

SAN ANTONIO PLANNING COMMISSION AGENDA



February 14, 2007



2:00 P.M.

Murray H. Van Eman, *Chairman*

Cecilia Garcia, *Vice Chair*

Robert Hanley, *Chair Pro-Tem*

Amelia Hartman

Jose R. Limon

Dr. Francine S. Romero

John Friesenhahn

Ivy R. Taylor



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



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

Planning Commission Educational Training, 11:30 A.M., Training Room A

- Topic: Traffic Impact Analysis ordinance

1. PRELIMINARY ITEMS

A. Work session, 1:00 P.M., Tobin Room

- Agenda items may be discussed (Development Services)
- Work session briefing on the tree preservation ordinance revisions (Debbie Reid)
- Linear parks plan and associated acquisitions (Parks and Recreation Department)

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

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

A. 050609

Yorkshire PUD

(At the intersection of Kitchner Road and Hollyhock)

Council Ferguson
District Index #

7 548 B-6

PLANNED UNIT DEVELOPMENT (PUD) PLANS:

- B. 06-012 Dove Canyon Subdivision OCL 612 A-6**
(The property is near the intersection of Dove Canyon and Loop 1604)
- C. 06-025 Dove Meadow Subdivision OCL 612 A-6**
(The property is near the intersection of Dove Canyon and Loop 1604)

REPLATS:

- D. 060407 Bulverde Road Business Park Phase-III 10 518 B-7**
(On the west side of Bulverde Road, south of Meadow Drive)
- E. 060747 D & D Car Wash, Foster Road 2 619 D-2**
(On the east side of Foster Road north of IH-10)
- F. 060770 Bandera Trails 8 547 A-2**
(Northwest of the Bandera Road and Loop 1604 intersection)
- G. 070021 Sonterra Medical Park A 9 516 E-1**
(On the North Side of Sonterra Blvd., west of Ronald Reagan)
- H. 070023 Transworld Leasing 8 480 A-6**
(On the west side of IH-10, north of Oak Drive)

CONSENT AGENDA

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

PUBLIC HEARINGS FOR ITEMS 6-13 HELD ABOVE:

- 6. 050609 Yorkshire PUD 7 548 B-6**
(At the intersection of Kitchner Road and Hollyhock)
- 7. 06-012 Dove Canyon Subdivision OCL 612 A-6**
(The property is near the intersection of Dove Canyon and Loop 1604)
- 8. 06-025 Dove Meadow Subdivision OCL 612 A-6**
(The property is near the intersection of Dove Canyon and Loop 1604)

9.	060407	Bulverde Rd. Business Park Phase-III (On the west side of Bulverde Road, south of Meadow Drive)	10	518 B-7
10.	060747	D & D Car Wash, Foster Road (On the east side of Foster Road north of IH-10)	2	619 D-2
11.	060770	Bandera Trails (Northwest of the Bandera Road and Loop 1604 intersection)	8	547 A-2
12.	070021	Sonterra Medical Park A (On the North Side of Sonterra Blvd., west of Ronald Reagan)	9	516 E-1
13.	070023	Transworld Leasing (On the west side of IH-10, north of Oak Drive)	8	480 A-6

PLATS:

14.	060123	Lakeside at Canyon Spring Unit-4 PUD (North extension of Bluewater Way from Starlite Pond Road intersection)	OCL	451 A-5
15.	060658	Huebner Road/USAA Boulevard (At the southwest corner of Huebner Road and USAA Blvd.)	8	548 E-5
16.	060813	Worth Parkway Phase-III (East of IH-10 and intersecting the west side of La Cantera Parkway)	8	514 C-1
17.	060814	Talavara Ridge Phase-1 (East of IH-10 and intersecting the north side of Worth Parkway)	8	514 C-1

SPECIAL PROJECTS:

18. The petitioner is requesting the purchase of two vacant land parcels consisting of 1.868 acres and 0.303 acres adjacent to existing property owned by the San Antonio International Airport. The 1.868 acres parcel is located along the south line of Northern Boulevard, east of US HWY 281, and north of Loop 410 on lot 35, block 7. The 0.303-acre parcel is located on the south line of Northern Boulevard, west of US Hwy 281, and north of Loop 410 on lot 32, block 8 (Asset Management, Shawn P. Eddy).
19. **S.P. No. 1309** Petitioner is requesting a License Agreement to create a turnout (use of parking lane) within existing street right of way in front of 226 Dwyer Street in the location as shown on attached Exhibits A and B. This proposed parking lane is to serve customers of the anticipated Hippo's Grocery and Deli at this location and will consist of an area of approximately 10 feet in width by 88 feet in length of actual parking area. Applicant is requesting exclusive use of this turnout for its patrons and has agreed to provide required signage as required at his expense, along with installing the paint stripes with buttons as shown on said Exhibit B. Please note that four (4) metered parking spaces will be relocated to accommodate this request (Asset Management, Shawn P. Eddy).

INDIVIDUAL CONSIDERATION

SPECIAL PROJECTS:

20. **S.P. No. 1255** The petitioner is requesting the closure, vacation and abandonment of a portion of a 25-foot-wide paper alley located between Randolph Blvd. and Robards ROW within NCB 17625 as shown on attached exhibit "A," with dedication of an easement permitting public ingress and egress to the remainder of the alley (Asset Management, Shawn P. Eddy).
21. Resolution recommending council authorization to acquire parcels of land to complete land acquisitions for the Creekway linear parks land acquisition and park expansion project. Proposed land acquisitions include all parcels not previously considered by planning commission that are necessary for the linear creekway parks project (Parks & Rec., Malcolm Matthews).

ANNEXATION/DISANNEXATION:

22. Consideration of a resolution recommending the disannexation of the area known as the Timberwood Park area, which consists of approximately 4,345 acres from limited purpose status and the removal of the area from the three-year annexation plan (Planning, Jesus Garza).

COMPREHENSIVE MASTER PLANS:

23. **Case Number 07003** - [Item Continued from January 10, 2007 meeting] - Public hearing and consideration of a resolution amending the text contained in the Oakland Estates Neighborhood Plan, Chapter III Zoning and Land Use, section A. Zoning, a component of the Master Plan of the City that describes high density residential to "allow for a mix of multi-family and commercial land uses" for the "properties located to the east of Southwell Road, bound by Prue, Fredericksburg, and Huebner Roads". (Planning and Community Development Department by Zenon F. Solis, Sr. Planner; Nina Nixon-Mendez, Planning Manager)
24. **Case Number 07007** - Public hearing and consideration of a resolution amending the Land Use Plan contained in the Huebner/ Leon Creeks Community Plan, a component of the Master Plan of the City, by changing the use of approximately 4.04-acres located at 7719 Eckhert Road from High Density Residential uses to Community Commercial land use. (Planning and Community Development Department by Beth Johnson, Planner II; Nina Nixon-Mendez, Planning Manager)

APPEALS:

25. **050111** **Marshall Way** (Cont. from Dec. 13, 27, '06 & Jan. 24, '07) **3** **683 C-4**
(On the south side of Chavaneaux Road, east of Ruidosa)

OTHER ITEMS:

26. Consideration of a resolution authorizing the creation of the Master Plan Committee (Murray Van Eman).

27. Approval of the minutes for the January 10 and 24, 2007 Planning Commission meetings.
28. Director's report
 - South Central Community Plan (Planning Department, Nina-Nixon Mendez)
29. Questions and discussion
30. Upon adjournment of the regular meeting, Planning Commission officers may reconvene in open session to discuss rules and procedures.
31. 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
32. **ADJOURNMENT**

CONSENT AGENDA

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

AGENDA ITEM NO: 5A 6 February 14, 2007

YORKSHIRE PUD
SUBDIVISION NAME

MAJOR PLAT

050609
PLAT #

COUNCIL DISTRICT: 7

FERGUSON MAP GRID: 548 B-6

OWNER: Yorkshire Enterprises, Inc. By Jaime Arechiga

ENGINEER: Torres Engineering, P.C. by Xavier Torres

CASE MANAGER: Dustin R. Finley, Planner II

Date filed with Planning Commission: February 14, 2007

Location: At the intersection of Kitchner Road and Hollyhock.

Services Available: SAWS water and sewer

Zoning: R-6 PUD Single Family Planned Unit Development

Plat is in accordance with:

PUD #05-031 Yorkshire, approved on June 14, 2006

Proposed Use: Single Family residential

APPLICANT'S PROPOSAL:

To replat **8.57** acres consisting of **45** single family lots and **1,509.46** linear feet of private street.

DISCUSSION:

The area to be replatted is described as a portion of lot 3 and lot 4, Blk. H, out of the Alamo Farmsteads subdivision plat, as recorded in Volume 980, Page 374, of the deed and plat records of Bexar County, Texas. The site is located near the intersection of Kitchener Rd. and Hollyhock.

42 notices were mailed to the property owners within 200 feet of the proposed replat, any written or verbal opposition will be reported at the February 14, 2007 Planning Commission meeting.

STAFF RECOMMENDATION:

Approval

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT ALAMO... THE OWNERSHIP OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY...

STATE OF TEXAS... COUNTY OF BEAR... JAMES TORRES... SAN ANTONIO, TEXAS 78216

STATE OF TEXAS... COUNTY OF BEAR... JAMES TORRES... SAN ANTONIO, TEXAS 78216

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STATE OF TEXAS... COUNTY OF BEAR... JAMES TORRES... SAN ANTONIO, TEXAS 78216

REPLAT ESTABLISHING YORKSHIRE P.U.D. 8.57 ACRES BEING LOTS 1-30 OF BLOCK 2, LOTS 1-12 OF BLOCK 3, AND LOTS 1-4 OF BLOCK 4...

REPLAT ESTABLISHING YORKSHIRE P.U.D. 8.57 ACRES BEING LOTS 1-30 OF BLOCK 2, LOTS 1-12 OF BLOCK 3, AND LOTS 1-4 OF BLOCK 4...

STATE OF TEXAS... COUNTY OF BEAR... JAMES TORRES... SAN ANTONIO, TEXAS 78216

STATE OF TEXAS... COUNTY OF BEAR... JAMES TORRES... SAN ANTONIO, TEXAS 78216

GENERAL NOTE: THE CITY OF SAN ANTONIO HAS REVIEWED THIS REPLAT AND APPROVED IT...

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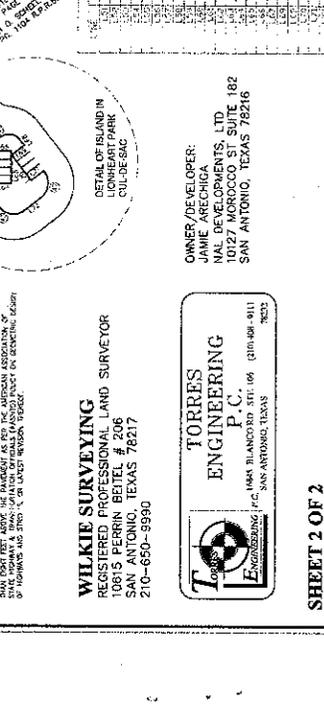
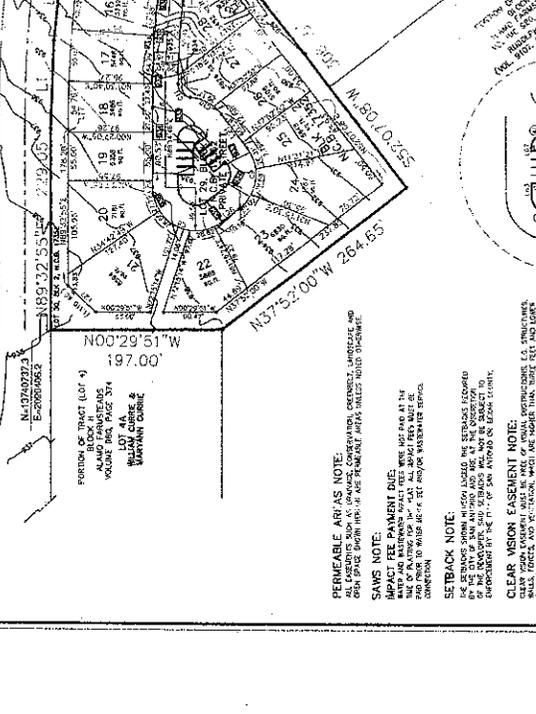
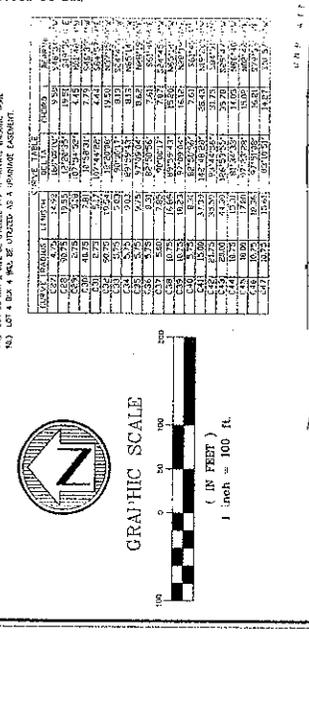
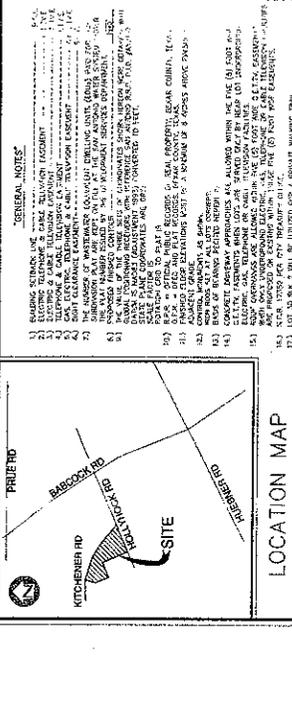


Table with columns: LOT, AREA, PERCENTAGE, etc. for lots 1-30.

