





19. Resolution Recommending Council Authorization to Acquire Parcels of Land for the Linear Creekway Parks Development Project. Proposed Land Acquisitions Include approximately 26 acres of land located in Council Districts 3, 6, and 9 along Leon Creek, Salado Creek and the Medina River for the Linear Creekway Parks Development Project. (Parks and Recreation Department by Brandon Ross)

**OTHER ITEMS:**

20. Approval of the minutes for the November 9, 2011 Planning Commission meeting
21. Director's report - City Council Action Update (Planning Commission Items sent to Council)
22. 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
23. **ADJOURNMENT**

# **Consent Agenda**

**PLANNING COMMISSION**  
**SUBDIVISION**  
**AGENDA ITEM NO: 5 December 2, 2011**

TWO CREEKS,  
UNIT-6A PUD

MAJOR PLAT

110105

**SUBDIVISION NAME**

**PLAT #**

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

**FERGUSON MAP GRID:** 479 C-1

**OWNER:** Bitterblue/Two Creeks Phase VI, Ltd., by Lloyd A. Denton, Jr.

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

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

**Date filed with Planning Commission:** November 10, 2011

**Location:** West of the intersection of Low Creek and Shuman Creek

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 814-B Two Creeks, accepted on September 14, 2006

PUD 05-18B Two Creeks, approved on October 11, 2006

**Proposed Use:** Residential

**Major Thoroughfare:** Boerne Stage Road is a secondary arterial, Type A, minimum R.O.W. 86 feet.

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**APPLICANT'S PROPOSAL:**

To plat **20.525** acres consisting of **42** single family lots, **1** non-single family lot, and **1,951** linear feet of private streets.

**DISCUSSION:**

This plat lies within the Camp Bullis 5 Mile Awareness Zone and the City's Office of Military Affairs has been notified. The Camp Bullis Military Installation has reviewed the project and the Garrison Commander has the following concerns, which reiterates prior comments, see attached letter. Our concerns on compatibility with the Camp Bullis Installation will be addressed so long as the developer:

- Has appropriate documentation of a recent endangered species surveys (not older than 3 years) that was conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;

- Sends the endangered species survey to USFWS Ecological Services Office in Austin;
- Will comply with the dark sky lighting measures of July 22, 2008 Bexar County Court Order.

The applicant's engineer acknowledged receiving the Military's letter and indicated they will forward the letter to the property owner.

The City and Camp Bullis have been working on a joint effort to coordinate this development and based on the Camp Bullis response letter:

- The City recommends that the applicant coordinate with U.S. Fish and Wildlife by contacting Christina Williams at ([Christina\\_williams@fws.gov](mailto:Christina_williams@fws.gov) or 512-490-0057 ext. 235)
- The City recommends that the applicant coordinate with Camp Bullis by contacting Jim Cannizzo at ([James.cannizzo@us.army.mil](mailto:James.cannizzo@us.army.mil) or 295-9830)

At this time, the City is recommending that the applicant coordinate with U.S. Fish and Wildlife and with the Camp Bullis staff regarding the development and will not place holds on the plats and plans associated with this recommendation.

However, the applicant will need to comply with the dark sky lighting measures of Bexar County as of Court Order on July 22, 2008.

**STAFF RECOMMENDATION:**

Approval







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LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

June 30, 2011

Mr. Larry Odis  
City of San Antonio  
1901 South Alamo  
San Antonio, TX 78204

RE: Two Creeks Unit 6A  
Plat #110105

Dear Mr. Odis:

Please accept this letter acknowledging receipt of the following documents pertaining to the above referenced project:

- Army Comment Letter Regarding the Two Creeks Development

The above information will be provided to the owners for consideration with future development plans.

We appreciate your help and look forward to working with you in the future. If you have any questions or require any additional information, please do not hesitate to contact our office at your earliest convenience.

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



Caleb Chance, P.E.  
Project Manager

P:\56\05\25\Word\Letters\110630a1.doc



REPLY TO  
ATTENTION OF

**DEPARTMENT OF THE ARMY**  
US ARMY INSTALLATION MANAGEMENT COMMAND  
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT SAM HOUSTON  
1206 STANLEY ROAD SUITE A  
FORT SAM HOUSTON, TX 78234-5001

**JUL 09 2009**

Office of the Commander

Roderick J. Sanchez,  
Director, Planning and Development Services  
City of San Antonio  
P.O. Box 839966  
San Antonio, Texas 78283-3966

Robert Murdock, Brig. Gen. USAF (Ret.)  
Director, Office of Military Affairs  
City of San Antonio  
PO Box 839966  
San Antonio, Texas 78283-3966

Dear Mr. Sanchez and Mr. Murdock,

Thank you for the opportunity to respond to your staff's June 23, 2009 notification on Rights Determination 09-06-008 Two Creeks, a 281 acre single family housing development (771 lots) about one mile west of Camp Bullis near the Ralph Fair Rd Exit on IH-10. We provide the following comments.

Developing this tract may displace endangered species onto Camp Bullis. Surveys of Golden-cheeked Warblers, a federally listed endangered species, have shown approximately a 50% increase on Camp Bullis in the past 5 years. We believe this is caused by the large-scale clear-cutting of oak and juniper trees within 5 miles of Camp Bullis. Increased Warbler populations on Camp Bullis trigger further Endangered Species Act restrictions on military training. About 10,000 of the 28,000 acres of Camp Bullis are potential habitat (3,400 acres are currently occupied habitat, and this increases as displacement occurs and increases the restrictions on our field training). We believe that any development within 5 miles of Camp Bullis which involves substantial clear-cutting of thick stands of old growth juniper and oak trees should be preceded by an endangered species survey, as was done by the RIM developers last year for the 106 acre tract on the southwest corner of Camp Bullis. From enclosed digital overhead imagery, it appears that parts of the tract are heavily wooded with old growth juniper and oak. We also note that about half of the 281 acre housing tract has already been cleared.

The tract is within the Camp Bullis' 3 mile light zone. Continuing to place high density development within the 3 mile light zone could create many light issues for military training operations conducted on Camp Bullis if dark sky lighting is not used. Night-time lighting from new developments is already interfering with night vision goggle (NVG) training on Camp Bullis. Lighting causes a halo effect and can greatly reduce the effective distance for NVGs. Night training (land navigation, helicopters, etc) is done in many different areas of Camp Bullis.

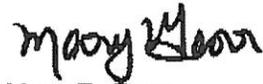
Our concerns on compatibility with Camp Bullis will be addressed as long as the developer:



1) has appropriate documentation for the potential golden-cheeked warbler habitat -- recent surveys (not older than 3 years) conducted by a professional biological consultant IAW the US Fish & Wildlife Service (USFWS) protocols showing that no endangered species are present and sends the surveys to USFWS Ecological Services Office in Austin; and 2) commits to incorporate dark sky lighting measures such as the July 2008 Bexar County light order (rather than asserting that the development is subject to "grandfathering" in terms of the light order).

My points of contact are Mr. Phil Reidinger at (210) 221-1099 or (210) 336-0449 (cell) or Mr. Jim Cannizzo at (210) 295-9830.

Sincerely,



Mary E. Garr  
Colonel, US Army  
Garrison Commander

Enclosure

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 6 December 2, 2011

RIVER ROCK RANCH P.U.D.,  
UNIT 2C, PHASE 2  
**SUBDIVISION NAME**

MAJOR PLAT

110181  
**PLAT #**

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

**FERGUSON MAP GRID:** 447 B-8

**OWNER:** Green Land Ventures, LTD, by Dana Green

**ENGINEER:** Moy Tarin Ramirez Engineers, LLC, by Raymond Tarin, P.E.

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

**Date filed with Planning Commission:** Pending

**Location:** West of the intersection of River Ranch and Silver Rock

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 036A-06, River Rock Ranch, accepted on December 10, 2010

PUD 06-033A, River Rock Ranch, approved December 10, 2010

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

To plat **11.981** acres consisting of **38** single family lots, **1** non-single family lot and **2,023** linear feet of private streets.

**DISCUSSION:**

This plat lies within the Camp Bullis 5 Mile Awareness Zone and the City's Office of Military Affairs has been notified. The Camp Bullis Military Installation has reviewed the project and the Garrison Commander has the following concerns, which reiterates prior comments, see attached letter. Our concerns on compatibility with the Camp Bullis Installation will be addressed so long as the developer:

- Has appropriate documentation of a recent endangered species surveys (not older than 3 years) that was conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;
- Sends the endangered species survey to USFWS Ecological Services Office in Austin;

- Will comply with the dark sky lighting measures of July 22, 2008 Bexar County Court Order.

The applicant's engineer acknowledged receiving the Military's letter.

The City and Camp Bullis have been working on a joint effort to coordinate this development and based on the Camp Bullis response letter:

- The City recommends that the applicant coordinate with U.S. Fish and Wildlife by contacting Christina Williams at ([Christina\\_williams@fws.gov](mailto:Christina_williams@fws.gov) or 512-490-0057 ext. 235)
- The City recommends that the applicant coordinate with Camp Bullis by contacting Jim Cannizzo at ([James.cannizzo@us.army.mil](mailto:James.cannizzo@us.army.mil) or 295-9830)

At this time, the City is recommending that the applicant coordinate with U.S. Fish and Wildlife and with the Camp Bullis staff regarding the development and will not place holds on the plats and plans associated with this recommendation.

However, the applicant will need to comply with the dark sky lighting measures of Bexar County as of Court Order on July 22, 2008.

**STAFF RECOMMENDATION:**

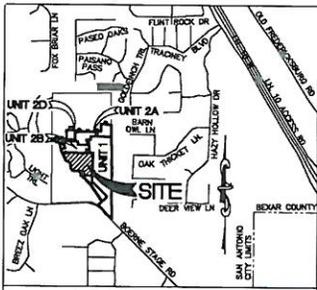
Pending





SUBDIVISION PLAT ESTABLISHING RIVER ROCK RANCH P.U.D. UNIT 2C, PHASE 2

BEING A 11.981 ACRE TRACT OF LAND OUT OF THE M.F. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, COUNTY BLOCK 4709 AND THE L. GONZALEZ SURVEY NO. 31, ABSTRACT NO. 254, COUNTY BLOCK 4704, BEXAR COUNTY, TEXAS, SAID 41.383 ACRE TRACT ALSO BEING A PORTION OF THAT CERTAIN 87.025 ACRE TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 707-711, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN 98.858 ACRE TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 658-662, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



LOCATION MAP NOT TO SCALE GRID NO. 447 BB

LEGEND table with symbols for existing/proposed contours, E.G.T.V.E., drainage, sanitary sewer, right of way, easements, flood plains, and matchlines.

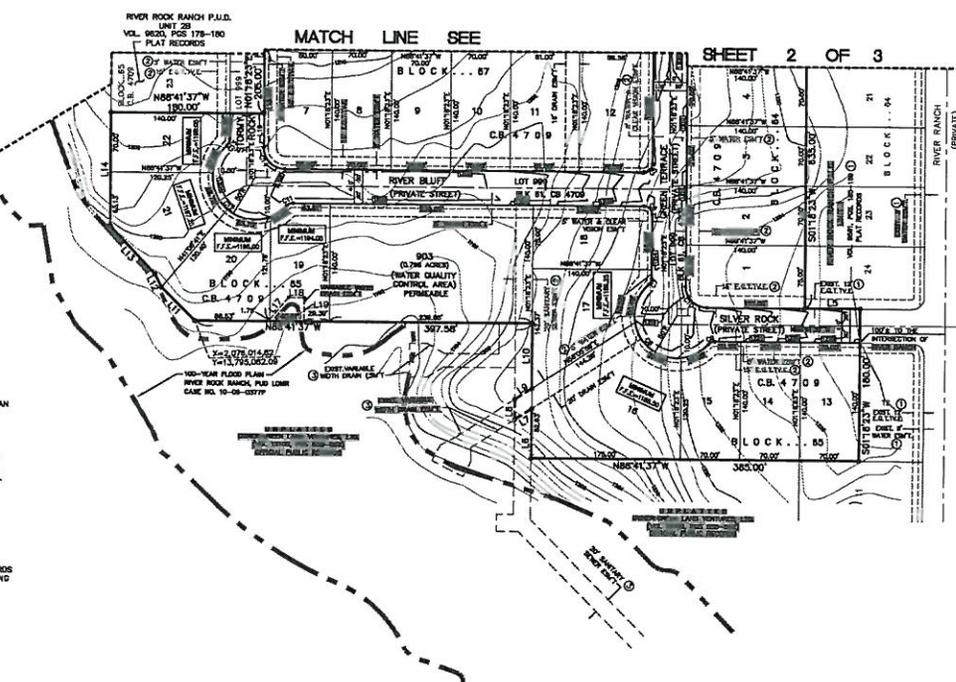
- NOTES: 1) THE DRAWING LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP... 2) EXCEPT AS SHOWN PROPERTY OWNERS WILL BE INSTRUMENTED WITH A SET 1/2" HIGH 800 WITH AN ORANGE TAPE SURVEY PLASTIC CAP... 3) BASIS OF BEARING WAS ESTABLISHED FROM DEED RECORDED IN VOLUME 1700 PAGES 658-662...

- CPS NOTES: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE EXISTING AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES... CONCRETE BENCH MARK APPROXIMATIONS ARE ALLOWED WITHIN THE FIVE (5) FOOT LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES...

OWNER / DEVELOPER GREEN LAND VENTURES, LTD. 505 MADISON DAK DRIVE, SAN ANTONIO, TEXAS 78258 TEL: (210) 481-8045 FAX: (210) 481-8001

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

DEVELOPMENT SERVICES RECEIVED 13 PM 4:41



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: MOY TARN RAMIREZ ENGINEERS, LLC DONALD DEAN BRESNARD REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207 MOY TARN RAMIREZ ENGINEERS, LLC 12770 CHARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PH: (210) 888-5051 STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

RAYMOND TARR JR. LICENSED PROFESSIONAL ENGINEER NO. 67060 MOY TARN RAMIREZ ENGINEERS, LLC 12770 CHARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PHONE: (210) 996-5051

MIR Moy Tarn Ramirez Engineers, LLC 12770 CHARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 888-0001 FAX: (210) 888-0085

STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A duly AUTHORIZED AGENT, DEICATED TO THE USE OF THE PUBLIC, EXCEPT ARE IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS COUNTY OF BEXAR THIS PLAT OF RIVER ROCK RANCH, P.U.D., UNIT 2C, PHASE 2, 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 GOVERNING SAID ADMINISTRATIVE EXCEPTIONS AND/OR VARIANCES HAVE BEEN GRANTED.

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY CLERK, OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS Duly FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAID AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS THE \_\_\_ DAY OF \_\_\_, A.D. 20\_\_

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



REPLY TO  
ATTENTION OF

**DEPARTMENT OF THE ARMY**  
US ARMY INSTALLATION MANAGEMENT COMMAND  
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT SAM HOUSTON  
1206 STANLEY ROAD SUITE A  
FORT SAM HOUSTON, TX 78234-5001

Office of the Commander

JUL 27 2009

Roderick J. Sanchez,  
Director, Planning and Development Services  
City of San Antonio  
P.O. Box 839966  
San Antonio, Texas 78283-3966

Robert Murdock, Brig. Gen. USAF (Ret.)  
Director, Office of Military Affairs  
City of San Antonio  
PO Box 839966  
San Antonio, Texas 78283-3966

Dear Mr. Sanchez and Mr. Murdock,

Thank you for the opportunity to respond to your staff's July 15, 2009 notification on 090245 River Rock Ranch PUD Unit 2, a 41.145 acre single-family development (127 lots) within the 5-mile Camp Bullis Awareness Zone. We provide the following comments.

Developing the tract may displace endangered species onto Camp Bullis. Surveys of Golden-cheeked Warblers, a federally listed endangered species, have shown approximately a 50% increase on Camp Bullis in the past 5 years. We believe this is caused by the large-scale clear-cutting of oak and juniper trees within 5 miles of Camp Bullis. Increased Warbler populations on Camp Bullis trigger further Endangered Species Act restrictions on military training. About 10,000 of the 28,000 acres of Camp Bullis are potential habitat (3,400 acres are currently occupied habitat, and this increases as displacement occurs and increases the restrictions on our field training). We believe that any development within 5 miles of Camp Bullis which involves substantial clear-cutting of thick stands of old growth juniper and oak trees should be preceded by an endangered species survey, as was done by the RIM developers last year for the 106 acre tract on the southwest corner of Camp Bullis. From enclosed digital overhead imagery, it appears that part of the tract is heavily wooded with old growth juniper and oak.

The tract is approximately 2.1 miles west of the Installation and is within Camp Bullis' 3 mile light zone. Continuing to place high density development within the 3 mile light zone could create many light issues for military training operations conducted on Camp Bullis if dark sky lighting is not used. Night-time lighting from new developments is already interfering with night vision goggle (NVG) training on Camp Bullis. Lighting causes a halo effect and can greatly reduce the effective distance for NVGs. Night training (land navigation, helicopters, etc) is done in many different areas of Camp Bullis.

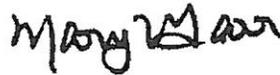
Our concerns on compatibility with Camp Bullis will be addressed as long as the developer:  
1) has appropriate documentation for the potential golden-cheeked warbler habitat -- recent surveys (not older than 3 years) conducted by a professional biological consultant IAW the US



Fish & Wildlife Service (USFWS) protocols showing that no endangered species are present and sends the surveys to USFWS Ecological Services Office in Austin; and 2) commits to incorporate dark sky lighting measures such as the July 2008 Bexar County light order (rather than asserting that the development is subject to "grandfathering" in terms of the light order).

My points of contact are Mr. Phil Reidinger at (210)-221-1099 or (210) 336-0449 (cell) or Mr. Jim Cannizzo at (210) 295-9830.

Sincerely,

A handwritten signature in black ink, appearing to read "Mary E. Garr". The signature is stylized and cursive.

