

SAN ANTONIO PLANNING COMMISSION AGENDA

December 22, 2010

2:00 P.M.



Amelia Hartman, *Chair*

Jose R. Limon, *Vice Chair*

Andrea Rodriguez, *Chair Pro Tem*

Dr. Sherry Chao-Hrenek

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez

Rolando H. Briones

Jody R. Sherrill



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

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

1. PRELIMINARY ITEM:

A. Work session, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Development Services Department)

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

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLATS:

A. 100290

Wildhorse Commercial Replat

(Northwest of the intersection of Dawn Trail and Chariot Trail)

Council Ferguson
District Index #

OCL 546 C-5

B. 100314

General McMullen Tank Replat

(On the north side of Ruiz Street, east of North General McMullen Drive)

5 615 D-3

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, and have met all standards for development under state law, and will be enacted by one motion. There will be no separate discussion of these items

* Project is located in the Camp Bullis Notification Area.

unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEMS 6-7 HELD ABOVE:

- | | | | |
|----|--------|-----------------------------------------------------------------------------------------------------------------|--------------------|
| 6. | 100290 | Wildhorse Commercial Replat (Northwest of the intersection of Dawn Trail and Chariot Trail) | OCL 546 C-5 |
| 7. | 100314 | General McMullen Tank Replat (On the north side of Ruiz Street, east of North General McMullen Drive) | 5 615 D-3 |

PLATS:

- | | | | |
|----|--------|-----------------------------------------------------------------------------------------------------------|--------------------|
| 8. | 100096 | Alamo Ranch Unit 33A, Enclave (Southwest of the intersection of Chambers Cove and Cameron Cove) | OCL 577 D-7 |
| 9. | 100129 | Bulverde 17 Acre Tract (Southwest of the intersection of Jones Maltzberger and Bulverde) | 10 518 B-4 |
-

INDIVIDUAL CONSIDERATION

VARIANCES and APPEALS:

- | | | | |
|-----|--------|--------------------------------------------------------------------------------|-----------------------------|
| 10. | 100344 | Tausch Farms Unit 6A (The extension of Palomino Path from Pony Mesa) | (Appeal) OCL 546 B-6 |
|-----|--------|--------------------------------------------------------------------------------|-----------------------------|

PLAT:

- | | | | |
|-----|--------|--------------------------------------------------------------------------------------------------------|-------------------------------|
| 11. | 100344 | Tausch Farms Unit 6A (The extension of Palomino Path from Pony Mesa) | (Variance) OCL 546 B-6 |
| 12. | 110004 | River Rock Ranch P.U.D Unit 2B* (South of the intersection of River Trace and Green Terrace) | OCL 447 B-8 |

COMMISSION MASTER PLAN:

13. **PA11005** - Public hearing and consideration of a resolution amending the land use plan contained in the Highlands Community Plan, a component of the Master Plan of the City, by changing the use of approximately 1.988 acres located at 5810 Pecan Valley from High Density Residential land use to Community Commercial land use. (Planning and Community Development Department by Tyler Sorrells)

14. **PA11006** - Public hearing and consideration of a resolution amending the land use plan contained in the South Central San Antonio Community Plan, a component of the Master Plan of the City, by changing the use of approximately 1.4144 acres located at 431 E. Mayfield Street and 507 E. Mayfield Street from Low Density Residential land use to Public/Institutional land use. (Planning and Community Development Department by Robert C. Acosta)
15. **PA11007** - Public hearing and consideration of a resolution amending the land use plan contained in the South Central San Antonio Community Plan, a component of the Master Plan of the City, by changing the use of approximately 2.539 acres located at 4018 S. Presa Street from Mixed Use land use to Public/ Institutional land use. (Planning and Community Development Department by Gary Edenburn)

OTHER ITEMS:

16. Approval of the minutes for the December 8, 2010 Planning Commission Meeting.
17. Director's report - City Council Action Update (Planning Commission Items sent to Council).
18. 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.
19. **ADJOURNMENT**

Consent Agenda

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT
AGENDA ITEM NO: 5A & 6 December 22, 2010

WILDHORSE

COMMERCIAL REPLAT
SUBDIVISION NAME

MAJOR PLAT

100290
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 546 C-5

OWNER: Continental Homes of Texas, L.P., by Christopher Lindhorst

ENGINEER: M. W. Cude Engineers, LLC, by Christopher R. Dice, P.E.

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

Date filed with Planning Commission: November 29, 2010

Location: Northwest of the intersection of Dawn Trail and Chariot Trail

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 713B, Wildhorse Subdivision, accepted on September 28, 2010

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **1.963** acres consisting of **13** single family lots, **1** non-single family lot and **139.64** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT

AGENDA ITEM NO: 5B&7 December 22, 2010

GENERAL

Mc MULLEN TANK REPLAT
SUBDIVISION NAME

MAJOR PLAT

100314
PLAT #

COUNCIL DISTRICT: 5

FERGUSON MAP GRID: 615 D-3

OWNER: San Antonio Water System, by Robert R. Puente, CEO

ENGINEER: Poznecki-Camarillo, Inc., by Santiago Pedraza, P.E.

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

Date filed with Planning Commission: November 22, 2010

Location: On the north side of Ruiz Street, east of North General McMullen Drive

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial District

Proposed Use: Water Storage Tank

APPLICANT'S PROPOSAL:

To plat 1.446 acres consisting of 1 non-single family lot.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 8 December 22, 2010

ALAMO RANCH

UNIT 33A, ENCLAVE

SUBDIVISION NAME

MAJOR PLAT

100096

PLAT #

COUNCIL DISTRICT: Outside of San Antonio City Limits

FERGUSON MAP GRID: 577 D-7

OWNER: Hanna/Magee L.P. #1, by Jay Hanna

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

CASE MANAGER: Robert L. Lombrano, Planner (207-5014)

Date filed with Planning Commission: December 7, 2010

Location: Southwest of the intersection of Chambers Cove and Cameron Cove

Services Available: SAWS Water and Sewer

Zoning: Outside of San Antonio City Limits

Plat is associated with:

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

Proposed Use: Residential

APPLICANT'S PROPOSAL:

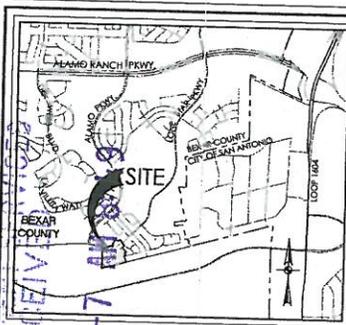
To plat **17.413** acres consisting of **67** single family lots, **2** non-single family lots and **2,560** linear feet of private streets.

DISCUSSION:

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

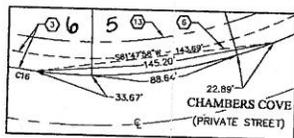
STAFF RECOMMENDATION:

Approval



LOCATION MAP
MARKED MAP CASE 5707
NOT TO SCALE

SEE SHEET 1 OF 2 FOR
CURVE AND LINE TABLE
LEGEND AND KEYNOTES

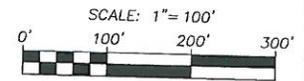


DETAIL "A"
NOT TO SCALE



PLAT NUMBER 100096
SUBDIVISION PLAT
OF
ALAMO RANCH UNIT 33A,
ENCLAVE

A 17.413 ACRE TRACT OF LAND OUT OF A 43.42 ACRE TRACT OF LAND CONVEYED TO HANNA/MAGEE L.P. #1 DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11859, PAGES 914-944 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 828, COUNTY BLOCK 4400, BEAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS
 1816 FISH RIVER TRAIL # 470
 855 EAST RAUBER | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
 FAX: 210.375.9070
 DATE: December 6, 2010

STATE OF TEXAS
 COUNTY OF BEAR
 THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE BASINETS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSTRUCTION THEREIN.

OWNER: *Jay Hanna*
 HANNA/MAGEE L.P. #1
 011 N. LAMAR
 AUSTIN, TEXAS 78700
 (512) 477-2400

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *JAY HANNA*, 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 6th DAY OF December, A.D. 2010.

Alonda Verbing
 NOTARY PUBLIC, BEAR COUNTY, TEXAS
 THIS PLAT OF ALAMO RANCH UNIT 33A ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTIONS AND/OR VARIANCES HAVE BEEN GRANTED.
 DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____ CHAIRMAN
 BY: _____ SECRETARY

CERTIFICATE OF APPROVAL
 THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON _____ AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.
 DATED THIS _____ DAY OF _____, A.D. 20____

STATE OF TEXAS
 COUNTY OF BEAR
 COUNTY JUDGE, BEAR COUNTY, TEXAS
 COUNTY CLERK, BEAR COUNTY, TEXAS

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



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



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

C.P.S. NOTES:
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM WITH PUBLIC SERVICE BOARD'S STREET LIGHTING AND MOUNTING FOR ELECTRIC DISTRIBUTION AND SERVICE MAINS BY THE AREA SUBURBAN "UTILITY EXAMINER" OR "UTILITY EXAMINER" SERVICE ENGINEER, "SYSTEMS CONTRACTOR" RECOMMENDS "CONDUIT" AND "TRANSFORMER" EQUIPMENT FOR THE PURPOSE OF BEARING, HANDLING OR SUPPORTING CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY ATTACHMENTS WITHIN THE RIGHT OF WAY OF THE UTILITY ADJACENT LAND, THE RIGHT TO UNDER ALL TYPES OF PLANT SYSTEMS, AND THE RIGHT TO REMOVE FROM EACH UTILITY OR SAID TYPES OF APPURTENANCES THEREON, IS AGREED AND UNDERSTOOD THAT NO REDUCTION OF CONCRETE BASE OR PAVEMENT SHALL BE REQUIRED.
 2. ANY CITY MANDATORY USES RESULTING FROM REGULATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID LOTLINE, USE OF SAID SPACE CHANGES OF ORIGINAL DESIGN APPROVED SHALL BE CHANGED TO THE PERIOD OF PROPOSED PERMITS FOR SAID SPACE CHANGES OF EQUIPMENT INSTALLATION.
 3. THE PLAT IS FOR INFORMATION AND RECORD ONLY. BEARING ON CHANGES OF EQUIPMENT SHALL BE MADE BY THE UTILITY COMPANY EXAMINER OR ANY OTHER EXAMINER FOR UTILITY UNLESS THE CHANGES TO SUCH EQUIPMENT ARE DISCUSSIBLE.
 4. CONDUITS AND TRANSFORMERS ARE ALLOWED WITHIN THE P.S. IS FOOT WIDE ELECTRIC AND GAS EASEMENTS & RIGHT-OF-WAY ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WITHIN THE UNDERGROUND ELECTRIC AND GAS MAINS ARE PROVIDED ON EXISTING WITHIN UNDER FIVE (5) FOOT WIDE EASEMENTS.

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



ALAMO RANCH UNIT 33A, ENCLAVE
 Civil Job No. 6782-04; Survey Job No. 9112-05

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 9 December 22, 2010

BULVERDE

17 ACRE TRACT

SUBDIVISION NAME

MAJOR PLAT

100129

PLAT #

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 518 B-4

OWNER: King Pin, Ltd., by Mike Yantis, Jr.

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

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

Date filed with Planning Commission: December 6, 2010

Location: Southwest of the intersection of Jones Maltsberger and Bulverde

Services Available: SAWS Water and Sewer

Zoning: MF-25 Low Density Multi-Family District
C-2 Commercial District

Proposed Use: Office and Multi-Family

APPLICANT'S PROPOSAL:

To plat **17.080** acres consisting of **2** non-single family lots.

DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. One significant recharge feature was observed on this site. This plan meets all of the requirements for development over the recharge zone.

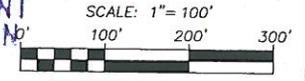
STAFF RECOMMENDATION:

Approval

PLAT NUMBER 100129
SUBDIVISION PLAT
OF
BULVERDE 17 ACRE TRACT

A 17.080 ACRE TRACT OF LAND OUT OF A 17.08 ACRE TRACT OF LAND CONVEYED TO KING PIN, LTD., DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13384, PAGES 1204-1211 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE GEORGE VOSS SURVEY NUMBER 30072, ABSTRACT 788, COUNTY BLOCK 4955 AND THE M. M. SEAY SURVEY NUMBER 340, ABSTRACT 911, COUNTY BLOCK 4766, ALL IN NEW CITY BLOCK 17725, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

RECEIVED
 10 DEC -6 AM
 LAND DEVELOPMENT
 SERVICES DIVISION



PAPE-DAWSON ENGINEERS
 T&E, F&M REGISTRATION # 470
 555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
 FAX: 210.375.9010

DATE: November 19, 2010

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

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

STATE OF TEXAS
 COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY CONSENTS TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE DRIVEWAYS, ALLEYS, STREETS, UTILITIES, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND OTHER PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

[Signature]
 OVERSEER OF THE PLAT
 KING PIN, LTD.
 3811 PASTORIS FHWY, STE. 201
 SAN ANTONIO, TEXAS 78211
 (210) 655-3780

STATE OF TEXAS
 COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **MIKE YANTIS, JR.** 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 FULL FACILITY THEREOF, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF November, A.D. 2010.

TRICIA VERASTEGUI
 NOTARY PUBLIC
 State of Texas
 Commission Exp. 12-29-2010

THIS PLAT OF **BULVERDE 17 ACRE TRACT** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IF HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

STATE OF TEXAS
 COUNTY OF BEAR

BY: _____ SECRETARY

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

 COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____ DEPUTY



LOCATION MAP
 MAPSCO MAP LTRD, 51884
 NOT-TO-SCALE

LEGEND

- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS
- R/W RIGHT-OF-WAY
- N/CB NEW CITY BLOCK
- BLK BLOCK
- VL. VOLUME
- PG. PAGE(S)
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- EXISTING CONTOURS
- EFFECTIVE (EXISTING) FEMA 100-YEAR FLOODPLAIN
- EFFECTIVE (EXISTING) FEMA 500-YEAR FLOODPLAIN
- ORIGINAL SURVEY LINE
- ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ② VARIABLE WIDTH DRAINAGE EASEMENT - (1.253 ACRES)
- ③ 12' SANITARY SEWER EASEMENT
- ④ 6' RIGHT-OF-WAY DEDICATION TO CITY OF SAN ANTONIO (0.209 ACRES)
- ⑤ 100 YEAR ULTIMATE DEVELOPMENT FLOODPLAIN AS PER STUDY BY PAPE-DAWSON ENGINEERS
- ⑥ BUFFER EASEMENT FOR AQUIFER SENSITIVE FEATURE
- ⑦ 135' ELECTRIC EASEMENT (3.412 ACRES) (VOL. 2267, PG 571-574, OPR)

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L1 | N84°50'34"E | 91.05' |
| L2 | S25°50'32"E | 54.34' |
| L3 | S39°07'00"W | 53.68' |
| L4 | S50°18'12"W | 101.4' |
| L5 | S49°08'55"W | 104.28' |
| L6 | S18°19'10"W | 103.39' |
| L7 | S40°51'05"E | 95.73' |
| L8 | N84°50'34"E | 81.46' |
| L9 | N81°51'17"E | 112.8' |
| L10 | N48°42'22"E | 34.73' |
| L11 | N20°32'30"E | 52.56' |
| L12 | N62°38'24"E | 86.05' |
| L13 | N54°35'51"E | 70.95' |
| L14 | N30°55'52"E | 99.44' |
| L15 | N36°28'52"E | 104.91' |

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
|-------|---------|----------|-----------|---------|---------------|
| C1 | 199.33' | 1950.08' | 05°51'23" | 199.24' | S47°16'55"W |
| C2 | 82.82' | 1950.09' | 02°28'00" | 82.81' | S26°55'27"W |

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COORDINATE NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS MUST BE ROTATED CLOCKWISE 0°00'22" TO MATCH N.A.D. 83.