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PERMITS: PERMITS ARE NOT REQUIRED FOR THIS REPLAT...

WILKIE SURVEYING REGISTERED PROFESSIONAL LAND SURVEYOR...

PLANNING COMMISSION
Planned Unit Development
AGENDA ITEM NO: 567 February 14, 2007

DOVE CANYON SUBDIVISION
PUD PLAN NAME

06-012
PLAN#

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID 612 A-6
OWNER: HLH Development
ENGINEER: Briones Engineering, by Rolando Briones, P.E.
CASE MANAGER: Larry Odis, Interim Planner II

Location: The property is near the intersection of Dove Canyon and Loop 1604.

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

Plan is associated with: Dove Creek MDP # 238-B, approved February 26, 2007.

APPLICANT'S PROPOSAL:

- To plan 148 single family lots at a density of 4.02 units per acre.
- The subject property is located outside the City Limits.
- Open space ratio of 70%.
- Connectivity Ratio of 1.45.
- The Plan is not within 200 ft. of a Neighborhood Association, also is not within a Neighborhood Community or Perimeter Plan.

CONDITIONS:

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

DSD – Traffic Impact Analysis & Streets indicates the following requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of Dove Canyon Subdivision PUD, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-2, and shall comply with UDC 35-502 (a)(9)
- All access roadways shall provide clear sight distance and all signage shall be located so as to not to block clear sight distance.
- Sidewalks along interior and exterior are to be installed in accordance with UDC 35-506 (q).

Parks and Recreation states:

- The parkland provided is dedicated to the Home Owners Association.
- All amenities shall comply with standards and specifications found in UDC section 35-503(h) Credit for Park Facilities and Table 503-4 if any credit is to be awarded.

STAFF RECOMMENDATION:

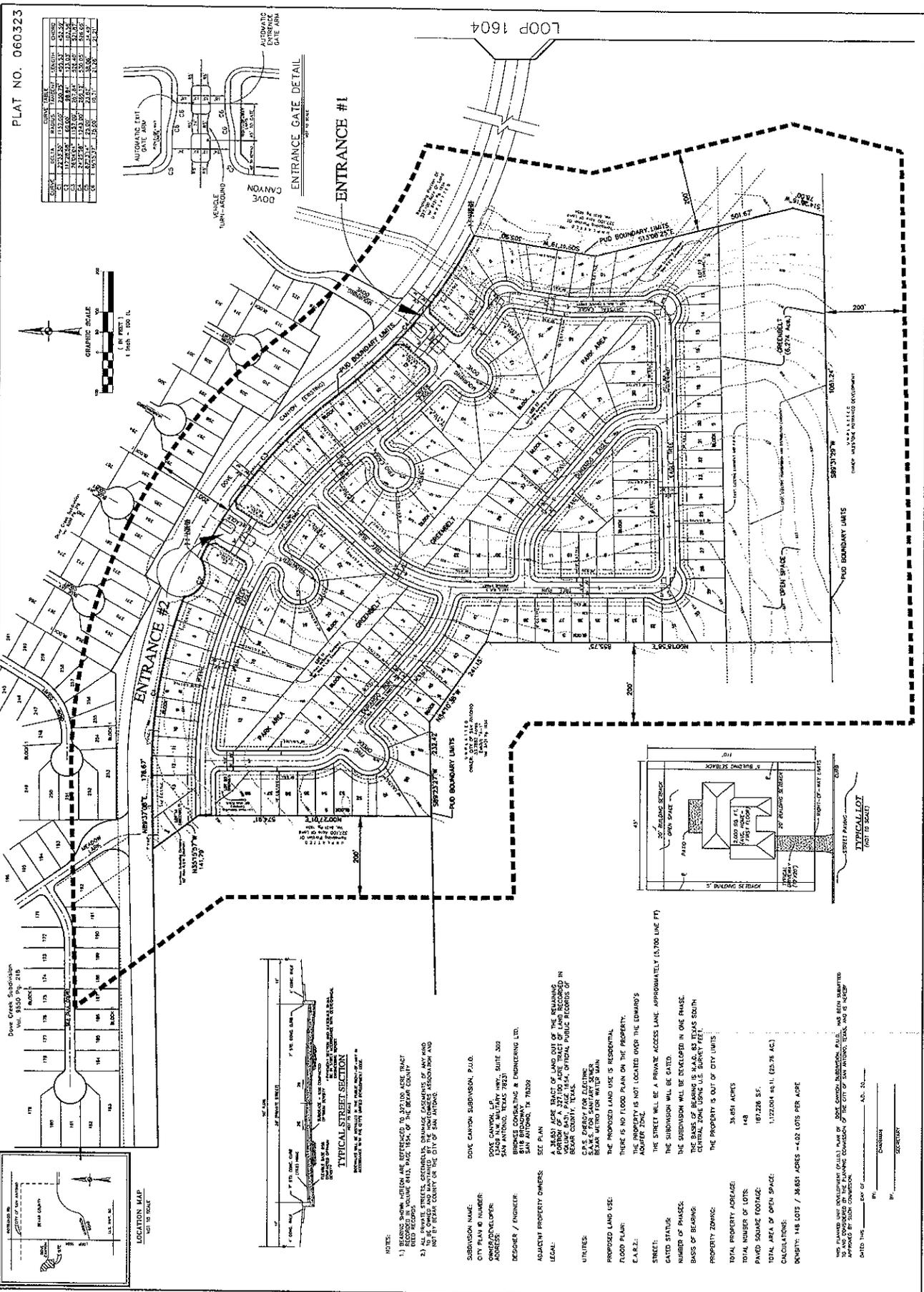
Staff recommends approval with the aforementioned conditions.

REVISIONS	DATE	DESCRIPTION
1	01/20/07	ISSUED FOR PERMITS
2	01/20/07	ISSUED FOR PERMITS
3	01/20/07	ISSUED FOR PERMITS
4	01/20/07	ISSUED FOR PERMITS
5	01/20/07	ISSUED FOR PERMITS
6	01/20/07	ISSUED FOR PERMITS
7	01/20/07	ISSUED FOR PERMITS
8	01/20/07	ISSUED FOR PERMITS
9	01/20/07	ISSUED FOR PERMITS
10	01/20/07	ISSUED FOR PERMITS

BRIONES CONSULTING & ENGINEERING, P.C.
 818 BROADWAY
 SAN ANTONIO, TX 78209
 (210) 828-1431 FAX

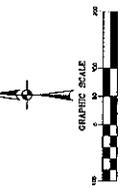
P.U.D. PLAN
 DOVE CANYON SUBDIVISION, P.U.D.
 BEXAR COUNTY, TEXAS

DATE: _____
 JOB NO. _____
 SHEET **1**



Dove Canyon Subdivision
 Vol. 8530 Pg. 218

NO.	AREA	ACRES	PERCENT	TOTAL
1	GREENBELT	6274.00	100.00	6274.00
2	OPEN SPACE	100.00	1.61	6374.00
3	RESIDENTIAL	100.00	1.61	6474.00
4	COMMERCIAL	100.00	1.61	6574.00
5	INDUSTRIAL	100.00	1.61	6674.00
6	AGRICULTURAL	100.00	1.61	6774.00
7	UNDEVELOPED	100.00	1.61	6874.00
8	TOTAL	6874.00	100.00	6874.00



NOTES:

- BEARING SHOWN WITHIN ARE REFERENCED TO SECTION CORNER TRACT BEING SUBDIVIDED AND BEING PART OF THE BEAR COUNTY RECORDS.
- ALL DIMENSIONS AND LOCATIONS SHOWN ON THIS PLAN ARE BASED ON THE SURVEY CONDUCTED BY BRIONES CONSULTING & ENGINEERING, P.C. AND NOT BY BEXAR COUNTY OR THE CITY OF SAN ANTONIO.

ADJACENT PROPERTY OWNERS:

DOVE CANYON SUBDIVISION, P.U.D.
 1000 W. VALLEY VIEW, SUITE 200
 SAN ANTONIO, TEXAS 78221
 BRIONES CONSULTING & ENGINEERING, P.C.
 818 BROADWAY
 SAN ANTONIO, TX 78209

SUBDIVISION NAME: DOVE CANYON SUBDIVISION, P.U.D.
CITY PLAN # NUMBER: 1000 W. VALLEY VIEW, SUITE 200
DEVELOPER: BRIONES CONSULTING & ENGINEERING, P.C.
ADDRESS: 818 BROADWAY, SAN ANTONIO, TX 78209

LEGAL: A 36.851 ACRE TRACT OF LAND OUT OF THE REMAINING 6274 ACRES OF THE GREENBELT TRACT OF LAND RECORDED IN BEXAR COUNTY, TEXAS, BEING PART OF THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

UTILITIES: C.P.S. SERVICE FOR ELECTRIC; BEXAR METRO FOR WATER MAIN

PROPOSED LAND USE: RESIDENTIAL

FLOOD PLAIN: THERE IS NO FLOOD PLAIN ON THE PROPERTY.

E.A.R.Z.: THE PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER ZONE.

STREET: THE STREET WILL BE A PRIVATE ACCESS LANE, APPROXIMATELY (5,700 LINE FT).

GAZD STATUS: THE SUBDIVISION WILL BE DEVELOPED IN ONE PHASE.

NUMBER OF PHASES: ONE

BASES OF BEARING: THE BASES OF BEARING IS N. 44.45 E. 100.00 FT. SOUTH CENTRAL ZONE USING U.S. SURVEY FEET.

PROPERTY ZONING: THE PROPERTY IS OUT OF CITY LIMITS.

TOTAL PROPERTY ACREAGE: 36.851 ACRES
TOTAL NUMBER OF LOTS: 148
PAVED SQUARE FOOTAGE: 1,072,228 SF.
TOTAL AREA OF OPEN SPACE: 1,122,004 sq. ft. (25.76 AC.)

CALCULATIONS:

DENSITY: 148 LOTS / 36.851 ACRES = 4.02 LOTS PER ACRE

DATE THIS PLAN WAS PREPARED: _____ A.D. 20__

BY: _____
 CHAIRMAN

BY: _____
 SECRETARY

TWO PLANNED UNIT DEVELOPMENT (P.U.D.) PLANS OF DOVE CANYON SUBDIVISION, P.U.D., HAS BEEN SUBMITTED FOR APPROVAL BY BEXAR COUNTY PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. NO IS KEEP

PLANNING COMMISSION
Planned Unit Development
AGENDA ITEM NO: SC 68 February 14, 2007

DOVE MEADOW SUBDIVISION
PUD PLAN NAME

PUD 06-025
PLAN#

COUNCIL DISTRICT: OCL
FERGUSON MAP GRID 612 A6
OWNER: A. J. Hausman by A. J. Hausman
ENGINEER: Briones Engineering by Rolando Briones, Jr., P.E.
CASE MANAGER: Robert L Lombrano, Planner II

Location: The property is near the intersection of Dove Canyon and Loop 1604.