Mary E. Garr  
Colonel, US Army  
Garrison Commander

Enclosure

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 7 December 2, 2011

AMBER CREEK

UNIT-5A

MAJOR PLAT

110315

**SUBDIVISION NAME**

**PLAT #**

**COUNCIL DISTRICT:** 4 and Outside San Antonio City Limits

**FERGUSON MAP GRID:** 646 E-3

**OWNER:** KB Home Lone Star, Inc., by Joe C. Hernandez

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

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

**Date filed with Planning Commission:** November 9, 2011

**Location:** North of the intersection of U.S. Highway 90 and Piccolo Creek

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

**Zoning:** MH Manufactured Housing District  
Outside San Antonio City Limits

**Plat is associated with:**

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

**Proposed Use:** Residential

**Major Thoroughfare:** U.S. Highway 90 is a freeway.

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**APPLICANT'S PROPOSAL:**

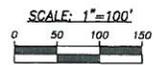
To plat **7.639** acres consisting of **44** single family lots, **1** non-single family lot, and **1,125** linear feet of private streets.

**STAFF RECOMMENDATION:**

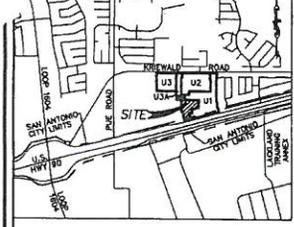
Approval

SUBDIVISION PLAT ESTABLISHING AMBER CREEK SUBDIVISION UNIT 5A

BEING 2.619 ACRES OUT OF A 531.7 ACRE TRACT OUT OF THE W. BOYLE SURVEY NO. 308, ABSTRACT NO. 78, NEW CITY BLOCK 11888, BEAR COUNTY, TEXAS, BEING PART OF THE SAN ANTONIO BLOCK 11888, COUNTY, TEXAS, CONVEYED FROM PELLISTONE HOMES TEXAS, L.L.C. TO RB HOME LONG STAR, INC. A TEXAS CORPORATION BY SPECIAL WARRANTY DEED DATED JUNE 24, 2011 RECORDED IN BEAR COUNTY, TEXAS.



VICKREY & ASSOCIATES, INC. CONSULTING ENGINEERS, 12940 Country Parkway San Antonio, Texas 78216-2004 Telephone: (210) 348-3271 Firm Registration No.: F-159

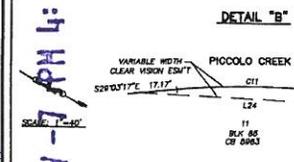
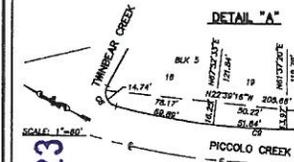
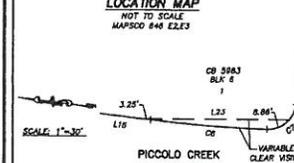


LOCATION MAP NOT TO SCALE MAPSSD 840 E223

- ROAD NOTES: 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY... 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS OPENINGS TO STATE HIGHWAYS... 3. SOURCE OF BEARINGS IS BASED ON THE TEXAS DEPARTMENT OF TRANSPORTATION MAPS FOR U.S. HIGHWAY 90... 4. 1/2" IRON ROD WITH VICKREY & ASSOCIATES CAP SET AT ALL EXTERNAL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

WASTEWATER EDU NOTE: THE WASTEWATER EQUIVALENT DRAINAGE 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: REARMENT WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING 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 @ 20 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. CLEAR VISION EASEMENTS MUST BE FREE OF VISION OBSTRUCTIONS, I.E. OBSTRUCTIONS WALL, FENCE, A VEGETATION, WHICH ARE HIGHER THAN THREE (3) FEET OR LOWER THAN EIGHT (8) FEET ABOVE THE PARADEWAY OR THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISIONS THEREOF.

- CPS NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SEWER EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, OPERATING, REPAIRING, MAINTAINING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS 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 ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. 2. ANY OF THE WORK FROM MODIFICATIONS OR CHANGES OF GROUND ELEVATION ALTERATIONS SHALL BE CHANGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID DRAINAGE EASEMENTS OR DRINKING WATER ALLOCATION. THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, OR TELEPHONE CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREIN. 3. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHICH ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE 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 PROVIDED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



- LEGEND: O SET 1/2" IRON ROD W/CAP STAMPED "VICKREY PROP. COR." B FOUND 1/2" IRON ROD W/CAP STAMPED "VICKREY PROP. COR." D.R. DEED RECORDS OF BEAR COUNTY, TEXAS D.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS D.E.D. DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS D.P.S. EXISTING CONTOURS CSD PROPOSED CONTOURS G.E.T.C.A. GAS, ELECTRIC, TELEPHONE AND CABLE TV BS. BUILDING SETBACK LINE AC ACRES R.S. ACRES EASMT EASEMENT R.O.W. RIGHT OF WAY W-A VEHICULAR NON-ACCESS EASMT EX EXISTING VOLUME VOL VOLUME P.G. PAGE M.D. METERS/STRAIN BK BLOCK COUNTY BLOCK CB BLOCK

ADDITIONAL NOTES: A. THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 6 INCHES ABOVE THE FINISHED ADJACENT GRADE. B. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF OBSTRUCTIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPLICABLE, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. C. BEAR COUNTY AND THE CITY OF SAN ANTONIO WILL NOT MAINTAIN PRIVATE STREETS, DRAINAGE, PARKS, EASEMENTS OF ANY KIND, GREEN BELTS, OPEN SPACES, OR TRAFFIC ISLANDS. D. CLEAR VISION EASEMENTS MUST BE FREE OF VISION OBSTRUCTIONS, I.E. OBSTRUCTIONS WALLS, FENCES AND VEGETATION, WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PARADEWAY AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISIONS THEREOF.

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 VICKREY & ASSOCIATES, INC. BY JOHN E. HEASLEY, R.L.S., REGISTERED PROFESSIONAL LAND SURVEYOR 11/13/11 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 AND BELIEF, IN ACCORDANCE WITH THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. VICKREY & ASSOCIATES, INC. BY: KARA J. HEASLEY, I.E. 11/13/11 LICENSED PROFESSIONAL ENGINEER

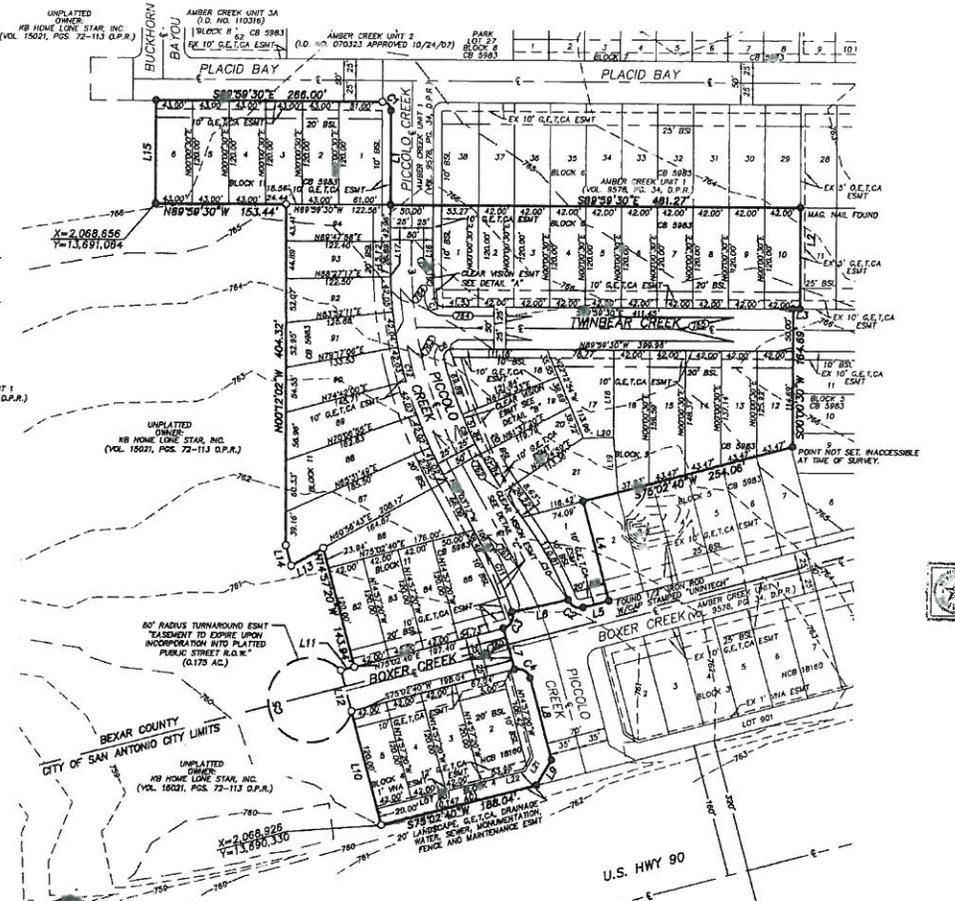


Table with columns: BLOCK, AREA, PERCENT, TOTAL AREA, TOTAL PERCENT. Lists blocks 01 through 08.

Table with columns: LOT, AREA, PERCENT, TOTAL AREA, TOTAL PERCENT. Lists lots 1 through 100.

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, EASEMENTS IDENTIFIED AS PRIVATE, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS AND PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DRAWER RB Home Long Star, L.P., a Texas Limited Partnership By: Joseph C. Hernandez, Title: Director of Land Development, 4800 Friedlander Road, San Antonio, Texas 78222 (210) 348-1111 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 26th DAY OF November, A.D. 20 11

SHARON MERCER BARNES Notary Public, State of Texas My Commission Expires August 26, 2014

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY 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. 20

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

THIS PLAT OF AMBER CREEK SUBDIVISION UNIT 5A 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 OBTAINED. DATED THIS DAY OF A.D.

BY: CHAIRMAN BY: SECRETARY

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

DEVELOPMENT SERVICES RECEIVED 2011 NOV - 7 AM 4:23

**PLANNING COMMISSION  
RESCIND**

**AGENDA ITEM NO: 8 December 2, 2011**

VALLEY VIEW UNIT 7  
**SUBDIVISION NAME**

060700  
**PLAT #**

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

**FERGUSON MAP GRID:** 586 A-6

**OWNER:** KB Home Lone Star, Inc., by Joseph C. Hernandez

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

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

**Location:** West of the intersection of Binz-Engleman Road and Sunview Valley

**Services Available:** SAWS Water and San Antonio River Authority Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 789C, Valley View Subdivision, accepted on October 24, 2011

**Proposed Use:** Residential

**Major Thoroughfare:** Binz-Engleman Road is a secondary arterial, Type A, minimum R.O.W. 86 feet

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**APPLICANT'S PROPOSAL:**

To request the Planning Commission to rescind the plat approval of January 10, 2007. The reason for this request is a lot reconfiguration encompassing a portion of the previously approved plat. The applicant's intent is to subsequently plat the two (2) remaining phases in the near future.

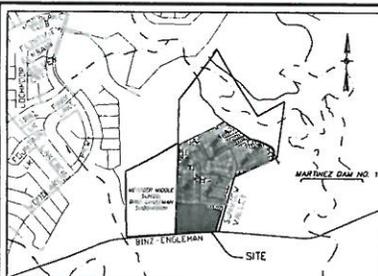
**DISCUSSION:**

The lot reconfiguration reduces the number of previously platted lots from 99 to 26 and proposes to be replaced by the Valley View Subdivision Unit-7A, 110317. The new plat follows this item on the agenda. Further, this plat was granted a three (3) year site improvement time extension to expire on January 9, 2013; however, will expire upon approval of this request.

**STAFF RECOMMENDATION:**

Approval

DEVELOPMENT SERVICES RECEIVED  
 2011 NOV 14 PM 3:39

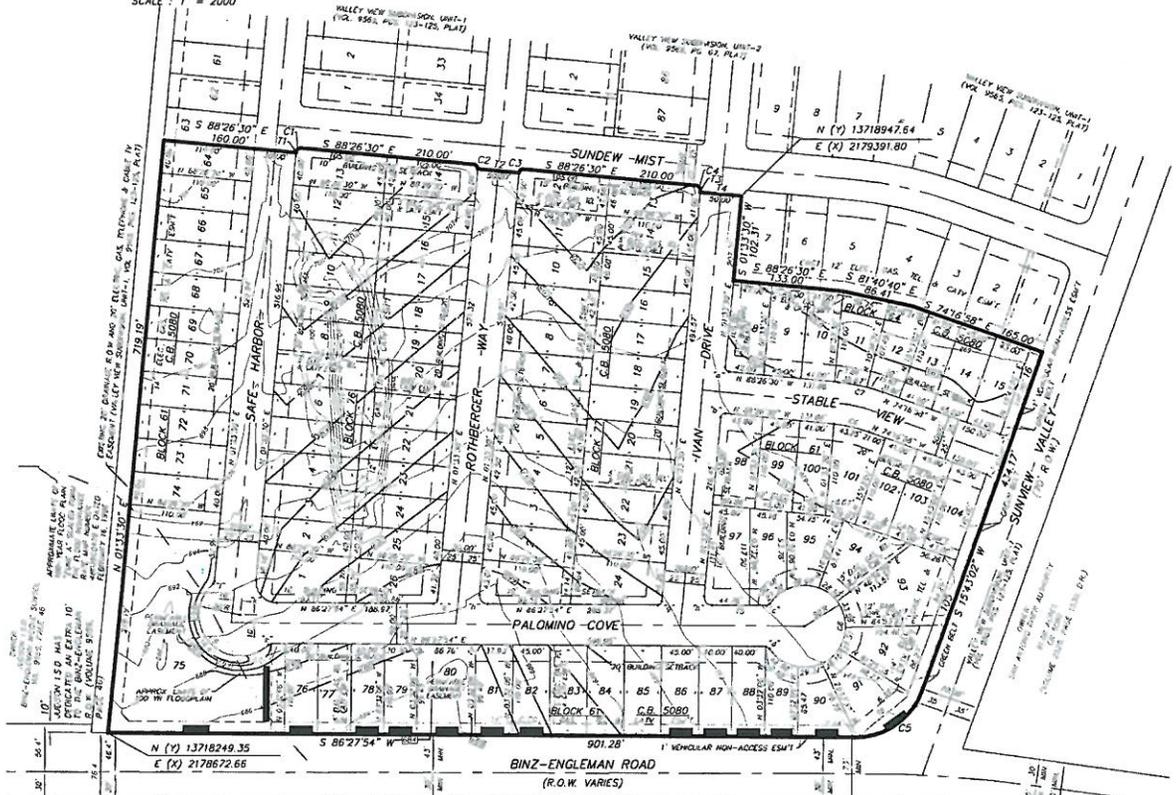


LINE	BEARING	DISTANCE	AREA	PERIMETER
1	N 71° 12' 00" E	7.21		7.21
2	S 20° 42' 30" E	3.00		3.00
3	S 20° 42' 30" E	3.00		3.00
4	S 20° 42' 30" E	3.00		3.00
5	S 20° 42' 30" E	3.00		3.00
6	S 20° 42' 30" E	3.00		3.00
7	S 20° 42' 30" E	3.00		3.00
8	S 20° 42' 30" E	3.00		3.00
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**PLAT NO. 060700**  
 SUBDIVISION PLAT  
 ESTABLISHING  
**VALLEY VIEW SUBDIVISION, UNIT-7**

BEING 14.99 ACRES OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080, BEXAR COUNTY, TEXAS, SAID 14.99 ACRES BEING OUT OF A 155.17 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 10511, PAGE 1131 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.



LOT	BLOCK	ELEVATION
76	61	668.50
77	61	669.00
78	61	667.50
79	61	667.00
81	61	665.80
82	61	666.00

- ALL CORNERS ARE SET 1/2" HIGH WITH RED CAPS STAINED "VALLEY VIEW" UNLESS OTHERWISE NOTED.
- MEASUREMENTS ARE BASED ON TEXAS STATE PLATE COORDINATE SYSTEM (NAD 83), ZONE 14N.
- THE SUBDIVISION IS BOUND BY THE TEXAS BASIC PLANE COORDINATE SYSTEM, SOUTH ZONAL ZONE, MEASUREMENTS ARE BASED ON THE TEXAS STATE PLATE COORDINATE SYSTEM, SOUTH ZONAL ZONE, ZONE 14N.
- FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 6 INCHES ABOVE FINISHED ADJACENT GRADE.
- BEXAR COUNTY AND CITY OF SAN ANTONIO WILL NOT MAINTAIN EXISTENCES OF ANY BARRIAGE AND GATEWAY BELT EXISTENCES WILL BE MAINTAINED BY THE HOUSING ASSOCIATION (LOTS 75, 80, 105 BLOCK 61, AND LOT 18 BLOCK 64).
- STREET PAVEMENT IS GIVEN WITH VALLEY VIEW UNIT-1 PLAT NO. 040236 (EXHIBIT B, PAGES 123-125).
- MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL USE SHALL BE BASED ON AT LEAST 1 FOOT HIGHER THAN THE COMPLETED WATER SURFACE ELEVATION FOR THE YEAR 2050 (LATEST AVAILABLE).

THE ACCEPTANCE OF THIS PLAT IS AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND THE CITY OF SAN ANTONIO.

THE CITY OF SAN ANTONIO AS A PART OF ITS ENGINEERING AND SURVEYING DEPARTMENT HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE INFORMATION AND DATA SUBMITTED HEREON IS TRUE AND CORRECT AND THAT THE INFORMATION AND DATA SUBMITTED HEREON IS TRUE AND CORRECT AND THAT THE INFORMATION AND DATA SUBMITTED HEREON IS TRUE AND CORRECT.

THE CITY OF SAN ANTONIO AS A PART OF ITS ENGINEERING AND SURVEYING DEPARTMENT HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE INFORMATION AND DATA SUBMITTED HEREON IS TRUE AND CORRECT AND THAT THE INFORMATION AND DATA SUBMITTED HEREON IS TRUE AND CORRECT.

