

SAN ANTONIO PLANNING COMMISSION AGENDA



December 14, 2011



2:00 P.M.

Amelia Hartman, *Chair*
Jose R. Limon, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*
Christopher M. Lindhorst Lynda Billa Burke
Marcello Diego Martinez Jody R. Sherrill
Rob Rodriguez



The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street is wheelchair-accessible. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.

Please note that Citizens Comments are limited up to three (3) minutes per person and may change as needed
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEM:

- A. Work session, 1:30 P.M., Tobin Room
- Agenda items may be discussed (Development Services Department)
 - Discussion regarding Retreat

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

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

PUD Plan & REPLATS W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 11-002	Champions Village PUD * (North of Stone Oak Parkway, west of U.S. Highway 281)	9	483 B-4
B. 110036	Alamo Ranch Unit-44D Phase 3A PUD (Southwest of Alamo Ranch Parkway and Del Webb Boulevard)	OCL	577 B-5
C. 110172	Alamo Ranch Unit-34 Phase 1 (West of the intersection of Crockett Way and Alamo Parkway)	OCL	577 D-7
D. 110199	The Sanctuary Unit 5A (South of Bandera Road, east of Huron Peak)	OCL	511 F-2

* Project is located in the Camp Bullis Notification Area.

E. 110206	Hillcrest Unit 6A Phase 1 (West of the intersection of Dewlap Trail and Trail Way Boulevard)	OC	646 A-1
F. 120004	Trinity Oaks Unit 3A.1 PUD * (South of the intersection of Rustic Brook and Cascade Mist)	OC	451 E-6
G. 120007	Timber Ridge Unit 5 (On the north side of Woodline Drive at Mountain Breeze)	6	579 A-7
<u>REPLATS:</u>			
H. 110384	Stone Oak Apartments PUD * (At the northeast corner of Stone Oak Parkway and Estate Hill Drive)	9	483 B-4

CONSENT AGENDA

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

PUBLIC HEARINGS FOR ITEMS 6-13 HELD ABOVE:

6.	11-002	Champions Village PUD * (North of Stone Oak Parkway, west of U.S. Highway 281)	9	483 B-4
7.	110036	Alamo Ranch Unit-44D Phase 3A PUD (Southwest of Alamo Ranch Parkway and Del Webb Boulevard)	OC	577 B-5
8.	110172	Alamo Ranch Unit-34 Phase 1 (West of the intersection of Crockett Way and Alamo Parkway)	OC	577 D-7
9.	110199	The Sanctuary Unit 5A (South of Bandera Road, east of Huron Peak)	OC	511 F-2
10.	110206	Hillcrest Unit 6A Phase 1 (West of the intersection of Dewlap Trail and Trail Way Boulevard)	OC	646 A-1
11.	120004	Trinity Oaks Unit 3A.1 PUD * (South of the intersection of Rustic Brook and Cascade Mist)	OC	451 E-6
12.	120007	Timber Ridge Unit 5 (On the north side of Woodline Drive at Mountain Breeze)	6	579 A-7
13.	110384	Stone Oak Apartments PUD * (At the northeast corner of Stone Oak Parkway and Estate Hill Drive)	9	483 B-4

PLATS:

- | | | | |
|-----|--------|---|--------------------|
| 14. | 110316 | Amber Creek Unit 3A
(Southwest from the intersection of Edgefield Pass and Balboa Island) | OCL 646 D-2 |
| 15. | 110365 | West Oaks 352
(On the east side of Vance Jackson Road, north of UTSA Boulevard) | 8 514 E-6 |

INDIVIDUAL CONSIDERATION

DEFERRAL TERMINATION:

- | | | | |
|-----|--------|---|--------------------|
| 16. | 110230 | Weatherford Hilltop (deferral termination)
(North of Loop 1604, east side of Liedecke Road) | OCL 752 D-2 |
|-----|--------|---|--------------------|

VARIANCE and APPEAL:

- | | | | |
|-----|-----------|--|--------------------|
| 17. | 11-IV-003 | 15890 FM 1937 (certificate of determination appeal)
(On the east side of FM 1937, south of Blue Wing Road) | OCL 717 D-4 |
|-----|-----------|--|--------------------|

STREET NAME CHANGE:

18. **S11-004** Request to change Mann Weimer Way & Mozley Rise between Randolph Boulevard to the intersection of East and West Queens Crown to simplify traffic patterns, enhance public safety, improve emergency response times, and minimize public confusion. (Development Services Department, by Juanita Gonzalez)

LAND TRANSACTIONS:

19. **S.P. No. 1457** Request to declare as surplus to the needs of the City of San Antonio and sell an improved 0.3596 acre tract of land out of Block 24, NCB 10143 located at 3002 East Southcross Boulevard. (Capital Improvements Management Services, by Martha Almeria)
20. **S.P. No. 1517** Request to declare as surplus to the needs of the City of San Antonio and sell an improved 1.2102 acres of land out of Lot 25, Block 84, NCB 265 located at 910 and 928 West Commerce Street. (Capital Improvements Management Services, by Martha Almeria)
21. **S.P. No. 1542** Request to close, vacate and abandon Danvers, Dime, Glaze, Glenney, Glidden and Nickle Streets Public Rights of Way within the Valley View Acres Unit 2 Subdivision located south of W. Hausman Road and west of Babcock Road (Capital Improvements Management Services, by Jesse Quesada)
22. **S.P. No. 1603** Request by Verano Land Group, LP to use University Way and Verano Parkway Public Rights of Way. (Capital Improvements Management Services, by Martha Almeria)
23. Consideration for Authorizing and Right-of-Way Acquisition to the City of San Antonio for the Zarzamora and San Fernando Intersection FY 2012 IMP Signal Project. (Public Works Department, by Amer Gilani)

COMPREHENSIVE MASTER PLANS:

24. **PA11051** - Public hearing and consideration of a resolution amending the land use plan contained in the North Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 2.8 acres out of Lot 3 Block 20 NCB 16883 located northeast of the intersection of Loop 1604 and Hausman Road from Suburban Tier land use to Regional Center land use. (Planning and Community Development Department by Rebecca Paskos)
25. **PA12002** - Public hearing and consideration of a resolution amending the land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Master Plan of the City, by changing the use of approximately 19.095 acres generally located at the southeast corner of Uhr Lane and Thousand Oaks Drive, and further described as NCB 15689 BLK LOT NW IRR 447.80 FT OF 11, NCB 15689 BLK LOT P-100, and NCB 15689 BLK LOT 6 & P-12C, from Public/Institutional land use and Community Commercial land use to Regional Commercial land use. (Planning and Community Development Department by Tyler Sorrells)
26. **PA12007** - Public hearing and consideration of a resolution amending the land use plan contained in the Dignowity Hill Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.1447 acres located at 1024 and 1030 Burleson Street from Low Density Residential land use to Low Density Mixed Use land use. (Planning and Community Development Department by John Osten)
27. **PA12009** - Public hearing and consideration of a resolution amending the land use plan contained in the North Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 3.83 acres located at 4330 Vance Jackson Street from Suburban Tier land use to Regional Center land use. (Planning and Community Development Department by Robert C. Acosta)

OTHER ITEMS:

28. Approval of the minutes for the December 2, 2011 Planning Commission meeting
29. Director's report - City Council Action Update (Planning Commission Items sent to Council)
30. 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
31. **ADJOURNMENT**

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A
PLANNED UNIT DEVELOPMENT
AGENDA ITEM NO: 5A & 6 December 14, 2011

CHAMPIONS VILLAGE PUD
PUD NAME

11-002
PUD #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 483 B-4

OWNER: Jennic, Ltd., A Texas Limited Partnership, by Matt Harrison

ENGINEER: Pape-Dawson Engineers, Inc., by Curtis Lee, P.E.

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

Location: North of Stone Oak Parkway, west of U.S. Highway 281

Zoning: MF-25 Multi-Family District
PUD Planned Unit Development
ERZD Edwards Recharge Zone District
MLOD-1 Military Lighting Overlay District -1

Plan is in accordance with:

MDP 785-A, Champions Village, accepted on November 21, 2011

Proposed Use: Multi-Family

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

APPLICANT'S PROPOSAL:

To develop **33.49** acres consisting of **38** non-single family lots, and **1,250** linear feet of private streets.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed PUD Plan for this property on December 14, 2011. Nine notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. In addition, notice was given to the Stone Oak Property Owners Association, which is registered with the City of San Antonio.

This plan lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Cammander has

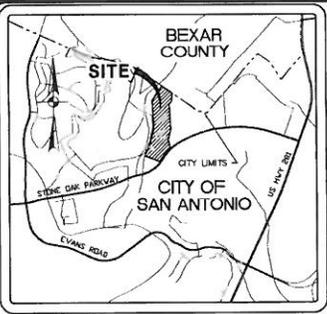
the following response. Our concerns on compatibility with Camp Bullis will be addressed so long as the developer:

- Sends the project survey to USFWS Ecological Services Office in Austin

The applicant acknowledged receiving the Military's letter and has performed the Military's request.

STAFF RECOMMENDATION:

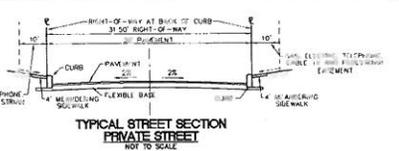
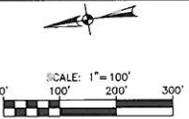
Approval



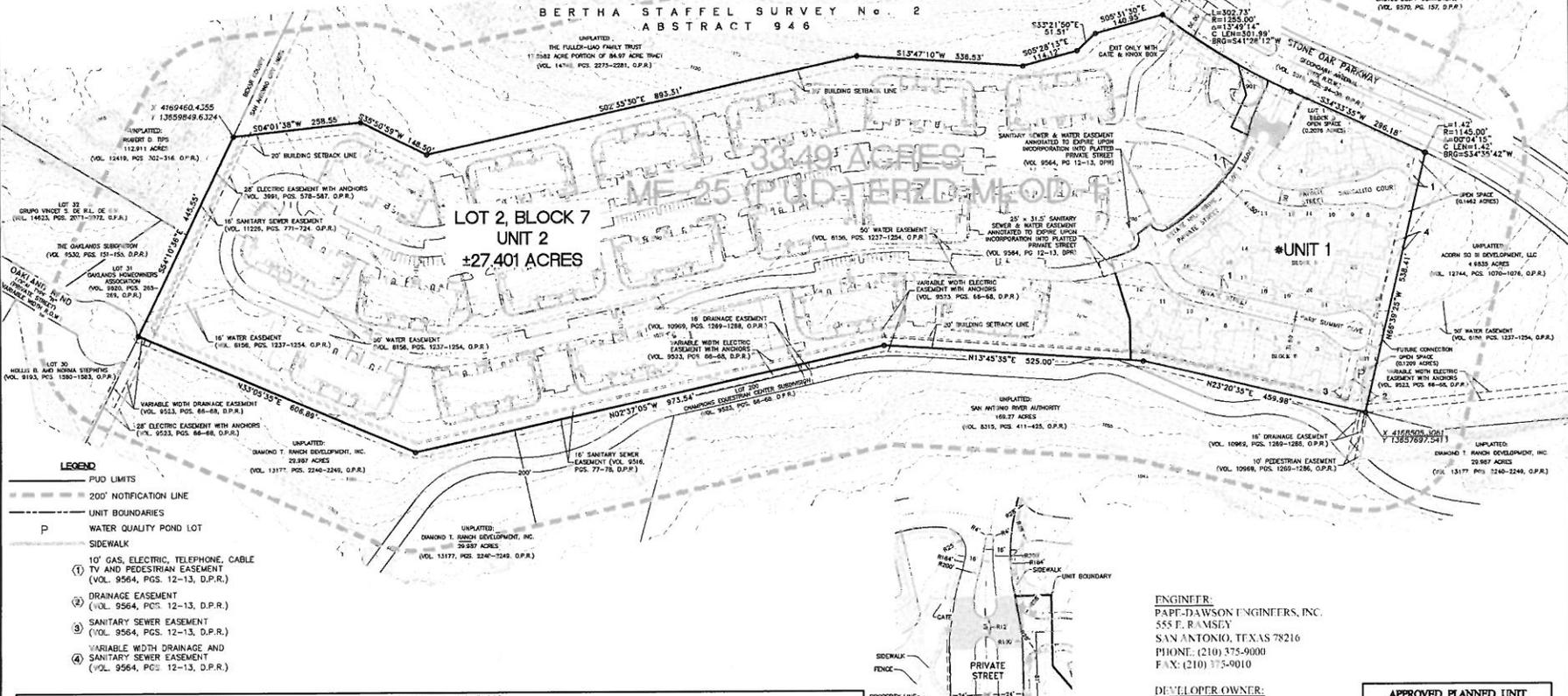
LOCATION MAP
NOT-TO-SCALE

PARKING SUMMARY TABLE

BUILDING USE UNITS	APARTMENTS	356
PARKING STORAGE STANDARDS:		
MINIMUM PARKING RATIO	1.5 PER UNIT	
MAXIMUM PARKING RATIO	2 PER UNIT	
REGULAR:		
MINIMUM REQUIRED PARKING	540	
MAXIMUM REQUIRED PARKING	720	
ACTUAL PROPOSED PARKING:		
SURFACE	490	
ATTACHED GARAGE	144	
DETACHED GARAGE	24	
TOTAL	658	
ACCESSIBLE PARKING:		
REQUIRED ACCESSIBLE PARKING	108	(INCLUDED IN TOTAL)
REQUIRED MAX ACCESS PARKING	15	(ALL VAN ACCESSIBLE)
PROPOSED ACCESS. PARKING	15	
APPROACH(ES):		
APPROACH STONE OAK (EMERGENCY)	20	
APPROACH WITH (12)	25	
FLARE RADIAL (1)	25	
APPROACH AREA (10.FT)	755	
STREETS:		
CITY OF SAN ANTONIO JURISDICTION		
SPECIAL NOTES:		



- NOTE:**
1. ALL INTERNAL STREETS WITHIN THE P.U.D. LIMITS ARE LOCAL TYPE "A" WITH A 31.5' F.L.W. AND 30' PAVEMENT.
 2. THE PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO
 3. PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE
 4. SEWER SERVICES WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
 5. WATER SERVICES WILL BE PROVIDED BY BEXAR MET.
 6. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
 7. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT REQUIREMENTS AS DEFINED IN AASHTO MANUAL, LATEST EDITION.
 8. SIDEWALKS WILL BE PROVIDED WITHIN A PEDESTRIAN EASEMENT IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE ARTICLE 5, DIVISION 2: 35-506Q.
 9. WHERE FENCES ARE USED IN THE LIMITS OF THIS P.U.D. THEY SHALL BE IN COMPLIANCE OF U.D.C. SECTION 35-344(9)(2).
 10. OFF-STREET PARKING WILL BE IN ACCORDANCE WITH U.D.C. REQUIREMENTS FOR MF-25 ZONING WHICH HAS A MINIMUM OF 1.5 STALLS/DWELLING UNIT AND A MAXIMUM OF 2.0 STALLS/DWELLING UNITS.
 11. THIS P.U.D. SHALL MEET FURTHER REQUIREMENTS AS OUTLINED IN CITY OF SAN ANTONIO ORDINANCE 98838.
 12. THE MAXIMUM HEIGHT OF ALL STRUCTURES SHALL BE LESS THAN 45'.
 13. THE LAND USE OF UNIT 1 SHALL BE TOWNHOUSES ACCORDING TO CHAMPIONS VILLAGE UNIT 1, P.U.D. VOL. 9564, PG. 12-13 O.P.R., PLAT NO. 040239.

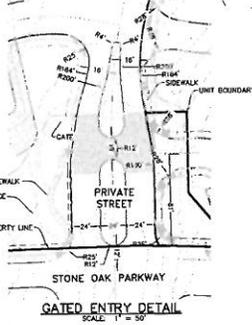


- LEGEND**
- PUD LIMITS
 - 200' NOTIFICATION LINE
 - UNIT BOUNDARIES
 - P WATER QUALITY POND LOT
 - SIDEWALK
 - 10' GAS, ELECTRIC, TELEPHONE, CABLE
 - TV AND PEDESTRIAN EASEMENT (VOL. 9564, PGS. 12-13, D.P.R.)
 - ② DRAINAGE EASEMENT (VOL. 9564, PGS. 12-13, D.P.R.)
 - ③ SANITARY SEWER EASEMENT (VOL. 9564, PGS. 12-13, D.P.R.)
 - ④ VARIABLE WIDTH DRAINAGE AND SANITARY SEWER EASEMENT (VOL. 9564, PGS. 12-13, D.P.R.)

P.U.D. DENSITY TABLE

UNIT	BUILDING TYPE I	BUILDING TYPE II	BUILDING TYPE III	BUILDING TYPE IV	APARTMENT BUILDINGS	# OF LOTS	TOTAL FLOORING UNITS	DENSITY PER ACRE (AC)	NET FLOOR AREA (AC)	NET FLOOR AREA PER ACRE (SQ.FT.)	MINIMUM LOT AREA (AC)	MINIMUM LOT AREA (SQ.FT.)	OPEN SPACE (ACRES)	% OF OPEN SPACE	IMPERVIOUS AREA	TOTAL ALLOWABLE DENSITY	FLOOR AREA (SQ.FT.)
UNIT 1	2	2	0	4	1	37	32	0.09	4.11	5.26	1.38	2.16	2.91	30	3.48	112	107,000
UNIT 2	2	2	0	4	1	18	160	27.4	2.1	13.14	3.08	9.24	1.08	48	14.80	585	564,100
TOTAL	2	2	0	4	1	55	192	33.49	6.21	18.40	4.46	11.40	15.77	46.100%	17.28	697	671,100

*EXISTING UNIT RECORDED WITH CHAMPIONS VILLAGE UNIT 1 (PLAT NUMBER 040239, VOL. 9564, PGS. 12 & 13, D.P.R.) **ASSOCIATED WITH CHAMPIONS VILLAGE PUD NUMBER 040239



ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 F. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-0010

DEVELOPER OWNER:
MATT HARRISON
JENNIC, LTD.
2371 OAK PEBBLE
NEW BRAUNFELS, TEXAS 78132
PHONE: (830) 626-3310

APPROVED PLANNED UNIT DEVELOPMENT PLAN

PLANNING COMMISSION
CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____
SECRETARY: _____ DATE: _____

PAPE-DAWSON ENGINEERS

CHAMPIONS VILLAGE PUD #11-002
33.49 ACRE TRACT
PLANNED UNIT DEVELOPMENT

JOB NO. 5929-22
DATE: NOVEMBER 2011
REVISION: MAG
CHECKED: DEW, PLM

C100

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH
WRITTEN NOTIFICATION AND SUBDIVISION
AGENDA ITEM NO: 5B & 7 December 14, 2011

ALAMO RANCH

UNIT-44D PHASE 3A, PUD

MAJOR PLAT

110036

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 577 B-5

OWNER: Pulte Homes of Texas, L.P., by Charles Marsh

ENGINEER: Pape-Dawson Engineers, Inc., by Shauna L. Weaver, P.E.

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

Date filed with Planning Commission: November 15, 2011

Location: Southwest of Alamo Ranch Parkway and Del Webb Boulevard

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 808-D, Alamo Ranch, accepted on May 25, 2006

PUD 06-023, Alamo Ranch-Del Webb Phase 2, approved on November 8, 2006

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **8.420** acres consisting of **38** single family lots, **1** non-single family lot and **1,061** linear feet of private streets.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on December 14, 2011. Two notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. The replat is not within 200 feet of a registered Neighborhood Association. Further, an easement referenced within this development was established by the Alamo Ranch Parkway Unit 3 plat number 070499; thus, must be recorded prior to this plat. A note that holds this plat from recordation has been placed on the TPLT plat tracking system.

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION AND SUBDIVISION
AGENDA ITEM NO: 5C & 8 December 14, 2011

ALAMO RANCH-

UNIT 34 PH 1

MAJOR PLAT

110172

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 577 D-7

OWNER: Pulte Homes of Texas, LP, by Charles Marsh

ENGINEER: Pape-Dawson Engineers, Inc., by Shauna L. Weaver, P.E.

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

Date filed with Planning Commission: November 23, 2011

Location: West of the intersection of Crockett Way and Alamo Parkway

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 808D, Westwinds, accepted on May 25, 2006

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **5.788** acres consisting of **29** single family lots, **1** non-single family lot and **1,131** linear feet of public streets.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on December 14, 2011. Two notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. This replat is not within 200 feet of a registered Neighborhood Association.

STAFF RECOMMENDATION:

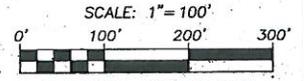
Approval

PLAT NUMBER 110172

REPLAT & SUBDIVISION PLAT ESTABLISHING

ALAMO RANCH - UNIT 34 PH 1

A 378.3 ACRE TRACT OF LAND OUT OF A 1,811.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382-394 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, NOW ASSIGNED TO COUNTY BLOCK 4401, IN BEAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

TYPE, PLAT REGISTRATION # 470
555 EAST RAMSAY
SAN ANTONIO, TEXAS 78216 • Phone: 210.775.0000
FAX: 210.775.0000

DATE OF PRINT: November 15, 2011

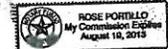
STATE OF TEXAS
COUNTY OF BEAR

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

OWNER/DEVELOPER: CHARLES MARSH
PULTE HOMES OF TEXAS, L.P.
1354 N LOOP 1604 EAST SUITE 108
SAN ANTONIO, TEXAS 78222
(210) 484-1900

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY HEREIN SET FORTH, GAVE ME HIS HAND AND SEAL OF OFFICE THIS 15th DAY OF November 2011.



THIS PLAT OF ALAMO RANCH - UNIT 34 PH 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND WHERE ADMINISTRATIVE EXEMPTIONS AND/OR VARIANCES HAVE BEEN GRANTED.

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

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

DATED THIS _____ DAY OF _____, A.D. 20____
COUNTY JUDGE, BEAR COUNTY, TEXAS
COUNTY CLERK, BEAR COUNTY, TEXAS

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

LEGEND

- AC ACRES
- BLK BLOCK
- CD COUNTY BLOCK
- DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- NCH NEW CITY BLOCK
- OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS
- PG PAGE(S)
- PC RIGHT-OF-WAY
- VL VOLUME
- REF REFERENCE BEARING AND/OR DISTANCE
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- EXISTING CONTOURS
- PROPOSED CONTOURS

GREY FOREST NOTES:

GREY FOREST GAS AT THE CITY OF SAN ANTONIO SYSTEM IS HEREBY DESIGNATED THE GASMAIN AND BRANCH-LINES FOR GAS MAINS AND BRANCH LINES IN THE PLAT AREA. THE CITY OF SAN ANTONIO SYSTEM IS HEREBY DESIGNATED THE GASMAIN, CONDUITS, CONNECTIONS, MANHOLES, SERVICE, METERING, PERSONALS, AND SPECIAL SERVICE LINES. THE CITY OF SAN ANTONIO SYSTEM IS HEREBY DESIGNATED THE GASMAIN, CONDUITS, CONNECTIONS, MANHOLES, SERVICE, METERING, PERSONALS, AND SPECIAL SERVICE LINES. THE CITY OF SAN ANTONIO SYSTEM IS HEREBY DESIGNATED THE GASMAIN, CONDUITS, CONNECTIONS, MANHOLES, SERVICE, METERING, PERSONALS, AND SPECIAL SERVICE LINES.

FIRE FLOW NOTE:

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

FINISHED FLOOR NOTE:

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8' ABOVE FINISHED GRADE/CHANCE.

SEBACK NOTE:

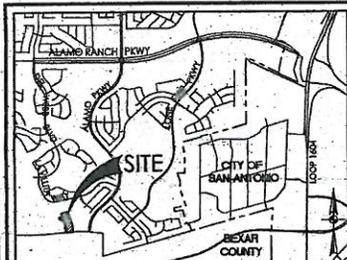
SEBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

BEAR COUNTY MAINTENANCE NOTE:

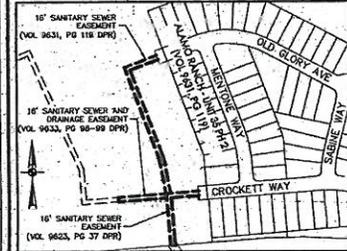
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, AND EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH UNIT 34 PH 1 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE ALAMO RANCH HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 72.

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	57°16'46"	S37°23'39"W	14.38'	15.00'
C2	59.00'	139°29'12"	S78°29'52"W	110.70'	143.64'
C3	59.00'	139°29'12"	N53°34'13"E	110.70'	143.64'
C4	15.00'	57°16'46"	S81°12'14"E	14.38'	15.00'
C5	15.00'	90°00'00"	N40°35'08"E	21.21'	23.56'
C6	375.00'	16°15'04"	N12°32'25"W	106.01'	106.36'
C7	15.00'	90°00'00"	N65°58'57"W	21.21'	23.56'
C8	475.00'	03°18'01"	S67°41'03"W	27.36'	27.36'
C9	525.00'	03°18'01"	N67°41'03"E	30.24'	30.24'
C10	15.00'	90°00'00"	S24°20'03"W	21.21'	23.56'
C11	425.00'	16°15'04"	S12°32'25"E	120.14'	120.55'
C12	15.00'	90°00'00"	S49°24'52"E	21.21'	23.56'
C13	59.00'	15°35'09"	S23°57'58"E	16.00'	16.00'

LINE	BEARING	LENGTH
L1	S20°39'57"E	195.00'
L2	N69°20'03"E	1.00'
L3	S04°24'52"E	156.87'
L4	N85°35'08"E	4.48'
L5	S04°24'52"E	156.00'
L6	N04°24'52"W	156.00'
L7	S85°35'08"W	33.47'
L8	N04°24'52"W	50.00'
L9	N85°35'08"E	30.00'
L10	N04°24'52"W	80.27'
L11	S86°02'02"W	16.29'
L12	N23°57'58"W	16.00'
L13	N86°02'02"E	16.29'
L14	N86°02'02"E	32.88'
L15	N85°35'08"E	147.69'
L16	N85°35'08"E	105.00'
L17	N04°24'52"W	13.85'
L18	S89°20'03"W	27.21'
L19	S86°02'02"W	60.27'
L20	N23°57'58"W	50.00'
L21	N86°02'02"E	60.27'
L22	S89°20'03"W	104.00'
L23	S04°24'52"E	13.85'
L24	N85°35'08"E	105.00'
L25	S04°24'52"E	50.00'
L26	N04°24'52"W	50.00'
L27	S20°39'57"E	50.00'



LOCATION MAP
NAD83/03 MAP GRID: 5707
NAD83/03 SCALE



AREA BEING REPLATED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

UNPLATTED 388.3 ACRE PORTION OF 1,811.112 ACRES
PULTE HOMES OF TEXAS, L.P.
(VOL. 10940, PG. 382-394 OPR)
N 137°16'39.5"
E 205°16'32.0"

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE ACCOMMODATED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COORDINATE NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS A PORTION OF A 16 SANITARY SEWER EASEMENT OF THE ALAMO RANCH UNIT 34 PHASE 1 PLAT RECORDED IN VOLUME 9623, PAGE 37, A 16 SANITARY SEWER EASEMENT OF THE ALAMO RANCH UNIT 34 PHASE 2 PLAT RECORDED IN VOLUME 9631, PAGE 119, A PORTION OF A 16 SANITARY SEWER AND DRAINAGE EASEMENT OF THE ALAMO RANCH UNIT 34 PHASE 1 PLAT RECORDED IN VOLUME 9633, PAGES 98-99 ALL OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

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

OWNER/DEVELOPER: CHARLES MARSH
PULTE HOMES OF TEXAS, L.P.
1354 N LOOP 1604 EAST SUITE 108
SAN ANTONIO, TEXAS 78222
(210) 484-1900

STATE OF TEXAS
COUNTY OF BEAR
SWORN AND SUBSCRIBED BEFORE ME THIS 15th DAY OF November, A.D. 2011

ROSE PORTELLO
NOTARY PUBLIC AND FOR THE STATE OF TEXAS

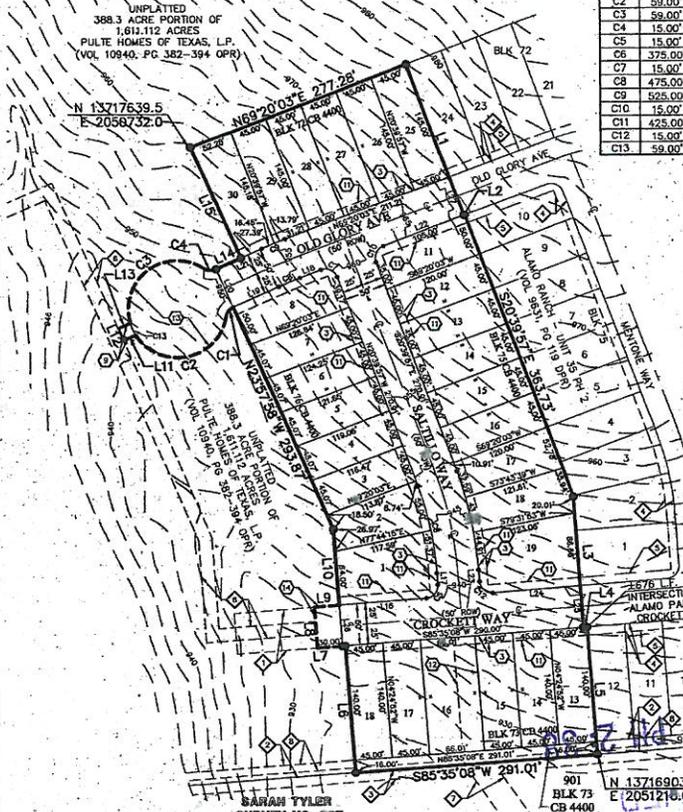
MY COMMISSION EXPIRES: _____
STATE OF TEXAS
COUNTY OF BEAR

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

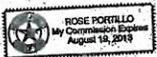
Shalina L. Weaver
LICENSED PROFESSIONAL ENGINEER

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

John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR



UNPLATTED 388.134 ACRES
VISE OAKS I, LTD.
(VOL. 12642, PG. 1974-1978 OPR)
SARAH TYLER SURVEY NO. 367
ABSTRACT 744
COUNTY BLOCK 4401
N 137°16'39.5"
E 205°16'32.0"
901
BLK 72
CD 4400
OPEN SPACE
(0.107 AC)



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

AGENDA ITEM NO: 5D & 9 December 14, 2011

THE SANCTUARY, UNIT-5A
SUBDIVISION NAME

MAJOR PLAT

110199
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 511 F-2

OWNER: Helotes 150, Ltd, by Norman Dugas

ENGINEER: Pape-Dawson Engineers, by Rick Wood, P.E.

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

Date filed with Planning Commission: November 30, 2011

Location: South of Bandera Road, east of Huron Peak

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits
ERZD Edwards Recharge Zone District

Plat in associated with:

MDP 021A-07, The Sanctuary, accepted November 16, 2011

Proposed Use: Residential

Major Thoroughfare: State Highway 16 – Bandera Road is a primary arterial, Type A, minimum R.O.W. 120 feet

APPLICANT'S PROPOSAL:

To plat **10.74** acres consisting of **45** single family lots and **1,520** linear feet of public streets.

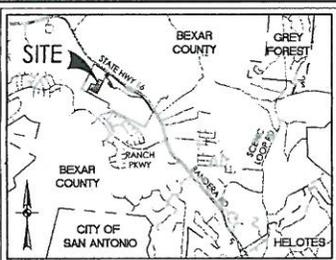
DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on December 14, 2011. Nine notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. This replat is not within 200 feet of a registered Neighborhood Association.

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

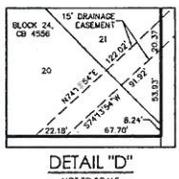
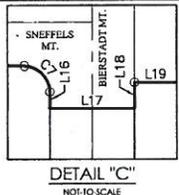


LOCATION MAP
MAPSCO MAP CODE: S1172
NOT-TO-SCALE

LEGEND

- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- ROW RIGHT-OF-WAY
- CB COUNTY BLOCK
- INT INTERSECTION
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- FOUND 1/2" OIL MONUMENTATION (TYPE I OR II)
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EFFECTIVE ELEVATION FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
- 10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 15' FRONT BUILDING SETBACK LINE
- 15' SIDE BUILDING SETBACK LINE
- 50' DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATED PUBLIC ROW) PERMEABLE
- 15' DRAINAGE EASEMENT
- 15' FRONT BUILDING SETBACK LINE (VOLUME 9602, PAGES 200-203 DPR)
- 15' SIDE BUILDING SETBACK LINE (VOLUME 9602, PAGES 200-203 DPR)
- 10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9602, PAGES 200-203 DPR)
- 15' PERMEABLE UTILITY EASEMENT (VOLUME 9603, PAGES 200-203 DPR)
- 50' X 50' WATER, SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATED PUBLIC ROW)
- 30' WATER EASEMENT (VOLUME 9603, PAGES 200-203 DPR)
- 1" NON-ACCESS EASEMENT (VOLUME 9603, PAGES 200-203 DPR)
- 10' TELEPHONE EASEMENT (VOLUME 7581, PAGES 353-356 DR)
- 14" ELECTRIC EASEMENT (VOLUME 9464, PAGES 2364-2371 DPR)
- 50' INGRESS/EGRESS UTILITY EASEMENT (VOLUME 7565, PAGES 2377-2393 DPR)
- DRAINAGE EASEMENT (VOLUME 6597, PAGES 672-675 DR)
- VARIABLE WIDTH INGRESS/EGRESS, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9603, PAGES 200-203 DPR)

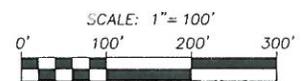
C.P.S. ENERGY NOTES:
 1. THE USE OF THIS PLAN BY ANY OF ITS ELECTRIC AND GAS SYSTEMS (OR PUBLIC SERVICE BODIES) IS HEREBY DESCRIBED AND RECOMMENDED FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT," "OVERHEAD EASEMENT," "SERVICE EASEMENT," "DRAINAGE EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRAVELWAY EASEMENT" FOR THE PURPOSE OF INDICATING CONDITIONS, REQUIREMENTS, AMENDMENTS, REVISIONS, INTERFERENCE, AND SPECIAL FIELD REVISIONS OF BURNING WIRE, CABLE, CONDUIT, PIPING, OR REWORKINGS, EACH WITH ITS NECESSARY APPROPRIATE REVISIONS WITH THE RIGHT OF ACCESS AND EGRESS OVER GRASSES, ADJACENT LANDS, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND BEYOND OF ANY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREAS ALL OBSTACLES OR OTHER OBSTRUCTIONS, WHICH OBSTRUCTIONS OF ANY NATURE WITH THE EXCEPTION OF SAID UTILITIES OR APPURTENANCES THEREIN, IS A FURTHER AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE EASEMENTS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN SAID EASEMENT AREA.
 2. ANY C.P.S. NECESSARY LEGS BEHIND FROM AN INDICATION REQUIRED BY C.P.S. EQUIPMENT LOCATED WITHIN SAID EASEMENT, BUT TO CROSS OVER OR UNDER ANY OBSTRUCTION SHALL BE CHANGED TO THE PERSON OF PERSON DEFINED WORKABLE FOR SAID CLEAR CHANGES OR CHANGED BEHAVIOR INDICATION.
 3. THIS PLAN DOES NOT AFFECT, ALTER, REPEAL OR CHANGE ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OF ANY OTHER EASEMENTS FOR UTILITIES UNDER THE CHARGE TO SUCH EASEMENTS AS DESCRIBED HEREIN.
 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE 10' BURNING WIRE ELECTRIC AND GAS EASEMENTS WHEN THEY ARE LIMITED ONLY TO BURNING WIRE ELECTRIC AND GAS EASEMENTS WHEN ONLY INDICATIONS ELECTRIC AND GAS FACILITIES ARE PROVIDED OR EXISTED WITHIN THE 10' BURNING WIRE EASEMENTS.



NOTE:
SEE SHEET 1 OF 2 FOR CURVE AND LINE TABLE

PLAT NUMBER 110199
 REPLAT & SUBDIVISION PLAT
 ESTABLISHING
 THE SANCTUARY, UNIT-5A

A 10.74 ACRE TRACT OF LAND OUT OF A CALLED 150.268 ACRE TRACT OF LAND CONVEYED TO HELOTES 150, LTD. AND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12634, PAGES 1965-1974 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE JOHN HARBERGER SURVEY NUMBER 282.3/4, ABSTRACT 363, COUNTY BLOCK 4574 IN BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: November 8, 2011

STATE OF TEXAS
 COUNTY OF BEXAR

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

OWNER/DEVELOPER: NORMAN DUGAS
 HELOTES 150, LTD.
 14502 BROCKHOLLOW
 SAN ANTONIO, TEXAS 78232
 (210) 402-0866

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NORMAN DUGAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE PRESENCE OF MY WITNESSES, AND UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF November, A.D. 2011.

MARY A. GIMON
 Notary Public, State of Texas
 My Commission Expires
 November 24, 2012

Mary A. Gimon
 Notary Public, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS _____ COUNTY CLERK, BEXAR COUNTY, TEXAS _____

THIS PLAT OF THE SANCTUARY, UNIT-5A, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS (AND REGULATIONS) AND/OR WHERE ADMINISTRATIVE EXCEPTIONS (AND/OR VARIANCES) HAVE BEEN GRANTED.

