MY OFFICE, ON THE DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_, IN THE YEAR AND DAY OF \_\_\_\_\_, IN TESTIMONY WHEREOF, I HAVE HEREON SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_.

**CERTIFICATE OF APPROVAL**  
THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS FOR AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC. AND THAT THIS PLAT WAS APPROVED BY THE RULES AND REGULATIONS GOVERNING SAID PLATS AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

**DATE:** OCT 18, 2006, 4:44 PM  
**USER:** D. EMMONDSON  
**FILE:** M:\4558\9\00\Drawn\Chn\PLAT\PL455880.dwg

**STATE OF TEXAS**  
COUNTY OF BEAR  
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**DEVELOPMENT RECEIVED**  
OWNER/DEVELOPER: DEWELP CAPITAL ENERGY, L.P.  
3000 TEXAS ON LAKE BLVD, SUITE 110  
AUSTIN, TEXAS 78746

**PAPE-DAWSON ENGINEERS**  
REGISTERED PROFESSIONAL ENGINEER

**STATE OF TEXAS**  
COUNTY OF BEAR  
I HEREBY CERTIFY THAT THIS PLAT WAS MADE FOR RECORD IN MY OFFICE, ON THE DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_, IN THE YEAR AND DAY OF \_\_\_\_\_, IN TESTIMONY WHEREOF, I HAVE HEREON SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_.

**DEVELOPMENT RECEIVED**  
OWNER/DEVELOPER: DEWELP CAPITAL ENERGY, L.P.  
3000 TEXAS ON LAKE BLVD, SUITE 110  
AUSTIN, TEXAS 78746

**PAPE-DAWSON ENGINEERS**  
REGISTERED PROFESSIONAL ENGINEER



May 26, 2006

Mr. Daniel Bowden, E.I.T.  
Pape-Dawson Engineers, Inc.  
555 East Ramsey  
San Antonio, Texas 78216

RE: File No. 0605020 - Request for review of **Mountain Lodge, Unit-6B2/6B3 PUD Subdivision, Plat No. 060249** located approximately 1 mile west of US Hwy 281 North and 0.6 miles south of Wilderness Oaks Drive

Dear Mr. Bowden:

On May 22, 2006, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 14.300 acres located entirely within the EARZ. Geologic features were visually apparent at the site; no significant features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1507. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated April 16, 1999. An Organized Sewage Collection System (SCS) Plan has been submitted for review and approval by the Texas Commission on Environmental Quality (TCEQ).

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Mountain Lodge, Unit-6B2/6B3 PUD Subdivision, Plat No. 060249.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3526.

Sincerely,

A handwritten signature in black ink that reads 'Kirk M. Nixon'.

Kirk M. Nixon  
Manager  
Resource Protection Division

KMN:JIM:pzg

**PLANNING COMMISSION  
SUBDIVISION PLAT**

AGENDA ITEM NO: 12 December 13, 2006

ALAMO RANCH UNIT 8  
SUBDIVISION NAME

MAJOR PLAT

060277  
PLAT #

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

**FERGUSON MAP GRID:** 577 C-3

**OWNER:** Continental Homes of Texas, LP, by Timothy Pruski

**ENGINEER:** Moy Civil Engineers, by Garth E. Coursen

**CASE MANAGER:** Christine Zuniga, Planner II

**Date filed with Planning Commission:** December 1, 2006

**Location:** On the northern extension of Palmetto Way from Alamo Ranch Unit 2

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is in accordance with:**

P.O.A.D.P./M.D.P. # 808B, Alamo Ranch, accepted on November 16, 2005

**Proposed Use:** Single Family Residential

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**APPLICANT'S PROPOSAL:**

To plat 17.187 acres consisting of 84 single family lots and 3,220 linear feet of public streets.

**DISCUSSION:**

The Development Services Department has cited: Section 35-506(q)(5)(a) of the UDC, a development standard important to the health, safety and welfare of the community. The applicant's engineer has submitted a request for an Administrative Exception to the requirement. The Development Services Director has granted an administrative exception to Section 35-506(q)(5)(a) of the UDC regarding Sidewalk Standards as indicated in the attached report.

**STAFF RECOMMENDATION:**

Approval.







DEVELOPMENT SERVICES  
RECEIVED

2006 NOV 22 PM 12:55

August 31, 2006  
Job No. 050278

Ms. Renee Green, PE  
County Engineer  
Bexar County Infrastructure Services  
233 N Pecos La Trinidad, Suite 420  
San Antonio TX 78207-3188

Re: **Development Standards – Administrative Exception for Alamo Ranch Subdivision Unit 8; Plat No. 060277  
City of San Antonio UDC §35-506(q)(5)(A) – “Sidewalk Standards - Width”**

Ms. Green:

The sidewalks located within Alamo Ranch have proposed widths of 4-feet; typically located 6-inches from the front property line. Local "B" streets may have sidewalks that meander within the 10' parkway and Pedestrian Access Easement with a 2.0-foot minimum distance from the curb and a typical width of 4-feet. The proposed sidewalk widths and locations are compliant with §35-506(q)(5)(A) within the limits of the City of San Antonio and until a recent amendment in the UDC have been acceptable in the ETJ. The applicant understands the need to maintain clear vision areas at and near street intersections and in front of regulatory signage in the parkway. UDC §35-512(b)(1), "Streetscape Planting Standards" helps to reinforce this by requiring trees to be planted a minimum distance of 3-feet from the back of curb.

An Administrative Exception from §35-506(q)(5)(A) of the UDC for Alamo Ranch Subdivision Unit 8, Plat No. 060277, is requested in accordance with §35-501, and based upon the following grounds:

1. The proposed exception does not conflict with the goals and policies of the master plan. This proposed Administrative Exception does not conflict with the goals and policies of the master plan. In fact the proposed sidewalk widths and locations are consistent with the locations and widths shown on Alamo Ranch Master Development Plan (MDP) No. 808-B, approved on November 16, 2005.
2. The proposed exception will not pose a threat to health and safety. Based on generally accepted engineering principles and current design standards that exist within the UDC, the proposed sidewalk locations and widths pose less threat to health and safety than locating sidewalks at the back of curb. The proposed sidewalk locations actually provide a buffer between pedestrian and traffic circulation patterns reducing the potential for conflicts and allow more accessibility for people with disabilities by reducing the number of driveway transitions that would be required with sidewalks at the back of curb.

Therefore, we believe an Administrative Exception from Bexar County for §35-506(q)(5)(A) of the UDC for Alamo Ranch Subdivision Unit 8, Plat No. 060277, is warranted.

If you have any questions, please call me.

Sincerely,  
MOY CIVIL ENGINEERS

A handwritten signature in black ink, appearing to read 'Garin E. Coursen', is written over a horizontal line.

Garin E. Coursen, PE  
Project Manager

Cc: CoSA; File

P:\050260-Alamo Ranch\050278 Unit 8\admin\Letters\06-0631 - BCPW Variance Sidewalk.doc

CITY OF SAN ANTONIO

Interdepartmental Correspondence Sheet

DEVELOPMENT SERVICES RECEIVED

2006 NOV 22 PM 12: 55

TO: Director of Development Services
FROM: Development Services Department - Engineering
COPIES TO: Correspondence File
SUBJECT: Alamo Ranch Unit 8 (Plat No. 060277)

DATE: October 4, 2006

The Development Services Department - Engineering received and reviewed a letter dated August 31, 2006 from the engineer representing the owner of subject property, wherein a request for an administrative exception to the Unified Development Code (UDC), Section 35-506(q)(5)(A)(Sidewalk Standards) is made. Specifically, the engineer is requesting relief from the requirement to locate sidewalks at the back of curb. The UDC stipulates that sidewalks shall adjoin the curb when the proposed streets are outside of the City Limits. This plat is located within the San Antonio ETJ and requires concurrence by the County.

Response to Section 35-506(q)(5)(A)(Sidewalk Standards) Administrative Exception: Alamo Ranch Unit 8 is located west of Loop 1604 and south of Culebra Road.

The engineer is proposing the construction of 4-foot wide sidewalks set approximately six inches from the property line or meandering through the parkway. Within the City Limits, the UDC allows for planting strips that are equal to or greater than the 2-foot minimum. However, the UDC does not allow planting strips in the ETJ.

Since sidewalks placed away from the street are considered to be safer for pedestrians, DSD - Engineering does not offer any objection to the approval of this administrative exception.

Sincerely;

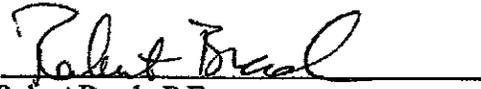
Handwritten signature of Sam Dent, P.E.
Sam Dent, P.E.
Chief Engineer
Development Services Department

DEVELOPMENT SERVICES  
RECEIVED

2006 NOV 22 PM 12: 55

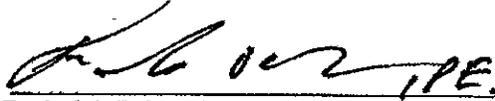
Administrative Exception  
Alamo Ranch Unit 8  
Plat No. 060277  
October 4, 2006  
Page 2 of 2

Concur / Nonconcur:



Robert Brach, P.E.  
Development Services Engineer  
Bexar County – Infrastructure Services Department

Approved / Disapproved:



Roderick J. Sanchez, AICP  
Interim Director  
Development Services Department

RS/ed

**PLANNING COMMISSION  
SUBDIVISION PLAT**

AGENDA ITEM NO: 13 December 13, 2006

ALAMO RANCH UNIT 7  
SUBDIVISION NAME

MAJOR PLAT

060276  
PLAT #

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

**FERGUSON MAP GRID:** 577 C-3

**OWNER:** Continental Homes of Texas, LP, by Timothy Pruski

**ENGINEER:** Moy Civil Engineers, by Garth E. Coursen

**CASE MANAGER:** Luz M. Gonzales, Planner II

**Date filed with Planning Commission:** November 28, 2006

**Location:** The extension of Oldham Cove from Alamo Ranch Unit 8

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is in accordance with:**

P.O.A.D.P./M.D.P. # 808B, Alamo Ranch/Westwinds, accepted on July 19, 2006

**Proposed Use:** Single Family Residential

---

**APPLICANT'S PROPOSAL:**

To plat 15.609 acres consisting of 97 single family lots and 2,628 linear feet of public streets.

**DISCUSSION:**

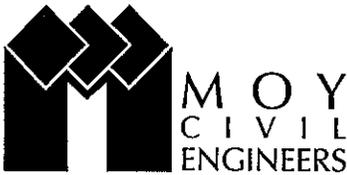
The Development Services Department has cited: Section 35-506(q)(5)(a) of the UDC, a development standard important to the health, safety and welfare of the community. The applicant's engineer has submitted a request for an Administrative Exception to the requirement. The Development Services Director has granted an administrative exception to Section 35-506(q)(5)(A) of the UDC regarding Sidewalk Standards as indicated in the attached report.

It is noted that because plat # 060277, Alamo Ranch, Unit 8, provides access to this development, it must be approved and recorded before this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

**STAFF RECOMMENDATION:**

Approval.





RECEIVED  
06 JUL 10 PM 2:58

LAND DEVELOPMENT  
SERVICES DIVISION

July 7, 2006  
Job No. 050277

Ms. Renee Green, PE  
Interim County Engineer  
Bexar County Infrastructure Services  
233 N Pecos La Trinidad, Suite 420  
San Antonio TX 78207-3188

Re: **Development Standards – Administrative Exception for Alamo Ranch Subdivision Unit 7; Plat No. 060276 City of San Antonio UDC §35-506(q)(5)(A) – “Sidewalk Standards - Width”**

Ms. Green:

The sidewalks located within Alamo Ranch have proposed widths of 4-feet located 0.5-feet from the front property line. The proposed sidewalk widths and locations are compliant with §35-506(q)(5)(A) within the limits of the City of San Antonio and until a recent amendment in the UDC have been acceptable in the ETJ. The applicant understands the need to maintain clear vision areas at and near street intersections and in front of regulatory signage in the parkway. UDC §35-512(b)(1), “Streetscape Planting Standards” helps to reinforce this by requiring trees to be planted a minimum distance of 3-feet from the back of curb.

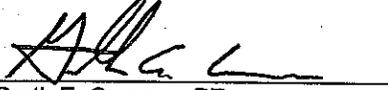
An Administrative Exception from §35-506(q)(5)(A) of the UDC for Alamo Ranch Subdivision Unit 7, Plat No. 060276, is requested in accordance with §35-501, and based upon the following grounds:

1. The proposed exception does not conflict with the goals and policies of the master plan. **This proposed Administrative Exception does not conflict with the goals and policies of the master plan. In fact the proposed sidewalk widths and locations are consistent with the locations and widths shown on Alamo Ranch Master Development Plan (MDP) No. 808-B, approved on November 16, 2005.**
2. The proposed exception will not pose a threat to health and safety. **Based on generally accepted engineering principles and current design standards that exist within the UDC, the proposed sidewalk locations and widths pose less threat to health and safety than locating sidewalks at the back of curb. The proposed sidewalk locations actually provide a buffer between pedestrian and traffic circulation patterns reducing the potential for conflicts and allow more accessibility for people with disabilities by reducing the number of driveway transitions that would be required with sidewalks at the back of curb.**

Therefore, we believe an Administrative Exception from Bexar County for §35-506(q)(5)(A) of the UDC for Alamo Ranch Subdivision Unit 7, Plat No. 060276, is warranted.

If you have any questions, please call me.

Sincerely,  
MOY CIVIL ENGINEERS

  
Garth E. Coursen, PE  
Project Manager

Cc: File

P:\050260-Alamo Ranch\050277 Unit 7\Admin\Letters\06-0707 - BCPW Variance Sidewalk.doc

# CITY OF SAN ANTONIO

## Interdepartmental Correspondence Sheet

TO: Director of Development Services

FROM: Development Services Department – Engineering

COPIES TO: Correspondence File

SUBJECT: Alamo Ranch Unit 7 (Plat No. 060276)

DATE: July 31, 2006

The Development Services Department - Engineering received and reviewed a letter dated July 7, 2006 from the engineer representing the owner of subject property, wherein a request for an administrative exception to the Unified Development Code (UDC), Section 35-506(q)(5)(A)(Sidewalk Standards) is made. Specifically, the engineer is requesting relief from the requirement to locate sidewalks at the back of curb. The UDC stipulates that sidewalks shall adjoin the curb when the proposed streets are outside of the City Limits. This plat is located within the San Antonio ETJ and requires concurrence by the County.

**Response to Section 35-506(q)(5)(A)(Sidewalk Standards) Administrative Exception:** Alamo Ranch Unit 7 is located west of Loop 1604 and south of Culebra Road.

The engineer is proposing the construction of 4-foot wide sidewalks set approximately six inches from the property line. Within the City Limits, the UDC allows for planting strips that are equal to or greater than the 2-foot minimum. However, the UDC does not allow planting strips in the ETJ.

Since sidewalks placed away from the street are considered to be safer for pedestrians, DSD – Engineering *does not offer any objection* to the approval of this administrative exception.

Sincerely;



Sam Dent, P.E.  
Chief Engineer  
DSD - Engineering

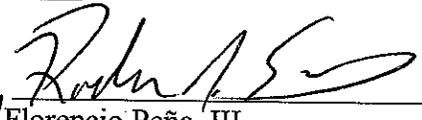
Administrative Exception  
Alamo Ranch Unit 7  
Plat No. 060276  
July 31, 2006  
Page 2 of 2

Concur / Nonconcur:

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Robert Brach, P.E.  
Development Services Engineer  
Bexar County – Infrastructure Services Department

Approved / Disapproved:



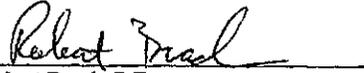
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Florencio Peña, III  
Director  
Development Services Department

FP/sd

Administrative Exception  
Alamo Ranch Unit 7  
Plat No. 060276  
July 31, 2006  
Page 2 of 2

Concur / Nonconcur:



Robert Brach, P.E.  
Development Services Engineer  
Bexar County – Infrastructure Services Department

Approved / Disapproved:

---

Florencio Peña, III  
Director  
Development Services Department

FP/sd

**PLANNING COMMISSION  
SUBDIVISION PLAT**

**AGENDA ITEM NO:** 14 December 13, 2006

**HILLCREST UNIT-6B  
SUBDIVISION NAME**

**MAJOR PLAT**

**060460  
PLAT #**

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

**FERGUSON MAP GRID:** 646 B-2

**OWNER:** Pulte Homes of Texas, L.P. By Christopher Lindhorst

**ENGINEER:** Carter & Burgess by Natasha Ulrich

**CASE MANAGER:** Dustin R. Finley, Planner II

**Date filed with Planning Commission:** November 21, 2006

**Location:** At the west intersection of Spurs Ranch and Range Boss Road.

**Services Available:** Bexar Met water and SAWS sewer

**Zoning:** Outside San Antonio City Limits

**Plat is in accordance with:**

POADP/MDP #787-B, Hillcrest, accepted on June 6, 2006

**Proposed Use:** single family

---

**APPLICANT'S PROPOSAL:**

To plat 1.931 acres consisting of 1 single-family lot with 1,233.08 linear feet of public street.

**STAFF RECOMMENDATION:**

Approval

STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAN, IN PERSON OR THROUGH HIS ATTORNEY, HAS BEEN ADVISED BY THE COUNTY CLERK OF BEAR COUNTY, TEXAS, THAT THE RECORDS OF THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS, SHOW FOR THE PURPOSE AND CONSIDERATION HEREIN EXpressed.

OWNER/DEVELOPER  
MRS. MARGARET M. L. S. L. S.  
813 N. WINDY DR. SUITE 101  
DALLAS, TEXAS 75225  
TEL. (214) 742-2818

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY OF THE SAID PERSONALLY APPEARED, HAS BEEN EXAMINED THE SAID INSTRUMENT, AND I AM Satisfied THAT THE SAID INSTRUMENT IS THE TRUE AND CORRECT COPY OF THE INSTRUMENT AS FILED IN THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND I HEREBY CERTIFY THAT THE SAID INSTRUMENT IS THE TRUE AND CORRECT COPY OF THE INSTRUMENT AS FILED IN THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

WITNESSED MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 19\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEAR

NOTARY PUBLIC  
BEAR COUNTY, TEXAS

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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS, AND ASSISTING OFFICER OF THE UNDERSIGNED COUNTY OF BEAR COUNTY, TEXAS, HEREBY CERTIFY THAT THE SAID INSTRUMENT IS THE TRUE AND CORRECT COPY OF THE INSTRUMENT AS FILED IN THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND I HEREBY CERTIFY THAT THE SAID INSTRUMENT IS THE TRUE AND CORRECT COPY OF THE INSTRUMENT AS FILED IN THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

WITNESSED MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 19\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEAR

NOTARY PUBLIC  
BEAR COUNTY, TEXAS

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

STATE OF TEXAS  
COUNTY OF BEAR

NOTARY PUBLIC  
BEAR COUNTY, TEXAS

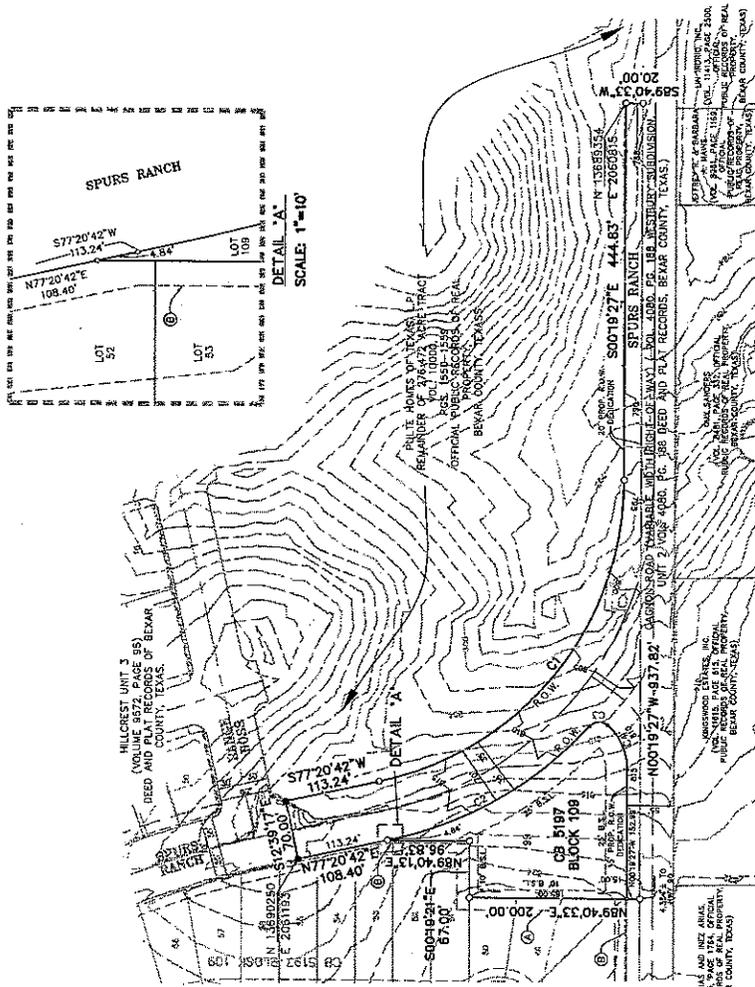
BY \_\_\_\_\_  
COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR

NOTARY PUBLIC  
BEAR COUNTY, TEXAS

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

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	77°40'09"	365.00	464.79	457.76	S38°30'37"W
C2	36°03'36"	435.00	233.77	239.27	S59°18'55"W
C3	89°54'41"	15.00	23.54	21.20	S86°14'28"W
C4	48°28'45"	70.00	98.23	57.48	N24°33'49"W



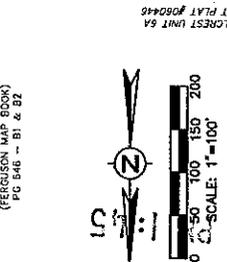
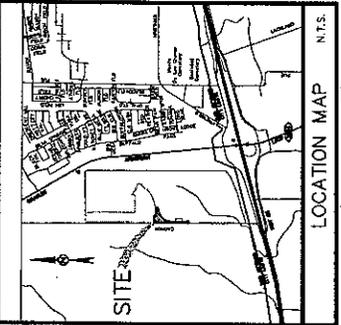
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM HAS BEEN ADVISED BY THE CITY ENGINEER AND THE CITY CLERK THAT THE SAID INSTRUMENT IS THE TRUE AND CORRECT COPY OF THE INSTRUMENT AS FILED IN THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND I HEREBY CERTIFY THAT THE SAID INSTRUMENT IS THE TRUE AND CORRECT COPY OF THE INSTRUMENT AS FILED IN THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

A SUBDIVISION PLAT  
HILLCREST SUBDIVISION, UNIT 6B

BEING 1.831 ACRES OF LAND OUT OF THE REMAINING PORTION OF A 276.472 ACRE TRACT OF LAND RECORDED IN VOLUME 10000, PAGE 1650 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS, BEING COUNTY BLOCK 5187, BEAR COUNTY, TEXAS, BEING COUNTY BLOCK 5187, BEAR COUNTY, TEXAS.

**Carter Burgess**  
Consultants in Engineering, Surveying, Architecture,  
Construction Management and Field Services

1100 West Loop West, Suite 2000  
Dallas, Texas 75241  
© COPYRIGHT 2005 Carter Burgess, Inc.  
DATE: 11/09/05 JOB NO. 110033422



- NOTE:
- 1) WASTEWATER TREATMENT PLANT (WTP) IS LOCATED AT THE INTERSECTION OF IRON PIN ROAD AND IRON PIN CREEK. THE WTP IS OPERATED BY THE CITY OF SAN ANTONIO.
  - 2) APPROXIMATELY WATER MAINS FEES ARE DUE AT THE TIME OF PLAT.
  - 3) SET 1/2" IRON PIN FOUND ON IRON PIN ROAD W/ ORANGE CAP UNDER THE SURFACE OF THE ROAD. THE WTP IS OPERATED BY THE CITY OF SAN ANTONIO.
  - 4) BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM AND 63 SOUTH CENTRAL ZONE.
  - 5) THE DEVELOPER WARRANTS THAT THE PLAT IS NOT SUBJECT TO ANY EASEMENTS, RIGHTS, OR INTERESTS OF ANY KIND, AND THAT THE PLAT IS NOT SUBJECT TO ANY EASEMENTS, RIGHTS, OR INTERESTS OF ANY KIND.
  - 6) THE DEVELOPER WARRANTS THAT THE PLAT IS NOT SUBJECT TO ANY EASEMENTS, RIGHTS, OR INTERESTS OF ANY KIND, AND THAT THE PLAT IS NOT SUBJECT TO ANY EASEMENTS, RIGHTS, OR INTERESTS OF ANY KIND.
  - 7) THE DEVELOPER WARRANTS THAT THE PLAT IS NOT SUBJECT TO ANY EASEMENTS, RIGHTS, OR INTERESTS OF ANY KIND, AND THAT THE PLAT IS NOT SUBJECT TO ANY EASEMENTS, RIGHTS, OR INTERESTS OF ANY KIND.

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 15 December 13, 2006

WESTWINDS VALERO, UNIT-1 MAJOR PLAT 060554  
SUBDIVISION NAME PLAT #

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

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

**OWNER:** 151 Development, L.P., by J.A. Trautmann

**ENGINEER:** Pape Dawson Engineers, by Alfonso Chua, P.E.

**CASE MANAGER:** Ernest Brown, Planner II

**Date filed with Planning Commission:** November 22, 2006

**Location:** On the southeast corner on of Culebra Rd./F.M. 471 and Alamo Parkway.

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is in accordance with:**

MDP/POADP #808E, Westwinds was accepted on September 11, 2006.