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THE CITY OF SAN ANTONIO AS A PART OF ITS ENGINEERING AND SURVEYING DEPARTMENT HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE INFORMATION AND DATA SUBMITTED HEREON IS TRUE AND CORRECT AND THAT THE INFORMATION AND DATA SUBMITTED HEREON IS TRUE AND CORRECT.

STATE OF TEXAS  
 COUNTY OF BEXAR

I, THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A duly AUTHORIZED AGENT, HEREBY TO THE CLERK OF THE COUNTY, BEXAR COUNTY, TEXAS, FOR RECORD AND FOR THE PURPOSES OF THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION AND DATA SUBMITTED HEREON IS TRUE AND CORRECT AND THAT

November 1, 2011



DEVELOPMENT SERVICES  
RECEIVED

2011 NOV -7 PM 3:26

Mr. Roderick Sanchez, ACP  
City of San Antonio  
1901 South Alamo  
San Antonio, TX 78204

Re: Valley View Unit 7  
Plat No. 060700  
Rescission of Plat Approval

Dear Mr. Sanchez:

Please consider this letter our request to apply for a rescission of the plat approval of Valley View Unit 7, Plat No, 060700. The subdivision plat was approved by the City of San Antonio Planning Commission on January 10, 2007 and was granted for time extension that validates the force and effect until January 9, 2013.

We are filing a new plat called Valley View Unit 7A, Plat No. 110317 to partly replace the old subdivision plat. Consecutive platting and construction of the remaining phases, as per the amended MDP 789-C will soon follow.

Valley View Subdivision Unit 7A, Plat No. 110317 is anticipated to be approved by the Planning Commission on November 23, 2011. We assume that this application of rescission of the old plat will be considered and approved to establish the force and effect of Valley View Unit 7A Subdivision.

Enclosed with this letter is a reduced copy of each subject subdivision plat.

Your consideration to this application is greatly appreciated. If you have any questions or require any additional information, please do not hesitate to contact our office at your earliest convenience.

Sincerely,  
KB Home

A handwritten signature in blue ink that reads 'Joe Hernandez'.

Joseph Hernandez  
Director

P:\78\19\03\Word\Letters\111101a1.doc

**PLANNING COMMISSION  
SUBDIVISION**

**AGENDA ITEM NO: 9 December 2, 2011**

VALLEY VIEW UNIT-7A  
**SUBDIVISION NAME**

MAJOR PLAT

110317  
**PLAT #**

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

**FERGUSON MAP GRID:** 586 A-6

**OWNER:** KB Home Lone Star, Inc., by Joseph C. Hernandez

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

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

**Date filed with Planning Commission:** November 9, 2011

**Location:** West of the intersection of Binz-Engleman Road and Sunview Valley

**Services Available:** SAWS Water and San Antonio River Authority Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 789C, Valley View Subdivision, accepted on October 24, 2011

**Proposed Use:** Residential

**Major Thoroughfare:** Binz-Engleman Road is a secondary arterial, Type A, minimum R.O.W. 86 feet

---

**APPLICANT'S PROPOSAL:**

To plat **4.196** acres consisting of **24** single family lots, **2** non-single family lots and **725** linear feet of public streets.

**STAFF RECOMMENDATION:**

Approval

PLAT NUMBER 110317

SUBDIVISION PLAT OF VALLEY VIEW SUBDIVISION UNIT-7A

A 4.196 ACRE TRACT OF LAND OUT OF A 14.992 ACRE TRACT OF LAND CONVERTED TO KB HOME LONE STAR INC. RECORDED IN VOLUME 15021, PAGES 72-112 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT 420, COUNTY BLOCK 5080, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



PAPE-DAWSON ENGINEERS  
TYPE: FIRM REGISTRATION # 4770  
555 EAST RAUSBY SAN ANTONIO, TEXAS 78216 PHONE: 210.371.9000 FAX: 210.373.9010

DATE OF PRINT: November 1, 2011

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

OWNER/DEVELOPER: JOSEFA LEAL SURVEY # 39 ABSTRACT 420 COUNTY BLOCK 5080  
OWNER/DEVELOPER: JOSEFA LEAL SURVEY # 39 ABSTRACT 420 COUNTY BLOCK 5080  
OWNER/DEVELOPER: JOSEFA LEAL SURVEY # 39 ABSTRACT 420 COUNTY BLOCK 5080

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSEFA 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 HIS CAPACITY THEREIN STATED, GAVE UNDER MY HAND AND SEAL OF OFFICE

SHARON MERCER BARNES  
Notary Public, State of Texas  
My Commission Expires August 26, 2014

Notary Public Bexar County, Texas  
Date: \_\_\_\_\_ A.D. 20\_\_

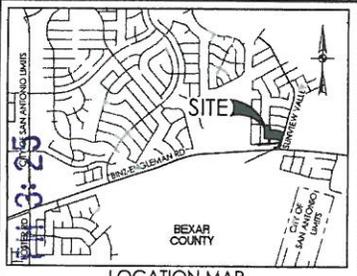
CERTIFICATE OF APPROVAL  
THE UNDERSIGNED, COUNTY CLERK OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON \_\_\_\_\_ AND THAT AFTER EXAMINATION IT APPEARED 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 VALLEY VIEW SUBDIVISION UNIT 7A 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; A) AND/OR (IF APPLICABLE) HAVE BEEN GRANTED.

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

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



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

SURVEYOR'S NOTES:  
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DKG MARKED TAPE, IRON, UNLESS NOTED OTHERWISE.  
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE.  
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:  
THE NUMBER OF EQUIVALENT DWELLING UNITS (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.

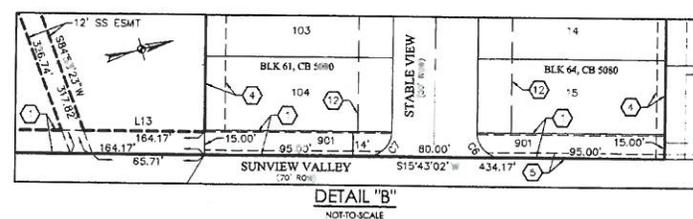
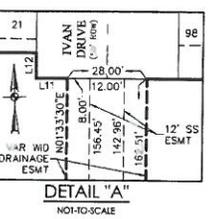
IMPACT FEE PAYMENT NOTE:  
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

C.P.S. ENERGY NOTES:  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC SYSTEM (UTILITY PUBLIC SERVICE BOARD) HEREBY DEDICATED THE EASEMENTS AND RIGHTS OF WAY TO BE SHOWN ON THIS PLAT AS ELECTRIC SERVICE TO THE AREA DESCRIBED ON THIS PLAT AS "ELECTRIC SERVICE" AND "ELECTRIC SERVICE" 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.

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAID OUT 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.

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.

W.R. WOOD  
LICENSED PROFESSIONAL ENGINEER  
DAVID A. CINDY  
LAND SURVEYOR  
11-1-11  
REGISTERED PROFESSIONAL LAND SURVEYOR



CURVE TABLE

CURVE	PIVOT	DELTA	CHORD BEARING	CHORD LENGTH
C1	S 6.0°	100.00'	S43°22'00"W	7.97'
C2	S 6.0°	70.4451'	S51°52'28"W	1.95'
C3	S 7.0°	70.4451'	N51°52'28"E	82.41'
C4	S 0.0°	0.0000'	S43°03'00"E	7.97'
C5	S 225.0°	14.9133'	S61°21'44"E	55.46'
C6	S 15.0°	9.0000'	N43°02'00"E	21.21'
C7	S 15.0°	9.0000'	N29°18'58"E	23.56'
C8	S 73.0°	14.9133'	N71°21'44"W	43.25'
C9	S 6.0°	100.00'	S43°22'00"W	7.97'

LINE TABLE

LINE	BEARING	LENGTH
L1	S88°26'30"E	117.00'
L2	S88°26'30"E	117.00'
L3	S88°26'30"E	117.00'
L4	S88°26'30"E	117.00'
L5	S88°26'30"E	117.00'
L6	S88°26'30"E	117.00'
L7	S88°26'30"E	117.00'
L8	S88°26'30"E	117.00'
L9	S88°26'30"E	117.00'
L10	S88°26'30"E	117.00'
L11	S88°26'30"E	117.00'
L12	S88°26'30"E	117.00'
L13	S88°26'30"E	117.00'
L14	S88°26'30"E	117.00'

DEVELOPMENT SERVICES RECEIVED

VALLEY VIEW SUBDIVISION UNIT-7A  
Civil Job No. 7819-03; Survey Job No. 9144-11

**PLANNING COMMISSION  
SITE IMPROVEMENT TIME EXTENSION**

**AGENDA ITEM NO: 10 December 2, 2011**

ESCONDIDO NORTH UNIT 3  
**SUBDIVISION NAME**

070370  
**PLAT #**

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

**FERGUSON MAP GRID:** 586 C-6

**OWNER:** Escondido North, LP, by Rhonda M. Oliver

**ENGINEER:** Pape-Dawson Engineers, Inc., by Cara C. Tacket, P.E.

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

**Location:** North of Texas Palm Drive and Favero Cove

**Plat status:** The Planning Commission approved this plat on December 19, 2008. The plat has not been recorded.

---

**APPLICANT'S REQUEST:**

Applicant is requesting a three (3) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f)(2).

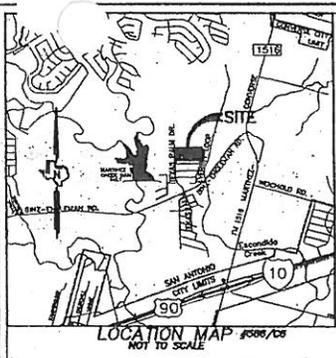
**DISCUSSION:**

The applicant states that due to the economic downturn, improvements have been delayed. The percentages of improvements completed are as follows:

- Drainage 0%
- Streets 0%
- Sidewalk 0%
- Water infrastructure 0%
- Sanitary sewer 0%

**STAFF RECOMMENDATION:**

Approval



ESCONDIDO NORTH PARTNERS, LTD. VOL. 11974, PGS. 885



APPROX. LIMITS OF 100 YEAR FLOOD LIMITS FROM NO. 4802800477, DATED FEBRUARY 16, 1996

LIMITS OF ULTIMATE 100 YEAR FLOOD PLAIN PER CLOMER-F BY BAN MEDINA BAN, INC. DATED: JULY 3, 2007

LOT 56, BLK. 100 ESCONDIDO NORTH UNIT-2 #060523 VOL. 9576, PG. 79-81 14.335 ACRE PERMEABLE FLOOD PLAIN AND DRAINAGE EASEMENT

LEGEND

- 1/2" IRON ROD SET
1/400' MONUMENT FOUND
1/2" IRON ROD FOUND
DRAINAGE EASEMENT
B.S.L. BUILDING SETBACK LINE
U.E. UTILITY EASEMENT
E.C.T.&C.V. ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
EXISTING CONTOUR
PROPOSED CONTOUR

STATE OF TEXAS COUNTY OF BEAR THE OWNER OF LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT...

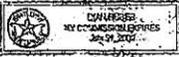
OWNER: ESCONDIDO NORTH PARTNERS LTD., A TEXAS LIMITED PARTNERSHIP 2525 C STREET, SUITE 800 AMHERST, ALABAMA 36009-3330 ITS GENERAL PARTNER: CSR TEXAS, L.L.C.

BY: [Signature] CSR TEXAS, L.L.C. PRESIDENT, CSR TEXAS, L.L.C.

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDER SIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GREG JONES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31st DAY OF FEBRUARY, 2009.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES July 31, 2009



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

William T. Fey, P.E., Registered Professional Engineer, Texas Registration No. 91777

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

Ramardo A. Aranda, Registered Professional Land Surveyor No. 1398, State of Texas, San Antonio, Texas 78238

GENERAL NOTES: 1) BEAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, GRASS, PARKS, LANDSCAPE BUTTERS, EASEMENTS OF ANY KIND...

2) CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION...

3) PRECISE FLOOR ELEVATIONS MUST BE WITHIN 0.1 FEET ABOVE OR BELOW ADJACENT GRADE.

4) PREMIUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL OR COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.

IMPACT FEE PAYMENT DUE: RESIDENTIAL WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT.

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

STREETSCAPE NOTE: STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 30-011 OF THE CPC.

SETBACK NOTE: THE SETBACKS 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.

C.P.S. NOTE: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIR, INSPECTION, PATROLLING, AND ERECTING POLES, WIRE, WIRE, CABLES, CONDUITS, PIPES OR TRANSFORMERS...

2. ANY PERMANENT LOSS RESULTING FROM MODIFICATIONS REQUIRED OF HIS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, MUST BE MADE TO GRADE CHANGES, GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

3. THIS PLAT DOES NOT AFFECT, 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.

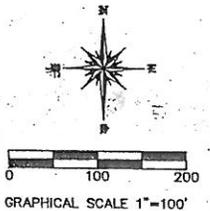
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY BEAR LEFT UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE (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.

CERTIFICATE OF APPROVAL: THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS, AND PRECIOUS 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 AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY SAID COMMISSIONERS COURT.

ON THIS 20th DAY OF February, 2009.

ATTEST: COUNTY CLERK, BEAR COUNTY, TEXAS



LINE TABLE with columns: LINE, LENGTH, BEARING. Includes lines L8, L9, L7, L6.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD DIRECTION, CHORD LENGTH. Includes curves C100 through C107.

THIS PLAT OF ESCONDIDO NORTH UNIT-3 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS 17th DAY OF February, 2009.

SUBDIVISION PLAT ESTABLISHING ESCONDIDO NORTH UNIT-3 SUBDIVISION

BEING A 15.832 ACRE TRACT OF LAND OUT OF THE ESCONDIDO NORTH PARTNERS, LTD TRACT OF LAND AS RECORDED IN VOLUME 11974, PAGE 885, OF THE BEAR COUNTY REAL PROPERTY RECORDS AND THE SA JUD. LTD. TRACT OF LAND AS RECORDED IN VOLUME 10543, PAGE 1554, OF THE BEAR COUNTY REAL PROPERTY RECORDS, AND BEING OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT 420.

K.D. ENGINEERING, L.L.C. 1709 GRANDSTAND DRIVE SAN ANTONIO, TEXAS 78238 OFFICE: 210-708-9133 FAX: 210-298-5237

STATE OF TEXAS COUNTY OF BEAR: COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON the 20th DAY of February, 2009 AT [ ] M. AND DULY RECORDED THIS [ ] DAY OF February, 2009 A.D. AT [ ] M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME [ ] ON PAGE [ ] IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS [ ] DAY OF February, 2009. COUNTY CLERK, BEAR COUNTY, TEXAS





LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

September 20, 2011

Mr. Roderick Sanchez  
City of San Antonio  
Development Services Department  
1901 South Alamo  
San Antonio, TX 78204

Re: Escondido North, Unit 3  
Plat No. 070370

Dear Mr. Sanchez:

On behalf of the owner and developer of Escondido North, Unit-3, Escondido North, LP, we are requesting a three-year Site Improvement Time Extension per Section 35-430(f)2 of the Unified Development Code. The subdivision plat was approved by the Planning Commission on December 19, 2008.

The economic down turn and its impact on the housing industry resulted in the delay of the site improvements for the above referenced subdivision. However, clearing and lot grading for lots adjacent to the Escondido Creek Floodplain has begun. Our client is still planning with serious intent to pursue the development of the planned community.

Enclosed is the \$300 filing fee required to process this request and a reduced copy of the approved plat. If additional information is required, please do not hesitate to contact our office.

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

Cara C. Tackett, P.E., LEED® AP BP+C  
Vice President, Land Development

Attachment

P:\71\87\110920a1.doc

RECEIVED  
11 OCT 24 PM 2:41  
LAND DEVELOPMENT  
SERVICES DIVISION

**PLANNING COMMISSION**  
**SITE IMPROVEMENT TIME EXTENSION**  
**AGENDA ITEM NO: 11 December 2, 2011**

LAREDO SPRINGS UNIT 1D  
**SUBDIVISION NAME**

080112  
**PLAT #**

**COUNCIL DISTRICT:** Outside San Antonio City Limits  
**FERGUSON MAP GRID:** 483 C-2  
**OWNER:** 281 Canyon Partners, LTD, by W. T. Field  
**CASE MANAGER:** Donna L. Camacho, Planner (207-5016)

**Location:** Extension of Wilderness Oak between Alpine Lodge and Mountain Lodge

**Plat status:** The Planning Commission approved this plat on December 10, 2008. The plat has not been recorded.

---

**APPLICANT'S REQUEST:**

Applicant is requesting a three (3) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430(f)(2).

**DISCUSSION:**

The applicant states that improvements have not been initiated on this project due to economic factors. The applicant also states that this is a Bexar County project and their participation is through right-of-way dedication and monetary contribution. The percentages of improvements completed are as follows:

- Streets 100%
- Drainage 100%
- Sidewalk 0%
- Water/Sewer not required for site

**STAFF RECOMMENDATION:**

Approval





DEVELOPMENT SERVICES  
RECEIVED

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

2011 NOV 17 AM 9:26

November 17, 2011

Mr. Roderick Sanchez, Director  
City of San Antonio  
Planning & Development Services Department  
1901 South Alamo  
San Antonio, TX 78204

Re: Laredo Springs Unit 1D  
Plat No. 080112

Dear Mr. Sanchez:

On behalf of the developer of the above referenced plat, 281 Canyon Partners, Ltd., we are requesting a three year Site Improvement Time Extension per Section 35-430(f)(2) of the Unified Development Code for Laredo Springs Unit 1D. The Planning Commission approved the subdivision plat on December 10, 2008.

Sidewalk is the only remaining improvements not completed for the site improvements of the project. The streets and drainage improvements were completed. The economic downturn and its impact on the housing industry affected the construction and completion of the sidewalk.