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 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

C.P.S. NOTES:

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (PUBLIC SERVICE BEAR) IS HEREBY DESIGNATED AS PART OF THE "ELECTRIC" AND "GAS" SYSTEMS. THE CITY OF SAN ANTONIO IS HEREBY DESIGNATED AS PART OF THE "ELECTRIC" AND "GAS" SYSTEMS. THE CITY OF SAN ANTONIO IS HEREBY DESIGNATED AS PART OF THE "ELECTRIC" AND "GAS" SYSTEMS. THE CITY OF SAN ANTONIO IS HEREBY DESIGNATED AS PART OF THE "ELECTRIC" AND "GAS" SYSTEMS.

DRAINAGE EASEMENT NOTE:
 NO STRUCTURE, FENCE, WALL OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

RETENTION MAINTENANCE NOTE:
 THE MAINTENANCE OF THE DETENTION POND AND CURBLET STRUCTURE SHALL BE THE RESPONSIBILITY OF LOT OWNERS OR HOMEOWNERS ASSOCIATION, AND THESE SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.

FLOODPLAIN NOTE:
 THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DEDICATED TO CONTAIN THE BOUNDARIES OF THE 100-YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FEMA PANEL APPROVED, DATED JANUARY 4, 2008, AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 100-YEAR ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

DETECTION NOTE:
 STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. NO BUILDING PERMITS WILL BE ISSUED FOR THE PROPERTY UNLESS A COMPLETE DETENTION BASIN DESIGN IS APPROVED BY THE CITY OF SAN ANTONIO. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.088 ACRES SUBDIVISION CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THIS AREA OF APPROXIMATELY 0.4 ACRES FEET WILL BE REQUIRED FOR LOT 22, APPROXIMATELY 0.8 ACRES AND A VOLUME OF APPROXIMATELY 3.99 ACRES FEET WILL BE REQUIRED FOR LOT 21. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.

STATE OF TEXAS
 COUNTY OF BEAR

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

Shauna L. Weaver
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEAR

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

[Signature]
 REGISTERED PROFESSIONAL LAND SURVEYOR



BULVERDE 17 ACRE TRACT
 Civil Job No. 6974-06; Survey Job No. 9192-08

Date: Nov 19, 2010, 2:28pm User: j...
 File: P:\8974\06\Design\100129.plt Plot: 100129.dwg



May 28, 2010

Ms. Shauna Weaver, V.P., Land Development
Pape-Dawson Engineers
555 E Ramsey
San Antonio, Texas 78216

RE: File No. 1005005 - Request for review of **Bulverde 17 Acre Tract, Plat No. 100129**
located at the intersection of Jones Maltsberger & Bulverde Road.

Dear Ms. Weaver:

On May 17, 2010, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for multifamily and consists of approximately 17 acres located entirely within the EARZ. A solution cavity was observed on site and will be protected by a 50' buffer. A portion of the property lies within a 100-year floodplain preservation area .

The proposed development is a **Category 2** property under the provisions of Aquifer Protection Ordinance No. 81491. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan has not been submitted to SAWS for approval at the time of this request. **The release of building/water service permits will be contingent on receipt and approval of the Aquifer Protection Plan.**

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

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

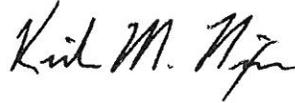
After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Bulverde 17 Acre Tract, Plat No. 100129.

697406

Ms. Shauna Weaver, V.P., Land Development
Bulverde 17Acre Tract
Page 2

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kirk M. Nixon". The signature is written in a cursive style with a large initial "K".

Kirk M. Nixon
Manager
Resource Protection Division

KMN/GDJ:LRD

Individual Consideration

**PLANNING COMMISSION
APPEAL**

AGENDA ITEM NO: 10 December 22, 2010

TAUSCH FARMS UNIT 6A
SUBDIVISION NAME

MAJOR PLAT

100344
PLAT #

COUNCIL DISTRICT: Outside of San Antonio City Limits

FERGUSON MAP GRID: 546 B-6

OWNER: Continental Homes of Texas, LP., by Chris Lindhorst

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

CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: Pending

Location: The extension of Palomino Path from Pony Mesa

Services Available: SAWS Water and Sewer

Zoning: Outside of San Antonio City Limits

Proposed Use: Residential

Plat is associated with:

MDP 012-07A, Tausch Farms, accepted on November 30, 2010

APPLICANT'S PROPOSAL:

The applicant has requested to waive Bexar County Public Works Department LOC "Letter of Certification."

DISCUSSION:

The applicant is requesting the Planning Commission to issue Bexar County LOC. Their claim is staff has exceeded the review time allowed by the UDC.

STAFF RECOMMENDATION:

Pending

SUBDIVISION PLAT OF

TAUSCH FARMS UNIT 6A

A 18.93 ACRE TRACT OF LAND OUT OF A 26.519 ACRE TRACT OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS L.P., BY INSTRUMENT RECORDED IN VOLUME 14646, PAGES 73-78 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, OUT OF THE C. VILLANUEVA SURVEY NUMBER 86, ABSTRACT 774, COUNTY BLOCK 4447, AND THE ED J. GALJA SURVEY NUMBER 85 1/2, ABSTRACT 1146, COUNTY BLOCK 4500, BEAR COUNTY, TEXAS.



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78212 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE: December 6, 2010

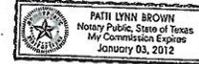
STATE OF TEXAS COUNTY OF BEAR

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

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P. CHRIS LINDHORST 211 N LOOP 1604 EAST, SUITE 130 SAN ANTONIO, TEXAS 78232 (210) 496-2668

STATE OF TEXAS COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THE DAY PERSONALLY APPEARED CHRIS LINDHORST, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXERCISED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6th DAY OF December, A.D. 2010.



NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT OF TAUSCH FARMS UNIT 6A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS DAY OF A.D. 20 BY CHAIRMAN SECRETARY

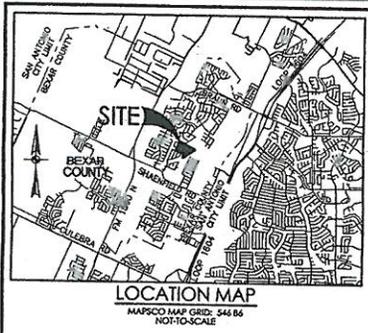
CERTIFICATE OF APPROVAL

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

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

STATE OF TEXAS COUNTY OF BEAR

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



LEGEND

- BLK BLOCK
COUNTY BLOCK
DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS
PG PAGES
GCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
ESMT EASEMENT
ESL BUILDING SETBACK LINE
R/W RIGHT-OF-WAY
REP REPETITIVE BEARING AND/OR DISTANCE
FOUN FOUND 1/2" BENCH ROAD (UNLESS NOTED OTHERWISE)
SET SET MONUMENTATION
EXIST EXISTING CONTOURS
PROP PROPOSED CONTOURS
EFF EFFECTIVE (EXISTING) FEMA 100-YEAR FLOODPLAIN
ORIG ORIGINAL SURVEY/CLOUPLY LINE

LINE TABLE with columns: LINE, BEARING, LENGTH. Lists lines L1 through L17 with their respective bearings and lengths.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Lists curves C1 through C30 with their respective geometric data.

- 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
VARIABLE WIDTH CLEAR VISION EASEMENT (0.648 ACRES) SEE DETAIL THIS SHEET
VARIABLE WIDTH DRAINAGE EASEMENT (5.746 ACRES)
19' BUILDING SETBACK LINE
25' STORM DRAIN AND SANITARY SEWER EASEMENT
ENTIRE PERMEABLE VARIABLE WIDTH DRAINAGE WATER, ACCESS, ELECTRIC, TELEPHONE, GAS, & C&TY EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY
10' BUILDING SETBACK LINE
10' DRAINAGE EASEMENT

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

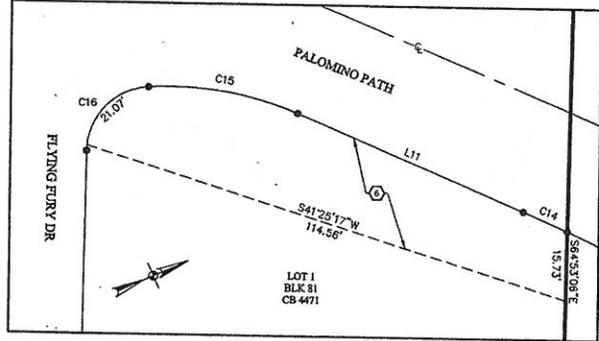
IMPACT FEE PAYMENT DUE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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

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

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.

C.P.S. NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE) HEREBY DEDICATED THE CORRIDOR AND RIGHT-OF-WAY FOR ELECTRIC SUBSTATIONS AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS 'ELECTRIC SUBSTATION', 'SERVICE EASEMENT', 'SERVICE EASEMENT', 'OVERHANG EASEMENT', 'OVERHANG EASEMENT', 'ELECTRIC EASEMENT' AND 'TRANSMISSION EASEMENT' FOR THE PURPOSE OF INSTALLING, MAINTAINING, IMPROVING, REPAIRING, REPLACING, OPERATING, PATROLLING AND TESTING PUBLIC UTILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS, TELEPHONE, CABLE AND TELEVISION. SUCH USE IS NECESSARY TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER ADJACENT LAND, THE RIGHT TO ADVERTISE AND TO PLACE BILLS, POSTERS AND NOTICES ON ANY ADJACENT LAND, AND THE RIGHT TO REMOVE FROM SAID LAND ALL BILLS OR POSTERS...



CLEAR VISION EASEMENT DETAIL NOT TO SCALE

FLOODPLAIN NOTE: THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELEGATED TO CONTAIN THE BOUNDARIES OF THE 100-YEAR FLOOD TONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FEMA PANEL 215 OF 785, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FRESHWATER OR THE 100-YEAR ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.

DETENTION POND MAINTENANCE NOTE: THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF LOT OWNERS OR HOMEOWNERS' ASSOCIATION, AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.

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

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

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

*FINISHED FLOOR NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPLETED WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION. FINISHED FLOOR ELEVATIONS FOR EACH LOT SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES, ACTUAL LATERAL PLACEMENT, AND ADJACENT STREET GRADES.

MIN. FINISHED FLOOR ELEVATION table with columns: BLOCK, LOT, ELEV. Lists elevation requirements for blocks 81 and 82.



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

Shauna L. Weaver LICENSED PROFESSIONAL ENGINEER



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

Professional Land Surveyor signature and title.

SUBDIVISION PLAT OF TAUSCH FARMS UNIT 6A

A 18.937 ACRE TRACT OF LAND OUT OF A 26.519 ACRE TRACT OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. BY INSTRUMENT RECORDED IN VOLUME 14646, PAGES 73-78 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, OUT OF THE C. VILLANUEVA SURVEY NUMBER 85, ABSTRACT 774, COUNTY BLOCK 4449, AND THE E.D. J. GALM SURVEY NUMBER 85, ABSTRACT 1146, COUNTY BLOCK 4500, BEAR COUNTY, TEXAS.

SCALE: 1" = 100'



PAPE-DAWSON ENGINEERS, INC. 655 EAST RAMSEY | SAN ANTONIO, TEXAS 78218 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE: December 6, 2010

STATE OF TEXAS COUNTY OF BEAR THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEEDS TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE FOREVER, ALL STREETS, ALLEYS, PARKS, WATERWAYS, DRAINAGE AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P. 211 N. LOOP 1404 EAST, SUITE 130 SAN ANTONIO, TEXAS 78232 (210) 496-2668

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRISS LINDGREN KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEN STATED, AS SEEN BY MY HAND AND SEAL OF OFFICE THIS 29th DAY OF JANUARY, 2012

PATLI LYNN BROWN Notary Public, State of Texas My Commission Expires January 03, 2012

THIS PLAT OF TAUSCH FARMS UNIT 6A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES) HAVE BEEN GRANTED.

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS 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 THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS ___ DAY OF ___, A.D. 20__

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

STATE OF TEXAS COUNTY OF BEAR

___ COUNTY CLERK OF BEAR COUNTY, DO HEREBY

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY

OF ___, A.D. 20__ AT ___ M. AND DULY RECORDED THE

___ DAY OF ___, A.D. 20__ IN THE

PAGE AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/ VOLUME ___ ON

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

COUNTY CLERK, BEAR COUNTY, TEXAS

___ DEPUTY



- LEGEND: BLK BLOCK, CB COUNTY BLOCK, DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, PG PAGE(S), GETCIV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT, ESMT EASEMENT, BSL BUILDING SETBACK LINE, ROW RIGHT-OF-WAY, REPETITIVE BEARING AND/OR DISTANCE, FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE), SET MONUMENTATION, EXISTING CONTOURS, PROPOSED CONTOURS, EFFECTIVE (EXISTING), FINAL 100-YEAR FLOODPLAIN, ORIGINAL SURVEY/COUNTY LINE

- 12 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
13 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
14 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
15 VARIABLE WIDTH CLEAR VISION EASEMENT (0.048 ACRES) SEE DETAIL SHEET 1 OF 2
16 VARIABLE WIDTH DRAINAGE EASEMENT (5.446 ACRES)
17 BUILDING SETBACK LINE
18 25' DRAINAGE AND SANITARY SEWER EASEMENT
19 ENTIRE PERMEABLE VARIABLE WIDTH DRAINAGE, WATER ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE EASEMENT TO DEVELOP INCORPORATION INTO FUTURE PLANNED PUBLIC STREET RIGHT-OF-WAY
20 10' DRAINAGE EASEMENT
21 VARIABLE WIDTH DETENTION POND EASEMENT (1.325 ACRES)

FLOODPLAIN NOTE: THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100-YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FEMA PANEL 215 OF THIS DATED SEPTEMBER 29, 2010, AND THE HEIGHT OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 100-YEAR ULTIMATE DEVELOPMENT CONDITION WATER SURGE ANALYSIS CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATION, THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

DRAINAGE EASEMENT NOTE: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSSSECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTEES 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.