**Proposed Use:** Commercial

**Major Thoroughfare:** Culebra Road/F.M. 471 is a primary arterial, Type A, minimum R.O.W. 120 feet.

---

**APPLICANT'S PROPOSAL:**

To plat 1.93 acres consisting of 1 non single family lot.

**STAFF RECOMMENDATION:**

Approval



**TYPICAL NOTES:**  
 1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SAN ANTONIO AND THE STATE OF TEXAS.  
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SAN ANTONIO AND THE STATE OF TEXAS.  
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SAN ANTONIO AND THE STATE OF TEXAS.  
 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SAN ANTONIO AND THE STATE OF TEXAS.  
 5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SAN ANTONIO AND THE STATE OF TEXAS.

**GENERAL NOTES:**  
 1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SAN ANTONIO AND THE STATE OF TEXAS.  
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SAN ANTONIO AND THE STATE OF TEXAS.  
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SAN ANTONIO AND THE STATE OF TEXAS.  
 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SAN ANTONIO AND THE STATE OF TEXAS.  
 5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SAN ANTONIO AND THE STATE OF TEXAS.

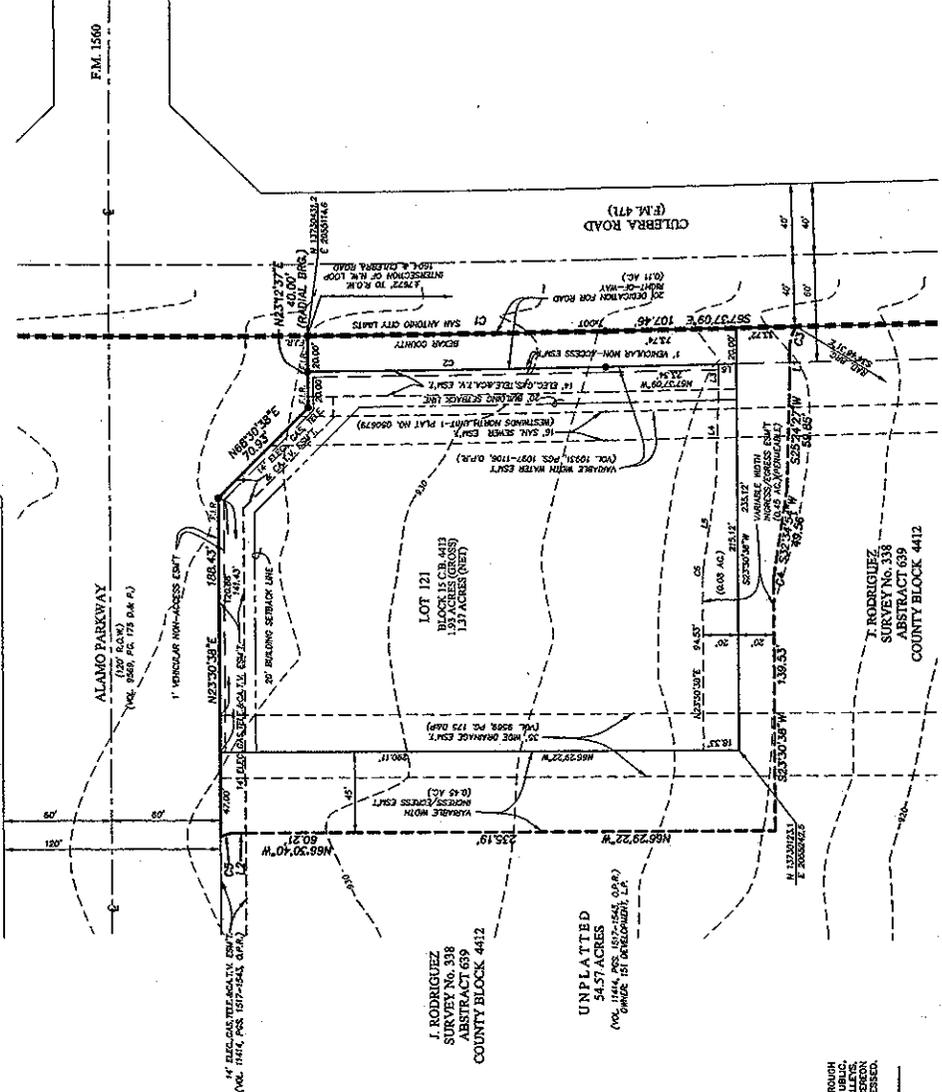
**LEGEND:**  
 REC. = RECORD  
 C.A. = CITY OF SAN ANTONIO  
 S.A. = STATE OF TEXAS  
 E.A. = ELECTRIC  
 T.V. = TELEVISION  
 S.E. = SEWER  
 F.A. = FLOOD ALLEYS  
 P.A. = PUBLIC ALLEYS  
 O.P. = OFFICIAL PUBLIC RECORDS  
 O.A. = OFFICIAL ALLEYS  
 D.R. = DRAINAGE RECORDS  
 S.A. = SANITATION  
 S.E. = SEWER  
 P.A. = PUBLIC ALLEYS  
 O.P. = OFFICIAL PUBLIC RECORDS  
 O.A. = OFFICIAL ALLEYS  
 D.R. = DRAINAGE RECORDS  
 S.A. = SANITATION  
 S.E. = SEWER  
 P.A. = PUBLIC ALLEYS

**CONTRACT OF APPROVAL:**  
 THE UNDERSIGNED, COUNTY JUDGE OF BEAVER COUNTY, TEXAS AND PRESIDENT OF THE BOARD OF COUNTY COMMISSIONERS OF BEAVER COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN AN OFFICE OF THE COUNTY CLERK OF BEAVER COUNTY, TEXAS ON THE 15th DAY OF NOVEMBER, 1969, AND THAT AFTER THE PLAT HAS BEEN RECORDED IN THE PUBLIC RECORDS OF BEAVER COUNTY, TEXAS, THE COUNTY CLERK OF BEAVER COUNTY, TEXAS HAS AFFIXED HIS SEAL AND HIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 1969  
 COUNTY CLERK, BEAVER COUNTY, TEXAS  
 COUNTY CLERK, BEAVER COUNTY, TEXAS  
 STATE OF TEXAS  
 COUNTY OF BEAVER  
 COUNTY CLERK OF BEAVER COUNTY, TEXAS  
 DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN AN OFFICE OF THE COUNTY CLERK OF BEAVER COUNTY, TEXAS ON THE 15th DAY OF NOVEMBER, 1969, AND THAT AFTER THE PLAT HAS BEEN RECORDED IN THE PUBLIC RECORDS OF BEAVER COUNTY, TEXAS, THE COUNTY CLERK OF BEAVER COUNTY, TEXAS HAS AFFIXED HIS SEAL AND HIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

LINE	LENGTH	BEARINGS
L1	6.57'	S83°00'00"W
L2	6.57'	N87°00'00"W
L3	8.61'	N82°30'35"E
L4	56.69'	S25°24'57"W
L5	47.05'	N32°24'54"E
L6	9.26'	S87°31'05"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	166.46'	11,400.14'	83.23'	107.40'	S77°31'07"E
C2	166.25'	11,512.81'	83.36'	107.40'	S77°31'07"E
C3	13.64'	25.00'	7.10'	31.42'	S13°06'13"E
C4	2.37'	15.00'	1.19'	09.04'	S13°06'13"E
C5	8.47'	20.00'	4.30'	24.15'	S13°06'13"E
C6	8.71'	55.00'	4.35'	69.04'	S13°06'13"E



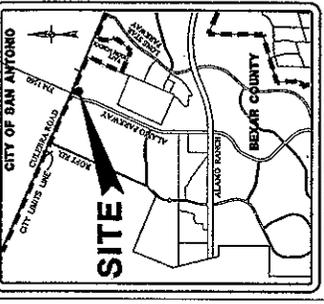
**SUBDIVISION PLAT OF WESTWINDS VALERO, UNIT-1**

A 1.93 ACRE TRACT OF LAND BEING COMPRISED OF LAND OUT OF THE S-457 ACRE TRACT BEING RECORDED IN VOLUME 11414, PAGES 151-153 OF THE OFFICIAL PUBLIC RECORDS OF BEAVER COUNTY, TEXAS AND OUT OF THE J. RODRIGUEZ SURVEY NUMBER 338, ABSTRACT 639, COUNTY BLOCK 4412 IN BEAVER COUNTY, TEXAS.

THIS PLAT OF WESTWINDS VALERO, UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF BEAVER COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20

**OWNER/DEVELOPER:**  
 151 DEVELOPMENT, L.P.  
 7913 McPHERSON, SUITE 103  
 LAREDO, TEXAS 78045  
 TEL. NO. (210) 854-2636

**PAPE-DAWSON ENGINEERS**  
 151 DEVELOPMENT, L.P.  
 7913 McPHERSON, SUITE 103  
 LAREDO, TEXAS 78045  
 TEL. NO. (210) 854-2636



**LOCATION MAP NOT TO SCALE**  
 SURVEYOR'S NOTES:  
 1. THE SITE IS SHOWN WITH YELLOW CAD MARKED PROPERTY LINES.  
 2. THE BASIS OF MONUMENTATION ARE THOSE SHOWN FORTH.  
 3. M.A.D. 30 CORNER MARKS WERE DERIVED FROM THE SURVEY OF THE TRANSMISSION LINE.  
 4. THE SURVEY WAS MADE BY THE SURVEYOR ON THE 15th DAY OF NOVEMBER, 1969.  
 5. THE BEARINGS AND DISTANCES ARE AS SHOWN ON THE PLAT.  
 6. THE BEARINGS AND DISTANCES ARE AS SHOWN ON THE PLAT.  
 7. THE BEARINGS AND DISTANCES ARE AS SHOWN ON THE PLAT.

**CONTRACT OF APPROVAL:**  
 THE UNDERSIGNED, COUNTY JUDGE OF BEAVER COUNTY, TEXAS AND PRESIDENT OF THE BOARD OF COUNTY COMMISSIONERS OF BEAVER COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN AN OFFICE OF THE COUNTY CLERK OF BEAVER COUNTY, TEXAS ON THE 15th DAY OF NOVEMBER, 1969, AND THAT AFTER THE PLAT HAS BEEN RECORDED IN THE PUBLIC RECORDS OF BEAVER COUNTY, TEXAS, THE COUNTY CLERK OF BEAVER COUNTY, TEXAS HAS AFFIXED HIS SEAL AND HIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 1969  
 COUNTY CLERK, BEAVER COUNTY, TEXAS  
 COUNTY CLERK, BEAVER COUNTY, TEXAS  
 STATE OF TEXAS  
 COUNTY OF BEAVER  
 COUNTY CLERK OF BEAVER COUNTY, TEXAS  
 DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN AN OFFICE OF THE COUNTY CLERK OF BEAVER COUNTY, TEXAS ON THE 15th DAY OF NOVEMBER, 1969, AND THAT AFTER THE PLAT HAS BEEN RECORDED IN THE PUBLIC RECORDS OF BEAVER COUNTY, TEXAS, THE COUNTY CLERK OF BEAVER COUNTY, TEXAS HAS AFFIXED HIS SEAL AND HIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

**RICHARD OLIVAREZ**  
 COUNTY CLERK  
 My Comm. Exp. 10-16-2009

**ALFONSO R. CHIA, JR.**  
 84556  
 LICENSED PROFESSIONAL ENGINEER

**E. BUCHANAN**  
 4959  
 LICENSED PROFESSIONAL ENGINEER

**STATE OF TEXAS**  
 COUNTY OF BEAVER  
 COUNTY CLERK OF BEAVER COUNTY, TEXAS  
 DO HEREBY CERTIFY THAT THE ABOVE PLAT CONTAINS TO THE MINIMAL STANDARDS OF BEAVER COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 16 December 13, 2006

CONCORD PARK, UNIT IV  
SUBDIVISION NAME

MAJOR PLAT

060612  
PLAT #

**COUNCIL DISTRICT:** 9

**FERGUSON MAP GRID:** 517 A-1

**OWNER:** Concord Corporation, by William T. Ellis

**ENGINEER:** Pape-Dawson Engineers, Inc., by Brice Moczygamba

**CASE MANAGER:** Donna L. Schueling, Planner II

**Date filed with Planning Commission:** November 29, 2006

**Location:** On the northwest corner of East Sonterra and Hardy Oak

**Services Available:** SAWS Water and Sewer

**Zoning:** C-2 Commercial District  
C-3 Commercial District  
ERZD Edwards Recharge Zone District

**Plat is in accordance with:**

MDP/POADP #698, Villages of Sonterra was accepted on February 28, 2001.

**Proposed Use:** Commercial

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

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**APPLICANT'S PROPOSAL:**

To plat **28.69** acres consisting of **5** non-single family lots.

**DISCUSSION:**

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

**STAFF RECOMMENDATION:**

Approval.



LEGEND:  
 A.A.W. = RIGHT-OF-WAY  
 B.B.W. = BUILDING  
 C.C.V. = CURB & GUTTER  
 D.D. = DRIVE  
 E.E. = ELEVATION  
 F.F. = FLOOR FINISH  
 G.G. = GRADE  
 H.H. = HORIZONTAL CURVE DATA  
 I.I. = INTERSECTION  
 J.J. = JUNCTION  
 K.K. = KICK-OUT  
 L.L. = LATERAL  
 M.M. = MEASUREMENT  
 N.N. = NORTH  
 O.O. = OFFSET  
 P.P. = POINT  
 Q.Q. = QUANTITY  
 R.R. = ROAD  
 S.S. = SIDEWALK  
 T.T. = TYPICAL  
 U.U. = UTILITY  
 V.V. = VERTICAL CURVE DATA  
 W.W. = WALL  
 X.X. = X-CROSSING  
 Y.Y. = YIELD  
 Z.Z. = ZONE

LINE	LENGTH	BEARING
L1	10.02	S01°01'11"E
L2	49.24	N63°21'50"W
L3	8.49	S71°35'10"W
L4	30.59	N67°57'42"E
L5	40.71	S75°35'09"W
L6	4.95	S12°21'58"E
L7	29.00	S78°31'02"E
L8	25.00	S78°31'02"E
L9	45.00	S102°21'52"E
L10	43.21	N79°30'09"E
L11	19.02	N01°27'45"W
L12	35.19	N87°57'25"W
L13	10.64	N00°00'00"E
L14	34.81	S89°03'35"E
L15	40.51	S89°03'35"E
L16	12.45	N00°00'00"E
L17	64.86	S89°33'57"E
L18	10.37	S00°26'03"E
L19	35.04	S89°01'41"W
L20	57.29	N01°43'47"E
L21	60.71	S01°43'47"W
L22	88.08	N87°55'47"E
L23	71.92	S87°55'47"W
L24	4.50	N00°33'22"W
L25	25.00	S89°03'35"E
L26	25.00	S89°03'35"E
L27	4.50	S00°33'22"W
L28	22.76	N18°37'43"W
L29	7.35	S84°35'25"E
L30	10.00	S00°45'09"E
L31	10.00	N00°00'00"E
L32	10.00	N00°00'00"E

ALL AREAS SHOWN ON THIS PLAT ARE TO BE CONVEYED TO CONCORD CORPORATION AS DESCRIBED IN VOLUME 7273, PAGES 273-281 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND TO BE PART OF THE CONCORD PARK, VOL. 9544, PAGES 141-147 (D.P.R.), COUNTY BLOCK 603, COUNTY BLOCK 4943, AND BEING OUT OF THE J. POITEVENT SURVEY NO. 381, ABSTRACT 603, COUNTY BLOCK 4943, AND THE SEINGAS TRACT, SURVEY NUMBER 17, ABSTRACT 726, COUNTY BLOCK 4943, NOW IN NEW CITY BLOCK 15689 IN THE CITY OF ANTONIO, BEAR COUNTY, TEXAS.

THIS PLAT IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: \_\_\_\_\_ CHURMAN

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

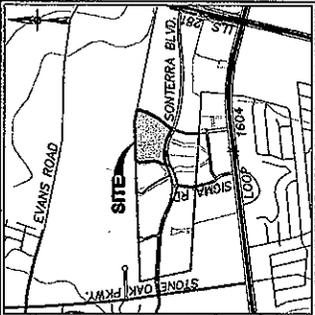
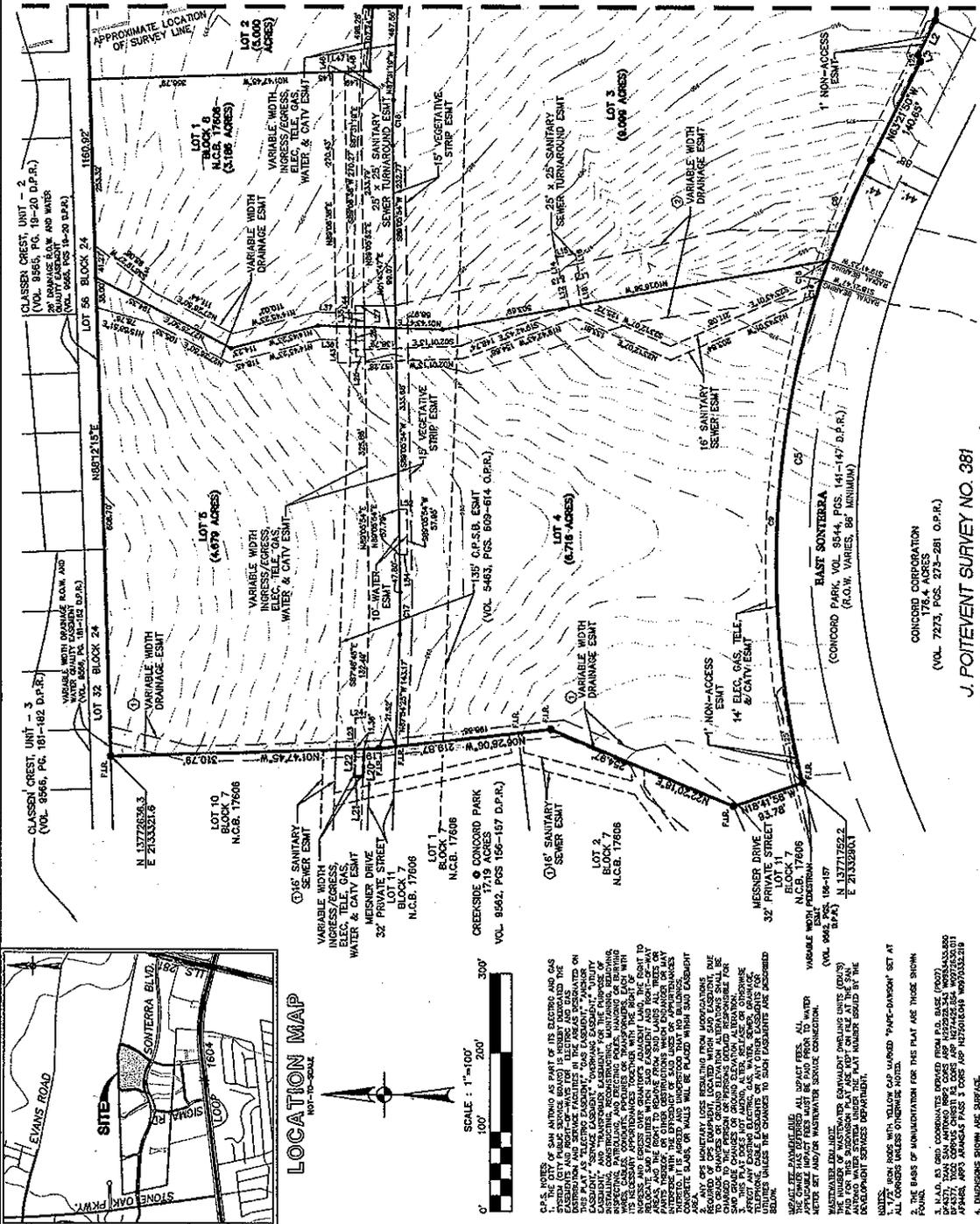
STATE OF TEXAS  
 COUNTY OF BEAR

I, \_\_\_\_\_, COUNTY CLERK OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_, AT \_\_\_\_\_ M. AND DULY RECORDED IN VOLUME \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, AND BEING OUT OF THE J. POITEVENT SURVEY NO. 381, ABSTRACT 603, COUNTY BLOCK 4943, AND THE SEINGAS TRACT, SURVEY NUMBER 17, ABSTRACT 726, COUNTY BLOCK 4943, NOW IN NEW CITY BLOCK 15689 IN THE CITY OF ANTONIO, BEAR COUNTY, TEXAS.

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

STATE OF TEXAS  
 COUNTY OF BEAR

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_, AT \_\_\_\_\_ M. AND DULY RECORDED IN VOLUME \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, AND BEING OUT OF THE J. POITEVENT SURVEY NO. 381, ABSTRACT 603, COUNTY BLOCK 4943, AND THE SEINGAS TRACT, SURVEY NUMBER 17, ABSTRACT 726, COUNTY BLOCK 4943, NOW IN NEW CITY BLOCK 15689 IN THE CITY OF ANTONIO, BEAR COUNTY, TEXAS.



SCALE: 1" = 100'

300'

200'

100'

CONCORD CORPORATION  
 (VOL. 7273, PAGES 273-281 O.P.R.)

J. POITEVENT SURVEY NO. 381  
 ABSTRACT 603, COUNTY BLOCK 4943

CONCORD PARK, UNIT IV  
 SUBDIVISION PLAT ESTABLISHING

BEING 28.69 ACRES OF LAND OUT OF A 176.4 ACRE TRACT AS CONVEYED TO CONCORD CORPORATION DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 7273, PAGES 273-281 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND TO BE PART OF THE CONCORD PARK, VOL. 9544, PAGES 141-147 (D.P.R.), COUNTY BLOCK 603, COUNTY BLOCK 4943, AND BEING OUT OF THE J. POITEVENT SURVEY NO. 381, ABSTRACT 603, COUNTY BLOCK 4943, AND THE SEINGAS TRACT, SURVEY NUMBER 17, ABSTRACT 726, COUNTY BLOCK 4943, NOW IN NEW CITY BLOCK 15689 IN THE CITY OF ANTONIO, BEAR COUNTY, TEXAS.

THIS PLAT OF CONCORD PARK, UNIT IV HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: \_\_\_\_\_ CHURMAN

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

STATE OF TEXAS  
 COUNTY OF BEAR

I, \_\_\_\_\_, COUNTY CLERK OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_, AT \_\_\_\_\_ M. AND DULY RECORDED IN VOLUME \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, AND BEING OUT OF THE J. POITEVENT SURVEY NO. 381, ABSTRACT 603, COUNTY BLOCK 4943, AND THE SEINGAS TRACT, SURVEY NUMBER 17, ABSTRACT 726, COUNTY BLOCK 4943, NOW IN NEW CITY BLOCK 15689 IN THE CITY OF ANTONIO, BEAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

REGISTERED PROFESSIONAL ENGINEERS

STATE OF TEXAS  
 COUNTY OF BEAR

I, \_\_\_\_\_, COUNTY CLERK OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF SURVEYING AND MAPPING AND IS HEREBY APPROVED BY SUCH BOARD.

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







September 6, 2006

Mr. Matt Johnson, P.E.  
Pape-Dawson Engineers, Inc.  
555 East Ramsey  
San Antonio, Texas 78216

Re: File No. 1556 - Request for Category Determination of a **Concord Park Unit IV** - a 28.68 acre tract located within the boundaries of the Villages of Sonterra, POADP 698

Dear Mr. Johnson:

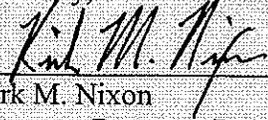
On August 10, 2006, the Resource Protection Division of the San Antonio Water System received a letter issued by your office requesting reconfirmation of Category 1 classification for the above-referenced project. Based on a review of the documentation submitted and other information in the possession of the Resource Protection Division, and in accordance with Chapter 34, Article VI, Division 6, Section 34-925 of the City Code, **Category 1** classification of the **Concord Park Unit IV** is confirmed.

Please be aware that the occurrence of a "substantial alteration", as identified in Section 34-926 of the City Code, may result in a loss of Category 1 status and may cause a recategorization of the property or portions(s) thereof. Upon the expiration of the application(s) or permit(s) causing the property to be designated Category 1, the property will automatically be placed in its appropriate category as of the date of expiration.

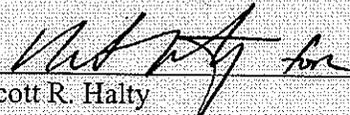
Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at 210/233-3526.

Sincerely,

  
Kirk M. Nixon  
Manager, Resource Protection  
Division

APPROVED:

  
Scott R. Halty  
Director, Resource Protection & Compliance Department  
KMN: JBF

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 17 December 13, 2006

<u>TRINITY OAKS, UNIT-7B, PUD</u>	MAJOR PLAT	<u>060615</u>
<b>SUBDIVISION NAME</b>		<b>PLAT #</b>

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

**FERGUSON MAP GRID:** 451 E-4

**OWNER:** Trinity Oaks S.A. Ltd., by James Japhet

**ENGINEER:** Macina, Bose, Copeland & Associates, by Robert A. Liesman

**CASE MANAGER:** Luz M.Gonzales, Planner II

**Date filed with Planning Commission:** November 20, 2006

**Location:** The extension of Skyridge Cove from Trinity Oaks, Unit-7A

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is in accordance with:**

MDP/POADP #721A, De La Vega, was approved on December 12, 2003.

PUD # 03-021D, Trinity Oaks, was approved on June 6, 2006.