The developer also participates in the improvements of the extension of Wilderness Oaks, a Bexar County project. His participation to the road and bridge improvement of the project includes right-of-way dedication and monetary contribution that will be funded in escrow to be disbursed for construction fees. The developer's fund under escrow included an allowance to complete the sidewalk installation at Laredo Springs Unit 1D. The project is expected to begin construction early next year immediately upon the award of contractors.

Enclosed is the \$300 filing fee required to process this request, an application form and an 8½" x 11" reduced copy of the plat. If additional information is required, please contact our office.

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

Alfonso Chua, P.E.  
Vice President

**PLANNING COMMISSION**  
**SITE IMPROVEMENT TIME EXTENSION**  
**AGENDA ITEM NO: 12 December 2, 2011**

151 DEVELOPMENT, UNIT-1  
**SUBDIVISION NAME**

080273  
**PLAT #**

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

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

**OWNER:** 151 Development, L.P., by Robert Trautmann

**ENGINEER:** Pape-Dawson Engineers, Inc., by Al Chua, P.E.

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

**Location:** On the southside of Culebra Road, east of Alamo Parkway

**Plat status:** The Planning Commission approved this plat on December 10, 2008. The plat has not been recorded.

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**APPLICANT'S REQUEST:**

Applicant is requesting a three (3) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f)(2).

**DISCUSSION:**

The applicant states that due to the economic downturn, improvements have been delayed. The percentages of improvements completed are as follows:

- Streets N/A
- Drainage 0%
- Sidewalks N/A
- Water infrastructure N/A
- Sanitary sewer 0%

**STAFF RECOMMENDATION:**

Approval



DEVELOPMENT SERVICES  
RECEIVED  
NOV 15 2011 PM 3:11  
Robert Trautmann  
23960 Scenic Loop Rd.  
San Antonio, Texas 78255  
Phone (956) 237-0364

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November 11, 2011

Mr. Roderick Sanchez, Director  
City of San Antonio  
Development Services Department  
1901 South Alamo  
San Antonio, Texas 78204

Re: 151 Development, Unit 1  
Plat No. 080273

Dear Mr. Sanchez:

The undersigned partner/developer of 151 Development, Unit 1 Subdivision, Plat No. 080273, requests a three year Site Improvement Time Extension per Section 35-430 (f) 2 of the Unified Development Code. The Planning Commission approved the subdivision plat on December 10, 2008.

The economic downturn and its impact on the real estate industry resulted in the delay of the site improvement of the referenced subdivision. We did, however, clear utility easements during the first quarter of 2009. We also worked the eastern property line of lot 902 and final embankment by dirt fill is in place based on the LOMR study currently being reviewed by FEMA for final approval.

We did not move forward with other construction schedules due to dormant sales of lots within the developed subdivisions. We plan to pursue the development of this unique master planned community as soon as the real estate market shows progress.

If additional information is required, please do not hesitate to contact our office.

Sincerely,

  
Robert Trautmann  
151 Development, L.P.

**PLANNING COMMISSION**  
**SITE IMPROVEMENT TIME EXTENSION**  
**AGENDA ITEM NO: 13 December 2, 2011**

151 DEVELOPMENT UNIT 4  
**SUBDIVISION NAME**

080276  
**PLAT #**

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

**FERGUSON MAP GRID:** 577 D-4

**OWNER:** 151 Development, L. P. by Robert Trautmann

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

-  
**Location:** On the west side of Alamo Parkway, north of Alamo Ranch

**Plat status:** The Planning Commission approved this plat on December 10, 2008. The plat has not been recorded.

---

**APPLICANT'S REQUEST:**

Applicant is requesting a three (3) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430(f)(2).

**DISCUSSION:**

The applicant states that improvements have not been initiated on this project due to economic factors. The percentages of improvements completed are as follows:

- Streets 0%
- Drainage 0%
- Sidewalks 0%
- Water/Sewer not required for site

**STAFF RECOMMENDATION:**

Approval



LOCATION MAP NOT TO SCALE

- GENERAL NOTES:**
- NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNITED DEVELOPMENT CODE.
  - THE SETBACKS SHOWN ON THIS PLAT ARE AT THE DISCRETION OF THE ENGINEER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
  - ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREAS IN ACCORDANCE UDC 35-506(4)(5).
  - NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE 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 OR UNDER ANY ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
  - MAINTENANCE OF THE DRAINAGE EASEMENTS WITHIN 151 DEVELOPMENT, UNIT-4 SHALL BE THE RESPONSIBILITY OF THE LAND OWNERS, THEIR SUCCESSORS AND HEIRS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
  - FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (6) ABOVE FINAL ADJACENT GRADE.
  - OWNER SHALL PROVIDE FOR SHARED CROSS ACCESS WITH ADJACENT LOTS 506 (c).
  - BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPES, BUFFERS, EASEMENTS OF ANY KIND, OR OTHERS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE ADJACENT PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

STATE OF TEXAS  
COUNTY OF BEXAR

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

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Norma J. Del Toro, 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.

A.D. 20 08

Norma J. Del Toro  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF Dallas

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

STATE OF TEXAS  
COUNTY OF Dallas

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Steven Preston, 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.

A.D. 20 08

Steven Preston  
NOTARY PUBLIC, Dallas COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

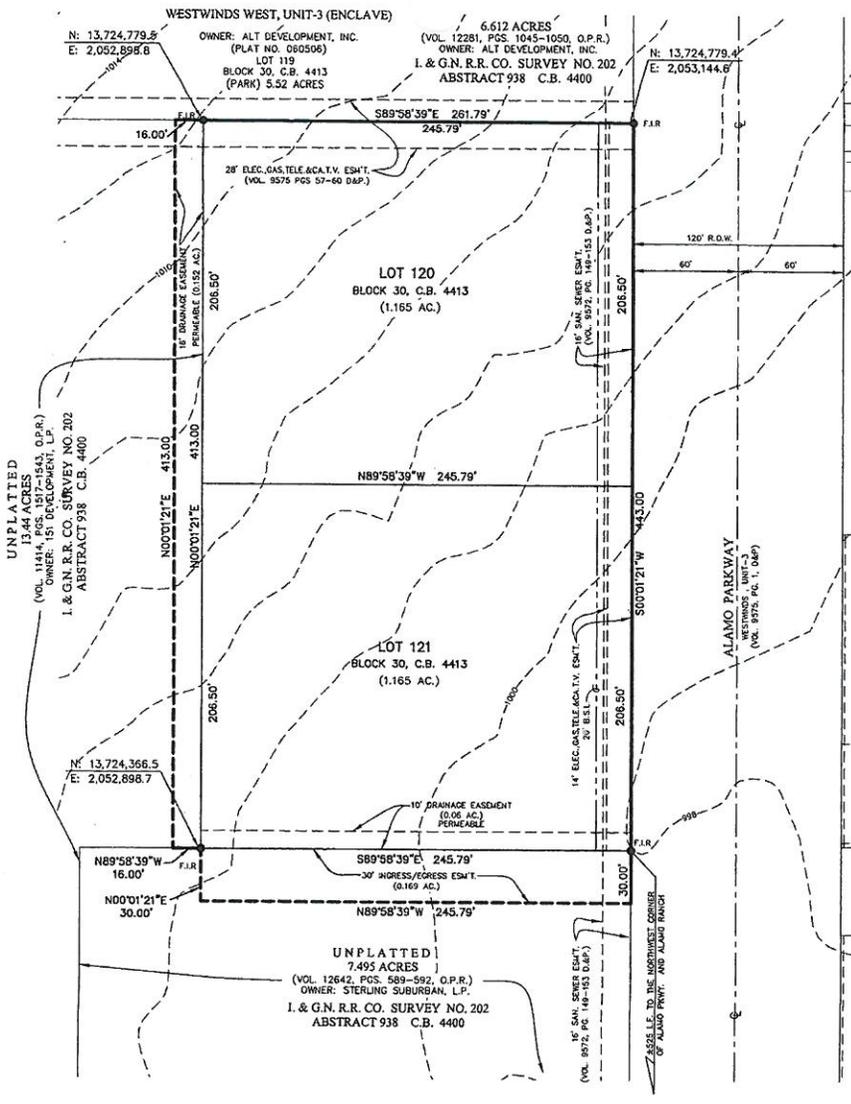
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE THOSE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

[Signature]  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

[Signature]  
REGISTERED PROFESSIONAL LAND SURVEYOR



**PROPOSED CONTOUR NOTES:**

CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. CUTTER ELEVATIONS AND CENTERLINE ELEVATIONS ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

**WASTEWATER EASEMENT:** THE NUMBER OF WASTEWATER EASEMENT FEET (EASEMENT FEET) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

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.

- SURVEYOR'S NOTES:**
- 1/2" IRON RODS WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.
  - COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
  - BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

- LEGEND:**
- ELEC = ELECTRIC
  - TELE = TELEPHONE
  - CATV = CABLE TELEVISION
  - ESMT = EASEMENT
  - B.S.L. = BUILDING SETBACK LINE
  - F.I.R. = FOUND 1/2" IRON ROD
  - H.M. = METAL MARKER
  - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
  - D.A.P. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - O.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
  - RAD. BRG. = RADIAL BEARING
  - SAN. SW. 12 = SANITARY SEWER
  - F.F. = FINISHED FLOOR
  - 5' ESMT. = 5' ELEC., GAS, TELE. & CATV. ESMT.

**C.P.S. NOTE:**

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND CREATING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPES, OR OTHER TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER OR UNDER ANY ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREAS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

**SUBDIVISION PLAT OF 151 DEVELOPMENT, UNIT-4**

A 2.65 ACRE TRACT OF LAND BEING OUT OF A 13.44 ACRE TRACT CONVEYED TO 151 DEVELOPMENT, L.P., DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 11414, PAGES 1517-1543 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE I. & G.N. RAILROAD COMPANY SURVEY NUMBER 202, ABSTRACT 938, COUNTY BLOCK 4400, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF 151 DEVELOPMENT, UNIT-4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

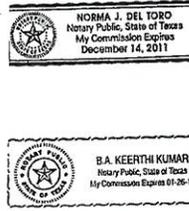
\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

**OWNER/DEVELOPER:**  
151 DEVELOPMENT, L.P.  
23960 SCENIC LOOP ROAD  
SAN ANTONIO, TEXAS 78255  
TELE. NO. (210) 854-2636

**PAPE-DAWSON ENGINEERS**  
405 EAST RANGELY | SAN ANTONIO TEXAS 78211 | PH: 210.215.9000  
FAC: 210.215.9010

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151 DEVELOPMENT UNIT-4 SHEET 1 OF 1

**Robert Trautmann  
23960 Scenic Loop Rd.  
San Antonio, Texas 78255  
Phone (956) 237-0364**

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November 17, 2011

Mr. Roderick Sanchez, Director  
City of San Antonio  
Development Services Department  
1901 South Alamo  
San Antonio, Texas 78204

Re: 151 Development, Unit 4  
Plat No. 080276

Dear Mr. Sanchez:

The undersigned partner/developer of 151 Development, Unit 4 Subdivision, Plat No. 080276, requests a three year Site Improvement Time Extension per Section 35-430 (f) 2 of the Unified Development Code. The Planning Commission approved the subdivision plat on December 10, 2008.

The economic downturn and its impact on the real estate industry resulted in the delay of the site improvement of the referenced subdivision. We did, however, clear utility easements during the first quarter of 2009.

We did not move forward with other construction schedules due to dormant sales of lots within the developed subdivisions. We plan to pursue the development of this unique master planned community as soon as the real estate market shows progress.

If additional information is required, please do not hesitate to contact our office.

Sincerely,



Robert Trautmann  
151 Development, L.P.

**PLANNING COMMISSION**  
**SITE IMPROVEMENT TIME EXTENSION**  
**AGENDA ITEM NO: 14 December 2, 2011**

PRESERVE AT  
MEDINA RIVER, UNIT-13  
**SUBDIVISION NAME**

080353  
**PLAT #**

**COUNCIL DISTRICT:** 4

**FERGUSON MAP GRID:** 714 F-3

**OWNER:** Presto Properties, LLC., by Fermin Rajunov

**ENGINEER:** Pape-Dawson Engineers, Inc., by Al Chua, P.E.

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

**Location:** On the southside of Watson Road, west of State Highway 16

**Plat status:** The Planning Commission approved this plat on November 26, 2008. The plat has not been recorded.

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**APPLICANT'S REQUEST:**

Applicant is requesting a three (3) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f)(2).

**DISCUSSION:**

The applicant states that due to the economic downturn, improvements have been delayed. The percentages of improvements completed are as follows:

- Streets 0%
- Drainage 0%
- Sidewalks 0%
- Water/Sewer not required for this site

Furthermore, in accordance with UDC 35-412(i)(1)(A) Scope of Approval, plats requesting time extensions cannot be used to validate a Master Development Plan. However, the validity of the MDP can be obtained based on expenditures, per this section.

**STAFF RECOMMENDATION:**

Approval



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Presto Tierra LTD.  
Presto Properties, LLC  
103 Biltmore Suite 210  
San Antonio, Texas 78213

October 20, 2011

Mr. Roderick Sanchez, Director  
City of San Antonio  
Development Services Department  
1901 South Alamo  
San Antonio, TX 78204

Re: Preserve at Medina River, Unit 13  
Plat No. 080353

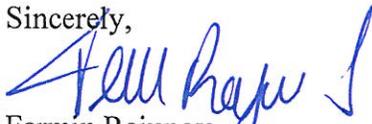
Dear Mr. Sanchez:

The undersigned developer of Preserve at Medina River, Unit 13, Plat No. 080353 request a three-year Site Improvement Time Extension per Section 35-430(f) 2 of the Unified Development Code. The Planning Commission approved the subdivision plat on November 26, 2008.

The economic down turn and its impact to the real estate industry resulted in the delay of the site improvement of the above referenced subdivision. Related improvement of the subject subdivision is solely a drainage channelization to convey the ultimate runoff resulting from the future single-family development. The drainage excavation had started two years ago but the activity was suspended when single-family marketing declined abruptly. We plan to pursue the development as soon as the real estate market shows progress.

Enclosed is the \$300 filing fee required to process this request, a copy of the plat and Time Extension Application form executed accordingly. If additional information is required please do not hesitate to contact our office.

Sincerely,



Fermin Rajunov  
Presto Tierra LTD, Presto Properties, LLC.

Attachment

# **Individual Consideration**

**PLANNING COMMISSION**  
**FLOODPLAIN PERMIT VARIANCE REQUEST**  
**AGENDA ITEM NO: 15 December 2, 2011**

WHEATLEY HEIGHTS SPORTS COMPLEX

#FPV 12-001

**COUNCIL DISTRICT:** 2

**FERGUSON MAP GRID:** 618 C-5

**OWNER:** Eastside Christian Action Group, by Frank Dunn

**ENGINEER:** Pape-Dawson Engineers, Inc., by Jason Diamond, P.E.

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

**Location:** East of IH 10, south of Tamarak Drive

**Proposed Use:** Sports Complex

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**APPLICANT'S REQUEST:**

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

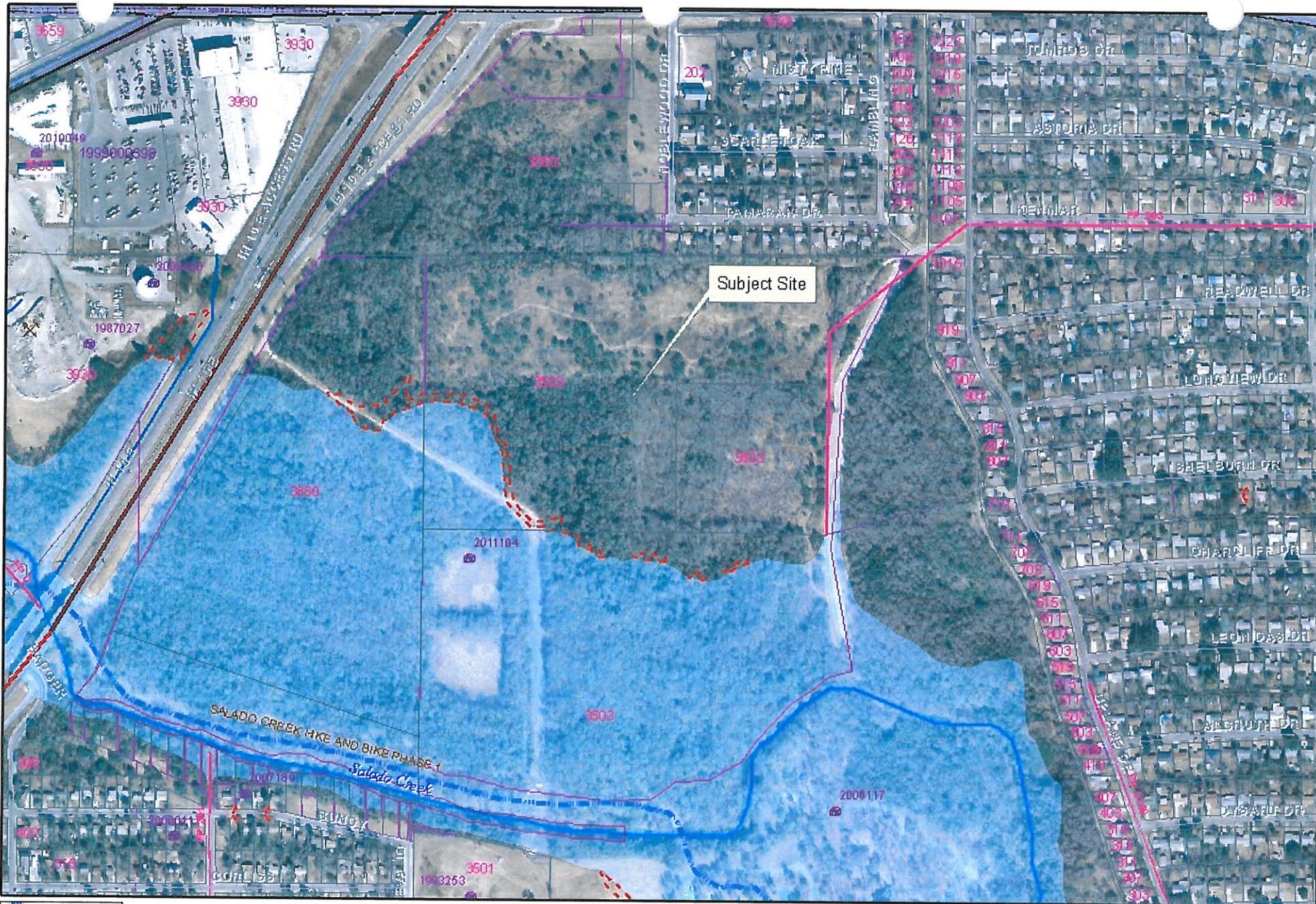
**DISCUSSION:**

The Department of Public Works cited 35-F124(f)(20) and (21) of the Unified Development Code regarding that 1% annual chance floodplain reclamation or storage lost within the creek is offset by comparable excavation within the same creek floodplain. The Director of Public Works has responded to the variance request as indicated in their attached report and does not object to the granting of the variance.