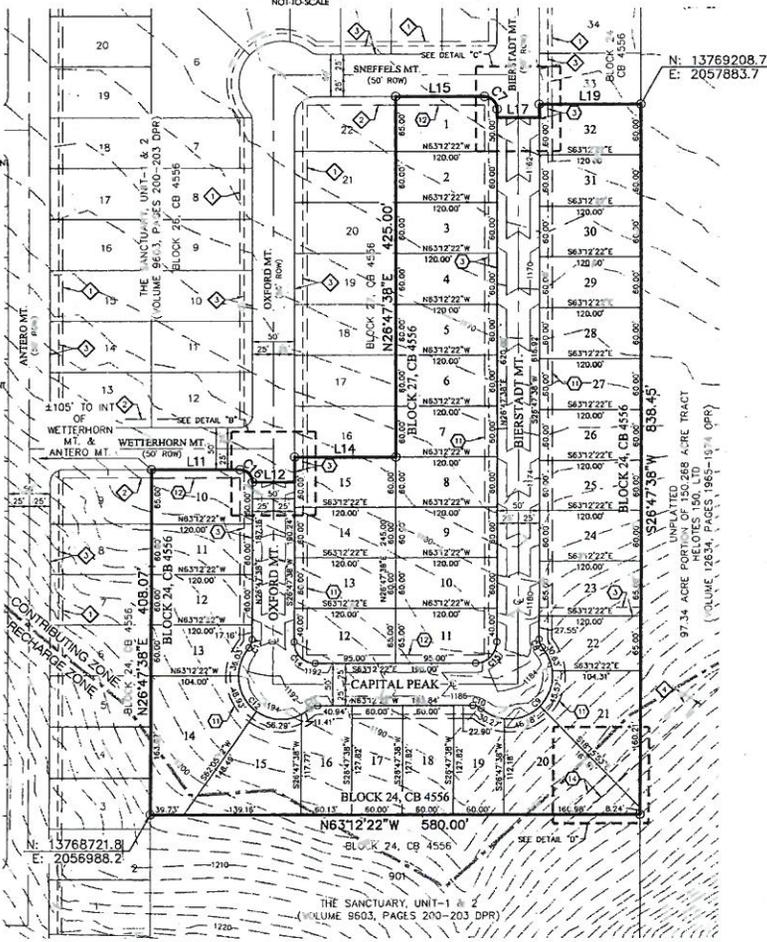
DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____ CHAIRMAN
 BY: _____ SECRETARY

STATE OF TEXAS
 COUNTY OF BEXAR

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

_____, COUNTY CLERK, BEXAR COUNTY, TEXAS



STATE OF TEXAS
 COUNTY OF BEXAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATED ON PLAT THE SANCTUARY, UNIT-1 & 2 AND 080225 WHICH IS RECORDED IN VOLUME 9603, PAGES 200-203, COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF [DATE], HELD A PUBLIC HEARING WHICH INVOLVED NOTICE ON THE PROPOSED REPLATING OF THIS PROPERTY.

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

M. Dugas
 OWNER/DEVELOPER: NORMAN DUGAS
 HELOTES 150, LTD.
 14502 BROCKHOLLOW
 SAN ANTONIO, TEXAS 78232
 (210) 402-0866

STATE OF TEXAS
 COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 11th DAY OF November, A.D. 2011.

Mary A. Gimon
 Notary Public, State of Texas
 My Commission Expires
 11/24/12

STATE OF TEXAS
 COUNTY OF BEXAR

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

Eric Wood
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

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

Alfred J. Gannon
 11-16-11
 REGISTERED PROFESSIONAL LAND SURVEYOR

MARY A. GIMON
 Notary Public, State of Texas
 My Commission Expires
 November 24, 2012



CIVIL JOB NO. 4555-80; Survey Job No. 6555-55



September 16, 2011

Mr. Jon Adame, P.E.
Vice President
Pape-Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, Texas 78216

RE: File No. 1106004 - Request for review of **The Sanctuary Unit 5A, Plat No. 110199** located on Bandera Road near Ranch Parkway in the Sanctuary Subdivision.

Dear Mr. Adame:

On July 13, 2011, 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 9.93 acres of which 9.60 acres are in the Contribution Zone, and only 0.33 acres are located within the EARZ. No notable significant features were observed. The property is not within a 100-year floodplain preservation area.

The proposed development is a **Category 3** property under the provisions of Aquifer Protection Ordinance No. 81491–File No. 1881. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan was submitted to SAWS and approved in a letter dated September 13, 2011-File No. 199.

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.

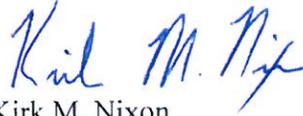
A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated October 23, 2007. At the time of this request, it is unknown if an Organized Sewage Collection System (SCS) Plan has been submitted to or approved by the 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 The Sanctuary Unit 5A, Plat No. 110199.

Mr. Jon Adame, P.E.
Vice President
The Sanctuary Unit 5A
Page 2

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3523.

Sincerely,

A handwritten signature in blue ink that reads "Kirk M. Nixon". The signature is written in a cursive style with a large initial "K" and "N".

Kirk M. Nixon
Manager
Resource Protection Division

KMN/GDJ:LRD

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION AND SUBDIVISION PLAT
AGENDA ITEM NO: 5E & 10 December 14, 2011

HILLCREST
UNIT 6A PHASE 1
SUBDIVISION NAME

MAJOR PLAT

110206
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 646 A-1

OWNER: Pulte Homes of Texas, L.P., by Charles Marsh

ENGINEER: Denham-Ramones Engineering and Associates, Inc., by Paul W. Denham, P.E.

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

Date filed with Planning Commission: November 23, 2011

Location: West of the intersection of Dewlap Trail and Trail Way Boulevard

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with: MDP 787B, Hillcrest Subdivision, accepted on June 6, 2006

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **9.455** acres consisting of **50** single family lots, **1** non-single family lot and **2,015** linear feet of public streets.

DISCUSSION:

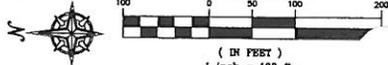
The Planning Commission will hold a public hearing on the proposed replatting of this property on December 14, 2011. Nineteen notices were mailed to the adjacent property owners, as of this writing, one written opposition was submitted. The replat is not within 200 feet of a registered Neighborhood Association.

STAFF RECOMMENDATION:

Approval

REPLAT & SUBDIVISION PLAT
OF
HILLCREST SUBDIVISION
UNIT 6A PHASE 1

BEING A REPLAT OF 1.283 ACRES OF LAND OUT OF THE HILLCREST SUBDIVISION UNIT 4, RECORDED IN VOLUME 9592, PGS. 7-8, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A SUBDIVISION PLAT OF A 8.172 ACRE TRACT OF LAND OUT OF THE REMAINDER OF A 276.472 ACRE TRACT RECORDED IN VOL. 10000, PG. 1550, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE WILLIAM NEIL SURVEY No. 62, ABSTRACT No. 544, COUNTY BLOCK 5197, BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 9.455 ACRES OF LAND.



OWNER/DEVELOPER:
PULTE HOMES OF TEXAS, LP.
1354 NORTH LOOP 1604, SUITE 108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 466-1685

Denham-Ramone Engineering and Associates, Inc.

1380 Penthouse Way, Suite 290 (210) 466-3100 Office
San Antonio, Tx. 78232 (210) 466-3122 Fax
Five Registration Numbers: T.A.P.E. F-6961 & T.A.P.L.A. 100237.00

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: _____
DULY AUTHORIZED AGENT: CHARLES MARSH
LAND DEVELOPMENT MANAGER
STATE OF TEXAS
COUNTY OF BEXAR

NOTPUE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPRAISED
CHARLES MARSH FROM TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT
HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREON EXPRESSED AND IN THE
CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2011.

NOTARY PUBLIC, BEXAR COUNTY, TEXA

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRECEDING OFFICER OF THE
UNDERSIGNED COUNTY CLERK OF BEXAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT HAS DULY
BEEN FILED WITH THE COMMISSIONER'S OFFICE OF BEXAR COUNTY, TEXAS ON _____ DAY OF _____
AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND
REGULATIONS GOVERNING SAID MATTER AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONER'S COURT.
DATED THIS _____ DAY OF _____ A.D. 20____.

ATTESTED: _____
COUNTY JUDGE, BEXAR COUNTY, TEXAS
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF **HILLCREST SUBDIVISION UNIT 6A PHASE 1**
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF
SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH
STATE OR LOCAL LAWS AND REGULATIONS, AND/OR OTHER ADMINISTRATIVE EXCEPTION(S) AND/OR
VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., 2011.

STATE OF TEXAS
COUNTY OF BEXAR

BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

BUILDING SETBACK NOTE

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

EDU NOTE:

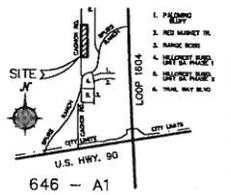
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

OTHER NOTES:

- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- FISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UNDER COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEM. SAWS WILL OWN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
- THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO BEXAR COUNTY.
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE FORUMABLE UNLESS NOTED OTHERWISE.
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PLANNING AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- BEXAR METROPOLITAN WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER SERVICE CONNECTION.
- IMPACT FEE PAYMENT DUE: WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WASTEWATER SERVICE CONNECTION.
- ALL GREENBELTS ARE ALSO DRAINAGE, WATER, & SEWER EASEMENTS.
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSF RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING COMMISSION AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

"C.P.S. NOTES"

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "SEWER EASEMENT," "DRAINAGE EASEMENT," "DRAINAGE EASEMENT," "DRAINAGE EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONTROLLING, MAINTAINING, REPAIRING, REPLACING, PARALLELING AND ERECTING POLES, MASTS OR BURNING WIRING, CABLES, CONDUITS, PIPING, TRANSFORMERS, LEAKS AND ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENTS AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LOTS ALL TREES AND PLANTS THEREON, OR CONVEY THEREON WHICH STAND OR HAVE BEEN WITHIN THE BOUNDARY OF SAID LINES OF APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO RELOCATIONS, CONVEYANCES OR PLACEMENTS OF SAID FACILITIES SHALL BE REQUIRED UNLESS RESULTING FROM MODIFICATIONS REQUIRED BY CIP EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION. ANY OTHER CHANGES TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR CHANGE IN ANY MANNER EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- ANY CIP MODIFICATIONS RESULTING FROM MODIFICATIONS REQUIRED BY CIP EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO BEXAR COUNTY.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
- HOOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

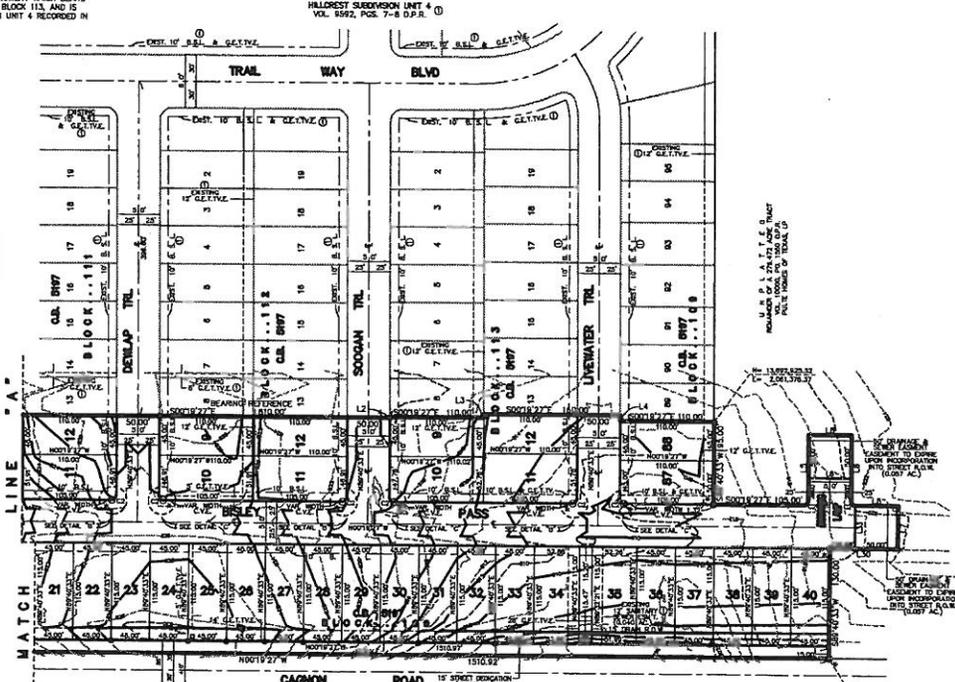


LEGEND

- | | |
|--|------------|
| 1.) BUILDING SETBACK LINE | B.S.L. |
| 2.) CLEAR WASH EASEMENT | C.W.E. |
| 3.) ELECTRIC & CABLE TELEVISION EASEMENT | C.T.V.E. |
| 4.) TELEPHONE & CABLE TELEVISION EASEMENT | T.V.T.V.E. |
| 5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT | G.E.T.V.E. |
| 6.) VEHICULAR NON-ACCESS EASEMENT | V.N.A.E. |
| 7.) ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT | E.G.T.V.E. |
| 8.) O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. | |
| 9.) D.P.R. = DEEDS AND PLAT RECORDS, BEXAR COUNTY, TEXAS. | |
| 10.) PROPOSED FINISHED CONTOUR | -110- |
| 11.) THE VALUES OF THE COORDINATES SHOWN HEREON WERE OBTAINED FROM GLOBAL POSITIONING RECEIVERS DATUM IS UTM 83S/93QAHN, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00027. ROTATION GRID TO PLAT IS 090127. | |
| 12.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONE ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND PLASTIC CAP UPON COMPLETION OF CONSTRUCTION. | |
| 13.) BEARING REFERENCE SOURCE IS THE LINE BETWEEN THE FOUND MONUMENT AT THE NORTHWEST CORNER OF LOT 6, BLOCK 110 AND THE FOUND MONUMENT WHICH BEARS S89°42'33"W = 0.84' FROM THE NORTHWEST CORNER OF LOT 6, BLOCK 110, AND IS SHOWN AS 10019'27" ON THE PLAT OF HILLCREST SUBDIVISION UNIT 4 RECORDED IN VOLUME 9592, PAGES 7-8 D.P.R. | |

MONUMENT NOTES:
 * = 1/2" I.B.P. W/10" BURESS CAP
 ○ = 1/2" I.B.P. W/8" E.C.P.
 ○ = 1/2" I.B.P. W/8" E.C.P.

PLAT REFERENCE	
①	HILLCREST SUBDIVISION UNIT 4 VOL. 9592, PGS. 7-8 D.P.R.
②	CHAMPIONS PARK UNITS 8 & 9 VOL. 9571, PGS. 104-106 D.P.R.



2011 OCT 25 PM 2:42

DEVELOPMENT SERVICES RECEIVED



STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. WELL

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

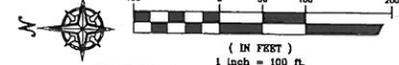
DATE: Oct 23, 2011, 02:31pm User: K:\Users\Projects\21098-Hilcrest\110206 Unit 6A Phase 1.dwg Plotter: HPGL

PLAT No. 110206
SHEET 3 OF 3
[50 LOTS]

REPLAT & SUBDIVISION PLAT
OF
HILLCREST SUBDIVISION
UNIT 6A PHASE 1

BEING A REPLAT OF 1.283 ACRES OF LAND OUT OF THE HILLCREST SUBDIVISION UNIT 4, RECORDED IN VOLUME 9592, PGS. 7-8, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND A SUBDIVISION PLAT OF A 8.172 ACRE TRACT OF LAND OUT OF THE REMAINDER OF A 276.472 ACRE TRACT RECORDED IN VOL. 10000, PG. 1550, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE WILLIAM NEIL SURVEY No. 62, ABSTRACT No. 544, COUNTY BLOCK 5197, BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 9.455 ACRES OF LAND.

GRAPHIC SCALE
1 inch = 100 ft.



OWNER/DEVELOPER:
PULTE HOMES OF TEXAS, L.P.
1354 NORTH LOOP 1604, SUITE 108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 498-1985

Denham-Ramones Engineering and Associates, Inc.

1380 Pantheon Way, Suite 290 (210) 498-3100 Office
San Antonio, TX 78232 (210) 498-3122 Fax
Firm Registration Number: T&P.E. F-0861 & T&P.L.S. 100327.00

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HAS DECLARED TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREWALLS, UTILITY PIPES, AUTOCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSEQUENCES THEREIN EXPRESSED.

OWNER: _____
DULY AUTHORIZED AGENT: CHARLES MAYER
LAND DEVELOPMENT MANAGER
STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MAYER
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE PERSONALLY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____, A.D., 2011.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
CERTIFICATE OF APPROVAL
THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ DAY OF _____, A.D., 2011, IN CONFORMANCE WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.
DATED THIS _____ DAY OF _____, A.D., 2011.

ATTESTED: _____
COUNTY JUDGE, BEXAR COUNTY, TEXAS
COUNTY CLERK, BEXAR COUNTY, TEXAS

HILLCREST SUBDIVISION UNIT 6A PHASE 1
THIS PLAT OF _____ ACRES OF LAND HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D., 2011.
BY: _____ CHAIRMAN

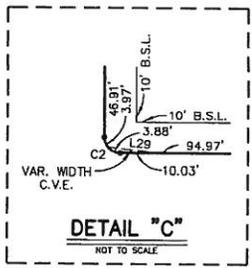
STATE OF TEXAS
COUNTY OF BEXAR
BY: _____ SECRETARY

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

ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, A.D., _____, 2011.
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY

BUILDING SETBACK NOTE

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



EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE NOTED ON THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE SUBDIVISION SERVICES DEPARTMENT.

OTHER NOTES:

- 1.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- 2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6 INCHES ABOVE FINISHED ADJACENT GRADE.
- 3.) THE DEVELOPER GUARANTEES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTS THEM AS THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
- 4.) THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSOCIES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
- 5.) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE FORFEITABLE AREAS UNLESS NOTED OTHERWISE. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPROVING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- 6.) BEXAR METROPOLITAN WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER SERVICE CONNECTION.
- 7.) IMPACT FEE PAYMENT DUE: WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WASTEWATER SERVICE CONNECTION.
- 8.) ALL GREENBELTS ARE ALSO DRAINAGE, WATER, & SEWER EASEMENTS.
- 9.) IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING COMMISSION AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

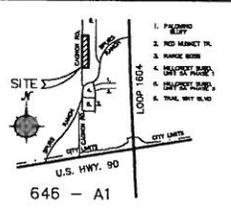
"C.P.S. NOTES"

- 1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS IDENTIFIED ON THIS PLAT AS TELEPHONE EASEMENT, "GAS EASEMENT", "FIBER EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, MAINTAINING, REMOVING, IMPROVING, PATROLLING, OPERATING AND REPAIRING TELEPHONE, CABLES, CONDUITS, PIPES, AND WIRING AND ACCESSORIES NECESSARY TO THE OPERATION OF SAID FACILITIES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS OR HAZARD WITHIN THE EASEMENT WITH THE EXCEPTED OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT THE EASEMENTS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- 2.) ANY OPS MODIFICATION LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS USED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- 3.) THIS PLAT DOES NOT ADOPT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- 4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY HEAR LIFT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
- 5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.L.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

MONUMENT NOTES

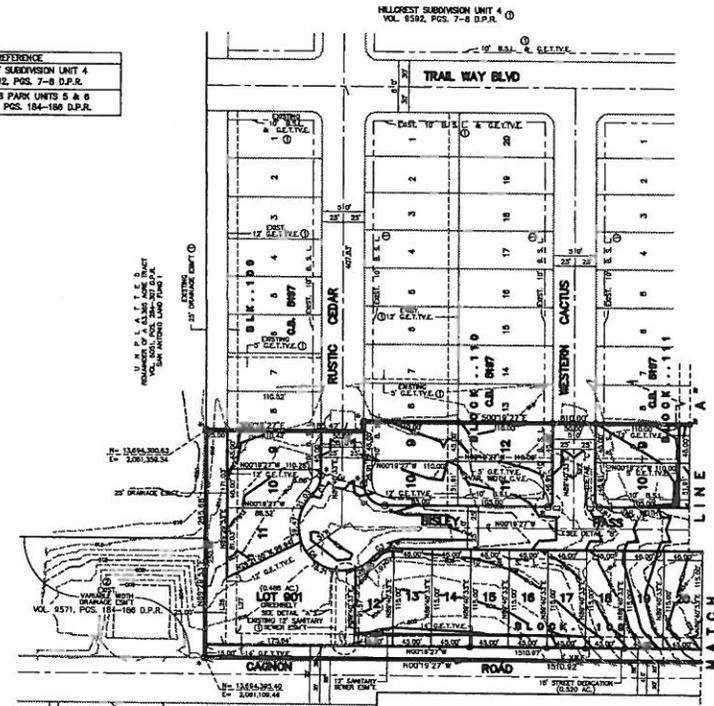
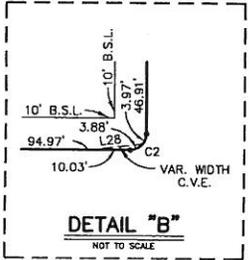
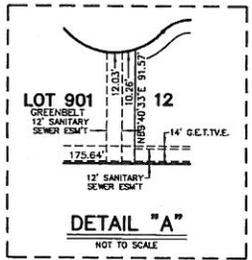
- = 1/2" I.I.F. W/ WATER IMPACT C&P
- = 1/2" I.I.F. W/O-R C&P
- = 1/2" I.I.F. W/O-B C&P

PLAT REFERENCE	
①	HILLCREST SUBDIVISION UNIT 4 VOL. 9592, PGS. 7-8 D.P.R.
②	CHAMPIONS PARK UNITS 5 & 6 VOL. 9571, PGS. 184-186 D.P.R.



LOCATION MAP
NOT TO SCALE

- LEGEND**
- 1.) BUILDING SETBACK LINE
 - 2.) CLEAR VISION EASEMENT
 - 3.) ELECTRIC & CABLE TELEVISION EASEMENT
 - 4.) TELEPHONE & CABLE TELEVISION EASEMENT
 - 5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
 - 6.) VEHICULAR NON-ACCESS EASEMENT
 - 7.) ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
 - 8.) D.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
 - 9.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
 - 10.) PROPOSED FINISHED CONTOUR
 - 11.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS WAD 83 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00037.
 - 12.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION 3/4" I.I.F. BEAR AND 0-10" PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
 - 13.) BEARING REFERENCE SOURCE IS THE LINE BETWEEN THE FOUND MONUMENT AT THE NORTHWEST CORNER OF LOT 8, BLOCK 110 AND THE FOUND MONUMENT WHICH BEARS S89°42'33"W = 0.84' FROM THE NORTHWEST CORNER OF LOT 8, BLOCK 113, AND IS SHOWN AS 10071212"W ON THE PLAT OF HILLCREST SUBDIVISION UNIT 4 RECORDED IN VOLUME 9592, PAGES 7-8 D.P.R.



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

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

DEVELOPMENT SERVICES RECEIVED

2011 OCT 25 PM 2:42

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

Date: Oct 23, 2011, 10:31am User: G:\Bolan\Draw File: H:\Users\pdenham\Projects - 2\Plat\replat\110206\110206.dwg

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION AND SUBDIVISION
AGENDA ITEM NO: 5F & 11 December 14, 2011

TRINITY OAKS, UNIT-3A.1 PUD
SUBDIVISION NAME

MAJOR PLAT

120004
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 451 E-6

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

ENGINEER: Macina, Bose, Copeland and Associates, Inc., by Robert A. Liesman, P.E.

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

Date filed with Planning Commission: November 23, 2011

Location: South of the intersection of Rustic Brook and Cascade Mist

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 721A, Dela Vega, accepted on December 2, 2003

PUD 03-021E, Trinity Oaks, approved on September 29, 2011

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **6.4760** acres consisting of **29** single family lots, **2** non-single family lots and **955** linear feet of private streets.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on December 14, 2011. Five notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. This replat is not within 200 feet of a registered Neighborhood Association.

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 plan meets all of the requirements for development over the recharge zone.

Further, this plat lies within the Camp Bullis 5 Mile Awareness Zone and the tract is less than 10 acres and is not immediately adjoining the Camp Bullis or Camp Stanley Installation. Therefore, the review was not applicable in accordance with the executed MOU.

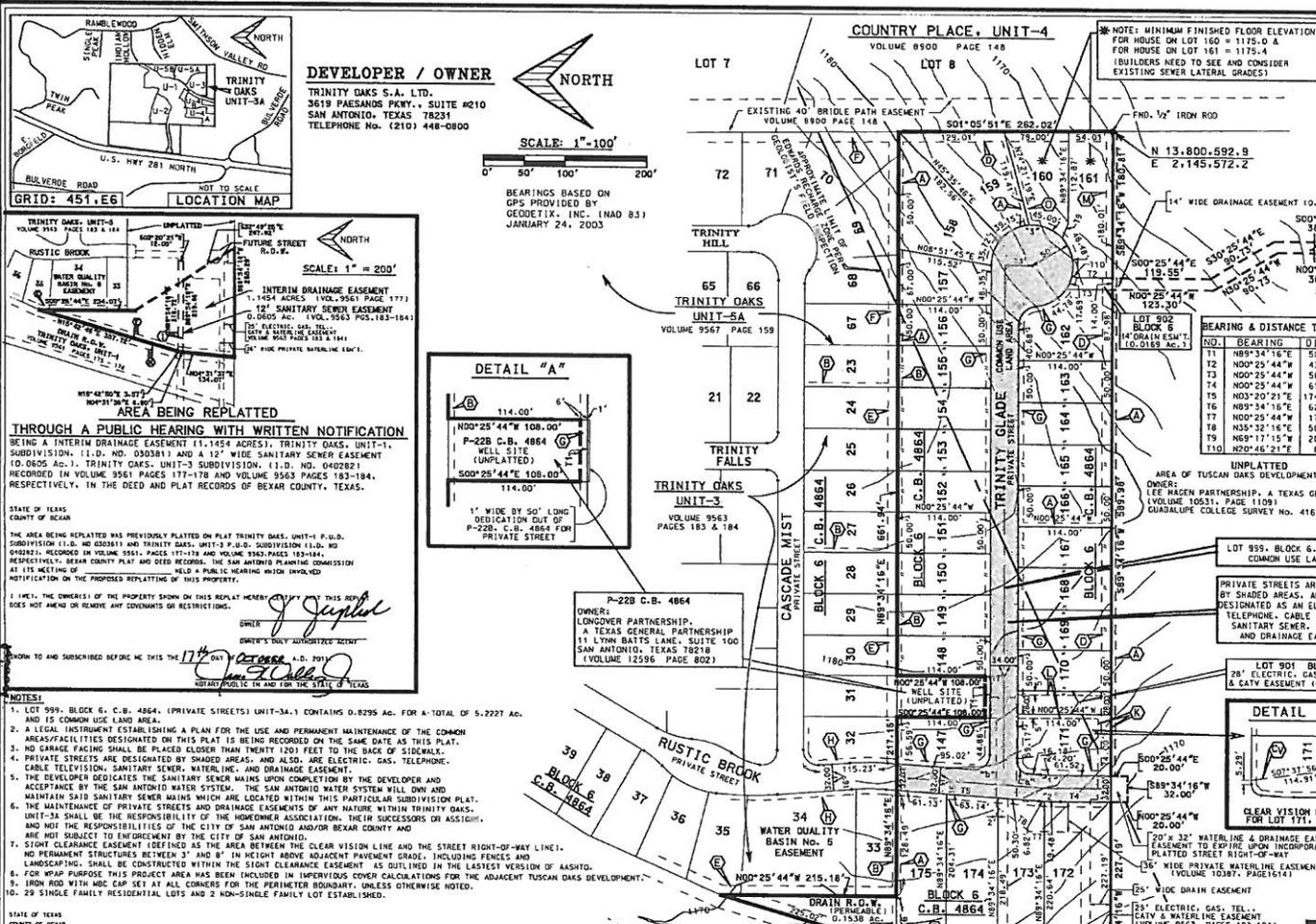
STAFF RECOMMENDATION:

Approval

REPLAT AND SUBDIVISION PLAT OF TRINITY OAKS, UNIT-3A.1

PLANNED UNIT DEVELOPMENT

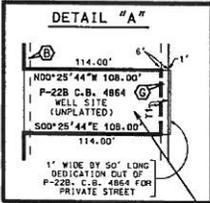
BEING 6.4760 ACRES CONSISTING OF 6.1815 ACRES OF LAND OUT OF A 745.7320 ACRE TRACT OF LAND BEING OUT OF A 237.773 ACRE TRACT DESCRIBED IN COMMISSIONER COURT ORDER...



BEARING & DISTANCE TABLE with columns for NO., BEARING, and DIST. listing various survey points and bearings.

CURVE DATA table with columns for NO., RADIUS, DELTA, TANGENT, LENGTH, CHORD, BKG. CH. DIST., listing curve information for various points.

- LEGEND: A list of symbols and line styles corresponding to existing and proposed features like electric, gas, water, and drainage easements.



THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION BEING AN INTERIM DRAINAGE EASEMENT (1.1454 ACRES), TRINITY OAKS, UNIT-1, SUBDIVISION, I.D. NO. 030381...

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT TRINITY OAKS, UNIT-1, P.D. SUBDIVISION I.D. NO. 030381 AND TRINITY OAKS, UNIT-3, P.D. SUBDIVISION I.D. NO. 040218...

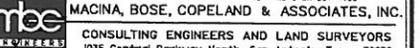
NOTES: 1. LOT 999, BLOCK 6, C.B. 4864, (PRIVATE STREETS) UNIT-3A.1 CONTAINS 0.8295 AC. FOR A TOTAL OF 5.2227 AC. AND IS COMMON USE LAND AREA.

FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW...

EDWARDS RECHARGE NOTE: THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITH THIS SUBDIVISION IS SUBJECT TO THE CITY OF SAN ANTONIO'S DIVISION 5 OF THE SAN ANTONIO CITY CODE...

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES HAVE NOT BEEN PAID AT THE TIME OF PLATTING THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO ANY OTHER SET AND/OR CONNECTION SERVICE CONNECTIONS...

DRAINAGE NOTES: NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPER DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS...



CONSULTING ENGINEERS AND LAND SURVEYORS 1035 Central Parkway North, San Antonio, Texas 78232

TELEPHONE: (210) 545-3018

CERTIFICATE OF APPROVAL form with fields for date, signatures, and official stamps from the City of San Antonio.



RECEIVED
October 17, 2011
11 OCT 24 PM 3: 33

Mr. Robert A. Liesman, P.E.
Macina Bose Copeland & Assoc.
1035 N Central Parkway
San Antonio, Texas 78232

LAND DEVELOPMENT
SERVICES DIVISION

RE: File No. **1110004** - Request for review of **Trinity Oaks Unit 3A.1, Plat No. 120004** located on southeast intersection of Trinity Park and Highway 281 North.

Dear Mr. Liesman:

On October 17, 2011, 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 6.476 acres located entirely within the EARZ. Geologic features were visually apparent at the site, no notable significant features were observed. The property is not within a 100-year floodplain preservation area .

The proposed development is a **Category 3** property under the provisions of Aquifer Protection Ordinance No. 81491. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan was submitted to SAWS and approved in a letter dated January 7, 2011 File No. 192.

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 December 8, 2010. At the time of this request, it is unknown if a Organized Sewage Collection System (SCS) Plan has been submitted to or approved 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 Trinity Oaks Unit 3A.1 , Plat No. 120004.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3523.

Sincerely,

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

Kirk M. Nixon
Manager
Resource Protection Division

KMN/GDJ:LMR

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

AGENDA ITEM NO: 5G & 12 December 14, 2011

TIMBER RIDGE UNIT 5 BSL
SUBDIVISION NAME

MINOR PLAT

120007
PLAT #

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 579 A-7

OWNER: Mary Josie Trevino

ENGINEER: ADA Consulting Group, Inc. by Donald Oroian, P.E.

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

Date filed with Planning Commission: November 18, 2011

Location: On the north side of Woodline Drive at Mountain Breeze

Services Available: SAWS Water and Sewer

Zoning: R-6 Residential Single-Family District

Proposed Use: Residential

APPLICANT'S PROPOSAL:

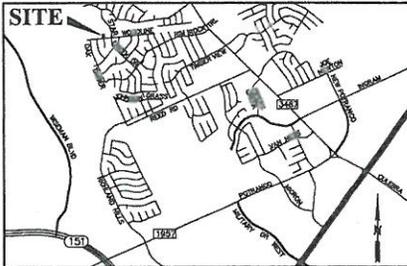
To replat Lot 6, Block 18, N.C.B. 18820, to eliminate front building setback line.

DISCUSSION:

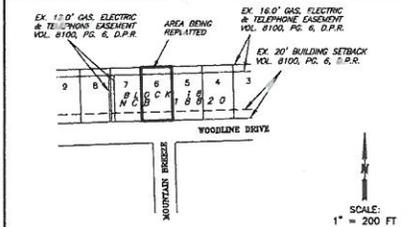
The Planning Commission will hold a public hearing on the proposed replatting of this property on December 14, 2011. Seven notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. The replat is not within 200 feet of a registered Neighborhood Association.

STAFF RECOMMENDATION:

Approval



LOCATION MAP
MAPSCO 2011 PAGE 579 GRID A7



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION:
BEING LOT 6, BLOCK 18, NCB 18820, TIMBER RIDGE, UNIT-5 SUBDIVISION, RECORDED IN VOLUME 8100, PAGE 6, DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.

- LEGEND**
- FOUND 1/2" IRON ROD WITH TRIANGULAR CAP
 - 862 — EXISTING CONTOUR LINE (FT)
 - ELEC = ELECTRIC
 - TELE = TELEPHONE
 - CATV = CABLE TELEVISION
 - EASEM = EASEMENT
 - B.S.L. = BUILDING SETBACK LINE
 - VOL. = VOLUME
 - PG. = PAGE
 - Ac. = ACRES
 - EX. = EXISTING
 - BLK = BLOCK
 - NCB = NEW CITY BLOCK
 - R.O.W. = RIGHT-OF-WAY
 - N.T.S. = NOT TO SCALE
 - CO.SA = CITY OF SAN ANTONIO
 - D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF BEAR:
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED IN THE TIMBER RIDGE, UNIT-5 SUBDIVISION WHICH IS RECORDED IN VOLUME 8100, PAGE 6, BEAR COUNTY DEED AND PLAT RECORDS.
THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

Mary Josie Trevino
MARY JOSIE TREVINO, OWNER

SWORN AND SUBSCRIBED BEFORE ME THIS 15 DAY OF NOVEMBER, 2011.

DONALD ORCIAI
Notary Public
State of Texas
My Comm. Exp. 08-04-2014

Donald Orcaia
DONALD ORCIAI, Notary Public

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

Stephen G. Cook
DONALD ORCIAI, M.S., P.E.
c/o ADA CONSULTING GROUP, INC.
TEXAS LICENSED PROFESSIONAL ENGINEER NO. 90244

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

Stephen G. Cook
STEPHEN G. COOK, P.E., R.P.L.S.
c/o STEPHEN G. COOK ENGINEERING, INC.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5293

SURVEYOR NOTE:
1. ALL BEARINGS AND DISTANCES SHOWN ARE ENTIRELY BY REFERENCE TO THE PREVIOUSLY RECORDED TIMBER RIDGE, UNIT 5 SUBDIVISION PLAT, RECORDED IN VOLUME 8100, PAGE 6, DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS AND DO NOT CONSTITUTE AN ON THE GROUND SURVEY OR BOUNDARY RESOLUTION.
2. EAST AND NORTH (CY) COORDINATES SHOWN ARE TEXAS STATE PLANE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS).