**Proposed Use:** Residential

---

**APPLICANT'S PROPOSAL:**

To plat **5.5710** acres consisting of **29** single family lots and **800** linear feet of private streets.

**STAFF RECOMMENDATION:**

Approval.







**PLANNING COMMISSION  
PLAT DEFERRAL**

AGENDA ITEM NO: 19 December 13, 2006

ELY ONE UNIT 2  
SUBDIVISION NAME:

070036  
PLAT #:

**COUNCIL DISTRICT:** 10  
**FERGUSON MAP GRID:** 518 C-4  
**OWNER:** Classen Properties, Ltd., by Jerry Mitchel  
**ENGINEER:** Fisher Engineering, Inc., by Neil Fisher  
**CASE MANAGER:** Luz M. Gonzales, Planner II

**Location:** On the north side of Classen Road, south of Loop 1604

**Zoning:** C-2 Commercial District

**Proposed use:** Show Room, Office, Inventory & Flex Building

---

**APPLICANT'S PROPOSAL:**

To replat 4.785 acres consisting of 1 non-single family lot.

**APPLICANT'S REQUEST:**

The applicant is requesting temporary utility service prior to plat approval & recordation. The applicant states their current lease will not be renewed, therefore, a need for a new location will not only offer a larger and wider range of inventory, it will also allow for jobs maintained in our local community. In addition, the applicant asserts the property has no off-site public utility improvements required, which will expedite the platting process.

**STAFF RECOMMENDATION:**

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

1. No permanent utility service shall be issued until the plat is approved and recorded in the office of the County Clerk.

2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If no utility service is issued within 180 days, plat-filing fees will not be refunded and the plat deferral request shall become null and void.
4. The proposed plat is not subject to or contingent upon a change in zoning classification, therefore, a certificate of occupancy shall be issued only for those uses authorized by the zoning on the property as provided in Table 311-2 of the UDC.



DEVELOPMENT SERVICES  
RECEIVED

2006 DEC -1 PM 2: 29

CLASSEN PROPERTIES, LTD  
13118 Highwood  
Houston, Texas 77079

October 12, 2006

Mr. Andrew Spurgin, AICP  
Planning Manager – Subdivision Department  
City of San Antonio Development Services  
1901 S. Alamo  
San Antonio, Texas 78205

Re: Subdivision Plat Deferral. Replat Ely One Subdivision, 2.679 acres, Volume 9534, Page 130,  
to include unplatted property adjacent also known as P-3B, P-9 & P-11, NCB 17726. approximately  
2.136 acres.

Dear Mr. Spurgin:

This is to advise you that Fisher Engineering, Inc. 11825 Radium Drive, San Antonio,  
Texas 78216 has been formally retained to prepare the required replat on the above referenced property.

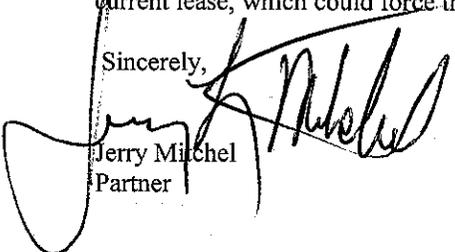
In accordance with section 35-434 of the San Antonio Unified Development code, I am hereby requesting a  
plat deferral for referenced property. The proposed project involves replatting all of Ely One Subdivision  
and additional unplatted property to the west of Ely One Subdivision. Total acreage approximately 4.813  
acres.

Proposed construction is a new Factory Builders Store. Factory Builders Store has a present location here  
in San Antonio but the lease will not be renewed. We feel that the proposed location on Classen Road will  
allow Factory Builders Store to offer San Antonio a larger and wider range of inventory and maintain jobs  
in our local economy.

Projects this size begin planning many months in advance. Construction costs are calculated, financing is  
approved, and deadlines are set. Mr. Jim Garcia, the construction manager for this project has met with Ms.  
Donna Schueling and Richard Chamberlin with the City of San Antonio's Development Services  
Department. They assured Mr. Garcia that the approved deferral would allow him to request temporary  
utility service, begin the building permit phase and site work prior to plat approval and recordation. In  
addition, the property has no off-site utility improvements, which will expedite the platting process.

If this deferral is not granted Factory Builder Stores will experience project cost overruns on construction  
materials and equipment, probable financing penalties and have no where to move at the end of their  
current lease, which could force them to relocate outside of the City of San Antonio.

Sincerely,

  
Jerry Mitchell  
Partner

2006 NOV 28 PM 3:23

DEVELOPMENT SERVICES  
RECEIVED

**PLANNING COMMISSION  
PLAT DEFERRAL**

AGENDA ITEM NO: 20 December 13, 2006

SAN ANTONIO INTERNATIONAL  
AIRPORT UNIT 14  
SUBDIVISION NAME:

070055  
PLAT #:

**COUNCIL DISTRICT:** 9

**FERGUSON MAP GRID:** 551 A-3

**OWNER:** City of San Antonio Aviation Department, by Mark H. Webb

**ENGINEER:** CDS/Muery Services, by Paul T. Ross

**CASE MANAGER:** Luz M. Gonzales, Planner II

**Location:** On the south side of Nakoma, east of U.S. 281

**Zoning:** R-5 Residential Single Family District  
C-1 Commercial District

**Proposed use:** Aircraft Hangar

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**APPLICANT'S PROPOSAL:**

To plat **24.149** acres consisting of **1 non-single** family lot.

**APPLICANT'S REQUEST:**

The applicant is requesting temporary utility service prior to plat approval & recordation. The applicant states that the current facility is not sufficient to handle the expansion of their flight operations and fleet size. The deferral request to defer the platting requirement would allow for the construction of the new hangar facilities to commence as soon as possible.

**STAFF RECOMMENDATION:**

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

1. No permanent utility service shall be issued until the plat is approved and recorded in the office of the County Clerk.

2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If no utility service is issued within 180 days, plat-filing fees will not be refunded and the plat deferral request shall become null and void.

**PLAT NO. 070055**

TEXAS STATE PLANE COORDINATE SYSTEM  
SOUTH CENTRAL ZONE, NAD 83(86)  
US SURVEY FOOT

STATION  
CONTROL  
CONTROL 2

NORTHING  
13748210.74  
EASTING  
213460.49  
213460.49

THE NUMBER OF SUSPENDED EQUIVALENT MEASUREMENT UNITS (SEMs) FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES.

- NOTES:
1. UDC 35-506(1)(B) (STREETS/ALLEYS PLANNING STANDARDS) WILL BE APPLIED DURING BUILDING STAGE.
  2. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(1)(B).
  3. OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-308(1)(3).

SCALE: 1"=100'



THIS PLAT OF SAN ANTONIO INTERNATIONAL AIRPORT UNIT 14 HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO FOR REVIEW AND APPROVAL BY THE DEVELOPMENT SERVICES IN ACCORDANCE WITH THE STATE OF TEXAS LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

OWNER PLAT APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES ON THIS DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

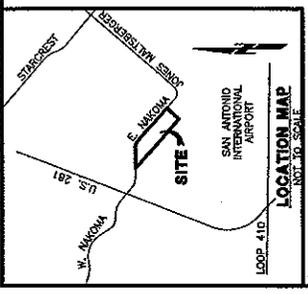
BY: \_\_\_\_\_ DIRECTOR OF DEVELOPMENT SERVICES

THE OWNER UNDERTAKES THAT THIS SUBDIVISION IS SUBJECT TO THE RESTRICTIONS OF THE AIRPORT ZONING ORDINANCE AND THE MAXIMUM HEIGHT OF ANY PROPOSED BUILDING SHALL BE LIMITED TO THE HEIGHT IN HEIGHT IN ACCORDANCE WITH THE PROVISIONS OF THAT ORDINANCE.

**LEGEND**

- DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CDS/MURPHY-SA 14"(UNLESS OTHERWISE NOTED.)
- DENOTES 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(86).  
SURFACE DISTANCES AND COORDINATES ARE SHOWN ON THIS PLAT.  
SURFACE=GRID X 1,000(1)±



STATE OF TEXAS  
BEAR COUNTY

THE OWNERS OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND WHOSE NAMES ARE IDENTIFIED AS PRIVATE FOREMAN, ALLIEN, PARTNER, WITNESSES, DEBTS, CREDITORS AND PUBLIC PERSONS SHOWN HEREON, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT FOR THE PURPOSES AND CONSEQUENCES THEREIN EXPRESSED.

CITY OF SAN ANTONIO, DEPARTMENT OF AVIATION

MR. RONALD LUDWIG, ASSISTANT TO CITY MANAGER  
DAILY AUTHORIZED AGENT

STATE OF TEXAS  
BEAR COUNTY

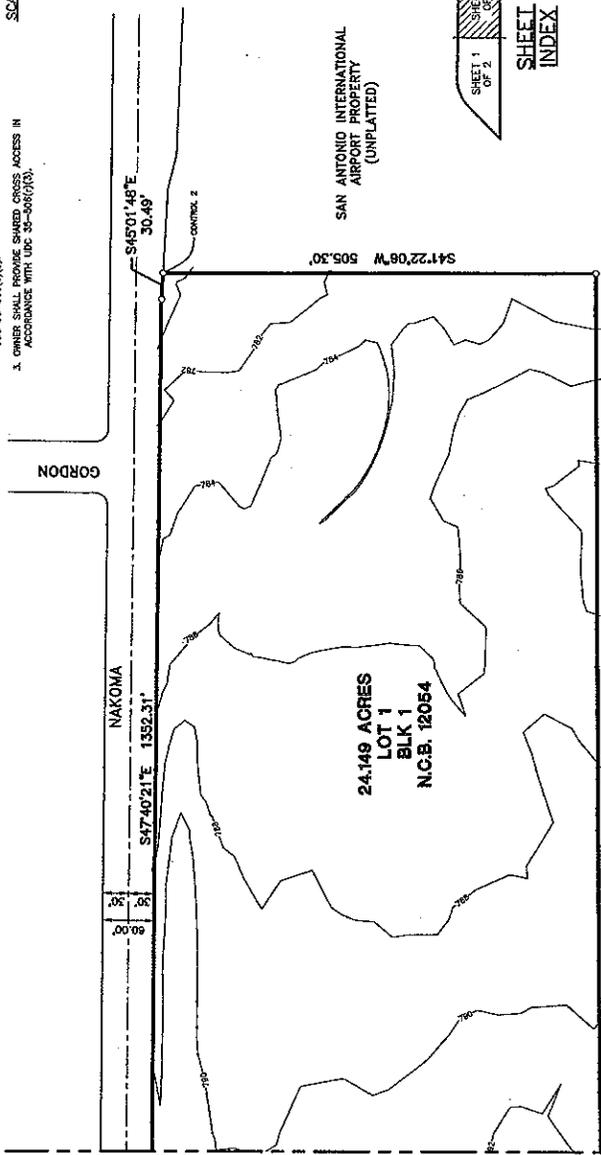
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND WHOSE NAMES ARE IDENTIFIED AS PRIVATE FOREMAN, ALLIEN, PARTNER, WITNESSES, DEBTS, CREDITORS AND PUBLIC PERSONS SHOWN HEREON, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT FOR THE PURPOSES AND CONSEQUENCES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESSE MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME: \_\_\_\_\_  
BY COMMISSION EXPIRES: \_\_\_\_\_

2006 NOV 27 PM 1:00

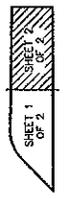
DEVELOPMENT SERVICES RECEIVED



SAN ANTONIO INTERNATIONAL AIRPORT PROPERTY (UNPLATTED)

SAN ANTONIO INTERNATIONAL AIRPORT PROPERTY (UNPLATTED)

MATCHLINE (SEE SHEET 1 OR 2)



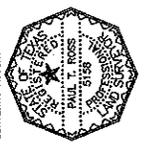
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM HAS THE RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC AND GAS SERVICE AREAS". THE CITY OF SAN ANTONIO HAS THE RIGHT-OF-WAY FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPAIR, REPLACEMENT, UPGRADE, IMPROVEMENT, ENLARGEMENT, EXTENSION, AND TRANSFER OF ELECTRIC AND GAS SERVICE FACILITIES FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, UPGRADE, IMPROVING, ENLARGING, EXTENDING, AND TRANSFER OF ELECTRIC AND GAS SERVICE FACILITIES. THE CITY OF SAN ANTONIO HAS THE RIGHT-OF-WAY FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPAIR, REPLACEMENT, UPGRADE, IMPROVEMENT, ENLARGEMENT, EXTENSION, AND TRANSFER OF ELECTRIC AND GAS SERVICE FACILITIES FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, UPGRADE, IMPROVING, ENLARGING, EXTENDING, AND TRANSFER OF ELECTRIC AND GAS SERVICE FACILITIES. THE CITY OF SAN ANTONIO HAS THE RIGHT-OF-WAY FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPAIR, REPLACEMENT, UPGRADE, IMPROVEMENT, ENLARGEMENT, EXTENSION, AND TRANSFER OF ELECTRIC AND GAS SERVICE FACILITIES FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, UPGRADE, IMPROVING, ENLARGING, EXTENDING, AND TRANSFER OF ELECTRIC AND GAS SERVICE FACILITIES.

STATE OF TEXAS  
BEAR COUNTY

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS SURVEYING ACT AND THE SURVEYING REGULATIONS AND IS CORRECT AND TRUE TO THE ORIGINAL SURVEYING RECORDS.



PAUL T. ROSS  
PROFESSIONAL LAND SURVEYOR



**SAN ANTONIO INTERNATIONAL AIRPORT UNIT 14**

A SUBDIVISION PLAT ESTABLISHING  
BEING A 24.149 ACRE TRACT OF LAND ESTABLISHING LOT 1, BLOCK 1, N.C.B. 12054, OUT OF THE JOHN COCKER SURVEY NO. 12, ABSTRACT 125, BEAR COUNTY, TEXAS

OWNER/DEVELOPER  
CITY OF SAN ANTONIO  
AVIATION DEPARTMENT  
SAN ANTONIO, TEXAS 78218

CDS/MURPHY SERVICES  
REGULATORY & SUPPORTIVE  
SAN ANTONIO, TEXAS 78218  
(210)907-3450

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

COUNTY CLERK, BEAR COUNTY TEXAS

DATE: OCTOBER, 2006 PROJECT NO. 100041.05.502

SHEET 2 OF 2  
VALERO-HALLING





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES  
RECEIVED

2006 NOV 29 PM 2:09

DEPARTMENT OF AVIATION  
9800 AIRPORT BLVD., MO63  
SAN ANTONIO, TEXAS 78216-4897  
(210) 207-4889 (4TTY)  
(210) 207-3450 FAX: (210) 207-3500

November 29, 2006

Mr. Andrew Spurgin, AICP, Planning Manager  
Development Services Department  
1901 S. Alamo  
San Antonio, Texas 78204

RE: Plat Deferral Request for San Antonio Airport Subdivision Unit 14

Dear Mr. Spurgin;

This plat deferral request is made on behalf of Valero Energy Corporation which is expanding their flight operations and fleet size out of International Airport. This expansion drives the need for new hangar facilities to be constructed as soon as possible. Their current facility is not sufficient to handle the new fleet and modification to this facility is not practical.

As owner of the airport, the City leases property to our tenants and it is our responsibility to provide a site ready for construction which includes subdivision plat for building permits. Our consultants have told me that as of today, we have complied with the necessary provisions of the plat deferral process and we are tentatively scheduled for a December 13<sup>th</sup> consideration.

Based on the foregoing, we are requesting your favorable response to this request. Should you have any questions or comments, please call me at 207-3518.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Heinen Jr.", written over a horizontal line.

Leslie A. Heinen Jr., P.E.  
Manager Planning & Engineering

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

**TO:** Planning Commission

**CC:** Management Team, Emil Moncivais, Director of Planning

**FROM:** Peter Zaroni, Management & Budget Director *Peter Zaroni*

**DATE:** November 30, 2006

**SUBJECT:** Planning Commission Briefing – December 13, 2006 Meeting  
Adopted FY 2007-2012 Capital Plan and Update on Proposed 2007-2012  
General Obligation Bond Program

During the Planning Commission meeting on December 13, 2006, City staff will provide a briefing on the City's Adopted FY 2007-2012 Capital Plan in accordance with Article IX Sec. 118 of the City Charter. City staff presented the Proposed FY 2007-2012 Capital Plan to the Mayor and City Council on August 10, 2006. After the Mayor and Council's review and public comment, the City Council adopted the FY 2007-2012 Capital Plan on September 7, 2006.

The Adopted FY 2007-2012 Capital Plan totals \$900.3 million and includes 333 projects. The first year of the six-year plan, FY 2007, has \$502.1 million in programmed infrastructure improvement expenditures. Attached for review is a copy of the FY 2007-2012 Capital Plan.

Following the briefing of the six-year capital plan, City staff will brief the Commission on the proposed \$550 million 2007-2012 General Obligation Bond Program. The briefing will provide an overview of actions approved by the City Council to include the Citizen Bond Committee process and general calendar milestones.

**ATTACHMENT**  
FY 2007-2012 Capital Plan

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 22 December 13, 2006

ALFARO  
SUBDIVISION NAME

MAJOR PLAT

060355  
PLAT #

**COUNCIL DISTRICT:** 3

**FERGUSON MAP GRID:** 718 B-4

**OWNER:** Manuel Alfaro

**ENGINEER:** Rosin-Johnson, Inc., by Joel Christian Johnson

**CASE MANAGER:** Luz M.Gonzales, Planner II

**Date filed with Planning Commission:** Pending variance response from PW

**Location:** On the east side of Flatten Road, south of Southton Road

**Services Available:** SAWS Water and On Site Sewer Facility

**Zoning:** RD Rural Development District

**Proposed Use:** Single Family Residential

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**APPLICANT'S PROPOSAL:**

To plat 2.00 acres consisting of 1 single family lot.

**DISCUSSION:**

The Department of Public Works Stormwater cited five (5) sections of the UDC as follows: Section 35-F135, Appendix F, Subdivision C, Section B regarding Prohibited Development within the Regulatory Floodplain; Section 35-F142 regarding Specific Standards; Section 35-504(d)(3) regarding Easements for natural watercourses; Section 35-F133 regarding Permit Evaluation; and Section 35-F144 regarding Subdivision Proposals. The applicants engineer has submitted a request for variances to the requirements.

It is also noted that the RD zoning requires a riparian protection buffer to the limit of the 100-year floodplain. No building shall be placed or excavation shall be conducted within the riparian protection buffer. The construction of any structures in the riparian protection buffer shall require a variance from our Board of Adjustment to the RD Natural Resource Protection Standard.

**STAFF RECOMMENDATION:**

Staff will provide a response to the variances and a recommendation at the meeting.





November 16, 2006

Mr. Roderick Sanchez  
Development Services Director  
City of San Antonio  
1901 South Alamo  
San Antonio, Texas 78205

RE: Alfaro Subdivision – Plat No. 060355  
Request for Flood Plain Variance

Dear Mr. Sanchez:

On behalf of our client, Mr. Manuel Alfaro, we are requesting that the City of San Antonio grant a variance to the following sections of the unified Development Code (UDC), under the following sections of the UDC:

35-F135 Appendix F, Subdivision C, Section B  
35-F142 Specific Standards  
35-504 (d) (3)  
35-F133 Permit Evaluation  
35-F144 Subdivision Proposals

Mr. Alfaro hired a Contractor to build a single family house on 2 acres of land outside the City Limits. Mr. Alfaro and his Contractor did not know his property is in the ETJ. Mr. Alfaro checked the existing D-FIRM to place his house outside the existing floodplain. He did not know he had to plat his property to build a house. After his home was significantly complete he tried to get power hooked up and at this point he was told to plat the property. The City is currently studying this portion of the San Antonio River. Based on the new study, Mr. Alfaro's existing house does not meet the UDC requirements listed above.

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

Mr. Alfaro will not be able to get electricity to his existing house.

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

The property lies within the City's proposed 100-year floodplain. Mr. Alfaro's finished floor elevation is higher than the existing 100-year floodplain elevation but does not meet ultimate and freeboard requirements per UDC Sections mentioned above.

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

This is a unique situation because the existing D-FIRM is being replaced by the proposed D-FIRM.

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

Mr. Alfaro hired a Contractor to build his home outside of the City Limits. He and his Contractor were not aware of the platting requirements of the City.

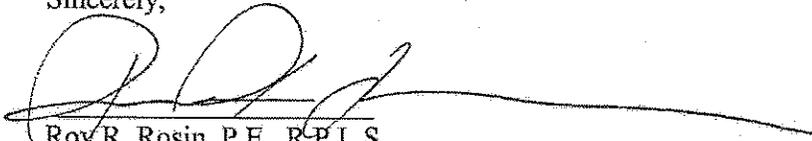
- **The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.**

Mr. Alfaro's house will not effect the existing floodplain elevation and will not have any adverse effect on his neighbors.

Any considerations and approvals you may offer shall be greatly appreciated.

Please feel free to contact us if you have any questions or concerns at 210-490-6001.

Sincerely,



Roy R. Rosin, P.E., R-P.L.S.

**PLANNING COMMISSION  
REDLINE APPEAL**

AGENDA ITEM NO: 23 December 13, 2006

MARSHALL WAY  
SUBDIVISION NAME

050111  
PLAT #

**COUNCIL DISTRICT:** 3

**FERGUSON MAP GRID:** 683 C-4

**OWNER:** Chicory Court XXV, L.P., by Seleem A. Jafar

**ENGINEER:** Macina, Bose, Copeland & Associates, Inc., by Fernando Saenz

**CASE MANAGER:** Donna L. Schueling, Planner II

**Date filed with Planning Commission:** November 22, 2006

**Location:** On the southside of Chavaneaux Road, 600 feet east of Ruidosa.

**Services Available:** SAWS Water and Sewer

**Zoning:** FR Farm and Ranch  
UD Urban Development

**Proposed Use:** Multi Family

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**APPLICANT'S PROPOSAL:**

To remove **985.85** linear feet of Marshall Way, which is a dedicated public street consisting of **1.313** acres.

**DISCUSSION:**

Plat 050111, Marshall Way, is a one-lot subdivision plat consisting of 1,818-feet of street, designed as a main street in accordance with the UD zoning district, with 58-feet of right-of-way and 36-feet of pavement, pavement widening on Chavaneaux Road, and two cul-de-sacs with 50-foot right-of-way and 40-foot pavement turnarounds. Staff originally allowed plat 050111 to be submitted separately from plat 050053, Marshall

Meadows, without requiring submittal of a master development plan due to financing concerns of the developer and to help the developer to expedite his project. Marshall Meadows, a one-lot subdivision was approved as a minor plat on May 3, 2005. Marshall Way, plat 050111, was approved by Planning Commission June 22, 2005. Carter Burgess was the Civil Engineer of record and designed the entire 1818-feet of roadway.

A building permit was applied for January 13, 2005 under AP # M1071771. Marshall Meadows is a 250-unit apartment complex, with two access points at the cul-de-sacs to Marshall Way. As per Section 35-310.15(b)(2)A of the UDC, the UD zoning district allows MF on main streets at a density of 33 units per acre, not to exceed 150 total units per block. To construct the proposed 250 units, the street needs to be divided into multiple blocks. The City on February 14, 2005, denied the project due to the construction of the road as required by the UD zoning. The developer's architect, Kell Munoz Architects sent a memorandum May 10, 2005 agreeing that no Certificate of Occupancy would be issued until Marshall Way was recorded. On June 9, 2005, a conditional permit was issued, and on July 25, 2005 a 60- day extension was applied for with the comment that no Certificate of Occupancy would be issued until Plat 050111 Marshall Way was constructed and accepted for maintenance by the City. In September, another extension was granted, and plans released January 5, 2006 with the comment that a C of O would not be issued without the recordation of plat 050111 Marshall Way. Another extension was granted February 22, 2006 with another comment concerning recordation of Marshall Way.

A preconstruction meeting for Marshall Way was held January 30, 2006, and construction was started for the road. Apartment buildings for Marshall Meadows were already under construction at this time. Utilities were put in the entire length of the main road, and the subgrade prepared. After the manholes were shown to be at an incorrect elevation, construction stopped on the road after the first cul-de-sac.

As of the date of this Planning Commission, the road is complete up to the limits of construction except for installation of streetlights. The Marshall Run cul-de-sac is constructed, but does not connect to another public street. The only item left prior to recordation of the plat is completion of the road to the end of the plat and payment of the \$27,735.40 streetlight fee, which was revised when the entire project was annexed into the City of San Antonio on January 5, 2006.

The developer does not wish to build the remaining 950-feet of the Marshall Meadows, and is submitting a redlined amending plat for consideration by the Planning Commission to remove this portion of the road from the plat.

If relief requested by the applicant is granted, then a variance from the multiple-block requirement of the UD zoning (section 35-310(b)(2)a) shall be required to complete the 250-unit apartment. Approval of this amending plat will cause the project to no longer conform to the zoning.

**STAFF RECOMMENDATION:**

Staff has reviewed the proposed redline amendment to the plat and found it not be in conformance with the Unified Development Code. The Director of Development Services recommends **disapproval** of the removal of the street through a redline amending plat.

Planning Commission Options:

1. Support staff, leaving Marshall Way for construction and adhering to the UD zoning.
2. Support the relief requested by applicant resulting in violation of the zoning for UD.
3. Refer applicant to the Board of Adjustment to request a zoning variance from UD requirements for multiple blocks and to reconsider the amending plat after a decision by the BOA on the appropriateness of the multiple block zoning requirement.