**STAFF RECOMMENDATION:**

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

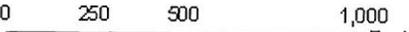
- The engineer of record has demonstrated that the proposed fill within the 1% annual chance flood is within the overbank area with shallow flooding depths of 1 to 3 feet. Therefore, there will not be an adverse impact to the 1% annual chance water surface elevations within Salado Creek.
- The sports complex is to serve a public purpose for the local community. This facility will be used by the local and private school districts for competitive events such as football and soccer.



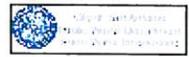
**Wheatley Heights Sports Complex**

	1% Future Conditions
	1% Annual Chance Flood

1 inch = 500 feet



0 250 500 1,000 Feet

City of Wheatley Heights  
 Public Works Department  
 10000 Wheatley Heights Blvd  
 Wheatley Heights, PA 19380  
 Phone: 610-398-1234  
 Fax: 610-398-1235  
 Website: www.wheatleyheights.org



DEVELOPMENT SERVICES

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

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2011 OCT 24 PM 3:20

October 12, 2011

Mr. John Jacks  
Interim Assistant Director  
City of San Antonio  
Development Services Department  
P. O. Box 839966  
San Antonio, TX 78283-3966

Re: Wheatley Heights Sports Complex  
Subdivision Variance related to UDC Chapter 35, Appendix F

Dear Mr. Jacks:

We are requesting permission for the Wheatley Heights Sports Complex (WHSC) project to depart from the requirements of Section 35-F124(d) and to allow development under Sections 35-F124(f)(20), and 35-F124(f)(21) of the Unified Development Code (UDC), which pertain to loss of floodplain storage volume due to development within the 1% annual chance floodplain.

The WHSC initiative will include a 4,000-seat stadium for football and track-and-field events in the north phase, soccer fields and an administrative and maintenance building in the south phase, and associated paved parking areas to serve both phases. The North Phase of the WHSC project is located on a portion of Martin Luther King (MLK) Park owned by the City of San Antonio. The South Phase of the WHSC project is located within the Wheatley Heights neighborhood on property within the 1% annual-chance floodplain that has been purchased by the City of San Antonio as part of the floodplain buyout program. A License Agreement between the City of San Antonio and Eastside Christian Action Group (ECAG) and a Grant and Development Agreement between Bexar County and ECAG initiated development of the WHSC project. The goal of the WHSC initiative, as supported by the City of San Antonio and Bexar County, is to use the flood prone areas in MLK Park and adjacent to the Wheatley Heights neighborhood to create a regional multi-sport youth and amateur sports complex in southeast Bexar County.

The north and south phases of WHSC are both located in areas subject to flooding from Salado Creek. As a result, portions of the proposed development will fall within the 1% annual-chance FEMA floodplain. Improvements that will be located within the floodplain include portions of the proposed parking areas in the north and south phases, as well as a

proposed maintenance building (with finished floor set 1' above water surface elevations) and soccer fields in the south phase. The construction of these improvements requires grading and placement of fill within the 1% annual-chance floodplain.

In accordance with Article IV, Section 35-483, Subdivision Variances of the UDC, we hereby request approval of the variance from Section 35-F124(d) and to allow development under Sections 35-F124(f)(20), and 35-F124(f)(21) of the UDC, pertaining to loss of floodplain storage due to development within the 1% annual-chance floodplain. We offer the following reasons based on the outlined approved criteria requirements of the UDC:

***1. The variance will not be contrary to the spirit and intent of this chapter and the specific regulations from which a variance is requested:***

The primary intent of Sections 35-F124(d), 35-F124(f)(20), and 35-F124(f)(21) of the UDC is to require compensatory storage for development in floodplain areas subject to low velocities (less than 3 feet per second) or shallow depths (less than 3 feet) because those areas provide "storage" for floodwater which can result in an attenuation of peak flow volume. The WHSC development located within the 1% annual-chance floodplain consists of parking lots, soccer fields, and an administrative/maintenance building. Efforts were made to reduce the amount of fill grading required in the floodplain. A hydraulic analysis was performed to analyze the impact of fill placement on floodplain elevations. The hydraulic analysis was taken from the recent countywide Digital Flood Insurance Rate Map (DFIRM) flood study conducted by the San Antonio River Authority (SARA). The analysis was truncated to only the portions of Salado Creek adjacent to the WHSC project.

Utilizing HEC-RAS version 4.1.0, a proposed conditions model was created using the existing DFIRM hydraulic model and revising the DFIRM cross-sections to reflect any grading associated with the WHSC project. The result of this hydraulic modeling indicates that the proposed improvements within the floodplain do not produce an increase in the water surface elevations compared to the existing conditions 1% annual-chance flows.

The existing DFIRM cross-sections were analyzed to determine the amount of cross-sectional area lost due to placement of fill for the WHSC. The maximum loss of cross-sectional area occurred at hydraulic cross-section 69685 and reflected a loss of 236 square feet out of approximately 13,316 square feet, or a 1.8% reduction in flow area at the worst case cross-section. The reduction in flow area appears to be minor given the size of the Salado Creek floodplain at this point. Unsteady flow routing for the 180

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square mile contributing watershed was not performed, but it is apparent that the proposed fill associated with this project is a small fraction of the available floodplain volume in Salado Creek adjacent to and upstream of the WHSC.

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

The WHSC project is a publicly funded project receiving construction funding via a grant and development agreement between ECAG and Bexar County. The project receives funding from the County via the County Venue Tax. In an effort to maximize the use of these public funds, ECAG entered into a license agreement with the City of San Antonio to use City owned property for the WHSC in lieu of purchasing a site elsewhere. The sites identified for use by the City were the northern portion of MLK Park and the areas of the Wheatley Heights subdivision adjacent to Salado Creek. These sites have large areas that are currently within the 1% annual-chance floodplain. The entire south phase was part of the City's floodplain buyout program to purchase homes determined to be within the floodplain. The floodplain limits are not impacted by the proposed sports complex, or the proposed grading within the floodplain that is required to make use of the site. If the variance is not granted, then the public monies intended for improvements to the sports facility will have to be used towards compensatory excavation instead of the construction of the sports facilities for the community.

**3. *The applicant has taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare:***

As stated in Item 1 above, the proposed development has no impact on the 1% annual chance floodplain elevation, and, therefore, no adverse impact on public safety.

**3. *The public interest underlying the proposed exception outweighs the public interest underlying the particular regulation for which the exception is granted:***

The Wheatley Heights Sports Complex project will create sports facilities in an underserved area of San Antonio, providing the youth population in the adjacent areas with better access to sports programs, facilities, and equipment. The Wheatley Heights Sports Complex will also serve as a catalyst to attract local, state, and national competitions which, in turn, will bring local and out-of-town visitors to this area of the City and serve to help stimulate economic growth. As stated in Item 1 above, the amount of fill proposed for the WHSC project is a very small portion of the available storage volume in the Salado Creek floodplain, and based on hydraulic modeling there is no increase in the floodplain water surface elevation based on the proposed fill. The

Mr. John Jacks  
Wheatley Heights Sports Park  
Subdivision Variance  
October 12, 2011  
Page 4 of 4

DEVELOPMENT SERVICES  
RECEIVED

2011 OCT 24 PM 3:20

budgetary costs associated with providing compensatory excavation, as required in 35-F124 of the UDC, will better serve public interest if they are reallocated to improving the proposed sports facilities in order to maximize their potential benefit.

**4. *The proposed exception complies with all other standards of subsection 35-F124 to the extent practicable:***

The proposed exception complies with all other applicable standards of Section 35-F124, to the extent practicable.

The proposed subdivision variance will not adversely impact the health, safety, or welfare of the public. We therefore request your consideration and approval of this subdivision variance. A copy of the Storm Water Management Plan and floodplain exhibit for this project are attached.

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



Cara C. Tackett, P.E.  
Vice President



Attachments

P:\72\56\03\Word\Letter\110922a1.doc



# CITY OF SAN ANTONIO

P. O. BOX 831503  
SAN ANTONIO, TEXAS 78208-3150

November 1, 2011

Frank Dunn  
Eastside Christian Action Group  
210 South Grimes, Ste. 115  
San Antonio, TX 78203

**Re: Floodplain Variance  
Wheatley Heights Sports Complex  
FPV# 12-001**

Dear Mr. Dunn *or*  
Current Eastside Christian Action Group Administrator;

Our department has been in review of the flood study and plats #100108 and #110022 associated with the Wheatley Heights Sports Complex. Unfortunately, the proposed development is not in compliance with the current floodplain ordinance as follows:

1. The proposed development does not meet the following City of San Antonio Unified Development Code (UDC) requirement:
  - Appendix F, Subdivision C, Section 35-F124 (f) (20) & (21) which states that 1% annual chance floodplain reclamation or storage lost within the creek is offset by comparable excavation within the same creek floodplain.
2. A variance to the above UDC section will be required prior to Public Works approval on any final certificates of occupancy associated with the building permit AP# M1674955.
3. Public Works will support a variance from Appendix F, Subdivision C, Section 35-F124(F) (20) and (21) because:
  - The engineer of record has demonstrated that the proposed fill within the 1% annual chance flood is within the overbank areas with shallow flooding depths of 1 to 3 feet. Therefore, there is no adverse impact to the 1% annual chance water surface elevations or velocities within Salado Creek.
  - The proposed improvements associated with the sports complex are to serve a public purpose. This facility will be used by the local private and public school districts for competitive events such as football and soccer.

Frank Dunn *or*  
Current Eastside Christian Action Group  
Wheatley Heights Sports Complex  
FPV# 12-001  
November 1, 2011  
Page 2 of 2

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

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

Sincerely,



Nefi Garza, PE, CFM  
Assistant Director of Public Works

Attm(s): Exhibit 1-Vicinity Map

cc: Jason Diamond, P.E., Pape-Dawson Engineers, Inc.  
City of San Antonio, Planning Commission

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

**TO:** Amy Hartman, Chairperson  
City of San Antonio Planning Commission

**FROM:** Nefi Garza P.E., CFM, Assistant Director of Public Works 

**COPIES TO:** Jason Diamond, P.E., Pape-Dawson Engineers, Inc.

**SUBJECT:** Floodplain Variance FPV# 12-001  
SWE# 14501-Wheatley Heights Sports Complex Flood Study

**DATE:** November 1, 2011

---

The Department of Public Works Storm Water Engineering has reviewed the flood study and associated plats for the Wheatley Heights Sports Complex as submitted by Pape-Dawson Engineers, Inc. on behalf of their client Frank Dunn.

The proposed development does not meet the following City of San Antonio Unified Development Code (UDC) requirement:

- Appendix F, Subdivision C, Section 35-F124 (f) (20) and (21) which states that 1% annual chance (100-year flood) floodplain reclamation or storage lost within the creek is to be offset by comparable excavation within the same creek floodplain.

Public Works supports the variances because:

- The engineer of record has demonstrated that the proposed fill within the 1% annual chance flood is within the overbank areas with shallow flooding depths of 1 to 3 feet. Therefore, there will not be an adverse impact to the 1% annual chance water surface elevations within Salado Creek.
- The sports complex is to serve a public purpose for the local community. This facility will be used by the local and private school districts for competitive events such as football and soccer.

If the Variance is approved by the Planning Commission, Public Works Department Storm Water Engineering Division will issue a floodplain development permit for work associated with this project. If you have additional questions, please contact Sabrina Santiago (210) 207-0182 or via email at [sabrina.santiago@sanantonio.gov](mailto:sabrina.santiago@sanantonio.gov).

Attn(s) #: Exhibit 1-Vicinity Map

CITY OF SAN ANTONIO  
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES  
INTERDEPARTMENTAL CORRESPONDENCE SHEET

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. 1536—Request to close, vacate and abandon a portion of a 10 foot wide alley Public Right of Way located between North Main Avenue and Ogden Street

DATE: November 3, 2011

PETITIONER: Alamo Colleges  
c/o Bain Medina Bain Eng.  
Attn: Carl Bain, P.E.  
7073 San Pedro Ave.  
San Antonio, TX 78216

Staff is requesting that this item be placed on the agenda for the Planning Commission meeting on November 23, 2011.

**BACKGROUND**

Petitioner is requesting the closure, vacation, abandonment and sale of an unimproved 10 foot-wide alley Public Right of Way (0.029 acres) located between North Main Avenue and Ogden Street adjacent to NCB 1729 as shown on attached Exhibit A. The petitioner, Alamo Colleges, owns the abutting properties and would like to obtain this portion of alley in order to facilitate development of the area. A new building will be built along with parking spaces.

**COORDINATION AND FINANCIAL IMPACT**

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

**CONCLUSION AND RECOMMENDATION**

Staff recommends approval of this request.



**Exhibit 'A'**



# CITY OF SAN ANTONIO

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

July 14, 2011

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

Re: S. P. No. 1536—Request to close, vacate and abandon a 10 foot-wide alley Public Right of Way located between North Main Avenue and Ogden Street adjacent to NCB 1729

Dear Mr. Bain:

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

#### DEVELOPMENT SERVICES DEPARTMENT

The site must be assembled with petitioner's property and platted in accordance with Code.

#### OFFICE OF HISTORIC PRESERVATION

All demolitions in the City of San Antonio require approval of the Office of Historic Preservation.

#### CITY PUBLIC SERVICE ENERGY

Petitioner 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 of City Public Service Energy and at the sole expense of the petitioner.

Existing 8 inch steel gas main in alley will require ten (10) foot easement, the boundaries of which can mirror the boundaries of the existing alley right of way or, if more practical, can be adjusted slightly to allow the main to be centered within the ten (10) foot easement.

#### DEPARTMENT OF CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

- The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance.
- Petitioner asserts that all evidence of ownership of property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio are true and correct.

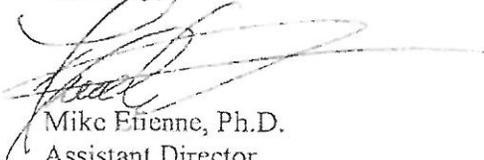
P1

- The petitioner acknowledges that this property will be accepted in its "as is" condition.
- Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the petitioner.
- *Petitioner agrees to remit a closure fee of \$13,850.00, which includes the appraised value of \$13,800.00 for the Public Right of Way and \$50.00 for recordation of documents.* This closure fee will be due and payable to the City of San Antonio, and is to be submitted with this executed Letter of Agreement. If for some reason the closure is not approved by City Council, the closure fee will be refunded to the petitioner.

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

If your client concurs with the above mentioned conditions, please have authorized party countersign this letter in the spaces provided below and return to Ms. Martha Almeria at the above address. *Upon receipt of this executed Letter of Agreement and the closure fee we will continue processing your request.*

Sincerely,



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

**AGREED AS TO TERMS AND CONDITIONS:**

**PETITIONER:** Alamo Colleges

By John W. Strybos  
Print Name

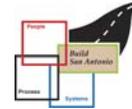
Associate Vice Chancellor of Facilities  
Title Operation and Construction Management  
9/26/2011  
Date

# City of San Antonio Capital Improvements Management Services Department

**December 2, 2011  
Agenda Item #16**

Request to close, vacate and abandon a  
portion of a 10 foot-wide alley Public  
Right of Way

Petitioner: Alamo Colleges



## Planning Item

- Petitioners are requesting the closure, vacation, abandonment and sale of a 0.029 acre portion of an unimproved 10 foot-wide alley Public Right of Way located between North Main Avenue and Ogden Street, adjacent to NCB 1729, located in Council District 1.

# Background

Purpose:

- The petitioner owns the abutting properties, which they plan to develop.
- If the proposed closure is approved, it will be incorporated with the petitioners' property.

# Exhibit A - Map



## Exhibit B - Aerial



## Background (cont)

### Coordination:

- Project has been canvassed to all interested city departments and utility agencies.
- Project received conditional approval.
- Petitioner has agreed to comply with all conditions.



## Background (cont)

### Notification:

- 39 notices were mailed to property owners within a 500 foot radius of the proposed closure.
- returned in favor.
- returned in opposition.

7



## Fiscal Impact

### Financial Impact:

- The City will collect \$13,850.00 as consideration for closure, vacation and abandonment of this Public Right of Way.