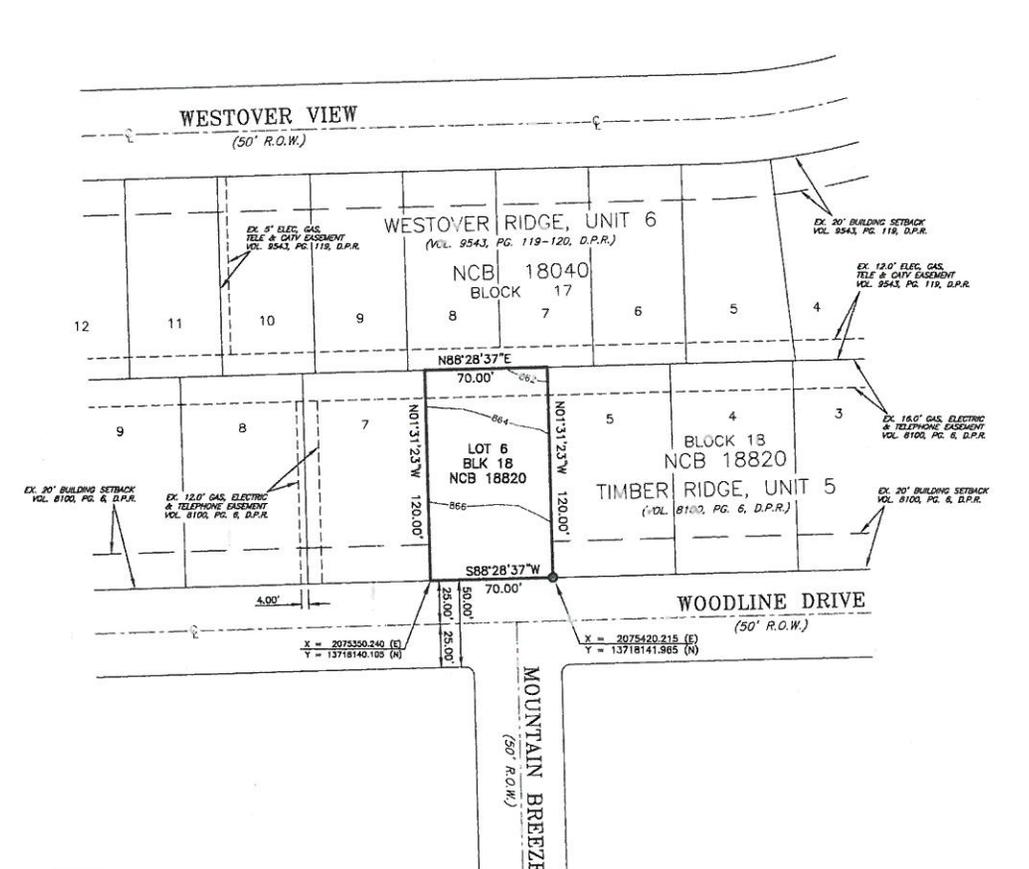
FINISHED FLOOR NOTE:
FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISH GRADE. THIS NOTE REQUIRED FOR CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE SECTION 35-504(C)(5).

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

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

CITY PUBLIC SERVICE (CPS) NOTES:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATING THE EASEMENTS AND RIGHT-OF-WAY DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, MASTING OR SURTING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER ORATOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LINES ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS HOWEVER DRIVEWAY APRONS, CONCRETE PLATFORM, PAVING AND/OR FENCES ARE ALLOWED.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
THIS PLAT DOES NOT AMEND, ALTER, REMOVE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO EASEMENTS ARE DESCRIBED BELOW.



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

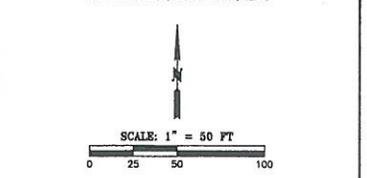
Stephen G. Cook
STEPHEN G. COOK, P.E., R.P.L.S.
c/o STEPHEN G. COOK ENGINEERING, INC.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5293

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

Stephen G. Cook
STEPHEN G. COOK, P.E., R.P.L.S.
c/o STEPHEN G. COOK ENGINEERING, INC.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5293

PLAT NO. 120007
BUILDING SETBACK
LINE PLAT OF:
**TIMBER RIDGE,
UNIT-5**

THE PURPOSE OF THIS REPLAT IS TO REMOVE THE 20' BUILDING SETBACK LINE FROM LOT 6, BLOCK 18, NCB 18820, TIMBER RIDGE, UNIT-5 SUBDIVISION, RECORDED IN VOLUME 8100, PAGE 6, DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.



ADA CONSULTING GROUP, INC.
TEXAS REGISTERED ENGINEERING FIRM # F3512
714 N. ANTONIO, TEXAS (512) 340-5670
WWW.ADACONSULTING.COM

ADACC PROJECT NO. 460-01 DATE: NOVEMBER 7, 2011

OWNER: MARY JOSIE TREVINO
2815 WOODLINE STREET
SAN ANTONIO, TX 78221

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

Mary Josie Trevino
MARY JOSIE TREVINO, OWNER

STATE OF TEXAS:
COUNTY OF BEAR:
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARY JOSIE TREVINO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 15 DAY OF NOVEMBER, 2011.

DONALD ORCIAI
Notary Public
State of Texas
My Comm. Exp. 08-04-2014

Donald Orcaia
DONALD ORCIAI, Notary Public

THIS BUILDING SETBACK LINE AMENDING PLAT OF TIMBER RIDGE, UNIT-5 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. 2011.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ 2011.

BY: _____ DEPUTY
COUNTY CLERK, BEAR COUNTY, TEXAS

2011 NOV 15 PM 2:25
RECEIVED
DEVELOPMENT SERVICES

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT
AND SUBDIVISION PLAT
AGENDA ITEM NO: 5H & 13 December 14, 2011

STONE OAK APARTMENTS, P.U.D
SUBDIVISION NAME

MAJOR PLAT

110384
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 483 B-4

OWNER: Jennic, Ltd., A Texas Limited Partnership, by Matt Harrison

ENGINEER: Pape-Dawson Engineers, by Shauna L. Weaver, P.E.

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

Date filed with Planning Commission: November 29, 2011

Location: At the northeast corner of Stone Oak Parkway and Estate Hill Drive

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: PUD Planned Unit Development
MF-25 Low Density Multi-Family
ERZD Edwards Recharge Zone District
MLOD-1 Military Lighting Overlay Districts.

Plat in associated with:

MDP 785A, Champion Village, accepted on November 21, 2011

PUD 11-002, Champion Village, PUD, approval pending

Proposed Use: Multi-Family

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

APPLICANT'S PROPOSAL:

To plat **27.571** acres consisting of **2** 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.

This plat lies within the Camp Bullis 5 Mile Awareness Zone and as has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison

Commander has the following response. Our concerns on compatibility with the Camp Bullis Installation will be addressed so long as the developer:

- Sends the project survey to USFWS Ecological Services Office in Austin

The applicant acknowledged receiving the Military's letter and conformed to the Military's request.

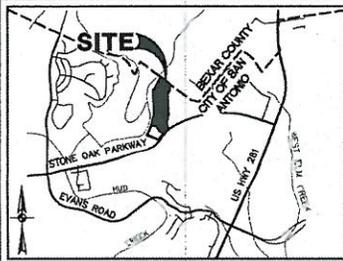
STAFF RECOMMENDATION:

Approval

PLAT NUMBER 110384

**REPLAT & SUBDIVISION PLAT
ESTABLISHING
STONE OAK APARTMENTS
SUBDIVISION, P.U.D.**

BEING A 27.571 ACRE TRACT OF LAND, OF WHICH 0.171 ACRE TRACT OF LAND IS RECORDED IN CHAMPIONS VILLAGE UNIT 1, P.U.D., VOLUME 9544, PAGES 1213 OF THE DEED AND PLAT RECORDS OF REAL PROPERTY OF BEKAR COUNTY, TEXAS, AND 27.400 ACRE TRACT OF LAND IS THE REMAINDER OF THAT 33.473 ACRE TRACT CONVEYED TO JENNIC LTD. BY GENERAL WARRANTY DEED RETAINING A VENDOR'S LIEN RECORDED IN VOLUME 10398, PAGES 1218-1222 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEKAR COUNTY, TEXAS, OUT OF THE BERTHA STAFFEL SURVEY NO. 2, ABSTRACT 946, COUNTY BLOCK 4925, NOW ALL IN NEW CITY BLOCK (NCB) 19218 OF THE CITY OF SAN ANTONIO, BEKAR COUNTY TEXAS.



LOCATION MAP
MAFSCO MAP GRID: 483 54
LEGEND

- | | | | |
|------------|--|-----|---|
| VAR WD | VARIABLE WIDTH | PR | PRIVATE |
| VD | VOLUME | PLD | PLANNED UNIT DEVELOPMENT |
| (SURVEYOR) | FOUND 1/2" IRON ROD | AC | ACRES(S) |
| | (UNLESS NOTED OTHERWISE) | DOC | DOCUMENT NUMBER |
| GETCTV | GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION | OPR | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEKAR COUNTY, TEXAS |
| GETCTVMS | GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER & SANITARY SEWER | --- | EXISTING CONTOURS |
| DPR | DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS | --- | ORIGINAL SURVEY/COUNTY LINE |
| ESMT | EASEMENT | | |
| NCB | NEW CITY BLOCK | | |
| PG | PAGE(S) | | |
-
- 28' ELECTRIC EASEMENT WITH ANCHOR EASEMENTS [VOL. 9530, PG 151-155, DPR]
 - 16' SANITARY SEWER EASEMENT [VOL. 11226, PG 717-724 DPR]
 - 14' WATER EASEMENT [VOL. 4156, PG 1237-1254 DPR]
 - VARIABLE WIDTH DRAINAGE EASEMENT [VOL. 10949, PG 1269-1286 DPR] [DOC NO. 2204221 1343 DPR]
 - VARIABLE WIDTH ELECTRIC EASEMENT WITH ANCHORS ELECTRICED MAY 12 1996 - UNRECORDED AND SHOWN ON THE CHAMPIONS EQUESTRIAN CENTER SUBDIVISION PLAT [VOL. 9523, PG 66-68 DPR]
 - 16' SANITARY SEWER EASEMENT [VOL. 9516, PG 77-78, DPR] [DOC NO. 2204221 1343 DPR]
 - 50' WATER EASEMENT [VOL. 6156, PG 1237-1254, DPR]
 - 25' BUILDING SETBACK [VOL. 9530, PG 151-155, DPR]
 - 5' BUILDING SETBACK [VOL. 9530, PG 151-155, DPR]
 - 10' BUILDING SETBACK [VOL. 9530, PG 151-155, DPR]
 - 16' DRAINAGE EASEMENT [VOL. 10949, PG 1269-1286, DPR]
 - 1' HIGH ACCESS EASEMENT [VOL. 9564, PG 12-13, DPR]
 - 10' FEDESTRIAN, GAS, ELECTRIC, TELEPHONE, CABLE TV, AND WATER EASEMENT [VOL. 9564, PG 12-13, DPR]
 - SANITARY SEWER & WATER EASEMENT ANNOTATED TO EXPOSE UPON INCORPORATION INTO PLATED PRIVATE STREETS [VOL. 9564, PG 12-13, DPR]
 - 25' x 31.5' SANITARY SEWER & WATER EASEMENT ANNOTATED TO EXPOSE UPON INCORPORATION INTO PLATED PRIVATE STREETS [VOL. 9564, PG 12-13, DPR]

NOTE:
SEE SHEET 1 OF 3 FOR CURVE/TANGENT VALUES

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "CORNERS UNLESS NOTED OTHERWISE."
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORD 1983) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORD 1994), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

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

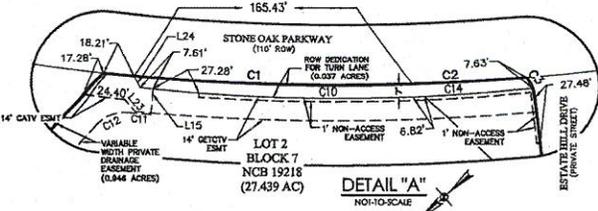
C.P.S. ENERGY NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATING THE EASEMENTS AND RIGHTS OF WAY FOR ELECTRIC AND GAS SERVICE FACILITIES IN THE AREA DESCRIBED ON THIS PLAT AS "ELECTRIC EASEMENT" AND/OR "GAS EASEMENT" "SERVICE EASEMENT" "OVERHEAD EASEMENT" "UTILITY EASEMENT" AND/OR "TRANSMISSION EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND OPERATING POWER LINES, CABLES, CONDUITS, PIPES, OR TRANSMISSIONS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANITE SURFACE LAYERS THE RIGHT TO RELOCATE SUCH FACILITIES WITHIN SAID EASEMENTS AND RIGHTS OF WAY AND THE RIGHT TO REMOVE FROM SAID EASEMENTS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENGINEER OR ANY OFFICER WITH THE AUTHORITY OF SAID AGENCIES OF APPROPRIATE AGENCIES, IT IS AGREED AND UNDERSTOOD THAT NO REPAIRS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENTS.
2. ANY CITY MANDATORY LOSS REQUIREMENTS FROM APPROPRIATE AGENCIES OF EGRESS LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGES OR OTHER SURVEYOR ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS RESPONSIBLE FOR SAID GRADE CHANGES OR OTHER SURVEYOR ALTERATIONS.
3. THIS PLAT DOES NOT AFFECT EITHER DIRECTLY OR INDIRECTLY ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE OR OTHER EASEMENTS FOR WHICH THERE IS THE CHARGE TO SUCH EASEMENTS ARE LOCATED HEREON.

STATE OF TEXAS
COUNTY OF BEKAR

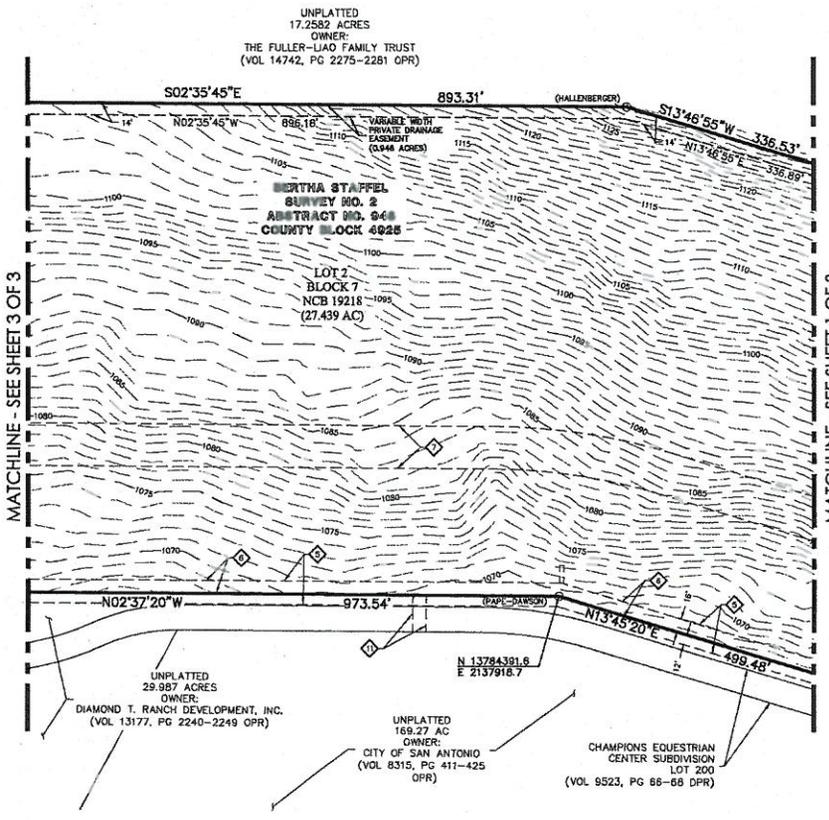
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODES EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEKAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY DAVID CASADY, REGISTERED PROFESSIONAL LAND SURVEYOR, INC. PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. THIS DOCUMENT IS BEING RELEASED FOR REVIEW PURPOSES BY DAVID CASADY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 42261.

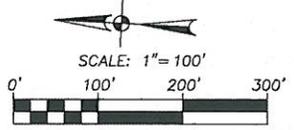


DETAIL "A"
NOT-TO-SCALE



MATCHLINE - SEE SHEET 3 OF 3

MATCHLINE - SEE SHEET 1 OF 3



PAPE-DAWSON ENGINEERS
TYPE, FIRM REGISTRATION # 470
555 EAST RAUBAY SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9070
DATE OF PRINT: November 21, 2011

STATE OF TEXAS
COUNTY OF BEKAR

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

OWNER/DEVELOPER: MATT HARRISON, PRESIDENT
JENNIC LTD., A TEXAS LIMITED PARTNERSHIP
BY: HIGH GOALS CORP., A NEVADA CORP.
2371 OAK PEBBLE
NEW BRUNSWICK, TEXAS 78132-3817

STATE OF TEXAS
COUNTY OF BEKAR

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

NOTARY PUBLIC, BEKAR COUNTY, TEXAS

THIS PLAT OF _____ STONE OAK APARTMENTS SUBDIVISION, P.U.D., HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXPENSE(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS _____ DAY OF _____, A.D. 20__.

BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEKAR

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

STATE OF TEXAS
COUNTY OF BEKAR

Civil Job No. 5909-23; Survey Job No. 9143-11



November 1, 2011

Ms. Shauna Weaver, P.E.
Pape-Dawson engineering, Inc
555 E Ramsey
San Antonio, Texas 78216

RE: SAWS File No. 1110002 - Request for review of **Stone Oak Apartment Subdivision, Plat No. 110384** located on Stone Oak Parkway and Estate Hill Drive.

Dear Ms. Weaver:

On October 12, 2011, 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 27.401 acres located entirely within the EARZ. No sensitive 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. 1883. 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.

At the time of this request it is unknown if a Water Pollution Abatement Plan (WPAP) and/or an Organized Sewage Collection System (SCS) Plan has been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ). **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by 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 Stone Oak Apartment Subdivision, Plat No. 110384.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

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

Kirk M. Nixon
Manager
Resource Protection Division

KMN/GDJ:LMR

PLANNING COMMISSION
VACATE AND RESUBDIVISION
AGENDA ITEM NO: 14 December 14, 2011

AMBER CREEK UNIT 3A
SUBDIVISION NAME

MAJOR PLAT

110316
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 646 D-2

OWNER: KB Home Lone Star, L.P., by Joseph C. Hernandez

ENGINEER: Vickrey & Associates, by Kara Heasley P.E.

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

Date filed with Planning Commission: November 22, 2011

Location: Southwest from the intersection of Edgefield Pass and Balboa Island

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 038A-06, Amber Creek, accepted on September 15, 2011

Proposed Use: Single-Family

APPLICANT'S PROPOSAL:

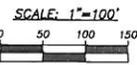
To plat **3.283** acres consisting of **17** single family lots, **1** non-single family lot and **1,015** linear feet of public streets.

STAFF RECOMMENDATION:

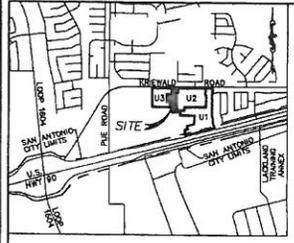
Approval

VACATE & RESUBDIVISION PLAT ESTABLISHING AMBER CREEK SUBDIVISION UNIT 3A

ESTABLISHING LOTS 13-28, BLOCK 6, C.B. 5883 FORMERLY KNOWN AS LOTS 60-88 AND BEING BLOCK 6, C.B. 5883 AND LOT 23, BLOCK 10, C.B. 5883 FORMERLY KNOWN AS LOT 12, BLOCK 10, C.B. 5883, PORTIONS OF STREET FRONT-OF-WAY AND A DRAINAGE EASEMENT OUT OF AMBER CREEK SUBDIVISION UNIT 3 RECORDED IN VOLUME 841, PAGE 48, BEAR COUNTY DEEDS AND PLAT RECORDS, BEAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 3.263 ACRES OF LAND.



VICKREY & ASSOCIATES, INC. CONSULTING ENGINEERS 12340 Country Parkway San Antonio, Texas 78216-2044 Telephone: (210) 348-3271 Firm Registration No. F-158



- CPS NOTES: 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC WORKS BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "AND/OR EASEMENT," "SERVICE EASEMENT," "OVERHANGS EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDOANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

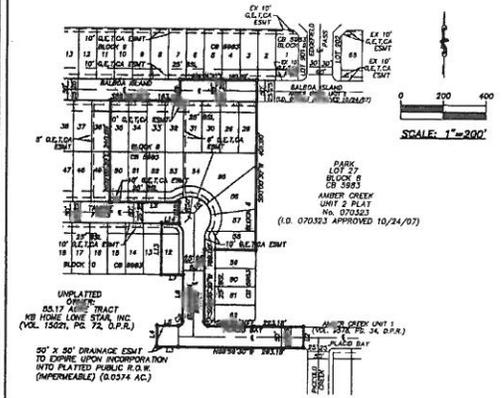
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. IMPACT PAYMENT DUE: RESIDENTIAL WATCH IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM @ 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

CURVE TABLE

CHORD	ARC LENGTH	CHORD BEARING	ARC BEARING	CHORD BEARING	ARC BEARING
01	100.000	10.00	15.71	10.00	15.71
02	100.000	10.00	15.71	10.00	15.71
03	100.000	10.00	15.71	10.00	15.71
04	100.000	10.00	15.71	10.00	15.71
05	100.000	10.00	15.71	10.00	15.71
06	100.000	10.00	15.71	10.00	15.71

LINE TABLE

LINE NUMBER	LENGTH	BEARING
L1	100.00	S 15.71° E 100.00
L2	100.00	S 15.71° E 100.00
L3	100.00	S 15.71° E 100.00
L4	100.00	S 15.71° E 100.00
L5	100.00	S 15.71° E 100.00
L6	100.00	S 15.71° E 100.00
L7	100.00	S 15.71° E 100.00
L8	100.00	S 15.71° E 100.00
L9	100.00	S 15.71° E 100.00
L10	100.00	S 15.71° E 100.00
L11	100.00	S 15.71° E 100.00
L12	100.00	S 15.71° E 100.00
L13	100.00	S 15.71° E 100.00
L14	100.00	S 15.71° E 100.00
L15	100.00	S 15.71° E 100.00
L16	100.00	S 15.71° E 100.00
L17	100.00	S 15.71° E 100.00
L18	100.00	S 15.71° E 100.00
L19	100.00	S 15.71° E 100.00
L20	100.00	S 15.71° E 100.00
L21	100.00	S 15.71° E 100.00
L22	100.00	S 15.71° E 100.00
L23	100.00	S 15.71° E 100.00
L24	100.00	S 15.71° E 100.00
L25	100.00	S 15.71° E 100.00
L26	100.00	S 15.71° E 100.00
L27	100.00	S 15.71° E 100.00
L28	100.00	S 15.71° E 100.00
L29	100.00	S 15.71° E 100.00
L30	100.00	S 15.71° E 100.00
L31	100.00	S 15.71° E 100.00
L32	100.00	S 15.71° E 100.00
L33	100.00	S 15.71° E 100.00
L34	100.00	S 15.71° E 100.00
L35	100.00	S 15.71° E 100.00
L36	100.00	S 15.71° E 100.00
L37	100.00	S 15.71° E 100.00
L38	100.00	S 15.71° E 100.00
L39	100.00	S 15.71° E 100.00
L40	100.00	S 15.71° E 100.00
L41	100.00	S 15.71° E 100.00
L42	100.00	S 15.71° E 100.00
L43	100.00	S 15.71° E 100.00
L44	100.00	S 15.71° E 100.00
L45	100.00	S 15.71° E 100.00
L46	100.00	S 15.71° E 100.00
L47	100.00	S 15.71° E 100.00
L48	100.00	S 15.71° E 100.00
L49	100.00	S 15.71° E 100.00
L50	100.00	S 15.71° E 100.00

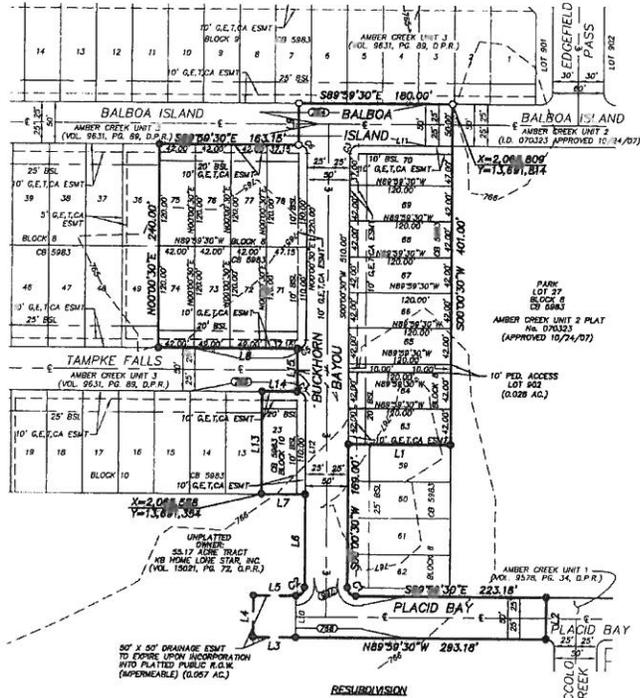


- AREA BEING VACATED THROUGH A VACATING DECLARATION THE AREA BEING VACATED WAS PREVIOUSLY PLATTED ON AMBER CREEK SUBDIVISION UNIT 3, PLAT NO. 070233 RECORDED IN VOLUME 841, PAGE 48 OF THE DEED & PLAT RECORDS OF BEAR COUNTY, TEXAS.
- LEGEND: O 1/2" IRON ROD W/MOOREY & ASSOC. PROPERTY CORNER CAP SET; O 1/2" IRON ROD W/MOOREY & ASSOC. PROPERTY CORNER CAP FOUND; D.P.R. DEED RECORDS OF BEAR COUNTY, TEXAS; D.P.R. OFFICIAL PLAT RECORDS OF BEAR COUNTY, TEXAS; D.P.R. DEED AND LAY RECORDS OF BEAR COUNTY, TEXAS; -YES- EXISTING CONTIGUOUS; -NO- PROPOSED CONTIGUOUS; G.E.T.C.A GAS, ELECTRIC, TELEPHONE AND CABLE TV BUILDING RETRACK LINE; BSL AC ADJACENT EASEMENT; R.O.W. RIGHT OF WAY; EX EXISTING WELLS; VCL VOLUME; PCD PAVE; PED PEDESTRIAN; BLM BLOCK; CB COUNTY BLOCK.

ADDITIONAL NOTES: 1. THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT GRADE. 2. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD DRAGAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. 3. BEAR COUNTY AND THE CITY OF SAN ANTONIO WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, EASEMENTS OF ANY KIND, GREEN BELTS, OPEN SPACES, OR TRAFFIC ISLANDS.

STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MOOREY & ASSOCIATES, INC. BY: JOHN E. DEHAN, R.P.L.S. J.E.D. 11/3/11 REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. VICKREY & ASSOCIATES, INC. BY: KARA J. HEASLEY, P.E. Kara Heasley 11/3/11 LICENSED PROFESSIONAL ENGINEER



SOURCE OF BEARINGS IS BASED ON THE TEXAS DEPARTMENT OF TRANSPORTATION MAPS FOR U.S. HIGHWAY 90 NORTHWEST RIGHT-OF-WAY LINE BEARING BEING S 73°02'40" E. 1/2" IRON ROD WITH MOOREY & ASSOCIATES CAP SET AT ALL EXTERNAL BOUNDARY CORNERS UNLESS OTHERWISE NOTED. THE BEARINGS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. THE VALUE OF THE TWO COORDINATES SHOWN HEREON ARE AND AS US SURVEY FEET STATE PLANE COORDINATES FOR THE TEXAS SOUTH CENTRAL ZONE. SHEET 1 OF 1

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

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSEPH C. HERNANDEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF November, A.D. 2011. SHARON MERCER BARNES Notary Public, State of Texas My Commission Expires August 26, 2014 Sharon Mercer Barnes NOTARY PUBLIC BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY CLERK OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAID, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT. DATED THIS 21st DAY OF November, A.D. 2011. COUNTY JUDGE, BEAR COUNTY, TEXAS COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT WAS SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTIONS AND/OR VARIANCES HAVE BEEN GRANTED. DATED THIS 21st DAY OF November, A.D. 2011. BY: CHAIRMAN BY: SECRETARY

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

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 15 December 14, 2011

WEST OAKS 352

MAJOR PLAT

110365

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 514 E-6

OWNERS: Terrasota, LLC, by Troves Gilbert, Jr., Galleria General Partner, LLC, by Amin Guindi, and FM Forrest, Inc., by Fred Morgan

ENGINEER: Vickrey & Associates, Inc., by Brady D. Baggs, P.E.

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

Date filed with Planning Commission: November 28, 2011

Location: On the east side of Vance Jackson Road, north of UTSA Boulevard

Services Available: SAWS Water and Sewer

Zoning: MF 50 HS AHOD MLOD-1 Multi-Family District Historic District Airport Hazard Overlay District Military Lighting Overlay District-1

MF50 AHOD MLOD-1 Multi-Family District Airport Hazard Overlay District Military Overlay District-1

MF33 AHOD MLOD-1 Multi-Family District Airport Hazard Overlay District Military Lighting Overlay District-1

MF 18 AHOD MLOD-1 Limited Density Multi-Family District Airport Hazard Overlay District Military Lighting Overlay District-1

Plat is associated with:

MDP 463E, Umbell Oaks, accepted on November 3, 2011

Proposed Use: Multi-Family

APPLICANT'S PROPOSAL:

To plat **16.671** acres consisting of **1** single family lot and **1** non-single family lot.

STAFF RECOMMENDATION:

Approval

Resolution No. _____

Authorizing the termination of electric service and revoking building permits pending plat approval and recording of Weatherford Hilltop #110230 in connection with a previously approved deferral.

Whereas, the quality of development within the City of San Antonio and its extra-territorial jurisdiction is, in large measure, dependent upon the quality of the subdivision regulations and their effective administration and;

Whereas, the Planning Commission is empowered by the City Charter to prepare, adopt, and administer rules and regulations pertinent to subdivision/Platting and;

Whereas, Section 35-434 of the Unified Development Code authorizes the Planning Commission to grant a deferral to allow the issuance of building permits and temporary utility service prior to plat approval and recording of four or fewer lots and;

Whereas, the Commission approved a deferral for the Weatherford Hilltop Subdivision, Plat # 110230 on June 8, 2011 and;

Whereas, the time which the platting requirement may be deferred shall normally not exceed 180 days from the date of approval and;

Whereas, the applicant has not filed an appeal to the termination of temporary utility service; or met the 180 day deferral condition, now therefore;

Be it resolved by the Planning Commission to direct the staff to terminate temporary utility service pending plat approval and recording of such plat with the Bexar County Clerks office.

Passed and approved this _____ day of _____, 2011.

Approved:

Attest:

Amelia Hartman
Chair

Executive Secretary

PLANNING COMMISSION
CERTIFICATE OF DETERMINATION APPEAL
AGENDA ITEM NO: 17 December 14, 2011

15890 FM 1937

SUBDIVISION NAME

11-IV-003

PROJECT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 717 D-4

OWNER: Vicente Martinez

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

Date filed with Planning Commission: December 14, 2011

Location: On the east side of FM 1937, south of Blue Wing Road

Services Available: CPS Energy, SAWS Water, and Sewer

Zoning: Outside San Antonio City Limits

RD Rural District

CSMA City South Management Authority

Proposed Use: Residential

APPLICANT'S PROPOSAL:

A request for electricity, water, and sewer connections and to waive the subdivision plat approval process for a 1.00 acre tract surveyed out of a 20.36 acre tract deeded on August 11, 2011.

DISCUSSION:

The applicant, Mr. Vicente Martinez states in the attached letter, that due to the purchasing of their house, there are no funds available for platting the property. He states that the hardship relates to the land because the property was given as a gift and had no idea that the property must be platted in order to place a house on it.

1. July 10, 2001 a 20.36-acre tract was purchased by Bernice and Manuel G. Ybarra as called out in the recorded warranty deed.
2. August 25, 2004 a 5-acre tract out of the 20.36-acre tract was given to Marie Elena L. Martinez by Bernice and Manuel G. Ybarra as called out in the recorded gift warranty deed.
3. July 19, 2005 a 0.5-acre tract out of the 5-acre tract established in the August 25, 2004 gift warranty deed was sold to Berta M. Hall by Marie Elena L. Martinez as called out in the recorded warranty deed.

4. April 11, 2006 another 5-acre tract out of the 20.36-acre tract was given to Marie Elena L. Martinez by Bernice and Manuel G. Ybarra as called out in the recorded gift warranty deed.
5. August 2, 2011 a 1-acre tract out of the 5-acre tract established in the April 11, 2006 gift warranty deed was given to Vicente M. Martinez (applicant) by Marie Elena L. Martinez as called out in the recorded gift warranty deed.

STAFF RECOMMENDATION:

Staff recommends disapproval of the request for utility connection 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 15.
- The applicant has not demonstrated a unique hardship that relates to the land, rather than personal circumstances.
- The property is landlocked and has no recorded access to a public road.
- Properties immediately surrounding the subject property are not platted, but properties further to the west and south are, as per the attached map.
- The property has been subdivided multiple times and there are 4 single-family structures on the ground according to aerial photographs. This number does not include the newest single-family structure that was placed on the 1-acre tract on August 2011 as described in the attached letter. The maximum amount of single-family structures that can receive utilities on an unplatted tract of land in the county is 3 as per UDC section 35-430(c)(11) *Plat Exceptions*.

To Whom It May Concern,

11/21/11

I, Vicente M. Martinez reside at 15890 FM 1937 along with my wife, Rachel Martinez and our two daughters Regina & Jaelynn (13 & 6 years old). We have a total of 8 children. 6 of them range from the age of 30 to 20. Our property is located out of loop 410 off Roosevelt in a quiet country area. The girls love living on the ranch and enjoy the outdoors.

We received an acre of land as a gift from my mother. Last November, we started looking and finally decided on a home to put on the land for our family. In order to save money for our new home we moved in temporarily with my mother for a month and later moved into a travel trailer on my mother's property. Since then we have had some minor set backs getting the home and although it's been an adjustment for us all, we have managed to make it "our little home" as my wife puts it. Many times we've talked about moving into an apartment until our home would arrive but the girls are so much against it.

In August 2011, our new home arrived. It was the greatest feeling to know that the wait was finally over & we would be able to move in before the holidays. The girls were ecstatic that they would finally get their own room's, my wife was pulling into the property and sat in that minivan crying when she saw the house & I felt the relief she felt to know that this holiday season would be spent with all the kids together in our home...Two of our son's are in the military and couldn't make it last year. One of them returned from Iraq in June. He & his family came to visit us in July...but we still had no home for them to stay with us.

So, here we are now a year later with this beautiful 4 bedroom home on our land but we still cannot move in. Another set back. All we need in order to move in are the necessities of Electric and Water. We have no public access to the road. There is an easement road that we use.

It's been somewhat hard living in a travel trailer. Space is very limited and due to the space we have not been able to sit together for dinner as a family. Cooking a complete meal is a job within itself which sometimes leads us to go out to dinner (this gets rather pricey). Not having a washer and dryer is one of the biggest sacrifices my wife as endured. I had no idea how much one spends at the washateria. My wife jokes about the huge home she has with all the modern appliances along with her brand new washer and dryer but cannot use it.