**PLANNING COMMISSION  
FLOODPLAIN PERMIT VARIANCE REQUEST**

AGENDA ITEM NO: 24 December 13, 2006

YMCA BRAUNDERA

#FPV 07-001

**COUNCIL DISTRICT:** 8

**FERGUSON MAP GRID:** 547 D-5

**OWNER:** City of San Antonio/YMCA, by Joe Bueno

**ENGINEER:** Coyle Engineering, Inc., by Edgar Munoz

**CASE MANAGER:** Donna L. Schueling, Planner II

**Location:** On the east side of Bandera Road at Braun Road

**Proposed Use:** Parkland

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**APPLICANT'S REQUEST:**

The Applicant requests relief from the requirement of more than 6" depth in the parking lot for the construction of an addition to a building that has been in existence on the property since 2001. The proposed footprint of the addition will be partially located in the FEMA Flood Plain denoted as 'AE'. The applicant has requested a variance to the flood plain requirement in conjunction with the building permit process.

**DISCUSSION:**

The Department of Public Works has responded to the variance request as indicated in their attached report and does not object to the granting of the variance.

**STAFF RECOMMENDATION:**

The Director of Public Works recommends approval of the floodplain variance request for the following reasons:

There are several existing sports facilities within close proximity to the building. These facilities have been operating with an Emergency Evacuation Plan in place and the plan would extend to the new addition.

# COYLE ENGINEERING, INC.

512 EAST BLANCO, SUITE 100/BOERNE, TEXAS 78006/PH: (830)249-5533/FAX (830)249-5534

August 28, 2006

To: City of San Antonio  
Planning Commission  
Care of: Development Services Department  
1901 S. Alamo  
San Antonio, Texas 78204

Re: YMCA-Braundera  
AP # 1273468

Subject: Variance Request to have flood water greater the 6" deep in portions of the building parking lot.

With regard to the above mentioned building permit application and the provision of the UDC code listed below, we wish to request a Variance to have flood water greater than 6" deep in a parking lot.

### **Project Description:**

The proposed project is a multi-purpose building that will be built by YMCA on city property in O.P. Schnabel Park. O.P. Schnabel Park is located at the corner of Braun and Bandera. The proposed building will be tied into an existing YMCA building that was built in 2001. The building will be owned by the city and leased to YMCA. The proposed footprint of the building will be partially located in the FEMA floodplain zone AE.

### **Unified Development Code Provision: Appendix F, Subdivision C, Section A, (f), (19).**

*(f) The following development may be allowed in the regulatory 100-year floodplain and will require a Floodplain Development Permit.*

*(19) Parking lot construction where water depths do not exceed 6".*

### **Approval Criteria:**

The planning commission may grant variances to the requirements of this article if it concludes that strict compliance with these regulations would result in practical difficulties or unnecessary hardships for the applicant and that, by granting the variance, the spirit of these regulations will be observed, public safety and welfare secured, and substantial justice done. The planning commission may grant a variance only if it finds that:

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

The provision states the parking lots may be constructed in the 100-year floodplain if the depth of the water is no greater than 6" deep. The new building is connecting to an existing building on the

site. The parking lot that will be built will be as an expansion of the existing parking lot that is currently in the floodplain. There are no other locations near the building to expand the parking lot.

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

The location of the floodplain elevation is a physical characteristic of the developer's property and in no way a result of personal circumstances.

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

The hardship is unique in that the property is a city park. The only access to the park is through the floodplain. There is an emergency exit through a residential neighborhood next to the park. If the project site is inundated by a 100-year flood the park will be closed and nobody will be able to access the parking lot. The people in the park at the time of the possible flooding will exit the park through the emergency exit. An emergency evacuation plan has been prepared and will be posted in an area that is visible to the public and employees.

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

The placement of a portion of the property within the FEMA floodplain is a result of the use of the most recent version of the FEMA floodplain maps. The new building is connecting to an existing building on the site. The parking lot that will be built will be an expansion of the existing parking lot that is in the floodplain. The location of the existing buildings, athletic fields, and roads dictated that the expansion of the parking be placed in the floodplain. There is no other location near the building to expand the parking lot.

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

A series of HEC-RAS models have been run to study the effects of the project. The floodwater elevation and velocity downstream and upstream of the project will not be adversely affected by the project. The building is in a city park. The floodplain in this area is wholly within the park. The only access to the park is through the floodplain. If the floodplain is inundated by a 100-year flood no one will be able to enter the park or the parking lot. The people that are in the park and parking lot at the time of the flood will exit the park through an emergency exit. The emergency exit is through a residential neighborhood next to the park. The owner/lessee of the building will post an Emergency Action Plan in an area visible to the public and employees.

In order to illustrate the issues in this letter, please find the following attached:

- 2002 FEMA Firmette showing the existing floodplain.
- Property map showing existing floodplain with the proposed building footprint.

As this issue pertains to standards of Floodplain Development, it is our opinion that this is a reasonable request for a variance to the UDC provision 35-F108 *Basis for establishing the areas of special flood hazards.*

Sincerely,



Terrell G. Miller, P.E.  
Project Manager

**CITY OF SAN ANTONIO**  
**DEPARTMENT OF PUBLIC WORKS**  
**Interdepartmental Correspondence Sheet**

**TO:** Joe Bueno, YMCA Senior Vice President of Corporate Development  
**FROM:**  Thomas G. Wendorf, P.E., C.F.M., Director of Public Works  
**COPIES TO:** file  
**SUBJECT:** Floodplain Development Permit Variance Request –  
YMCA Braundera Property Development  
**DATE:** November 21, 2006

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Public Works/Storm Water Engineering has reviewed the request for a variance to the floodplain requirements as submitted by Joe Bueno, with YMCA-Braundera for the above referenced project. It is recommended that the variance be approved for the reasons cited below:

According to a report provided by the applicant's consultant, Coyle Engineering, there is an existing building that was built in 2001 by the YMCA on City property that the proposed building will be connected to. The building will be owned by the City and leased to the YMCA. The proposed footprint of the building will be partially located in the FEMA floodplain denoted 'AE'.

There are existing sports facilities within close proximity to the buildings. These facilities have been operating with an Emergency Evacuation plan in place. This plan will also be enacted by the proposed building as well. In summary, the park road will be barricaded off; building and facilities evacuated, and people will be directed to exit the park by means of two alternate exit routes through neighboring residential neighborhoods. We further expect that the O.P. Schnabel Park and YMCA to construct the building using the best available architectural design standards and construction methods to best protect the health and safety of the public.

In addition to the report showing that the structure appears to be able to withstand "forces due to floodwater" the applicant has provided an Emergency Evacuation plan addressing the concerns of unflooded access.

Also, the park has been secured with gates at all roads; method that has been approved by the City. These gates will be closed during storm events.

- Park Police personnel are responsible of informing and evacuating the facility and the park in the event of hazardous flooding conditions.

Given that a great amount of the park lies within the Leon Creek floodplain, the YMCA's plan to clear the park in times of possible flooding allows Storm Water Engineering to support the requested variance.

The existing structure and proposal to add a building on City property that will be leased to the YMCA, COSA - Parks and Recreation plans to secure the park in times of flooding leads our office to believe the proposed improvements to the O.P. Schnabel Park will not increase the risk to public safety. Storm Water Engineering is supporting this variance request. Please contact Veronica Barefield, E.I.T, C.F.M. or Robert Browning, P.E., C.F.M. at 210-207-8052 if you have any questions or require additional information.

TGW/vb



# City of San Antonio - Development Services



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- LAYERS**
- All Layers
  - General
    - Parcels
    - Corridor Districts
    - Limited Annexation
    - Neighborhood Associations
    - Neighborhood Conservation D
    - Historic Districts
    - Neighborhood and Community
    - River Improvement Overlay
    - San Antonio City Limits
    - Parcel Addresses
    - Zoning
  - Master Plans
  - Development
  - Transportation
  - Political Boundaries
  - Water Features
  - 2005 Aerial Photography

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Auto Refresh

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- An open group, click to close.
- A map layer.
- A hidden group/layer, click to make visible.
- A visible group/layer, click to hide.
- A visible layer, but not at this scale.
- A partially visible group, click to make visible.
- An inactive layer, click to make active.
- The active layer.

Email: GIS DATA

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2	BRAUN RD + BANDERA RD	69

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**PLANNING COMMISSION  
FLOODPLAIN PERMIT VARIANCE REQUEST**

AGENDA ITEM NO: 25 December 13, 2006

YMCA BRAUNDERA

#FPV 07-002

**COUNCIL DISTRICT:** 8

**FERGUSON MAP GRID:** 547 D-5

**OWNER:** City of San Antonio/YMCA, by Joe Bueno

**ENGINEER:** Coyle Engineering, Inc., by Edgar Munoz

**CASE MANAGER:** Donna L. Schueling, Planner II

**Location:** On the east side of Bandera Road at Braun Road

**Proposed Use:** Parkland

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**APPLICANT'S REQUEST:**

The Applicant requests relief from the requirement of not having a velocity of greater than 6 feet Per Second for the construction of the addition, and to allow the 7.09 FPS. The applicant has requested a variance to the flood plain requirement in conjunction with the building permit process.

**DISCUSSION:**

The Department of Public Works has responded to the variance request as indicated in their attached report and does not object to the granting of the variance.

**STAFF RECOMMENDATION:**

The Director of Public Works recommends approval of the floodplain variance request for the following reasons:

There are several existing sports facilities within close proximity to the building. These facilities have been operating with an Emergency Evacuation Plan in place and the plan would extend to the new addition.

# COYLE ENGINEERING, INC.

512 EAST BLANCO, SUITE 100/BOERNE, TEXAS 78006/PH: (830)249-5533/FAX: (830)249-5534

October 16, 2006

To: City of San Antonio  
Planning Commission  
Care of: Development Services Department  
1901 S. Alamo  
San Antonio, Texas 78204

Re: YMCA-Braundera  
AP # 1273468

Subject: Variance Request to have flood water velocity increase even though pre-project velocity exceeds 6 feet per second (fps).

With regard to the above mentioned building permit application and the provision of the UDC code listed below, we wish to request a Variance to have flood water velocities increase even though the existing pre-project velocity is greater than 6 fps.

### **Project Description:**

The proposed project is a multi-purpose building that will be built by YMCA on city property in O.P. Schnabel Park. O.P. Schnabel Park is located at the corner of Braun and Bandera. The proposed building will be tied into an existing YMCA building that was built in 2001. The building will be owned by the city and leased to YMCA. The proposed footprint of the building will be partially located in the FEMA floodplain zone AE.

### **Unified Development Code Provision: Appendix F, Subdivision C, Section A, (f), (26) F.**

*(f) The following development may be allowed in the regulatory 100-year floodplain and will require a Floodplain Development Permit.*

*(26) Non-residential construction. Some or all of the following restrictions will be placed on non-residential construction in the floodplain:*

*F. Demonstrate that the development will not increase the 100-year floodplain predevelopment velocities above 6 fps. No increase in velocity will be permitted if predevelopment velocities exceed 6 fps.*

### **Approval Criteria:**

The planning commission may grant variances to the requirements of this article if it concludes that strict compliance with these regulations would result in practical difficulties or unnecessary hardships for the applicant and that, by granting the variance, the spirit of these regulations will be observed, public safety and welfare secured, and substantial justice done. The planning commission may grant a variance only if it finds that:

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

The existing velocity at the cross section bisecting the proposed project is above 6 fps, at 6.47 fps. In the construction of the proposed project, we anticipate the velocity to increase to 7.30 fps. The effective FEMA floodplain does not incorporate the actual, existing ground topography. The floodplain was modeled using the actual ground topography to determine the actual location of the 100 year floodplain boundary. The area that is in the actual floodplain is only a proposed parking lot. No buildings are proposed in the actual floodplain. The parking lot is located to provide easy access to the building and is the only area available for the parking lot. A smaller parking lot currently exists in the location of the proposed parking lot. The new building is connecting to an existing building on the site, therefore dictating the location of the parking lot. There are no other locations near the building to expand the parking lot.

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

The location of the floodplain elevation is a physical characteristic of the developer's property and in no way a result of personal circumstances.

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

The hardship is unique in that the property is a city park. The only access to the park is through the floodplain. There is an emergency exit through a residential neighborhood next to the park. If the project site is inundated by a 100-year flood the park will be closed and nobody will be able to access the parking lot. The people in the park at the time of the possible flooding will exit the park through the emergency exit. An emergency evacuation plan has been prepared and will be posted in an area that is visible to the public and employees.

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

The placement of a portion of the property within the FEMA floodplain is a result of the use of the most recent version of the FEMA floodplain maps. The new building is connecting to an existing building on the site. The parking lot that will be built will be an expansion of the existing parking lot that is in the floodplain. The location of the existing buildings, athletic fields, and roads dictated that the expansion of the parking be placed in the floodplain. There is no other location near the building to expand the parking lot.

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

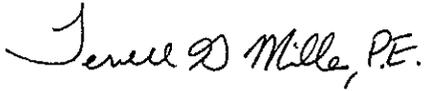
A series of HEC-RAS model scenarios have been run to study the effects of the project. The floodwater elevation and velocity downstream and upstream of the project will not be adversely affected by the project. The building is in a city park. The floodplain in this area is wholly within the park. The only access to the park is through the floodplain. If the floodplain is inundated by a 100-year flood no one will be able to enter the park or the parking lot. The people that are in the park and facilities at the time of the flood will exit the park through an emergency exit. The emergency exit is through a residential neighborhood next to the park. The owner/lessee of the building will post an Emergency Evacuation Plan in an area visible to the public and employees.

In order to illustrate the issues in this letter, please find the following attached:

- 2002 FEMA Firmette showing the existing floodplain.
- Property map with the proposed building footprint showing the existing FEMA floodplain, actual floodplain, anticipated floodplain, and the ultimate development floodplain.

As this issue pertains to standards of Floodplain Development, it is our opinion that this is a reasonable request for a variance to the UDC provision 35-F108 *Basis for establishing the areas of special flood hazards.*

Sincerely,

A handwritten signature in cursive script that reads "Terrell G. Miller, P.E.".

Terrell G. Miller, P.E.  
Project Manager

**CITY OF SAN ANTONIO**  
**DEPARTMENT OF PUBLIC WORKS**  
**Interdepartmental Correspondence Sheet**

**TO:** Joe Bueno, YMCA Senior Vice President of Corporate Development  
**FROM:**  Thomas G. Wendorf, P.E., C.F.M., Director of Public Works  
**COPIES TO:** file  
**SUBJECT:** Floodplain Development Permit Variance Request –  
YMCA Braundera Property Development  
**DATE:** November 21, 2006

---

Public Works/Storm Water Engineering has reviewed the request for a variance to the floodplain requirements as submitted by Joe Bueno, with YMCA-Braundera for the above referenced project. It is recommended that the variance be approved for the reasons cited below:

According to a report provided by the applicant's consultant, Coyle Engineering, there is an existing building that was built in 2001 by the YMCA on City property that the proposed building will be connected to. The building will be owned by the City and leased to the YMCA. The proposed footprint of the building will be partially located in the FEMA floodplain denoted 'AE'.

There are existing sports facilities within close proximity to the buildings. These facilities have been operating with an Emergency Evacuation plan in place. This plan will also be enacted by the proposed building as well. In summary, the park road will be barricaded off; building and facilities evacuated, and people will be directed to exit the park by means of two alternate exit routes through neighboring residential neighborhoods. We further expect that the O.P. Schnabel Park and YMCA to construct the building using the best available architectural design standards and construction methods to best protect the health and safety of the public.

In addition to the report showing that the structure appears to be able to withstand "forces due to floodwater" the applicant has provided an Emergency Evacuation plan addressing the concerns of unflooded access.

Also, the park has been secured with gates at all roads; method that has been approved by the City. These gates will be closed during storm events.

- Park Police personnel are responsible of informing and evacuating the facility and the park in the event of hazardous flooding conditions.

Given that a great amount of the park lies within the Leon Creek floodplain, the YMCA's plan to clear the park in times of possible flooding allows Storm Water Engineering to support the requested variance.

The existing structure and proposal to add a building on City property that will be leased to the YMCA, COSA - Parks and Recreation plans to secure the park in times of flooding leads our office to believe the proposed improvements to the O.P. Schnabel Park will not increase the risk to public safety. Storm Water Engineering is supporting this variance request. Please contact Veronica Barefield, E.I.T, C.F.M. or Robert Browning, P.E., C.F.M. at 210-207-8052 if you have any questions or require additional information.

TGW/vb

## City of San Antonio - Development Services

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### LAYERS

- All Layers
- General
  - Parcels
  - Corridor Districts
  - Limited Annexation
  - Neighborhood Associations
  - Neighborhood Conservation D
  - Historic Districts
  - Neighborhood and Community
  - River Improvement Overlay
  - San Antonio City Limits
  - Parcel Addresses
  - Zoning
- Master Plans
- Development
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- Political Boundaries
- Water Features
- 2005 Aerial Photography

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- The active layer.

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**PLANNING COMMISSION**  
**FLOODPLAIN PERMIT VARIANCE REQUEST**  
AGENDA ITEM NO: 26 December 13, 2006

AT&T PARKING GARAGE

#07-003

**COUNCIL DISTRICT: 1**

**FERGUSON MAP GRID: 583 C-7**

**OWNER: AT & T, by Robin Curry**

**ENGINEER: Pape-Dawson Engineers, Inc., by David M. McBeth, P.E**

**CASE MANAGER: Ernest Brown, Planner II**

**Location: 4119 Broadway**

**Proposed Use: Parking Garage**

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**APPLICANT'S REQUEST:**

The applicant has requested a variance to the flood plain requirement in conjunction with the building permit process.

**DISCUSSION:**

The Department of Public Works has responded to the variance request as indicated in their attached report and does not object to the granting of the variance.

**STAFF RECOMMENDATION:**

The Director of Public Works recommends approval of the floodplain variance request for the following reasons:

The Watershed is nearly built out making the existing and ultimate flood plain elevation almost the same.

The consultant has issued a letter of "no rise" based on an engineering analysis and the only property that may be affected is City of San Antonio Park property on the other side of the river.

While the proposed first finished floor is below the effective FEMA Floodplain, the first finished floor is above the 100-year ultimate floodplain as required by the UDC.



November 16, 2006

Mr. Fernando De Leon, P.E.  
City of San Antonio  
Development Services Department  
1901 S. Alamo  
San Antonio, TX 78204

Re: AT&T Parking Garage, 4119 Broadway  
Variance Request, Flood Plain Ordinance

Dear Mr. De Leon:

As you recall, AT&T is working towards the construction of a parking garage structure located on their existing parking lot at 4119 Broadway. The existing parking lot and the proposed parking garage are situated within the 100-year flood plain according to the proposed Digital Flood Insurance Rate Map (DFIRM) being developed for the San Antonio River. We submitted for a Flood Plain Development Permit to the Storm Water Engineering Department, which was denied because a variance is required. We hereby request that a variance, in accordance with Section 35-F135 of the Unified Development Code, be granted to AT&T by the Planning Commission.

As indicated in the attached letter dated October 12, 2006 from Mr. Tom Wendorf, P.E., we have worked with the Public Works Storm Water staff to develop a plan for the proposed parking garage that has no impact to the flood plain and is supported by staff and Mr. Wendorf. Specifically, the variance we are requesting is to allow the following:

- Subdivision C Section A (f) (26) C. To allow the parking garage to be designated to the 100 year FIRM existing plus freeboard instead of the 100 year ultimate floodplain for which there is not a current study. *Public Works would support this variance because the watershed is nearly built out making existing and ultimate flood plain elevations relatively the same.*
- Subdivision C Section A (f) (26) D. To fill in the 100-year floodplain as delineated by the proposed models without adverse impact calculations. *Public Works would support this variance because the consultant has issued a letter of "no rise" based on an engineering analysis and the only property that may be affected is the City of San Antonio Park property on the other side of the river.*
- Subdivision C Section A (f) (19). To allow over 6 inches of flooding in several parking spaces. *Public Works would support this variance because AT&T is willing to place signs, warning citizens, which parking spaces are subject to flooding and they will have 24 hour security that would insure the parking garage and these spaces are clear in times of flooding.*

**PAPE-DAWSON ENGINEERS, INC.**

Mr. Fernando De Leon, P.E.  
Request for Variance  
November 16, 2006

Also as noted in the letter from Public Works, the design of the parking garage will include setting the first floor of the parking garage structure at one foot above the existing flood plain. Due to grading constraints, the entrance ramp could not be included, however, an unflooded exit ramp is to be constructed to allow safe exit during a flood event.

Parking spaces at the 4119 Broadway building for AT&T are a very limited and the additional spaces that will be created by the parking garage are critical for the continued operations planned for the company at this location. We believe our request for this variance should be granted as:

- The variance is the minimum necessary and there is no impact to the floodplain elevations.
- There is good and sufficient cause as outlined in this letter.
- Failure to grant the variance will result in hardship to the applicant.
- The variance will not result in increased flood heights, cause and additional threat to public safety, result in extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

Due to the above reasons and to the strong support of our request demonstrated by Public Works staff and Mr. Wendorf, we respectfully request your approval of this request at your earliest opportunity. We are available to assist with any questions or additional information you may require.

Thank you for your assistance with this matter.

Sincerely,  
Pape-Dawson Engineers, Inc.



David M. McBeth, P.E.  
Sr. Project Manager



# CITY OF SAN ANTONIO

P.O. BOX 839968  
SAN ANTONIO, TEXAS 78283-3966

**THOMAS G. WENDORE, P.E.  
DIRECTOR OF PUBLIC WORKS**

October 12, 2006

J. Stephen Sundby, CCIM  
Director – Real Estate Transactions  
AT&T Services, Inc.  
7159 San Pedro, Room 202  
San Antonio, TX 78216

Re: Parking Garage at 4119 Broadway

Dear Mr. Sundby:

We have received your letter, dated September 22, 2006, expressing your concerns regarding the City's approval process and the need for a variance to the Floodplain Ordinance. In order for citizens to purchase flood insurance, their community must participate in the National Flood Insurance Program (NFIP). Participation in the NFIP is also required to receive federal grants and federal assistance during times of national disaster. Participation requires that the community adopt an ordinance that has the minimum requirements set forth in the Code of Federal Regulations - Title 44 "Emergency Management and Assistance" (CFR 44). The City of San Antonio has adopted an ordinance and has submitted this ordinance to FEMA for approval and our acceptance into the (NFIP). FEMA conducts regular audits called Community Assistance Visits (CAV). If during an audit they find that the community is not adhering to the approved ordinance they can place the community on probation. If placed on probation, each policy holder (private citizens) is charged a \$50 surcharge. If the problems are not corrected, the community can be suspended and/or removed from the NFIP, eliminating the availability of local flood insurance and federal assistance. The City of San Antonio and its citizens have benefited from our participation in the (NFIP) program from changes sustained during the October 1998 and July 2002 Flood.

As you may be aware the San Antonio River is currently being restudied under the Digital Flood Insurance Rate Map (DFIRM) process. Under our Floodplain Ordinance we are currently required to regulate to ultimate floodplain conditions. This means an ultimate floodplain study must be performed if a proposed development is adjacent to the floodplain. If an ultimate condition flood study already exists then it may be used. In this case the DFIRM models are derived directly from the San Antonio River Limited Map Maintenance Program (LMMP) existing conditions model. The LMMP model has been approved by the City of San Antonio and FEMA, with the official FIRM maps scheduled to be released in the next couple of months.

The plans provided by AT&T to the City show proposed construction within the limits of the preliminary DFIRM floodplain. For this reason the following actions occurred:

- The Floodplain Development Permit was denied.
- Our staff has met with Pape-Dawson your engineering consultant on several occasions to discuss floodplain requirements and options that would allow the parking garage to be constructed.
- As a result of these discussions Pape-Dawson agreed to elevate the first floor of the structure 1-foot above the existing conditions floodplain, with the exception of the entrance ramp. The entrance ramp was not included due to site grading constraints.
- Pape-Dawson also agreed to construct an "unflooded" exit ramp which would allow safe exit during a flood event.
- Pape-Dawson was informed that a variance would still need to be requested from the Planning Commission under Section 35-F135 of the Unified Development Code. This should be coordinated through Development Services at the One Stop Building at 1901 S Alamo.

The Variance requested would be to allow the following items:

- Subdivision C Section A (f) (26) C. To allow the parking garage to be designed to the 100-year FIRM existing plus freeboard instead of the 100-year ultimate floodplain for which there is not a current study.
  - Public Works would support this variance because the watershed is nearly built out making existing and ultimate flood plain elevations almost the same.
- Subdivision C Section A (f) (26) D. To fill in the 100-year floodplain as delineated by the proposed models without adverse impact calculations.
  - Public Works would support this variance because the consultant has issued a letter of "no rise" based on an engineering analysis and the only property that may be affected is City of San Antonio Park property on the other side of the river.
- Subdivision C Section A (f) (19). To allow over 6 inches of flooding in several parking spaces.
  - Public Works would support this variance because AT&T is willing to place signs, warning citizens, which parking spaces are subject to flooding and they will have 24-hour security that would insure the parking garage and these spaces are cleared in times of flooding.

If the variance is approved by the Planning Commission a Floodplain Development Permit will be issued. I support your requested variance. If you have any questions please contact me at 210-207-8025.



Thomas G. Wendorf, P.E.  
Director of Public Works

WEB/co

Attachment (1) – January 1, 2006 Unified Development code  
Appendix F Page 9, 18-20

CC: Howard Peak - AT&T  
Gene Dawson, P.E. – Pape-Dawson Engineers, Inc.  
Planning Commission



**PLANNING COMMISSION**  
**CERTIFICATE OF DETERMINATION APPEAL**

AGENDA ITEM NO: 27 December 13, 2006

323 STONEWALL  
**SUBDIVISION NAME**

07-IV-001  
**PROJECT #**

**COUNCIL DISTRICT:** 3  
**FERGUSON MAP GRID:** 650 D-4  
**OWNER/AGENT:** Roland & Annette Gonzales  
**CASE MANAGER:** Donna L. Schueling, Planner II

**Date filed with Planning Commission:** November 27, 2006

**Location:** On the north side of Stonewall, east of Pleasanton Road.

**Services Available:** Electric & Water Services are available at property line.

**Zoning:** R-6 Single Family Residential

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

To build across lot 26 and west half of lot 27 by waiving the resubdivision plat approval process for lot 27.