8



## Issues & 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.

**RESOLUTION # \_\_\_\_\_**

**A RESOLUTION SUPPORTING THE CLOSURE OF AN UNIMPROVED PORTION OF A 10 FOOT-WIDE ALLEY PUBLIC RIGHT OF WAY RUNNING WESTERLY AND EASTERLY BETWEEN NORTH MAIN AVENUE AND OGDEN STREET ADJACENT TO NCB 1729 IN COUNCIL DISTRICT 1, AS REQUESTED BY ALAMO COLLEGES.**

\* \* \* \* \*

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 street and alley closures to public hearing and approval by act of City Council; and

WHEREAS, Alamo Colleges filed an application requesting closure of an unimproved portion of a 10 foot-wide alley Public Right of Way running westerly and easterly located between North Main Avenue and Ogden Street adjacent to NCB 1729 as identified on Exhibit A; and

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

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

**SECTION 1.** The Planning Commission recommends City Council approve the attached application seeking closure of an unimproved portion of a 10 foot-wide alley located between North Main Avenue and Ogden Street.

**SIGNED this 2<sup>nd</sup> day of December, 2011.**

\_\_\_\_\_  
**AMELIA HARTMAN, *Chair***

Attest:

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

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT  
INTERDEPARTMENTAL CORRESPONDENCE SHEET

**TO:** Planning Commission **Individual Consideration**

**FROM:** Mike Etienne, Assistant Director, Real Estate Section *ME*

**COPY:** Steve Hodges, Property Acquisition Division, File

**SUBJECT:** Request to Acquire Real Property for City Use  
Properties at Intersection of Dakota and Connelly Streets

**DATE:** October 27, 2011

**PETITIONER:** City of San Antonio  
Attn: David McGowen  
114 W. Commerce Street, Room 202  
San Antonio, TX 78205

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 November 23, 2011.

**BACKGROUND**

Petitioner has entered into discussions with St. Philip's College for a partnership involving the acquisition of 8 (eight) properties at the intersection of Dakota and Connelly Streets in Council District 2 and as shown in attached Exhibit "A". Petitioner will fund the rehabilitation of the former Good Samaritan building at 1602 Dakota Street. Petitioner will lease the Good Samaritan building to St. Philip's for the creation of a Veterans Outreach and Training Center (VOTC) to be administered by the college. The remaining properties will be used to accommodate the space needs of the VOTC. The staff at St. Philip's is in the process of developing the construction program for the center.

The properties to be acquired are as follows:

- 1520 Dakota Street
- 1602 Dakota Street
- 1604 Dakota Street
- 1610 Dakota Street
- 208 Connelly Street
- 218 Connelly Street
- 220 Connelly Street
- 120 Connelly Street

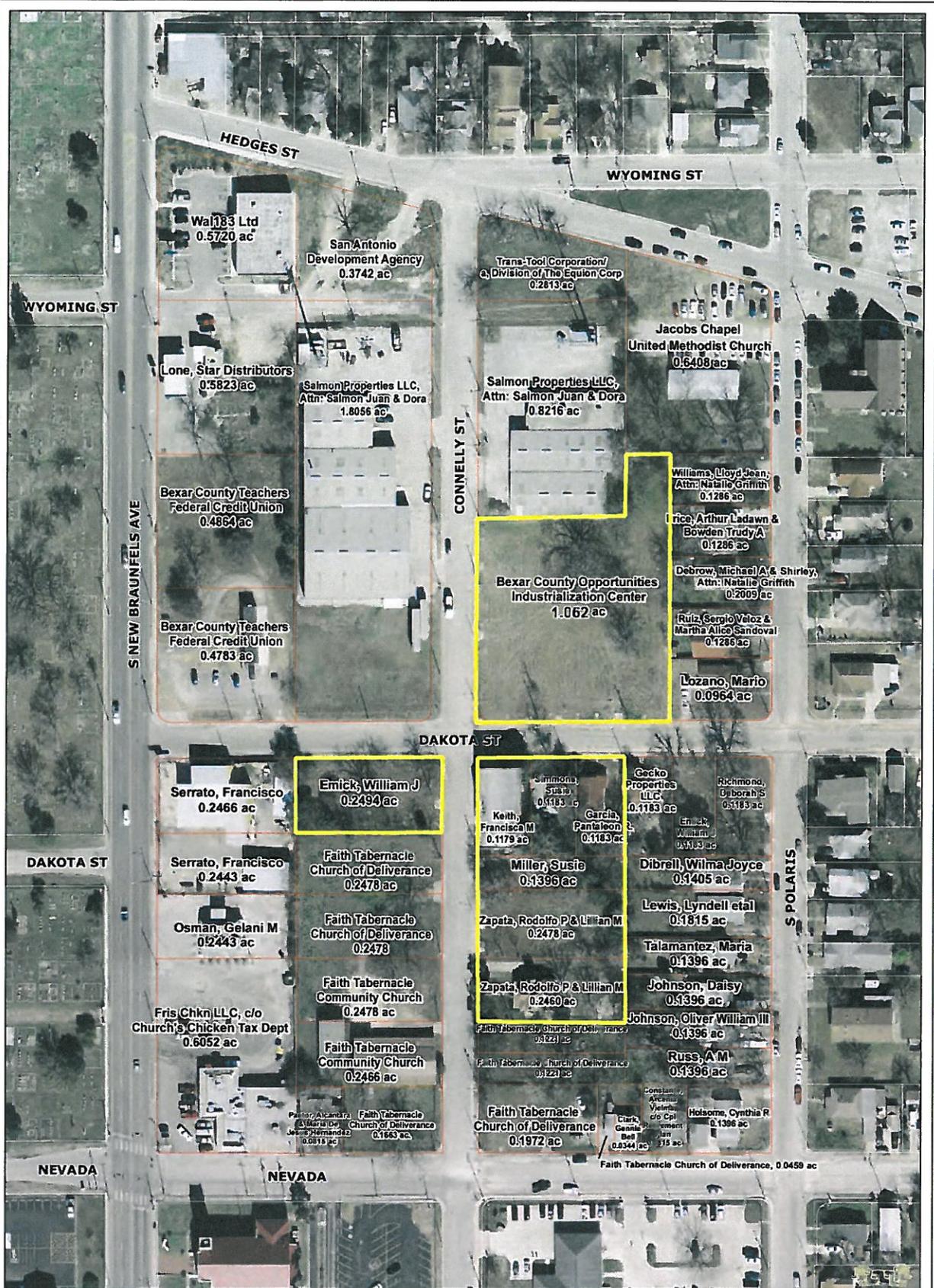
**COORDINATION AND FINANCIAL IMPACT**

The funds required for the acquisition of the subject properties were allocated within the 2010 Budget as the Eastside Workforce and Development Center. City staff is currently in the process of negotiating the market value of the subject properties with their respective owners.

**CONCLUSION AND RECOMMENDATION**

Staff recommends that Planning Commission consider this request, and if appropriate cause the attached resolution to be executed.

Attachments:       Exhibit "A"  
                          Resolution



Property of Interest



# Exhibit "A"

1 inch = 100 feet  
 0 25 50 100 Feet

City of San Antonio  
 Capital Improvements  
 Management Services  
 Technical Services  
 Director Mike Frisbie, P.E.  
 Municipal Plaza Building  
 114 West Commerce Street  
 San Antonio, TX 78205





# Planning Commission

December 2, 2011

Agenda Item 17

**Acquisition of Property for the Veterans Outreach and  
Training Center (VOTC)**

Partnership between the City of San Antonio and St. Philip's College

# Background

- \$2 Million was approved as part of the City's 2010 budget for Education and Workforce Development
- The money was to be used for capital costs associated with providing services
- Staff is proposing that the Good Samaritan building and surrounding properties be acquired, the building renovated, and parking added to serve the facility
- In order to reduce long term costs and meet a need in our community, the City is partnering with St. Philip's College to provide services to veterans at the location

# Background

- Services to be provided by St. Philip's College:
  - Offer a veteran-specific orientation to ease the initial transition into college and/or the workforce
  - Identify and assist veterans and dependents that are job-ready upon separation
  - Direct veterans to education and training for skills upgrade
  - Provide counseling to assist in integration to civilian life
  - Claims assistance

# Site Map

- 1520 Dakota
- 1602 Dakota
- 1604 Dakota
- 1610 Dakota
- 208 Connelly
- 218 Connelly
- 220 Connelly
- 120 Connelly



# Good Samaritan Building

- Originally built as the Corinth Baptist Church in approximately 1915
- Converted in 1948 to a hospital for African-Americans in response to segregation and the need for services for the city's African-American residents
- Property is in distressed condition and is proposed for rehabilitation



# Conclusion

- Development of the VOTC program in conjunction with St. Philip's College addresses an important need in San Antonio
- The project will place a currently underutilized property into working condition
- Staff recommends the approval of this request

RESOLUTION # \_\_\_\_\_

**A RESOLUTION SUPPORTING A REQUEST TO CONSIDER THE ACQUISITION BY THE CITY OF SAN ANTONIO OF REAL PROPERTY CONSISTING OF 2.2993 ACRES OF LAND LOCATED AT OR NEAR THE INTERSECTION OF DAKOTA AND CONNELLY STREETS IN COUNCIL DISTRICT 2.**

\* \* \* \* \*

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 has entered into negotiations with property owners to purchase land consisting of 2.2993 acres of land area to be rehabilitated into a campus for the Veterans Outreach and Training Center located at in Council District 2, as shown on attached Exhibit "A".

WHEREAS, after careful consideration and deliberation, the Planning Commission has elected to support the City's acquisition strategy for this property 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 acquisition of the above cited City-owned property.

**PASSED AND APPROVED ON THIS 2<sup>nd</sup> day of December 2011.**

\_\_\_\_\_  
Amelia Hartman, Chair  
San Antonio Planning Commission

Attest:

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

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

**TO:** Planning Commission  
**FROM:** Majed A. Al-Ghafry, Director of Public Works  
**COPIES TO:** Mike Rogers, Assistant Director of Public Works  
**SUBJECT:** Zarzamora at Brady Intersection Improvement Project  
**DATE:** November 8, 2011

---

**PETITIONER:** City of San Antonio  
c/o Public Works Dept.  
114 W. Commerce St., 9<sup>th</sup> Floor  
San Antonio, TX 78205

Staff is requesting that this item be placed on the agenda for the Planning Commission meeting on November 23, 2011.

**Summary:**

An ordinance authorizing the acquisition through negotiation or condemnation of fee simple title for two parcels of privately owned real property located in N.C.B. 6312 and N.C.B. A - 62, in the City of San Antonio in Council District 2. These parcels are needed for the Intersection Improvement Project, 2012 Infrastructure Management Program project; declaring it to be a public project; and declaring a public necessity for the acquisition; and authorizing expenditures to a dollar amount to be finalized after appraisal available and payable to the selected title company for land and closing costs.

**Background Information:**

The Intersection Improvement Project at Zarzamora and Brady, a 2012 Infrastructure Management Program Traffic Intersection Project, will improve level of service at the intersection of Zarzamora and Brady. The acquisition of these parcels is necessary for providing enough right of way for the construction of the left turn lanes. Project construction is anticipated to begin in May 2012 and is estimated to be completed in September 2012.

**Issue:**

Property acquisition is a required component to complete the Intersection Improvement Project at Zarzamora and Brady. Through this action, City Council authorizes the acquisition of these parcels of privately owned real property through negotiation or condemnation proceedings in the event the City is unable to acquire it through negotiation. There are no houses located on these properties that the City is acquiring.

**Alternatives:**

City Council could choose not to acquire the properties needed for this project; however, this action would result in potentially unfriendly condition for pedestrian crossing at the intersection of Zarzamora and San Fernando



TOP OF CURB ELEVATIONS WITH 1/2" DRIVEWAY CURB

STATION	CONCRETE CURB EST	CONCRETE DRIVEWAY EST	CONCRETE SIDEWALK EST
20+00	112.50	112.50	112.50
20+10	112.50	112.50	112.50
20+20	112.50	112.50	112.50
20+30	112.50	112.50	112.50
20+40	112.50	112.50	112.50
20+50	112.50	112.50	112.50

TOP OF CURB ELEVATIONS WITH 1/2" DRIVEWAY CURB

STATION	CONCRETE CURB EST	CONCRETE DRIVEWAY EST	CONCRETE SIDEWALK EST
21+00	112.50	112.50	112.50
21+10	112.50	112.50	112.50
21+20	112.50	112.50	112.50
21+30	112.50	112.50	112.50
21+40	112.50	112.50	112.50
21+50	112.50	112.50	112.50

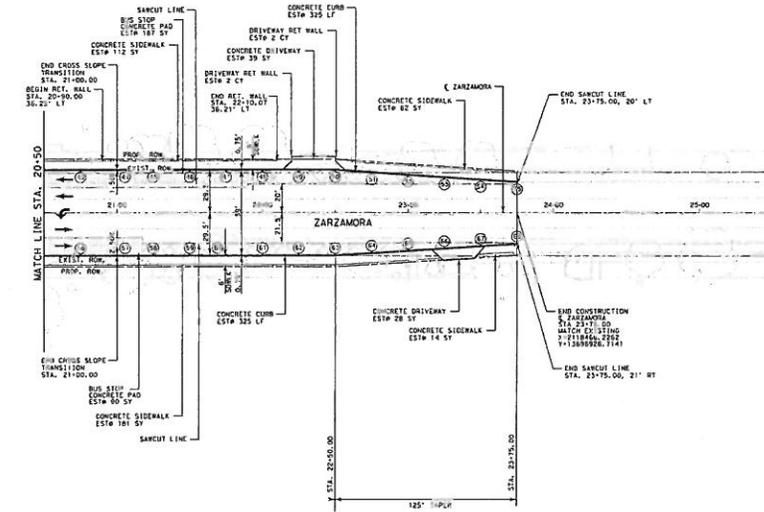
\* TOP OF CURB ELEVATIONS WITH 1/2" DRIVEWAY CURB

\* TOP OF CURB ELEVATIONS WITH 1/2" DRIVEWAY CURB



**LEGEND**

- EXISTING ROW
- PROPOSED ROW
- TOPO
- ALIGNMENT
- ROADWAY
- ← TRAFFIC FLOW
- SANICUT LINE
- XXXXX WIDENING
- XXXXX CONCRETE BUS PAD



- NOTES:
- CONTRACTOR TO MATCH EXISTING ELEVATION FOR ROADWAY WIDENING.
  - CONTRACTOR SHALL PROTECT EXISTING TREES FROM DAMAGE DURING CONSTRUCTION.
  - CONTRACTOR IS TO CONTACT THE CITY ARBORIST ON THE LOCATION OF NEW TREES. PHONE NO. (210)207-0278.
  - SANICUT, REMOVAL & REPLACEMENT OF EXISTING PAVEMENT TO BE SUBSIDIARY TO VARIOUS BID ITEMS.
  - WORK NEEDED TO REPAIR EXISTING PAVEMENT DURING REMOVAL AND REPLACEMENT OF CURB TO BE SUBSIDIARY TO ITEM 500-CONCRETE CURB.
  - CROSS SLOPE TRANSITIONS SHOWN ARE FOR NEW PAVEMENT. SEE LEVEL-UP DETAIL SHEET FOR CROSS-SLOPE OF LEVEL-UP.
  - THE CONTRACTOR SHALL NOT REMOVE OR ADJUST ANY UTILITIES. THE CONTRACTOR MUST CONTACT VIA FOURTEEN DAYS PRIOR FOR THE REMOVAL OF RECORDS. STOP PILES OR ANY OTHER UTILITIES THAT MAY BE PRESENT. PLEASE PROVIDE THIRTY DAYS PRIOR NOTICE FOR SHELTER HANDOVER. THE CONTRACTOR WILL BE LIABLE FOR ANY DAMAGES TO UTILITIES REMOVED BY VIEW. THE CONTRACTOR IS REQUIRED TO BE SPECIFIC ALL LAYOUTS APPROVED OR "MADE" IN THE COURSE OF EXECUTING THE CONTRACT UNLESS OTHERWISE NOTED BY THE CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING UTILITIES ADJACENT TO WORK AREA.