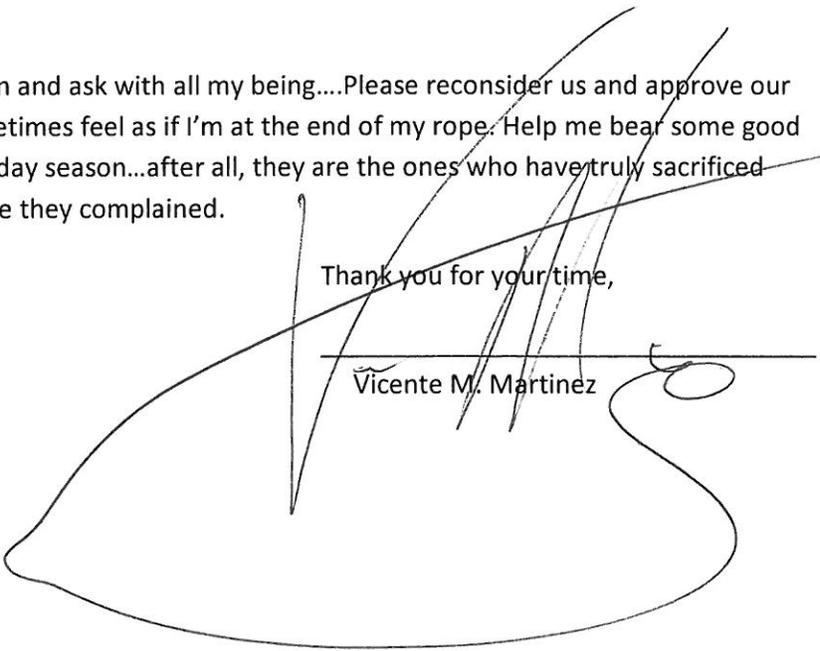
Last week the idea of moving into an "epartment" as my daughter calls it was brought up again. My 6 year old over heard our conversation and later told my wife: "Mommy, I don't wanna move to an 'epartment'...we can wait a little longer to move into our house...I love the ranch. I love to run outside, I love to play with my dog, I love helping dad outside and I love to ride Trigger....please mommy"

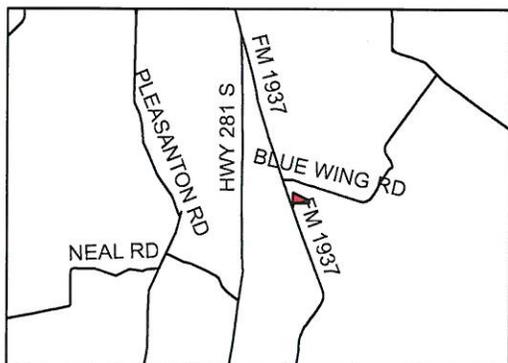
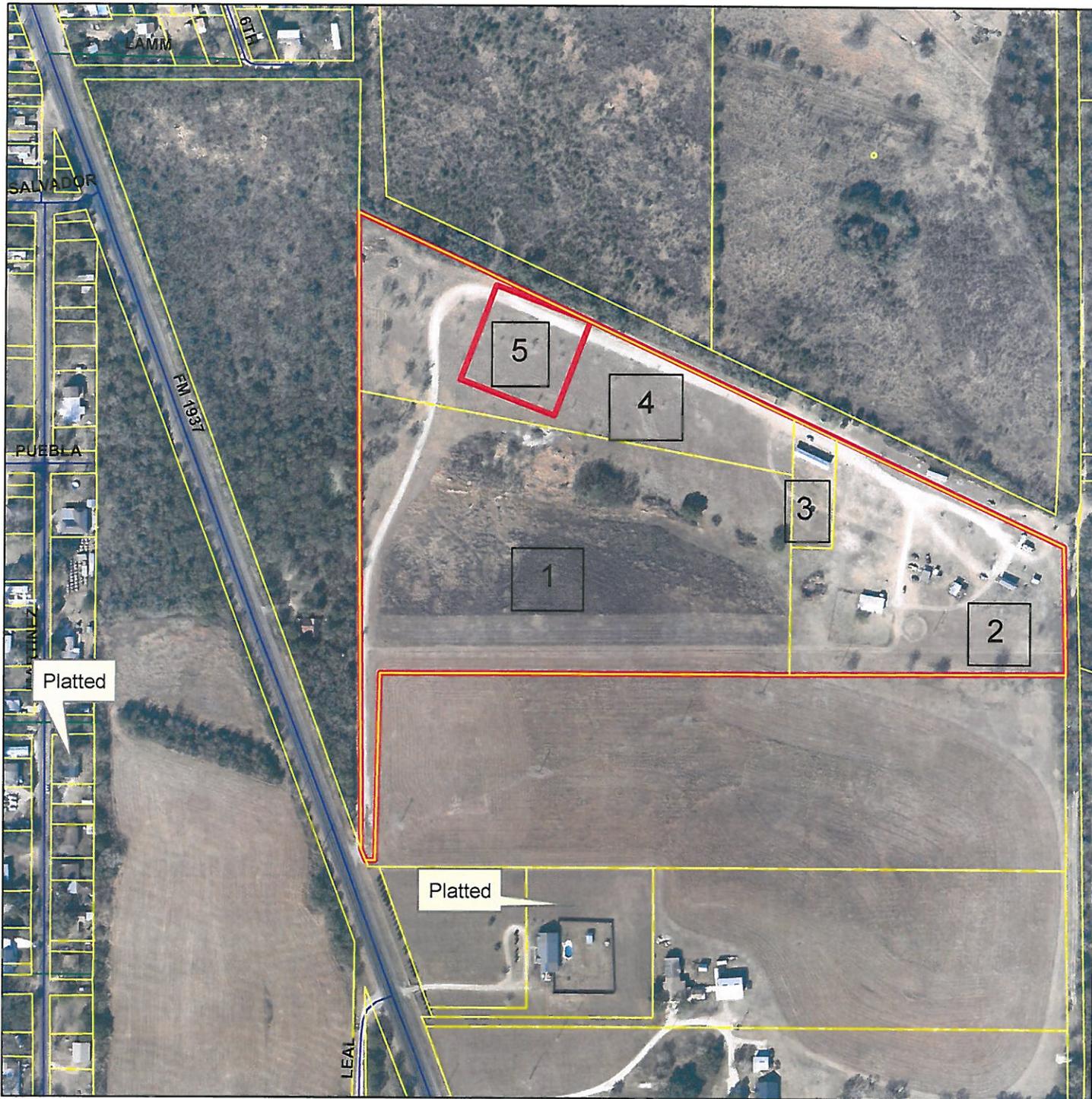
What I have just mentioned is only the emotional part. The financial part of having to have the land platted is a huge financial worry for both me and my wife. At the time the land was given to us we had no idea that the land would have to be platted for us to put a house on it. The fees for platting the land are something we have not been able to fit into our budget.

So, this is the part where I come in and ask with all my being....Please reconsider us and approve our Certificate of Determination. I sometimes feel as if I'm at the end of my rope. Help me bear some good news to my two little ones this holiday season...after all, they are the ones who have truly sacrificed more than us all...and not once have they complained.

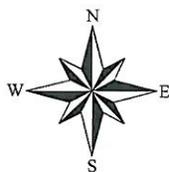
Thank you for your time,

Vicente M. Martinez

A large, stylized handwritten signature in black ink, written over a horizontal line. The signature is highly cursive and loops around the name 'Vicente M. Martinez'.



Location Map



Not To Scale



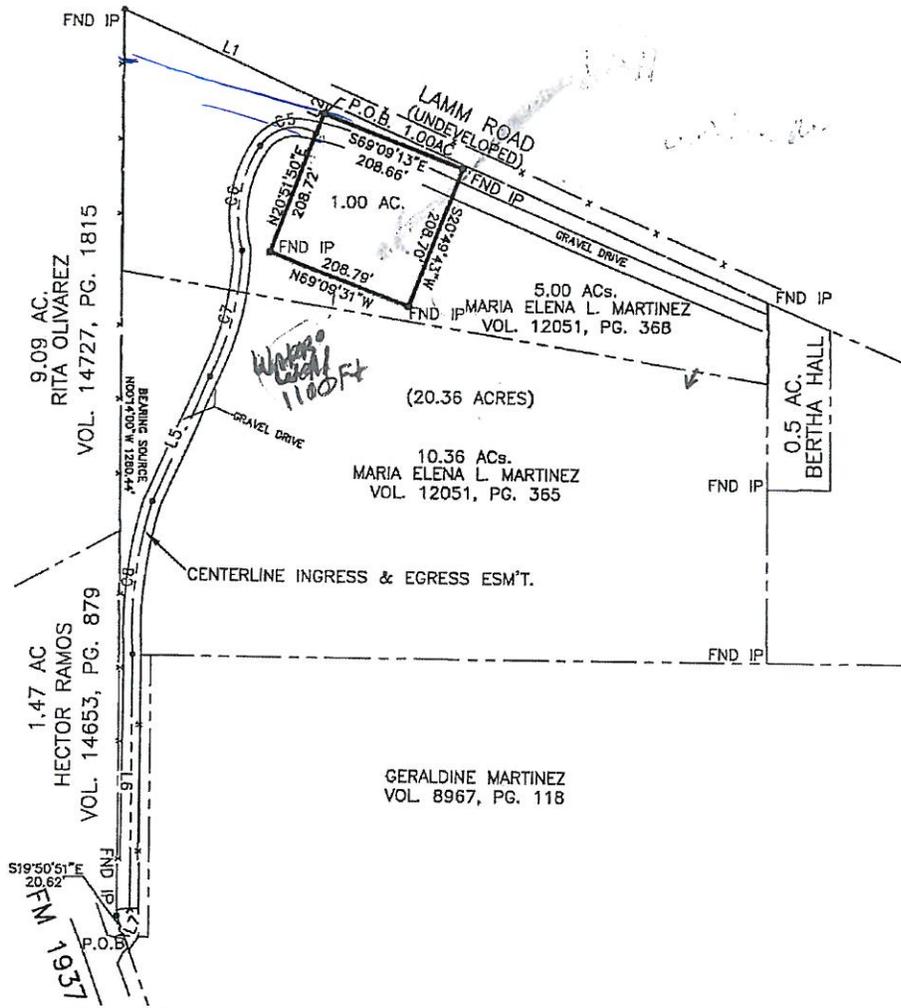
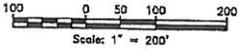
The numbers on the map correlate with the property ownership identified in the discussion points of the staff recommendation.

BEARING SOURCE:
 5.00 ACRES
 VOL. 12051, PG. 365 D.R.E.C.
 IRON PIN AT ALL PROPERTY CORNERS
 OR AS SHOWN.

LEGEND:

LINE TABLE		
LINE	LENGTH	BEARING
L1	317.69	S66°27'00"E
L2	15.47	S28°51'59"W
L3	134.82	N84°02'39"E
L4	384.54	N80°23'14"W
L7	27.42	N84°41'39"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C5	90.34	60.13	86°03'08"	56.16	N76°42'29"E	96.09
C6	154.36	181.11	48°49'59"	82.22	N07°14'56"E	143.73
C7	186.42	427.39	24°59'30"	94.72	N13°40'59"E	184.95
C8	219.00	618.82	20°21'03"	111.07	N06°36'41"E	218.65



SURVEY PLAT SHOWING:

15890 FM 1937
 SAN ANTONIO, TEXAS
 BEXAR COUNTY 78221

A 1.00 ACRE OF LAND, SITUATED IN THE J.A. DELAGARZA GRANT, ABSTRACT NO. 2, COUNTY BLOCK 4006, IN BEXAR COUNTY, TEXAS, OUT OF THAT 20.36 ACRE TRACT OF LAND CONVEYED TO MARIA ELENA L. MARTINEZ AS DESCRIBED IN VOLUME 12051, PAGE 368 REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

A CENTERLINE INGRESS & EGRESS EASEMENT SITUATED IN THE J.A. DELAGARZA GRANT, ABSTRACT NO. 2, COUNTY BLOCK 4006, IN BEXAR COUNTY, TEXAS, OUT OF THAT 20.36 ACRE TRACT OF LAND CONVEYED TO MARIA ELENA L. MARTINEZ AS DESCRIBED IN VOLUME 12051, PAGE 365 REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

BUYER: MARIA ELENA L. MARTINEZ.
 LENDER: VANDERBILT MORTGAGE AND FINANCE
 TITLE COMPANY:
 GF NO.
 REFERENCES:



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

DATE: 04-28-11
 DRAWN BY: BG



STATE OF TEXAS
 COUNTY OF BEXAR
 THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE PROFESSIONAL AND TECHNICAL STANDARDS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

THIS 27TH DAY OF APRIL, 2011 A.D.

Robert Don McCrary
 REGISTERED PROFESSIONAL LAND SURVEYOR

JOB NO.: 11032

After recording send to:

MISSION TITLE

Book 15084 Page 1483 5pgs Doc# 20110141471

802 US Hwy 90 West

Castroville, TX 78009

GF# 1003782-22

Gift Deed

Date: August 2, 2011

Grantor: Maria Elena L. Martinez & MIGUEL MARTINEZ *J.M. M.M.*

Grantor's Mailing Address:

Maria Elena L. Martinez + MIGUEL MARTINEZ
15890 FM 1937
San Antonio, TX 78221-5359
Bexar County

Grantee: Vicente Martin Martinez and Rachel Martinez, husband and wife

Grantee's Mailing Address:

Vicente Martin Martinez and Rachel Martinez
15890 FM 1937
SAN ANTONIO TX 78221
BEXAR County

Consideration: Love of, and affection for, Grantee.

Property (including any improvements):

1.00 Acre of Land, situated in the J. A. De La Garza Grant, Abstract No. 3, County Block 4006, Bexar County, Texas, out of that 20.36 acre tract of land conveyed to Maria Elena L. Martinez as described in Volume 12051, Page 368, Real Property Records of Bexar County, Texas, as described in Exhibit "A" attached hereto and made a part hereof for all purposes;

TOGETHER WITH a centerline Ingress and Egress Easement being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: To the extent they validly exist:

1. Sanitary Sewer Right-of-Way Easement granted to the City of San Antonio, recorded in Volume 2990, Page 1302 of the real property records of Bexar County, Texas;

2. 50' Wide Sanitary Sewer Right-of-Way Easement granted to the City of San Antonio, recorded in Volume 3015, Page 457, Real Property Records of Bexar County, Texas;

3. Blanket Electric Line Right-of-Way Easement granted to City Public Service Board of San Antonio, recorded in Volume 3192, Page 320, Real Property Records of Bexar County, Texas; and

4. Rights of third parties in and to the use of the gravel drive traversing the subject 1.00 acre tract and the use of the Ingress and Egress Easement described with the subject property and shown on survey prepared by Robert Don McCrary, RPLS #3403, dated June 1, 2011.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Maria Elena L. Martinez

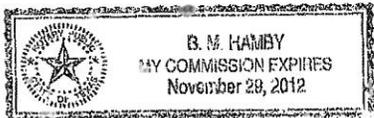
Maria Elena L. Martinez

STATE OF TEXAS)
COUNTY OF Medina)

Miguel Martinez

MIGUEL MARTINEZ

This instrument was acknowledged before me on Dec 8th, 2011, by Maria Elena L. Martinez & MIGUEL MARTINEZ



[Signature]

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
Thomas J. Rothe, P.C.
1510 Avenue M, Suite 101
Hondo, Texas 78861
830.741.4141
830.741.4142 (fax)

AFTER RECORDING RETURN TO:
Mission Title
802 US Hwy. 90 West
Castroville, TX 78009-3849

DATE: 06/01/2011
JOB NO. 11032
1.0 AC & INGRESS EGRESS

METES & BOUNDS
DESCRIPTION OF
1.0 ACRE OF LAND

DESCRIBING 1.00 ACRE OF LAND, SITUATED IN THE J.A. DELAGARZA GRANT, ABSTRACT NO. 3, COUNTY BLOCK 4006, IN BEXAR COUNTY, TEXAS, OUT OF THAT 5.00 ACRE TRACT OF LAND CONVEYED TO MARIA ELENA L. MARTINEZ AS DESCRIBED IN VOLUME 12051, PAGE 368 REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TOGETHER WITH A CENTERLINE INGRESS AND EGRESS EASEMENT;

BEGINNING at a found 1/2" iron pin for the northwest corner of this 1.00 acre tract, said corner being S66°27'00"E, a distance of 317.89 feet and S20°51'50"W, a distance of 15.47 feet from the northwest corner of said 5.00 acre tract;

THENCE S69°09'13"E, a distance of 208.66 feet to a found 1/2" iron pin for the northeast corner of this tract;

THENCE S20°49'43"W, a distance of 208.70 feet to a found 1/2" iron pin for the southeast corner of this tract;

THENCE N69°09'31"W, a distance of 208.79 feet to a found 1/2" iron pin for the southwest corner of this tract herein described;

THENCE N20°51'50"E, a distance of 208.72 feet to the Point of Beginning and containing 1.00 acre of land more or less.

DESCRIPTION OF A CENTERLINE INGRESS & EGRESS EASEMENT SITUATED IN THE J.A. DELAGARZA GRANT, ABSTRACT NO. 3, COUNTY BLOCK 4006, IN BEXAR COUNTY, TEXAS, OUT OF THAT 20.36 ACRE TRACT OF LAND CONVEYED TO MANUEL G. YBARRA AS DESCRIBED IN VOLUME 8967, PAGE 111 REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

BEGINNING at a point in the east right of way line of FM 1937 for the beginning of this centerline Ingress & Egress Easement said point being S19°50'51"E, a distance of 20.62 feet from a found 1/2" iron pin for the south corner of Hector Ramos tract of land and the southwest corner of a 20.36 acre tract described in Volume 12051, Page 365 Real Property Records of said county;

Thence crossing said 20.36 acre tract the following calls;
N24°41'19"E, 27.62 feet to a point; N00°03'51"W, 364.64 feet to a point and the beginning of a curve to the right; 219.80 feet along the arc of said curve to the right, with a radius of 618.82 feet, a central angle of 20°21'03", whose chord bears N06°36'41"E, 218.65 feet, N24°02'59"W, a

distance of 194.62 feet to a point for the beginning of a curve to the left; 186.42 feet along the arc of said curve to the left having a radius of 427.39 feet, a central angle of $24^{\circ}59'30''$, whose chord bears $N13^{\circ}40'59''E$, 134.95 feet for the beginning of a curve to the right; 154.36 feet along the arc of said curve to the right, having a radius of 181.11 feet, a central angle of $48^{\circ}49'59''$, whose chord bears $N09^{\circ}14'56''E$, 149.73 feet for the beginning of a curve to the right; 90.34 feet along the arc of said curve to the right, having a radius of 60.13 feet, a central angle of $86^{\circ}05'08''$, whose chord bears $N76^{\circ}42'29''E$, a distance of 82.08 feet to a point on the west line of the above mention 1.00 acre tract, $S67^{\circ}52'45''E$, 690.78 to the west line of 0.50 acre Bertha Hall Tract, $S59^{\circ}45'30''E$, 103.20 feet to the east line of said 0.50 acre Bertha Hall Tract for the Terminus of this Easement herein described.

Doc# 20110141471
Pages 5
08/10/2011 10:48:03 AM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK

Fees 28.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
08/10/2011 10:48:03 AM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard Rickhoff

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION
OF STREET NAME CHANGE
AGENDA ITEM NO: 18 December 14, 2011

MANN WEIMER WAY AND MOZLEY RISE
STREET NAME

S11-004
Project #

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 553 D-3

APPLICANT: Councilman Soules

CASE MANAGER: Juanita Gonzalez, Building Location Specialist (207-0259)

SCOPE OF STREET NAME CHANGE: Mann Weimer Way and Mozley Rise to Mozley Way between Randolph Boulevard to the intersection of East and West Queens Crown.

APPLICANT'S PROPOSAL:

To change Mann Weimer Way and Mozely Rise to Weimer Way between Randolph Boulevard to intersection of East and West Queens Crown. This change will simplify the traffic patterns, enhance public safety, improve emergency response times, and minimize public confusion.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed street name change on December 14, 2011. Eleven (11) notices were mailed; to eight (8) property owners within San Antonio along the subject street and the three (3) properties in Live Oak which are owned by San Antonio citizens and as of this writing, one (1) opposition was submitted. In addition, the subject street is located within the Randolph Hills Civic Club, which is a registered neighborhood association.

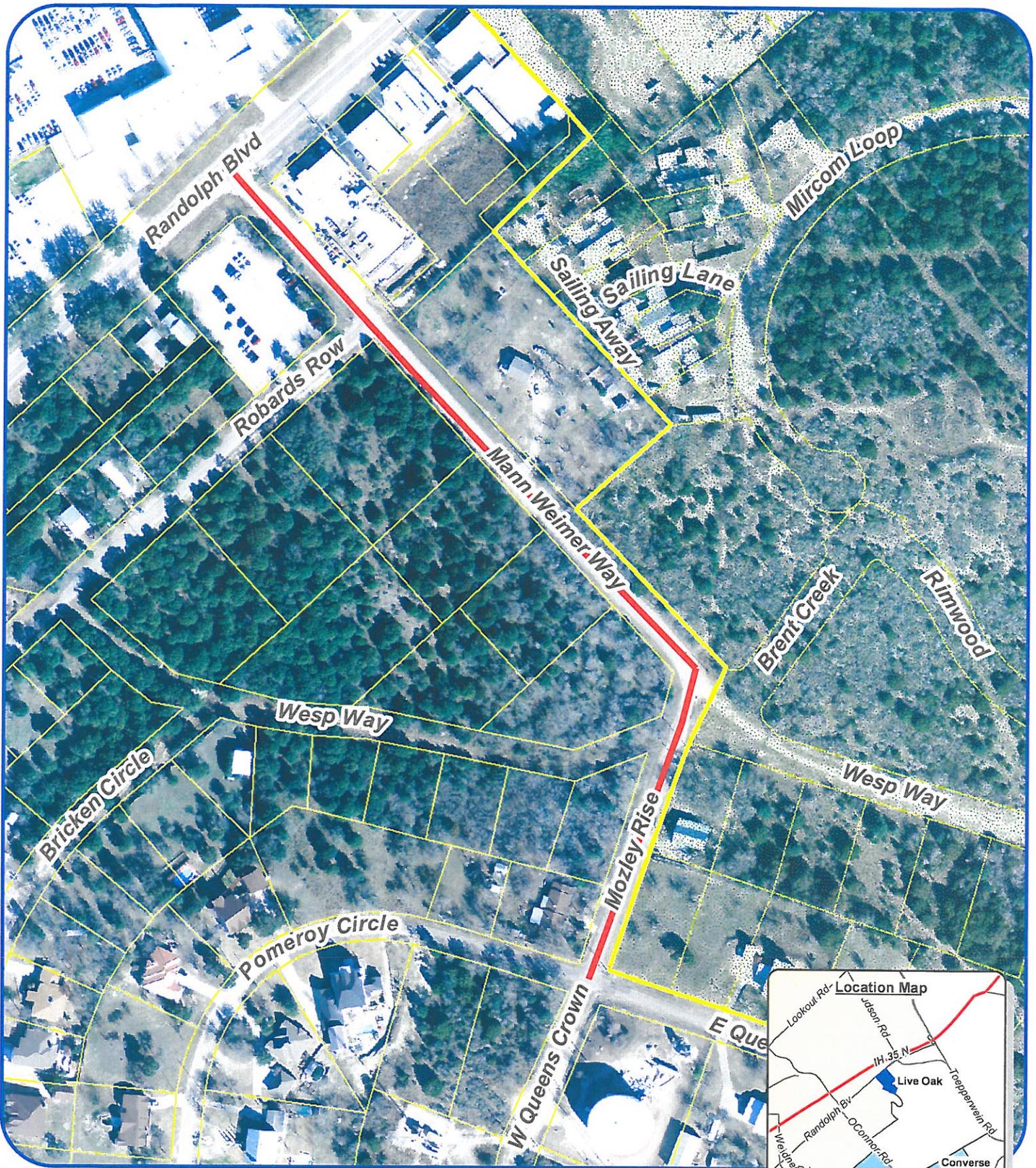
This request was reviewed by all City of San Antonio Departments. In addition, the following outside agencies were provided opportunity to review the proposal:

- United States Postal Service
- Bexar County - Infrastructure Services
- Bexar County Appraisal District
- Bexar Metro 911
- Northeast ISD
- CPS Energy
- San Antonio Water System
- BexarMet Water System
- Texas Department of Transportation
- VIA Metropolitan Transit

Staff has conducted a technical review of the proposed street name change and found it in conformance with Chapter Six of the City's Building Code, Article XVI, Naming of City Facilities and Streets. In addition, there is no written opposition from any of the reviewing agencies.

STAFF RECOMMENDATION:

Approval



Street Name Change Request

Mann-Weimer Way & Mozley Rise

Council District 10

Scale: 1" approx. = 200 ft.

Neighborhood Association(s): Randolph Hills Civic Club



Development Services Dept
City of San Antonio
(11/10/2011 - E Hart)



Development Services Department Proposed Street Renaming

Mann Weimer Way and Mozley Rise to Weimer Way

Planning Commission
December 14, 2011

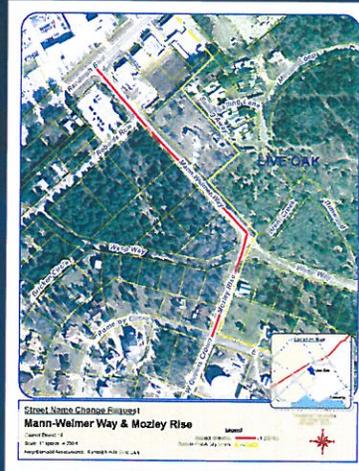
1

Purpose

- Initiated by Council District 10, Carlton Soules
- To simplify traffic patterns, enhance public safety, improve emergency response times, and minimize public confusion.

2

Proposed Change



3

Reviewing Agencies

- All City Departments
- United States Postal Service
- Bexar County - Infrastructure Services
- Bexar County Appraisal District
- Bexar Metro 9-1-1 Network
- Northeast Independent School District
- CPS Energy
- San Antonio Water System (SAWS)
- Bexar Met Water System
- VIA Metropolitan Transit

4

Recommendation

- Reviewing Agencies recommend approval
- Staff recommends approval
- Next step - City Council consideration

5

Development Services Department Proposed Street Renaming

Mann Weimer Way and
Mozley Rise
to
Weimer Way

Planning Commission
December 14, 2011

6

RESOLUTION NO.

RECOMMEND TO APPROVE THE RENAMING OF MANN WEIMER WAY & MOZLEY RISE TO WEIMER WAY BETWEEN RANDOLPH BOULEVARD TO INTERSECTION OF EAST AND WEST QUEENS CROWN.

WHEREAS, Chapter 6 of San Antonio's City Code requires street renaming requests to be considered by the San Antonio Planning Commission for a recommendation to San Antonio's City Council; and

WHEREAS, the City of San Antonio's Development Services Department followed Chapter 6 of the City's Building Code, Article XVI, Naming of City Facilities and Streets requirements that include the notifications to owners of property along the street subject to renaming; and

WHEREAS, the San Antonio Planning Commission held a public hearing on December 14, 2011 where they reviewed evidence and received public testimony regarding the proposed street renaming; and

NOW, THEREFORE, BE IT RESOLVED THAT:

SECTION 1: The Planning Commission of the City of San Antonio recommends that the San Antonio City Council **APPROVE** the proposed renaming of Mann Weimer Way and Mozley Rise.

PASSED AND APPROVED ON THIS 14TH DAY OF DECEMBER, 2011.

Attest:

Approved:

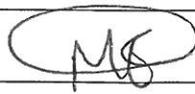
Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

ITEM # 19

TO: Planning Commission

FROM: Mike Etienne, Ph.D., Assistant Director, CIMS Real Estate 

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

SUBJECT: S. P. No. 1457—Request to declare as surplus to the needs of the City of San Antonio and sell an improved 0.3596 acre tract of land out of Block 24, NCB 10143 located at 3002 East Southcross Boulevard

DATE: November 28, 2011

PETITIONER: City of San Antonio, Fire Department
c/o Capital Improvements Management Services
Attn: Property Disposition Division
114 W. Commerce St., 2nd Fl.
San Antonio, TX 78205

Staff is requesting that this item be placed on the agenda for the Planning Commission meeting on December 14, 2011.

BACKGROUND

It is requested that old Fire Station No. 29 located at 3002 East Southcross Boulevard be declared surplus to the needs of the City of San Antonio and sold to Centro de Esperanza. The property is a 0.3596 acre (15,665.90 sq. ft.) tract of land out of Block 24, NCB 10143 located at the intersection of Prestwick Boulevard as shown on attached Exhibit A. The subject property is the former site of Fire Station No. 29. The site has 0.3596 of an acre (15,666 square feet) of land and 3,363 square feet of a single story building area.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. Interested parties conveyed a consensus for approval of this project. The buyer has signed a sale contract.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

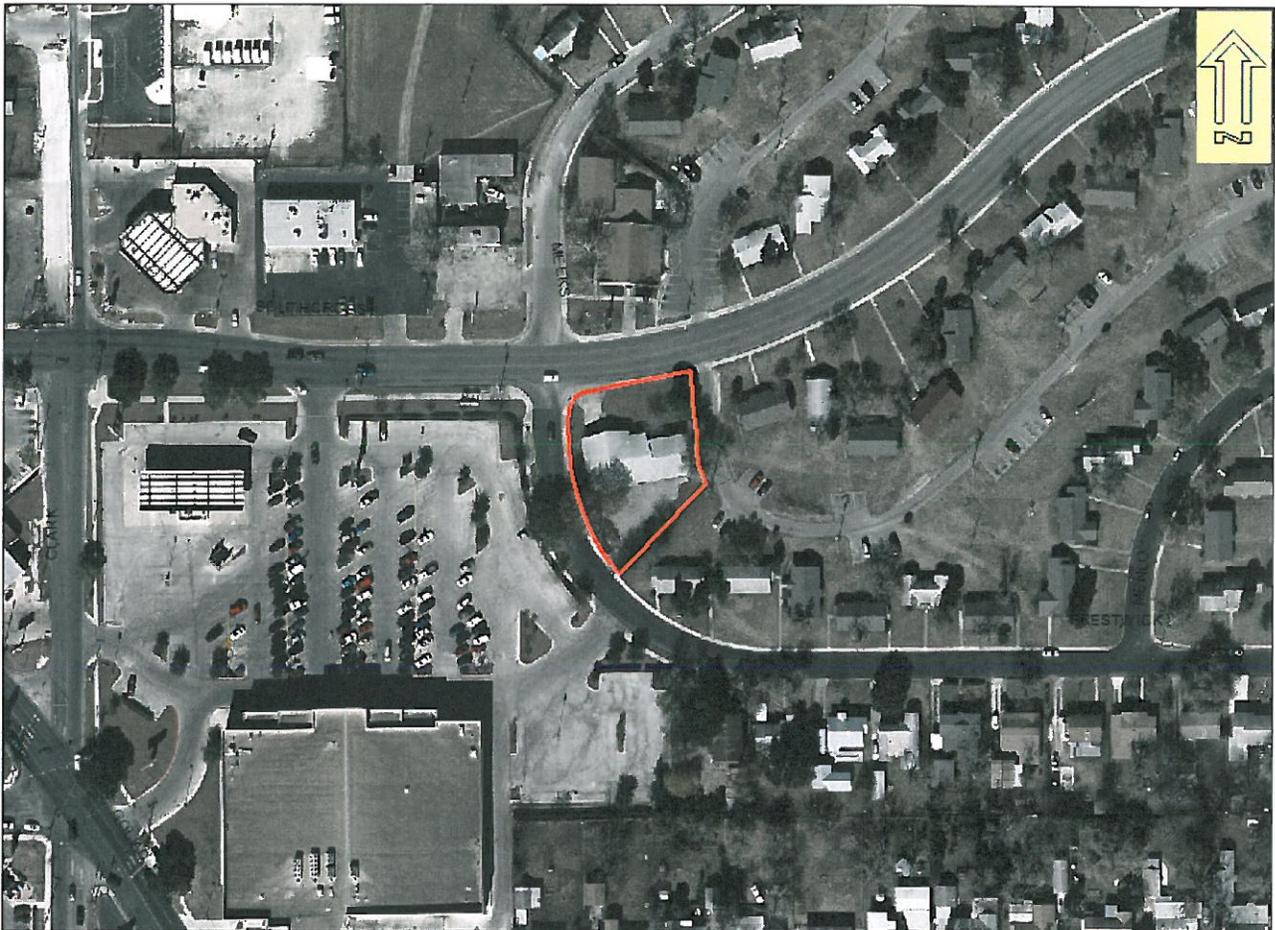
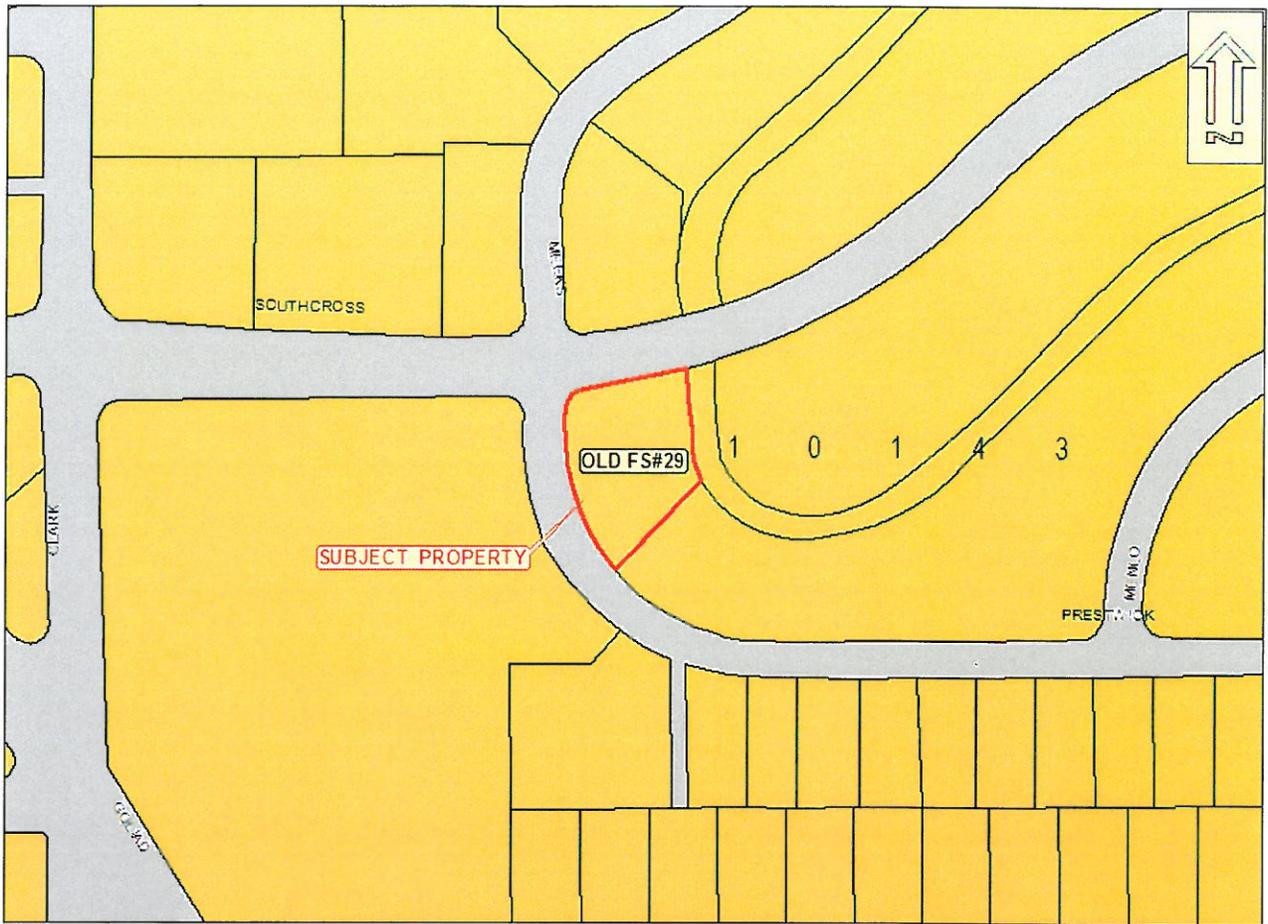


Exhibit "A"

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

**December 14, 2011
Agenda Item # 19**

Request to declare as surplus and sell an
improved 0.3596 acre tract of land

Petitioner: Centro de Esperanza



Planning Item

- Request to declare as surplus to the needs of the City of San Antonio and sell an improved 0.3596 acre (15,666 sq ft) tract of land out of Block 24, NCB 10143 located at 3002 East Southcross Boulevard, in Council District 3.

Background

Purpose:

- This is the location of the old Fire Station No. 29.
- The buyer, Centro de Esperanza plans to redevelop and utilize the property.

3

Exhibit A - Map

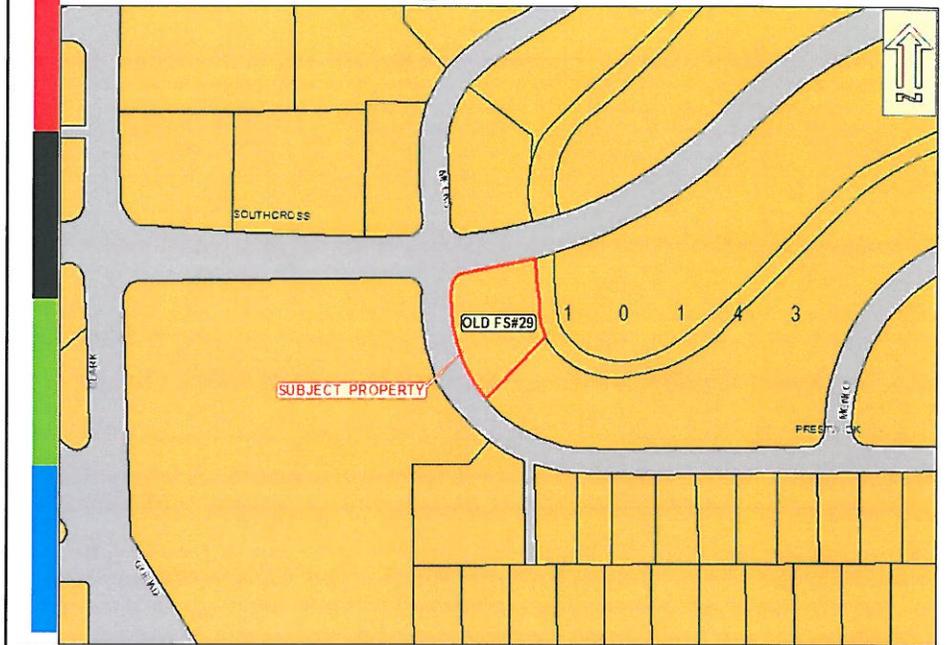
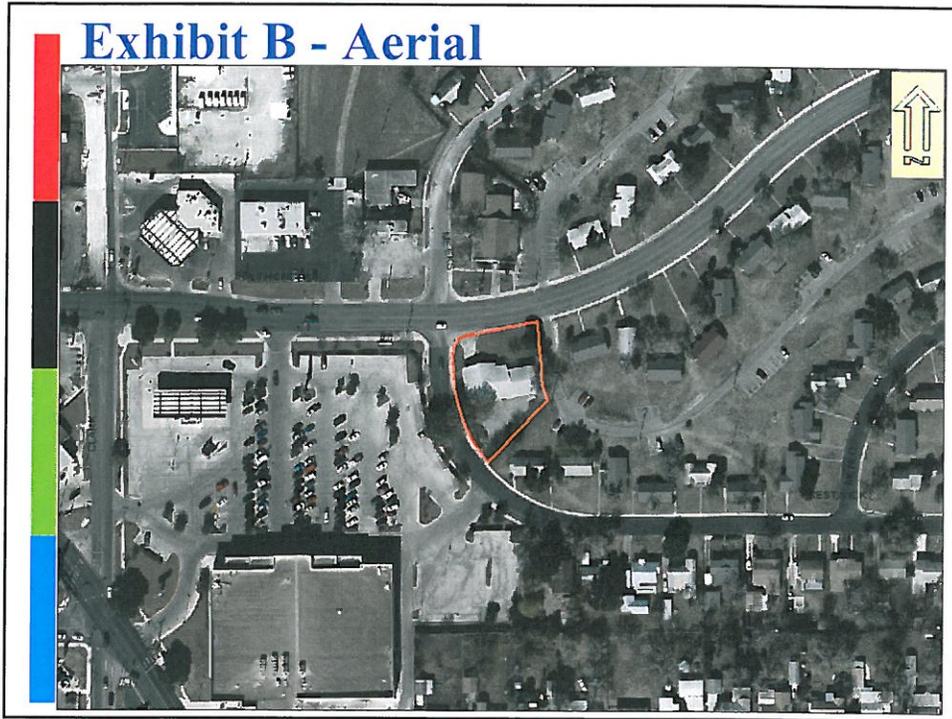


Exhibit B - Aerial



Background (cont)

Coordination:

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



Fiscal Impact

Financial Impact:

- The City will collect \$62,500.00 for the sale of this property.