IMPACT FEE PAYMENT DUE: 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.

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

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

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

C.P.S. NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE COORDINATING AND RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT" AND/OR "GAS EASEMENT". 2. THE CITY OF SAN ANTONIO IS HEREBY DESIGNATED THE COORDINATING AND RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT" AND/OR "GAS EASEMENT".

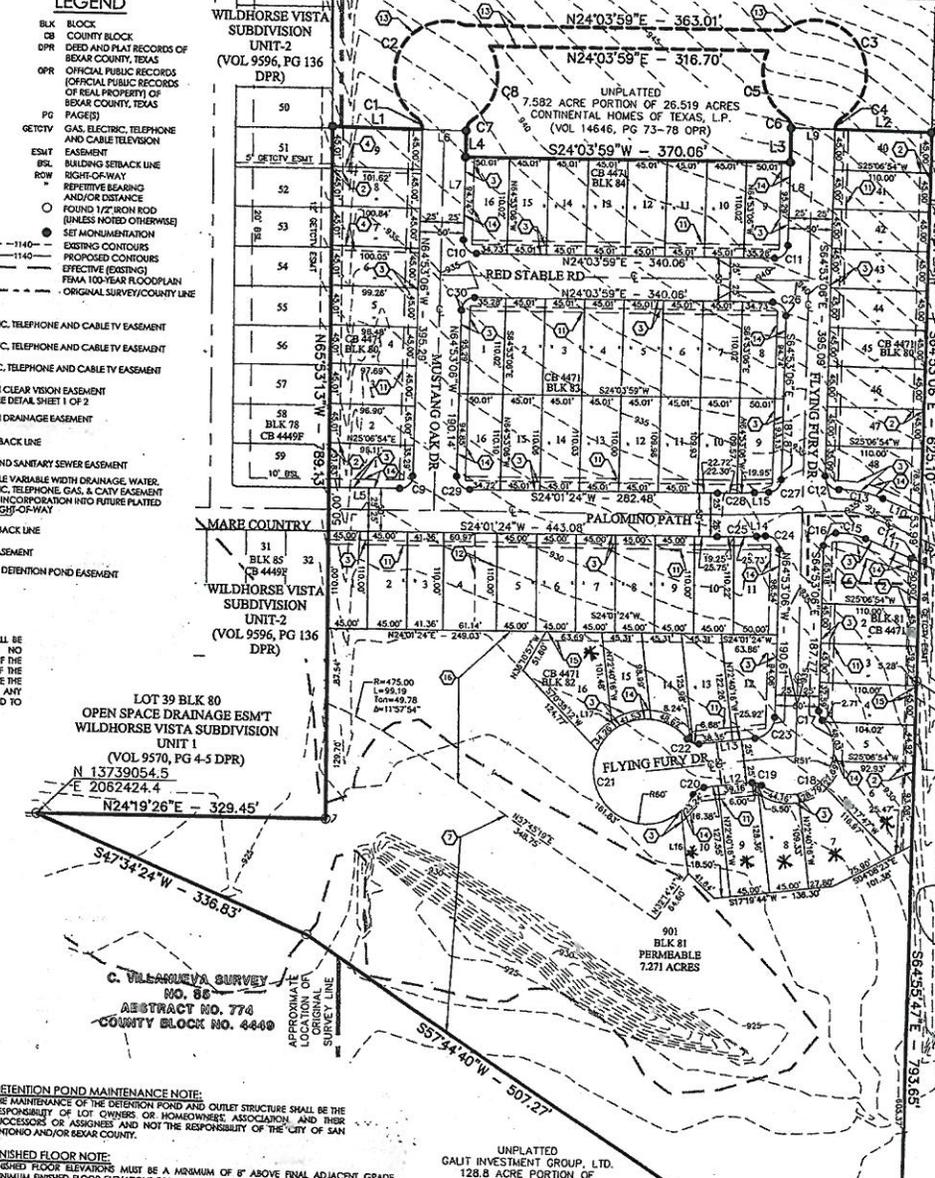
STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY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

Shauna L. Weaver LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR



DETENTION POND MAINTENANCE NOTE: THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF LOT OWNERS OR HOMEOWNERS' ASSOCIATION AND NOT SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.

FINISHED FLOOR NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER CONDITION. FINISHED FLOOR ELEVATIONS FOR EACH LOT SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FLOOR SEWER SERVICES, ACTUAL, LATERAL, PLACEMENT, AND ADJACENT STREET GRADES.

Table with 3 columns: MIN. FINISHED FLOOR ELEVATIONS, BLOCK, LOT, ELEV. Rows include 81-82 for Block 81 and 82.

MAINTENANCE NOTE: THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION AND NOT SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.

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



UNPLATTED GALIT INVESTMENT GROUP, LTD. 128.8 ACRE PORTION OF 153.98 ACRES (VOL. 14546, PG. 41-50 DPR)

ED. J. GALM SURVEY NO. 85 1/2 ABSTRACT NO. 1146 COUNTY BLOCK NO. 4600

December 15, 2010

Administrative Variance Request
Ms. Elizabeth Carol
Senior Management Analyst, Land Entitlements
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Tausch Farms Unit 6A Plat # 100344
Administrative Variance Request
Sections 35-432(c)(1) of the UDC

Dear Ms. Carol:

Please consider this letter as a formal request for an Administrative Variance to UDC 35-432(c)(1) "Completeness Review for Plat Approval" stating "...the Director of Planning and Development Services shall determine whether letters of certification have been completed and whether the submittal contains the information required by Appendix "B" to this chapter."

The Tausch Farms Unit 6A replat (#100344) is part of the Tausch Farms MDP #012-07 approved on March 7, 2008. This site has also been previously platted under Plat #070317, which was approved by Planning Commission on April 23, 2008 and by Commissioners Court on May 6, 2008.

Bexar County Public Works Department has refused to grant a Letter of Certification for Tausch Farms Unit 6A Plat #100344. Based on our records, the subdivision plat review timeline for Bexar County Public Works is as follows:

| | |
|-------------------|--------------------------------------------------------------------|
| 09/30/10 | Plat review package submitted to Bexar County Public Works |
| 10/05/10 (Day 1) | Administrative Completeness |
| 11/01/10 (Day 27) | Traffic comments received indicating AEVR requirement |
| 11/08/10 (Day 27) | AEVR submitted in response to Traffic comments |
| 11/09/10 (Day 28) | Bexar County Public Works acknowledges re-submittal |
| 11/24/10 (Day 43) | Additional comments received from Traffic |
| 11/30/10 (Day 43) | Re-submittal to Traffic for comments received on 11/24/10 |
| 12/05/10 (Day 48) | Review clock stopped by Bexar County Public Works with no comments |
| 12/07/10 (Day 50) | Plat Review Deadline |

Bexar County Public Works stopped the review clock on day 48 and noted "waiting for revisions" based on review of an AEVR that was submitted on 11/08/10. Pape-Dawson Engineers has addressed all comments received from Bexar County Public Works to date. Stopping the review

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clock simply to extend agency review time is inconsistent with the plat review process established by the City of San Antonio Unified Development Code. If allowed to continue, the property owner will experience delays and potential damages.

We are requesting approval of Tausch Farms Unit 6A (#100344) by the Planning Commission without the Letter of Certification of plat approval from Bexar County.

- 1) ***If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his or her property.***
Approval of the subdivision plat is required in order for the applicant to continue development of the property.
- 2) ***The hardship relates to the applicant's land, rather than personal circumstance.***
The hardship relates to the applicant's land as depicted on the proposed subdivision plat.
- 3) ***The hardship is unique, or nearly so, rather than one shared by many surrounding property owners.***
The hardship is unique to this site. The surrounding properties include existing residential development.
- 4) ***The hardship is not the result of the applicant's own actions.***
The hardship is not the result of the applicants own actions. The applicant has complied with the established plat review process.
- 5) ***The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in accordance with these regulations.***
The proposed administrative variance request will not be injurious to other property and will not prevent the orderly subdivision of other property in accordance with these regulations.

In our professional opinion, this proposed Administrative Variance Request remains in harmony with the spirit and intent of the UDC, as it will not adversely affect the health, safety, or welfare of the public.

Sincerely,

Pape-Dawson Engineers, Inc.

Texas Board of Professional Engineers, Firm Registration # 470



Shauna L. Weaver, P.E., LEED® AP
Vice President, Land Development

Attachment

Ms. Elizabeth Carol
Tausch Farms Unit 6A Plat #100344
Administrative Variance Request
December 15, 2010
Page 3 of 3

DEVELOPMENT SERVICES
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2010 DEC 15 PM 12: 12

For Office Use Only: AEVR#: _____ Date Received: _____

DSD – Director Official Action:

___ APPROVED ___ APPROVED W/ COMMENTS ___ DENIED

Signature: _____ Date: _____
Printed Name: _____ Title: _____
Comments: _____

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 11 December 22, 2010

TAUSCH FARMS UNIT 6A
SUBDIVISION NAME

MAJOR PLAT

100344
PLAT #

COUNCIL DISTRICT: Outside of San Antonio City Limits

FERGUSON MAP GRID: 546 B-6

OWNER: Continental Homes of Texas, LP., by Chris Lindhorst

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

CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: Pending

Location: The extension of Palomino Path from Pony Mesa

Services Available: SAWS Water and Sewer

Zoning: Outside of San Antonio City Limits

Proposed Use: Residential

Plat is associated with:

MDP 012-07A, Tausch Farms, accepted on November 30, 2010

APPLICANT'S PROPOSAL:

To plat **18.937** acres consisting of **68** single family lots, **3** non-single family lots, and **2,461** linear feet of public streets.

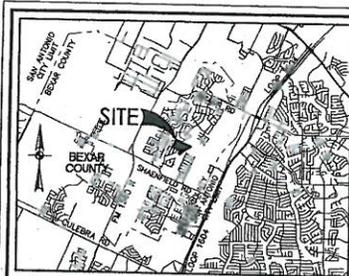
DISCUSSION:

The Bexar County Public Works Department has cited: Section 35-506(b)(3), of the UDC regarding Block and Street Length; and Section 35-506(d) (9) Substandard Existing Streets. The applicant's engineer has submitted a request for Administrative Exceptions to the requirements.

The Bexar County Director and Development Service Director decision to granting the Administrative Exceptions is pending.

STAFF RECOMMENDATION:

Pending



LOCATION MAP
MARSICO MAP GRID 546 86
NOT TO SCALE

- LEGEND**
- BLK BLOCK
 - CB COUNTY BLOCK
 - DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
 - OPR OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
 - PCF PARCELS
 - GETVY GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
 - ESMT EASEMENT
 - BSL BUILDING SETBACK LINE
 - ROW RIGHT-OF-WAY
 - REPETITIVE BEARING AND/OR DISTANCE
 - FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - SET MONUMENTATION
 - ESB EXISTING CONCOURSE
 - PROPOSED CONCOURSE
 - EFFECTIVE (EXISTING)
 - FEMA 100-YEAR FLOODPLAIN
 - ORIGINAL SURVEY/COUNTY LINE

- 12 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 10 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 5 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT (0.048 ACRES) SEE DETAIL SHEET 1 OF 2
- VARIABLE WIDTH DRAINAGE EASEMENT (0.347 ACRES)
- 15 BUILDING SETBACK LINE
- 25 DRAINAGE AND SANITARY SEWER EASEMENT
- ENTIRE PERMISSIBLE VARIABLE WIDTH DRAINAGE, WATER, GAS, ELECTRIC, TELEPHONE, CABLE & CABLE TELEVISION TO EXPLORE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY
- 107 BUILDING SETBACK LINE
- 10 DRAINAGE EASEMENT

FLOODPLAIN NOTE:

THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DEDICATED TO CONTAIN THE BOUNDARIES OF THE 100-YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FEMA MAPS DATED SEPTEMBER 29, 2010, AND THE HIGHER OF THE 25-YEAR URBAN DEVELOPMENT PLUS REQUIRED FREEDOM OR THE 100-YEAR URBAN DEVELOPMENT PLUS CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATION. THE CITY OF SAN ANTONIO HEALTH DEPARTMENT SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN, AND LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENT, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO HEALTH DEPARTMENT SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

IMPACT FEE PAYMENT DUE:

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

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 20 PSI RESIDUAL PRESSURE.

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON UNLESS NOTED OTHERWISE"
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NAD 83 COORDINATE SYSTEM.
- DIMENSIONS SHOWN ARE SURFACE.
- 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 PLAN ARE LISTED ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAN NUMBER ISSUED BY THE DEVELOPER'S SERVICES DEPARTMENT.

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS UTILITY AND GAS SYSTEM (OFF PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE EXCLUSIVE PROVIDER FOR ELECTRIC DELIVERY AND SERVICE IN THE AREA DEDICATED ON THIS PLAN AS "ELECTRIC DELIVERY" AND/OR "GAS DELIVERY" SERVICE EASEMENT. "OVERHEAD" OR "UNDERGROUND" SERVICE SHALL BE PROVIDED BY THE PROVIDER OF SERVICE. CONSTRUCTION, MAINTENANCE, REPAIRS, REPLACEMENTS, AND REPAIRS SHALL BE THE RESPONSIBILITY OF THE PROVIDER OF SERVICE. THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE UTILITY AND GAS SYSTEM. THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE UTILITY AND GAS SYSTEM. THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE UTILITY AND GAS SYSTEM.

DEFINITION MAINTENANCE NOTE:

THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF LOT OWNER OR HOMEOWNERS' ASSOCIATION, AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.

FINISHED FLOOR ELEVATION NOTE:

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION. FINISHED FLOOR ELEVATIONS REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR CONDITIONS FOR FOUND SEWER SERVICES, ACTUAL LATERAL PLACEMENT, AND ADJACENT STREET GRADES.