**DISCUSSION:**

Lot 26 and Lot 27 were originally platted in 1894 as two 50' by 150' lots. Lot 26 currently conforms to the platting rule, however Lot 27 has been illegally divided by metes and bounds and no longer conforms as a platted lot.

The property owner was informed that if they built their home entirely on Lot 26, which is still 50' by 150', they would be granted a building permit because lot 26 meets the standards set out in the Unified Development Code. Unfortunately, since Lot 27 has been divided and it no longer conforms to the original plat, it will

need to be re-platted and assembled with lot 26 prior to the issuance of a building permit.

It is noted that DSD currently allows applicants to build a house across property lines, however on January 1, 2007 according to RID-49, applicants will no longer be able to build a structure across property lines. Therefore this property owner would be required to combine Lot 26 and the western portion of Lot 27 into one lot, which would require a replat to conform to the Unified Development Code regulations.

**STAFF RECOMMENDATION:**

Staff recommends **disapproval** of the request of building on Lot 27 for the following reasons

- Staff recognizes the applicant's distressing circumstances; however it is the opinion of staff that if the request is granted, it will undermine the enforcement of the UDC in this area.
- The applicant does not meet any of the plat exceptions as outlined in the UDC per section 35-430(c) 1 through 12.
- The applicant has not demonstrated a unique hardship that relates to the land, rather than personal circumstances.
- The applicant is proposing new residential construction.
- According to the applicant there is enough square footage (7,500 sq ft) within lot 26 to accommodate their entire house and conform to the current building setback lines.

November 8, 2006

**RE: 323 Stonewall, San Antonio, Tx 78214, Lot 26 and W25 ft. of Lot 27**

We, Roland Gonzales and Annette D. Gonzales, have been married for 17 years. We are high school sweethearts who became parents in our teen years. I continued high school after I had our daughter and graduated from Harlandale High school, while my husband worked full-time and attended GED classes at night so he could get a better job with health benefits for us. My husband has been an employee of the City of San Antonio-Animal Care Services for 12 ½ years and I have been an employee for Fiber Glass Systems for 9 years. Our ultimate goal was to one day build a house in the south side to stay near our families and raise our child in the same neighborhood we grew up in.

Over three years ago, we drove down Stonewall Street, like we had a million times before and noticed a vacant lot that we had never seen before. We never noticed it before because it was just brush and debris, but the owner had it cleaned up, and that is what caught our attention. We searched the Bexar County records to find out who owned the lot because we were interested in buying it. It was a perfect location for our dream house because it was only minutes away from our families. After some persistent effort, we tracked down the owner who happened to be the executor of a will of an uncle who passed away shortly before we purchased the property. The executor, Mr. Shepard, did not want the lot because no one in his family was interested in keeping it and he didn't want to be responsible for paying property taxes for land he did not have any intention of using; so he was very willing to sell it. He offered to sell it to us for \$14,000 and we thought we were given a good deal because it was a nice vacant lot. Since we didn't have that kind of cash on us, we took a loan out to purchase it. The official purchase was done at a lawyer's office and considering that it was done at a lawyer's office, we thought it was pretty safe and wasn't told about surveys and platting by the previous owner or the lawyer. We did pay closing costs to the lawyer, and we assumed that included everything. The only thing that was mentioned was that the lawyer would take the proper paperwork to Bexar County to be recorded to make the change in ownership; which he did. We figured that was done since our property tax statements said "Legal Description". I'm sure many others like ourselves think the same way we did. We had a lot of pride in our lot and we complied with city ordinances and kept our lot clean and maintained. Our new neighbors could vouch for us because they see my husband go out there often to cut the grass and/or cut trees; even in the alley area. Since the purchase of our property, we have maintained property taxes on a timely basis and have never missed a payment.

We purchased the lot hoping one day we would build our dream house and leave something special for our daughter. Not a big house; just a modest house; one that we could afford. We took our time finding a builder and when we finally did it was months before we finally started making some progress and understanding the whole process of building a custom home. We spent \$800 on a designer to design our house; and once we received the final plans, we quickly moved on to the next step.

On October 26, 2006, we finally closed on our construction loan and our builders were given permission to get our permits and start building our house. It was the happiest day of our lives and a stepping stone for us. We had recently sold our house and moved in with my parents with the assumption that it was a temporary move and in no time, we would be moving in our new house.

Then the night before I was to get surgery on November 7, 2006, we received the bad news from our builders that we were unable to build because the other 25ft. of Lot 27 was not included in the platting of Lot 26. Coincidentally, my surgery was postponed because my blood pressure was very high and my doctor did not want to compromise my health and risk a heart attack and/or stroke. My doctor made the

decision that my surgery would be postponed until I could control my blood pressure with medication. With the recent bad news that we had just received the night before and the usual stress of building a house, my blood pressure went sky high and could not be controlled.

I encouraged my husband on the day of my surgery to go to Bexar County and City offices to find out what had happened. The only explanation they gave us was that it was an illegal platting; which we didn't understand how that could have happened and that we would have to pay from \$8,000 to \$10,000 to get an engineer to plat the entire property. We don't have that kind of money to pay for something like that; it's not realistic for us. We have some savings, but not quite that much. My husband has talked to the neighbors on Lot 28 many times and they have never mentioned any problems with Lot 27. It was understood that we both owned half of Lot 27. Even on the San Antonio Water System plotting map, it shows the division as well; so they are obviously aware of it. We don't understand how something like this could have happened; or how this was done illegally without someone checking into it. We are the only ones in the neighborhood that has such a unique situation like this.

This situation is a financial hardship on us and a physically hardship on me. It's hard not to make this personal; especially when it involves something for your family. We are not looking to make money off of this property later on; we just want to build our home there. It's not acres of land; it's only 25 ft. of land that we are requesting permission to build our home on without having to hire someone to plat it because we just could not afford that right now or anytime soon. Our builders said that they have always gone by the "Legal Description" of properties to determine how much someone can build. They said they have never heard of something like this happening; so they were just as shocked as we were. They became frantic and called the title company that we closed our construction loan with and told them about the situation, but were told that they could wait a couple of months, but we were still responsible for finance charges and closing costs of over \$4,000. I think that Bexar County should indicate on the property tax statements that such property is not platted if it's not. That way other people who are not aware that their property is not platted would know that they could not build on the property that they pay taxes on.

I hope you will take our situation in consideration and allow for us to build on our property that we have been paying taxes on; it's only 25 ft. of land. We feel that we are being penalized for someone else's mistakes and it's unfair and unjust. If this was something done illegally, it happened long before we purchased it. Please let us build our home on our property. Thank you very much for your time.

Sincerely,

  
Annette Gonzales

  
Roland Gonzales

## **IV-07-001**

**Amendment-Nov. 21, 2006**

We are adding additional documents that were found after the initial application was submitted to the COSA-Development Services.

1. We have spoken to the previous owner of the land by telephone, and he stated that he had never heard of the property not being platted and he and his family were always under the assumption that it was ready to be built on; if ever they had decided to. He told us that his family purchased the property in the 1940's by the Moss' family.
2. A deed was found dated 9-11-1947 stating that "Lot twenty-six (26) and the west one-half of Lot twenty-seven (27), Block three (3), New City Block seventy-seven hundred ninety-seven (7797), in Melrose Addition, according to plat recorded in Vol. 105, page 24, Deed and Plat Records of said county."
3. The title company who oversaw our construction loan also ran a title search and found the same information-Example of document attached.
4. The Bexar County Appraisal map shows our property measurements are correct and they get their measurements from the deed.
5. The SAWS (San Antonio Water System) map also shows our property measurements correct and those measurements are given to them from the COSA-Development Services.

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# City of San Antonio - Development Services

SAN ANTONIO WEST  
STONSWALL AVE

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### LAYERS

- All Layers
- General
  - Parcels
  - Corridor Districts
  - Limited Annexation
  - Neighborhood Associations
  - Neighborhood Conservation D
  - Historic Districts
  - Neighborhood and Community
  - River Improvement Overlay
  - San Antonio City Limits
  - Parcel Addresses
  - Zoning
- Master Plans
- Development
- Transportation
- Political Boundaries
- Water Features
  - 100 YR Floodplain
  - Edwards Aquifer
- 2005 Aerial Photography

Auto Refresh

Help:

- A closed group, click to open.
- An open group, click to close.
- A map layer.
- A hidden group/layer, click to make visible.
- A visible group/layer, click to hide.
- A visible layer, but not at this scale.
- A partially visible group, click to make visible.
- An inactive layer, click to make active.
- The active layer.

Email: GIS DATA

**Welcome to the City of San Antonio's latest Interactive Map Service. We are currently in the process of developing new websites to be distributed soon. In the meantime, we have provided these temporary websites for your use.**

Disclaimer

Parcels						
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**PLANNING COMMISSION**  
**BUILDING PERMIT VARIANCE REQUEST**  
AGENDA ITEM NO: 28 December 13, 2006

SWSA EXPANSION 2007

#BPV 07-001

**COUNCIL DISTRICT:** 6

**FERGUSON MAP GRID:** 578 C-8

**OWNER:** SeaWorld San Antonio, by Kathleen Mundy

**CONSULTANT:** Peckham, Guyton, Albers and Viets, Inc., by Jim Holmes

**CASE MANAGER:** Donna L. Schueling, Planner II

**Location:** On the north side of Military Drive, west of Ellison Drive

**Proposed Use:** Theme Park

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**APPLICANT'S REQUEST:**

The applicant is requesting relief from the UDC requirement to build a sidewalk along the entire length of Ellison Drive by proposing the construction of a sidewalk from the VIA bus stop on Ellison Drive down Military Drive to SWSA Operations Gate on Seascap Road.

**DISCUSSION:**

The Department of Development Services has responded to the variance request as indicated in their attached report and does not offer any objections to the granting of the variance.

**STAFF RECOMMENDATION:**

The Director of Development Services recommends approval of the variance for the following reasons:

1. The proposed sidewalk will be 6' wide married to the curb or 5' wide divorced at the least 2' from the curb, ADA compliant and include curb ramps at all intersections.
2. There will be a concrete landing at the bus stop connecting to the sidewalk.
3. This proposal will fulfill SWSA's UDC sidewalk requirement for this and future construction within SWSA along the SWSA frontage of Ellison Drive until such time as the frontage is altered by SWSA to the extent that additional public access to Ellison Drive is required.

DEVELOPMENT SERVICES  
RECEIVED

2007 NOV 22 AM 8: 33

Peckham Guyton Albers & Viets, Inc.  
Saint Louis Place  
200 North Broadway  
Suite 1000  
St. Louis, Missouri 63102  
P: 314.231.7318  
F: 314.231.7433

November 21, 2006

Andrew Winter  
Sr. Engineer  
DSD Streets, Drainage, & Construction Inspections  
City of San Antonio

Andrew,

The following is a request for a variance relating to the sidewalk requirements for AP# **M1267794** – project name SWSA Expansion 2007.

We would like to propose an alternate location for the required sidewalk in order to provide a sidewalk that is more useful to the public. The proposed alternate sidewalk will begin on North Ellison Drive at the VIA bus stop, near the corner of Ellison and Military, and continue along West Military Drive to Seascape Drive and turn North to terminate at the SeaWorld security gate.

We believe that the alternate sidewalk location will serve a more useful purpose by providing a walkway for the public as well as access for SeaWorld employees to and from the bus stop, while also acknowledging the intent of the code.

Thank you for your consideration of this variance request.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Dee". The signature is written in a cursive style with a large initial "J".

Jim Dee

BPV 07-001

**CITY OF SAN ANTONIO**  
**Development Services Department**

Interdepartmental Correspondence Sheet

**TO:** Director of Development Services

**FROM:** Development Services Department – Streets & Construction Inspections

**COPIES TO:** Correspondence File  
Alternate Sidewalk for Sea World of San Antonio (SWSA)

**SUBJECT:** A/P# M1267794 Building Permit Variance

**DATE:** 9 November 2006

The Development Services Department – Streets & Construction Inspections met representatives of Sea World of San Antonio on 25 October 2006 to discuss an alternate proposal for the UDC required along Ellison Drive. A building permit variance to the Unified Development Code (UDC), Section 35-506(a)(2)(A)(Sidewalk) is made.

**Response to Section 35-506(a)(2)(A)(Sidewalk) Building Permit Variance:** The proposed construction is the addition of an amusement ride at Sea World San Antonio (SWSA). SWSA is requesting relief from the UDC requirement to build a sidewalk along the entire length of Ellison Drive by proposing the construction of a sidewalk from the VIA bus stop on Ellison Drive down Military Drive to the SWSA Operations Gate on Seascape Road.

The UDC requires that the construction of standard curbs and sidewalks along all public right-of-ways adjacent to the plat in which the structure for which a building permit is sought. In this case, SWSA is constructing a new amusement ride in their main park which borders Ellison Drive. An investigation by DSD Streets & Construction Inspections and Public Works Disability Access Office shows a sidewalk along this section of Ellison Drive would start in a vacant lot approximately 2000' from the intersection of Ellison and Military Drive and proceed approximately 4500' through an area that is not used by pedestrians and end about 1400' north of the main gate to Sea World which is still about 1500' short of the next intersection (Wiseman Blvd. and Ellison Drive). Although this section of sidewalk will connect to a bus stop, it will not connect that bus stop to anything. Therefore, this sidewalk would not serve to enhance San Antonio's pedestrian or disabled population.

In the interest of promoting public transportation and enhancing mobility for San Antonio's pedestrian and disabled population, Sea World representatives suggested they instead build a length of sidewalk that would start at the VIA bus stop on the corner of Military and Ellison Drive, run approximately 2600' down Military Drive to Seascape Road, turn the corner at Seascape and connect to the employee gate on Seascape Road. This sidewalk would provide an ADA accessible sidewalk to current and future SWSA employees who daily travel this route that currently does not have a sidewalk. It would also open the door for disabled employees to use the bus to travel to work at SWSA.

DSD - Streets & Construction Inspections and Public Works Disability Access Office studied this proposal and find that it meets the intent of the UDC requirement although not the letter of the requirement. The UDC requires that the sidewalk be build on public ROW adjacent to the project site. Although this sidewalk would be in another area of property owned by SWSA (immediately south of the project area) and would be about 1900' shorter than the required sidewalk, it is meets the intent of CoSA Sidewalk Policy and facilitates a more productive solution.

Because the SWSA proposal is a more useful alternative and enhances pedestrian and disability access, the Public Works Disability Access Office **supports** this building permit variance. DSD – Streets and Construction Inspections **does not offer any objections** this variance under the following conditions:

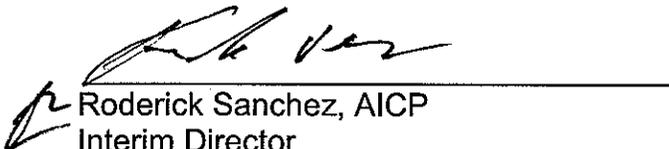
1. The proposed sidewalk will be 6' wide married to the curb or 5' wide divorced at least 2' from the curb, ADA compliant and include curb ramps at all intersections.
2. There will be a concrete landing at the bus stop connecting to the sidewalk.
3. This proposal will fulfill SWSA's UDC sidewalk requirement for this and future construction within SWSA along the SWSA frontage of Ellison Drive until such time as that frontage is altered by SWSA to the extent that additional public access to Ellison Drive is required.

Sincerely,



Andrew Winter, P.E.  
Acting Chief Engineer  
DSD – Engineering

Concur /  Nonconcur:

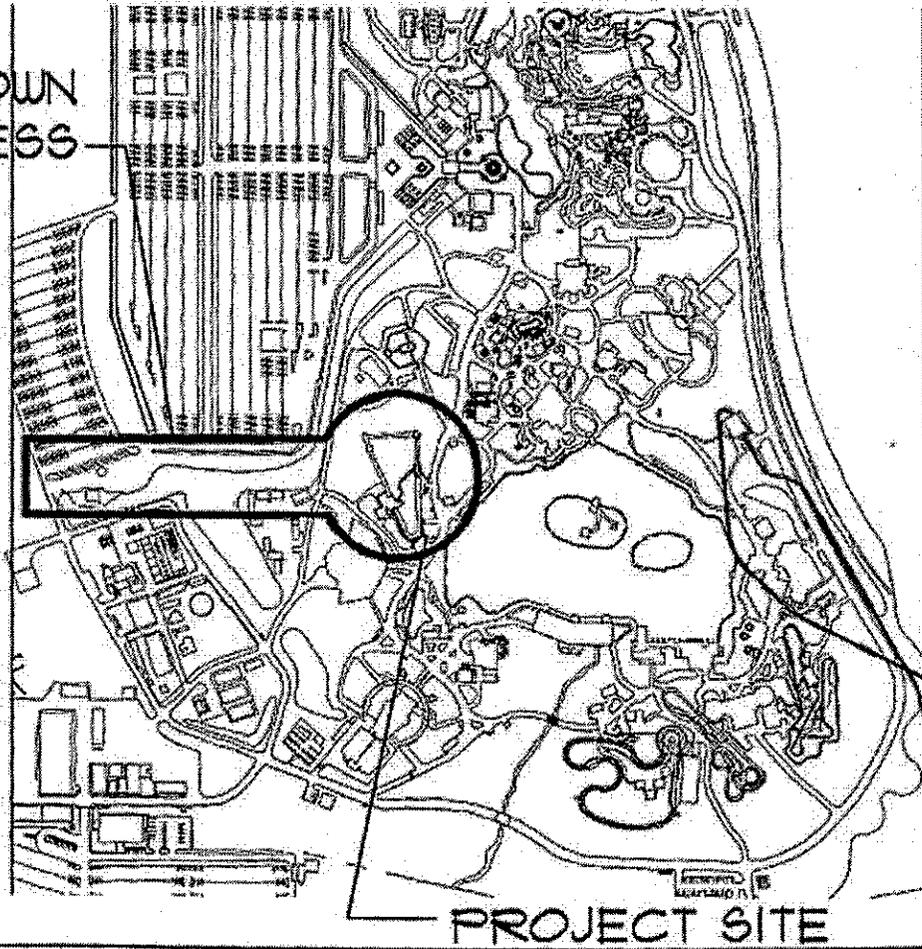


Roderick Sanchez, AICP  
Interim Director  
Development Services Department

Additional information:

# Sea World San Antonio

LAYDOWN  
& ACCESS





Overall SeaWorld of San Antonio site



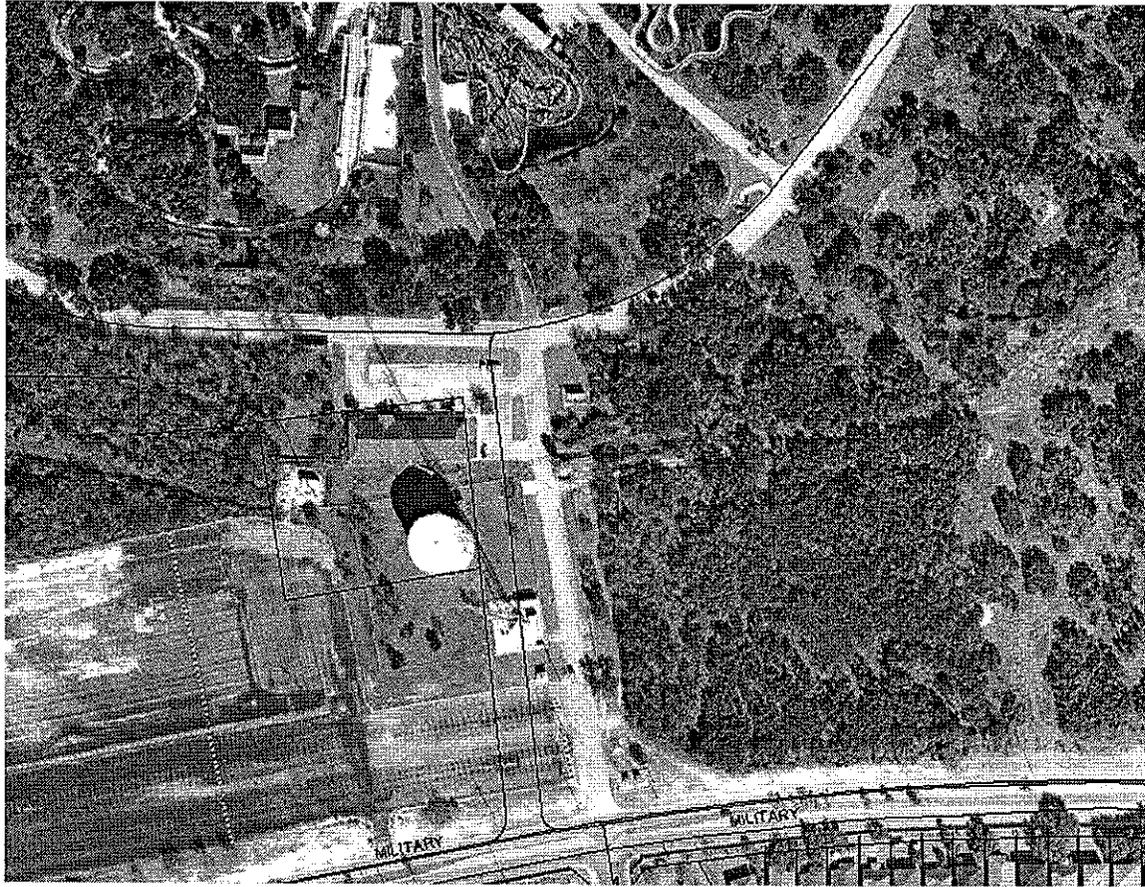
Area of required sidewalk



Area of required sidewalk



Proposed alternate sidewalk location



Employee gate and end point of proposed sidewalk

**PLANNING COMMISSION**  
**Planned Unit Development**  
**AGENDA ITEM NO: 5B/29 December 13, 2006**

SABLECHASE  
**PUD PLAN NAME**

PUD 06-010  
**PLAN#**

**COUNCIL DISTRICT:** OCL  
**FERGUSON MAP GRID** 447 D4, D5, D6  
**OWNER:** Laredo OFR, Ltd. by George W. Peck  
**ENGINEER:** Pape Dawson Engineering, Inc. by Jon Adame, P.E.  
**CASE MANAGER:** Robert L. Lombrano, Planner II

**Location:** The property is near the intersection of Ralph Fair Rd. and Old Fredericksburg Rd.

**Land Use:** PUD, Planned Unit Development, Single Family Residential Development

**Plan is associated with:** MDP # 867 Irvin 182.03 Acre Tract approved 12/07/2005

**APPLICANT'S PROPOSAL:**

- To plan 473 single family lots at a density of 2.68 units per acre.
- The subject property is located outside the City Limits.
- Approximately 24,200 linear feet of private roadway.
- Connectivity ratio of 1.20
- The Plan is not within 200 ft. of a Registered Neighborhood Association, also is not within a Neighborhood, Community or Perimeter Plan.

**DISCUSSION:**

**The PUD plan was continued from the November 8, 2006 Planning Commission Meeting, to allow the Engineer and the surrounding neighborhood time to resolve traffic issues.**

The applicant requested to move forward to the planning commission even though the PUD Plan failed to comply with UDC Article V, Division 2, Section 35-506(e) Connectivity (2) Projecting Streets.

**CONDITIONS:**

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

**Traffic Impact Analysis & Streets** indicate that under the UDC listed below are some of the requirements and on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the 176.77 acre tract, at no cost to the City of San Antonio:

- Secondary access must be in placed prior to the approval of any plat or combination of plats that exceed more than 125 lots.
- Internal roadways should be constructed with adequate vehicle stacking at intersections to facilitate the safe and efficient flow of traffic.
- Clear sight distances should be provided at each roadway intersection to allow adequate, obstruction-free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not obscure the minimum intersection visibility.
- The developer shall be responsible for providing right-turn deceleration lanes with storage lengths and bay taper in all the driveway access point approved by TX DOT as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.

NOTE: Texas Department of Transportation (TX DOT) will determine access point along frontage road.

### **Policy Analysis**

The PUD Plan failed to address UDC Article V, Division 2, Section 35-506(e) Connectivity (2) Projecting Streets.

#### **1. UDC 35-506 (e) Connectivity (2) Projecting Streets**

*Existing streets in adjoining areas shall be continued and shall be at least as wide as such existing streets and in alignment therewith.*

### **Comments**

Although this PUD plan does not satisfy section 35-506(e), Streets and TIA have given their approval based on the connection to the type "B" street in Lost Creeks III that functions as a collector. This proposal is more appropriate than a local type "A" for high volume of traffic and would provide better public safety. A variance shall be submitted for Smokey View at the time of platting.

### **STAFF RECOMMENDATION:**

In consideration of the traffic circulation patterns in the area to promote public safety, **staff recommends approval.**



**CITY OF SAN ANTONIO** | **Individual Consideration**  
**DEPARTMENT OF ASSET MANAGEMENT**  
**INTERDEPARTMENTAL CORRESPONDENCE SHEET**

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**TO:** Planning Commission  
**FROM:** Shawn P. Eddy, Director, Department of Asset Management  
**COPIES:** Pat DiGiovanni, Deputy City Manager; Oscar Serrano, Real Estate Manager; file  
**DATE:** Monday, November 27, 2006  
**SUBJECT:** S.P. No. 1283 - Request to close, vacate and abandon a portion of West Chavaneaux Road located between Villaret Street and Loop 410 SW adjacent to NCB 11135

**PETITIONER:** Alamo Community College District  
c/o Bain Medina Bain, Inc., Attn: Carl Bain, P.E.  
7073 San Pedro Ave.  
San Antonio, TX 78216

Staff is requesting that this item be placed on the Planning Commission agenda for individual consideration and a Public Hearing at the Planning Commission meeting on 12/13/2006.