Land Use: PUD, Planned Unit Development
Single Family Residential

Plan is associated with: Dove Creek MDP # 238-B, approved February 26, 2007.

APPLICANT'S PROPOSAL:

- To plan 117 single family lots at a density of 6.51 units per acre.
- The subject property is located outside the City Limits.
- Open space ratio of 68.70 %.
- The project has less than 125 units; therefore, UDC section 35-506(e)(1) Connectivity Index for Internal Streets does not apply.
- The Plan is not within 200 ft. of a Neighborhood Association, also is not within a Neighborhood Community or Perimeter Plan.

CONDITIONS:

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

DSD – Traffic Impact Analysis & Streets indicates the following requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of Dove Canyon Subdivision PUD, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-2, and shall comply with UDC 35-502 (a)(9)

- All access roadways shall provide clear sight distance and all signage shall be located so as to not to block clear sight distance.
- Sidewalks along interior and exterior are to be installed in accordance with UDC 35-506 (q).

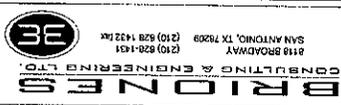
Parks and Recreation states:

- The parkland provided is dedicated to the Home Owners Association.
- All amenities shall comply with standards and specifications found in UDC section 35-503(h) Credit for Park Facilities and Table 503-4 if any credit is to be awarded.

STAFF RECOMMENDATION:

Staff recommends approval with the aforementioned conditions.

NO.	DATE	DESCRIPTION
1	05/15/19	PRELIMINARY PLAN
2	05/15/19	REVISIONS



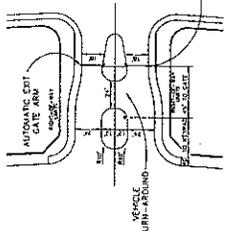
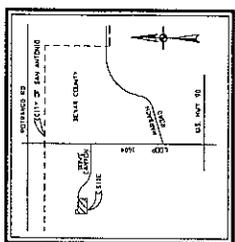
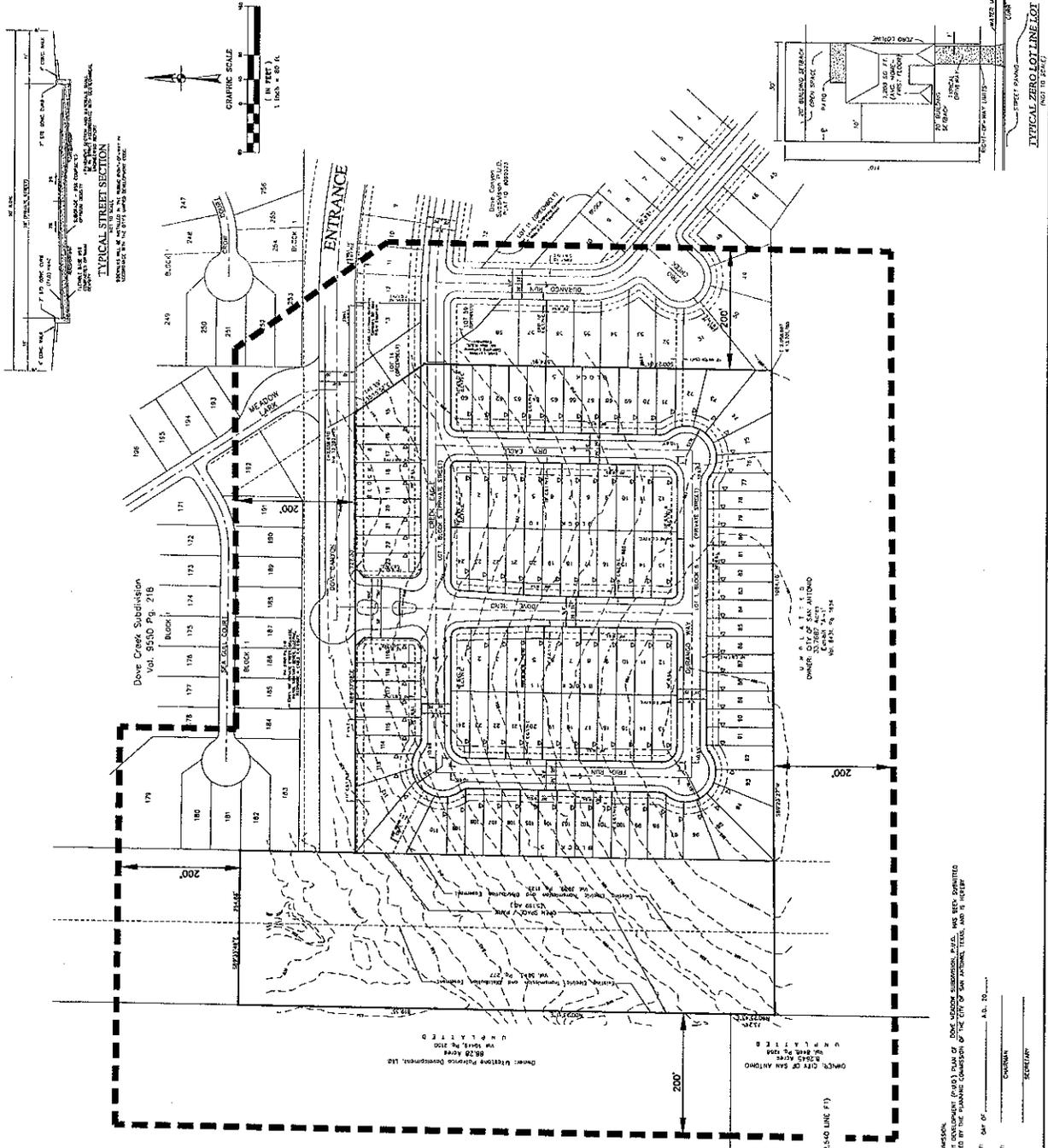
BRIONES CONSULTING & ENGINEERING, LTD.

8118 ROADWAY, SUITE 100
 SAN ANTONIO, TX 78209
 (210) 828-1431

P.U.D. PLAN
DOVE MEADOW SUBDIVISION, P.U.D.
 BEXAR COUNTY, TEXAS

DATE: _____
 JOB No. _____
 SHEET **1**

PLAT NO. 060437



- NOTES**
- 1) BEARING SURVEY HEREON ARE REFERENCED TO THE 1983 NAD 83 DATUM.
 - 2) ALL OPEN SPACE/PARK AREAS TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
 - 3) PER THE ARTICLES OF DIVISION 2.03-2.06(4).

SUBDIVISION NAME: DOVE MEADOW SUBDIVISION, P.U.D.
CITY PLAN NO. NUMBER: _____
OWNER/DEVELOPER: DOVE MEADOW SUBDIVISION, P.U.D.
ADDRESS: 8118 ROADWAY, SUITE 100, SAN ANTONIO, TX 78209
DESIGNER / ENGINEER: BRIONES CONSULTING & ENGINEERING, LTD.
REGISTERED PROFESSIONAL ENGINEER: BRIONES CONSULTING & ENGINEERING, LTD.
REGISTERED PROFESSIONAL ENGINEER: BRIONES CONSULTING & ENGINEERING, LTD.

ADJACENT PROPERTY OWNERS: SEE PLAN
LEGAL: THE PROPERTY IS PART OF THE PUBLIC RIGHT OF WAY
UTILITIES: THE PROPERTY IS PART OF THE PUBLIC RIGHT OF WAY

PROPOSED LAND USE: RESIDENTIAL
FLOOD PLANE: THERE IS NO FLOOD PLANE ON THE PROPERTY.
EARTH: THE PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER ZONE.
STREET: THE STREET WILL BE A PRIVATE ACCESS LANE, APPROXIMATELY (2.540 LINE FT)

DATED STATUS: THE SUBDIVISION WILL BE DEVELOPED IN ONE PHASE.
NUMBER OF PHASES: 1
BASE OF BEARING: THE BASE OF BEARING IS N 40.00° E 35.00' S 00.00' W
PROPERTY ZONING: THE PROPERTY IS OUT OF CITY LIMITS

TOTAL PROPERTY ADDRESS: 17,932 SQUARE FEET
TOTAL NUMBER OF LOTS: 117
PLANNED SOURCE FOOTRAGE: 51,463 S.F.
TOTAL AREA OF OPEN SPACE: 531,878 S.F.

CALCULATIONS:
DENSITY: 117 LOTS / 17,932 SQUARE FEET = 6.510 LOTS PER ACRE

APPROVED BY: _____
 THE PLANNED UNIT DEVELOPMENT (P.U.D.) PLAN OF DOVE MEADOW SUBDIVISION, P.U.D., WAS REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY RECORDED IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
 DATE: 05/15/19
 BY: _____

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT

AGENDA ITEM NO: 5029 February 14, 2007

BULVERDE ROAD
BUSINESS PARK, PHASE III MAJOR PLAT 060407
SUBDIVISION NAME PLAT #

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 518 B-7

OWNER: Bulverde Industrial Partners Ltd., by Charles Brown

ENGINEER: Macina, Bose, Copeland & Assoc., by Robert A. Copeland, Jr.

CASE MANAGER: Christine Zuniga, Planner II

Date filed with Planning Commission: February 14, 2007

Location: On the west side of Bulverde Road, south of Meadow Drive

Services Available: SAWS Water and Sewer

Zoning: C-3 Commercial District
I-1 Industrial District

Proposed Use: Office, Warehouse

Major Thoroughfare: Bulverde Road is a primary arterial, Type A, minimum R.O.W. 120 feet.

APPLICANT'S PROPOSAL:

To replat 11.32 acres consisting of 4 non-single family lots.

STAFF RECOMMENDATION:

Approval.

C.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS PUBLIC SERVICE BOARD IS HEREBY REQUESTING THAT THE PERMITS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS EASEMENTS, AND "TELEPHONE EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, INSPECTING, PATROLLING, AND REPAIRING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, NECESSARY APPURTENANCES, INCLUDING THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LINES OR APPURTENANCES THEREON. IT IS ACKNOWLEDGED AND UNDERSTOOD THAT NO BUILDINGS, OR OTHER STRUCTURES, SHALL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY OBSERVABLE LOSS ARISING FROM APPLICATIONS RECEIVED OF GAS ENE... LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS... BEING RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AVOID, ALTER, REVERSE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER DRAINAGE, TELEPHONE, CABLE, UTILITIES OR ACCESS TO OTHER UTILITIES. SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROXIMATIONS AND SETS ARE ALLOWED WITHIN THE FIVE (5) FOOT AND SETS ARE AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN CONCRETE DRIVEWAY APPROXIMATIONS AND SETS ARE PROPOSED OR EXISTING WITHIN FIVE (5) FOOT WIDE EASEMENTS.

EASEMENT NOTE:
OWNER SHALL BE RESPONSIBLE FOR MAINTAINING EASEMENTS. BEAR COUNTY WILL NOT MAINTAIN EASEMENTS OF ANY KIND.