INITIAL REVIEW ONLY  
 Lockwood, Andrews & Nevens, Inc.  
 11111 RIVERVIEW DRIVE  
 SAN ANTONIO, TEXAS 78248  
 (210) 381-1111

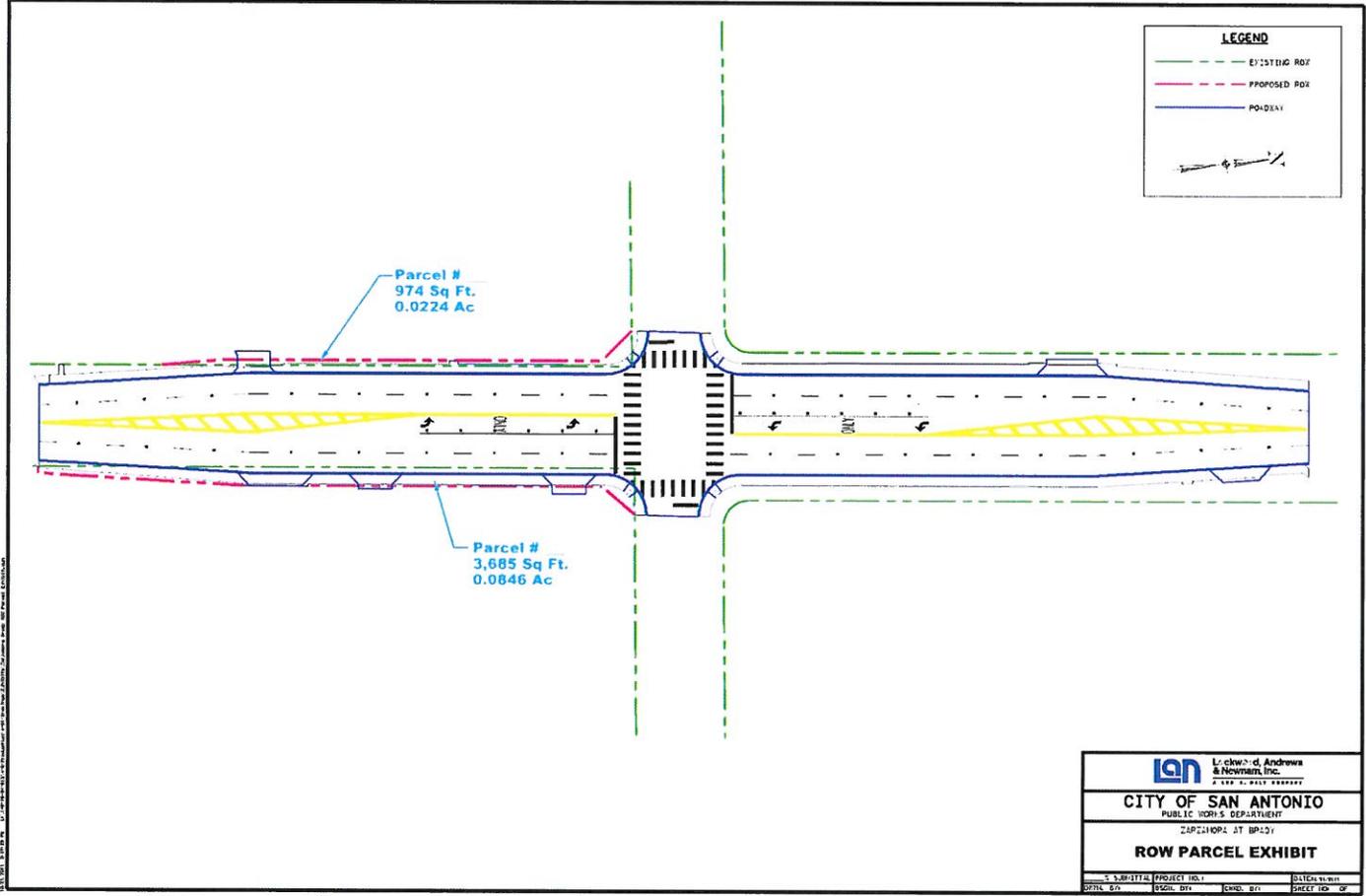
SCALE  
 HORIZONTAL: 1" = 50'  
 Lockwood, Andrews & Nevens, Inc.  
**CITY OF SAN ANTONIO**  
 PUBLIC WORKS DEPARTMENT  
 ZARZAMORA AT BRADY  
**PLAN LAYOUT** 28  
 SHEET 2 OF 2  
 SUBMITTAL PRODUCT NO. 1 DATE: 08/11/2011  
 DRAWN BY: ESKW, BRYAN; CHECKED BY: BOND, BRUCE; DATE: 08/11/2011



# Zarzamora at Brady Intersection Improvement Project

# Reason for Dedication

- Dedication of right of way to the City of San Antonio located for the Zarzamora at Brady Intersection Improvement Project.
- Right of way needed to widen the intersection.
- Project will widen the intersection of Zarzamora at Brady



Parcel #  
974 Sq Ft.  
0.0224 Ac

Parcel #  
3,685 Sq Ft.  
0.0846 Ac

**LEGEND**

- EXISTING ROW
- PROPOSED ROW
- PODDENY

**LAN** L. Andrew & Newman, Inc.  
CITY OF SAN ANTONIO  
PUBLIC WORKS DEPARTMENT  
ZIP211001 JT BR32Y

**ROW PARCEL EXHIBIT**

DATE	BY	PROJECT NO.	DRAWN BY



# Right of Way Acquisition for Zarzamora at Brady Intersection Improvement

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

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL AUTHORIZE  
THE ACQUISITION OF PROPERTIES ALONG ZARZAMORA & BRADY  
INTERSECTION

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

**WHEREAS**, these parcels are presented for consideration and recommendation to the  
Planning Commission under the Zarzamora & Brady Intersection 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 Zarzamora & Brady Intersection for the Zarzamora & Brady Intersection  
Improvement Project.

PASSED AND APPROVED THIS 2<sup>nd</sup> day of December , 2011

\_\_\_\_\_  
Amelia Hartman, Chairperson

ATTEST:

\_\_\_\_\_  
Executive Secretary

**CITY OF SAN ANTONIO**

**PARKS AND RECREATION DEPARTMENT**

**Interdepartmental Correspondence Sheet**

**TO:** Planning Commission  
**FROM:** Xavier D. Urrutia, Director of Parks and Recreation  
**COPIES:** File  
**SUBJECT:** Land Acquisitions for Leon Creek, Salado Creek and the Medina River Greenway Projects

**DATE:** November 4, 2011

The Parks and Recreation Department is requesting approval of a resolution recommending that City Council authorize the acquisition of approximately 26 acres of land located in NCB 11493, NCB 17261, and NCB 11166 in City Council Districts 3, 6, and 9 along Leon Creek, Salado Creek and the Medina River for the Linear Creekway Development Project, all properties being in the City of San Antonio, Bexar County, Texas.

The proposed acquisitions are part of the Proposition 3 Parks Development and Expansion Venue Project approved by voters in May 2000 and the Proposition 2 Parks Development Expansion Venue Project approved by voters in May 2005.

These acquisitions are consistent with policy adopted by the City Council for the acquisition of properties along Leon Creek and Salado Creek as funded by sales tax initiatives and the adopted Parks and Recreation Strategic System Plan. The acquisitions are also consistent with Natural Resource and Urban Design Goals of the San Antonio Master Plan Policies.

**Leon Creek**

- 1) 9 acres out of NCB 11493 located within Council District 6.

**Salado Creek**

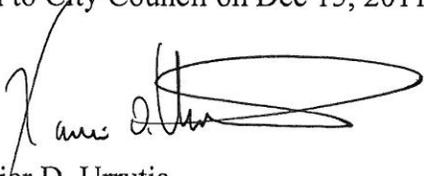
- 1) 1 acre out of NCB 17261 located within Council District 9.

**Medina River**

- 1) 16 acres out of NCB 11166 located within Council District 3.

The proposed acquisitions are necessary for the implementation of the Proposition 3 and Proposition 2 Parks Development and Expansion Venue Projects approved by voters in May 6, 2000 and May 7, 2005, respectively. These acquisitions consist primarily of flood plain property.

Pending a recommendation by Planning Commission, staff is scheduled to present this item to City Council on Dec 15, 2011.

A handwritten signature in black ink, appearing to read "Xavier D. Urrutia". The signature is stylized with a large, sweeping initial "X" and a long, horizontal flourish at the end.

Xavier D. Urrutia  
Director of Parks and Recreation Department

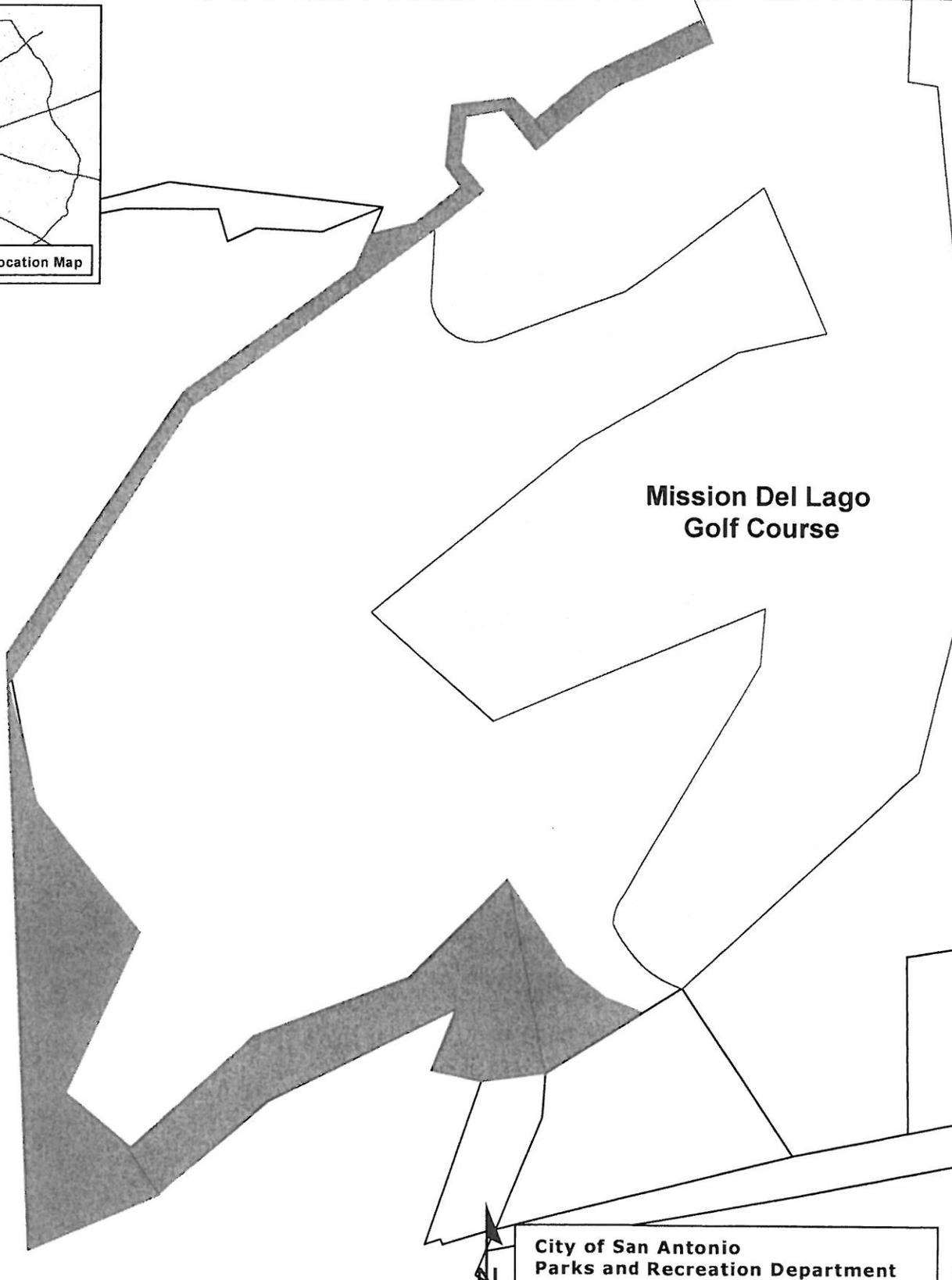
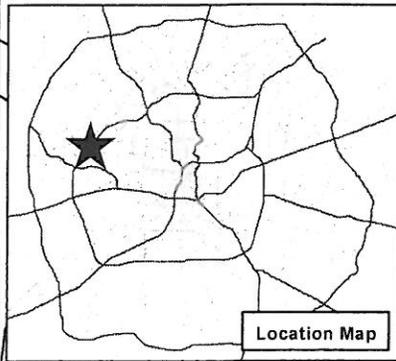
**Attachment 1 - Properties List**

<b>NCB</b>	<b>Estimated Acreage</b>	<b>Council District</b>
11166	16.0	3
17261	0.5	9
17261	0.5	9
11493	9.0	6
<b>TOTAL</b>	<b>26.0</b>	

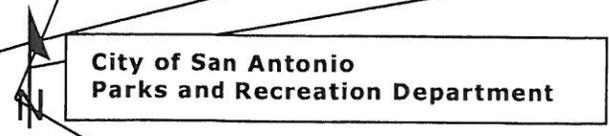
# Site Map

## Leon Creek Greenway Central

1. NCB 11166, 12200 S. US Hwy 281  
16 acres; Council District 3



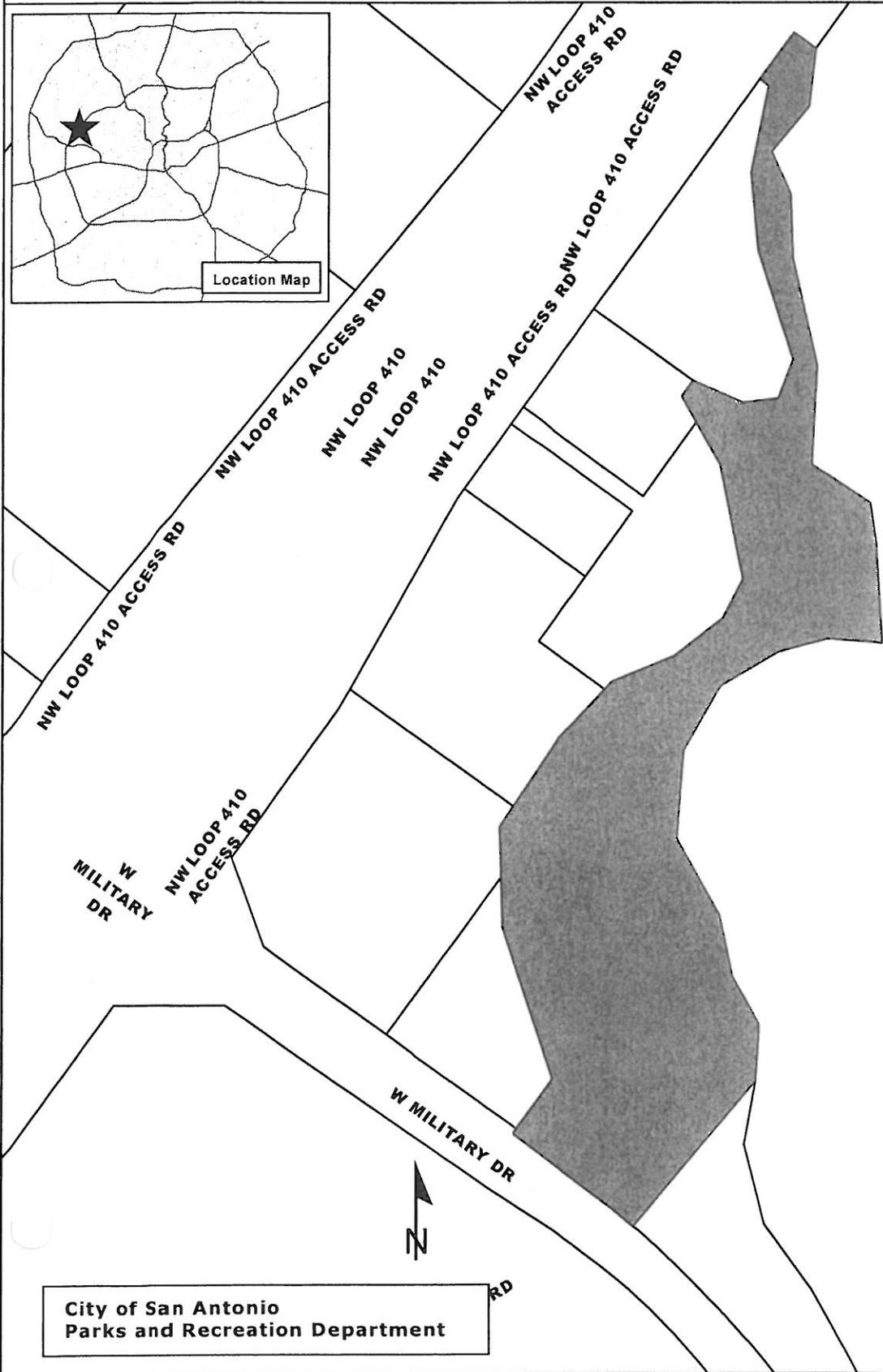
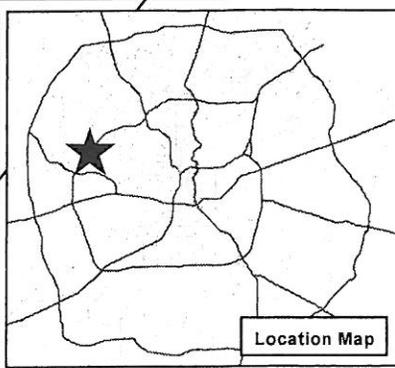
Mission Del Lago  
Golf Course



# Site Map

## Leon Creek Greenway Central

1. NCB 11493, W. Military Dr.  
9 acres; Council District 6

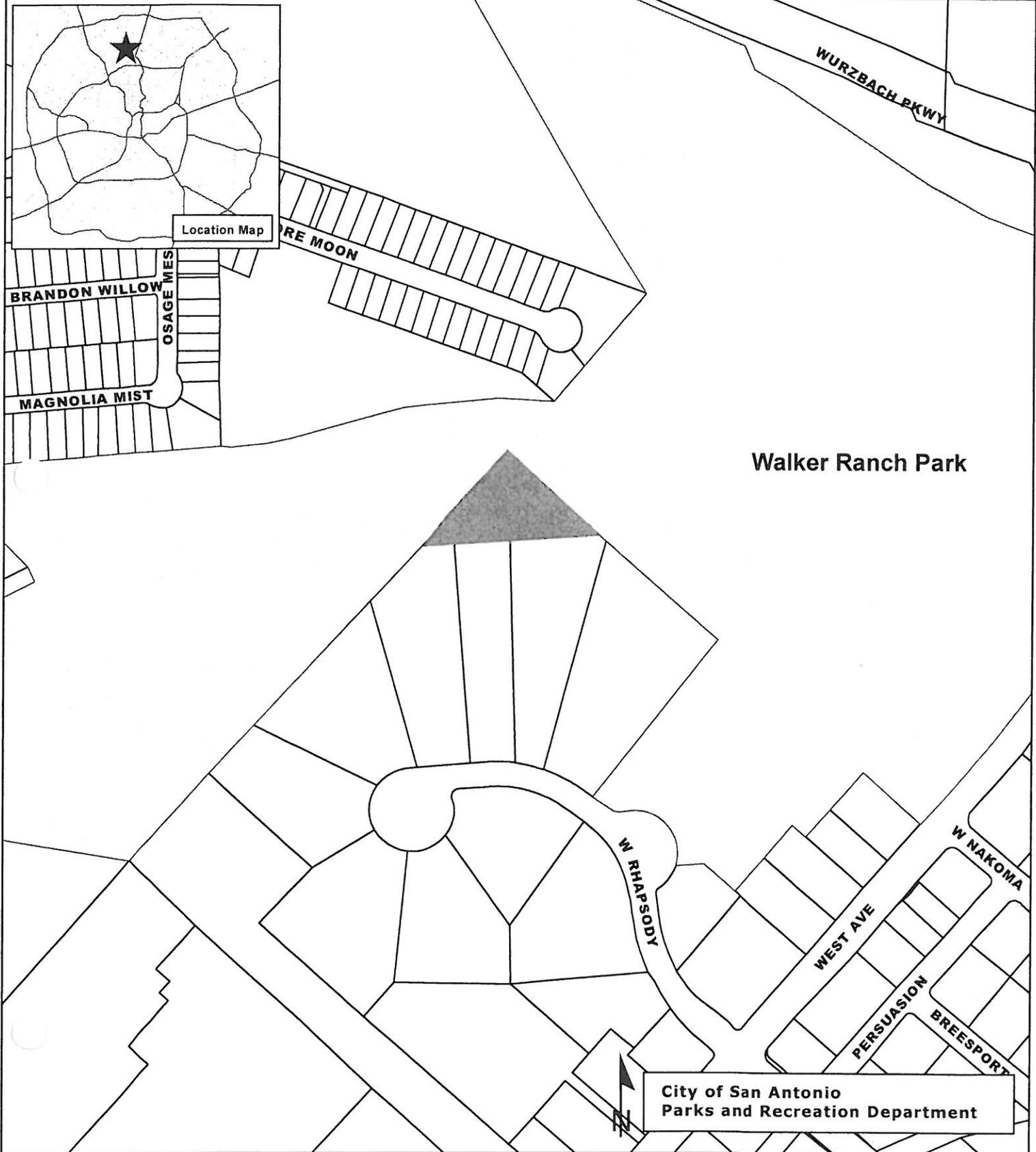
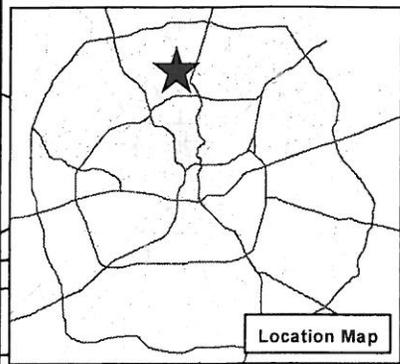