7



Issues & Recommendation

Policy Analysis:

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

Recommendation:

- Staff recommends approval of this request.

8

RESOLUTION # _____

A RESOLUTION SUPPORTING THE DECLARATION AS SURPLUS AND SALE OF AN IMPROVED 0.3596 ACRE (15,666 SQ. FT.) TRACT OF LAND OUT OF BLOCK 24, NCB 10143, LOCATED AT 3002 EAST SOUTHCROSS BOULEVARD IN COUNCIL DISTRICT 3, AS REQUESTED BY CENTRO DE ESPERANZA.

* * * * *

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

WHEREAS, the City Code further subjects approval of property sales to hearing and approval by act of City Council; and

WHEREAS, Centro de Esperanza filed an application requesting to purchase an improved 0.3596 acre (15,666 sq. ft.) tract of land out of Block 24, NCB 10143 located at 3002 East Southcross Boulevard in Council District 3; and

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

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

SECTION 1. The Planning Commission approves the aforementioned transaction as consistent with the Master Plan and elects to recommend the transaction's hearing and approval by City Council.

SIGNED this 14th day of December, 2011.

AMELIA HARTMAN, *Chair*

Attest:

Executive Secretary
San Antonio Planning Commission

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

ITEM # 20

TO: Planning Commission

FROM: Mike Etienne, Ph.D., Assistant Director, CIMS Real Estate 

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

SUBJECT: S. P. No. 1517—Request to declare as surplus to the needs of the City of San Antonio and sell an improved 1.2102 acres of land out of Lot 25, Block 84, NCB 265 located at 910 and 928 West Commerce Street

DATE: November 21, 2011

PETITIONER: City of San Antonio, Human Services Dept.
c/o Capital Improvements Management Services
Attn: Property Disposition Division
114 W. Commerce St., 2nd Fl.
San Antonio, TX 78205

Staff is requesting that this item be placed on the agenda for the Planning Commission meeting on December 14, 2011.

BACKGROUND

It is requested that the old SAMM Shelter located at 910 and 928 West Commerce Street be declared surplus to the needs of the City of San Antonio and sold to Center for Health Care Services. The property is 1.2102 acres (52,716 sq. ft.) of land out of Lot 25, Block 84, NCB 265 as shown on attached Exhibit A. The building consists of 33,102 square feet. The property was vacated on June 30, 2010 when the selter was moved to the Haven for Hope Campus.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, the subject properties were advertised to the public in the San Antonio Business Journal on Friday, June 10, 2011 and Friday, June 17, 2011. The Capital Improvements Management Services Department has coordinated with the City Attorney's Office, Center City Development Office and the City Manager's Office. The City of San Antonio will receive an estimated cost of \$800,000.00 for the sale of this property.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

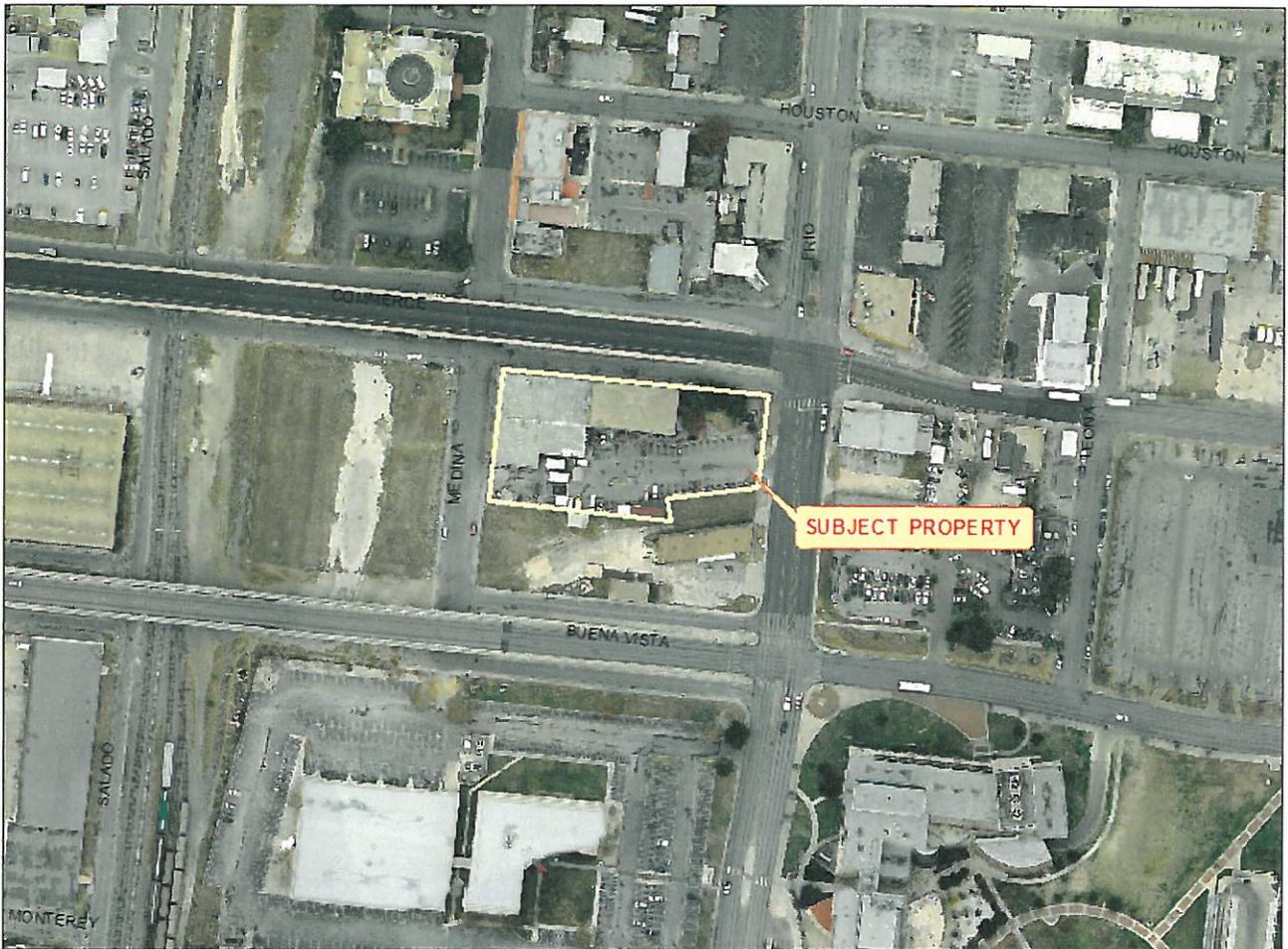
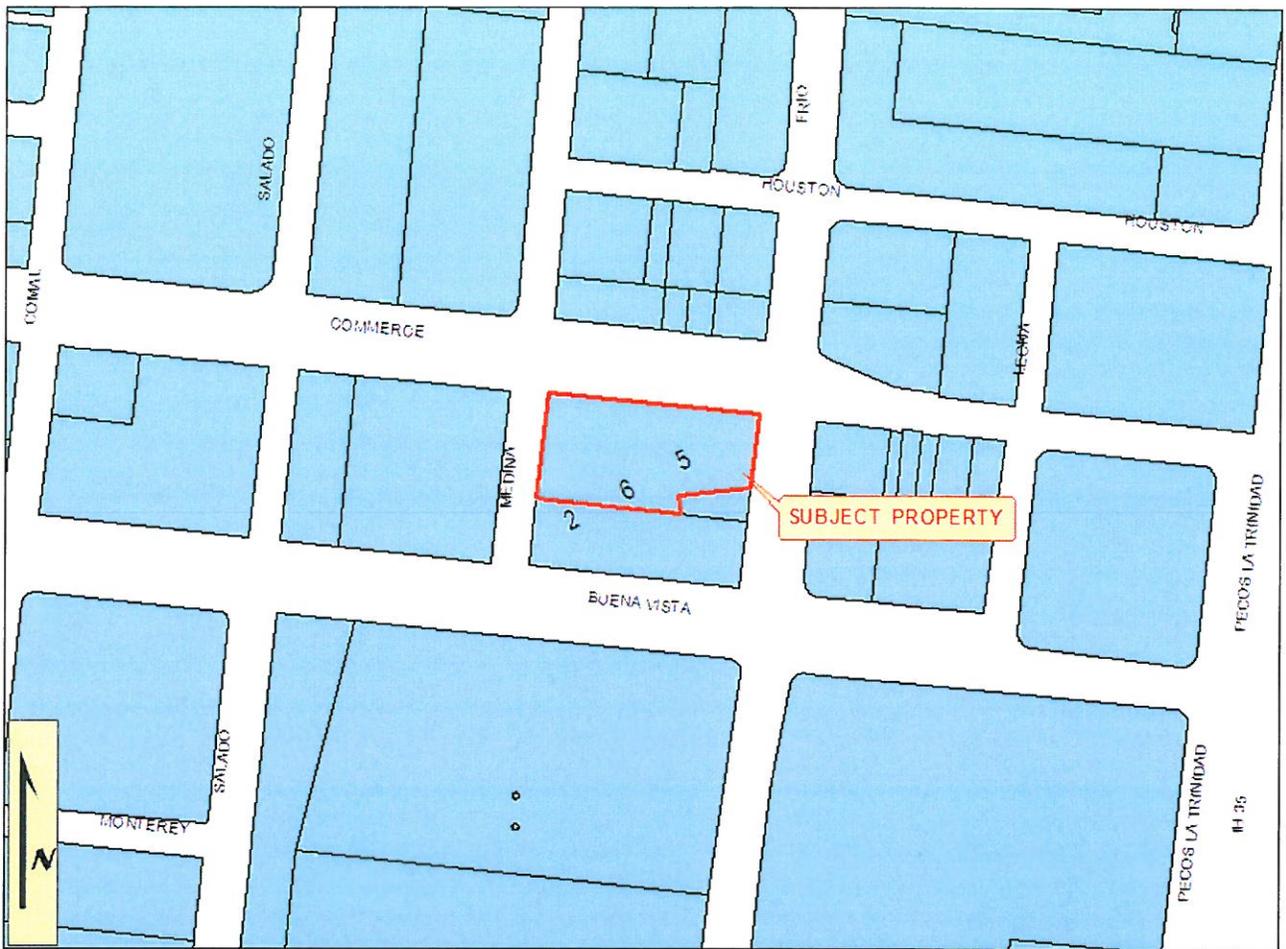


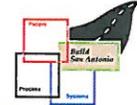
Exhibit 'A'

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

**December 14, 2011
Agenda Item # 20**

Request to declare as surplus and sell an
improved 1.2102 acre tract of land

Petitioner: Center for Health Care Services



Planning Item

- Request to declare as surplus to the needs of the City of San Antonio and sell an improved 1.2102 acre (52,716 sq ft) tract of land out of Block 25, Block 84, NCB 265 located at 910 and 928 West Commerce Street, in Council District 1.

Background

Purpose:

- This property, known as the SAMM Shelter, was vacated on June 30, 2010 when the shelter was moved to the Haven for Hope Campus.
- The buyer, Center for Health Care Services, plans to redevelop and utilize the property.

3

Exhibit A - Map

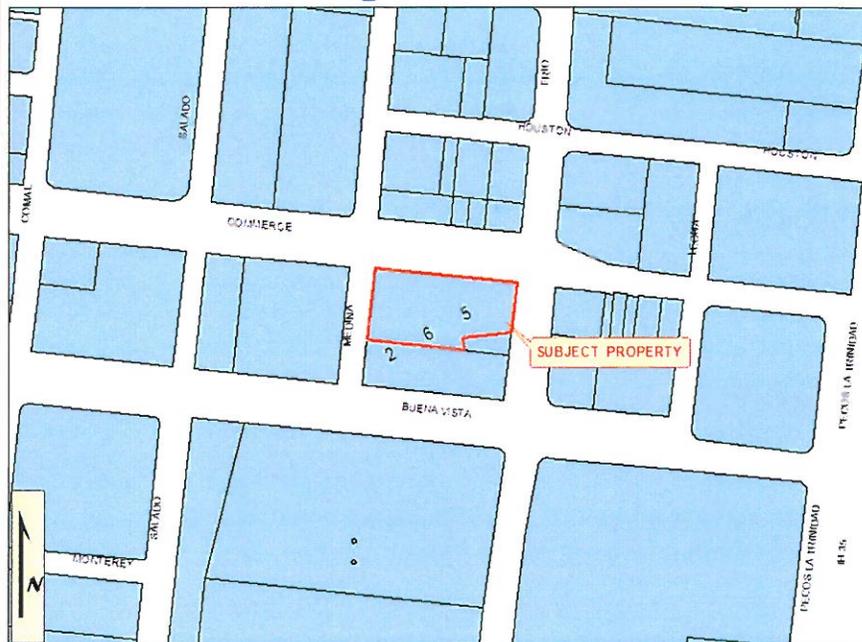
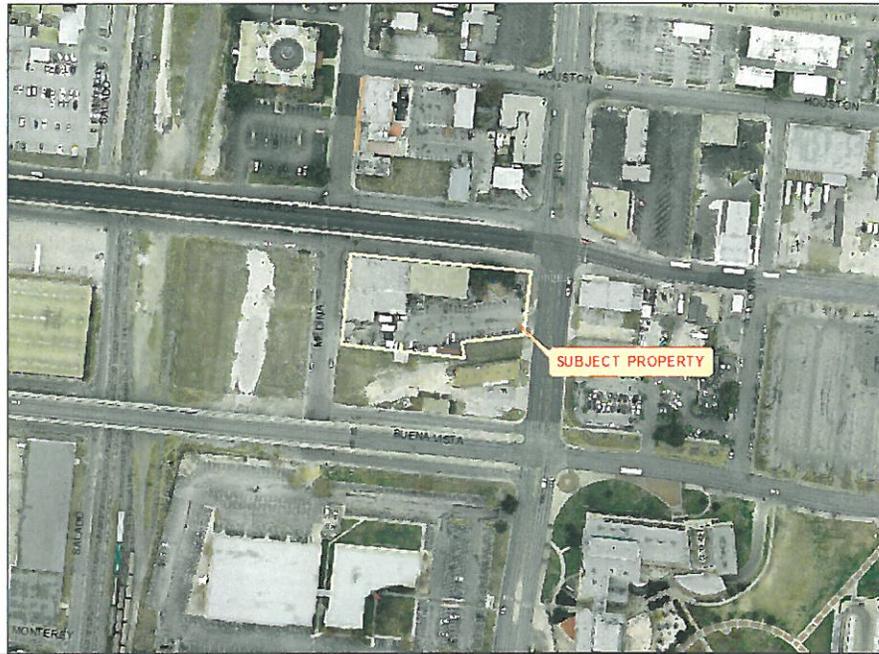


Exhibit B - Aerial



Background (cont)

Coordination:

- The property was advertised to the public on June 10, 2011 and June 17, 2011.



Fiscal Impact

Financial Impact:

- The City will collect \$800,000.00 for the sale of this property.

7



Issues & Recommendation

Policy Analysis:

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

Recommendation:

- Staff recommends approval of this request.

8

RESOLUTION # _____

A RESOLUTION SUPPORTING THE DECLARATION AS SURPLUS AND SALE OF AN IMPROVED 1.2102 ACRES (52,716 SQ. FT.) OF LAND OUT OF LOT 25, BLOCK 84, NCB 265, LOCATED AT 910 AND 928 WEST COMMERCE STREET IN COUNCIL DISTRICT 1, AS REQUESTED BY CENTER FOR HEALTH CARE SERVICES.

* * * * *

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

WHEREAS, the City Code further subjects approval of property sales to hearing and approval by act of City Council; and

WHEREAS, Center for Health Care Services filed an application requesting to purchase an improved 1.2102 acres (52,716 sq. ft.) of land out of Lot 25, Block 84, NCB 265 located at 910 and 928 West Commerce Street in Council District 1; and

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

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

SECTION 1. The Planning Commission approves the aforementioned transaction as consistent with the Master Plan and elects to recommend the transaction's hearing and approval by City Council.

SIGNED this 14th day of December, 2011.

AMELIA HARTMAN, *Chair*

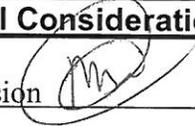
Attest:

Executive Secretary
San Antonio Planning Commission

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

ITEM # 21

TO: Planning Commission **Individual Consideration**

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

COPY: Mike Etienne, PhD/Assistant Director, Capital Improvements Management
Services Department

SUBJECT: S.P. No. 1542 - Request to close, vacate and abandon six (6) improved streets
of Public Rights of Way

DATE: November 28, 2011

PETITIONERS: Bexar County and City of San Antonio
C/o AECOM Technical Services, Inc.
Attn: Andrew C. Guerrero
3134 Renker
San Antonio, Texas 78217

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 December 14, 2011.

BACKGROUND

Bexar County and the City of San Antonio (COSA) are requesting the closure, vacation and abandonment of six (6) improved streets of Public Rights of Way in City Council District 8, as shown on attached Exhibits "A" and "B." These Public Rights of Way are located within the Valley View Acres Unit 2 Subdivision south of W. Hausman Road and west of Babcock Road. The closures consist of 8.98 acres of land and include Danvers, Dime, Glaze, Glenney, Glidden and Nickle Streets. All the properties in the subdivision which abut the closures have been purchased. The streets have been barricaded and fenced off to prevent vandalism and illegal dumping in the area.

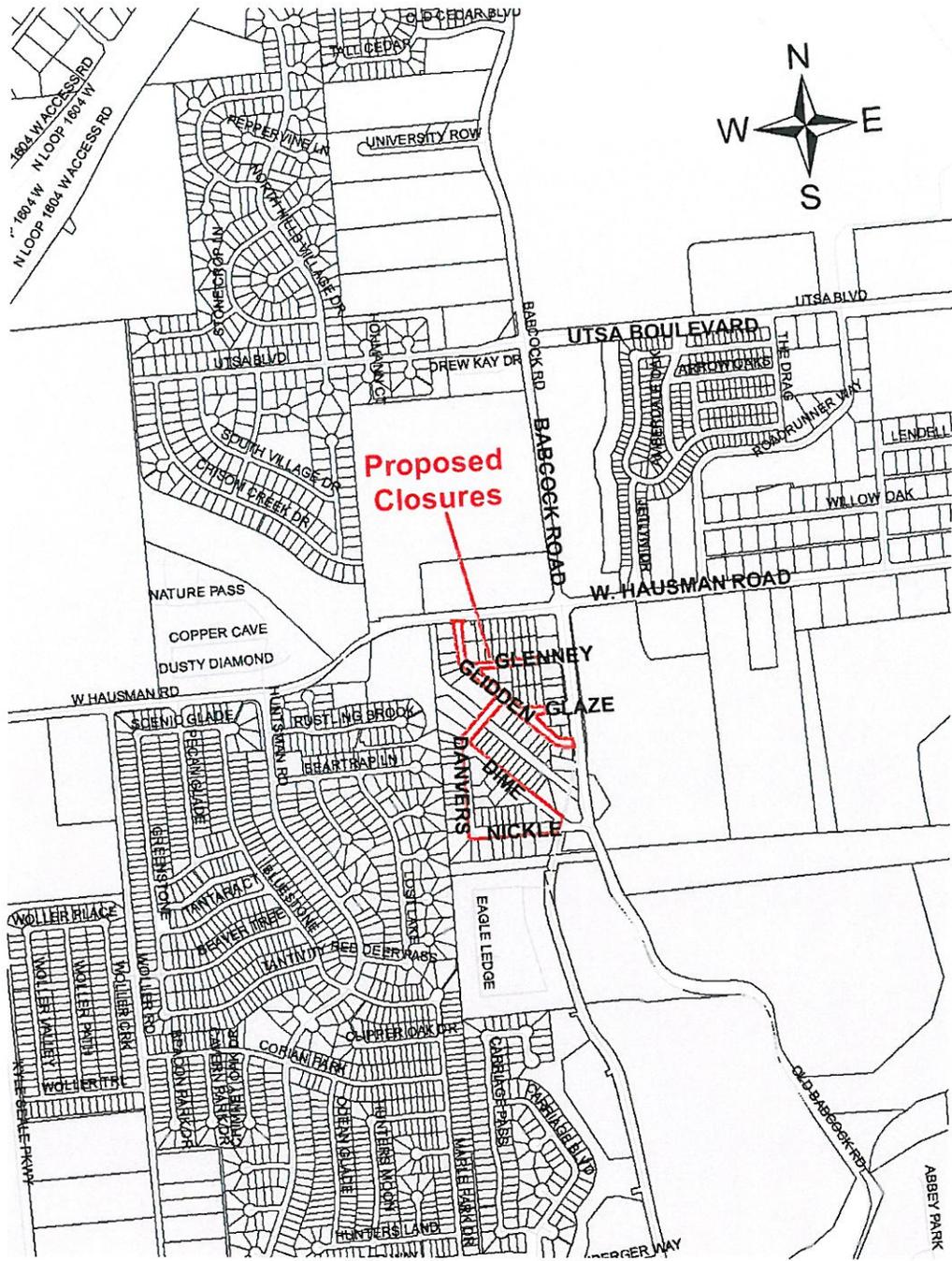
Bexar County and the City of San Antonio have entered into an Inter-Local Agreement (ILA) for Watershed Projects. AECOM is the Program Manager for the Bexar County Flood Control Capital Improvement Program. If approved, AECOM Technical Services, Inc. will replat the area into a Drainage Right of Way and improvements will be made in the area for flood control. The planned improvements within the Valley View Acres Unit 2 Subdivision will consist of channel modifications and floodplain management designed and constructed by the Bexar County Flood Control Division. The area will consist of the main drainage channel and other subsidiary offsite channels necessary to manage the floodplain without negative impacts to adjacent residential neighborhoods.

COORDINATION

In compliance with City procedures, petitioners' request has been canvassed through interested City departments, utilities and applicable agencies. An executed Letter of Agreement by which the petitioners agree with all the conditions imposed through this canvassing is attached for your review. The current cost estimate for the planned improvements is \$8,650,518.90.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.



Site Map of Proposed Closures

Exhibit "A"



Map of Proposed Closures



Aerial Map of Proposed Closures

Exhibit "A"

Page 2 of 2



CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

May 11, 2011

PETITIONERS: City of San Antonio and Bexar County
C/o AECOM Technical Services, Inc.
Attn: Andrew C. Guerrero
3134 Renker
San Antonio, Texas 78217

S.P. No. 1542 - Request to close, vacate and abandon six (6) improved streets of Public Rights of Way

Dear Mr. Guerrero:

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 client's request subject to the following conditions:

DEVELOPMENT SERVICES DEPARTMENT: The site must be assembled with petitioners' property and platted in accordance with code.

CPS ENERGY: Petitioners must agree to reserve a perpetual easement for all existing electrical 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 and at the sole expense of the petitioners.

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT: The closures, vacation and abandonment of these Public Rights of Way will be authorized by a City Ordinance and in accordance with current policies relevant to street/alley closures. Petitioners assert 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 petitioners acknowledge that this property will be accepted in its "as is" condition. Petitioners agree to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Rights of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioners agree 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 at the sole expense of the petitioners.

City of San Antonio and Bexar County
C/o AECOM Technical Services, Inc.
S. P. No. 1342
May 11, 2011

The fee established for these street closures is \$489,153.00 based on an in-house appraisal. This fee will be waived since this is a public project between the City of San Antonio and Bexar County.

This Letter of Agreement is being offered by City of San Antonio only to the petitioners named below 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 you concur with the above mentioned conditions, please countersign this letter in the spaces provided below and return it to the undersigned. Upon receipt of this executed Letter of Agreement, we will continue processing your request.

Sincerely,

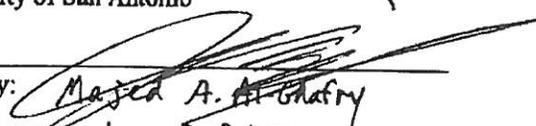


Marcia Shelf Orlando
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

City of San Antonio

By:

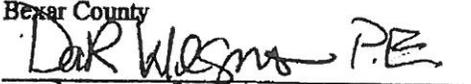


Majed A. Al-Ghafry
Director of Public Works

Title:

Date:

Bexar County



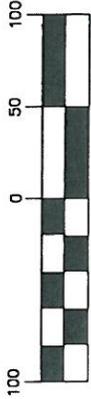
David R. Wegmann P.E.

Engineering Services Manager

Title:

Date:

10/24/2011



(IN FEET)
1 inch = 100 ft.

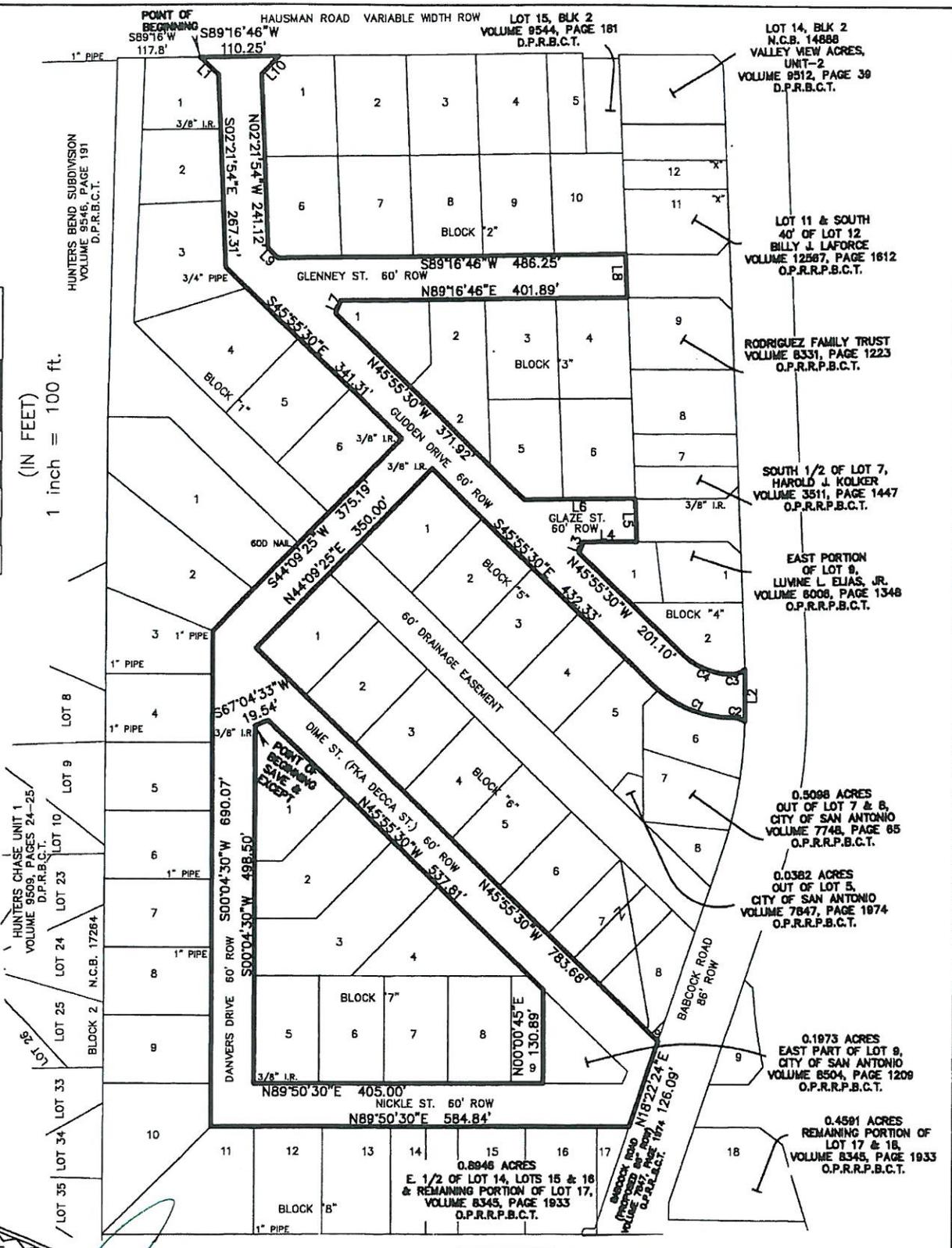


EXHIBIT OF
8.98 ACRES OUT OF VALLEY VIEW
ACRES UNIT 2 AS RECORDED IN
VOLUME 3975, PAGE 157 OF THE
D.P.R.B.C.T. SAVE & EXCEPT 3.04
ACRES BEING A PORTION OF BLOCK 7
SHEET 1 OF 2

AECOM

AECOM TECHNICAL SERVICES, INC
6800 PARK TEN BOULEVARD,
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
WWW.AECOM.COM

SCALE: 1"=100'	JOB #: 60073241
DATE: 10/12/10 rev 11/24/10, 1/28/11	F.B. #: bexar county valley view
DRAWN BY: tml	CAD DATE: 10/12/10
CHECKED BY: tml/mc	CAD FILE:

S:\Bexar County\valley view acres\hausman rd\valley view acres\hausman rd\2006\069-12412011 8.98 ac 10' W\100001001\TSSAT\TUT\ESURV\030907

January 31, 2011
Job number 60073241

Valley View Acres, Unit 2 Street Closures
Metes and Bounds
Description

8.98 acres of land being out of the Valley View Acres Unit 2 subdivision as shown by plat recorded in Volume 3975, Page 157 of the Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.) and **Save and Except** a 3.04 acre tract of land out of a portion of Block 7, New City Block (N.C.B.) 15661 and being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod at the intersection of the south right-of-way line of Hausman Road (variable width right-of-way) and the west right-of-way line of Glidden Drive (60-foot width right-of-way) from whence a 1-inch pipe found at the northwest corner of said Valley View Acres Unit 2 same being the northeast corner of Hunters Bend Subdivision shown by plat recorded in Volume 9509, Page 191 D.P.R.B.C.T bears South 89° 16' West, 117.8 feet;

Thence South 46° 34' 30" East, 35.67 feet departing said Hausman Road and with the cutback of said Glidden Dr. to a 1/2-inch iron rod found for a corner of Lot 1, Block 1, N.C.B. 14887 of said Valley View Acres Unit 2;

Thence South 02° 21' 54" East, continuing with the west right-of-way line of said Glidden Drive, a distance of 267.31 feet to a 3/4-inch iron pipe found at an angle point of Lot 3 said Block 1,

Thence South 45° 55' 30" East, continuing with the southwest right-of-way line of said Glidden Dr., a distance of 341.31 feet to a 3/8-inch iron rod found at the intersection of the west right-of-way line of said Glidden Dr. and the north right-of-way line of Danvers Drive (60-foot width right-of-way);

Thence South 44° 09' 25" West, departing the said west right-of-way line of said Glidden Dr. and with the said north right-of-way line of Danvers Drive a distance of 375.19 feet to a 1-inch iron pipe found;

Thence South 00° 04' 30" West, with the west right-of-way line of said Danvers Drive, a distance of 690.07 feet to a point at the intersection of the said west right-of-way line of Danvers Drive and the south right-of-way line of Nickle St. (60-foot width right-of-way);

Thence North 89° 50' 30" East, departing the said west right-of-way line of Danvers Drive and with the said south right-of-way line of Nickle St., a distance of 584.84 feet to a point at the intersection of the said south right-of-way line of Nickle St., and the west right-of-way line of Babcock Road (86-foot width right-of-way);

Thence North 18° 22' 24" East, with the said west right-of-way line of Babcock Road, a distance of 126.09 feet to a point in the southwest line of Lot 9, Block 6, N.C.B. 15660, said Valley View Acres Unit 2;

Thence North $45^{\circ} 55' 30''$ West, departing the said west right-of-way line of Babcock Road and with the northeast right-of-way line of Dime St. (formally known as Decca St. a 60-foot width right-of-way), a distance of 783.68 feet to a point at the intersection of the said northeast right-of-way line of Dime St. and the south right-of-way line of said Danvers Drive;

Thence North $44^{\circ} 09' 25''$ East, with the said south right-of-way line of Danvers Drive, a distance of 350.00 feet to a 3/8-inch iron rod found at the intersection of the said south right-of-way line of Danvers Drive and the southwest right-of-way line of said Glidden Drive;

Thence South $45^{\circ} 55' 30''$ East, with the said southwest right-of-way line of said Glidden Dr., a distance of 432.33 feet to a 1/2-inch iron rod found at the beginning of a curve to the left;

Thence 122.91 feet along the arc of said curve to the left having a radius of 156.35 feet, a delta angle of $45^{\circ} 02' 26''$ and a chord bearing and distance of South $68^{\circ} 26' 43''$ East, 119.77 feet to a point at the beginning of a reverse curve to the right;

Thence 16.54 feet along the arc of said curve to the right having a radius of 25.00 feet, a delta angle of $37^{\circ} 55' 03''$ and a chord bearing and distance of South $71^{\circ} 29' 44''$ East, 16.24 feet to a point on the west right-of-way line of Babcock Road (86-foot right-of-way), same being the northeast corner of Lot 6, Block 5, said Valley View Acres Unit 2;

Thence North $00^{\circ} 05' 16''$ West, with the said west right-of-way line of Babcock Road, a distance of 72.12 feet to a point at the southeast corner of Lot 2, Block 4, said Valley View Acres Unit 2, same being on the northeast right-of-way line of said Glidden Drive for the beginning of a curve to the right;

Thence 18.41 feet along the arc of said curve to the right having a radius of 24.28 feet, a delta angle of $43^{\circ} 26' 38''$, a chord bearing and distance of South $67^{\circ} 26' 18''$ West, 17.97 feet to a point at the beginning of a compound curve to right;

Thence 75.53 feet along the arc of said curve to the right having a radius of 96.35 feet, a delta angle of $44^{\circ} 54' 53''$, a chord bearing and distance of North $68^{\circ} 22' 56''$ West, 73.61 feet to a point of tangency;

Thence North $45^{\circ} 55' 30''$ West, with the northeast right-of-way line of said Glidden Dr., a distance of 201.10 feet to a point at the cutback corner of said Glidden Drive and Glaze St. (60-foot width right-of-way);

Thence North $21^{\circ} 44' 16''$ East, a distance of 16.29 feet to a point on the south right-of-way line of said Glaze St.;

Thence North 89° 16' 46" East, along the said south right-of-way line of Glaze St., a distance of 73.67 feet to a point;

Thence North 02° 14' 56" West, a distance of 60.02 feet to a point for the southwest corner of the south 1/2 of Lot 7, Block 3, N.C.B. 15657 of said Valley View Acres Unit 2 as described in deed to Harold J. Kolker in Volume 3511, Page 1447, O.P.R.R.P.B.C.T., same being the southeast corner of Lot 6, said Block 3 and being on the north right-of-way line of said Glaze St.;

Thence South 89° 16' 46" West, a distance of 153.89 feet to a point at the intersection of the said north right-of-way line of Glaze St. and the said northeast right-of-way line of Glidden Drive;

Thence North 45° 55' 30" West, with the northeast right-of-way line of said Glidden Drive, a distance of 371.92 feet to a point at the cutback corner of said Glidden Drive and Glenney St. (60-foot width right-of-way);

Thence North 21° 49' 34" East, with said cutback of Glidden Drive, a distance of 19.44 feet to a point on the south right-of-way line of Glenney St. (60-foot width right-of-way);

Thence North 89° 16' 46" East, a distance of 401.89 feet to a point on the north line of Lot 4, said Block 3;

Thence North 02° 14' 56" West, a distance of 60.02 feet to a point on the south line of Lot 10, Block 2, N.C.B. 14888, said Valley View Acres;

Thence South 89° 16' 46" West, a distance of 486.25 feet to a point at the intersection of the said north right-of-way line of Glenney St. and the said northeast right-of-way line of Glidden Drive;

Thence North 45° 55' 30" West, with cutback line of said Glidden Drive, a distance of 19.36 feet to a point;

Thence North 02° 21' 54" West, with the east right-of-way line of said Glidden Drive, a distance of 241.12 feet to a 1/2-inch iron rod found at a cutback corner;

Thence North 43° 26' 46" East, with said cutback, a distance of 35.32 feet to a 1/2-inch iron rod found on the said south right-of-way line of Hausman Road;

Thence South 89° 16' 46" West for a distance of 110.25 feet with the said south right-of-way line of Hausman Road for the **POINT OF BEGINNING** and containing 8.98 acres of land **Save and Except** the following description.