STREETScape NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETScape PLAN HAS BEEN APPROVED. STREETScape LAYOUT TO BE DONE AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

WASTEWATER ERM NOTE:
WASTEWATER EQUIPMENT INCLUDING UNITS (EDUs) PAD FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

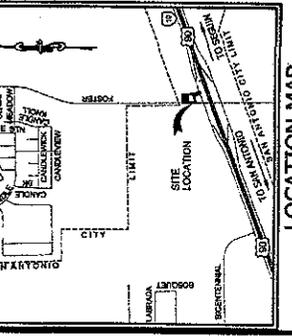
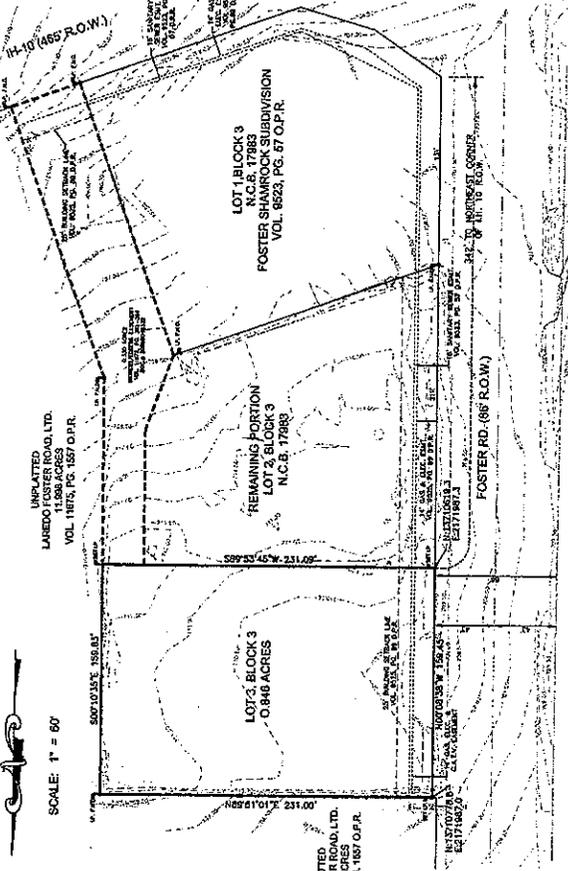
SHARED CROSS ACCESS NOTE:
OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(4)(3).

CLEAR VISION AREA NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(4)(3).

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.

- NOTES:
- THE BEARINGS FOR THIS PLAT ARE BASED ON THE 1983 NATIONAL GRID COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD83.
 - DIMENSIONS SHOWN ARE SURFACE AND THE SURFACE TO SUBSTRATA FACTOR IS 1.00017
 - SPACING OF DIMENSIONS IS IN FEET AND FIFTEEN PLASTIC CAP MARKED CASH SURVEYING 5733.
 - THE 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.

OWNER/DEVELOPER:
D. & D. CAR WASH
2202 POST OAK CT.
SAN ANTONIO, TX 78248
PH: 210-887-3123

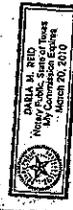


AREA BEING REPLATTED THROUGH A PUBLIC HEARING

BEING LOT 2, BLOCK 3, N.C.B. 17983, OF THE JACK-IN-THE-BOX, FOSTER ROAD @ I.H. 10, SUBDIVISION AS RECORDED IN VOLUME 9525, PAGE 89, OF THE DEED AND PLAT RECORDS.

STATE OF TEXAS
COUNTY OF BEAR
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON A PLAT KNOWN AS JACK-IN-THE-BOX, BEAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AVOID OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THIS REPLAT IS NOT BEING REDEVELOPED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE PLAT. THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.



OWNERS DULY AUTHORIZED AGENT
D. & D. CAR WASH
2202 POST OAK CT. #204
SAN ANTONIO, TEXAS 78248
TEL. NO. 210-887-3123

SWORN AND SUBSCRIBED BEFORE ME THIS THE 29th day of June, 2007
MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT HAS APPEARED BEFORE ME AND BEEN IDENTIFIED AS PRIVATE INDIVIDUAL. HE HAS DECLARED THAT THE PLAT IS FOR THE PURPOSES OF ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE CANALS, AND OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

D. & D. CAR WASH
2202 POST OAK CT. #204
SAN ANTONIO, TEXAS 78248
TEL. NO. 210-887-3123

CASH SURVEYING, INC.
5650 TEMERITY WAY
BULLVERDE, TX 76103

KLEIN ENGINEERING, INC.
SAN ANTONIO, TEXAS
CIVIL / MUNICIPAL / ENVIRONMENTAL ENGINEERS
SAN ANTONIO, TEXAS 78207
TEL. (210) 569-2070

RECEIVED
JAN 28 11:34 AM '07

LAND DEVELOPMENT SERVICES DIVISION

LEGEND

- SET P
- 5/8" X 1/8" IRON PIN
- WOOD
- ELECTRIC
- EASEMENT
- EMT
- DPR
- ROAD PLAT RECORDS
- OFFICIAL PUBLIC RECORDS

REPLAT ESTABLISHING

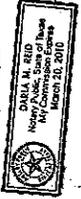
D & D CAR WASH, FOSTER ROAD
BEING 0.846 ACRE TRACT OF LAND COMPRISED OF A PORTION OF LOT 2, BLOCK 3, NEW CITY BLOCK 17983 SITUATED IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, AND BEING OUT OF THE JACK-IN-THE-BOX, FOSTER ROAD @ I.H. 10, SUBDIVISION AS RECORDED IN VOLUME 9525, PAGE 89 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

THIS PLAT OF THE D & D CAR WASH, FOSTER ROAD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
DAVID C. CHAVIS
KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE HAS THE CAPACITY THEREIN STATED, AND CONSENTS TO THE SAME. I HAVE GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF June, 2007.



DARIA M. REID
Notary Public, State of Texas
March 10, 2006



JOSEPH A. GALT
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEAR

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



DARIA M. REID
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS DAY OF _____ AT _____ M. IN THE RECORDS OF SAID COUNTY, TEXAS, AND I HAVE RECEIVED THE ORIGINAL INSTRUMENT IN TESTIMONY WHEREOF, I HAVE SIGNED AND AFFIXED MY SEAL OF OFFICE, THIS DAY OF _____ A.D. _____

COUNTY CLERK, BEAR COUNTY, TEXAS
DEPUTY

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT

AGENDA ITEM NO: 5F&11 February 14, 2007

BANDERA TRAILS
SUBDIVISION NAME

MAJOR PLAT

060770
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 547 A-2

OWNER: Capital Foresight By Nethanel Saidoff

ENGINEER: Pape-Dawson Engineering, Inc. by Song Tan

CASE MANAGER: Dustin R. Finley, Planner II

Date filed with Planning Commission: February 14, 2007

Location: Northwest of the Bandera Road and Loop 1604 intersection.

Services Available: SAWS water and sewer

Zoning: C-3 General Commercial

Proposed Use: Commercial

APPLICANT'S PROPOSAL:

To replat 6.11 acres consisting of 2 non-single family lots.

DISCUSSION:

The Development Services Department has cited: Section 35-515(c) (4) (Frontage) of the UDC, a development standard regarding health, safety and welfare of the community. The Director of Development Services has reviewed the applicant's request for an Administrative Exception to this section of the UDC and has granted approval of the request.

STAFF RECOMMENDATION:

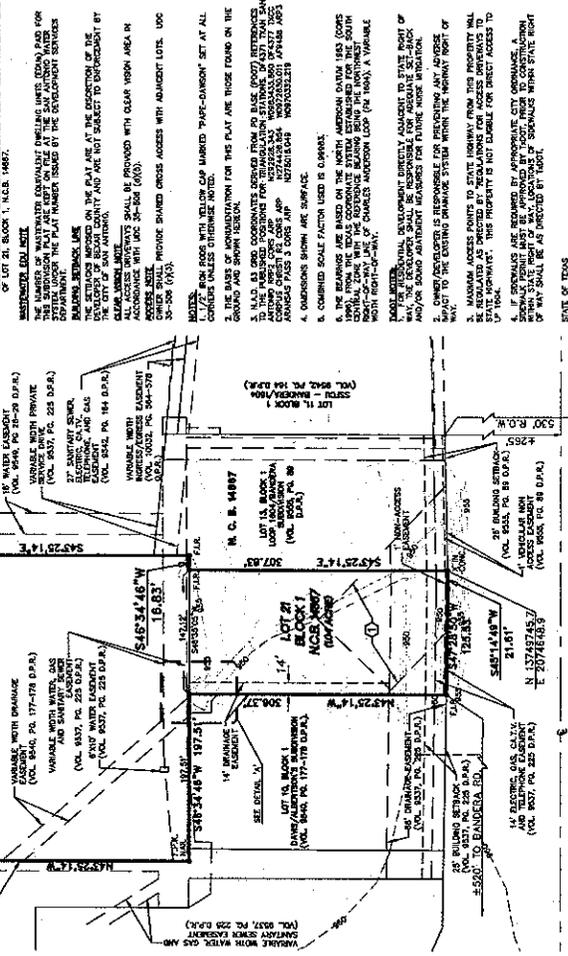
Approval

PLAT NO. 060770



C.P.S. NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS PLANNING AND DESIGN... 2. THE CITY OF SAN ANTONIO AS PART OF ITS PLANNING AND DESIGN... 3. THE CITY OF SAN ANTONIO AS PART OF ITS PLANNING AND DESIGN...

REPLAT ESTABLISHING BANDERA TRAILS... CHARLES ANDERSON LOOP (P.M. 1404) (VARIABLE WIDTH R.O.W.)



KEYED NOTES: 1. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINIAL ADJACENT GRADE.

NOTARY PUBLIC: Valeria Guerrero, Notary Public, Bexar County, Texas.

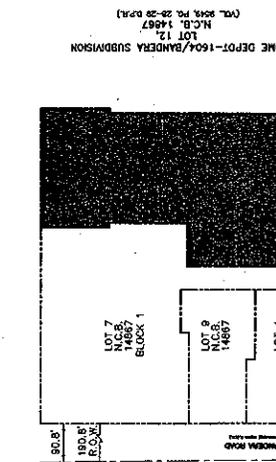
OWNER: Michael Keener, 2980 Beverly Glen Circle, Suite 201, San Antonio, TX 78201.

STATE OF TEXAS, COUNTY OF BEAR, I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM REQUIREMENTS OF THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS...

DATE: 05-07-2007, 2:47:07 PM. DRAWN BY: [Signature]

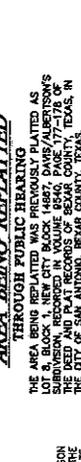
PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. COUNTY CLERK OF BEXAR COUNTY.

PLAT NO. 060770. JOB NUMBER: PAST-07.



LEGEND: 1. Dashed contours, 2. Proposed contours, 3. Found 1/4" iron rod, 4. D.P.R., 5. Official public records of Bexar County, Texas, 6. M.C.R., 7. 1/4" iron rod, 8. E.M.T., 9. E.L.D., 10. T.E.L., 11. C.A.T.

AREA BEING REPLATED THROUGH PUBLIC TRAILING LOT 4, BLOCK 1, NEW CITY BLOCK 14887, DAVIS/ALBERTSON'S SUBDIVISION, RECORDED IN VOLUME 8540, PAGE 177-178 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINIAL ADJACENT GRADE.

NOTARY PUBLIC: Valeria Guerrero, Notary Public, Bexar County, Texas.

OWNER: Michael Keener, 2980 Beverly Glen Circle, Suite 201, San Antonio, TX 78201.

STATE OF TEXAS, COUNTY OF BEAR, I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM REQUIREMENTS OF THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS...

DATE: 05-07-2007, 2:47:07 PM. DRAWN BY: [Signature]

PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. COUNTY CLERK OF BEXAR COUNTY.

PLAT NO. 060770. JOB NUMBER: PAST-07.

PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. COUNTY CLERK OF BEXAR COUNTY.

PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. COUNTY CLERK OF BEXAR COUNTY.

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PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. COUNTY CLERK OF BEXAR COUNTY.

PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. COUNTY CLERK OF BEXAR COUNTY.



February 7, 2007

Fernando De Leon
Assistant Director-Land Development
Development & Business Services Center
1901 S. Alamo Street
San Antonio, TX 78205

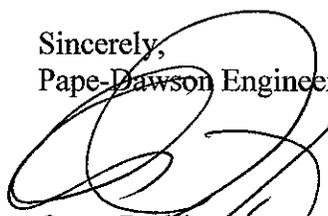
Re: Bandera Trails
Plat No. 060770

Dear Mr. De Leon,

Kindly consider this letter as a formal request for a variance from Section 35-515 (c) (4) of the City of San Antonio Unified Development Code (UDC) for the above referenced property. The replat will divide Lot 8, Block 1, N.C.B. 14867 recorded in Volume 9540, Page 177-178 of the Deed and Plat Records of Bexar County, Texas into two lots. Our request comes due to the fact that the proposed back lot, Lot 20, Block 1, N.C.B. 14867 will not have frontage to Loop 1604, but it will have access to Loop 1604 through a private service drive recorded in Volume 9537, Page 225 of the Deed and Plat Records of Bexar County, Texas.