City of San Antonio  
Parks and Recreation Department

# Site Map

## Leon Creek Greenway Central

1. NCB 17261, E. Rhapsody Dr.  
1 acre; Council District 9

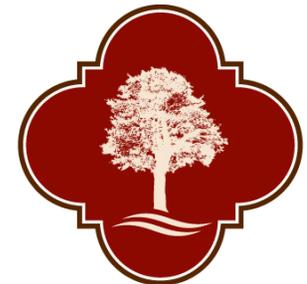


City of San Antonio  
Parks and Recreation Department



# **Recommendation to the City of San Antonio City Council for the Acquisition of Property for Linear Creekway Parks Development Project**

**Planning Commission  
Agenda Item #19  
December 2, 2011  
Parks and Recreation Department**



**PARKS & RECREATION  
SAN ANTONIO**

# **Action**

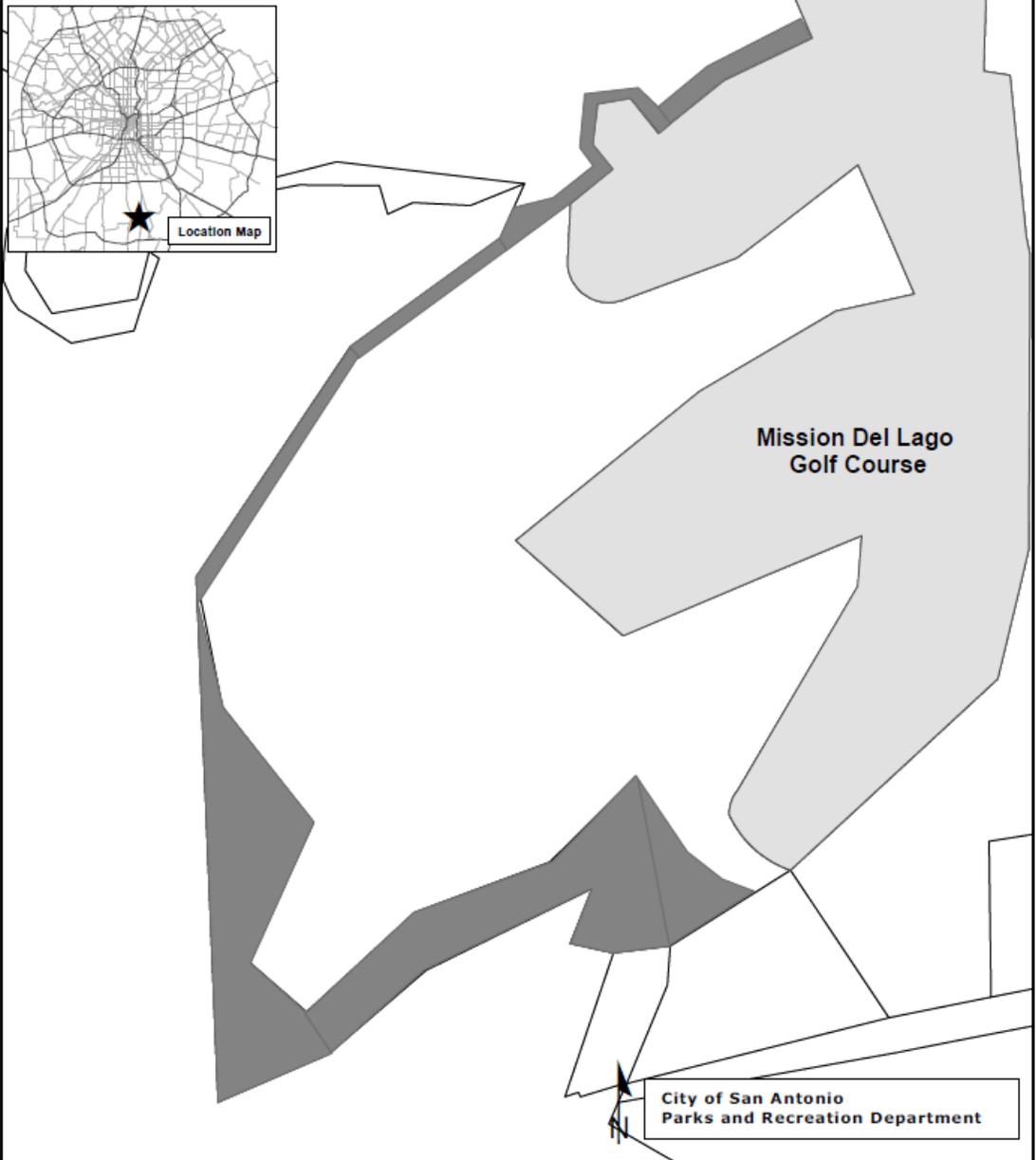
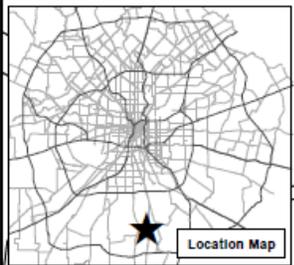
- **Recommendation to the City of San Antonio City Council for the acquisition of approximately 26 acres composed of separate tracts along Leon Creek, Salado Creek and the Medina River**

# **Background**

- **Proposed Property Acquisitions are necessary for Linear Creekway Parks Development Project**
- **Funded through Proposition 3 (2000) and Proposition 2 (2005) Sales Tax Initiatives**
- **Council Districts 3, 6 and 9**

# Site Map Medina River Greenway

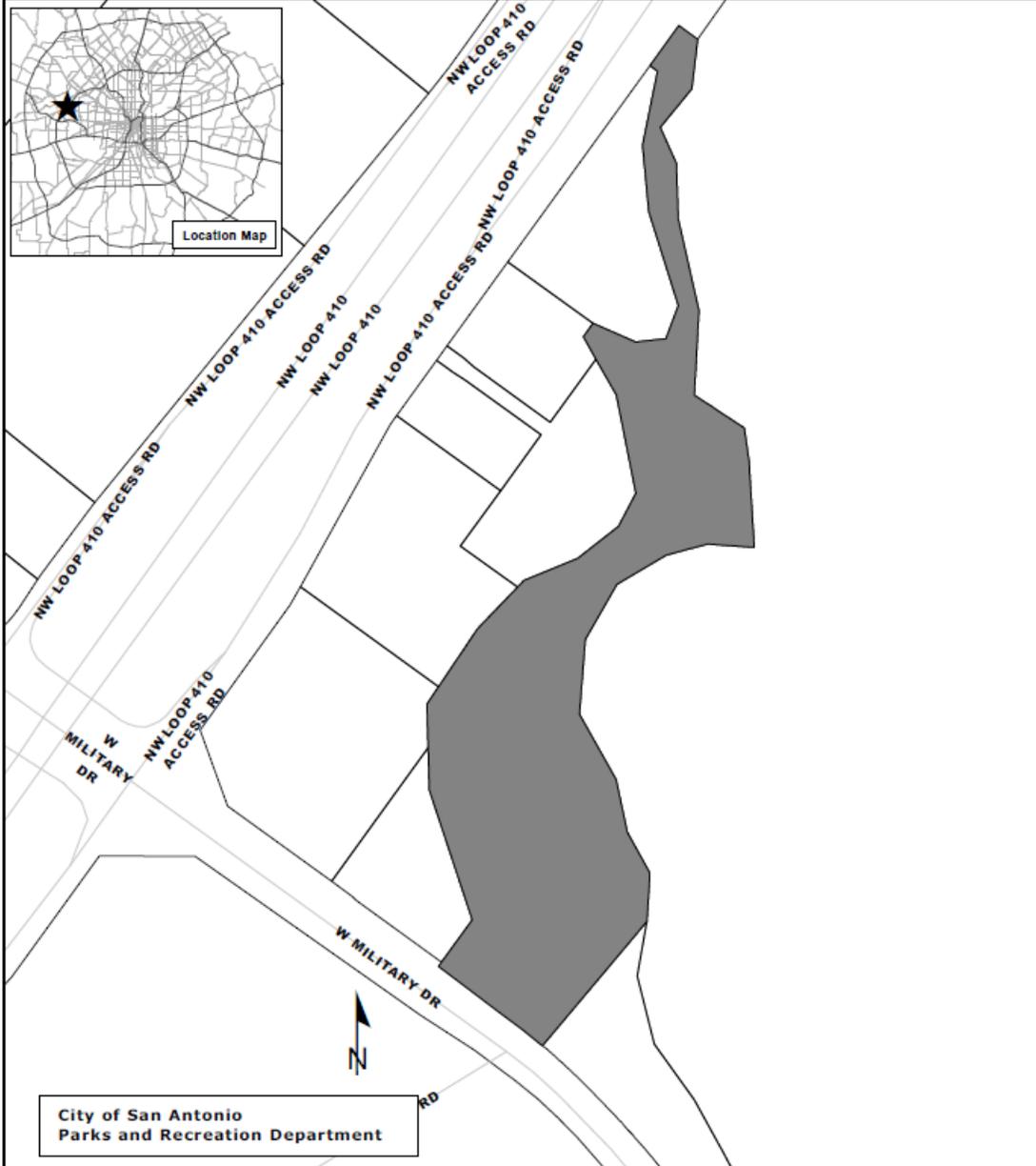
1. NCB 11166, 12200 S. US Hwy 281  
16 acres; Council District 3



City of San Antonio  
Parks and Recreation Department

# Site Map Leon Creek Greenway Central

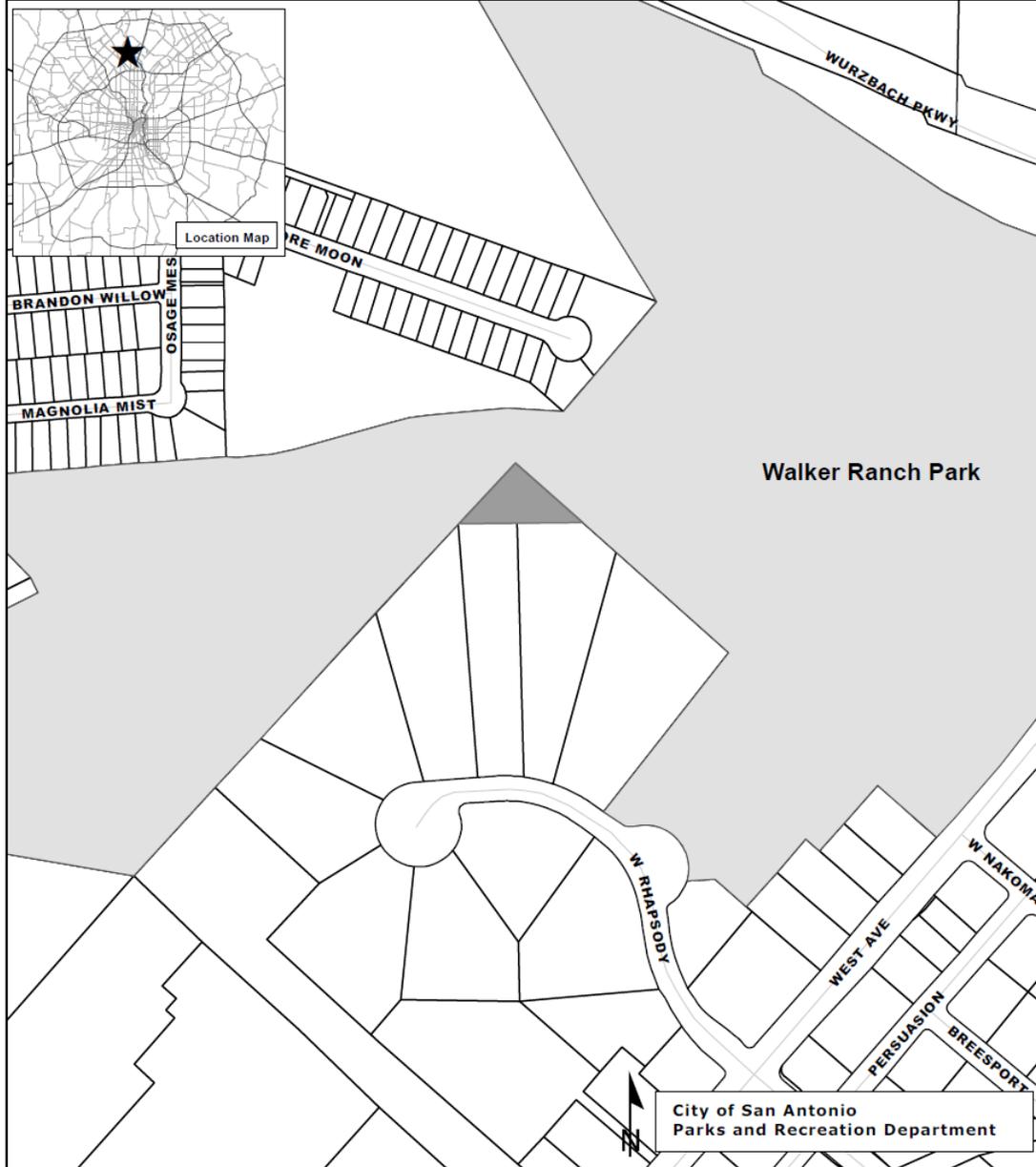
1. NCB 11493, W. Military Dr.  
9 acres; Council District 6



# Site Map

## Salado Creek Greenway Central

1. NCB 17261, E. Rhapsody Dr.  
1 acre; Council District 9



City of San Antonio  
Parks and Recreation Department

# **Recommendation**

- **Staff recommends approval of this item recommending that the City of San Antonio City Council authorize staff to acquire the subject properties for the Linear Creekway Parks Development project.**

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

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL AUTHORIZE THE ACQUISITION OF PROPERTIES ALONG LEON CREEK, SALADO CREEK AND THE MEDINA RIVER FOR THE LINEAR CREEKWAY PARKS DEVELOPMENT PROJECT.

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

**WHEREAS**, under Proposition Three of the election held in May of 2000 and Proposition Two of the election held on May of 2005, voters of San Antonio approved collection of sales tax revenue to fund the purchase and development of new parkland for linear parks along Leon Creek, Salado Creek and the Medina River; and

**WHEREAS**, these parcels are presented for consideration and recommendation to the Planning Commission under the Linear Creekway Parks Development Project; and

**WHEREAS**, these properties are located primarily in the floodplain along Leon Creek, Salado Creek and the Medina River;

**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 Leon Creek, Salado Creek and the Medina River for the Linear Creekway Parks Development Project.

PASSED AND APPROVED THIS December 2, 2011

\_\_\_\_\_  
Amelia Hartman, Chairperson

ATTEST:

\_\_\_\_\_  
Executive Secretary

**P/C AGENDA FOR December 2, 2011**

Item Number	Item Name	Company	Owner Information	Agent Information
5	Two Creeks Unit 6A PUD	Bitterblue/Two Creeks Phase VI, Ltd	Lloyd A. Denton, Jr.	
6	River Rock Ranch PUD Unit 2C Phase 2	Green Land Ventures, Ltd	Dana Green	
7	Amber Creek Unit 5A	KB Home Lone Star, Inc.	Joe C Hernandez	
8	Valley View Unit 7	KB Home Lone Star, Inc.	Joseph C. Hernandez	
9	Valley View Unit 7A	KB Home Lone Star, Inc.	Joseph C. Hernandez	
10	Escondido North Unit 3	Escondido Norht LP	Rhonda M. Oliver	
11	Laredo Springs Unit 1D	281 Canyon Partners, Ltd	W.T. Field	
12	151 Development Unit 1	151 Development, LP	Robert Trautmann	
13	151 Development Unit 4	151 Development, LP	Robert Trautmann	
14	Preserve at Medina River Unit 13	Presto Properties, LLC	Fermin Rajunov	
15	Wheatley Heights Sports Complex	Eastside Christian Action Group	Frank Dunn	
16	S.P. No. 1536	Alamo Colleges		
17	Special Project	City of San Antonio		
18	Special Project	City of San Antonio		
19	Special Project	City of San Antonio		