**BACKGROUND**

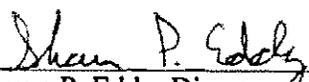
Petitioner is requesting the closure, vacation and abandonment of a portion of West Chavaneaux Road located between Villaret Street and Loop 410 SW adjacent to NCB 11135 as shown on attached Exhibit "A." Petitioner owns all abutting property and would like to incorporate the proposed closure, if approved, for the expansion and development of the adjacent Palo Alto College Campus. It should be noted that this whole section of Chavaneaux Road is undeveloped (paper street); and the petitioner proposes to dedicate a 120 foot diameter turn around at the east end of the proposed closure .

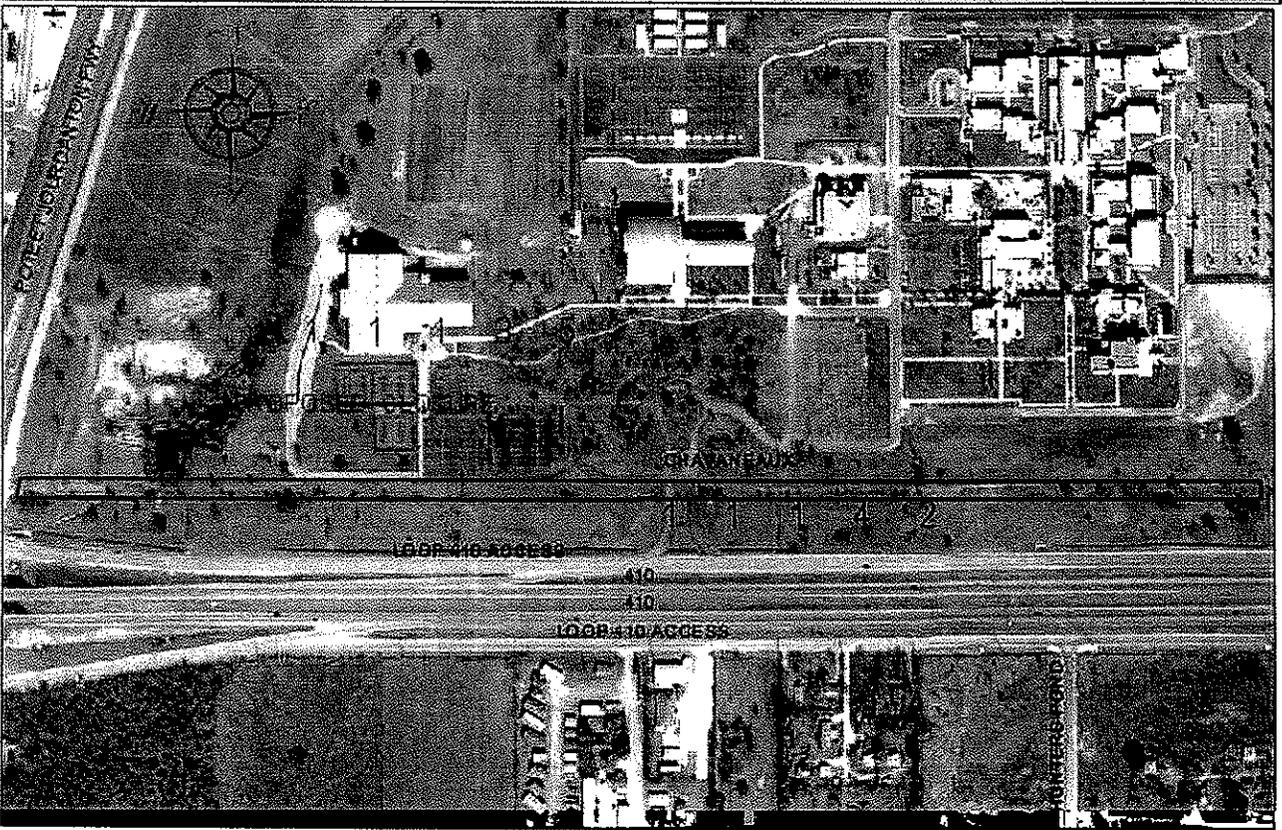
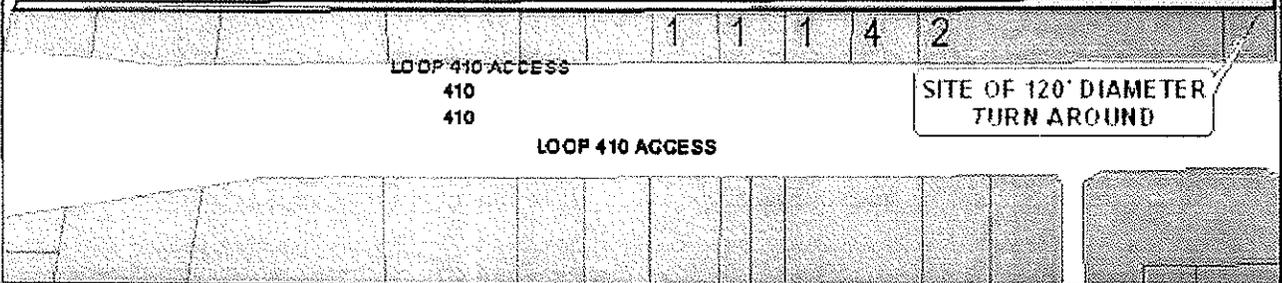
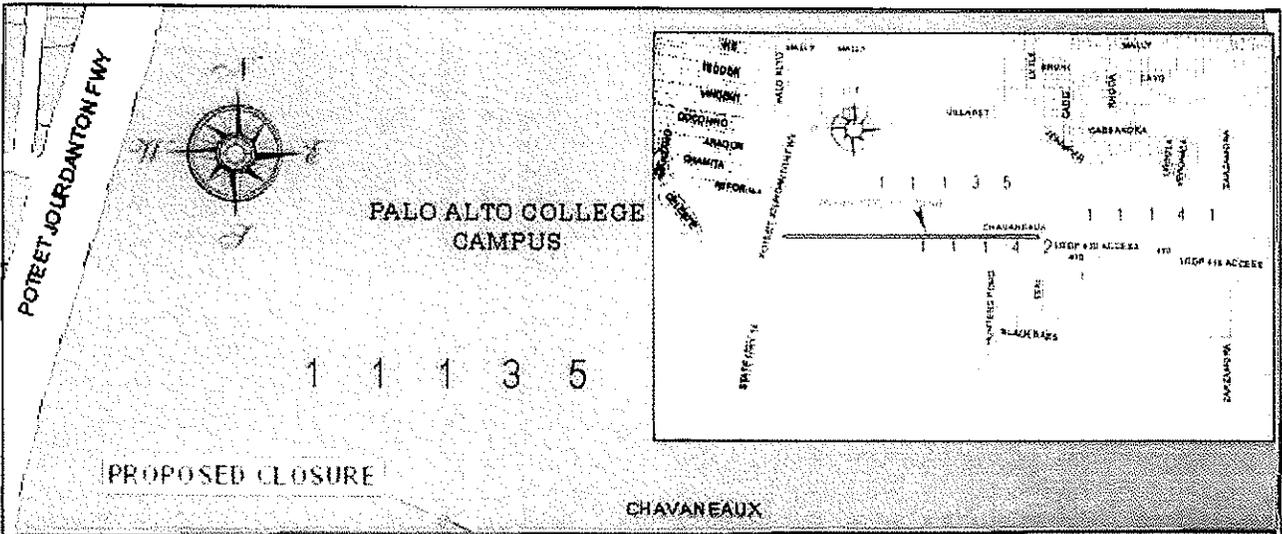
**COORDINATION AND FINANCIAL IMPACT**

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. A Canvassing Checklist and an executed Letter of Agreement by which the petitioner agrees with all fees and conditions imposed through this canvassing is attached for your review.

**CONCLUSION AND RECOMMENDATION**

Staff recommends approval of this request.

  
\_\_\_\_\_  
Shawn P. Eddy, Director  
Department of Asset Management



# Canvassing Checklist

SPNo 1283

Request: Petitioner is requesting the closure, vacation and abandonment of a portion of West Chavaneaux Road located between Villaret Street and Loop 410 SW adjacent to NCB 11135 as shown on attached Exhibit "A." Petitioner owns all abutting property and would like to incorporate the proposed closure, if approved, for the expansion and development of the adjacent Palo Alto College Campus. It should be noted that this whole section of Chavaneaux Road is undeveloped (paper street); and the petitioner proposes to dedicate a 120 foot diameter turn around at the east end of the proposed closure.

	Included in Canvassing	Out Date	In Date	Uncond. Approval	Conditional Approval	Denial
Planning Department	<input checked="" type="checkbox"/>	6/8/2006	7/27/2006	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PublicWorks	<input checked="" type="checkbox"/>	6/8/2006	7/12/2006	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Development Services	<input checked="" type="checkbox"/>	6/8/2006	7/6/2006	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Department	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Department	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighborhood Action (NAD)	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City Public Service	<input checked="" type="checkbox"/>	6/8/2006	8/22/2006	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
S.A. Water System (SAWS)	<input checked="" type="checkbox"/>	6/8/2006	6/15/2006	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TXDOT	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
S.A. River Authority (SARA)	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VIA Metropolitan	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Services	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Agency	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighborhood Association	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Canvassing Comments

NO REGISTERED NEIGHBORHOOD ASSOCIATION



# CITY OF SAN ANTONIO

DEPARTMENT OF ASSET MANAGEMENT  
P.O. BOX 839986 SAN ANTONIO, TEXAS 78283-3986  
TEL. 210-207-4032 FAX 210-207-7888

September 7, 2006

Alamo Community College District  
c/o Bain Medina Bain, Inc.  
Attn: Carl Bain, P.E.  
7073 San Pedro Ave.  
San Antonio, TX 78216

Re: S.P. No. 1283—Request to close, vacate & abandon a portion of W. Chavaneaux Rd. Public ROW located between Villaret St. & Loop 410 SW adjacent to NCB 11135

Dear Mr. Bain:

With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process and will recommend approval of your request subject to the following conditions:

PUBLIC WORKS DEPARTMENT

Existing drainage patterns must be maintained; therefore, the west 735.63 feet of the proposed closure must be dedicated as a drainage easement.

DEVELOPMENT SERVICES DEPARTMENT

Petitioner must provide a right of way for 120 foot diameter turnaround at the end of Chavaneaux Road adjacent to the Zachary property. Such dedication does not require the submittal of plans or construction of the paved turnaround during the re-platting process. This dedication reserves the area should future improvements of Chavaneaux Road require a turnaround by the City.

CITY PUBLIC SERVICE ENERGY

Petitioner must agree to reserve a perpetual easement for all existing electric and/or gas facilities and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with City Public Service Energy and at the sole expense of the petitioner.

SAN ANTONIO WATER SYSTEM

Petitioner must agree to reserve a perpetual easement for all existing water and/or sewer facilities and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with San Antonio Water System and at the sole expense of the petitioner.

DEPARTMENT OF ASSET MANAGEMENT

- The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance.

- Petitioner asserts that all evidence of ownership of property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio is true and correct.
- The petitioner acknowledges that this property will be accepted in its "as is" condition.
- Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the petitioner.
- *Petitioner agrees to remit a closure fee of \$53,539.00, which includes the assessed value of \$53,504.00 for the Public Right of Way and \$35.00 for recording documents. This closure fee will be due and payable to the City of San Antonio, and is to be submitted with this executed Letter of Agreement. If for some reason the closure is not approved by City Council, the closure fee will be refunded to the petitioner.*

Also, please provide the deeds for all properties abutting the proposed closure.

This Letter of Agreement is being offered by City of San Antonio only to the petitioner named above and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.

If your client concurs with the above mentioned conditions, including the payment of the assessed closure fee, please have your client countersign this letter in the spaces provided below and return to the undersigned. *Upon receipt of this executed Letter of Agreement, the property deeds and closure fee we will continue processing your request.*

Sincerely,



Todd Olson  
Real Estate Manager  
Property Disposition Division

TO/ma

CERTIFIED MAIL 7002 2030 0005 8524 4600

**AGREED AS TO TERMS AND CONDITIONS:**

PETITIONER.

By

  
Linda O'Nune  
Print Name

ACCD Director of Acquisitions &  
Title Administrative Services  
October 26, 2006  
Date

CITY OF SAN ANTONIO Individual Consideration  
DEPARTMENT OF ASSET MANAGEMENT  
INTERDEPARTMENTAL CORRESPONDENCE SHEET

---

**TO:** Planning Commission  
**FROM:** Shawn P. Eddy, Director, Department of Asset Management  
**COPIES:** Pat DiGiovanni, Deputy City Manager; Oscar Serrano, Real Estate Manager; file  
**DATE:** Monday, November 27, 2006  
**SUBJECT:** S.P. No. 1294 - Request to close, vacate and abandon a portion of North Mittman Street and two alleys located between Gevers and Walters Streets adjacent to NCBs 1455 and 1456

**PETITIONER:** Alamo Community College District  
c/o Bain Medina Bain Inc., Attn: Carl Bain, P.E.  
7073 San Pedro Ave.  
San Antonio, TX 78216

Staff is requesting that this item be placed on the Planning Commission agenda for individual consideration and a Public Hearing at the Planning Commission meeting on 12/13/2006.

**BACKGROUND**

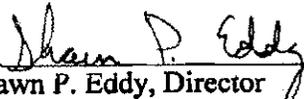
Petitioner is requesting the closure, vacation and abandonment of a portion of North Mittman Street and two alleys located between Gevers and Walters Streets adjacent to NCBs 1455 and 1456 as shown on attached Exhibit "A." Petitioner owns all the abutting properties and would like to incorporate these rights of way for the expansion and development of the adjacent St. Phillips College Campus.

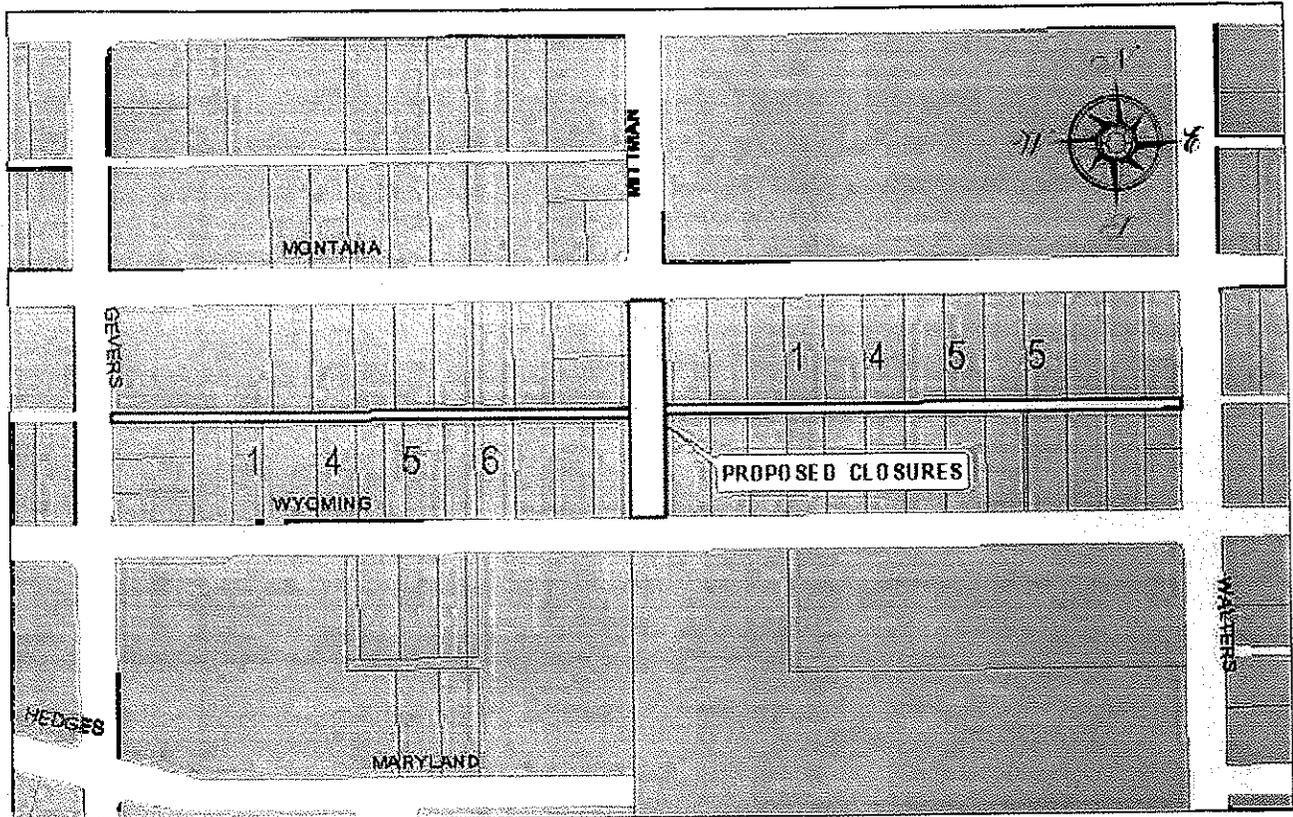
**COORDINATION AND FINANCIAL IMPACT**

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. A Canvassing Checklist and an executed Letter of Agreement by which the petitioner agrees with all fees and conditions imposed through this canvassing is attached for your review.

**CONCLUSION AND RECOMMENDATION**

Staff recommends approval of this request.

  
\_\_\_\_\_  
Shawn P. Eddy, Director  
Department of Asset Management



**Exhibit "A"**

# Canvassing Checklist

SPNo 1294

**Request:** Petitioner is requesting the closure, vacation and abandonment of a portion of North Mittman Street and two alleys located between Gevers and Walters Streets adjacent to NCBs 1455 and 1456 as shown on attached Exhibit "A." Petitioner owns all the abutting properties and would like to incorporate these rights of way for the expansion and development of the adjacent St. Phillips College Campus.

	Included in Canvassing	Out Date	In Date	Uncond. Approval	Conditional Approval	Denial
Planning Department	<input checked="" type="checkbox"/>	8/16/2006	10/3/2006	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PublicWorks	<input checked="" type="checkbox"/>	8/16/2006	9/27/2006	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Development Services	<input checked="" type="checkbox"/>	8/16/2006	8/31/2006	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Department	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Department	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighborhood Action (NAD)	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City Public Service	<input checked="" type="checkbox"/>	8/16/2006	9/8/2006	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
S.A. Water System (SAWS)	<input checked="" type="checkbox"/>	8/16/2006	8/22/2006	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TXDOT	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
S.A. River Authority (SARA)	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VIA Metropolitan	<input checked="" type="checkbox"/>	8/16/2006	8/25/2006	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Services	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Agency	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighborhood Association	<input checked="" type="checkbox"/>	8/16/2006	9/8/2006	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Canvassing Comments**

ARENA DISTRICT NA, ATTN: ANN GARCIA, 1706 NEVADA, 78203 & JEFFERSON HEIGHTS NA, ATTN: CHARLES ENGLISH, P. O. BOX 831336, 78283 - NO RESPONSE RECEIVED FROM JEFFERSON HEIGHTS.



# CITY OF SAN ANTONIO

October 13, 2006

DEPARTMENT OF ASSET MANAGEMENT  
P.O. BOX 839966 SAN ANTONIO, TEXAS 78283-3966  
TEL. 210-207-4032 FAX 210-207-7888

Alamo Community College District  
c/o Bain Medina Bain, Inc.  
Attn: Carl Bain, P.E.  
7073 San Pedro Ave.  
San Antonio, TX 78216

Re: S.P. No. 1294—Request to close, vacate & abandon a portion of North Mittman Street and two alleys  
Public Rights Of Way located between Gevers & Walters Streets adjacent to NCBs  
1455 and 1456

Dear Mr. Bain:

With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process and will recommend approval of your request subject to the following conditions:

## PLANNING DEPARTMENT

The Arena District / Eastside Community Plan places significant emphasis on creating pedestrian corridors throughout the community, as well as developing an interconnected open space system. The applicant has indicated that the subject area for closure on Mittman will not be immediately closed to auto traffic; therefore, as a condition of this approval, while the subject portion of Mittman remains open to auto traffic, crosswalks should be constructed on Mittman between Wyoming and Montana Streets to ensure pedestrian safety. Subject sidewalks should also be maintained and when necessary, repaired to provide continuous pedestrian access and accessibility. Appropriate landscaping including street trees should be incorporated into the site plan along Mittman to accommodate shading for pedestrians.

## PUBLIC WORKS DEPARTMENT

There is an existing storm drain system located on Mittman between Montana and Wyoming, access must be provided to this and all area drainage facilities for maintenance. Submit detailed plans to Storm Water Engineering for all improvements and give calculations showing existing vs. ultimate for current system.

## DEVELOPMENT SERVICES DEPARTMENT

Approved provided proper permits are obtained and the site must be assembled with petitioner's property and platted in accordance with Code.

## CITY PUBLIC SERVICE ENERGY

Petitioner must agree to reserve a perpetual easement for all existing electric and/or gas facilities and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with City Public Service Energy and at the sole expense of the petitioner.

## SAN ANTONIO WATER SYSTEM

Petitioner must agree to reserve a perpetual easement for all existing water and/or sewer facilities and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with San Antonio Water System and at the sole expense of the petitioner.

DEPARTMENT OF ASSET MANAGEMENT

- The closure, vacation and abandonment of these Public Rights of Way will be authorized by a City Ordinance.
- Petitioner asserts that all evidence of ownership of property abutting the Public Rights of Way proposed to be closed, vacated and abandoned by the City of San Antonio is true and correct.
- The petitioner acknowledges that these properties will be accepted in its "as is" condition.
- Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the petitioner.
- *Petitioner agrees to remit a closure fee of \$25,370.00, which includes the assessed value of \$25,191.00 for the Public Rights of Way, a fee of \$144.00 for posting of signs notifying the public of the proposed street closure and \$35.00 for recording documents. This closure fee will be due and payable to the City of San Antonio, and is to be submitted with this executed Letter of Agreement. If for some reason the closure is not approved by City Council, the closure fee will be refunded to the petitioner less the fee for posting of signs.*

Also, please provide the deeds for all properties abutting the proposed closures.

This Letter of Agreement is being offered by City of San Antonio only to the petitioner named above and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.

If your client concurs with the above mentioned conditions, including the payment of the assessed closure fee, please have your client countersign this letter in the spaces provided below and return to the undersigned. *Upon receipt of this executed Letter of Agreement, the property deeds and closure fee we will continue processing your request.*

Sincerely,



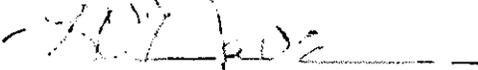
Todd Olson  
Real Estate Manager  
Property Disposition Division

TO/MA

CERTIFIED MAIL 7002 2030 0005 8524 4662

**AGREED AS TO TERMS AND CONDITIONS:**

PETITIONER:



J. O'Nave  
Print Name

ACCD Director of Acquisitions &  
Title Administrative Services  
11/10/06  
Date

**CITY OF SAN ANTONIO**

**PARKS AND RECREATION DEPARTMENT**

**Interdepartment Correspondence Sheet**

**TO:** Planning Commission through Director of Development Services  
**FROM:** Rocky Duque de Estrada, Senior Planner, Parks and Recreation  
Department  
**COPIES:** File  
**SUBJECT:** Caracol Creek Park Land Donation

**DATE:** December 4, 2006

The Parks and Recreation Department is requesting to accept a land donation from HEB Grocery Company, LP of approximately 37.45 acres comprised of an approximate 32.95 acre parcel and a 4.501 parcel located at Rousseau Rd. near Potranco Rd. and Loop 1604 in City Council District 4.

Discussions began with representatives from HEB Grocery Company, LP, District 4 Council Office, and the Parks and Recreation Department in 2005. There have been numerous meetings and site visits of all parties pertaining to this acquisition.

The respective properties will be donated by HEB to the city of San Antonio for use as a future community park. This project is consistent with the recommendations outlined for the Far West Subarea in the Parks and Recreation System Plan, which recommends the acquisition of additional park acreage to meet service goals, by Park Dedication or by other means.

The Parks and Recreation Department recommends accepting this property. If you have any questions, please do not hesitate to contact me at 207-2886.

Rocky Duque de Estrada  
Senior Planner  
Park Project Services Division

**SAN ANTONIO PLANNING COMMISSION**

**RESOLUTION NO. \_\_\_\_\_**

**RECOMMENDING THE ADOPTION AND APPROVAL OF THE DONATION AND ACQUISITION OF PROPERTY BETWEEN HEB GROCERY COMPANY, LP AND THE CITY OF SAN ANTONIO PARKS AND RECREATION DEPARTMENT.**

**WHEREAS**, there is an opportunity of a donation and acquisition of property between HEB Grocery Company, LP, and the Parks and Recreation Department; and

**WHEREAS**, the donation includes the possibility of 37.45 acres of land for future use as a community park at Rousseau Rd. near Potranco Rd. and Loop 1604 in City Council District 4; and

**WHEREAS**, this project is consistent with the recommendations outlined for the Far West Subarea in the Parks and Recreation System Plan which recommend the acquisition of additional park acreage to meet service goals, by Park Dedication or by other means, and

**WHEREAS**, the donation has been coordinated with and has the support of the Parks and Recreation Department, the District 4 City Council Office, and HEB Grocery Company, LP; **NOW THEREFORE**

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

1. That the HEB Grocery Company, LP donation and the City of San Antonio Parks and Recreation Department's acceptance is a worthwhile effort and is approved to move forward.
2. That the City Council is urged to consider approval of this project.