We ask for your thoughtful consideration of this request at your earliest convenience. If you are in concurrence, please acknowledge such by signing the designated area below and return this letter to our office.

Sincerely,
Pape-Dawson Engineers, Inc.



Oscar Rodriguez
Project Manager

Approved By:

Development Services Date

P:\64\37\01\WORD\LTR\070207a1.doc

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

CITY OF SAN ANTONIO
Development Services Department

Interdepartmental Correspondence Sheet

TO: Director of Development Services
FROM: Development Services Department – Streets & Construction Inspections
COPIES TO: Correspondence File
SUBJECT: Bandera Trails Replat, (Plat # 060770)

DATE: February 8, 2007

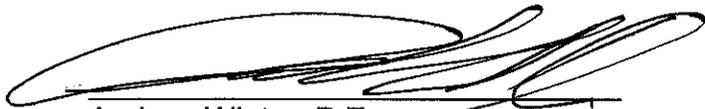
The Development Services Department - Streets & Construction Inspections received and reviewed a letter dated February 7, 2007 from the engineer representing the owner of subject property, wherein a request for an administrative exception to the Unified Development Code (UDC), Section 35-515(c)(4), (Frontage) is made. Specifically, an administrative exception for the requirement to front public or private streets is requested.

Response to Section 35-515(c)(4)(Frontage): The proposed replat is a 6 acre existing commercial site at the corner of Highway 1604 and Bandera Road/Highway 16.

This is a replat of an existing 6 acre lot in the Bandera Trails shopping center into two smaller lots, the front lot would be just over one acre and the rear lot about 5 acres. The front lot is currently vacant, the rear lot has an existing commercial structure that is currently addressed and in use by the public. The front lot has frontage along the access road for Highway 1604 but no direct access to Highway 1604 because of a large drainage easement and a TxDOT mandated 1' vehicle non access easement (VNAE). The rear lot has frontage along the public ingress/egress easements. The proposed replat area, as well as the entire shopping center, are served by 4 separate access points (two along the access road for Highway 1604 - outside the 1' VNAE, and two along Bandera Road/Highway 16) and an internal circulation system (all platted and recorded with public ingress/egress easements).

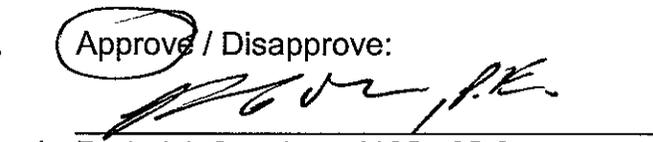
Since the proposed replat meets with the intent of the UDC for frontage and access, DSD – Streets and Construction Inspections **does not offer any objections** this administrative exception.

Sincerely,

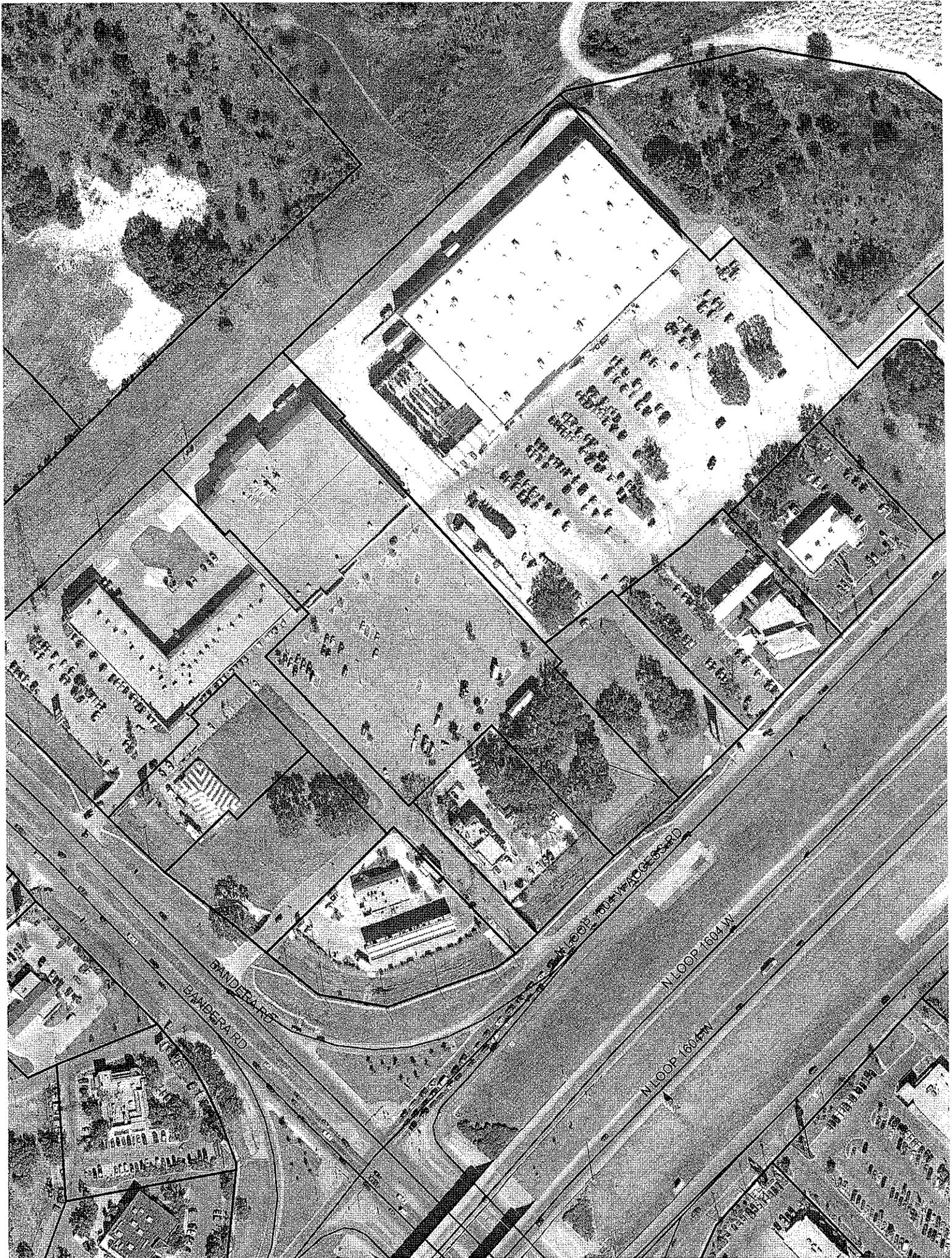


Andrew Winter, P.E.
Acting Chief Engineer
DSD – Engineering

Approve / Disapprove:



Roderick Sanchez, AICP, CBO
Interim Director
Development Services Department



PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT

AGENDA ITEM NO: 56 1/2 February 14, 2007

SONTERRA MEDICAL PARK A
SUBDIVISION NAME

MINOR PLAT

070021
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 516 E-1

OWNER: Dominion Advisory Group, Inc., by Rolando Ramirez

ENGINEER: M. W. Cude Engineers, L.L.C., by Ruben Garcia

CASE MANAGER: Donna L. Schueling, Planner II

Date filed with Planning Commission: January 31, 2007

Location: On the north side of Sonterra Blvd, west of Ronald Reagan

Services Available: SAWS Water and Sewer

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

Proposed Use: Medical Office Building

Major Thoroughfare: Sonterra Blvd is a secondary arterial Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat 2.283 acres consisting of 1 non-single family lot.

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. According to SAWS the changing of one lot into two lots does not require another plat report. The original plat report was written on December 2, 2001 for plat No. 010421 and was issued a category 1 status.

STAFF RECOMMENDATION:

Approval.

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT

AGENDA ITEM NO: 5 H¹/₂ 13 February 14, 2007

TRANSWORLD LEASING
SUBDIVISION NAME

MINOR PLAT

070023
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 480 A-6

OWNER: Lenny Cash

ENGINEER: K.D. Engineering, L.L.C., by Bill Fey, P.E.

CASE MANAGER: Ernest Brown, Planner II

Date filed with Planning Commission: January 24, 2007

Location: On the west side IH 10 West north of Oak Drive

Services Available: SAWS Water and On Site Sewer Facility

Zoning: C-1 Commercial
S Specific Use Authorization-Ordinance # 93220
GC-1 Hill Country Gateway Corridor

Proposed Use

APPLICANT'S PROPOSAL:

To plat **0.935** acres consisting of **1** non single family lot.

DISCUSSION:

Specific Use Authorization – Ordinance # 93220 authorized a special use permit for a restaurant , theater, and sales of alcoholic beverages incidental to consumption of food on the property.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 14 February 14, 2007

LAKESIDE AT CANYON SPRINGS MAJOR PLAT 060123
UNIT-4 PUD PLAT #
SUBDIVISION NAME

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 451 A5, A6

OWNER: Canyon Springs-San Antonio L.P.by Jim Eller

ENGINEER: Pape Dawson Engineers, by Rick Wood

CASE MANAGER: Ernest Brown, Planner II

Date filed with Planning Commission: February 2, 2007

Location: North extension of Bluewater Way from Starlite Pond Road intersection.

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP/POADP #662E, Oliver Ranch was accepted on August 16, 2004.

PUD # 03-005A, Lakeside at Canyon Springs was approved on January 6, 2006.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat 26.71 acres consisting of 92 single family lots and 4,479 linear feet of private streets.

STAFF RECOMMENDATION:

Approval

LAKESIDE AT CANYON SPRINGS, UNIT-4

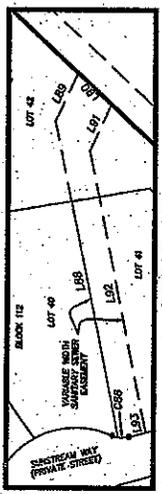
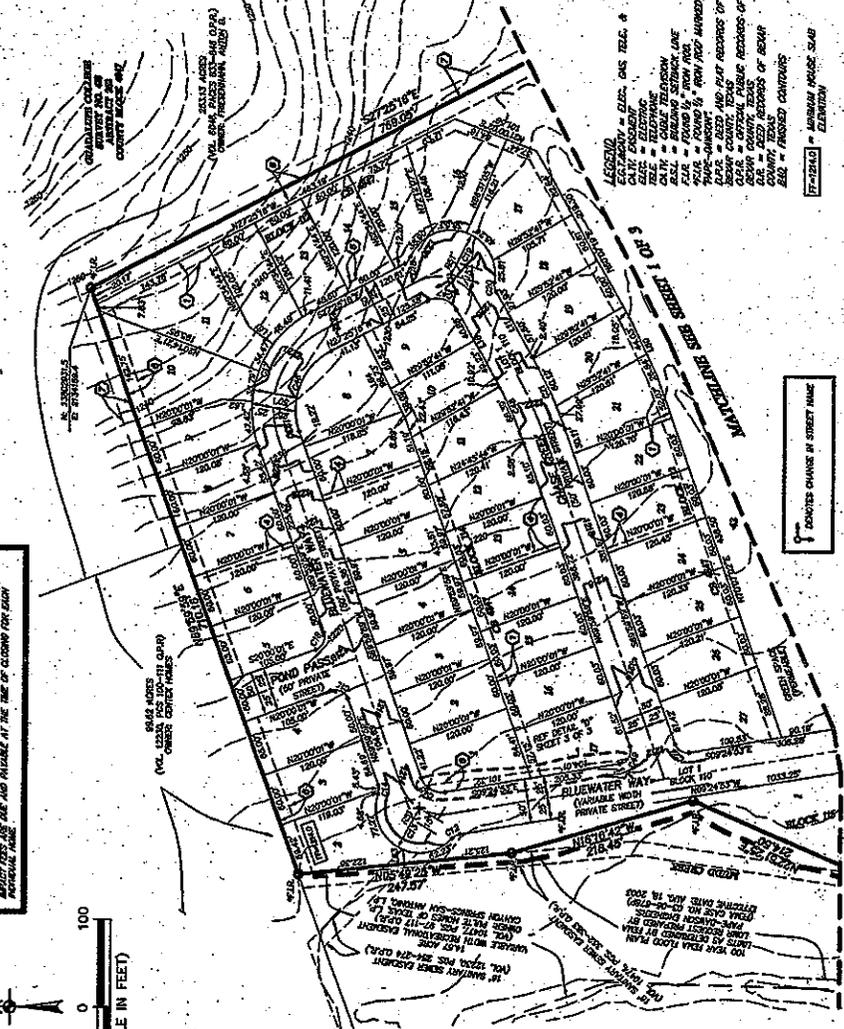
PLAT NO. 060123

- KEYNOTES
1. IF EXISTING GAS FACILITY...
2. EXISTING GAS FACILITY...
3. EXISTING GAS FACILITY...
4. EXISTING GAS FACILITY...
5. EXISTING GAS FACILITY...