FINISHED FLOOR NOTE:

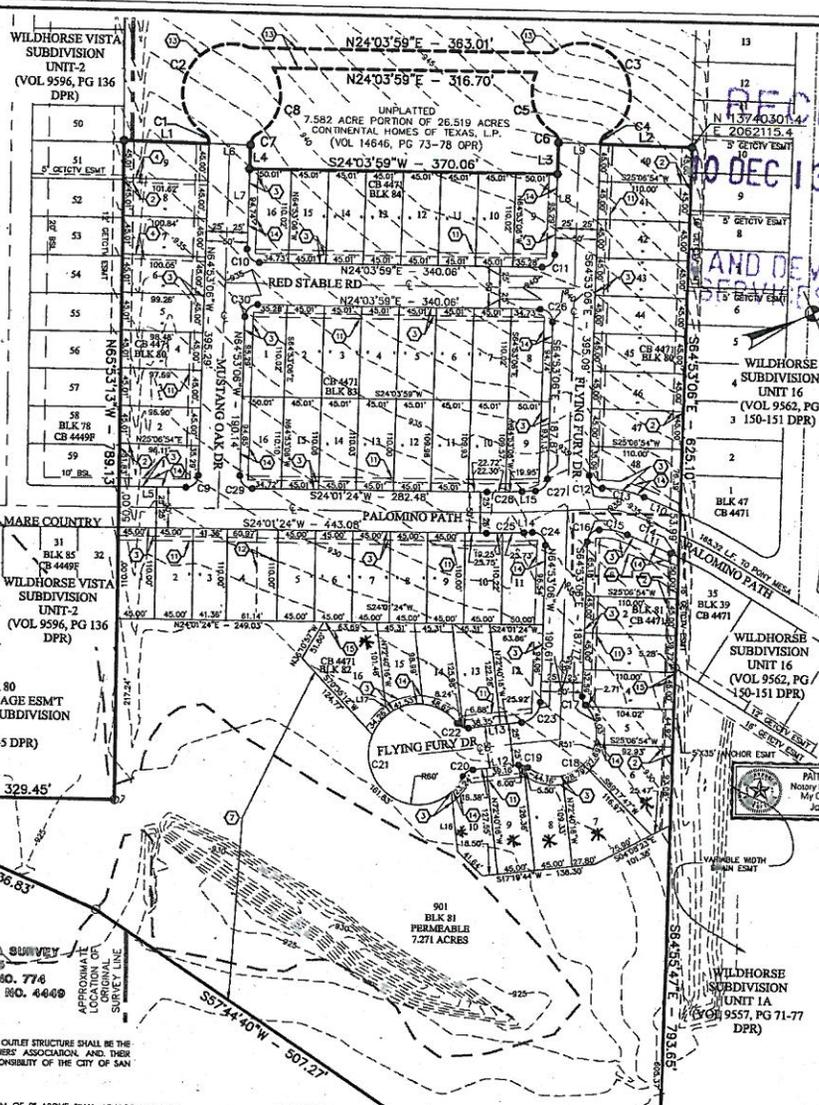
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.

SETRACKS NOTE:

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

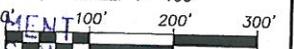


PLAT NUMBER 100344

SUBDIVISION PLAT OF TAUSCH FARMS UNIT 6A

A 18.937 ACRE TRACT OF LAND OUT OF A 26.519 ACRE TRACT OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS L.P., BY INSTRUMENT RECORDED IN COLLIERVILLE, PAGES 73-78 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY OF BEAR COUNTY, TEXAS, OUT OF THE C. VILLANUEVA SURVEY IN PLAT NUMBER 85 1/2, ABSTRACT 1146, COUNTY BLOCK 4500, BEAR COUNTY, TEXAS.

SCALE: 1" = 100'



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

DATE: December 6, 2010

STATE OF TEXAS

COUNTY OF BEAR

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

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.
CHRIS LINDHART
211 N. LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78222
(210) 496-2668

STATE OF TEXAS

COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRIS LINDHART, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE AND IN THE CAPACITY THEREIN STATED UNDER MY HAND AND SEAL OF OFFICE

NOTARY PUBLIC, State of Texas
My Commission Expires January 03, 2012

THIS PLAN OF TAUSCH FARMS UNIT 6A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

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

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

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

STATE OF TEXAS
COUNTY OF BEAR

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

_____ COUNTY CLERK, BEAR COUNTY, TEXAS



| MIN. FINISHED FLOOR ELEVATIONS | BLOCK | LOT | ELEV. |
|--------------------------------|-------|-----|-------|
| | 81 | 6 | 932.8 |
| | 81 | 7 | 932.1 |
| | 81 | 8 | 931.2 |
| | 81 | 9 | 930.7 |
| | 81 | 10 | 930.5 |
| | 82 | 16 | 930.5 |

ED. J. GALLI SURVEY
800.85.912
ABSTRACT NO. 1968
COUNTY BLOCK NO. 4600

Tausch Farms Unit 6A
Civil Job No. 7432.02; Survey Job No. 9194-10

December 3, 2010

Administrative Exception Request
Mr. Robert Lombrano
Planner, Land Entitlements
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Tausch Farms Unit 6A Plat # 100344
Administrative Exception Request
Sections 35-515(b)(3) and 35-506(d)(9) of the UDC

Dear Mr. Lombrano:

Kindly consider this letter as a formal request for an Administrative Exception to UDC 35-515(b)(3) "Block and Street Length" and UDC 35-506(d)(9) "Substandard Existing Streets." We believe that this is a reasonable request and while not in full compliance with the UDC, we believe this specific request adheres to its spirit and intent and is in the public interest.

The proposed site is located northwest of the intersection of Shaenfield Road and Loop 1604. Tausch Farms Unit 6A is part of the Tausch Farms MDP # 012-07, approved on March 7, 2008. This site has also been previously platted under Plat # 070317, which was approved by Planning Commission on April 23, 2008 and by Commissioners Court on May 6, 2008. As required by the approved Master Development Plan, Tausch Farms Unit 6A is required to connect to two existing streets that extend to the southern and northern limits of the Tausch 6A boundary. Both of the existing streets are classified as Local "A" streets.

Bexar County Public Works Department has reviewed the proposed plat and construction plans and indicated an Administrative Exception to Sections 35-515(b)(3) "Block and Street Length" and 35-506(d)(9) "Substandard Existing Streets" of the City of San Antonio UDC will be required for Palomino Path within Tausch Farms Unit 6A. The UDC indicates that a street's block length shall not exceed one thousand two hundred (1,200) feet when the street is classified as a Local "A" type street 35-515(b)(3). The UDC also indicates that where property is being platted adjacent or contiguous to an existing street and the right-of-way width of the existing street is less than the minimum required by this chapter, no plat shall be approved until the right-of-way width has been dedicated to the minimum width required by this chapter 35-506(d)(9). We are requesting that Palomino Path be allowed to continue as a Local A street and connect the two existing streets as required by the approved MDP. Tausch Farms Unit 6A is providing one 4-way intersection and one T-intersection as part of the improvements within Tausch Farms Unit 6A.

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

As a result of the existing Mare County and Palomino Path not meeting Section 35-515(b)(3), the only other solution besides this Administrative Exception Request is to leave the property undeveloped.

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

The two aforementioned code requirements for which an administrative exception variance request is being requested would be restrictive for this particular site due to its size and location regardless of the proposed use.

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

The hardship is unique to this site as all of the adjacent surrounding area is existing residential development rather than future residential development. The two existing stub-out streets are existing Local Type "A" streets.

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

The hardship is not the result of the applicants own actions as the aforementioned code requirements conflict with the existing development and would impact developments typical to such a site.

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

The proposed administrative exception variance request will not be injurious to other property as the existing streets have been constructed as Local Type "A" streets.

In our professional opinion, this proposed Administrative Exception Request remains in harmony with the spirit and intent of the UDC, as it will not adversely affect the health, safety, or welfare of the public.

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



Shauna L. Weaver, P.E., LEED® AP
Vice President, Land Development



Attachment

P:\7632\02\WORD\LETTERS\101203A1-AER.DOC

Mr. Robert Lombrano
Tausch Farms Unit 6A Plat # 100344
Administrative Exception Request
December 3, 2010
Page 3 of 3

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For Office Use Only: AEVR#: _____ Date Received: _____

DSD – Director Official Action:

___ APPROVED ___ APPROVED W/ COMMENTS ___ DENIED

Signature: _____ Date: _____
Printed Name: _____ Title: _____
Comments: _____

**PLANNING COMMISSION
VACATE AND RESUBDIVISION**

AGENDA ITEM NO: 12 December 22, 2010

RIVER ROCK

RANCH P.U.D UNIT 2B
SUBDIVISION NAME

MAJOR PLAT

110004
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 Jr., P.E.

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

Date filed with Planning Commission: Pending

Location: South of the intersection of River Trace and Green Terrace

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 on December 10, 2010

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **13.721** acres consisting of **44** single family lots, **1** non-single family lot and **2,023** linear feet of private streets.

DISCUSSION:

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

Furthermore, this plat lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander has the following response. Our concerns on compatibility with the Camp Bullis Installation will be addressed so long as the developer:

- Sends the project survey to USFWS Ecological Services Office in Austin, and/or disclose the biologist's name and permit number on the Habitat Compliance Form.

The applicant acknowledged receiving the Military's concerns but did not provide a response to the Military's request.

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

VACATE & RESUBDIVISION PLAT ESTABLISHING RIVER ROCK RANCH P.U.D. UNIT 2B

BEING A 13.721 ACRE TRACT OF LAND OUT OF THE M.F. HERRANDEZ SURVEY NO. 420, ABSTRACT NO. 314, COUNTY BLOCK 4709 AND THE L. GONZALEZ SURVEY NO. 31, ABSTRACT NO. 254, COUNTY BLOCK 4704, BEKAR COUNTY, TEXAS, SAID 13.721 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, BEKAR COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN 96.858 ACRE TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 658-662, OFFICIAL PUBLIC RECORDS, BEKAR COUNTY, TEXAS.



STATE OF TEXAS COUNTY OF BEKAR THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DELEGATES TO THE USE OF THE PUBLIC EXPERT AREAS...

STATE OF TEXAS COUNTY OF BEKAR BEFORE ME, THE UNDERSIGNED AUTHORITY, I HAVE KNOWN AND AM NOT KNOWN TO ME TO BE TO THE FOREGOING INSTRUMENT, AND KNOWLEDGE TO BE THAT HE IS THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

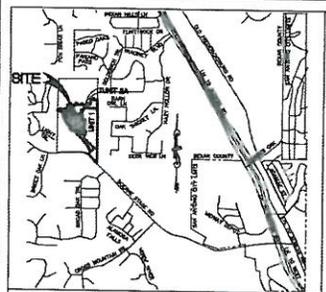
STATE OF TEXAS COUNTY OF BEKAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: DONALD BEN BECKER

STATE OF TEXAS COUNTY OF BEKAR 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 UNDERSIGNED PLANNING COMMISSION.

STATE OF TEXAS COUNTY OF BEKAR THIS PLAT OF RIVER ROCK RANCH, P.U.D., UNIT 2B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE-LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTIONS AND/OR VARIANCES HAVE BEEN GRANTED.

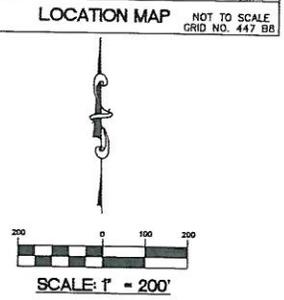
CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY CLERK OF BEKAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEKAR COUNTY, DOES HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEKAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEKAR COUNTY CLERK, BEKAR COUNTY, TEXAS COUNTY CLERK, BEKAR COUNTY, TEXAS



- NOTES: 1) THE 1% ANNUAL CHANCE (100-YR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP POSITION (LOMP) STUDY PREPARED BY MTR ENGINEERS AND APPROVED BY FEMA ON SEPTEMBER 21, 2010 (CASE NO. 15-05-0377P)...

NOTES: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS 'ELECTRIC EASEMENT', 'GAS EASEMENT', 'WATER EASEMENT', 'SEWER EASEMENT', 'DRAINAGE EASEMENT', 'UTILITY EASEMENT' AND 'TRANSFORMER EASEMENT'...



OWNER / DEVELOPER GREEN LAND VENTURES, LTD. 505 MADISON OAK DRIVE SAN ANTONIO, TEXAS 78258 TEL: (210) 481-9000 FAX: (210) 481-9001

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

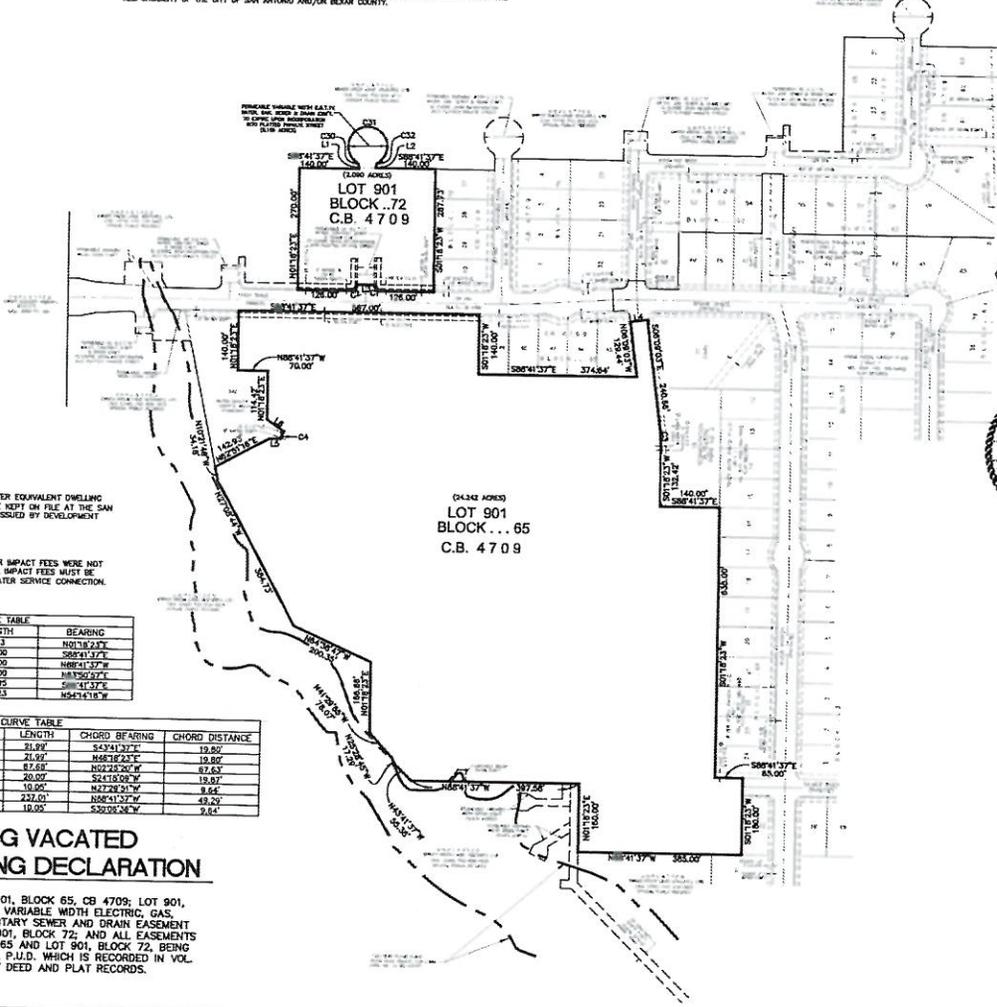
IMPACT FEE PAYMENT DUE: IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

LINE TABLE with columns: LINE, LENGTH, BEARING. Rows 11 through 16.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD DISTANCE. Rows C1 through C7.