Bearings Based on Texas State Plane Coordinate system, South Central Zone, US Foot.

SAVE AND EXCEPT

3.04 acres of land being out of Block 7, N.C.B. 15661, Valley View Acres Unit 2 subdivision as shown by plat recorded in Volume 3975, Page 157 (D.P.R.B.C.T.) and being more particularly described as follows:

BEGINNING at a 3/8-inch iron rod found on the southwest right-of-way line of Dime St. (formally known as Decca St. a 60 foot right-of-way) and the intersection of Danvers Drive (60-foot right-of way);

Thence South 00° 04' 30" West, with the east right-of-way line of said Danvers Drive, a distance of 498.50 feet to a 3/8-inch iron rod found at the southwest corner of Lot 5, said Block 7 same being at the intersection of said Danvers Drive and the north right-of-way line of Nickle St.;

Thence North 89° 50' 30" East, along the said north right-of-way line of said Nickle St., a distance of 405.00 feet to a point at the southwest corner of a 0.1973 acre tract out of Lot 9, said Block 7 as described in deed to the City of San Antonio in Volume 8504, Page 1209, O.P.R.R.P.B.C.T.;

Thence North 00° 00' 45" East, crossing said Block 7, a distance of 130.89 feet to a point for the northernmost corner of said 0.1973 acre tract out of Lot 9 same being on the southwest right-of-way line of said Dime St.;

Thence North 45° 55' 30" West, with the said southwest right-of-way line of Dime St. a distance of 537.81 feet to a 1/2-inch iron rod found at the cutback of said southwest right-of-way line of Dime St. and said Danvers Drive;

Thence South 67° 04' 33" West, with the cutback of said Dime St., a distance of 19.54 feet to the **POINT OF BEGINNING** and containing 3.04 acres of land.

Bearings Based on Texas State Plane Coordinate system, South Central Zone, US Foot.

Prepared by
AECOM Technology Services, Inc.
Job number 60073241



INFRASTRUCTURE SERVICES DEPARTMENT

ORDER authorizing approval of an Interlocal Agreement between Bexar County and City of San Antonio to establish the terms and conditions for Watershed Management Projects: (1) managing the design and construction associated with the projects; (2) funding the construction; (3) transfer of fee interest or easement rights in land and improvements; and (4) operating and maintaining the projects upon substantial completion of the construction. Precinct Numbers 1, 2, 3, and 4.

PASSED THIS 8th DAY OF July, 2008.

ORIGINAL

STATE OF TEXAS
COUNTY OF BEXAR

§ INTERLOCAL AGREEMENT FOR
§ WATERSHED PROJECTS
§

THIS INTERLOCAL AGREEMENT FOR WATERSHED PROJECTS ("Agreement") is effective as of the _____ day of _____, 2008 ("Effective Date") by and between **COUNTY OF BEXAR** a political subdivision of the State of Texas ("County"), and **CITY OF SAN ANTONIO, TEXAS**, a Texas Home Rule Municipality ("City"). This Agreement is entered into by County and City pursuant to the authority granted by the provisions of the Interlocal Cooperation Act, Texas Government Code, Chapter 791. This Agreement is intended to further the purpose of the Interlocal Cooperation Act by increasing the efficiency and effectiveness of local governments.

WITNESSETH

WHEREAS, County and City have historically worked together to fund and deliver watershed management projects to benefit the citizens of Bexar County which was accomplished through interlocal agreements between the Parties and by contracts with other governmental entities and private sector service providers; and

WHEREAS, through the Texas Local Government Code, Section 411.002, the commissioners court of a county may contract with a governmental unit, including a municipality, to jointly construct or maintain improvements for the purpose of providing flood control or drainage as it relates to flood control; and

WHEREAS, County, City, and the San Antonio River Authority entered into an Interlocal Agreement in 2003 for the implementation of a Regional Management Program for unified and equitable flood control, drainage, and storm water management; and

WHEREAS, County has selected the projects described herein from the Regional Management Program; and

WHEREAS, County desires to improve City's existing drainage improvements designated and referenced herein, collectively, as Projects or, individually, as Project, through County's provision of funding and project management during the design and construction phases of the Projects; and

WHEREAS, if City does not have fee interest or easement rights in the land or parcels of land upon which the Project is constructed and all other parcels or easements necessary for the Project's flood control, drainage or storm water management operations, upon substantial completion, City shall accept transfer from COUNTY or San Antonio River Authority of its fee interests or easement rights in the parcels of land and improvements; and

WHEREAS, upon substantial completion, City will provide funding as well as maintenance and repair of the Projects; and

WHEREAS, this Agreement will establish and promote collaborative management of the Projects through: (1) City's provision of oversight of County's management of the Projects through substantial completion; and (2) City's maintenance and repair of the Projects improvements following substantial completion of the Projects; and

WHEREAS, the Parties desire to establish the rights and obligations of the Parties with regard to the improvements constructed pursuant to this Agreement.

NOW, THEREFORE, in consideration of mutual covenants and agreements contained herein, the undersigned Parties agree to the terms and conditions set out below.

ARTICLE I
RECITALS

- 1.01 The foregoing recitals are incorporated into the terms of this Agreement and shall be binding on the Parties.

ARTICLE II
PURPOSE

- 2.01 The purpose of this Agreement is to establish the terms and conditions for: (1) managing the design and construction associated with the Projects; (2) funding the construction; (3) transfer of fee interest or easement rights in land and improvements; and (4) operating and maintaining the Projects upon substantial completion of the construction.
- 2.02 Attached hereto and incorporated herein as Exhibit A is a list of the Projects that the County desires to commence during the Term. Exhibit A may be amended from time to time during the Term to add or delete Projects. It shall not be a breach of this Agreement if a listed Project is not commenced during the Term.

ARTICLE III
DESIGNATION OF REPRESENTATIVES

- 3.01 County hereby appoints the Executive Director of the Bexar County Infrastructure Services Department ("County Project Director"), as its representative under this Agreement. County's Project Director shall be the primary point of contact for City unless County's Project Director delivers to City, in writing, a notice designating another individual as Project Director.
- 3.02 City hereby appoints the City of San Antonio Director of Public Works, as its designated representative under this Agreement ("City's Designated Representative"). Should City's Designated Representative appoint another individual to act as City's Designated Representative, City shall notify County of same in writing. City's Designated Representative shall be the primary point of contact for County.

ARTICLE IV
TERM

- 4.01 Except as otherwise provided herein, this Agreement shall commence upon the execution date of the last signatory party to the Agreement. The term of this Agreement is for three years ("Term"). The Agreement is renewable at the end of the Term for additional three-year terms until all Projects are completed by the County and accepted by the City.

ARTICLE V
PARTIES' FINANCIAL COMMITMENT

- 5.01 County shall pay for all design and construction costs on the Project from commencement through substantial completion of the Project; including consulting fees for design and construction documents, architectural and engineering fees, surveying, permitting, construction, infrastructure upgrades, and any fees and costs for acquisition of land and easements. Substantial completion is the date, certified by the County, County's design professional and the City's Designated Representative, as stated in Article 3.02, that a contractor has reached that stage of completion when the owner accepts use of the facility for its intended purposes, even though all work is not completed.
- 5.02 County shall develop, through its consultants, an estimate of cost for each Project and provide said estimate to City prior to the County commencing the Project. The estimated cost will consist of the necessary engineering, real estate and construction cost.
- 5.03 The Parties anticipate that City shall have no financial contribution for Project costs from commencement through substantial completion of the Project other than the cost the City incurs for the oversight of the Project by City staff. In the event City desires to incorporate additional improvements to County's proposed Project improvements which will increase the cost of the Project, City shall be responsible for all costs resulting from the modifications to proposed improvements including any additional acquisition fees and costs.
- 5.04 Following substantial completion of the Project, City shall be responsible for all costs associated with operating, maintaining, and repairing the Project and County shall have no further financial obligation.

ARTICLE VI
OBLIGATIONS OF COUNTY

- 6.01 County's responsibilities. Pursuant to this Agreement, County shall perform and/or hire third parties to provide the following:
- a. serve as Project manager and administrator for the Project through substantial completion including responsibility for contract administration of third party contracts.

- b. identify all affected utilities, protect utilities during construction, and coordinate utility relocation, if necessary.
- c. acquire fee interest and/or easement rights necessary for the Project.
- d. plan and coordinate all tests required for design of the Project.
- e. conduct public meetings, as needed, at conclusion of the Preliminary, Intermediate and Final Design Phases to advise adjacent landowners of the scope of the Project and to determine landowners concerns.
- f. provide status presentations on the Project to City staff, as requested by City's Designated Representative, and attend City Council meetings, as necessary, to provide briefings on the Project.
- g. obtain warranties from contractors and the right to transfer said warranties to City upon substantial completion.
- h. transfer fee interests, easements, and warranties to City upon substantial completion.

ARTICLE VII
OBLIGATIONS OF CITY

7.01 The City shall review plans, specifications and other submittals, including Preliminary (Engineering/Report), Design Phase (Intermediate/Final) and the Final Submittal. County Project Director shall deliver to City's Designated Representative one (1) paper and one (1) Adobe Acrobat PDF file copy of each of the plans, specifications and other submittals for review and approval. If the plans and/or specifications, in City's determination, require modifications, corrections, alterations or additions, City's Designated Representative shall notify County's Project Director in writing within thirty (30) business days of receipt of the documents detailing the modifications necessary. County shall incorporate City's modifications unless County is not in agreement that the modifications are necessary. In such case, the Parties, their staff, and third party consultants, if requested, shall meet to make a final determination regarding the City's modifications. If no comments are received by the County within thirty (30) business days, County will proceed with the Project with the understanding that the City has approved the submittals as presented.

7.02 City's responsibilities. Pursuant to this Agreement, City shall perform and/or provide the following:

- a. City has a duty to provide general oversight of the work performed by County, and third parties hired by County, on the Project and to provide written acceptance from City's Designated Representative of Project work in accordance with the terms herein.

- b. have City staff in attendance at each of the public meetings conducted by County on the Project to represent City's role in the Project. City should refer citizens with concerns regarding the Project to County's Project Director unless the issues pertain to City's past obligations for the existing drainage improvements or for future maintenance and repair of the Project improvements.
 - c. as part of City's advisory and oversight role in the Project, City will provide County with prompt written notice whenever City staff observes, or otherwise becomes aware of: (i) any defect in the Project design or construction; (ii) any defect in the work performed by the County and/or consultants; or (iii) any development that adversely affects the scope or timing of the Project.
 - d. assist County, when requested, in obtaining approvals and permits from governmental authorities having jurisdiction over the Project including providing any supporting documentation in City's possession which would aid County in preparing permit applications.
 - e. provide County with data in the possession of City pertaining to the watershed within which the Project is located (i.e., maps, plans, field notes, statistics and computations).
 - f. allow County to enter and remain on any land owned by City, or land which City owns an interest or a right, so that County can fulfill its duties pursuant to this Agreement.
 - g. provide written acceptance of the improvement at substantial completion.
 - h. provide normal maintenance at construction sites, unless the construction makes access impractical.
 - i. provide public work response (equipment and personnel) to emergencies caused by heavy rains, flooding, wind or storms.
- 7.03 City shall advise the appropriate City offices and departments about the Project and update those offices and departments regarding the status of the Project as the City determines is necessary.
- 7.04 City shall accept transfers of fee interests, easements, and warranties upon substantial completion.

ARTICLE VIII
JOINT OBLIGATIONS OF THE PARTIES

- 8.01 The Parties shall approve the scope of work for the Project improvements prior to the County commencing the Project.

- 8.02 Any modifications to the design or scope of services of the Project proposed by City which will result in a financial commitment to the Project by City prior to acceptance of the Project must first be approved in writing by City's Designated Representative. City shall then obtain approval from its governing body of the modifications as well as the financial commitment. Likewise, any modifications to the design or scope of services of the Project proposed by County which will increase the total cost of the Project for County must be approved in writing by County's Project Director and County's Project Director shall then obtain approval from its governing body.

ARTICLE IX
CITY'S RIGHTS UNDER THIRD PARTY CONTRACTS

- 9.01 County shall provide City with copies of any requests for proposals ("RFPs"), requests for qualifications ("RFQs"), and invitations for bids ("IFBs") at a minimum of ten (10) business days prior to the issuance of same in order that City may have the opportunity to modify the terms, or incorporate additional terms, pertaining to the Project. City shall submit its modifications to those documents at a minimum of five (5) business days prior to issuance of same by County. All RFPs, RFQs, and IFBs shall reflect that City is a third party beneficiary to contracts entered into by County on the Project. Copies of all proposals and bids shall be furnished by County to City within a timely manner following County's receipt of all proposals and bids in order that City may have adequate time to review same. City may attend, if City desires, County meetings for review and evaluation of the proposals and bids.
- 9.02 City agrees that County shall have the authority to contract on behalf of the Parties for all services necessary for the design and construction of the Project.
- 9.03 County shall provide City with a fully executed copy of each contract entered into by County on the Project.
- 9.04 In all contracts entered into by County on the Project, County shall include provisions reflecting:
- a. With regard to insurance coverage during the construction phase of the Project, County shall require all consultants, contractors, subcontractors and suppliers to maintain the insurance coverage limits which are sufficient to compensate County and City for their respective interests in the Project with regard to any liability a third party may have due to the services, equipment, or materials provided for construction of the Project. City shall be named as an additional insured on all policies naming County as an additional insured. County shall provide City's Designated Representative with copies of the completed Certificates of Insurance which Certificates shall be completed by an agent authorized to bind the named underwriters and their companies to the coverage limits and termination provisions shown thereon. City reserves the right to review the insurance requirements during the effective period of this Agreement, and any extension or renewal hereof, and to modify insurance coverage and limits when deemed necessary and prudent by City's Risk Manager based upon changes in statutory

law or court decisions. County will not allow any modifications to the insurance coverage through which City may incur increased risks.

- b. County shall require all contractors and service providers to maintain statutory worker's compensation insurance for all of their employees with a waiver of subrogation in favor of County and City.
- c. County shall require in its contracts with third party providers of services, construction, and materials an indemnification of County and City, their officials, employees, and agents from all claims by third parties.
- d. County will require the consultants, contractors, and any subcontractors to provide all statutorily required payment and performance bonds at no additional cost to the Parties. On services for which performance bonds are not statutorily required, County shall determine whether to require performance bonds.

ARTICLE X
PROJECT MANAGEMENT DURING DESIGN AND CONSTRUCTION

- 10.01 County has, to the extent design work has been performed by County prior to execution of the Agreement, kept City informed about the Project design program elements.
- 10.02 City and County staff shall hold periodic conferences with third party consultants and contractors throughout the term of the Project in order that County and third party consultants and contractors may benefit from experience and knowledge of the City and in order that the work is performed in compliance with current City policies and standards.
- 10.03 For future meetings between County staff and its Project consultants, County shall provide City with written (e.g.: letter, e-mail or fax) notice at least twenty-four (24) hours in advance, of the location, date, and time of all meetings in order that City representatives may participate in the meetings.
- 10.04 Upon approval of this Agreement by the governing bodies of the Parties, the Parties' designated representatives shall schedule a meeting to develop the procedures and processes necessary to coordinate the design and construction of the Project.
- 10.05 County will manage, oversee, administer and carry out all of the activities and services required for design and construction of the Project to ensure that the Project is constructed with new materials in a good and workmanlike manner and in accordance with the terms of this Agreement and the design and construction documents.
- 10.06 County shall enforce substantial compliance with the terms of the agreements with Project design consultants, architects, engineers, contractors, and subcontractors and require that work be continuously and diligently performed to achieve substantial completion on or before the scheduled completion.

- 10.07 County agrees that during the construction phases of the Project, City's Designated Representative shall be given written notice of all County staff meetings affecting the Project in order that City may participate in those decisions. County also agrees that City's Designated Representative and City staff participating in the Project shall be given access at all times to the Project site.
- 10.08 County shall provide City Designated Representative with the schedule for permitting and construction of the Project (such schedule, as revised from time to time, with City being furnished copies of the revisions). The schedule shall establish a date for completion of each construction deliverable in sufficient detail to allow City to monitor the progress of the construction of the Project.
- 10.09 County's consultants shall perform all necessary structural and environmental assessments and any and all necessary tests, reports and other pre-construction steps deemed necessary by County prior to the start of construction on the Project.
- 10.10 County's Project Director shall provide written notice to City's Designated Representative a minimum of ten (10) business days prior to the start of construction on the Project.
- 10.11 County shall promptly furnish City's Designated Representative with copies of all legal notices received by County affecting the Project, including, without limitation, notices from governmental authorities, notices from any party claiming default in any payment obligation, and any other notice not of a routine nature. County shall promptly notify City's Designated Representative in writing of any suit, proceeding or action that is initiated or threatened in connection with the Project or against County and/or City.
- 10.12 For any environmental event that is caused by County employees, or at their direction, at the Project site, County shall be liable to the extent the environmental event was directly caused by County employees and not a result of the condition of City's existing drainage improvements on the Project site. An environmental event shall mean spills, discharge, leakage, pumpage, drainage, pourage, emission, emptying, injecting, dumping, disposing or other release of a hazardous material which may cause a threat or actual injury to human health or the environment.
- 10.13 County's Project Director shall issue written notice to City's Designated Representative when fifty percent (50%) of the total construction budget has been expended by County. City shall have fifteen (15) business days to inspect the Project work and the current construction documents and Project schedule. On or before the sixteenth (16th) business day following receipt of County's notice, City must provide County with written notice that the work appears, to the best of City's knowledge, to have been completed in accordance with the design and construction documents approved by the City. If City believes the work has not been completed in accordance with the design and construction documents, City must provide written notice to County's Project Director detailing the discrepancies between the design and construction documents and the Project work. County and City shall work together to determine whether the Project work has been performed in accordance with the design and construction documents. Within three (3)

days of the date the Parties reach a resolution regarding the discrepancies, City shall provide a written approval of the Project work through that date.

- 10.14 Both County and City shall participate in an inspection at substantial completion of the Project to identify the "punch list" items. City shall supervise and coordinate the completion of the punch list items. Both Parties shall participate in the final inspection which shall occur at the one-year anniversary of substantial completion.
- 10.15 Within ninety (90) days after substantial completion of the Project, County shall deliver to City's Designated Representative a final construction report which shall set out the total costs incurred in connection with the Project.
- 10.16 County shall maintain the books, records, and documents pertaining to the Project. City representatives shall have access to, and the right to examine, same upon reasonable notice to County's designated representative.

ARTICLE XI **DEFAULT**

- 11.01 In the event of a material breach of this Agreement, the non-breaching party shall give the breaching party written notice of such breach which shall detail the nature of the breach. The party receiving the notice of breach shall be given thirty (30) days to cure the breach. If the breach is not corrected to the satisfaction of the non-breaching party by the end of the thirty (30) day period, the non-breaching party may give written notice of termination to the breaching party and seek to recover damages.

ARTICLE XII **ENTIRE AGREEMENT**

- 12.01 This Agreement, including the exhibit, constitutes the entire Agreement of the Parties regarding the subject matter of this Agreement and supersedes all previous agreements and understandings, whether written or oral, relating to such subject matter. If there is a conflict between or among the provisions of this agreement and any of the following items, the order of precedence shall be as follows: (a) the Agreement, and (b) the exhibit to the Agreement.

ARTICLE XIII **ASSIGNMENT OR TRANSFER OF INTEREST**

- 13.01 Neither Party may assign its rights, privileges and obligations under this Agreement in whole, or in part, without the prior written consent of the other party. Any attempt to assign without such approval shall be void.

ARTICLE XIV
LEGAL CONSTRUCTION

- 14.01 In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalid, illegal, or unenforceable provision shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

ARTICLE XV
COMPLIANCE WITH LAWS AND ORDINANCES

- 15.01 Both Parties shall comply with all federal, state, and local laws and ordinances in connection with the work and services performed under this Agreement.

ARTICLE XVI
TEXAS LAW TO APPLY

- 16.01 This Agreement shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the Parties created hereunder are performable in Bexar County, Texas.

ARTICLE XVII
AMENDMENT

- 17.01 No amendment, modification, or alteration of the terms hereof shall be binding unless the same be in writing, dated subsequent to the date hereof, and be duly executed by the Parties hereto.

ARTICLE XVIII
NOTICES

- 18.01 All notices provided to be given under this Agreement shall be in writing and shall either be personally served against a written receipt therefore or given by certified mail or registered mail, return receipt requested, postage prepaid and addressed to the proper party at the address which appears below, or at such other address as the Parties hereto may hereafter designate in accordance herewith, unless a provision of this Agreement designates another party and provides an address. All notices given by mail shall be deemed to have been given at the time of deposit in the United States mail and shall be effective from such date.

If to COUNTY: Bexar County Judge
Bexar County Commissioners Court
100 Dolorosa, Suite 1.20
San Antonio, Texas 78205

With a copy to: Executive Director
Bexar County Infrastructure Services Department
233 N. Pecos, Suite 420
San Antonio, Texas 78207
fax: 210-335-6713

If to CITY: Director of Public Works
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966
fax: 210-207-4406

With a copy to: City Clerk
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

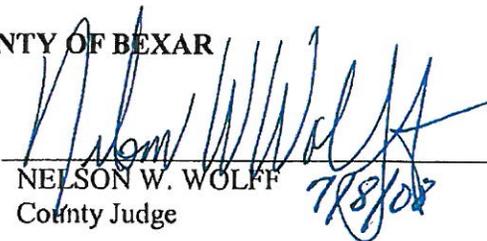
ARTICLE XIX
FORCE MAJEURE

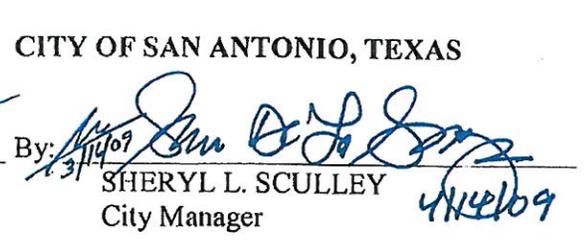
- 19.01 Neither Party shall be responsible for delays or lack of performance by such entity or its officials, agents or employees which result from acts beyond that entity's reasonable control including acts of God, strikes or other labor disturbances, or delays by federal or state officials in issuing necessary regulatory approvals and/or licenses. In the event of any delay or failure excused by this Section, the time of delivery or of performance shall be extended for a reasonable time period to compensate for delay.

ARTICLE XX
MULTIPLE COUNTERPARTS

20.01 This Agreement may be executed in separate identical counterparts by the Parties hereto and each counterpart, when so executed and delivered, will constitute an original instrument, and all such separate identical counterparts will constitute but one and the same instrument.

EXECUTED IN DUPLICATE ORIGINALS, EACH OF WHICH SHALL HAVE THE FULL FORCE AND EFFECT OF AN ORIGINAL, ON THIS THE _____ DAY OF _____, 2008.

COUNTY OF BEXAR
By: 
NELSON W. WOLFF
County Judge
7/28/08

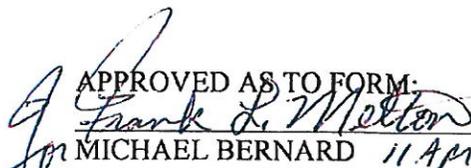
CITY OF SAN ANTONIO, TEXAS
By: 
SHERYL L. SCULLEY
City Manager
4/14/09

ATTEST: 
GERARD RICKHOFF
County Clerk

ATTEST:

LETICIA VACEK
City Clerk

APPROVED AS TO LEGAL FORM:
SUSAN D. REED
Criminal District Attorney
Bexar County, Texas

APPROVED AS TO FORM:

MICHAEL BERNARD 11 AM 09
City Attorney

By: 
JILL TORBERT
Assistant Criminal District Attorney
Civil Section

APPROVED AS TO FINANCIAL CONTENT:



TOMMY J. TOMPKINS
County Auditor



DAVID SMITH
Executive Director/Budget Officer
Planning & Resource Management Department

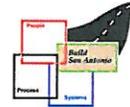
**City of San Antonio
Capital Improvements Management
Services Department**

December 14, 2011

Agenda Item: 21

Petitioners: Bexar County and the City of
San Antonio

Request to close, vacate and abandon
Public Rights of Way



Planning Commission Item

- Bexar County and the City of San Antonio (COSA) are requesting the closure, vacation and abandonment of six (6) improved streets of Public Rights of Way in City Council District 8
- The proposed closures consist of 8.98 acres or 391,169 square feet and include Danvers, Dime, Glaze, Glenney, Glidden and Nickle Streets
- The proposed closures are located within the Valley View Acres Unit 2 Subdivision south of W. Hausman Road and west of Babcock Road



Background

Purpose:

- All the properties in the subdivision which abut the closures have been purchased
- The streets have been barricaded and fenced off to prevent vandalism and illegal dumping in the area
- Bexar County and the City of San Antonio have entered into an Inter-Local Agreement (ILA) for Watershed Projects

3



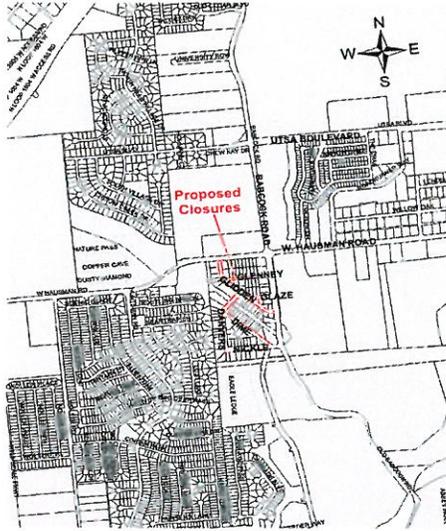
Background (Continued)

Purpose:

- AECOM is the Program Manager for the Bexar County Flood Control Capital Improvement Program
- If approved, AECOM Technical Services, Inc. will replat the area into a Drainage Right of Way and improvements will be made in the area for flood control
- The planned improvements within the Valley View Acres Unit 2 Subdivision will consist of channel modifications and floodplain management designed and constructed by the Bexar County Flood Control Division

4

Exhibit "A" Site Map of Proposed Closures



5

Exhibit "A" (Cont.) Map of Proposed Closures



6

Exhibit "A" (cont.) Aerial Photograph of Proposed Closures



7

Background (cont.)

Coordination:

- Project has been canvassed through all interested City Departments and Utility Agencies
- Project received conditional approval from City Departments and Utility Agencies
- Petitioners have agreed to comply with all conditions

8



Background (cont.)

Notification:

- Five (5) signs have been posted informing the public of the proposed closures
- 140 notices were mailed to property owners within a 500 foot radius of the proposed closures
- ? notices were returned in favor
- ? notices were returned in opposition

9



Fiscal Impact

Financial Impact:

- The current cost estimate for the planned improvements is \$8,650,518.90

Recommendation

Policy Analysis:

- This action is consistent with City Code and Ordinances relative to closing Public Rights of Way

Recommendation:

- Staff recommends approval of this request

10

RESOLUTION # _____

A RESOLUTION SUPPORTING THE CLOSURES OF IMPROVED PORTIONS OF DANVERS, DIME, GLAZE, GLENNEY, GLIDDEN AND NICKLE STREETS ADJACENT TO NEW CITY BLOCKS 14887, 14888, 15657, 15658 15659, 15660, 15661 AND 15662 IN CITY COUNCIL DISTRICT 8, AS REQUESTED BY BEXAR COUNTY AND THE CITY OF SAN ANTONIO

* * * * *

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

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

WHEREAS, Bexar County and the City of San Antonio filed an application requesting closures of improved portions Danvers, Dime, Glaze, Glenney, Glidden and Nickle Streets adjacent to New City Blocks 14887, 14888, 15657, 15658, 15659, 15660, 15661 and 15662, as identified in Exhibits A and B; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking closures of improved portions of Danvers, Dime, Glaze, Glenney, Glidden and Nickle Streets.

SIGNED this 14th day of December, 2011.

Amelia Hartman, Chair

Attest:

Executive Secretary
San Antonio Planning Commission

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

ITEM # 22

TO: Planning Commission

FROM: Mike Etienne, Ph.D., Assistant Director, CIMS Real Estate ME

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

SUBJECT: S. P. No. 1603—Request by Verano Land Group, LP to use University Way and Verano Parkway Public Rights of Way

DATE: November 28, 2011

PETITIONER: Verano Land Group, LP
c/o Joseph M. De Simone, Jr.
2421 W. Horizon Ridge Parkway, Suite 110
Henderson, Nevada 89052

Staff is requesting that this item be placed on the agenda for the Planning Commission meeting on December 14, 2011.

BACKGROUND

As part of the Texas A & M San Antonio University Campus development, Verano Land Group, LP is requesting Joint Use Agreement for the installation of a 15-foot wide duct bank containing telecommunication lines and a 10-foot wide duct bank containing a non-potable water main within University Way and Verano Parkway Public Rights of Way; and construction of a 53-foot tall, concrete entry tower monument at the north end of University Way near the SW Loop 410 intersection along with associated landscaping, irrigation and lighting facilities. Rights of Way location shown on attached aerial.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, the Capital Improvements Management Services Department has coordinated with the City Attorney's Office and the City Manager's Office.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.



CHAVANEAUX

WENNIFER

STREET

CHAVANEAUX

GARNETT

LOOP 410 ACCESS

410

LOOP 410 ACCESS

410

LOOP 410 ACCESS

MORA

PVT

PVT

UNIVERSITY WAY

VERANO PARKWAY



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

**December 14, 2011
Agenda Item # 22**

Request to use University Way and Verano
Parkway Public Rights of Way

Petitioner: Verano Land Group, LP



Planning Item

- Request for three Joint Use Agreements to use University Way and Verano Parkway Public Rights of Way in NCB 16456 near the new Texas A & M San Antonio University Campus, in Council District 3.

Background

Purpose:

- The installation of a 15-foot wide duct bank containing telecommunication lines and a 10-foot wide duct bank containing a non-potable water main within each of University Way and Verano Parkway; and the construction of a 53-foot tall, concrete entry tower monument at the north end of University Way near the SW Loop 410 intersection along with associated landscaping, irrigation and lighting facilities.
- These improvements will service the new Texas A & M San Antonio University Campus.

3

Exhibit A - Map

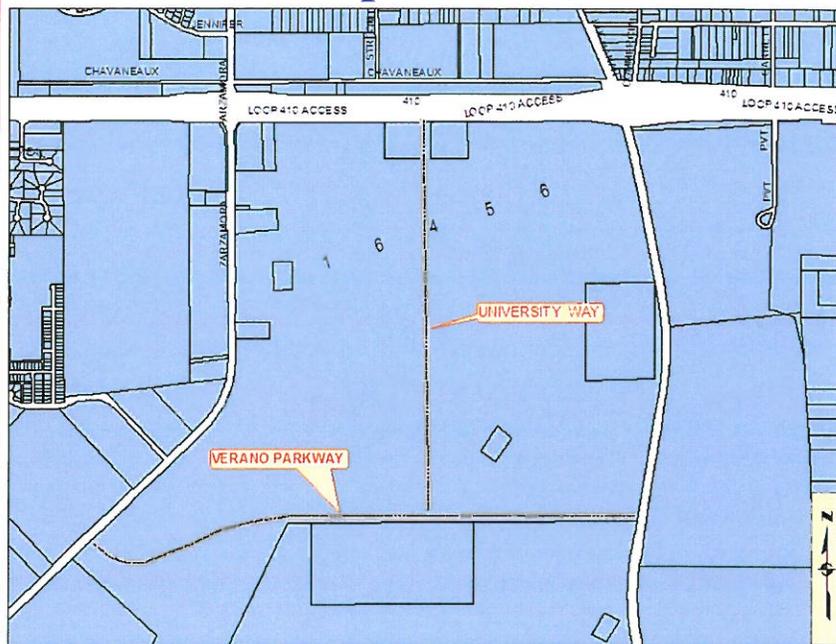


Exhibit B - Aerial



Fiscal Impact

Financial Impact:

- There is no fiscal impact to the City associated with this action.



Issues & Recommendation

Policy Analysis:

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

Recommendation:

- Staff recommends approval of this request.

RESOLUTION # _____

A RESOLUTION SUPPORTING THREE JOINT USE AGREEMENTS FOR THE USE OF UNIVERSITY WAY AND VERANO PARKWAY PUBLIC RIGHTS OF WAY IN NCB 16456, IN COUNCIL DISTRICT 3, AS REQUESTED BY VERANO LAND GROUP, LP.

* * * * *

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

WHEREAS, the City Code further subjects approval of joint use agreements to public hearing and approval by act of City Council; and

WHEREAS, the Verano Land Group, LP filed an application requesting use of University Way and Verano Parkway Public Rights of Way located near the new Texas A & M San Antonio University Campus in Council District 3; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the request for use of University Way and Verano Parkway Public Rights of Way located in NCB 16456.

SIGNED this 14th day of December, 2011

Amelia Hartman, Chair

Attest:

Executive Secretary
San Antonio Planning Commission

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
Interdepartmental Correspondence

ITEM # 23

TO: Planning Commission
FROM: Majed A. Al-Ghafry, Director of Public Works *12/1/2011*
COPIES TO: Nefi Garza, Assistant Director of Public Works
Mike Rogers, Assistant Director of Public Works
SUBJECT: **Zarzamora and San Fernando Intersection IMP Signal Improvements – Right-of-Way (ROW) Acquisition**
DATE: November 30, 2011

PETITIONER: City of San Antonio;
c/o Public Works Department
114 W. Commerce Street, 9th Floor, San Antonio, TX 78205

Staff is requesting that this item be placed on the agenda for the Planning Commission meeting of December 14, 2011.

Background Information:

The Petitioner is requesting the acquisition through negotiation of fee simple title of 50 square feet of privately owned real property located within NCB 2396 Lot 19, Block 5 in Council District 5 in the City of San Antonio. This parcel is needed for the signal installation at the intersection of Zarzamora and San Fernando, which is part of FY 2012 Infrastructure Management Program (IMP). This project will improve the pedestrian safety for citizens visiting the University Health System Texas Diabetes Institute Clinic located at 701 South Zarzamora Street. The acquisition of this parcel is necessary for providing enough ROW for the installation of the traffic signal pole at the northeast corner of the intersection of Zarzamora and San Fernando. The project construction is anticipated to begin in May 2012 and is estimated to be completed in September 2012.

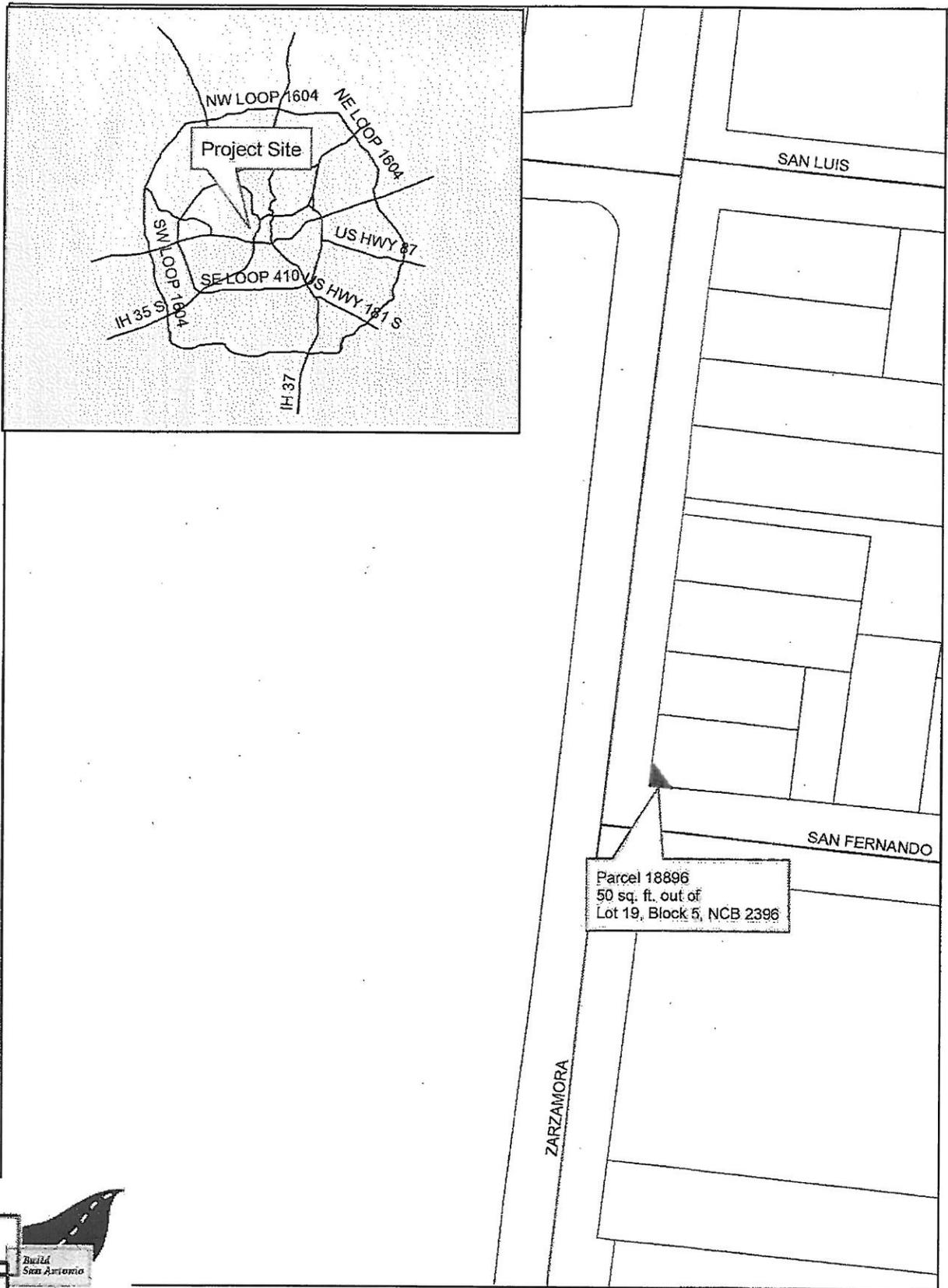
Coordination and Financial Impact:

In compliance with City procedures, petitioner's project has been canvassed through interested City Departments, utilities and applicable agencies. The associated costs not to exceed \$1,500.00 payable to the selected title company for land and associated closing costs will be paid through FY 2012 Funds.