THE CITY OF SAN ANTONIO... THE CITY ENGINEER... THE CITY CLERK... THE CITY COMMISSIONERS...

THE PLANNED UNIT DEVELOPMENT... THE PLANNED UNIT DEVELOPMENT... THE PLANNED UNIT DEVELOPMENT...

- LEGEND
1. EXISTING GAS FACILITY
2. EXISTING GAS FACILITY
3. EXISTING GAS FACILITY
4. EXISTING GAS FACILITY
5. EXISTING GAS FACILITY

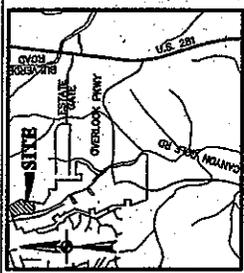


SUBDIVISION PLAT OF LAKESIDE AT CANYON SPRINGS, UNIT-4 (PLANNED UNIT DEVELOPMENT)

A 28.71 ACRE TRACT OF LAND... THE CITY OF SAN ANTONIO... THE CITY ENGINEER... THE CITY CLERK... THE CITY COMMISSIONERS...

THIS PLAT OF LAKESIDE AT CANYON SPRINGS, UNIT-4... THE CITY OF SAN ANTONIO... THE CITY ENGINEER... THE CITY CLERK... THE CITY COMMISSIONERS...

PAGE-CANSON ENGINEERS



LOCATION MAP

GENERAL NOTES
1. THE CITY OF SAN ANTONIO... THE CITY ENGINEER... THE CITY CLERK... THE CITY COMMISSIONERS...

THE CITY OF SAN ANTONIO... THE CITY ENGINEER... THE CITY CLERK... THE CITY COMMISSIONERS...

THE CITY OF SAN ANTONIO... THE CITY ENGINEER... THE CITY CLERK... THE CITY COMMISSIONERS...

THE CITY OF SAN ANTONIO... THE CITY ENGINEER... THE CITY CLERK... THE CITY COMMISSIONERS...

THE CITY OF SAN ANTONIO... THE CITY ENGINEER... THE CITY CLERK... THE CITY COMMISSIONERS...



**PLANNING COMMISSION
SUBDIVISION PLAT**

AGENDA ITEM NO: 15 February 14, 2007

HUEBNER ROAD/
USAA BOULEVARD MAJOR PLAT 060658
SUBDIVISION NAME PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 548 E-5

OWNER: Medical Center Drive Tower II, by Timothy P. Cleland, M.D.

ENGINEER: Pape-Dawson Engineers, Inc., by Brice Moczygemba

CASE MANAGER: Christine Zuniga, Planner II

Date filed with Planning Commission: January 29, 2007

Location: At the southwest corner of Huebner Road and USAA Boulevard

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial District
C-3 Commercial District

Proposed Use: Medical Offices, Retail

Major Thoroughfare: Huebner Road is a primary arterial, Type A, minimum R.O.W. 120 feet.

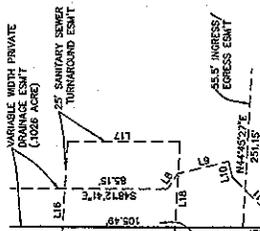
APPLICANT'S PROPOSAL:

To plat **4.090** acres consisting of **2** non-single family lots.

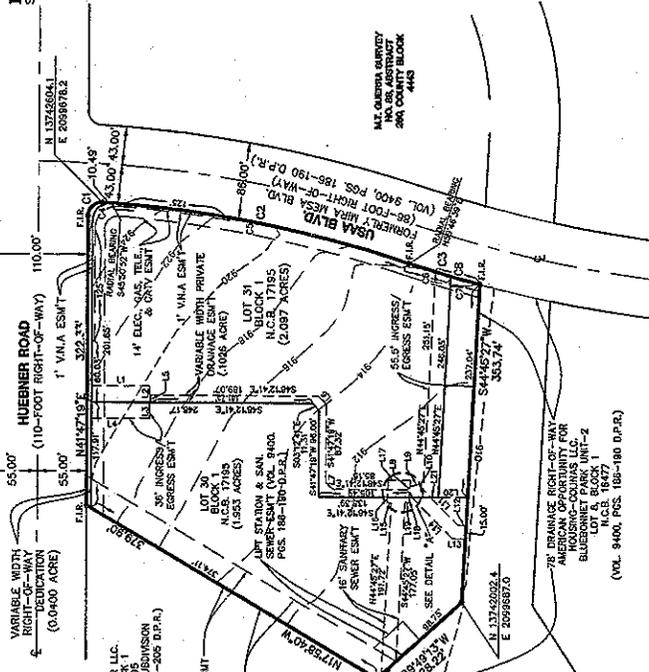
STAFF RECOMMENDATION:

Approval.

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING
C1	24.52	15.00	15.99	93.3911°	N88°55'41"E
C2	353.27	1409.73	172.54	1421.22°	S32°24'02"E
C3	83.26	489.73	41.65	0311.25°	S81°49'03"E
C4	32.85	20.00	21.47	64°03'33"	S89°49'03"E
C5	342.74	1409.73	172.52	1355.47°	S37°11'53"E
C6	33.80	189.73	24.72	0753'44"	S31°01'13"E
C7	33.80	189.73	24.72	0753'44"	S31°01'13"E
C8	51.79	1455.23	25.90	0139.95°	S32°23'14"E



DETAIL "A"
SCALE 1" = 20'



**SUBDIVISION PLAT OF
HUEBNER ROAD/USAA BOULEVARD**

A 4.00 ACRE TRACT OF LAND BEING A 1.00 ACRE TRACT CONVERTED TO SEASIDE REALTY, L.P. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12077, PAGES 83 AND 84 OF PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND BEING PART OF THE M.T. GUERRA SURVEY NUMBER 89, ABSTRACT 260, COUNTY BLOCK 443 OF BEAR COUNTY, TEXAS IN NEW CITY BLOCK 10997 OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

THIS PLAT OF HUEBNER ROAD/USAA BOULEVARD HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION DATED THIS _____ DAY OF _____ A.D. 20__

OWNER/DEVELOPER:
THOMAS P. CLELAND, M.D.
7040 FLOYD BLVD., SUITE 120
SAN ANTONIO, TX 78229

BY: _____ CHAIRMAN
BY: _____ SECRETARY

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DATE: _____ DAY OF _____ A.D. 20__

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 16 February 14, 2007

<u>WORTH PARKWAY, PHASE III</u>	MAJOR PLAT	<u>060813</u>
SUBDIVISION NAME		PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 514 C-1

OWNER: Thomas Enterprises, Ltd., by Robert Bergmann

ENGINEER: Pape Dawson Engineers, by Song Tan, P.E.

CASE MANAGER: Ernest Brown, Planner II

Date filed with Planning Commission: January 31, 2007

Location: East of IH 10 and intersecting the west side of La Cantera Parkway.

Services Available: SAWS Water and Sewer

Zoning: C-3 Commercial
GC-1 Hill Country Gateway Corridor
ERZD Edwards Recharge Zone District

Plat is in accordance with:

MDP/POADP #237D, La Cantera was accepted on May 12, 2006.

Proposed Use: Public Street ROW

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

APPLICANT'S PROPOSAL:

To plat 5.487 acres consisting of 2,398 linear feet of public streets.

DISCUSSION:

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

STAFF RECOMMENDATION:

Approval



February 09, 2007

Mr. Song Tan
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Texas 78216

RE: File No. 0701005 - Request for review of Worth Parkway, Phase III , Plat No. 060813
located on Worth Parkway and East of IH 10.

Dear Mr. Tan:

On January 22, 2007, 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 Commercial and consists of 5.480 acres, with approximately .258 acres located within the EARZ. Zero Geologic features were visually apparent at the site, no significant features were observed. The northeast portion of the property lies within the 100-year floodplain preservation area.

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

A Water Pollution Abatement Plan (WPAP) was submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated November 10, 2006. At the time of this request it is unknown if an Organized Sewage Collection System (SCS) Plan has been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ).

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Worth Parkway, Phase III, Plat No. 060813.

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

Sincerely,

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

Kirk M. Nixon

Manager

Resource Protection Division

KMN:SMD

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 17 February 14, 2007

TALAVERA RIDGE, PHASE 1
SUBDIVISION NAME

MAJOR PLAT

060814
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 514 C-1

OWNER: Thomas Enterprises, Ltd., by Robert Bergmann

ENGINEER: Pape Dawson Engineers, by Song Tan, P.E.

CASE MANAGER: Ernest Brown, Planner II

Date filed with Planning Commission: January 31, 2007

Location: East of IH 10 and intersecting the north side of Worth Parkway.

Services Available: SAWS Water and Sewer

Zoning: C-3 Commercial
GC-1 Hill Country Gateway Corridor
ERZD Edwards Recharge Zone District

Plat is in accordance with:

MDP/POADP #051-06, North Rim was accepted on January 26, 2007.

Proposed Use: Public street ROW

APPLICANT'S PROPOSAL:

To plat **1.4607** acres consisting of **838** linear feet of public streets.

DISCUSSION:

This plat is located in a parcel of land divided into two parts by the Recharge Zone and Contributory Zone boundary line. However, the entire parcel is zoned with the ERZD overlay. Only half of the parcel is located in the recharge zone. This plat as referenced above is not in the recharge zone as identified by SAWS.

STAFF RECOMMENDATION:

Approval

Item # 18

CITY OF SAN ANTONIO

Consent Agenda

DEPARTMENT OF ASSET MANAGEMENT
INTERDEPARTMENTAL CORRESPONDENCE

TO: Planning Commission
FROM: Mark Webb, Director, Aviation; Shawn P. Eddy, Director, Department of Asset Management
COPIES: Pat DiGiovanni, Deputy City Manager; Todd Olson, Real Estate Manager; file
DATE: January 29, 2007
SUBJECT: Purchase of two vacant land parcels consisting of 1.868 acres and .303 acres adjacent to existing property owned by the San Antonio International Airport

PETITIONER: Department of Aviation and Asset Management
P.O. Box 839966
San Antonio, TX 78283-3966

Staff is requesting that this item be placed on the Planning Commission agenda at the Planning Commission meeting on February 14, 2007.

BACKGROUND

Petitioner is requesting the purchase of two parcels of land consisting of 1.868 acres and .303 acres. The 1.868 acres is located adjacent to the San Antonio International Airport along the south line of Northern Boulevard, east of U.S. Hwy 281, and north of Loop 410 on Lot 35, Block 7. The .303 acre parcel is located on the south line of Northern Boulevard, west of U.S. Hwy 281, and north of Loop 410 on Lot 32, Block 8. The purpose of the purchase is for future airport expansion of operations. Exhibits of subject properties are enclosed.

COORDINATION AND FINANCIAL

The Department of Asset Management coordinated the purchase effort with the Department of Aviation along with the City's real estate broker under contract. Purchase of the land will be funded from the Airport's Capital Improvement Fund.