AREA BEING VACATED THROUGH VACATING DECLARATION

THE AREA BEING VACATED IS LOT 901, BLOCK 65, CB 4709; LOT 901, BLOCK 72, CB 4709; A PERMEABLE VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER AND DRAIN EASEMENT ADJACENT TO AND NORTH OF LOT 901, BLOCK 72; AND ALL EASEMENTS CONTAINED WITHIN LOT 901, BLOCK 65 AND LOT 901, BLOCK 72, BEING OUT OF RIVER ROCK RANCH, UNIT 2 P.U.D. WHICH IS RECORDED IN VOL. 9610 PAGES 28-32, BEKAR COUNTY DEED AND PLAT RECORDS.



RECEIVED stamp: DEC 13 2010, CIVIL ENGINEERING, with handwritten initials and dates.

VACATE & RESUBDIVISION PLAT
ESTABLISHING
RIVER ROCK RANCH P.U.D.
UNIT 2B

BEING A 13.721 ACRE TRACT OF LAND OUT OF THE M.F. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, COUNTY BLOCK 4709 AND THE L. DONZONA SURVEY NO. 31, ABSTRACT NO. 254, COUNTY BLOCK 4704, BEAR COUNTY, TEXAS, SAID 13.721 ACRE TRACT ALSO BEING A PORTION OF THAT CERTAIN 67.025 ACRE TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 657-711, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN 90.858 ACRE TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 658-662, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.

MTR
Moynihan Ramirez Engineers, LLC
12775 CHAMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78248
TEL: (210) 491-5001 FAX: (210) 491-5002

STATE OF TEXAS
COUNTY OF BEAR
RITA A. RANKIN
Notary Public, State of Texas
My Commission Expires

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 ORIGINAL SURVEY MADE ON THE GROUND BY
DONALD DEAN BOOPHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207
SAN ANTONIO, TEXAS 78248
PH# (210) 696-5024

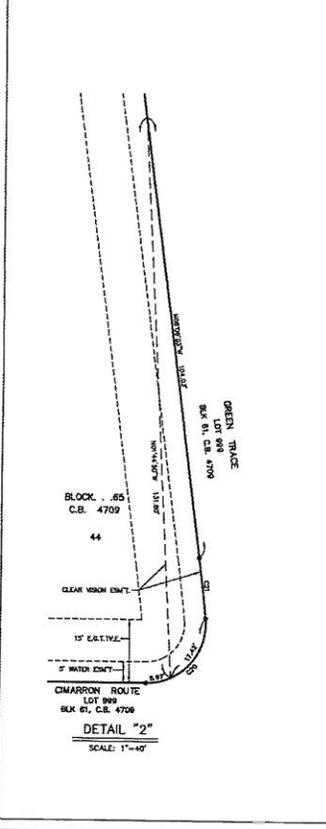
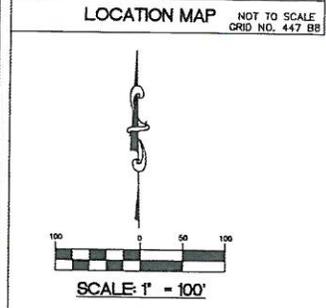
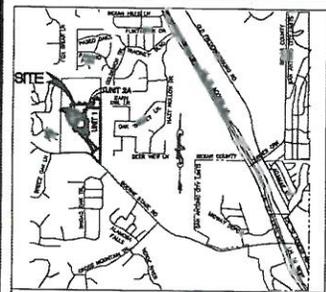
STATE OF TEXAS
COUNTY OF BEAR
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DONALD DEAN BOOPHER
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SAN ANTONIO, TEXAS 78248
PH# (210) 696-5024

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

STATE OF TEXAS
COUNTY OF BEAR
THIS PLAT OF RIVER ROCK RANCH P.U.D., UNIT 2B 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 OF TEXAS LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTIONS HAVE BEEN GRANTED.

CERTIFICATE OF APPROVAL
THE UNDERSIGNED COUNTY CLERK OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEAR
I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 2010 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 2010 AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 2010.



- 1) THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE Delineated BASED UPON A LETTER OF MAP REVISION (LOR) STUDY PREPARED BY AEP ENGINEERS AND APPROVED BY FEMA ON SEPTEMBER 21, 2010 CASE NO. 15-08-03779. THE EFFECTIVE DATE OF THE LOR IS FEBRUARY 2, 2011. CONSTRUCTION IMPROVEMENTS ON STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.
- 2) EXCEPT AS SHOWN, PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON ROD WITH AN ORANGE WITH END CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.
- 3) BASIS OF BEARING WAS ESTABLISHED FROM BOUNDS RECORDED IN VOLUME 12100 PAGES 658-662, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS. STATE PLANE COORDINATES PROVIDED BY GEOCENTRIC INC.
- 4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE, ADJACENT TO FLOODPLAIN. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE ELEVATED AT LEAST 1' FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT.
- 5) NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPIDE 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-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.
- 6) OWNER SHALL COMPLY WITH THE STRUCTURAL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 30-312) DURING ANY CONSTRUCTION PHASE.
- 7) THE DEVELOPER INDICATES THE SANITARY SEWER MAINS SHOWN ON THIS PLAT BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE INCLUDED WITH THIS SUBDIVISION PLAT.
- 8) RIVER ROCK RANCH HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, WILL PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, PRIVATE DRAINS, PARKS AND OPEN SPACE.
- 9) ALL SUBDIVISION PERIMETER BOUNDARY COURSES AND DISTANCES ARE PER THE REQUIRED INFORMATION OF THE CUMPERT DEEDS OF LAND, AS APPLICABLE, UNLESS OTHERWISE NOTED.
- 10) 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 TO PROVIDE A MINIMUM FIRE FLOW RATES OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL LOTS SHALL BE DETERMINED BY THE BUILDING DEPARTMENT OFFICE IN ACCORDANCE WITH THE BEAR COUNTY FIRE DEPARTMENT FIRE MARSHAL.
- 11) THE MAINTENANCE OF THE WATER QUALITY BASIN AND OULET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS OR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, IMPROVING, PATROLLING AND TESTING POLES, HANDS, OR BURNING WHEELS, 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 SCOUR FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH CHANGE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OF APPURTENANCES HEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

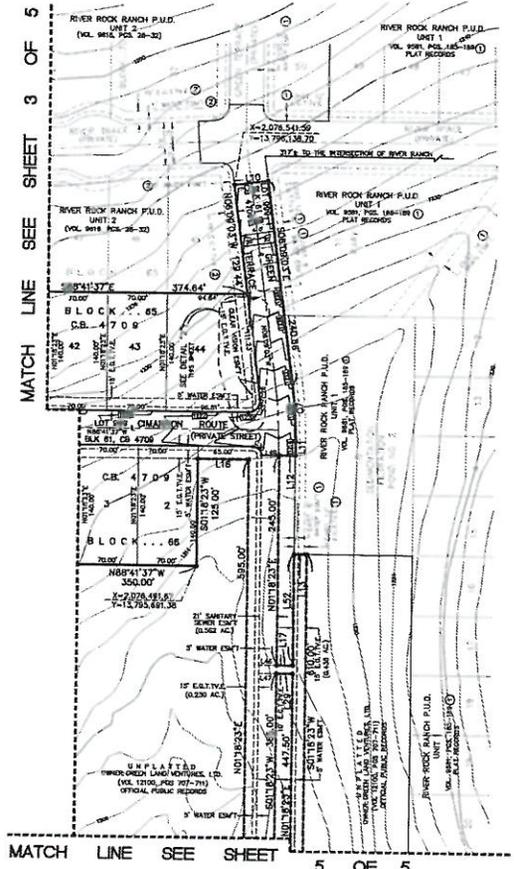
ANY CITY MANDATORY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF THE EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.O.T.C.A.V. EASEMENTS WITH LOTS ARE SERVED ONLY BY SEAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.O.T.C.A.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROVIDED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

* NONE APPLIED



- EXISTING CONTOUR
- PROPOSED CONTOUR
- ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION GAS/STREET
- DRAINAGE
- SANITARY SEWER
- RIGHT OF WAY
- RADIUS
- CORNER
- EASEMENT
- RIVER ROCK RANCH P.U.D. UNIT 1 VOL. 10917, PAGES 180-189
- RIVER ROCK RANCH P.U.D. UNIT 2 VOL. 10918, PAGES 28-32
- FINISH FLOOR ELEVATION
- MATERIAL
- FEMA FLOOD PLAIN
- EFFECTIVE DATE: FEBRUARY 14, 1998
- RIVER ROCK RANCH, PUD
- CLIMATE CODE NO. 07-69-2006R
- STREET CENTERLINE

OWNER / DEVELOPER
GREEN LAND VENTURES, LTD.
505 WADSWORTH OAK DRIVE
SAN ANTONIO, TEXAS 78258
TEL: (210) 491-9000
FAX: (210) 491-5001

WASTEWATER EDU. NOTE:
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IMPACT FEE PAYMENT DUE:
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VACATE & RESUBDIVISION PLAT ESTABLISHING RIVER ROCK RANCH P.U.D. UNIT 2B

BEING A 13.721 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 13.721 ACRE TRACT ALSO BEING A PORTION OF THAT CERTAIN 87.028 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.



THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY CERTIFIES TO THE USE OF THE PUBLIC STREET AREAS SHOWN AS PRIVATE FOR 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 RITA A. BANKIN Notary Public, State of Texas My Commission Expires April 05, 2011

STATE OF TEXAS COUNTY OF BEXAR DONALD DEAN BORNHERR 5207 REGISTERED PROFESSIONAL LAND SURVEYOR

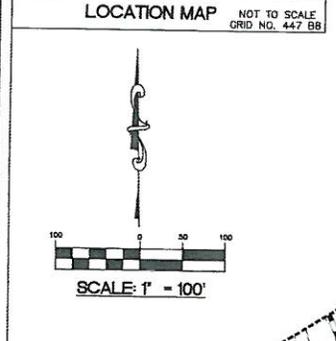
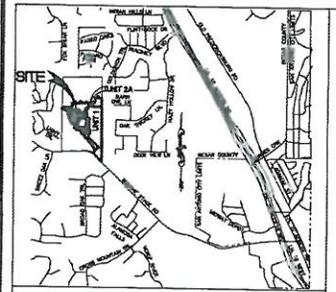
STATE OF TEXAS COUNTY OF BEXAR DONALD DEAN BORNHERR 5207 REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS COUNTY OF BEXAR RAYMOND TARN, JR. 87060 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR RIVER ROCK RANCH, P.U.D., UNIT 2B

CERTIFICATE OF APPROVAL THE HONORABLE COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT HAS BEEN FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS

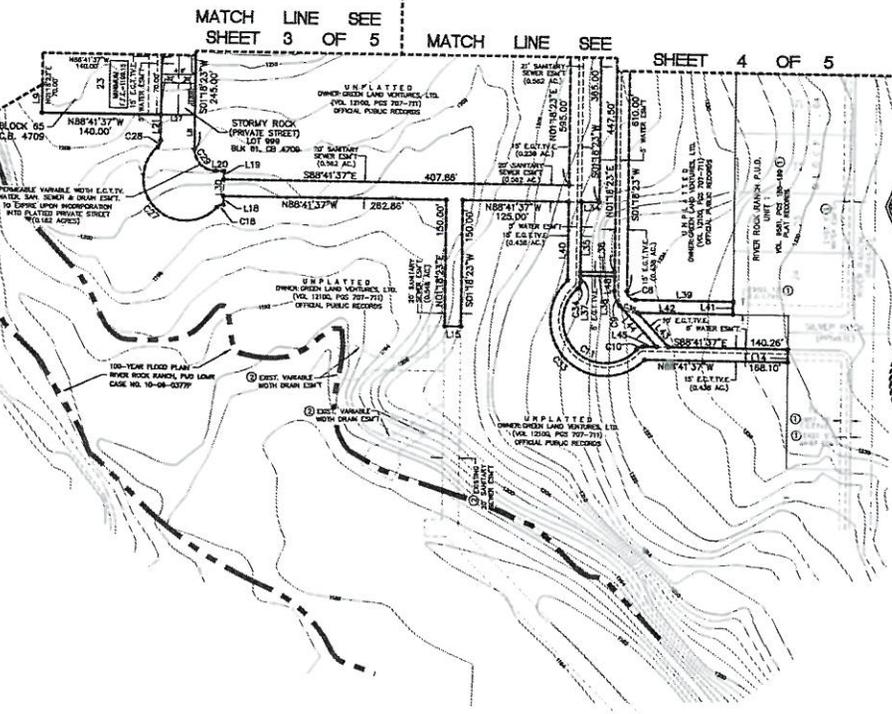
STATE OF TEXAS COUNTY OF BEXAR I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF A.D. 2011 AT M. AND DULY RECORDED THE DAY OF A.D. 2011 AT M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THE DAY OF A.D. 2011 COUNTY CLERK, BEXAR COUNTY, TEXAS



OWNER / DEVELOPER GREEN LAND VENTURES, LTD. 505 MADISON OAK DRIVE SAN ANTONIO, TEXAS 78258 TEL: (210) 481-9000 FAX: (210) 481-9001