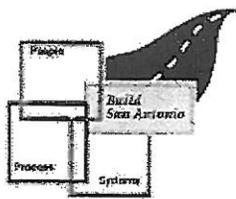
Conclusion and Recommendation:

Staff recommends the approval of this request.

Signal at Zarzamora and San Fernando Street Project



Drawings Not to Scale



Capital Improvements
Management Services

EXHIBIT "A"

City of San Antonio
Intersection: Zarzamora Street & San Fernando Street

Property Description
Parcel 1

DESCRIPTION of a 0.0011 of an acre (± 50 sq. ft) parcel of land situated in Lot 19, Block 5, N.C.B. 2396, in the City of San Antonio, recorded in Volume 1625 at Page 79 of the Deed and Plat Records of Bexar County, Texas, and being out of and a part of that property, conveyed to Positive Point Properties, Ltd., and recorded in Volume 12300 at Page 2472 of the Official Public Records of Bexar County, Texas. Said 0.0011 of an acre parcel of land being particularly described by metes and bounds as follows:

BEGINNING at a "mag" nail set in concrete at the North intersection of Zarzamora St. (57.8 Foot R.O.W.) and San Fernando St. (57.8 Foot R.O.W.), and being the Southwest corner of said Lot 19 and **POINT OF BEGINNING** of this parcel;

- 1) **THENCE**, North $06^{\circ} 23' 26''$ East, with the East right-of-way line of said Zarzamora St. and the West lot line of said Lot 19, a distance of 10.00 feet to a "mag" nail set in concrete in the East right-of-way line of said Zarzamora St. and the West lot line of said Lot 19 for the North corner of the proposed cut-back and of this parcel;
- 2) **THENCE**, South $38^{\circ} 55' 58''$ East, across said Lot 19 and with the proposed new right-of-way line, a distance of 14.06 feet to a "mag" nail set in concrete in the North right-of-way line of said San Fernando St. and South line of said Lot 19 for the East corner of proposed cut-back and of this parcel. Said point bears North $84^{\circ} 15' 21''$ West, a distance of 146.20 feet from a 1/2 inch iron rod with cap marked RPLS #3976 found being the Southeast corner of Lot 21, Block 5, N.C.B. 2396, City of San Antonio, Subdivision;
- 3) **THENCE**, North $84^{\circ} 15' 21''$ West with said existing North right-of-way line of said San Fernando St. and South line of said Lot 19, a distance of 10.00 feet to the **POINT OF BEGINNING**, containing within said boundaries 50 square feet or 0.0011 of an acre net new right of way of land gross, more or less.

All Bearings and coordinates are based on Texas Coordinate System NAD 83/93 (South Central Zone 4204). Controlling Line is the North ROW line of San Fernando St. Reference is made to plat of even date accompanying this metes and bounds description.

This description was prepared from a survey made on the ground, this 6th, day of September, A. D., 2011.



Robert James Riley
Registered Professional Land Surveyor, No. 5157





SCALE 1"=20'

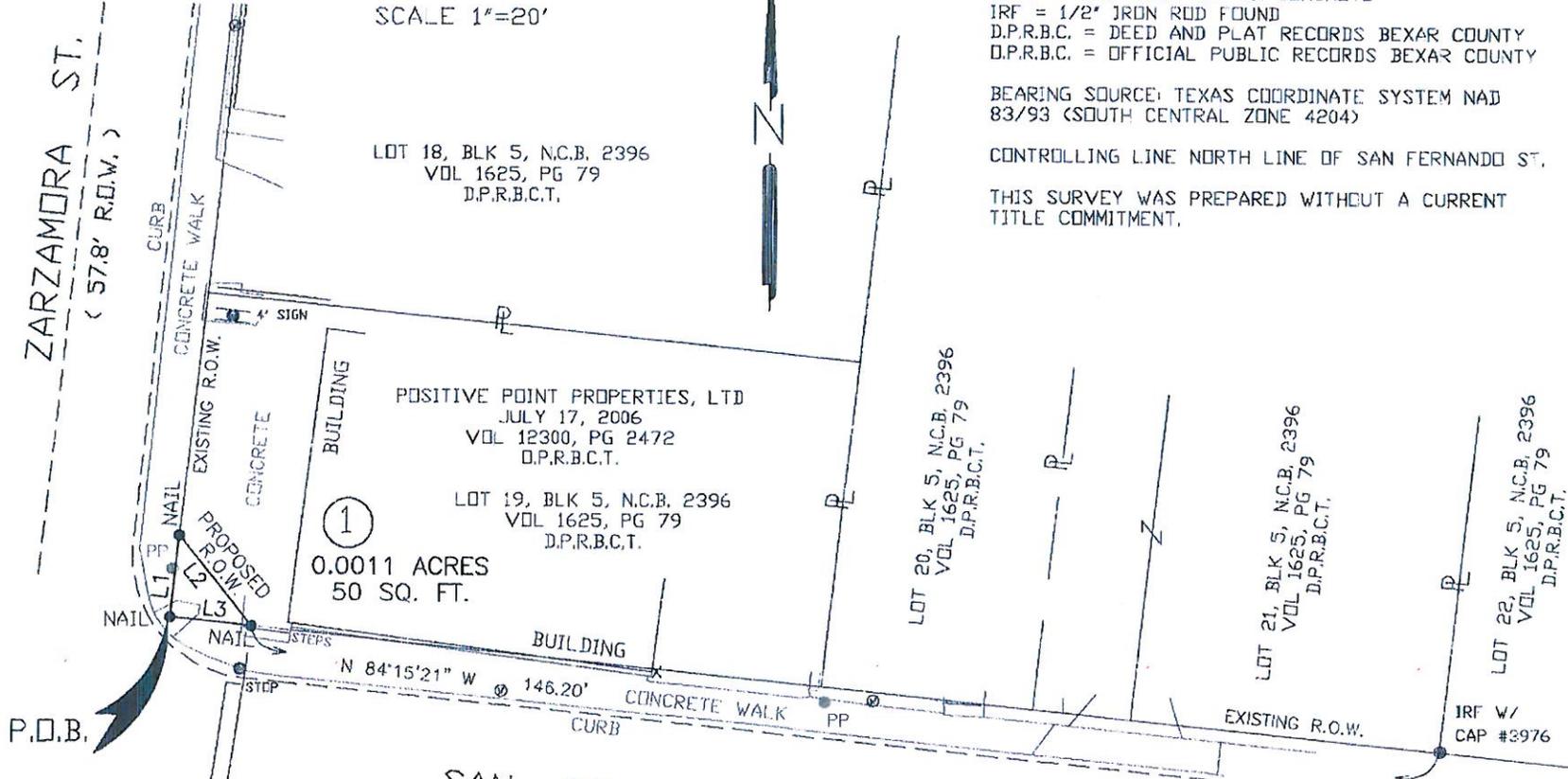
NOTES:

NAIL = "MAG" NAIL SET IN CONCRETE
 IRF = 1/2" IRON ROD FOUND
 D.P.R.B.C. = DEED AND PLAT RECORDS BEXAR COUNTY
 D.P.R.B.C. = OFFICIAL PUBLIC RECORDS BEXAR COUNTY

BEARING SOURCE: TEXAS COORDINATE SYSTEM NAD 83/93 (SOUTH CENTRAL ZONE 4204)

CONTROLLING LINE NORTH LINE OF SAN FERNANDO ST.

THIS SURVEY WAS PREPARED WITHOUT A CURRENT TITLE COMMITMENT.



LOT 18, BLK 5, N.C.B. 2396
 VOL 1625, PG 79
 D.P.R.B.C.T.

POSITIVE POINT PROPERTIES, LTD
 JULY 17, 2006
 VOL 12300, PG 2472
 D.P.R.B.C.T.

LOT 19, BLK 5, N.C.B. 2396
 VOL 1625, PG 79
 D.P.R.B.C.T.

①
 0.0011 ACRES
 50 SQ. FT.

LOT 20, BLK 5, N.C.B. 2396
 VOL 1625, PG 79
 D.P.R.B.C.T.

LOT 21, BLK 5, N.C.B. 2396
 VOL 1625, PG 79
 D.P.R.B.C.T.

LOT 22, BLK 5, N.C.B. 2396
 VOL 1625, PG 79
 D.P.R.B.C.T.

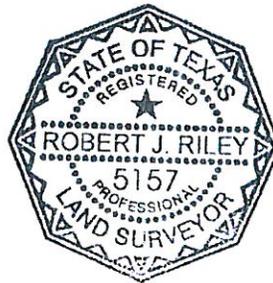
LINE	BEARING	DISTANCE
L1	N 06°23'26" E	10.00'
L2	S 38°55'58" E	14.06'
L3	N 84°15'21" W	10.00'

SAN FERNANDO ST.
 (57.8' R.O.W.)

EXISTING	TAKING	REMAINING
0.0736 AC.	0.0011 AC.	0.0725 AC.
	50 SQ.FT.	

This plat was prepared from a survey made on the ground.
 This 6th day of September, A. D., 2011.

Robert James Riley
 Registered Professional Land Surveyor
 No. 5157



RIGHT OF WAY SKETCH
 SHOWING PROPERTY OF
 PARCEL 1
 EXHIBIT "A"
 CITY OF SAN ANTONIO
 ZARZAMORA - SAN FERNANDO
 RGDS SURVEYING, INC. AUGUST, 2011



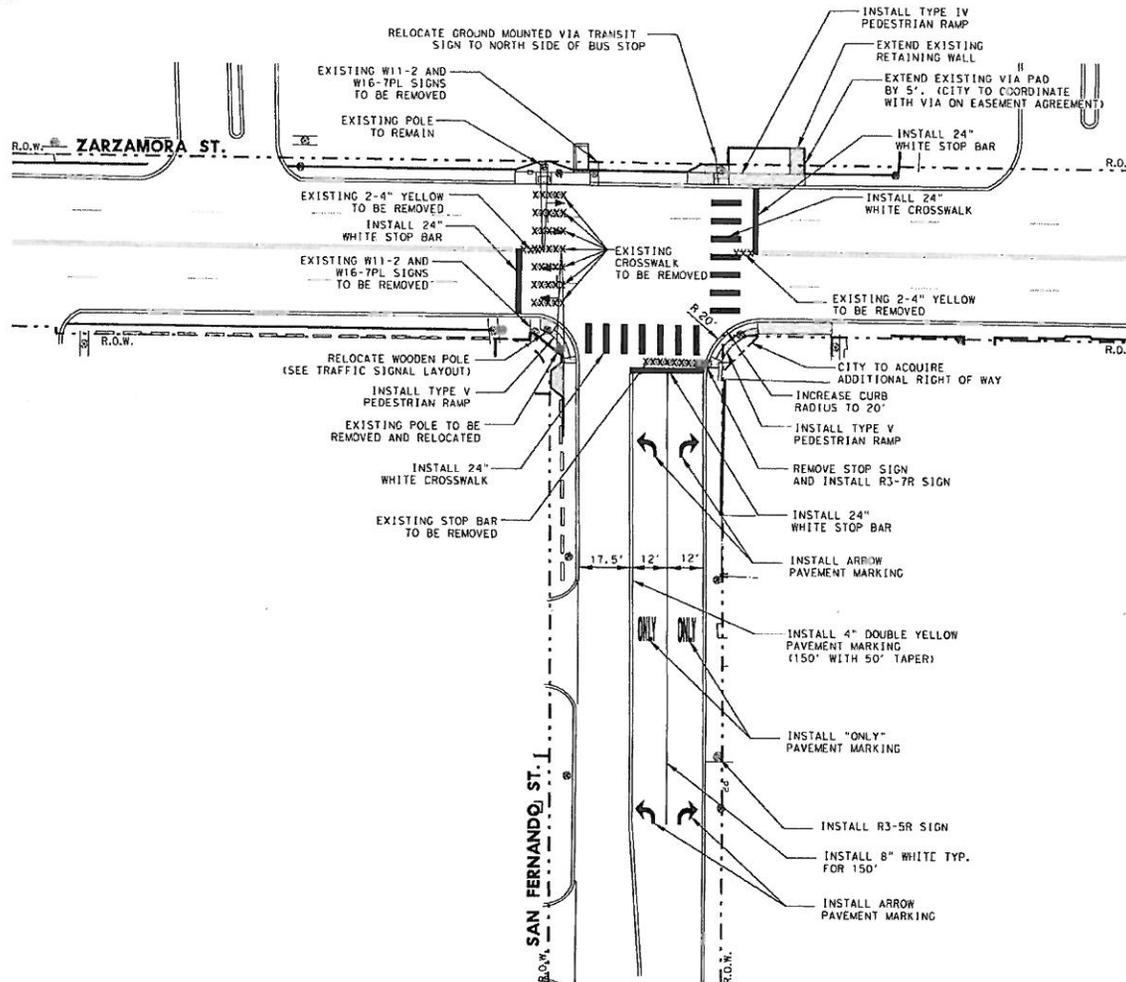
R3-5R
(30"x35")



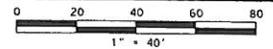
R3-7R
(30"x30")

LEGEND

SYMBOL	DESCRIPTION
	PROPOSED GROUND MOUNTED SIGN
	RIGHT OF WAY
	EXISTING POLE W/ MAST ARM
	EXISTING BEACON HEAD
	EXISTING SIGN ON MAST ARM



A. Martin
6-30-11



HDR Engineering, Inc.
504 Lavaca Street, Suite 1175
Austin, Texas 78701
Texas P.E. Firm Registration No. F-754

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
TRANSPORTATION GROUP

ZARZAMORA ST. AND SAN FERNANDO ST.
SIGNAL DESIGN

PAVEMENT MARKINGS, SIGNAL PLAN AND PEDESTRIAN FACILITIES

PRELIM END REP PROJECT NO: [] DATE: #DATE#
DRW BY: BT TOSH BY: AM CHD BY: BT SHEET 2 OF 5 SHEET NO: 2

SAN ANTONIO PLANNING COMMISSION

RESOLUTION NO.:

A RESOLUTION RECOMMENDING THAT THE City COUNCIL AUTHORIZES THE ACQUISITION OF PROPERTIES ALONG THE NORTHEASTERN CORNER OF THE INTERSECTION OF ZARZAMORA AND SAN FERNANDO.

WHEREAS, the City Planning Commission is tasked with the review and recommendation for the purchase of lands for city projects; and

WHEREAS, these parcels are presented for consideration and recommendation to the Planning Commission under the Zarzamora and San Fernando Signal Improvement Project; and

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

Recommendation to the City of San Antonio City Council for the acquisition of properties along the Zarzamora and San Fernando Intersection for the traffic signal Improvement Project.

PASSED AND APPROVED ON THIS 14th day of December, 2011

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA 11051

Council District: 8

City Council Meeting Date: 12/15/2011

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

ITEM # 24

Summary:

Neighborhood/Community/Sector Plan: **North Sector Plan**

The applicant requests to amend the Future Land Use Plan designation *from Suburban Tier* land use *to Regional Center* land use.

Background Information:

Applicant: Brown & Ortiz, PC

Owner: K Partners Hausman, LP

Property Location: 2.8 acres of land out of Lot 3, Block 20, NCB 16883 located northeast of the intersection of Loop 1604 and Hausman Road

Acreage: 2.8

Current Land Use of site: Vacant

Adjacent Land Uses:

N: Suburban Tier (vacant and commercial center)

E: Suburban Tier (vacant)

S: Suburban Tier (vacant, restaurant, and multi-family residential)

W: Right-of-way and Suburban Tier (Loop 1604 and vacant)

Issue:

LAND USE ANALYSIS:

The subject property is located in the North Sector Plan at the northeast corner of Hausman Road and Loop 1604. The current land use designation of the property is Suburban Tier land use. The applicant requests to change the future land use designation to Regional Center land use. The surrounding land use designations are Suburban Tier land use. The majority of the surrounding properties are currently vacant. To the northeast, there is a recently developed commercial center. To the south are two apartment complexes and a fast food restaurant.

Suburban Tier land use includes both residential and non-residential uses. Residential density within the Suburban Tier land use classification ranges from low to medium density. Generally, residential uses include small and large tract attached and detached single family homes as well as multi-family housing such as duplexes, triplexes, quadplexes, townhomes, garden homes, and condominiums. Non-residential uses within the Suburban Tier land use classification range from neighborhood to community commercial scale uses. Generally, this includes detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores. Commercial uses in the Suburban Tier land use classification serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained.

Regional Center land use also includes both residential and non-residential uses. Residential density within a Regional Center land use consists of high density residential uses. This generally includes attached single family and multifamily housing, mid to high rise condominium buildings, apartment

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

complexes, and row houses. Non-residential uses within the Regional Center land use include regional commercial and office uses. Generally, these uses include “big box” or “power centers”, shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing. Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development.

The location of the subject property at the intersection of Hausman Road, a major arterial, and Loop 1604, a freeway, is consistent with the recommended siting of a Regional Center land use. The applicant indicates in a draft site plan that the site will have access to both Hausman Road and the Loop 1604 access road.

Neighboring uses are also consistent with a Regional Center land use. Recently constructed high density apartments in the area are compatible with the residential density of the Regional Center land use. The University of Texas at San Antonio (UTSA) has also planned a competition grade athletic complex less than a quarter mile east of the subject property that is expected to become a regional draw. Dub Farris Athletic Complex is located less than a half mile south of the subject property that also adds to the regional draw of the area. The northeast corner of the intersection of Hausman Road and Loop 1604 is poised to become a Regional Center in the future.

The nearest Regional Center is located a little over one mile to the south at Loop 1604 and Bandera Road. The next nearest Regional Center is located approximately two and half miles northeast of the subject property at Loop 1604 and IH-10.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Hausman Road is a Secondary Arterial Type A.

Comments: The property is bordered on the west side by the access road for Loop 1604, a freeway. Kyle Seale Parkway, a Secondary Arterial Type A, is located approximately a quarter mile to the east. VIA bus route 660 travels along Loop 1604 from University Park and Ride at IH-10 to Northwest Vista College. Hausman Road is not currently built as a Secondary Arterial Type A throughout. The majority of Hausman Road is a two lane roadway with one lane in each direction lacking sidewalks and curbs. A small stretch at the intersection with Loop 1604 expands to a five lane road with sidewalks. It is noted that Hausman Road will need to be improved as this area develops in the future as a Regional Center.

Minimal Impact Impact can be mitigated Significant Impact

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: Igo Library, Bonnie Connor Park, Dub Farris Athletic Complex, Brandeis High School, Stinson Middle School, and the proposed University of Texas at San Antonio Athletic Complex are located less than a half mile from the subject property.

Comments: The proposed land use change of the subject property is not anticipated to negatively affect the nearby community facilities. Rather, the proposed use of the site will provide services to these facilities and compliment their use.

Minimal Impact Impact can be mitigated Significant Impact

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: The location of the subject property at the intersection of Hausman Road, a major arterial, and Loop 1604, a freeway, is consistent with the recommended siting of a Regional Center land use. It is proposed that the site will have access to both Hausman Road and Loop 1604 access road. Neighboring uses are also consistent with a Regional Center land use. Recently constructed high density apartments in the area are compatible with the residential density of the Regional Center land use. The University of Texas at San Antonio (UTSA) has also planned an athletic complex less than a quarter mile east of the subject property. The northeast corner of the intersection of Hausman Road and Loop 1604 is poised to become a Regional Center in the future.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: December 14, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: November 28, 2011

No. Notices mailed 10 days prior to Public Hearing: 46 (4 to property owners within 200 feet, 1 to property owner of subject property, 1 to applicant, 38 to Planning Team members, and 2 to neighborhood associations)

Registered Neighborhood Association(s) Notified: No registered neighborhood association is located within 200 feet of the subject property. Hunters Chase Homeowners Association and Woller Creek Association were notified but are located approximately 0.4 miles from the subject property.

Comments: This item was originally heard by the Planning Commission on August 24, 2011. Due to typographical error in the legal description this item has been returned to Planning Commission for a recommendation.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011181 S

Current zoning district: C-3 ERZD Proposed zoning district: C-3 S ERZD (Hospital)

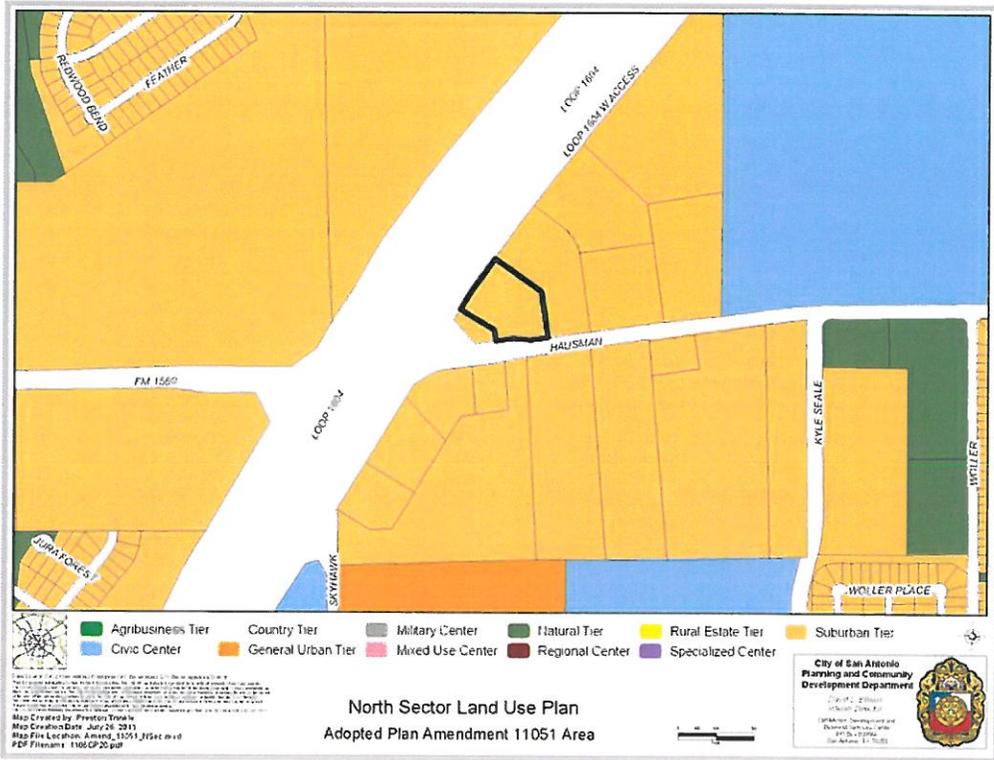
Zoning Commission Public Hearing Date: October 4, 2011

Approval Denial

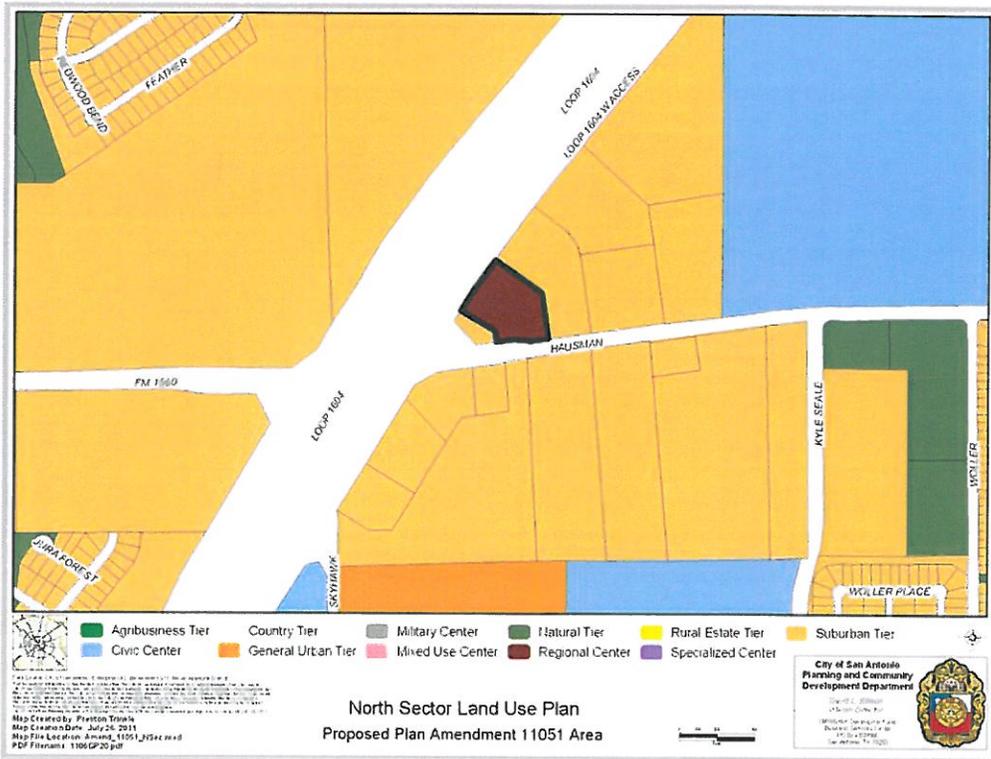
Planning and Community Development Department Staff:

David L. Ellison	Interim Director	
Rudy Niño, AICP	Planning Manager	
Case Manager: Rebecca Paskos, AICP	Senior Planner	Phone No.: (210) 207-7816

Land Use Plan as adopted:



Proposed Amendment:





Credit: Town of San Antonio, City of San Antonio, and various GIS, Photo Metrics, etc. All other rights reserved.
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Map Created by: Preston Trinkle
Map Creation Date: July 26, 2011
Map File Location: Amernd_11051_NS.ecmxd
PDF Filename: 1105GP20.pdf

North Sector Land Use Plan
Proposed Plan Amendment 11051 Area



City of San Antonio
Planning and Community
Development Department

David L. Ellison
 Interim Director

CDM/Moran Development and
 Business Services Limited
 110 Elm Street
 San Antonio, TX 78201



Master Plan Amendment 11051

North Sector Plan

Planning Commission

December 14, 2011

Agenda Item No. 24

Amendment 11051

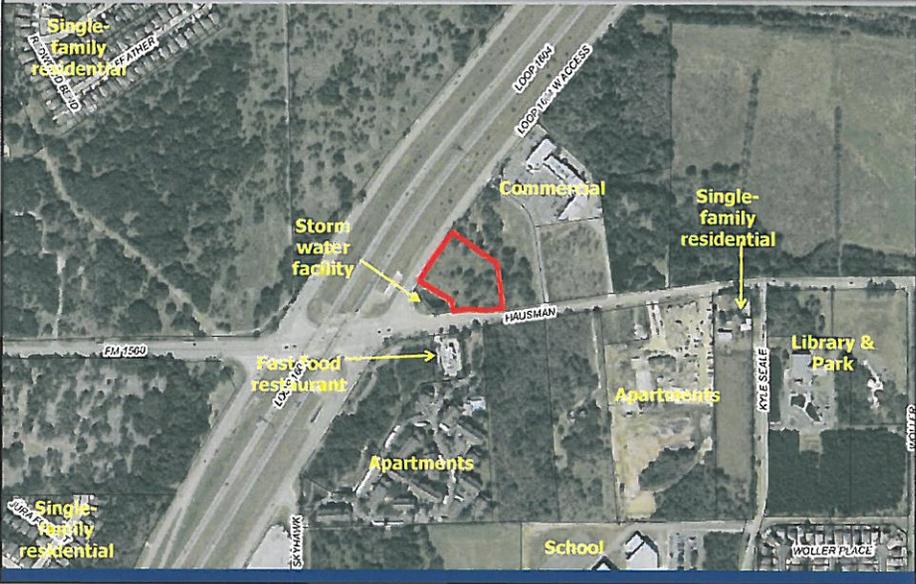
Plan as adopted:



Proposed amendment:



Surrounding Land Uses



Area Images



Regional Center proposed for 2.8 acres



East of the subject property looking north



Looking south from the subject property



Loop 1604 access road looking southwest

Area Images



Commercial center north of subject property



Looking east on Hausman Road



Looking southeast on Hausman Road



Drainage facility southwest of subject property

Staff Recommendation

Approval of the request to amend
from Suburban Tier land use to
Regional Center land use

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTH SECTOR PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM SUBURBAN TIER LAND USE TO REGIONAL CENTER LAND USE FOR AN AREA OF APPROXIMATELY 2.8-ACRES OF LAND OUT OF LOT 3, BLOCK 20, NCB 16883 LOCATED NORTHEAST OF THE INTERSECTION OF LOOP 1604 AND HAUSMAN ROAD.

WHEREAS, City Council approved the North Sector Plan as an addendum to the Master Plan on August 5, 2010; 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 14, 2011 and **APPROVED** the amendment on December 14, 2011; and

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

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

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

PASSED AND APPROVED ON THIS 14th DAY OF DECEMBER 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA 12002

Council District: 10

Anticipated City Council Meeting Date: **December 15, 2011**

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

ITEM # 25

Summary:

Neighborhood/Community/Perimeter/Sector Plan: **San Antonio International Airport Vicinity Land Use Plan**

Plan Approval Date: May 20, 2010

Plan Update(s): N/A

The applicant requests to amend the Land Use Plan designation *from* **Public Institutional and Community Commercial** land use *to* **Regional Commercial** land use.

Background Information:

Applicant: Kaufman and Killen, Inc.

Owner: Robert Wieder, Spencer Hasch, Todd Burek, Awk Properties, Ltd.

Property Location: 12247 Nacogdoches and properties described as NCB 15689 BLK LOT NW IRR 447.80 FT OF 11, NCB 15689 BLK LOT P-100, and NCB 15689 BLK LOT 6 & P-12C

Acreage: 19.095

Current Land Use of site: Multi-tenant commercial property and vacant

Adjacent Land Uses:

N: designated Low Density Residential, Medium Density Residential, and Neighborhood Commercial; occupied by a single family subdivision, retirement center, and gas station

E: designated Medium Density Residential and Community Commercial; occupied by a condominium development and multi-tenant commercial

S: designated Community Commercial; occupied by a pharmacy, bank, bowling alley, restaurants, and multi-tenant commercial

W: designated Business Park; occupied by multi-tenant office development

Issue:

LAND USE ANALYSIS:

The subject property is generally located at the southeast corner of the intersection of Uhr Lane and Thousand Oaks Drive. It is currently classified in the land use plan as Community Commercial and Public Institutional. The properties to the northeast of the subject property are classified as Medium Density Residential and Community Commercial. The properties to the northwest are classified as Low Density Residential, High Density Residential, and Neighborhood Commercial land use. The property to the west is classified as Business Park, with the properties to the south being classified as Community Commercial land use.

The current Community Commercial land use is defined as medium intensity uses that serve two or more neighborhoods. Properties classified as Community Commercial should be located at nodes at the intersection of major arterials or where an existing commercial area has been established. Examples of Community Commercial uses include cafes, offices, restaurants, neighborhood groceries or markets, and medical clinics. A portion of the subject property is also classified as Public Institutional land use. The Public Institutional land use classification includes public, quasi-public, and institutional uses. Examples of Public Institutional land uses include post offices, libraries, fire and police stations, public and private schools, religious facilities, and hospitals.

The applicant requests to change the land use classification of the subject property to Regional Commercial. The Regional Commercial land use classification includes high intensity land uses that

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

draw their customer base from a larger region. Regional Commercial land uses should be located at the intersection of two major arterial roadways and be twenty acres or greater in area. Examples of Regional Commercial land uses include major automobile repair, mini-warehouses, shopping malls, home improvement centers, and low to medium intensity office buildings.

The Regional Commercial land use classification is recommended for parcels that are at least twenty acres in size. This recommended acreage is intended to facilitate shared internal traffic circulation and limited curb cuts to arterial streets. The subject property, at approximately 19.10 acres, is of sufficient size to accommodate the general criterion associated with the Regional Commercial land use classification. The subject properties location, at the intersection of Uhr Lane and Thousand Oaks Drive, further supports the applicant's request. While Uhr Lane is classified as a local street on the Major Thoroughfare Plan, Thousand Oaks Drive is classified as a major arterial; their intersection to the northwest of the subject property is signalized. The subject property also has two existing points of access to Nacogdoches Road, which is classified as a secondary arterial. These factors would minimize traffic impacts to the residential area to the north and northwest of the subject property.

There is a wide range of uses in the vicinity of the subject property which include office park developments and multi-tenant commercial uses to single and multi-family residential uses. The proposed Regional Commercial land use category would allow for uses that would be compatible with the existing office and commercial development in the area and would also provide a larger range of retail opportunities for the residential properties in the area. This supports Objective 2.2 which encourages commercial development and redevelopment that is respectful of the integrity of existing residential development.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Thousand Oaks Drive is classified as a secondary arterial.

Other Streets: Uhr Lane is a local street.

Comments: The subject property has two direct points of access to Nacogdoches Road which is classified as a secondary arterial on the Major Thoroughfare Plan. Additionally, the intersection of Uhr Lane and Thousand Oaks Drive is signalized. These factors should minimize the impact of vehicular traffic to the subject property.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: A VIA bus stop is located at the intersection of Uhr Lane and Thousand Oaks Drive. The subject property is approximately 1.04 miles north of the Northeast Independent School District Heroes Stadium and is approximately 1.3 miles northwest of Morgan's Wonderland. The subject property is also approximately 0.6 miles north of the subject property.