CONCLUSION AND RECOMMENDATION

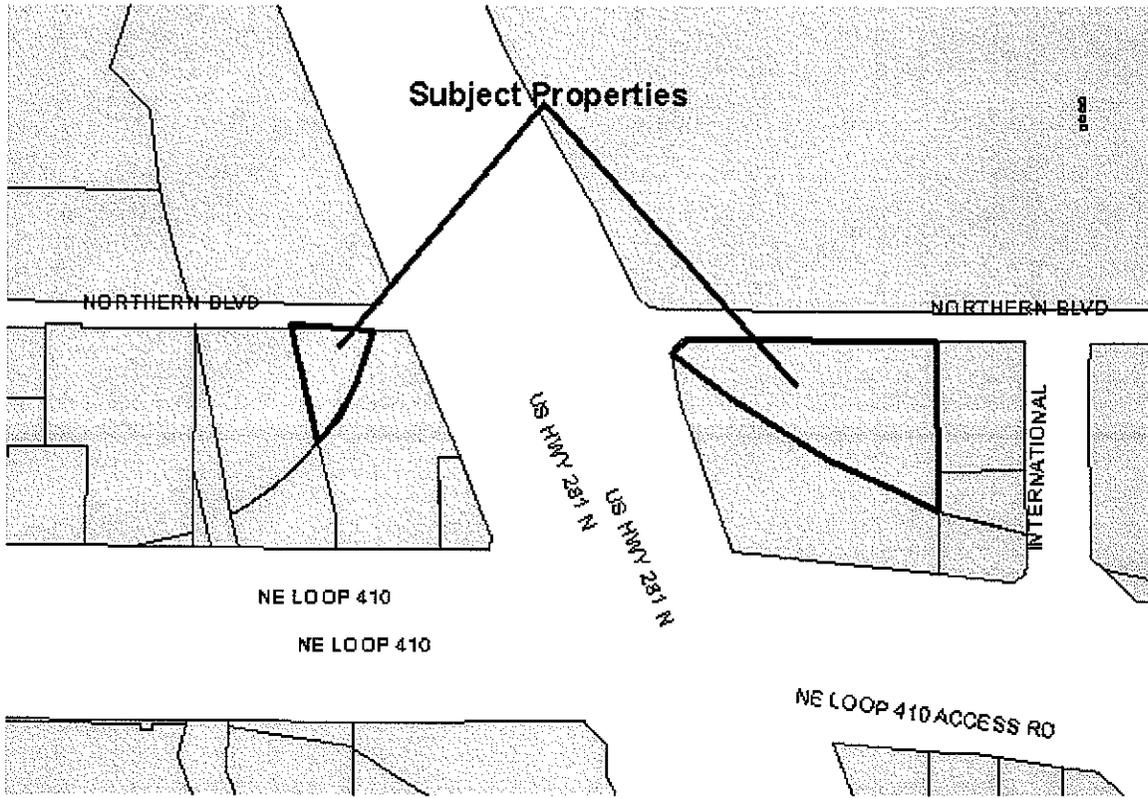
Staff recommends approval of this request.



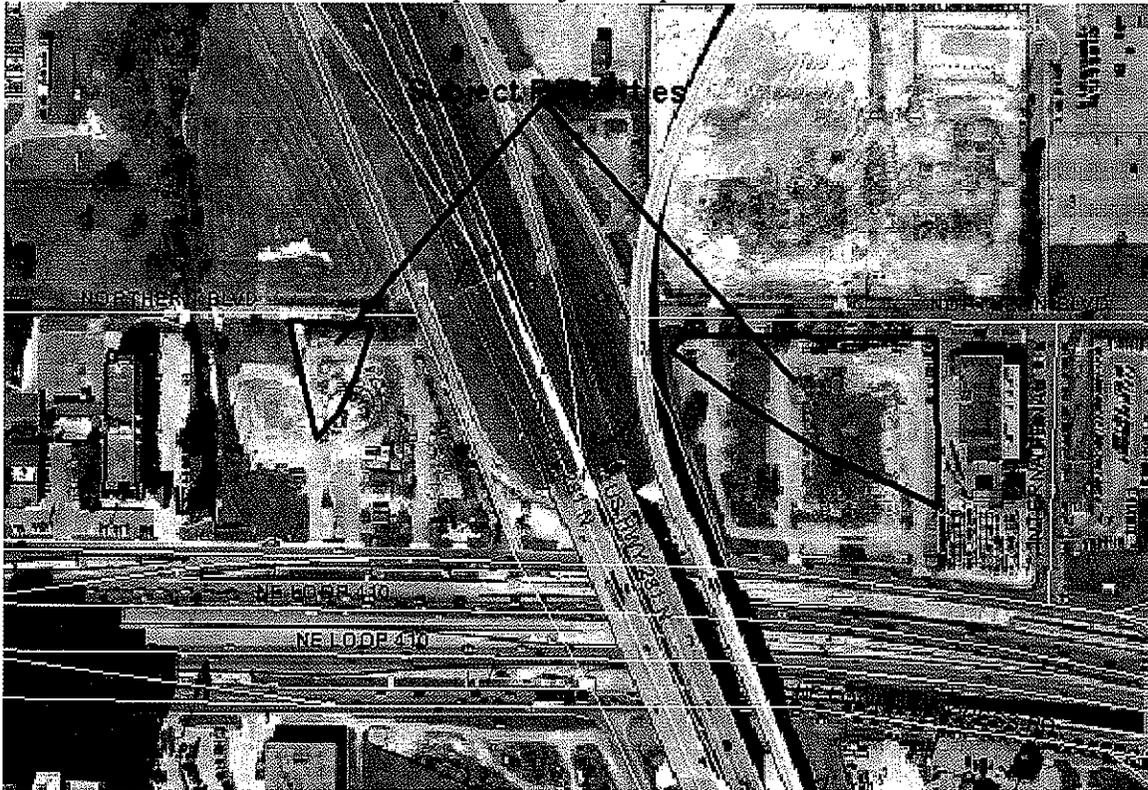
Mark Webb, Director
Department of Aviation



Shawn P. Eddy, Director
Department of Asset Management



Map of Subject Properties



Aerial Photograph of Subject Properties

CITY OF SAN ANTONIO

Consent Agenda

DEPARTMENT OF ASSET MANAGEMENT
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission
FROM: Shawn P. Eddy, Director, Department of Asset Management
COPIES: Pat DiGiovanni, Deputy City Manager; file
DATE: Monday, January 29, 2007
SUBJECT: S.P. No. 1309 - Request for a license to encroach within existing Public right of way.

PETITIONER: Piranha Property Partners, Ltd.
Attn: Mitch Meyer
9033 Aero, Ste. 202
San Antonio, Texas 78217

Staff is requesting that this item be placed on the consent agenda for the Planning Commission meeting on 2/14/2007.

BACKGROUND

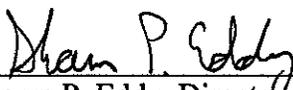
In order to provide parking for its patrons, Petitioner is requesting a License Agreement to create a turnout (use of parking lane) within existing street right of way in front of 226 Dwyer Street in the location as shown on attached Exhibits "A" and "B". This proposed parking lane is to serve customers of the anticipated Hippo's Grocery and Deli at this location and will consist of an area of approximately 10 feet in width by 88 feet in length of actual parking area. Applicant is requesting exclusive use of this turnout for his patrons and has agreed to provide required signage as required at his expense, along with installing the paint stripes with buttons as shown on said Exhibit "B". Please note that four (4) metered parking spaces will be relocated to accommodate this request.

COORDINATION AND FINANCIAL IMPACT

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

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.



Shawn P. Eddy, Director
Department of Asset Management



EASTERLY VIEW OF 226 DWYER ST. OFF STRUMBERG ST.

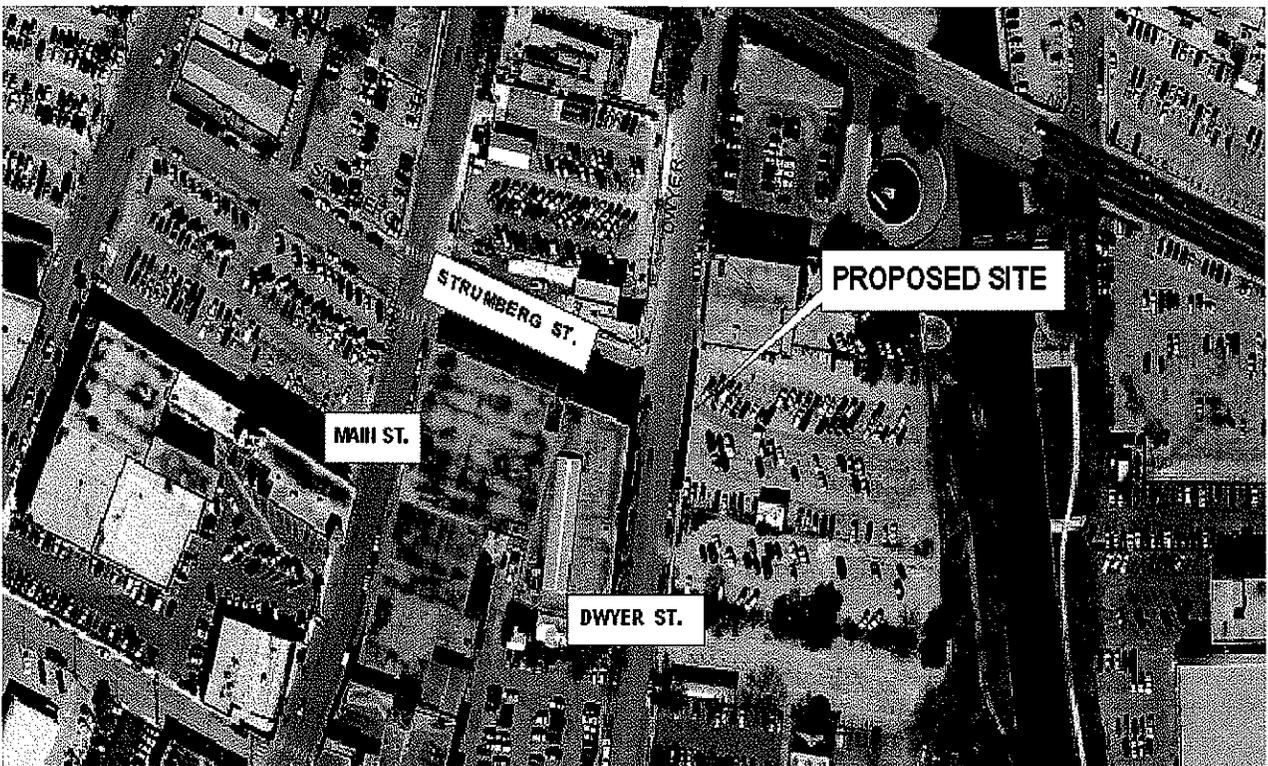


EXHIBIT "A"

**INDIVIDUAL
CONSIDERATION**

Item # 20

CITY OF SAN ANTONIO

Department of Asset Management Interdepartmental Correspondence Sheet

TO: Planning Commission **Individual Consideration**

FROM: Shawn P. Eddy, Director of Asset Management *Shawn P. Eddy*

SUBJECT: S.P. No. 1255 - Request to close, vacate and abandon a portion of a 25 foot-wide paper alley located between Randolph Blvd. and Robards Row in NCB 17625

DATE: Monday, January 29, 2007

PETITIONER: McCombs Family, Ltd.
Attn: Edward Campos
755 E. Mulberry Ave.
San Antonio, TX 78212

Staff is requesting that this item be placed on the Planning Commission agenda for individual consideration and a Public Hearing at the Planning Commission meeting on 2/14/2007.