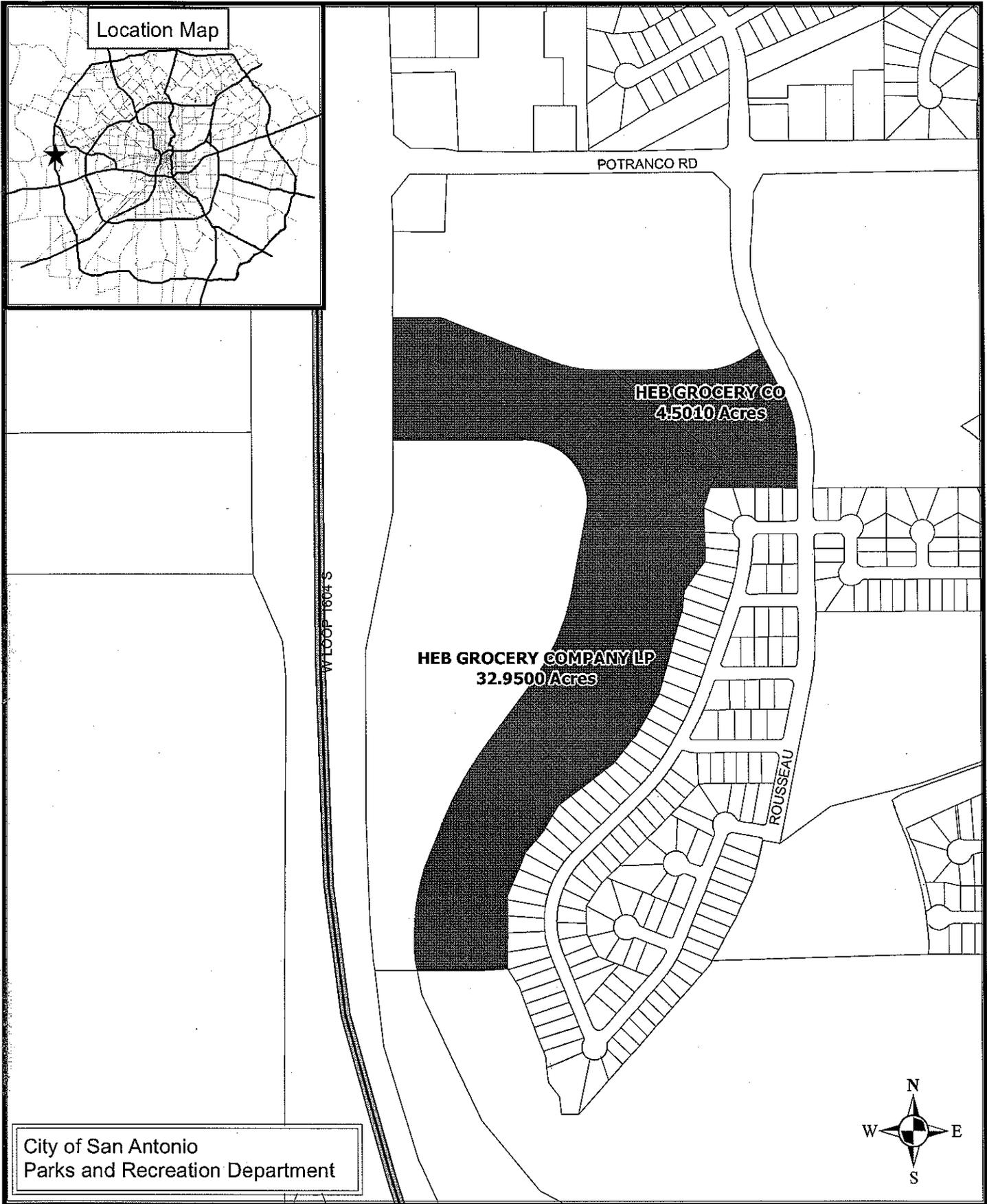
**PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF THE MONTH OF \_\_\_\_\_, 2006.**

\_\_\_\_\_  
**Chairperson**

**ATTEST:** \_\_\_\_\_  
**Executive Secretary**

# Site Map

## Park Land Donation: Caracol Creek - 37.45 Ac.



Location Map

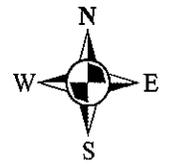
POTRANCO RD

HEB GROCERY CO  
4.5010 Acres

HEB GROCERY COMPANY LP  
32.9500 Acres

ROUSSEAU

W LOOP 1604 S



City of San Antonio  
Parks and Recreation Department

**City of San Antonio Planning Department  
Plan Amendment Recommendation**

*Item # 33*

**City Council Meeting Date:** TBD  
**Plan Amendment Application Case No.:** 06015  
**Council District:** 4

**Summary:**

Neighborhood/Community/Perimeter Plan: **City South Community Plan**  
Request to amend the Land Use Plan designation **from Agriculture and Resource Protection/Open Space land uses to Urban Living land use.**

**Background Information:**

**Applicant:** Earl & Associates, PC  
**Owner:** HLH Holdings LP  
**Property Location:** generally located 1200 feet of the northeast corner of Jett Road and Loop 1604  
**Acreage:** 107.5  
**Current Land Use of site:** Vacant  
**Adjacent Land Uses:**  
N: Large lot residential and vacant  
E: Vacant  
S: Vacant, Church, and cemetery  
W: Large lot residential and vacant

**Issue:**

**LAND USE ANALYSIS:**

Comments on impact to current and future land uses adjacent to site: The City South Community Plan calls for the subject property to be Agriculture and Resource Protection/Open Space land uses. Agriculture land uses provide primarily for the preservation of crop agriculture, ranching, and related agribusiness practices. Single-family residential units are permitted on agricultural and ranch lands at 1 unit per 25 acres. Limited commercial uses directly serving agriculture uses, such as farmers markets, nurseries, and bed and breakfasts, are also permitted.

Resource Protection/Open Space, which includes both public and private lands, should preserve neighborhoods and promote economic vitality and livability, maintain property values, improve the health and wellness of the city's residents, encourage natural resource protection and promote tourism opportunities.

Urban Living, which promotes compact medium and high density residential uses, is not compatible with the large lot residential properties located along Jett Road. Urban Living land use at this location has the potential to create an arbitrary development pattern that will significantly change the surrounding rural community. At present there are 20 residential lots surrounding the subject property. Urban Living land use has the potential to allow over 600 dwelling units at this location.

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

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: Loop 1604 is identified as a Freeway with 250' to 500' of ROW.  
Other streets: Jett Road is a rural roadway not identified by the MTP for enhancements.

Comments: Using 6 units per acre as a guide with 107 acres, the approximate potential is 642 total units. At 642 housing units by 10 trips a day per unit, the potential outcome would be approximately 6,420 total daily trips. Jett Road is simply not equipped to handle the extent of traffic possible by an Urban Living land use designation. The portion of subject property that fronts Loop 1604 is located between two major curbs with limited sight distance and clear vision due to speed of oncoming traffic and an incline of over 10 feet from the subject property. The subject property is located between the intersections of Jett Road & Loop 1604 and Applewhite Road & 1604.

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: None

Comments: No significant impact. Southwest General Hospital is located 10 ½ miles from the subject property and there are no alternate means of transportation for this area.

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

# City of San Antonio Planning Department Plan Amendment Recommendation

## Recommendation:

### STAFF RECOMMENDATION:

Approval       Denial       Alternate Recommendation:

Comments: Urban Living land use at this location has the potential to create an arbitrary development pattern that will significantly change the surrounding rural community.

### PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: September 13, 2006, continued to October 11, 2006 and December 13, 2006

Approval       Denial       Resolution Attached

Newspaper Publication Date of Public Hearing: August 25, 2006

No. Notices mailed 10 days prior to Public Hearing: 109

Registered Neighborhood Association(s) Notified: McCreless Meadows NA and South Southwest NA

Comments:

### ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Z2006248

Current zoning district: FR and RP

Proposed zoning district: C-2 and R-20

Zoning Commission Public Hearing Date: September 19, 2006 and was postponed

Approval       Denial

### Planning Department Staff:

Emil R. Moncivais, FAICP, AIA, CNU

Planning Director

Nina Nixon-Mendez, AICP

Planning Manager

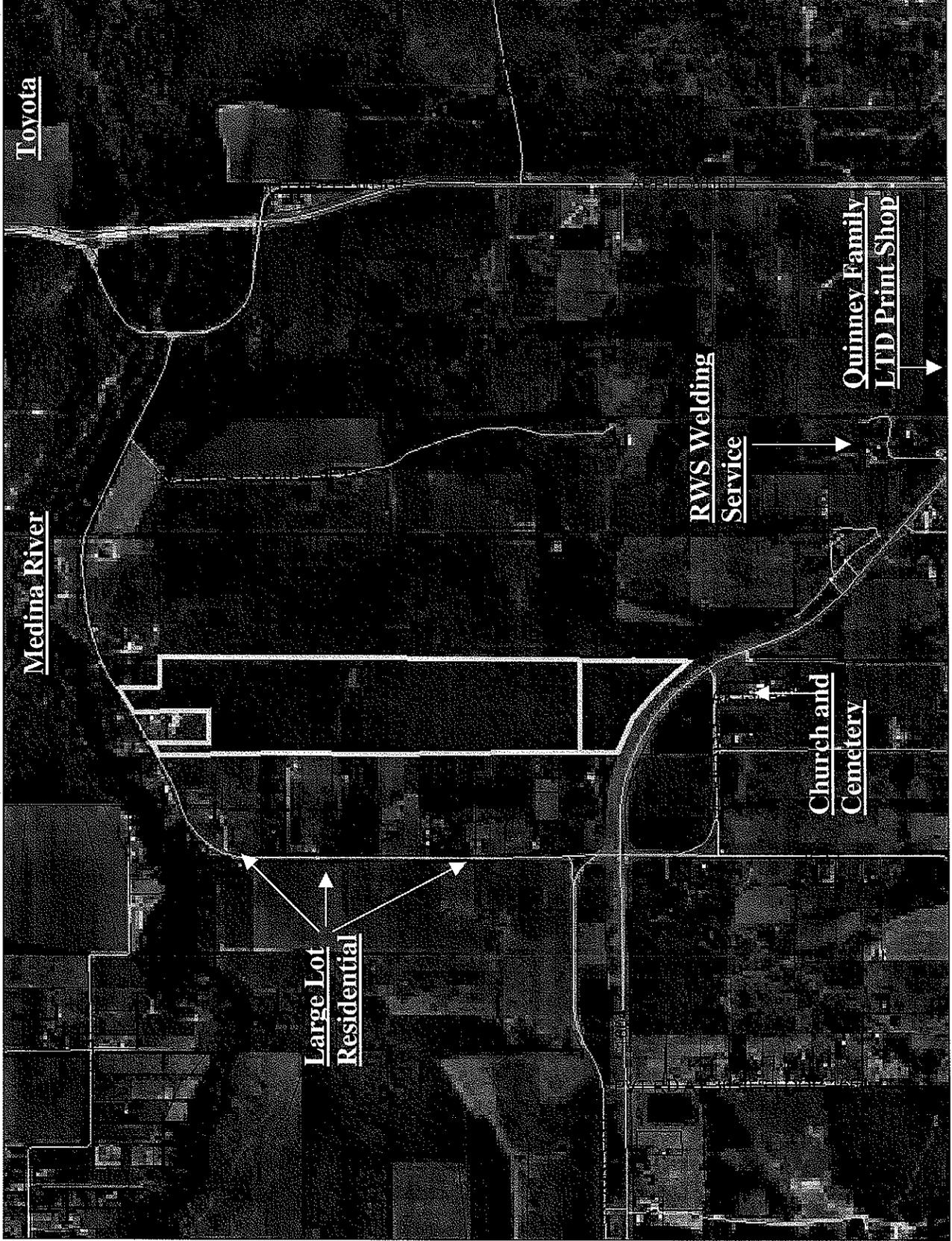
Case Manager: Zenon F. Solis

Senior Planner

Phone No.: 207-7816







**RESOLUTION NO.**

**RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE CITY SOUTH COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM AGRICULTURE AND RESOURCE PROTECTION/OPEN SPACE LAND USES TO URBAN LIVING LAND USE FOR AN AREA OF APPROXIMATELY 107.5-ACRES GENERALLY LOCATED 1200 FEET OF THE NORTHEAST CORNER OF JETT ROAD AND LOOP 1604, MORE SPECIFICALLY DESCRIBED BY LEGAL DESCRIPTIONS CB 4191 P-32D ABS 823 AND CB 4191 P-32 ABS 823.**

**WHEREAS**, City Council approved the City South Community Plan as an addendum to the Master Plan on June 26, 2003; and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on September 13, 2006, October 11, 2006 AND December 13, 2006 and **APPROVED / DENIED** the amendment on December 13; and

**WHEREAS**, the San Antonio Planning Commission made a finding that \_\_\_\_\_  
\_\_\_\_\_; and

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

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

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

PASSED AND APPROVED ON THIS 13<sup>th</sup> DAY OF DECEMBER 2006.

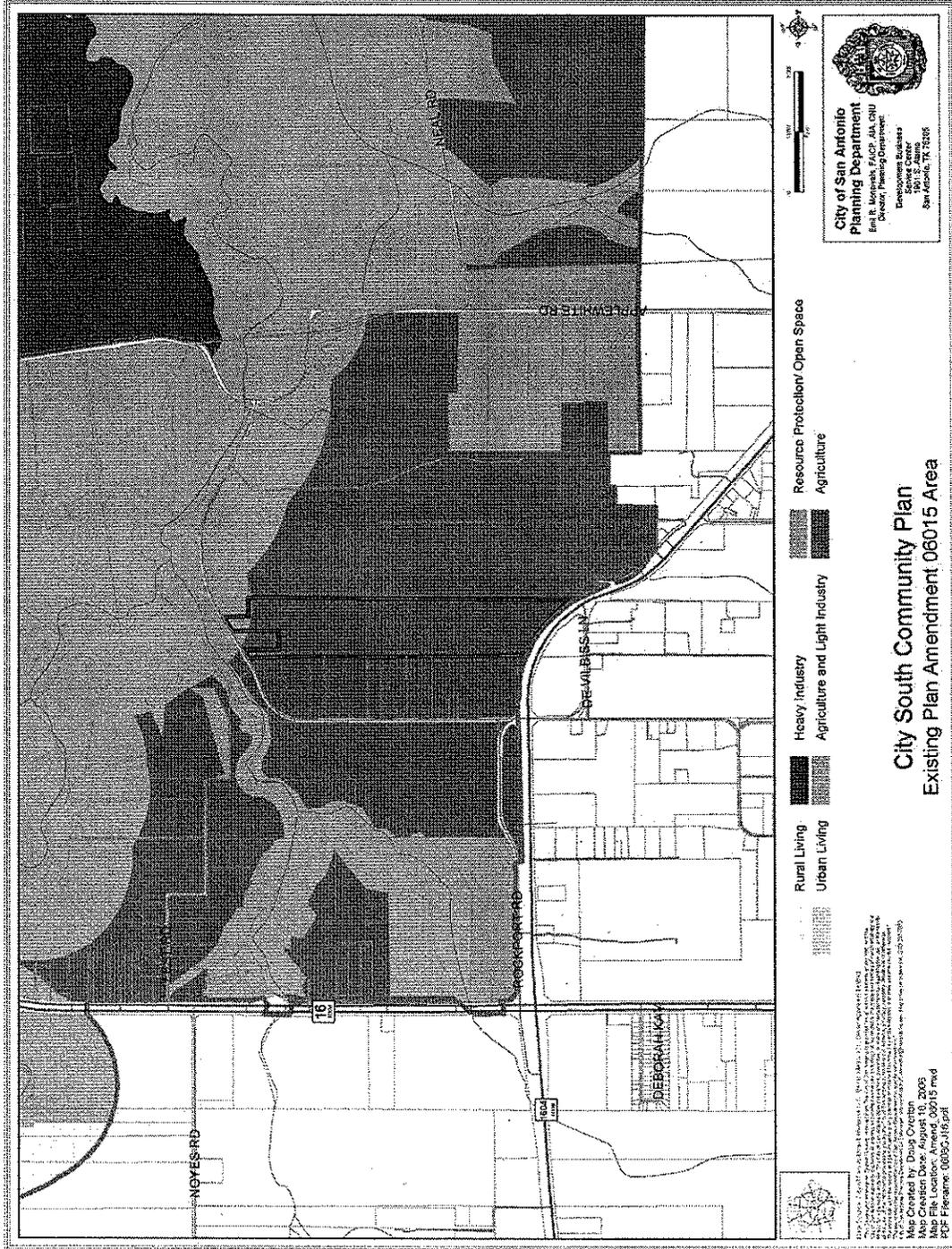
Approved:

Attest:

\_\_\_\_\_  
Murray H. Van Eman, Chairperson  
San Antonio Planning Commission

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

**ATTACHMENT I**  
**Land Use Plan as adopted:**





**City of San Antonio Planning Department  
Plan Amendment Recommendation**

*Item # 34*

**Plan Amendment Application Case No: 07002**

Applicant: Bobby Perez for NRP Group, L.L.C.

Owner: Charles Acuña

Neighborhood/Community/Perimeter Plan: South Central San Antonio Community Plan

The applicant requests to amend the Land Use Plan designation from **Light Industrial** to **Mixed Use**.

Plan Amendment Map – Attachment 1

City Council District: 5

City Council Meeting Date: 01/18/2007

**Land Use Analysis:**

Property Location: 11.13 acres bound by S. Flores St., E. Cevallos St. and Probandt St. (NCB A-14)

Acreage: 11.13 acres

Current Land Use of site: Vacant Industrial

Digital Ortho Image – Attachment 2

Adjacent Land Uses:

N: Industrial – Salvation Army, Say Si

E: Mixed Use Commercial / Residential – Blue Star Complex

S: Commercial, Vacant, Single-Family Residential

W: Vacant, Commercial and Multi-family

Proposed Land Use/Development: Mixed Use Commercial / Residential Development

Comments on impact to current and future land uses adjacent to site: The site is currently made up of vacant warehouses. Within the Plan Update from October 26, 2005, several recommendations targeted mixed use redevelopment in the South Central area. Specifically, “mixed uses are desired along the corridors S. Flores Street, Cevallos, S.W. Military Drive, S. Presa Street, Pleasanton Road, Probandt Street and Roosevelt Avenue; and Mixed Uses are desired along Cevallos St., provided that zoning standards include conditional use strategies to promote walkability while protecting adjacent residential areas” (pg. 5).

The proposed use for the subject parcel is consistent with goals of the Community Plan as well as adjacent land uses. Several parcels in the area, particularly along S. Flores have been transitioned from Industrial Uses to Mixed Use Land Use. The Blue Star Arts Complex, a mixed use development is adjacent to the east and several mixed use and loft-conversion residential developments are in process and proposed along S. Flores to the west. There is a mix of vacant warehousing, vacant tracts of land, commercial properties and single family homes along E. Cevallos Street. Particular attention should be paid to pedestrian connectivity between the subject parcel and the existing residential neighborhood to promote a sense of community.

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

**Transportation/Infrastructure Analysis:**

Major Thoroughfare Plan Designations: S. Alamo and S. Flores Streets are Secondary Arterials Type B and Probandt St. is a Secondary Arterial Type A.

Other streets: Cevallos Street to the south of the subject parcel is a minor street.

Comments: Secondary arterials call for a limited at-grade access which supports the primary arterial system by providing essential system linkages to expressways, primary arterials and activity centers of medium density. The subject parcel is surrounded by three Secondary Arterials which would support the proposed mix of residential and commercial uses.

Minimal Impact     Impact can be mitigated     Significant Impact to Transportation Capacity

# City of San Antonio Planning Department Plan Amendment Recommendation

## Community Facilities Analysis:

Nearby Public Facilities: South San Antonio River, Commanders House Park is located within walking distance on S. Flores, and the subject parcel is serviced by VIA bus route 44 along S. Flores and 46 on Probandt.

Comments: The south San Antonio River is within walking distance of the proposed development. Community Plan goals to promote connectivity along the San Antonio River should be adhered to.

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

## Staff Recommendation:

Approval    Denial    Alternate Recommendation:

Comments:

## Planning Commission Recommendation:

Meeting & Public Hearing Date: 12/13/2006

Approval    Denial    Resolution Attached

Newspaper Publication Date of Public Hearing: 11/27/2006

No. Notices mailed 10 days prior to Public Hearing: 62

Registered Neighborhood Association(s) Notified: East Pyron/Symphony Lane NA, Highland Hills NA, Mission San Jose Neighborhood Appearance & Safety Committee, Riverside NA, Riverside South NA, Roosevelt Park NA

Comments:

## Zoning Commission Supplemental Information: Zoning Case No: Z2007024

Current zoning district: I1 and I2   Proposed zoning district: IDZ

Zoning Commission Public Hearing Date: 12/19/2006

Approval    Denial

## Planning Department Staff:

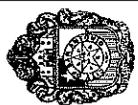
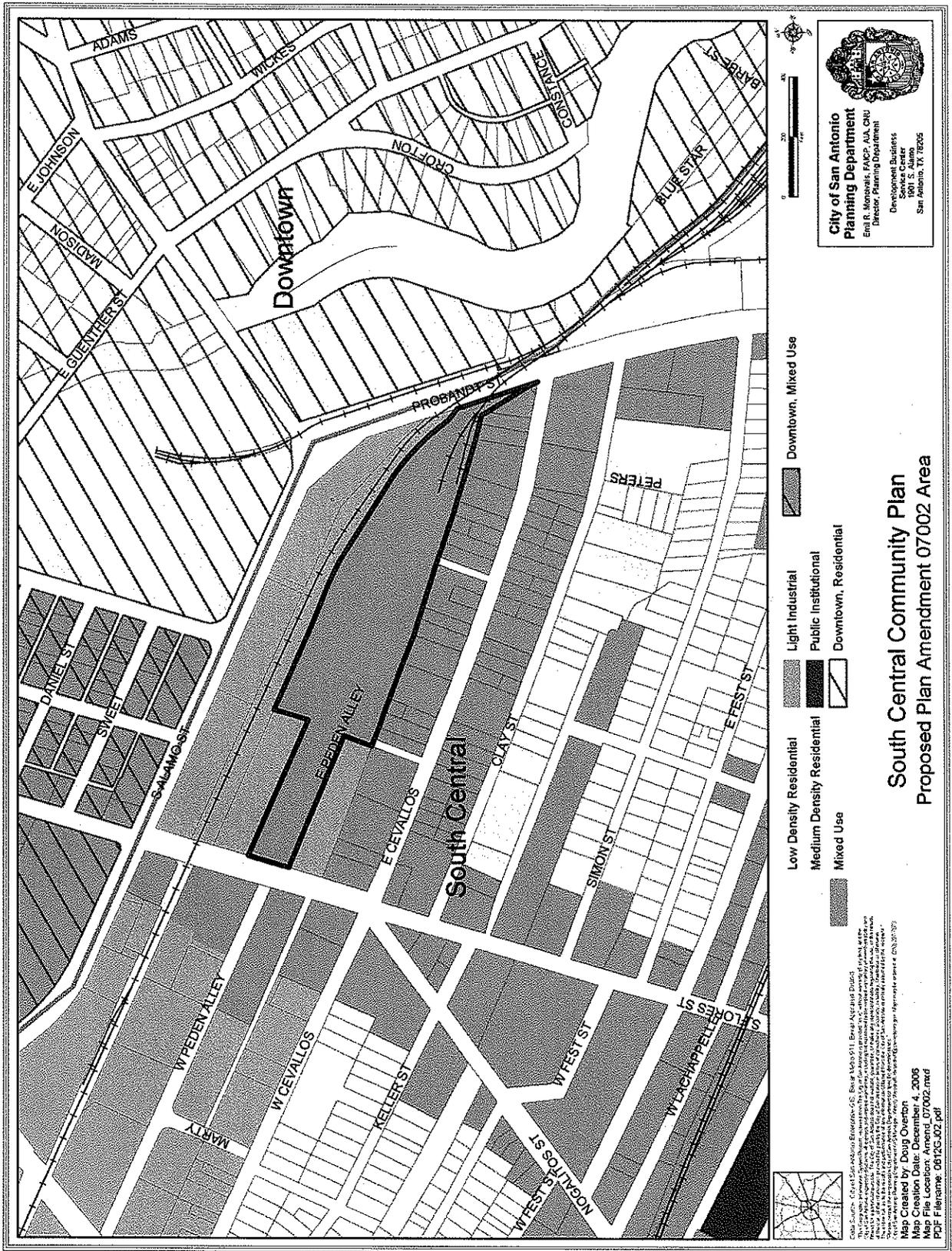
Emil R. Moncivais, FAICP, AIA, CNU   Planning Director

Nina Nixon-Mendez, AICP   Planning Manager

Case Manager: Andrea Gilles   Planner II   Phone No.: 207-2736



**Proposed Amendment:**



**City of San Antonio  
Planning Department**  
Edu R. Morales, FACD, AIA, CNU  
Director, Planning Department  
Development Business  
Sally C. Carter  
City Planner  
San Antonio, TX 78205

**South Central Community Plan  
Proposed Plan Amendment 07002 Area**

- Low Density Residential
- Medium Density Residential
- Mixed Use
- Light Industrial
- Public Institutional
- Downtown, Residential
- Downtown, Mixed Use

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Map Created by: Doug Overton  
Map Creation Date: December 4, 2006  
Map File Location: Amend\_07002.mxd  
PDF Filename: 061203-202.pdf



**RESOLUTION NO.**

**RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM INDUSTRIAL LAND USE TO MIXED USE LAND USE FOR AN AREA OF APPROXIMATELY 11.13-ACRES BOUND BY S. FLORES ST., E. CEVALLOS ST., AND PROBANDT ST., MORE SPECIFICALLY DESCRIBED BY LEGAL DESCRIPTION NCB A-14.**

**WHEREAS**, City Council approved the South Central San Antonio Community Plan Update as an addendum to the Master Plan on October 26, 2005; and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on December 13, 2006 and **APPROVED / DENIED** the amendment on December 13; and

**WHEREAS**, the San Antonio Planning Commission made a finding that \_\_\_\_\_  
\_\_\_\_\_ ; and

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

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

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

PASSED AND APPROVED ON THIS 13<sup>th</sup> DAY OF DECEMBER 2006.