- NOTES: 1) THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LUMR) STUDY PREPARED BY UTM ENGINEERS AND APPROVED BY FEMA ON SEPTEMBER 21, 2010 CASE NO. 15-16-0377P. THE EFFECTIVE DATE OF THE LUMR IS FEBRUARY 2, 2011. CONSTRUCTION, IMPROVEMENTS OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY. 2) EXISTING AS SHOWN PROPERTY OWNERS WILL BE COMPENSATED WITH A SET 1/2" IRON ROD WITH AN BRASS/STAINLESS STEEL PLASTIC CAP WHERE PRACTICAL, OR A WIREMESH THAT IS PERMANENT AND STABLE WILL BE USED. 3) BASIS OF BEING WAS ESTABLISHED FROM DEED RECORDED IN VOLUME 12100 PAGES 658-662, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. STATE PLANE COORDINATES PROVIDED BY GLODIX INC. 4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINIAL ADJACENT GRADE, ADJACENT TO FLOODPLAIN. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT. 5) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO UNDERGROUND OR OTHER TYPE BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS. 6) OWNER SHALL COMPLY WITH THE STRUCTURAL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE (SECTION 30-012) DURING ANY CONSTRUCTION PHASE. 7) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE INCLUDED WITH THIS SUBDIVISION PLAT. 8) RIVER ROCK RANCH HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, WILL PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, TRAFFIC ISLANDS, PARKS AND OPEN SPACE. 9) ALL SUBDIVISION PERIMETER BOUNDARY COURSES AND DISTANCES ARE PER THE RECORDED INFORMATION OF THE CURRENT DEEDS OF LAND, AS APPLICABLE, UNLESS OTHERWISE NOTED. 10) IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIVE FLOW REQUIREMENTS FOR THE PROPOSED RESUBDIVISION DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIVE YEAR DESIGN LIFE AT 20 PSI RESIDUAL PRESSURE. THE FIVE FLOW REQUIREMENTS FOR INDIVIDUAL LOTS SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL. 11) THE MAINTENANCE OF THE WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNER OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

- GENERAL NOTES: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESCRIBED ON THIS PLAT AS "SERVICE EASEMENT", "GAS EASEMENT", "POWER EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND TESTING PIPES, HANGERS OR BURNING CHAINS, CONDUITS, PIPELINES OR TRANSFORMERS EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PLANTS THEREOF, OR OTHER OBSTRUCTIONS WHICH CHANGE OR MAY INTERFERE WITH THE INTENT OF SAID LANDS OR APPURTENANCES THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY OTHER IMPOSITIONS RESULTING FROM MODIFICATIONS REQUIRED OF PERSONS LOCATED WITHIN SAID EASEMENT, DUE TO CHANGE CHANGES OF GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.C.T.V. EASEMENTS WHICH LOTS ARE SERVED ONLY BY SEWER UTILITY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.C.T.V. BUILDINGS WHICH ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROVIDED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS. THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREIN. *NONE AFFECTED



RECEIVED DECEMBER 17 PM 3:00

WASTEWATER EDU NOTE: WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE NOTED ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT. IMPACT FEE PAYMENT DUE: IMPACT FEE PAYMENT DUES, WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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

Plan Amendment Application Case No.: PA 11005

Council District: 3

City Council Meeting Date: 2/3/2011

- Plan Amendment Maps – Attachment 1
- Digital Ortho Image – Attachment 2

ITEM # 13

Summary:

Neighborhood/Community/Perimeter Plan: **Highlands Community Plan**
The applicant requests to amend the Land Use Plan designation *from High Density Residential* land use to **Community Commercial** land use.

Background Information:

Applicant: Lori Orr, Express Permit
Owner: Daniel Ramirez
Property Location: 5810 Pecan Valley
Acreage: 1.988
Current Land Use of site: Vacant
Adjacent Land Uses:
N: Single Family Homes, Commercial
E: Apartments
S: Single Family Homes
W: Convenience Store

Issue:

LAND USE ANALYSIS:

The subject property is vacant, approximately 1.988 acres in size, and are located immediately to the east of the "T" intersection of Kellis Avenue and Pecan Valley Drive. The Highland Community Plan currently designates the future land use for the property as High Density Residential. Adjacent future land use classifications are Community Commercial to the west, Low Density Residential to the north, High Density Residential to the east, and Parks/Open Space to the south. Parcels to the north, east, and west of the intersection of Pecan Valley Drive and Dollarhide Avenue, which is approximately 350 feet from the subject property are designated for Community Commercial land use.

The High Density Residential future land use category includes the full spectrum of residential types, including apartments and condominiums with over four dwelling units. This category also includes assisted living homes and dormitories. All residential uses can be found within this classification. High Density Residential is typically located along or in the vicinity of major arterials or collectors and is often located in close proximity to commercial and transportation facilities.

The applicant is requesting to change the future land use designation for the subject property to Community Commercial. Community Commercial development includes moderate-intensity convenience retail or service uses, generally serving the area community. These uses depend on a greater volume of vehicular traffic. A mix of uses in the same building or development is allowed. Community Commercial uses are typically located at nodes on arterials at major intersections. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulations, limited curb cuts to arterial streets, ample sidewalks, shade trees in parking lots, landscaping on planting strips between parking lots and streets, and well-designed monument signage. Community commercial centers should be linked to adjoining land uses with safe, attractive, and convenient vehicular and pedestrian access. Buffering is appropriate when this use is adjacent to a residential use.

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

The proposed change in land use classification from High Density Residential to Community Commercial would expand an existing Community Commercial node that occupies three corners of the intersection of Pecan Valley Drive and Dollarhide Avenue and pose a minimal impact to surrounding single family residential uses. The parcel immediately south of the subject properties is classified as Parks/Open Space. An existing drainage channel, approximately 110 feet in width, occupies this parcel and would serve as an adequate buffer between the subject property and the residential parcels to the south. There is an existing multi-family residential property immediately to the north that would serve as a transitional boundary into the residential area north of Pecan Valley Drive. The property is also located within a commercial node centered on Pecan Valley Drive and Dollarhide Avenue. Furthermore, Goal 1: Economic Development (pg. 18) states that it is the intent of the community to improve the variety of goods, services, and employment available within the community by creating an environment conducive to commercial prosperity and encouraging new businesses to locate in the area. The proposed commercial development would meet the intent of this goal by providing additional employment opportunities to residents of the Highlands community and additional shopping opportunities within the community.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: The Major Thoroughfare Plan classifies Pecan Valley Drive as a Secondary Arterial Type A; Kellis Avenue is classified as a Local Street. The property is approximately 1,450 feet northeast of the intersection of Pecan Valley Drive and Goliad Road, which is classified as a Secondary Arterial Type B. The nearest VIA stop is approximately 340' to the southwest at the intersection of Dollarhyde Street and Pecan Valley Drive.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: The subject properties are approximately 2,800 feet west of Rogers Middle School and approximately 300 feet southwest of Epworth United Methodist Church.

Minimal Impact Impact can be mitigated Significant Impact to Community Facilities

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

The proposed plan amendment would enhance employment and shopping opportunities in accordance with Economic Development Goal 1 in the Highlands Community Plan. Additionally, the subject property is sufficiently buffered from nearby single-family residential uses.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: December 22, 2010

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: December 3, 2010

No. Notices mailed 10 days prior to Public Hearing: 23 to property owners within 200 feet; 43 to members of the Highlands Community Plan Planning Team

Registered Neighborhood Association(s) Notified: Highland Hills

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011031

Current zoning district: MF-33

Proposed zoning district: C-2

Zoning Commission Public Hearing Date: 12/21/2010

Approval

Denial

Planning and Community Development Department Staff:

Patrick B. Howard, AICP

Interim Director

Andrea Gilles

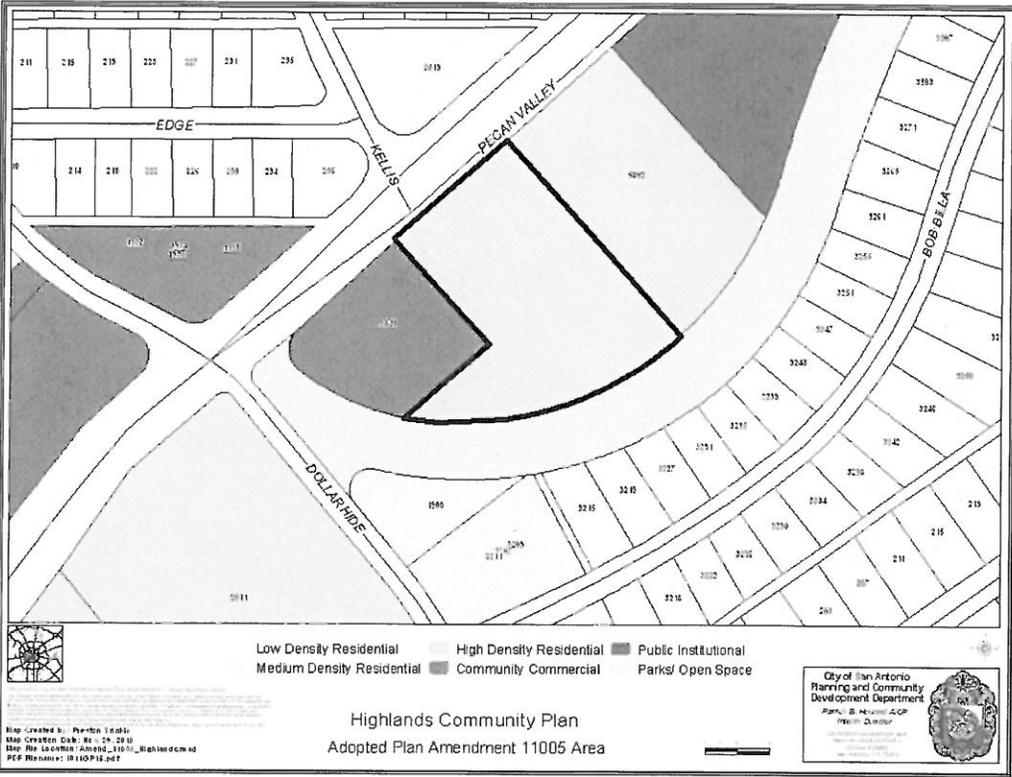
Planning Manager

Tyler Sorrells, AICP

Planner

Phone No.: 207-7395

Land Use Plan as adopted:



Proposed Amendment:





Master Plan Amendment 11005

Highlands Community Plan

Planning Commission

December 22, 2010

Agenda Item No. 12

Amendment 11005

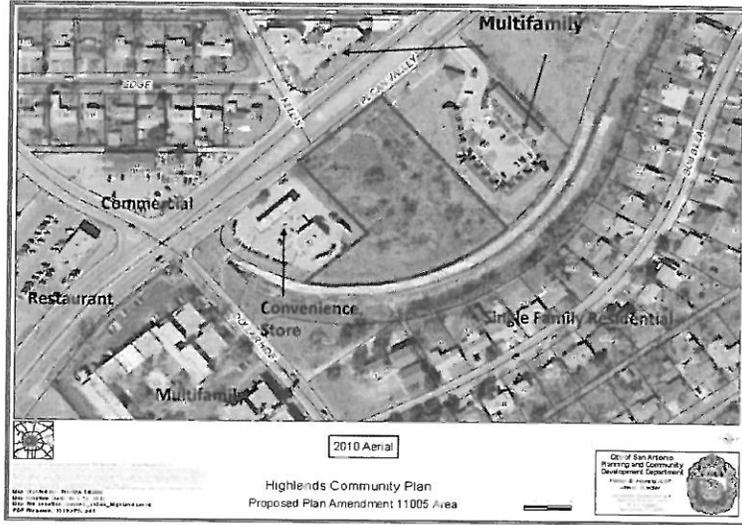
Plan as adopted:



Proposed amendment:



Surrounding Land Uses



Area Images



Subject Property



Northwest



West



North

Area Images



Southwest



Pecan Valley Road



Pecan Valley Road

5

Staff Recommendation

Approval of the request to amend
from High Density Residential land
Use to Community Commercial
land use

6

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE HIGHLANDS COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM HIGH DENSITY RESIDENTIAL LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 1.988 ACRES LOCATED AT 5810 PECAN VALLEY DRIVE, MORE SPECIFICALLY DESCRIBED AS LOT P-2, NCB 10848.

WHEREAS, City Council approved the Highlands Community Plan as an addendum to the Master Plan on April 4, 2002; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on December 22, 2010 and **APPROVED** the amendment on December 22, 2010; and

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

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

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

PASSED AND APPROVED ON THIS 22nd DAY OF DECEMBER 2010.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA 11006

Council District: 3

City Council Meeting Date: 1/20/2011

- Plan Amendment Maps – Attachment 1
- Digital Ortho Image – Attachment 2

ITEM # 14

Summary:

Neighborhood/Community/Perimeter Plan: **South Central San Antonio Community Plan**
The applicant requests to amend the Land Use Plan designation *from* **Low Density Residential** land use to **Public/Institutional** land use.

Background Information:

Applicant: Joven, Inc.

Owner: Joven, Inc.

Property Location: 431 and 507 East Mayfield Street

Acreage: 1.4144

Current Land Use of site: Church (Vacant)

Adjacent Land Uses:

- N: Single Family Residence
- E: Single Family Residence
- S: Single Family Residence
- W: Single Family Residence

Issue:

LAND USE ANALYSIS:

The subject properties are located in south San Antonio approximately 600 feet west of the intersection of East Mayfield and South Flores. The subject properties are on adjacent corners at the intersection of East Mayfield and Hancock Street. The main structure (507 East Mayfield) was originally constructed as a church. The secondary structure is a small building used as a hall and meeting room located on a large lot that was also used as parking for the church. Currently, the area surrounding the subject properties is predominately single family residential in character on the north, south, east and west.

The Plan designates the land use for the property as Low Density Residential. Low Density Residential is defined in the plan as primarily supporting single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Low Density residential supports the principles of reinforcing existing neighborhoods and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhood and away from traffic arterials. The community also recognizes the varying densities historically found in low density residential areas and desires that existing multi-family housing continue with a multifamily use. However, any future conversions of single family residences to densities higher than a duplex are not desired in low density residential areas.

The applicant is requesting to change the future land use designation for the subject properties to Public/Institutional. Public/Institutional use provides for public, quasi-public, utility company and institutional uses. Examples include public buildings (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals.

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

The applicant is requesting this plan amendment and associated zoning change in order to convert the former Harlandale Church of Christ into a community center to serve South San Antonio. The new space includes classrooms, a chapel that will be developed into a performance studio, administrative offices and an annex that can be used for social events and workshops. Joven, Inc. is a non-profit, community based organization offering a variety of services to high-risk youth and their families.