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

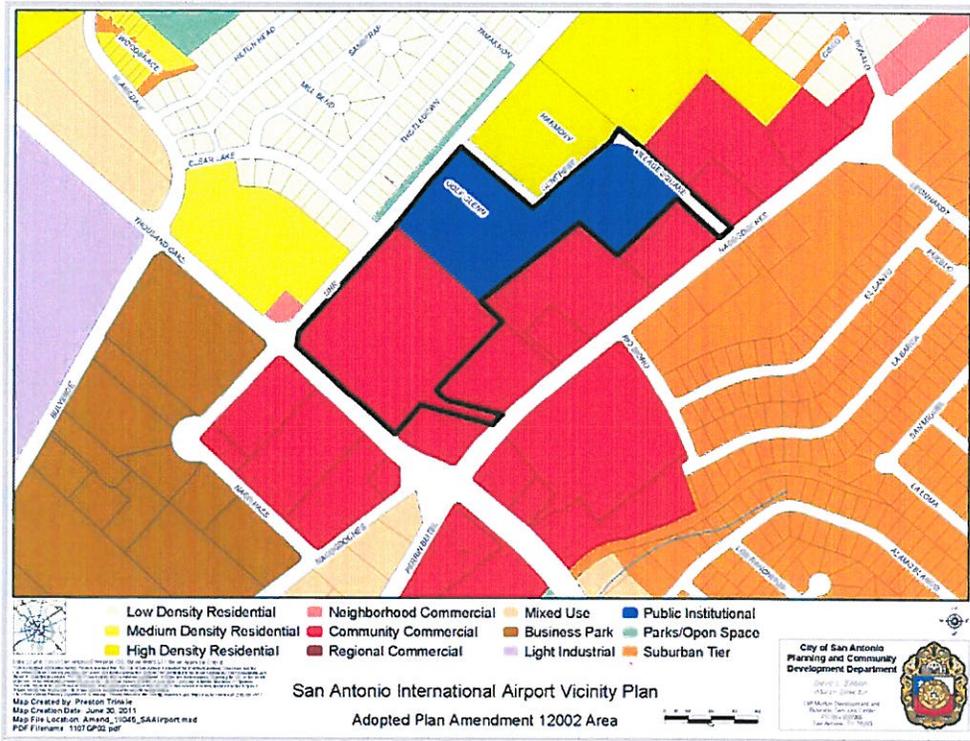
Recommendation:

STAFF RECOMMENDATION:

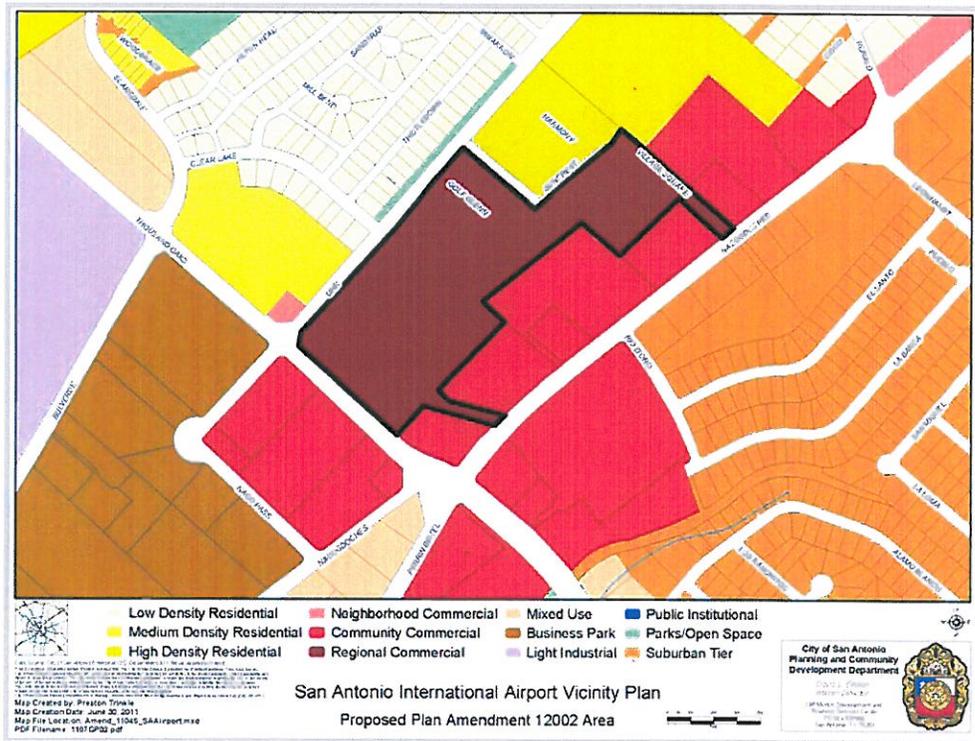
Approval Denial Alternate Recommendation:

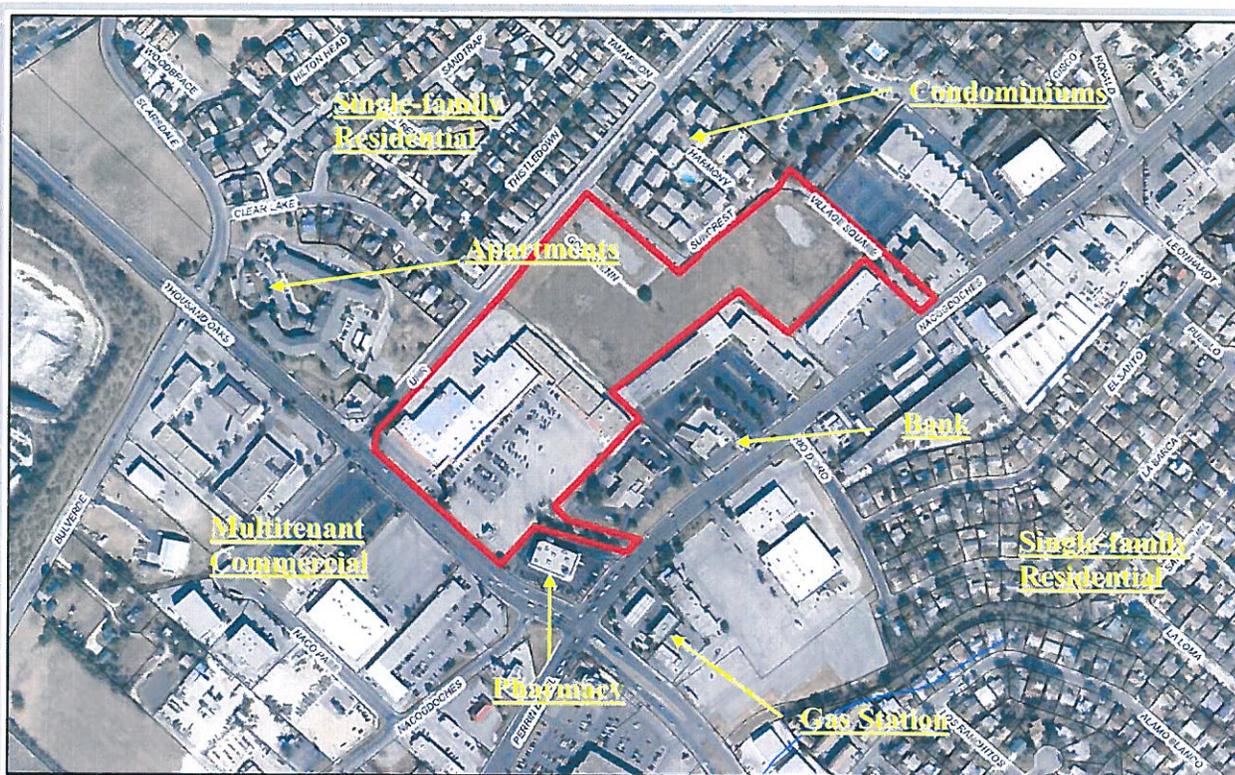
There are a range of uses in the vicinity of the subject property which include office park developments and multi-tenant commercial uses as well as single and multi-family residential uses. The proposed Regional Commercial land use category would allow for uses that would be compatible with the existing office and commercial development in the area and would also provide a larger range of retail

Land Use Plan as adopted:



Proposed Amendment:





City of San Antonio Planning and Community Development Department
 11045 SAAirport.mxd
 Map Creation Date: June 30, 2011
 Map File Location: Ammend_11045_SAAirport.mxd
 PDF Filename: 1107GP02.pdf

San Antonio International Airport Vicinity Plan
 Proposed Plan Amendment 12002 Area



City of San Antonio
 Planning and Community
 Development Department

Master Plan Amendment 12002

San Antonio International Airport Vicinity Land Use Plan

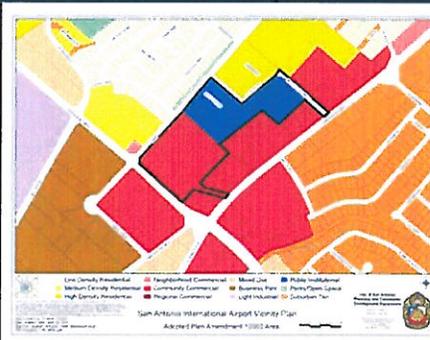
Planning Commission

December 14, 2011

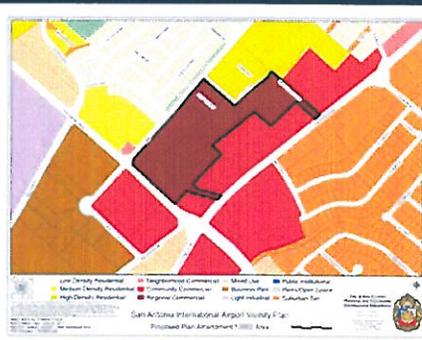
Agenda Item No. 25

Amendment 12002

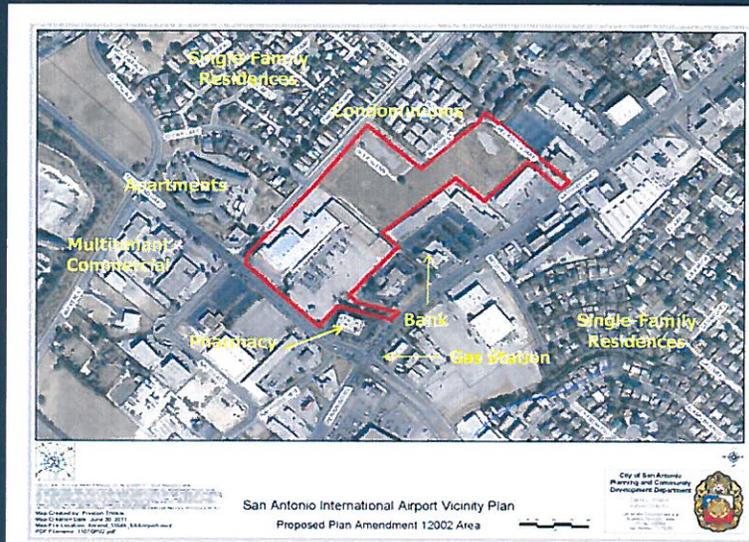
Plan as adopted:



Proposed amendment:



Surrounding Land Uses



Area Images



Staff Recommendation

Approval of the request to amend
from Community Commercial land
use and Public Institutional land
use to Regional Commercial land
use

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SAN ANTONIO INTERNATIONAL AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM PUBLIC INSTITUTIONAL LAND USE AND COMMUNITY COMMERCIAL LAND USE TO REGIONAL COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 19.095 ACRES LOCATED AT THE SOUTHEASTERN CORNER OF THOUSAND OAKS DRIVE AND UHR LANE, FURTHER DESCRIBED AS NCB 15689 BLK LOT NW IRR 447.80 FT OF 11, NCB 15689 BLK LOT P-100, and NCB 15689 BLK LOT 6 & P-12C.

WHEREAS, City Council approved the San Antonio International Airport Vicinity Land Use Plan as an addendum to the Master Plan on May 20, 2010; 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 November 23, 2011 and **APPROVED** the amendment on November 23, 2011; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore not 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 San Antonio International Airport Vicinity Land Use Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 14th DAY OF DECEMBER 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA 12007

Council District: **2**

Anticipated City Council Meeting Date: **January 19, 2012**

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

ITEM # 26

Summary:

Neighborhood/Community/Perimeter/Sector Plan: **Dignowity Hill Neighborhood Plan**

Plan Approval Date: December 3, 2009

Plan Update(s): None

The applicant requests to amend the Land Use Plan designation *from* **Low Density Residential** land use *to* **Low Density Mixed Use** land use

Background Information:

Applicant: Ana B. Cruz

Owner: Rogelio and Ana B. Cruz

Property Location: 1024 and 1030 Burleson Street

Acreage: 0.1447

Current Land Use of site: Residential and Vacant Commercial

Adjacent Land Uses:

N: designated Low Density Residential; occupied by a single family home

E: designated Low Density Residential; occupied by a single family home

S: designated Low Density Residential; occupied by a single family home

W: designated Low Density Residential; occupied by a single family home

Issue:

LAND USE ANALYSIS:

The subject property is located at the southwest corner of Burleson Street and St. Charles Street. The subject property is currently developed with a single-family house and a vacant commercial building. The land use designation of the subject property is Low Density Residential land use. Surrounding land use designation is also Low Density Residential land use. Current uses around the subject property are single-family homes.

The Low Density Residential land use category includes single-family residential development on individual lots. It is recommended that all infill housing match existing housing in character, lot layout, and size. Existing multi-family uses, attached or detached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. Pre-existing commercial buildings 3,000 square feet or less located at the corners of residential streets may be used for neighborhood commercial purposes.

The Low Density Mixed Use land use category includes a mix of low intensity residential and commercial uses either on adjacent lots or integrated in one structure. The mix of uses within a block or building is to promote walkability and thus all mixed use developments should be designed for the pedestrian in mind. Compatibility between commercial and residential uses is recommended. Monument signs, shared parking located in back or to the rear of the structure, and limited curb cuts are encouraged.

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

The subject property is developed with a single-family residence and a vacant commercial structure. The Low Density Mixed Use land use category would allow uses that are not compatible with the existing single-family character of the neighborhood. The 1,600 square-foot commercial structure is located at a corner of Burleson and St. Charles Streets. These are local streets with very limited capacity. Size-wise this commercial structure is within the parameters of neighborhood commercial use that is permitted by the Low Density Residential land use category. Dignowity Hill Neighborhood Plan envisions to encourage walkable, neighborhood friendly and convenient retail and services to residents, neighborhood commercial uses are allowed at corner of residential streets where pre-existing commercial structures exist less than 3,000 square feet (p. 38). The traffic and noise that are associated with commercial uses that are more intense than neighborhood commercial use will be too intense for this location and might adversely impact the surrounding low density residences in the neighborhood. Low Density Mixed Use land use is not compatible with the surrounding residential uses.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: None. Burleson and St. Charles are local streets.
Other streets: North New Braunfels Avenue is the nearest major thoroughfare and it is located four blocks to the east of the subject property. North New Braunfels Avenue is a VIA bus route for the line 20. There is a bus stop to the south of the intersection of Burleson Street and North New Braunfels Avenue. The proposed use might overload the existing streets since their capacity is limited. The proposed use is not appropriate for this location.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: Lockwood and Dignowity Parks, Holy Temple of Jesus Christ, Childress Memorial Church of God in Christ, Bowden Elementary School and Ella Austin Community Center.

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

The proposed land use is too intense for this location. The traffic and noise that are associated with commercial uses that are more intense than neighborhood commercial use will be too intense for this location and might adversely impact the surrounding low density residences in the area. In addition, this 1,600 square-foot commercial structure is within the parameters of neighborhood commercial use that is permitted by the Low Density Residential land use category.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: December 14, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: November 23, 2011

No. Notices mailed 10 days prior to Public Hearing: 29 to owners of property within 200 feet; 25 to planning team members

Registered Neighborhood Association(s) Notified: Dignowity Hill

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2012020

Current zoning district: C-2

Proposed zoning district: IDZ (Uses permitted in NC, R-6
and Reception Hall)

Zoning Commission Public Hearing Date: December 20, 2011

Approval

Denial

Planning and Community Development Department Staff:

David L. Ellison

Interim Director

Rudy Niño, AICP

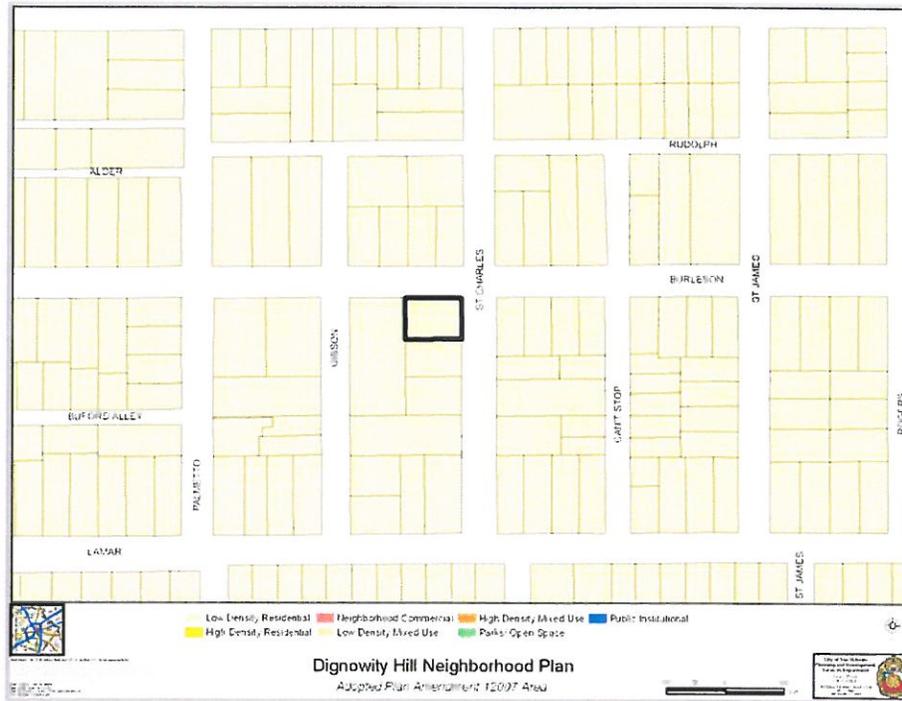
Planning Manager

Case Manager: John Osten

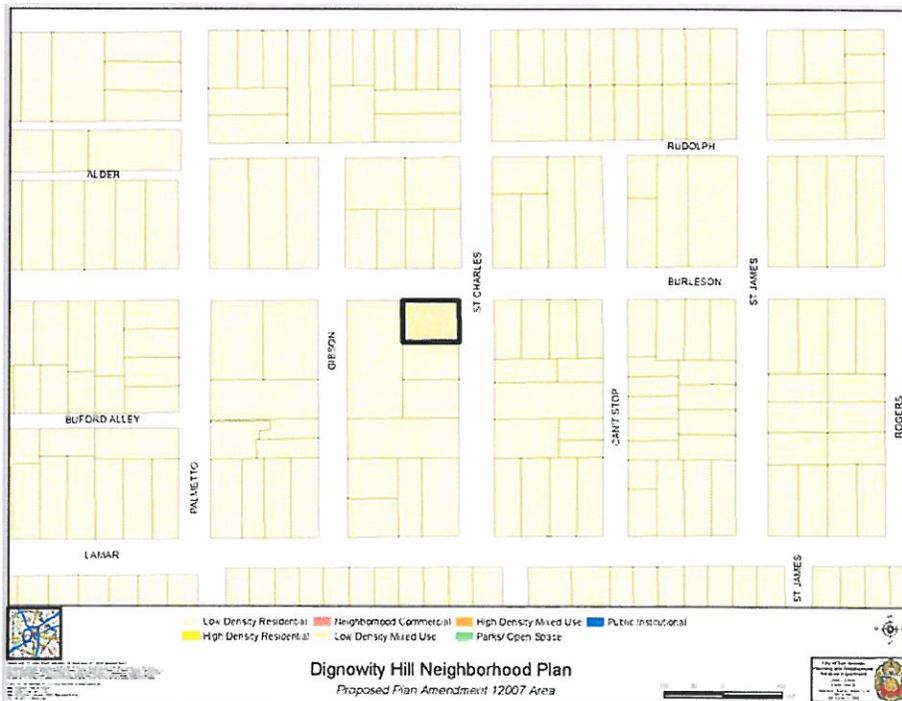
Sr. Planner

Phone No.:207-2187

Land Use Plan as adopted:



Proposed Amendment:





2011 Aerial of subject property

Dignowity Hill Neighborhood Plan
Proposed Plan Amendment 12007 Area



Master Plan Amendment 12007

Dignowity Hill Neighborhood Plan

Planning Commission

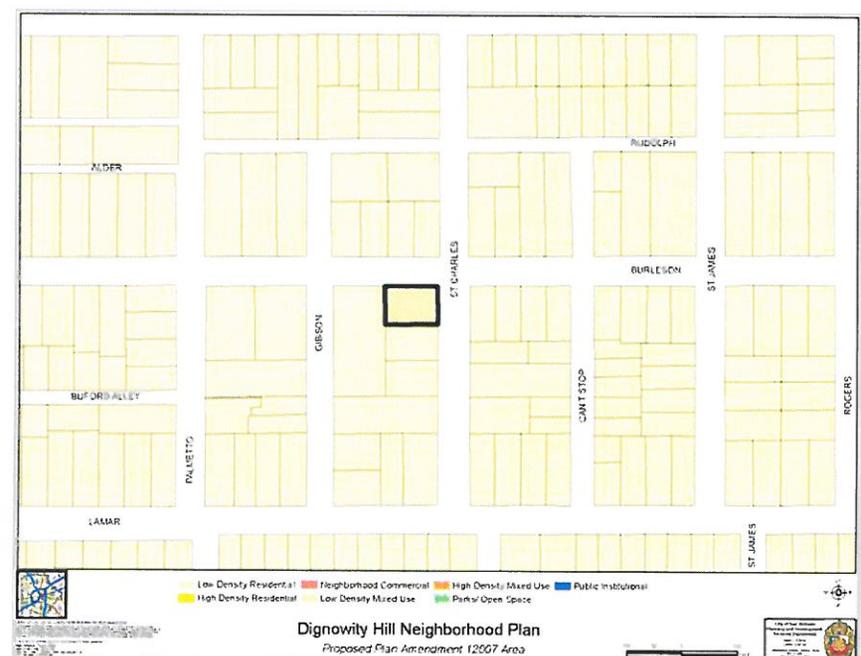
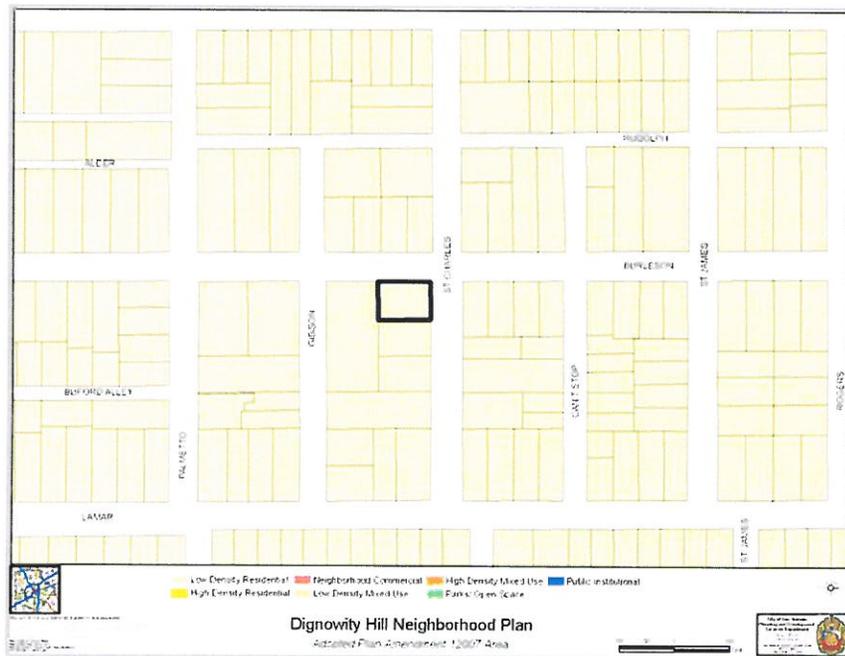
December 14, 2011

Agenda Item No. 26

Amendment 10002

Plan as adopted:

Proposed amendment:



Surrounding Land Uses



Area Images-I



Subject Property - 0.1447 acres



Shared Parking of Residential & Commercial



Adjacent Property to the East



Adjacent Property to the South

Area Images-II



Subject Property – Residential Structure



Adjacent Property to the Northeast



Adjacent Property to the North



Adjacent Property to the West

Staff Recommendation

Denial of the request to amend from Low Density Residential land use to Low Density Mixed Use land use

RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE DIGNOWITY HILL NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO LOW DENSITY MIXED USE LAND USE FOR AN AREA OF APPROXIMATELY 0.1447-ACRES LOCATED AT 1024 AND 1030 BURLESON STREET.

WHEREAS, City Council approved the Dignowity Hill Neighborhood Plan as an addendum to the Master Plan on December 3, 2009; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on December 14, 2011 and **DENIED** the amendment on December 14, 2011; and

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

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

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

PASSED AND APPROVED ON THIS 14th DAY OF DECEMBER 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA 12009

Council District: 1

Anticipated City Council Meeting Date: **January 19, 2011**

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

ITEM # 27

Summary:

Neighborhood/Community/Perimeter/Sector Plan: **North Sector Plan**

Plan Approval Date: August 5, 2010

Plan Update(s): No Update Warranted

The applicant requests to amend the Land Use Plan designation *from Suburban Tier* land use to **Regional Center** land use.

Background Information:

Applicant: Martin & Drought, P.C.

Owner: NSHC Properties, LLC

Property Location: 4330 Vance Jackson Street

Acreage: 3.83

Current Land Use of site: Hospital

Adjacent Land Uses:

N: designated Suburban Tier; occupied by a school

E: designated Suburban Tier; occupied by a transmission shop and tavern

S: designated Suburban Tier; occupied by drainage and a retail shopping center

W: designated Suburban Tier; occupied by an office building

Issue:

LAND USE ANALYSIS:

The subject property is located on the east side of Vance Jackson Street approximately three hundred feet north from the intersection of Vance Jackson Street and Loop 410 and is within the North Sector Plan. The subject property is a hospital and is located in an area that includes, a transmission shop and tavern to the east, an office building to the west and a storm drainage, a retail shopping center to the south and a school to the north. The North Sector Plan designates the properties to east, west, and south as Suburban Tier land use. Properties to the north are designated as Civic Center.

The North Sector Plan designates the subject property as Suburban Tier land use. The Suburban Tier land use includes both residential and non-residential uses. Residential density within the Suburban Tier land use classification ranges from low to medium density. Generally, residential uses include small and large tract attached and detached single family homes as well as multi-family housing such as duplexes, triplexes, quadplexes, townhomes, garden homes, and condominiums. Non-residential uses within the Suburban Tier land use classification range from neighborhood to community commercial scale uses. Generally, this includes detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores. Commercial uses in the Suburban Tier land use classification serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained.

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

The applicant requests to change the future land use designation of the subject property to the Regional Center land use. The Regional Center land use classification includes both residential and non-residential uses. Residential density within a Regional Center land use consists of high density residential uses. This generally includes attached single family and multifamily housing, mid to high rise condominium buildings, apartment complexes, and row houses. Non-residential uses within the Regional Center land use include regional commercial and office uses. Generally, these uses include "big box" or "power centers", shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing. Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development.

The applicant requests this plan amendment and associated zoning change in order to expand the existing facility. The proposed land use designation is incompatible with the existing character of the area and with the recommended location criteria in the North Sector Plan. A Regional Center at this location is not consistent with the recommendations for locations of high intensity and density uses at major intersection. Regional Center land uses typically generate more noise, light and traffic and have longer business hours and therefore should be located at major intersections. The subject property is situated on a flag lot that limits its size and accessibility. Vehicular access to the subject property is provided only from Vance Jackson Street. The subject property does not have any direct or indirect vehicular access from Loop 410 or any other major roadway so any retail use of this property would be limited.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Vance Jackson is a Secondary Arterial Type A and Loop 410 is an expressway.

Other streets: Mossrock Street, Kerry Brook Street and Speedway Drive are local streets. Jackson Keller is a Secondary Arterial Type B.

Comments: The area includes sidewalks which allow for pedestrian access to and from the adjacent residential areas. There is a VIA bus stop one block south at Vance Jackson and Loop 410. The proposed Regional Center land use could generate more traffic and a greater demand for on-street parking spaces.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: Will W. Jackson Middle School and Colonial Hills Elementary School are within walking distance. Cornerstone High School, Westfall Public Library, St. Gregory the Great Catholic Church and Castle Hills Baptist Church are also nearby.

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

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

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: The proposed land use designation is incompatible with the existing character of the area and with the recommended location criteria in the North Sector Plan. A Regional Center at this location is not consistent with the recommendations for locations of high intensity and density uses at major intersection.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: December 14, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: November 23, 2011

No. Notices mailed 10 days prior to Public Hearing: 16 to owners of property within 200 feet; 1 to applicant, 38 to planning team members, and 2 to neighborhood associations.

Registered Neighborhood Association(s) Notified: The subject property is not located within the target area of a registered neighborhood association. Colonial Hills and Dellview Area Neighborhood Associations are within a half mile and were notified.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011197

Current zoning district: C-1 and C-1 S Proposed zoning district: C-3

Zoning Commission Public Hearing Date: December 20, 2011

Approval Denial

Planning and Community Development Department Staff:

David L. Ellison

Interim Director

Rudy Nino, AICP

Planning Manager

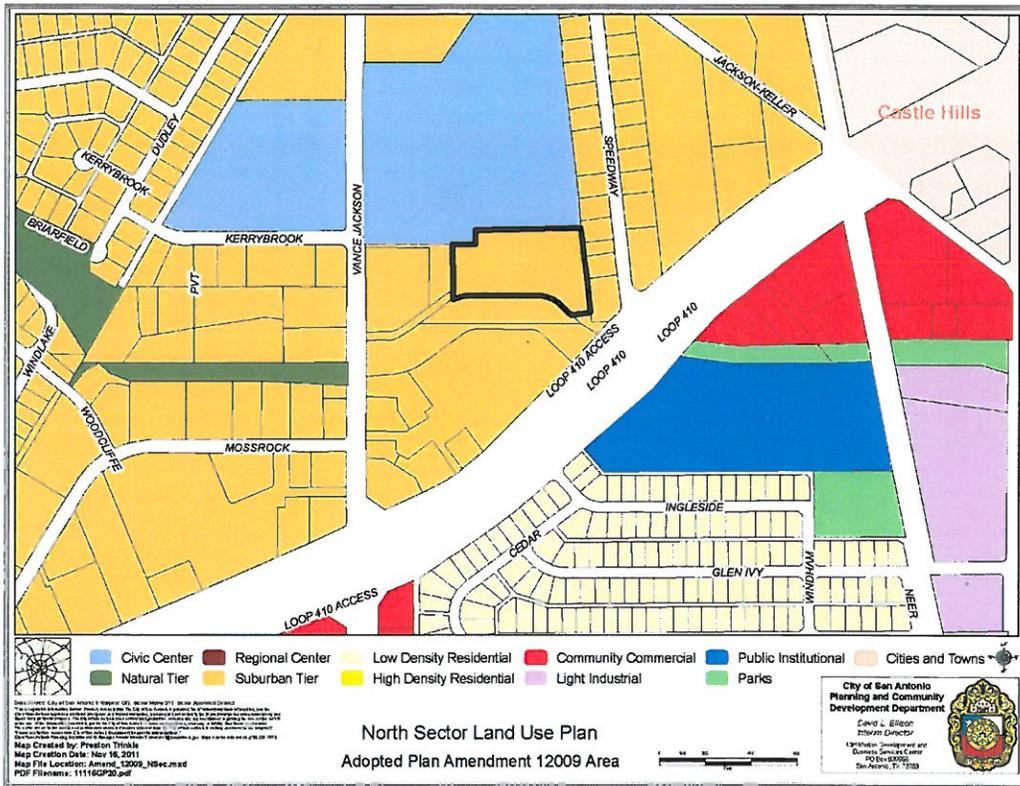
Case Manager: Robert C. Acosta

Planner

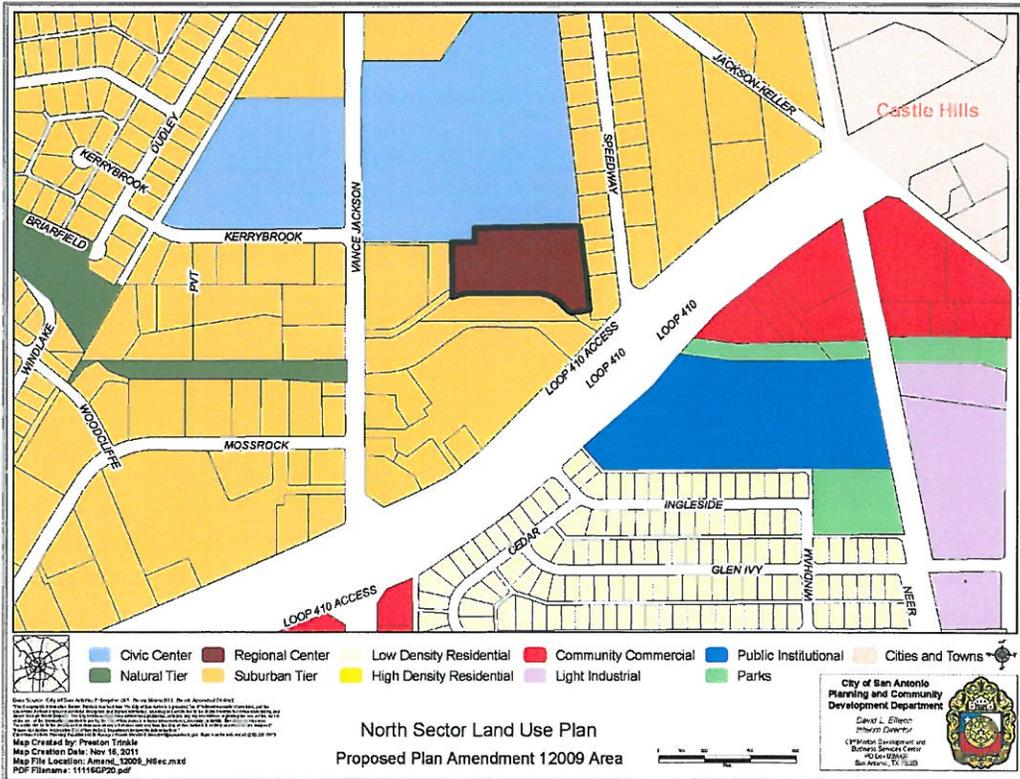
Phone No: 207-0157

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Master Plan Amendment 12009

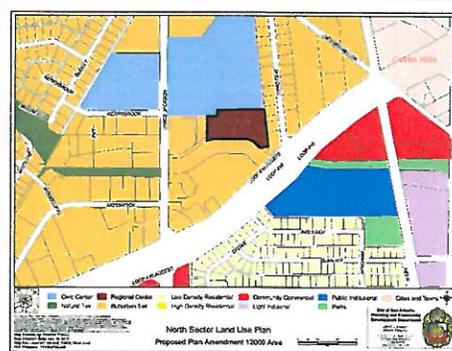
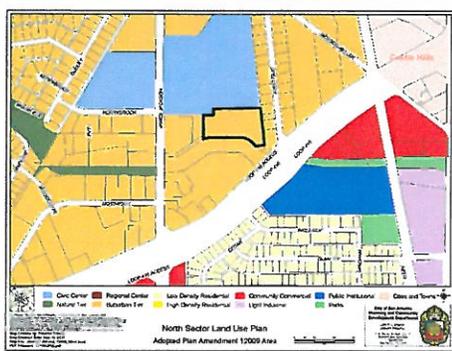
North Sector Plan

Planning Commission
December 14, 2011
Agenda Item No. 27

Amendment 12009

Plan as adopted:

Proposed amendment:

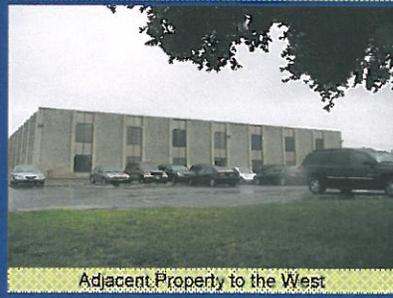
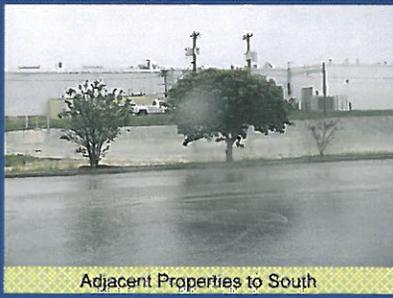
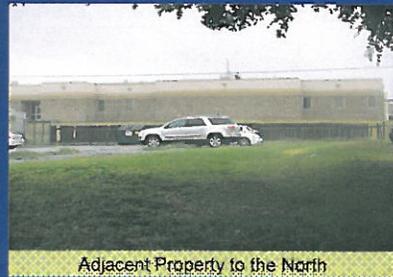
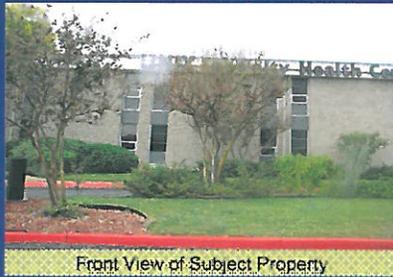


Surrounding Land Uses



3

Area Images



Staff Recommendation

Denial of the request to amend
from Suburban Tier land Use to
Regional Center land use

RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTH SECTOR PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM SUBURBAN TIER LAND USE TO REGIONAL CENTER LAND USE FOR AN AREA OF APPROXIMATELY 3.83 -ACRES LOCATED AT 4330 VANCE JACKSON STREET.

WHEREAS, City Council approved the North Sector Plan as an addendum to the Master Plan on August 5, 2010; 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 14, 2011 and **DENIED** the amendment on December 14, 2011; and

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

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

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

PASSED AND APPROVED ON THIS 14th DAY OF DECEMBER 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

P/C AGENDA FOR December 14, 2011

Item Number	Item Name	Company	Owner Information	Agent Information
5A & 6	Champions Village PUD	Jennic Ltd	Matt Harrison	
5B & 7	Alamo Ranch Unit-44 Phase 3A PUD	Pulte Homes of Texas LP	Charles Marsh	
5C & 8	Alamo Ranch Unit 34 Ph 1	Pulte Homes of Texas LP	Charles Marsh	
5D & 9	The Sanctuary Unit 5A	Helotes 150 Ltd	Norman Dugas	
5E & 10	Hillcrest Unit 6A Phase 1	Pulte Homes of Texas LP	Charles Marsh	
5F & 11	Trinity Oaks Unit 3A.1 PUD	Trinity Oaks SA Ltd	James H Japhet	
5G & 12	Timber Ridge Unit 5	N/A	Marie Jose Trevino	
5H & 13	Stone Oak Apartments PUD	Jennic Ltd A Texas Limited Partnership	Matt Harrison	
14	Amber Creek Unit 3A	KB Home Lone Star LP	Joseph C Hernandez	
15	West Oaks 352	Terrasota LLC, Galleria General Partnership LLC & FM Forrest Inc	Troves Gilbert Jr, Anim Guindi & Fred Morgan	
16	Weatherford Hilltop	N/A	Mike Hayes	
17	14890 FM 1937	N/A	Vicente Martinez	
18	S11-004	City of San Antonio		
19	Special Project 1457	City of San Antonio		
20	Special Project 1517	City of San Antonio		
21	Special Project 1542	City of San Antonio		
22	Special Project 1603	City of San Antonio		
23	Special Project	City of San Antonio		
24	PA 11051	K Partners Hausman LP		Brown & Ortiz PC
25	PA 12002	Awk Properties Ltd	Robert Wieder, Spencer Hasch & Todd Burek	Kaufman and Killen Inc.
26	PA 12007	N/A	Rogelio and Anna B Cruz	Ana B Cruz
27	PA 12009	NSHC Properties LLC	N/A	Martin & Drought PC