Approved:

Attest:

\_\_\_\_\_  
Murray H. Van Eman, Chairperson  
San Antonio Planning Commission

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

**CITY OF SAN ANTONIO  
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT**

**Interdepartmental Memorandum**

**TO:** Planning Commission Members

**FROM:** Emil Moncivais, FAICP, AIA, CNU, Director, Planning and Community Development Department

**COPIES:** Jesus Garza, Planning Manager; Bill Burman, Senior Planner; File

**SUBJECT:** Public Hearing and Consideration of Proposed Amendments to the San Antonio Major Thoroughfare Plan relating to Cibolo Canyon Road Camp Bullis Road and Babcock Road

**DATE:** November 28, 2006

The San Antonio Major Thoroughfare Plan identifies and designates the location and right-of-way widths of certain roadways within the City and its extra-territorial jurisdiction in order to assure that adequate rights-of-ways are acquired as platting takes place and as adjacent land development occurs. The attached proposed amendments to the Major Thoroughfare Plan are located within the City's extra-territorial jurisdiction and are the result of an on-going review.

The Camp Bullis Rd. Amendment proposes to de-designate and delete a planned segment of Camp Bullis Road from Babcock Road west to State Highway 16 (Bandera Rd). As an alternative to this alignment and to serve future mobility in the area, it is proposed that a new west-southwest major thoroughfare alignment with a new enhanced rural section with bicycle lanes be added to the Major Thoroughfare Plan. This new alignment would be the extension of Babcock Road from its intersection near Scenic Loop Road west and southwest to State Highway 16(Bandera Road).

The third amendment to the Plan is to de-designate and delete a planned segment of Cibolo Canyon Road from Evans Road proceeding northwesterly to the eastern property line of the PGA Village site.

A meeting with the Planning Commission's Technical Advisory Committee was held on Tuesday, November 28, 2006. The Technical Advisory Committee is recommending for the Commission's consideration the proposed de-designation and deletion of Cibolo Canyon Road and the proposed de-designation and deletion of Camp Bullis Road from the Major Thoroughfare Plan. With regards to the proposed addition and extension of Babcock Road as an alternative east-west connection within the Camp Bullis Road area, the Committee requested that staff re-visit their Committee (the Technical Advisory

Committee) on Wednesday, December 13, 2006 after input and comments have been received from the December 7<sup>th</sup> informational Public Meeting with citizens.

The Planning Department staff is hosting a public informational meeting for citizens and property owners within the areas on Thursday, December 7, 2006 from 6:00 PM to 8:00 PM in the Development and Business Services Center's Board Room located at 1901 South Alamo Street in San Antonio, Texas.

These amendments as proposed were done in consultation with the City of San Antonio Public Works and Development Services Departments, the Parks and Recreation Department, the Texas Department of Transportation, Bexar County Infrastructure Services Division, and the San Antonio/ Bexar County Metropolitan Planning Organization.

The proposed amendments are consistent with the goals and objectives of the San Antonio Master Plan.

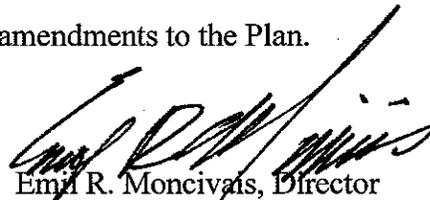
Master Plan Urban Design Goals and Policies:

Goal 4. Plan, locate and maintain infrastructure and utilities to facilitate and maintain safe, healthy, and sustainable environments for human activity.

Policy 5a. Develop a transportation plan that promotes safety and links neighborhood destinations throughout the City and allows residents access to regional destinations.

Policy 5d. Expand the overall capacity for the movement of people by including alternative transportation modes in the design of the City's infrastructure and utility systems.

Staff recommends approval of the attached amendments to the Plan.



Emi R. Moncivats, Director  
Planning and Community Development

**Major Thoroughfare Plan Amendments**  
**Dated November 28, 2006**

Secondary Type A facilities on 86 feet of Rights-of-Way

1. Cibolo Canyon Road – De-designate and delete a planned segment of Cibolo Canyon Road from Evans Road proceeding northwesterly to the eastern property line of the PGA site

2A. Camp Bullis Road- De-designate and delete a planned segment of Camp Bullis Road from Babcock Road proceeding west to State Highway 16 (Bandera Road)

Rural Roadway Facility on 120 feet of Rights-of-Way

2B. Babcock Road- Add a new extension of Babcock Road from Scenic Loop Road proceeding west and southwesterly to connect to State Highway 16 (Bandera Road).

Roadway to be constructed on new proposed Enhanced Rural Roadway cross-section

**SAN ANTONIO PLANNING COMMISSION  
RESOLUTION NO. \_\_\_\_\_**

**RECOMMENDING THE ADOPTION OF CERTAIN AMENDMENTS  
TO THE MAJOR THOROUGHFARE PLAN**

\*\*\*\*\*

**WHEREAS**, the Planning Commission is charged by the City Charter with the responsibility to make, amend, extend and add to a master plan for the physical growth and development of the City; and

**Whereas**, the Major Thoroughfare Plan is part of the Transportation Plan adopted by the City Council on September 21, 1978, as the Transportation component of the Master Plan; and

**Whereas**, the Planning Commission held a public hearing on December 13, 2006 in order to receive comments on the attached proposed amendment(s) from parties in interest and other citizens.

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

1. That amendment(s) to the Major Thoroughfare Plan related to Cibolo Canyon Road Camp Bullis Road and Babcock Road dated November 28, 2006 attached hereto and incorporated herein is approved and recommended to the City Council for adoption; and
2. That the Enhanced Rural Roadway Major Thoroughfare Plan classification and cross-section design is hereby approved and is recommended to City Council for adoption.

PASSED AND APPROVED THIS 13<sup>TH</sup> day of December 2006.

APPROVED

Murray H. Van Eman, Chair

ATTEST:

Executive Secretary

## Bill Burman

---

**From:** Christina De La Cruz  
**Sent:** Wednesday, November 22, 2006 3:03 PM  
**To:** Jesus Garza; Bill Burman; Emil Moncivais  
**Cc:** Jason Cosby (Pub Works)  
**Subject:** Camp Bullis Road Amendments: Enhanced Rural Cross Section

**Importance:** High

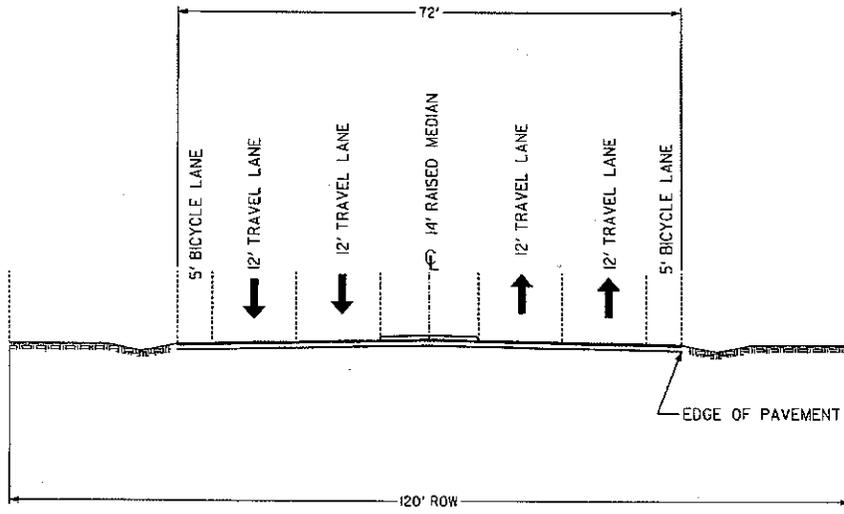


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044912.pdf

As requested per our meeting yesterday I have attached the enhanced rural cross section proposed for the proposed Babcock Road Extension. I have submitted two different cross sections one with a median and one without. I thought that a median might be appealing to some by preserving trees in the median thus making it aesthetically pleasing and providing for future left turn lanes. If you have any questions or comments please give me a call. Happy Thanksgiving.

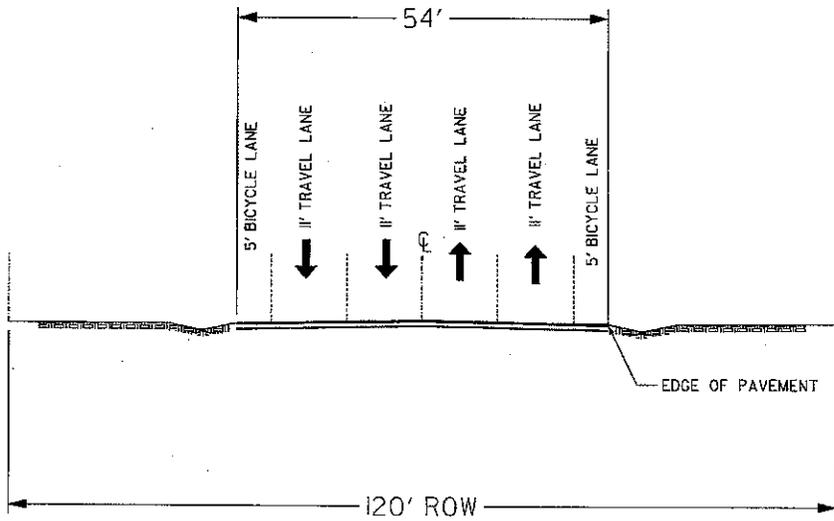
Christina

# CROSS SECTION ENHANCED RURAL ROAD



REVISED:		
CITY OF SAN ANTONIO DEPARTMENT OF PUBLIC WORKS ENGINEERING AND TRANSPORTATION		
<b>ENHANCED RURAL ROAD CROSS SECTION</b>		
DESIGNED BY: DAVID WALDRON, EIT	11/09	SHEET
DRAWN BY: DAVID WALDRON, EIT	11/09	1 OF 1
APPROVED BY: CHRISTINA DE LA CRUZ, P.E.	11/26	

# CROSS SECTION ENHANCED RURAL ROAD



REVISED:		
CITY OF SAN ANTONIO DEPARTMENT OF PUBLIC WORKS ENGINEERING AND TRANSPORTATION ENHANCED RURAL ROAD CROSS SECTION		
DESIGNED BY: DAVID WILSON, EIT	11/08	SHEET
DRAWN BY: DAVID WILSON, EIT	11/08	1 OF 1
APPROVED BY: CHRISTINA DE LA CRUZ, P.E.	11/08	

11/11/2008 10:46:05 AM



# CITY OF SAN ANTONIO

November 17, 2006

Dear Property Owner,

The Planning and Community Development Department cordially invites you to an informational meeting on proposed amendments to the City of San Antonio's Major Thoroughfare Plan. The meeting will be on Thursday, December 7, 2006 from 6:00 PM to 8:00 PM in the Development and Business Services Center's Board Room, located at 1901 South Alamo Street in San Antonio, Texas.

A public hearing and consideration of the amendments will be considered as part of the Planning Commission's agenda of December 13<sup>th</sup>, 2006. The Commission meeting starts at 2:00 PM and is situated at the above-mentioned address.

The Major Thoroughfare Plan identifies and designates the location general alignments and rights-of way widths of certain roadways needed to accommodate through traffic in the City and it's extra-territorial jurisdiction in order to assure that adequate rights-of-ways are dedicated and appropriate facilities are constructed as platting and development occurs.

Following is a description of the proposed amendments to the Major Thoroughfare Plan:

## Secondary Arterial Type A Facilities on 86 feet of Right-of-Way

### 1. Cibolo Canyon Road

De-designate and delete a planned segment of Cibolo Canyon Road from Evans Rd proceeding northwesterly to the eastern property line of the PGA site.

### 2A. Camp Bullis Road

De-designate and delete a planned segment of Camp Bullis Road from Babcock Road proceeding west to State Highway 16 (Bandera Road).

## Rural Roadway Facility on 120 feet of Right-of-Way

### 2B. Babcock Road

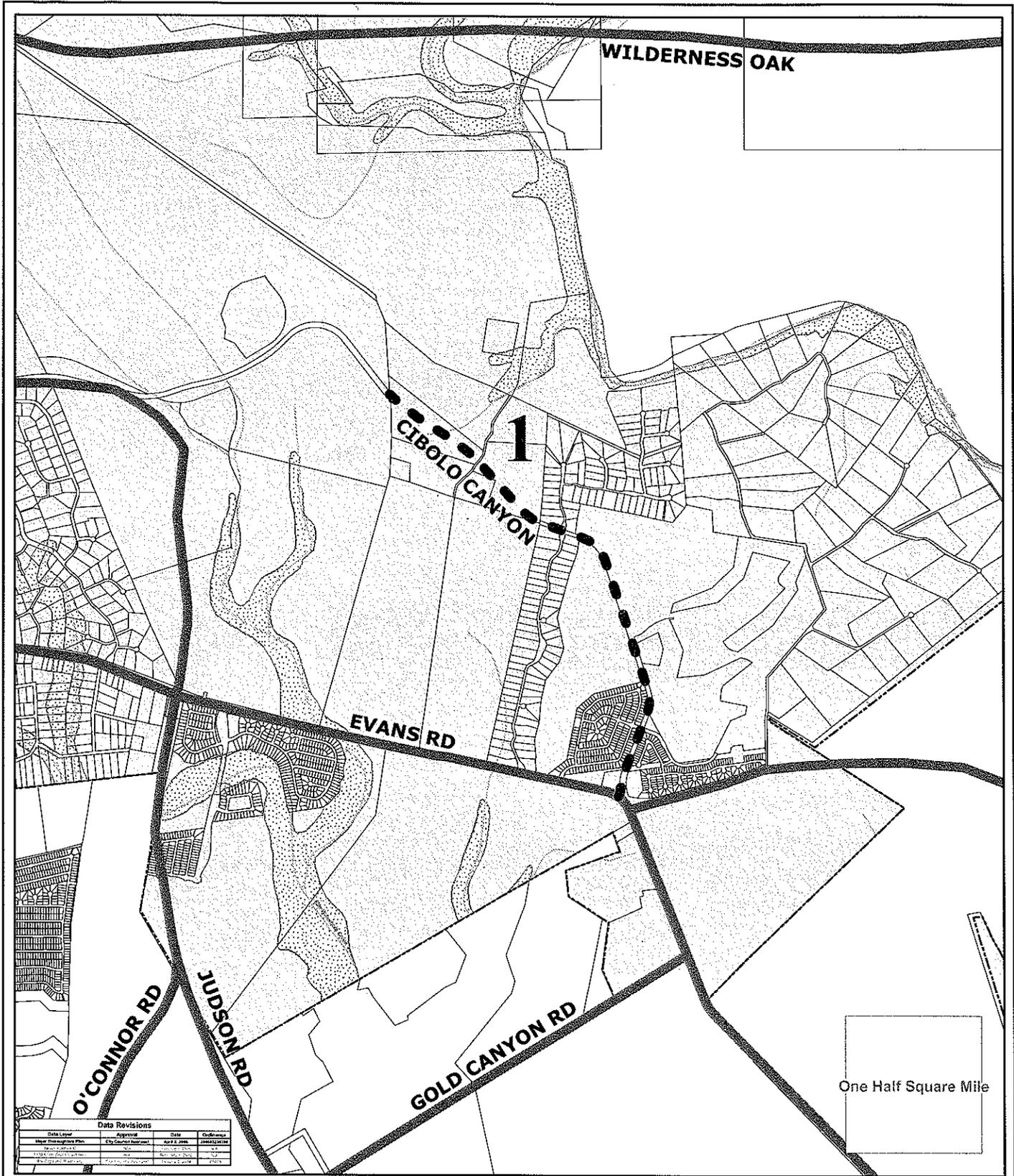
Add a new extension of Babcock Road from Scenic Loop Road proceeding west and southwesterly to connect to State Highway 16 (Bandera Road).

Questions regarding these agenda items should be directed to Bill Burman, Senior Planner (207-7937) or Jesús Garza, Planning Manager (207-7950).

This meeting is wheelchair accessible. The accessible entrance is located on the street-side at 1901 South Alamo. Accessible parking spaces are located at both the front and rear of the building. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested forty-eight hours) (48) prior to the meeting by calling (210) 207-7245 V/TTY for assistance.

## SELECTED BEXAR COUNTY 24 HOUR TRAFFIC COUNTS

LOCATION	2006	2005	2004	2003	2002
Babcock ((E of Cielo Vista)	1,585	811	1,084	991	1,093
Babcock (E of Scenic Loop)	879	737	638	676	634
Babcock (S of Camp Bullis)	2,491	2,415	1,850	2,130	2,199
Scenic Loop (N of Tower View)	2,678	2,243	2,473	2,512	2,647
Scenic Loop (S of Babcock)	1,588	1,581	1,288	1,178	1,287
Scenic Loop (S of Boerne Stage)	1,586	1,544	1,451	1,301	1,532
Scenic Loop (S of Menchaca)	2,808	2,989	2,905	3,010	2,532
Scenic Loop (S of Saddle Trail)	1,331	1,135	1,197	919	1,054
Boerne Stage (E of Scenic Loop)	4,404	4,469	4,189	5,423	4,278
Boerne Stage (N of Scenic Loop)	2,306	3,216	3,237	3,411	2,198
Boerne Stage (S of Kendall CL)	1,730	1,405	1,350	1,487	1,266
Boerne Stage (W of IH 10)	10,104	8,354	6,952	7,038	6,724
Toutant-Beauregard (E of Kendall CL)	484	532	462	524	477
Toutant- Beauregard (W of Boerne Stage)	2,213	2,544	1,936	2,565	2,265



Data Revisions			
Date/Level	Approval	Date	Change/Description
Major Thoroughfare Plan	City Council Approval	April 2, 2006	Initial Plan
Map of San Antonio	City Council Approval	April 2, 2006	Initial Plan
Map of San Antonio	City Council Approval	April 2, 2006	Initial Plan
Map of San Antonio	City Council Approval	April 2, 2006	Initial Plan



- Existing MTP
- Additions
- Deletions
- Freeways
- Parcels
- City of San Antonio
- Bexar County
- Flood Plains
- Creeks

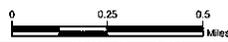
**PROPOSED**



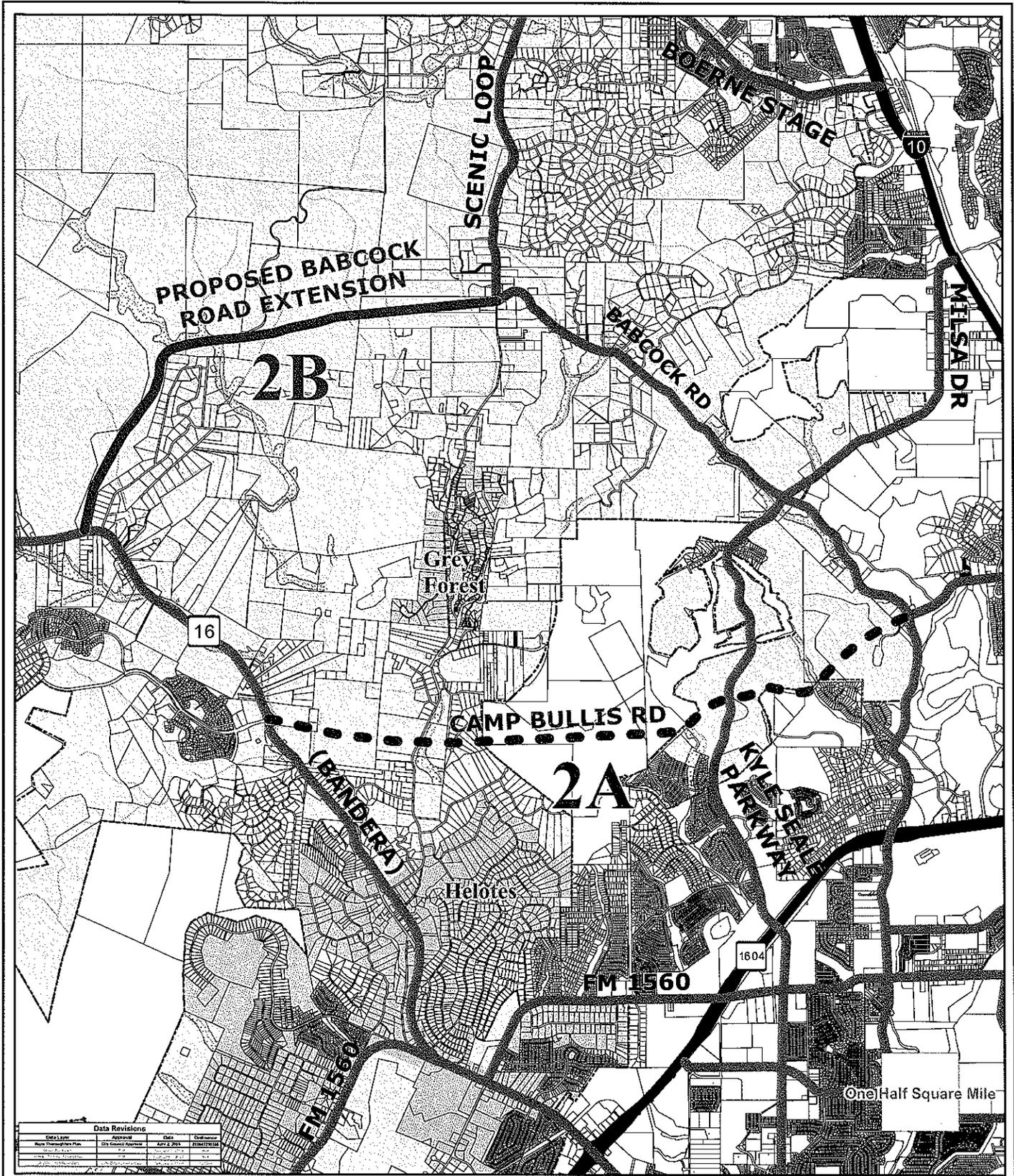
Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District  
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 This map is provided for informational purposes only and should not be used for any other purpose.  
 City of San Antonio Planning Department GIS Manager: Mickey Thompson, mthompson@sanantonio.gov, 210.207.2111  
 Map Created by: Tony Ake-Falls, Map Specification: gisdata\GIS\Comprehensive\Map\Thoroughfare Plan\6066\_Cibolo\_MTP\_250066\_85x11.mxd  
 Map Last Edited: November 15, 2006  
 PDF Filename: 0610GT11.pdf

## Major Thoroughfare Plan Amendments

### Cibolo Canyon Road Amendment



**City of San Antonio  
 Planning Department**  
 Emil R. Moraviah, FACP, AIA, CNJ  
 Director, Planning Department  
 Department Office  
 500 S. State  
 San Antonio, TX 78248



Data Revisions			
Date	Applicant	Item	Description
08/15/2006	City of San Antonio	16	Added
08/15/2006	City of San Antonio	1604	Added
08/15/2006	City of San Antonio	1604	Deleted



- Existing MTP
- Freeway
- City of San Antonio
- Flood Plains
- Additions
- Parcels
- Bexar County
- Creeks
- Deletions

**PROPOSED**

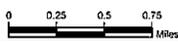


Data Source: City of San Antonio Enterprise GIS, Bexar Metro GIS, Bexar Appraisal District  
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 City of San Antonio Planning Department GIS Manager: Wendy Wrenn, wrenn@planning.sanantio.org, (210) 202-2811  
 Map Created by: Tony MCF, Map File Location: \\plan\_80\Comprehensive\Major Thoroughfare Plan\Camp\_Bullis\_MTP\_250606\_8-5111.mxd  
 Map Last Edited: November 15, 2006  
 PDF Filename: 0610GT12.pdf

## Major Thoroughfare Plan Amendments

### Camp Bullis Road Amendments

**City of San Antonio**  
**Planning Department**  
 Emil R. Morones, F.A.C.P., AIA, CNU  
 Director, Planning Department  
 Development Services  
 Center Tower  
 1001 N. Nueces  
 San Antonio, TX 78249



Item # 37

SAN ANTONIO PLANNING COMMISSION  
RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPOINTING MEMBERS TO THE  
PLANNING COMMISSION TECHNICAL ADVISORY  
COMMITTEE FOR A TWO YEAR TERM.

\* \* \* \* \*

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

**Section 1.** \_\_\_\_\_ is appointed to the Planning Commission Technical  
Advisory Committee as a Planning Commission member for a term to expire April 27, 2009.

**PASSED AND APPROVED THIS 13<sup>th</sup> DAY OF December 2006.**

APPROVED:

\_\_\_\_\_  
Murray H. Van Eman  
Chairperman

ATTEST: \_\_\_\_\_  
Executive Secretary