The Public/Institutional land use category includes uses that are generally compatible with and may be placed in close proximity to Low Density Residential land uses. According to Bexar County Appraisal District records, the subject properties have been occupied by the existing non-residential buildings for over 50 years. The requested land use change will allow for the continued use of these properties in a manner that minimizes the impact on adjacent residential properties. Furthermore, the requested land use change is in accordance with the goals of the South Central San Antonio Community Plan that encourages enhancement of the area's community facilities to improve quality of life for its residents.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: East Mayfield is a collector street and Hancock is a local street. Other Streets: The subject properties are approximately 400 feet from South Flores, a Secondary Arterial Type B street.

East Mayfield has sufficient capacity to accommodate the traffic generated by the proposed land use. The area includes sidewalks which allow for pedestrian access to and from the adjacent residential areas.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: The subject properties are close to Adams Elementary, Harlandale Middle and Harlandale High Schools.

Minimal Impact Impact can be mitigated Significant Impact to Community Facilities

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

The Public/Institutional land use category includes uses that are generally compatible with and may be placed in close proximity to Low Density Residential land uses. The requested land use change will allow for the continued use of these properties in a manner that minimizes the impact on adjacent residential properties. Furthermore, the requested land use change is in accordance with the goals of the South Central San Antonio Community Plan that encourages enhancement of the area's community facilities to improve quality of life for its residents

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: December 22, 2010

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: December 3, 2010

No. Notices mailed 10 days prior to Public Hearing: 41 to property owners, 16 to Planning Team members and 5 to neighborhood associations.

Registered Neighborhood Association(s) Notified: Collin Gardens, Lone Star, Mission San Jose, Riverside South and Roosevelt Park

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011026

Current zoning district: R-6 Proposed zoning district: C-1

Zoning Commission Public Hearing Date: 12/21/2010

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

Approval

Denial

Planning and Community Development Department Staff:

Patrick B. Howard, AICP

Director

Andrea Gilles

Planning Manager

Case Manager: Robert C. Acosta

Planner

Phone No.: 207-0157

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO PUBLIC/INSTITUTIONAL LAND USE FOR AN AREA OF APPROXIMATELY 1.4144 -ACRES LOCATED AT 431 AND 507 EAST MAYFIELD STREET.

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

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on December 22, 2010 and **APPROVED** the amendment on December 22, 2010; and

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

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

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

PASSED AND APPROVED ON THIS 22nd DAY OF DECEMBER 2010.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

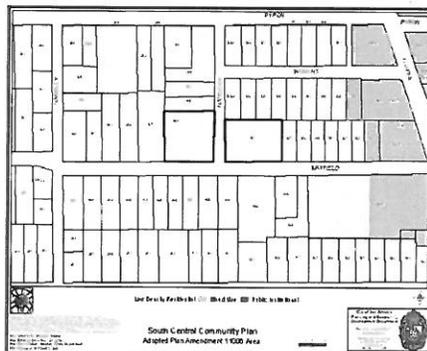
Master Plan Amendment 11006

South Central San Antonio Community Plan

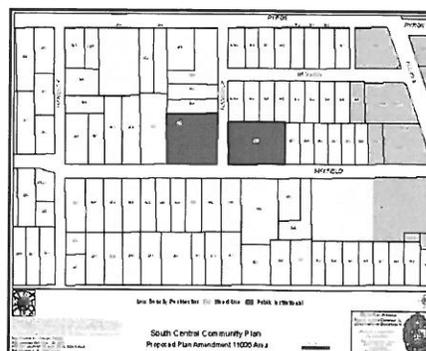
Planning Commission
December 22, 2010
Agenda Item No. 13

Amendment 11006

Plan as adopted:



Proposed amendment:



Surrounding Land Uses



3

Area Images



Front View of Subject Property (507)



Front View of Subject Property (431)



Looking East from Subject Property (431)



Looking West from Subject Property (431)

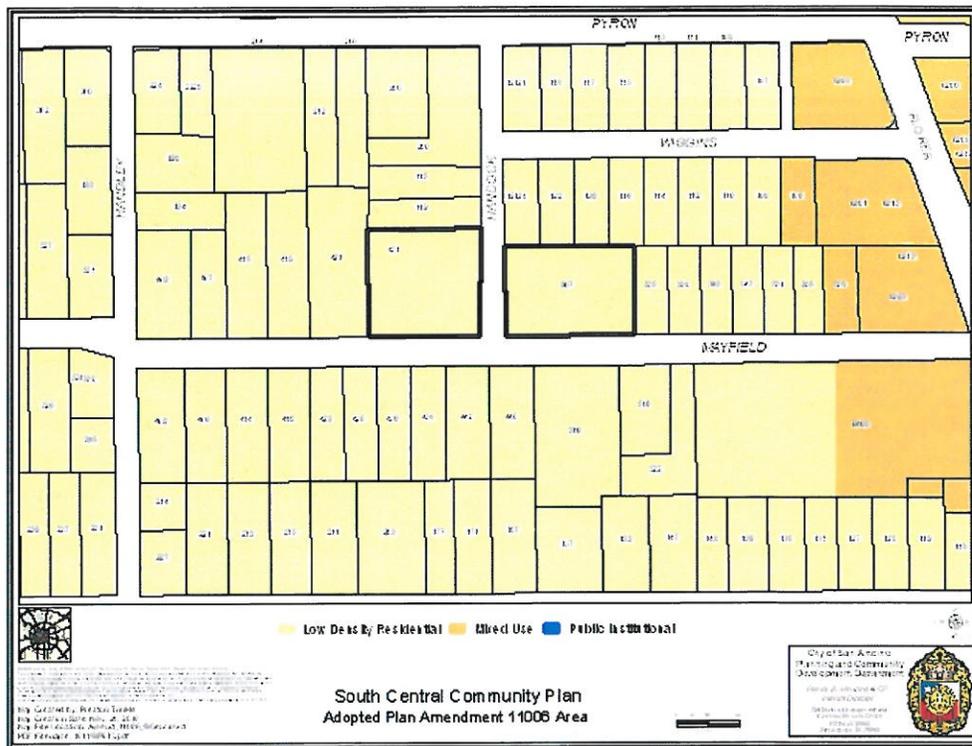
Staff Recommendation

Approval of the request to amend
from Low Density land Use to
Public/Institutional land use

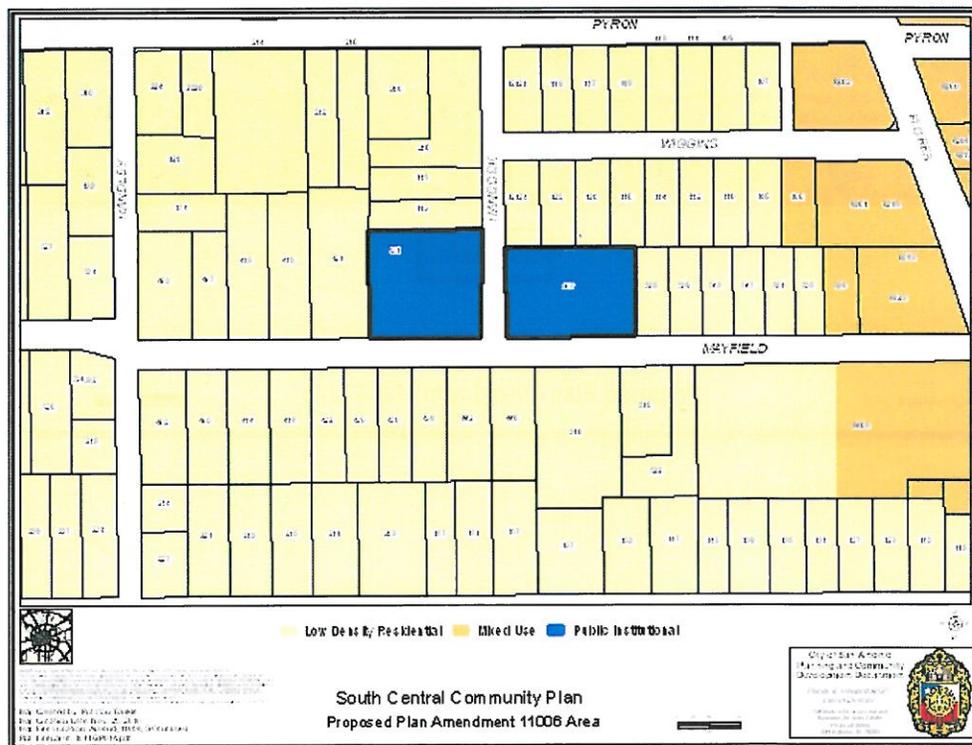
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Attachment 1

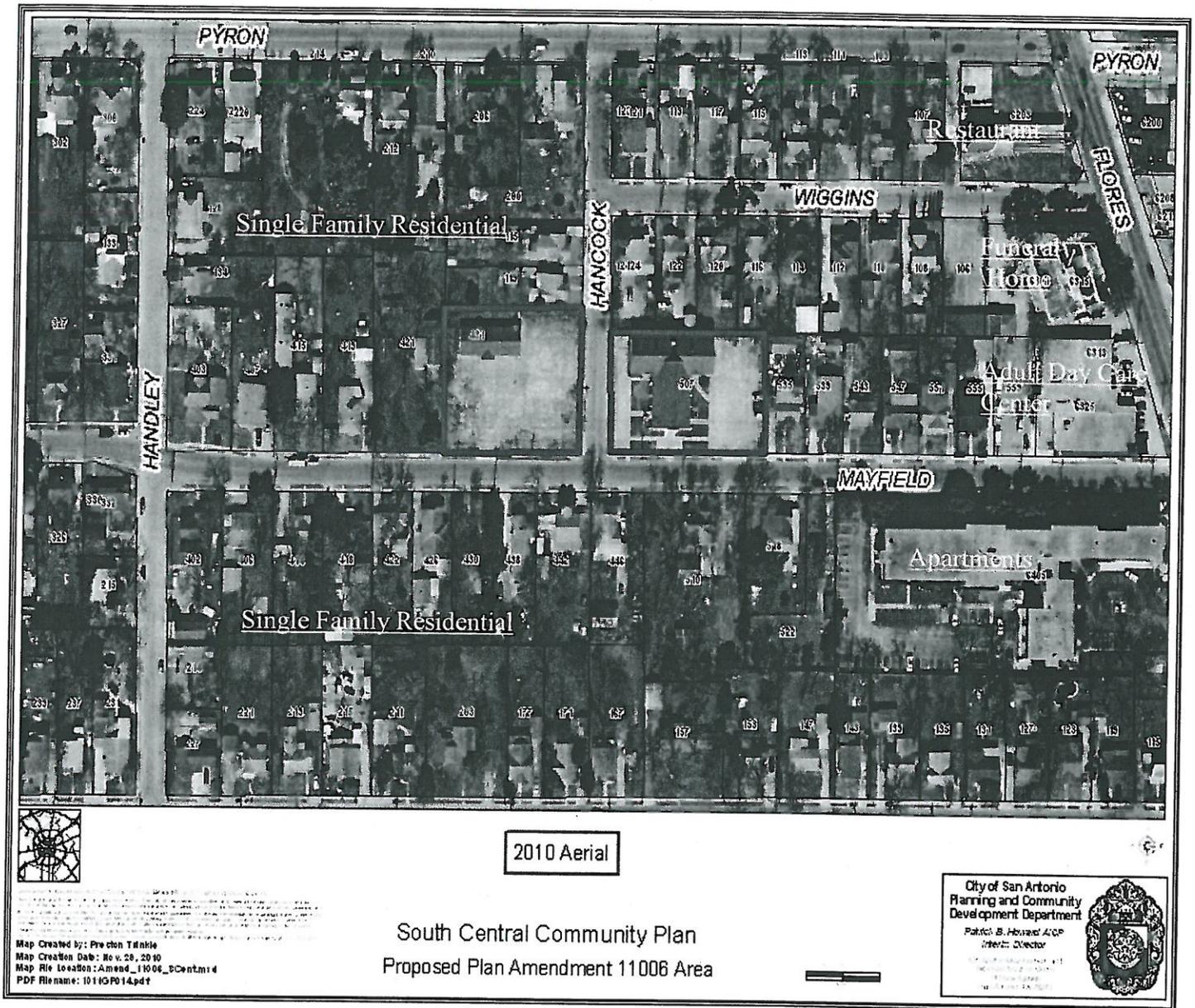
Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



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

Plan Amendment Application Case No.: PA 11007

Council District: 3

City Council Meeting Date: 2/3/2011

- Plan Amendment Maps – Attachment 1
- Digital Ortho Image – Attachment 2

ITEM # 15

Summary:

Neighborhood/Community/Perimeter Plan: **South Central San Antonio Community Plan**
The applicant requests to amend the Land Use Plan designation *from Mixed Use* land use *to Public/Institutional* land use.

Background Information:

Applicant: Brown, PC (James Griffin)

Owner: New Frontiers Charter School

Property Location: 4018 South Presa Street

Acreage: 2.539

Current Land Use of site: School

Adjacent Land Uses:

N: Single Family Residences, vacant commercial building (former gas station)

E: Single Family Residences, St. Teresa's Academy

S: Commercial Restaurant/ Single Family Residences

W: Mix of Uses (sign shop, multi-family, bail bonds)

Issue:

LAND USE ANALYSIS:

The subject property is located on South Presa Street and occupies the block between Fair Avenue and Ward Avenue. It currently operates as a charter school. Similar to adjacent properties situated along the South Presa Street corridor, the Land Use designation of the subject property is Mixed Use. Low Density Residential land use designations accommodate the established neighborhoods to the east and west of the South Presa Street corridor.

Adjacent businesses near the subject property include a restaurant, printing service, and bail bonds. St. Teresa's Academy is located immediately to the north east, abutting the subject property. The future land use designation for the subject property is currently Mixed Use.

Mixed Use Land Use provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind buildings. This classification encourages a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small retail establishments (cafes, shoe repair shops, gift shops, antique stores, hair salons, drug stores, etc.) and high-density residential uses.

The applicant is requesting to change the future land use designation for the subject property to Public/Institutional land use in order to expand and renovate the facility.

Public/ Institutional Land Use provides for public, quasi-public, utility company and institutional uses. Examples include public buildings (government, post offices, libraries, social services, police and fire

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

stations), public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals.

In March 2010, the City Council passed a resolution directing staff to “undertake land use and other background studies necessary to recommend to the City Council 1.) a Corridor Overlay District along both sides of South Presa Street between IH-10 to the north and Southeast Loop 410 to the south in City Council District 3, and 2.) a comprehensive rezoning of properties generally located within the boundaries of the proposed South Presa Street Corridor Overlay District.” Staff is currently engaged in this planning effort and is expected to present a final recommendation to City Council in March 2011.

The South Presa Corridor Overlay District planning process will identify areas exhibiting incompatible zoning and land use classifications and establish site and building design standards for future construction along South Presa. The subject property is located within the boundary of this study area. This land use analysis and recommendation will be considered for this portion of the South Presa Corridor Overlay District.

The uses surrounding the subject property include a mix of retail, high and low density residential, and a religious establishment. A vacant commercial structure is immediately to the north of the subject property; at the corner of South Presa and Fair Avenue. The adjacent businesses and residential uses are compatible with the Mixed Use land use designation, and the Low Density Residential land use designation reflects the existing use of the established adjacent neighborhoods. Although the subject property is designated Mixed Use, the Public/ Institutional land use designation is appropriate for the existing and planned future use of the site.

The proposed Public/ Institutional land use accommodates “public and parochial schools”, which are encouraged to locate near intersections offering greater accessibility to bicyclists, pedestrians, and public transportation. Public/ Institutional land use is an appropriate designation for the subject property, and is compatible with surrounding residential, multi-family, and neighborhood commercial uses.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: The subject property is bordered by two Major Arterials: South Presa Street to the west, and Fair Avenue to the north, both of which are classified as Type B Secondary Arterials. Ward, a Local Street, borders the southern portion of the property.

A Via bus stop is located on the corner of the subject property, at the intersection of Fair Avenue and South Presa. Ward and Fair are designated school zones, and traffic flow is managed by control lights and one-way traffic patterns for Fair Avenue and Ward Street. IH-37 is approximately 0.5 miles east of the subject property.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: Riverside Park elementary school is located approximately 0.4 miles north west of the subject property, about two blocks west of South Presa.

Comments:

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

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

While the South Central San Antonio Community Plan encourages Mixed Use development along the South Presa corridor, the Public/ Institutional land use designation will reflect the existing and planned future use of the subject property. Based on the Public/ Institutional land use category identified in the South Central Community Plan, this land use change request is compatible with surrounding land uses. The Public/ Institutional land use designation encourages the continued support of educational services and opportunities to the surrounding neighborhoods.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: 12/22/2010

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: 12/3/2010

No. Notices mailed 10 days prior to Public Hearing: 50 notices to adjacent property owners, 15 notices to the planning team

Registered Neighborhood Association(s) Notified: Riverside South, Highland Park

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011030

Current zoning district: I-1, R-4 Proposed zoning district: R-4

Zoning Commission Public Hearing Date: 1/4/2011

Approval Denial

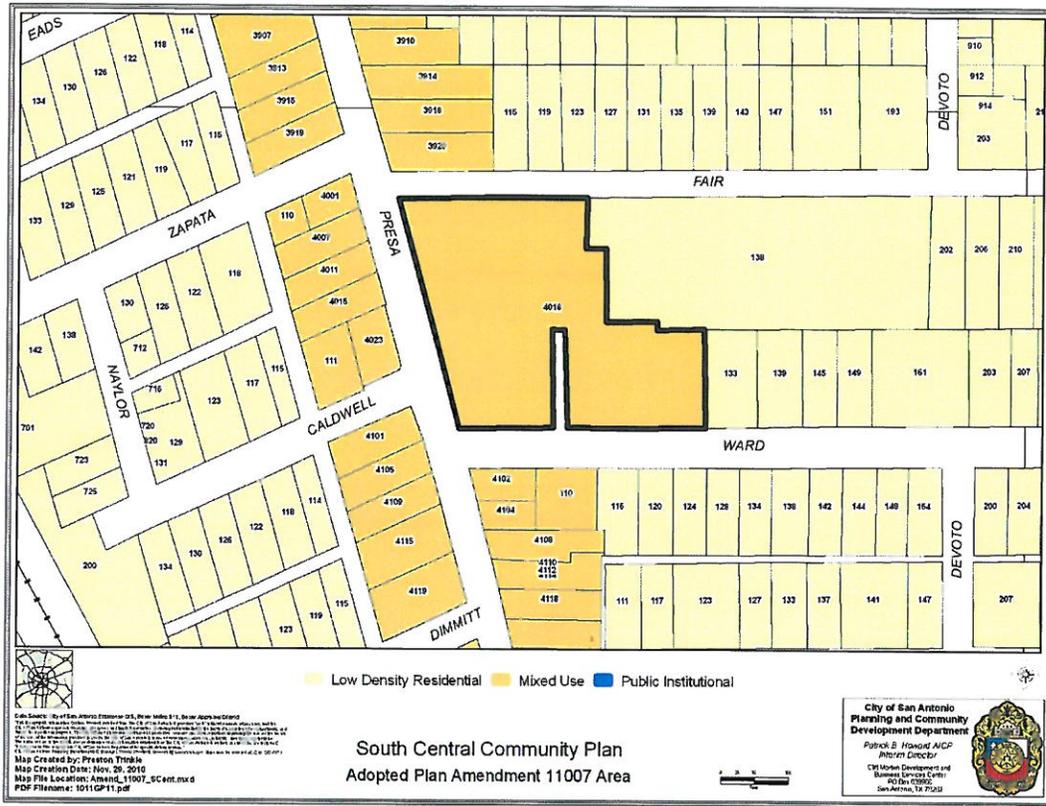
Planning and Community Development Department Staff:

Patrick B. Howard, AICP
Andrea Gilles
Gary Edenburn

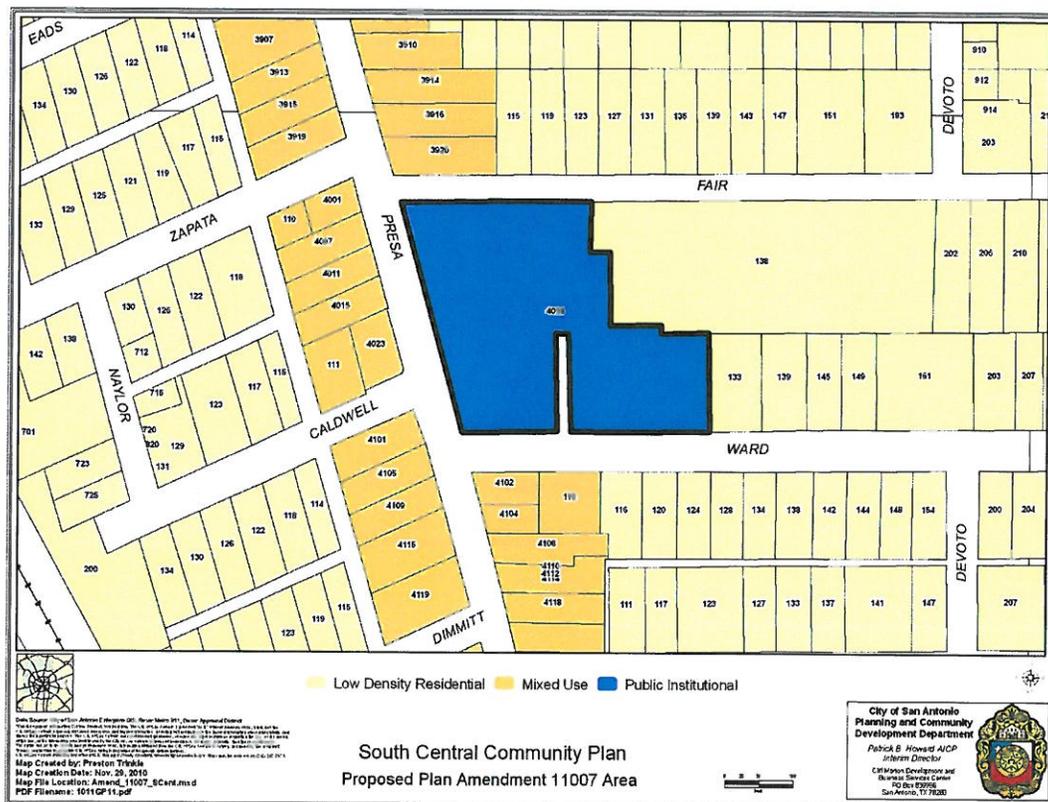
Interim Director
Interim Planning Manager
Senior Planner

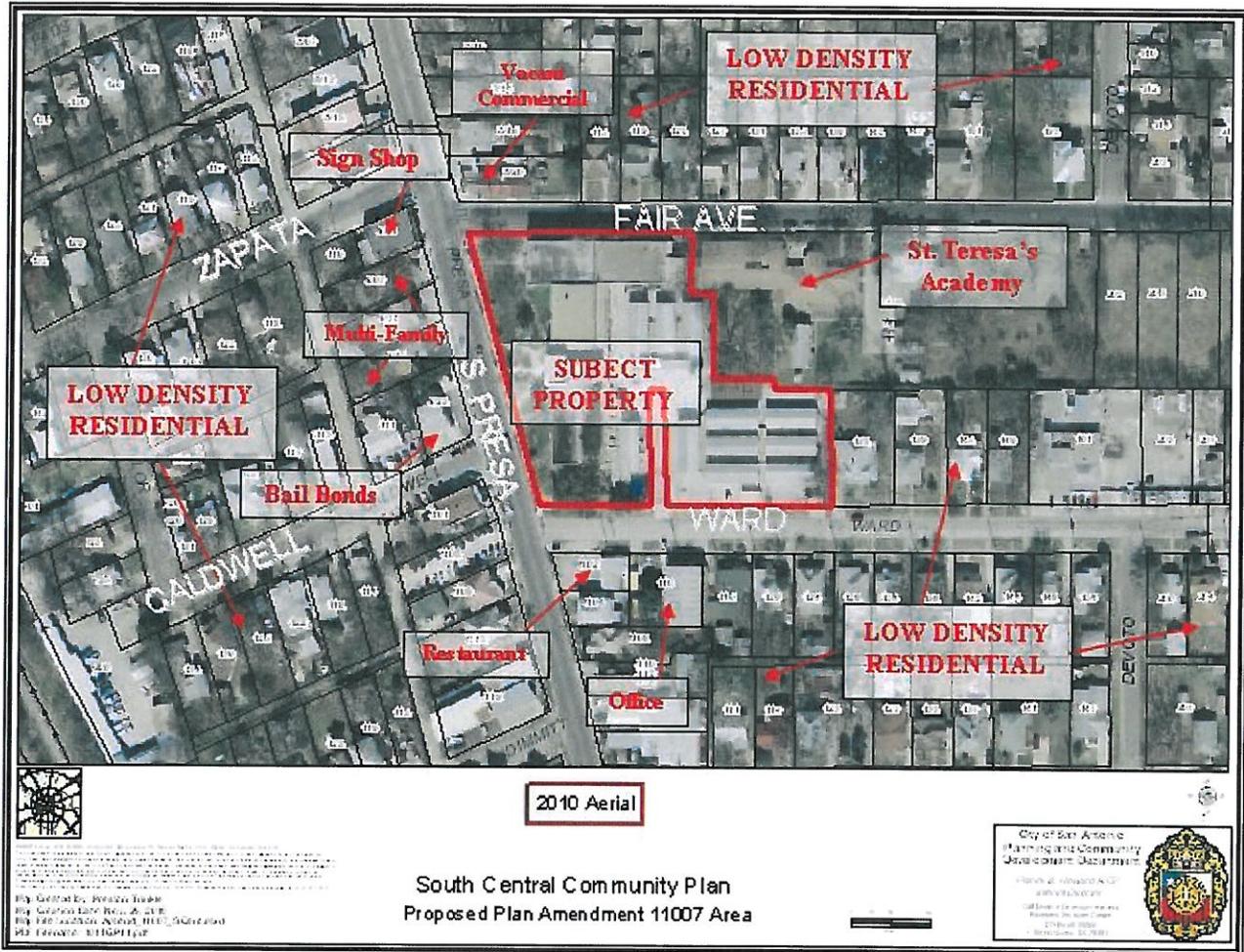
Phone No.: 207-0139

Land Use Plan as adopted:



Proposed Amendment:





RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MIXED USE LAND USE TO PUBLIC/ INSTITUTIONAL LAND USE FOR AN AREA OF APPROXIMATELY 2.539 -ACRES LOCATED AT 4018 SOUTH PRESA STREET.

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

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on December 22, 2010 and **APPROVED** the amendment on December 22, 2010; and

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

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

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

PASSED AND APPROVED ON THIS 22nd DAY OF DECEMBER, 2010.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

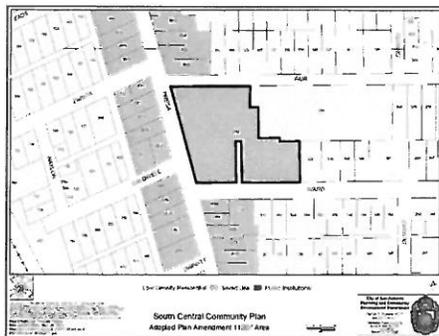
Master Plan Amendment 11007

South Central San Antonio Community Plan

Planning Commission
December 22, 2010
Agenda Item No.

Amendment 11007

Plan as adopted:



Proposed amendment:



Surrounding Land Uses



3

Area Images



Viewing South (Fair Avenue and South Presa)



Viewing East on Fair Avenue and South Presa



Viewing West on Fair Avenue



Viewing North on South Presa

Staff Recommendation

Approval of the request to amend
from Mixed Use land Use to Public/
Institutional land use

5

P/C AGENDA FOR December 22, 2010

| Item Number | Plat Name | Company | Owner Information | Agent Information |
|-------------|--------------------------------|-----------------------------------|-----------------------|-------------------|
| 5A & 6 | Wildhorse Commercial Replat | Contintental Homes of Texas, L.P. | Christopher Lindhorst | N/A |
| 5B & 7 | General McMullen Tand Replat | San Antonio Water System | Robert R. Puente | N/A |
| 8 | Alamo Ranch Unit 33A, Enclave | Hanna/Magee L.P. #1 | Jay Hanna | N/A |
| 9 | Bulverde 17 Acre Tract | King Pin, LTD. | Mike Yantis, Jr. | N/A |
| 11 | Tausch Farms Unit 6A | Contintental Homes of Texas, L.P. | Christopher Lindhorst | N/A |
| 12 | River Rock Ranch P.U.D Unit 2B | Green Land Ventures, LTD. | Dana Green | N/A |
| | | | | |
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