BACKGROUND

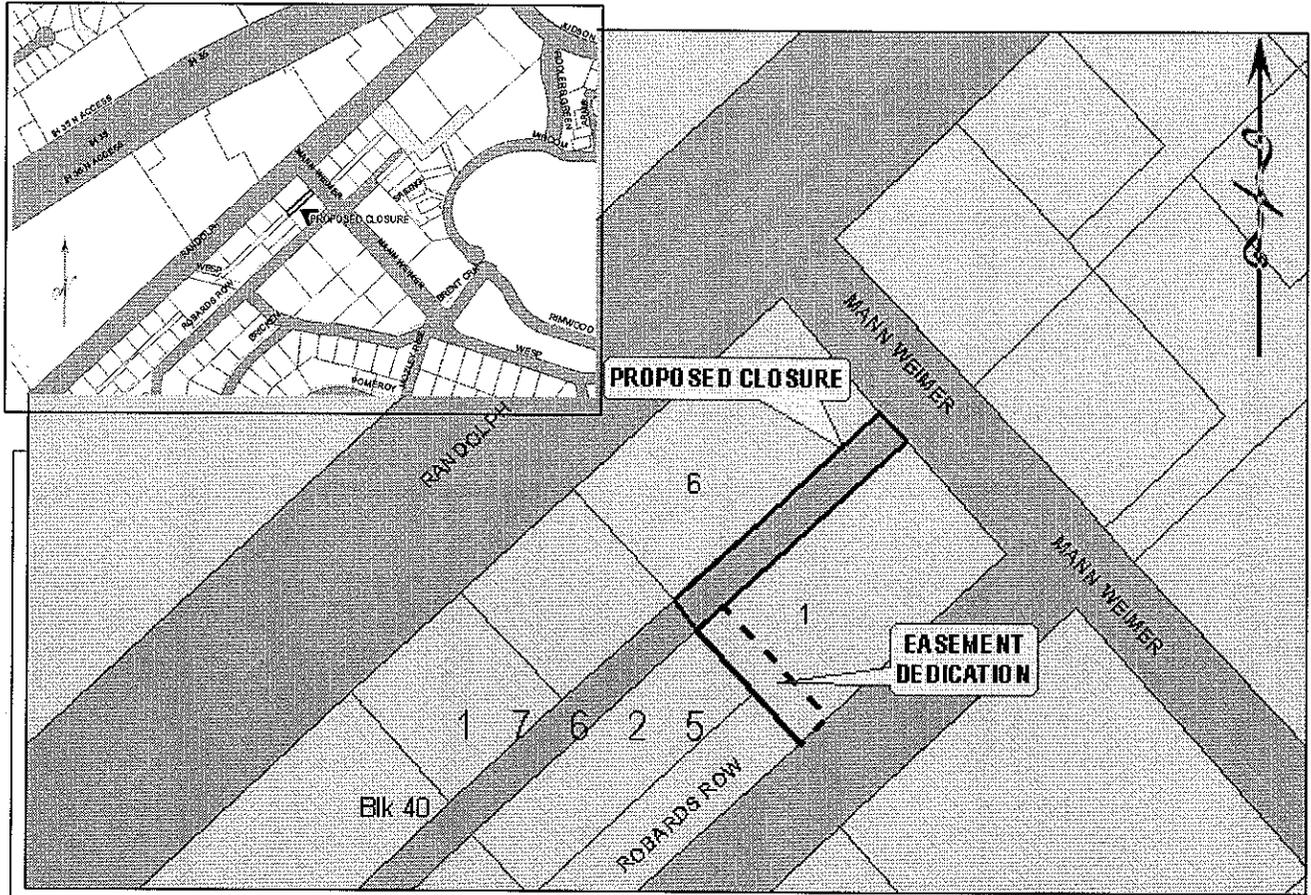
Petitioner is requesting the closure, vacation and abandonment of a portion of a 25 foot-wide paper alley located between Randolph Blvd. and Robards Row within NCB 17625 as shown on attached Exhibit "A." The petitioner owns all abutting property and has agreed to dedicate an easement on the southern part of their property running between the alley and Robards Row permitting public ingress and egress to the remainder of the alley.

COORDINATION AND FINANCIAL IMPACT

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

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.





CITY OF SAN ANTONIO
Request for Planning Commission
Action

Agenda Item # 21
Planning Commission Meeting Date:
February 14, 2007
RFCA Tracking No:

DEPARTMENT – Parks and Recreation

DEPARTMENT HEAD – Malcolm Matthews

COUNCIL DISTRICT(S) IMPACTED: 2, 4, 6, 7, 8, 9, 10

SUBJECT:

Acquisition of Property for Linear Parks in Conjunction with the Proposition 3 (2000) and Proposition 2 (2005) Parks Development and Expansion Venue Projects.

SUMMARY:

This resolution recommends City Council authorization to acquire parcels of land to complete land acquisitions for the development of linear parks along Leon Creek, Salado Creek, and the Medina River under the Proposition 3 (2000) and Proposition 2 (2005) Parks Development and Expansion Venue Projects. Proposed land acquisitions include all parcels not previously considered by Planning Commission that are necessary for the development of Linear Parks under the Parks Development and Expansion Venue Projects.

BACKGROUND INFORMATION:

The proposed acquisitions are to be included as part of the Proposition 3 and Proposition 2 Parks Development and Expansion Venue Projects approved by voters in May 6, 2000 and May 7, 2005, respectively. The proposed acquisitions called for by this initiative will allow the Parks and Recreation Department to design and construct recreational facilities, such as hike and bike paths, for the citizens of San Antonio and to allow the more effective implementation of stormwater management practices along Leon Creek, Salado Creek, and the Medina River.

The properties targeted for this project are all partially or completely within the 100-year FEMA floodplain that has been severely impacted by flooding in 1998 and 2000.

The proposed ordinance authorizing property acquisitions for the Proposition 3 & Proposition 2 Parks Development and Expansion Venue Projects is consistent with policy adopted by the City Council for property acquisitions along Salado and Leon Creeks as presented in the "Better Future" Sales Tax Initiative of 2000 and for property acquisitions along Leon Creek, Salado Creek, and the Medina River as presented in the "Choices for Our Future" Sales Tax Initiative of 2005.

These acquisitions are also consistent with Natural Resource and Urban Design Goals of the San Antonio Master Plan Policies to "Preserve the unique, rare and significant features of San Antonio's natural environment" and to "Develop and maintain a diversified and balanced citywide

system of parks and open space”.

ISSUE:

Property acquisitions including those proposed by this resolution are a necessary step in implementing the Proposition 3 and Proposition 2 Parks Development and Expansion Venue Projects.

ALTERNATIVES:

If City Council does not approve and authorize these acquisitions, the construction of the proposed access and park improvements will be interrupted along the Salado Creek, Leon Creek, and/or the Medina River.

RECOMMENDATION:

Staff recommends the approval of this ordinance.

ATTACHMENT(S):

Attachment 1 – Property List

Attachment 2 – Site Maps

DEPARTMENT HEAD AUTHORIZATION:



Malcolm Matthews
Director of Parks and Recreation

Attachment 1a: Leon Creek Land Acquisitions

BCAD ID #	Legal Description	Property Address	Acreage
15331-058-0072	NCB 15331 BLK 58 LOT P-7A	440 PINN	30.11
16513-003-0070	NCB 16513 BLK 3 LOT 7	6535 KEITHA	0.1722
15613-002-0110	NCB 15613 BLK 2 LOT N 150 FT OF 11 "QUINTANA RD" ANNEXATN	4544 PLUMNEAR	0.2583
15004-000-0090	NCB 15004 BLK LOT P-9 (GRAVEL RD) "MISTY OAKS ANNEXATN"	HEATH	3.86
15004-000-0124	NCB 15004 BLK LOT P-12D 5.159 AC & P-134 2.434 AC (MISTY OAKS ANNEX)	HEATH	7.593
14667-000-1024	NCB 14667 BLK LOT P-102C NON-ADJ "HAUSMAN/PRUE RD" ANNATN	PRUE	3.32
14667-000-1026	NCB 14667 BLK LOT P-102B "HAUSMAN/PRUE RD" ANNATN	7508 PRUE	2.847
15331-058-0081	NCB 15331 BLK 58 LOT P-8A	446 PINN	13.11
16515-005-0070	NCB 16515 BLK 5 LOT 7	6526 KEITHA	0.2548
15004-000-0110	NCB 15004 P-11 (TIMBER CREEK ANNEX)	GRISSOM	6.807
18917-001-0030	NCB 18917 BLK 1 LOT 3 (ACCURACY SPORTS SUBD)	5212 HEATH	2.894
16515-005-0200	NCB 16515 BLK 5 LOT 20 & 21	6438 KEITHA	0.5739
16515-005-0250	NCB 16515 BLK 5 LOT 25, 26, 27 & 28	6414 KEITHA	1.1479
15332-057-0199	NCB 15332 BLK 57 LOT P-19 (99.223) & P-19B(10.561)	1566 PINN	109.784
15331-057-0200	NCB 15331 BLK 57 LOT P-20	800 BROWNLEAF	64.267
15332-056-0585	NCB 15332 BLK 56 LOT P-58C	500 ARVIL	122.315
15332-057-0570	NCB 15332 BLK 57 LOT P-57 29.210 AC	15332 6TH	29.21
15331-058-0060	NCB 15331 BLK 58 LOT P-6	440 PINN	43.847
15332-056-0585	NCB 15332 BLK 56 LOT P-58C	500 ARVIL	52.1347
15004-000-0113	NCB 15004 P-11C THRU P-11J AND P-123 (FORMERLY PT P-11 OR P-11A)	GRISSOM	2.192
18559-000-0010	NCB 18559 BLK LOT P-1 (BANDERA WEST ANNEXTN)	7615 BANDERA	36.074
18559-000-1306	NCB 18559 BLK LOT P-130C (16.6365) & P-131A (.2535)	BANDERA	16.89
15004-000-0080	NCB 15004 BLK LOT P-8 (MISTY OAKS ANNEX)	LOW BID	38.681
14667-000-0081	NCB 14667 BLK "Q" LOT 8, 9 & NW IRR PTS OF 4, 5, 6 & 7	PRUE	20.34
14746-000-0017	NCB 14746 BLK LOT 1D, 1E, 2B, 2C, 2D, 2A, W IRR 484.93 FT OF 1&W IRR 395.67 FT OF 2	1 VALERO	80.287
15613-002-0090	NCB 15613 BLK 2 LOT N 150' OF 9 & W IRR 520' OF R-28 "QUINTANA RD" ANNEXATN	4532 PLUMNEAR	4.018
15613-002-0211	NCB 15613 BLK 2 LOT 21 & 28B "QUINTANA RD" ANNEXATN	4610 PLUMNEAR	3.184
14861-000-0394	NCB 14861 PT OF P-39 ABS 574 HS REF TO: 14861-000-0390	6425 DE ZAVALA	16.3405
15613-000-0511	NCB 15613 P-51 ABS 16	7907 CLEGG	51.7856
18560-000-0043	NCB 18560 P-4 (19.227AC) & P-66 (35.1915AC)	LOW BID	30.6797
15004-000-0092	NCB 15004 P-9A (.718AC) & P-141 (10.235AC) (MISTY OAKS ANNEX)	6740 LOW BID	3.4608
15004-000-0083	NCB 15004 BLK LOT P-8C (MISTY OAKS ANNEX) REFER TO: 81800-000-0083	5900 HEATH	8.4858

TOTAL ESTIMATED ACREAGE

806.9242

Attachment 1b: Salado Creek Land Acquisitions

BCAD ID #	Legal Description	Property Address	Acreage
17487-001-0060	NCB 17487 BLK 1 LOT 6 BINZ ENGLEMAN VILLAS	3644 BINZ ENGLEMAN	14.4037
12161-000-0030	NCB 12161 BLK LOT 3	734 IRA LEE	0.786
12161-000-1331	NCB 12161 BLK LOT SW PT OF TR D OR P-133 62.76 FT	738 IRA LEE	0.521
11790-000-0240	NCB 11790 BLK LOT TR 24	NORTH LOOP	16
10830-000-0010	NCB 10830 BLK LOT TR 1 & 4	2600 RIGSBY	6
10749-000-0010	NCB 10749 BLK LOT 1	10749 RIGSBY AV	5.5
10835-000-0043	NCB: 10835 LOT: 4	4102 ROLAND	3.866
12065-000-0015	NCB 12065 BLK LOT SW IRR 146.23 FT OF 1C THRU PT OF 7C	JONES MALTSBER	2.462
10749-000-0050	NCB 10749 BLK LOT 5 & W 326 FT OF 6	135 CRESTHILL	17.45
10831-000-0020	NCB 10831 BLK LOT TR 2 & 3	2600 RIGSBY	10.21
10830-000-0010	NCB 10830 BLK LOT TR 1 & 4	2600 RIGSBY	3.3
18023-012-0410	NCB 18023 BLK 12 LOT 41 ARDEN COURTS FACILITY	15290 HUEBNER	0.2195
12750-000-0022	NCB 12750 BLK LOT P-2A	13445 OLD BLANCO	1.6736
11964-000-0044	NCB: 11964 ARB 4B	9401 STARCREST	4.0567
14326-005-0260	NCB: 14326 BLK: 5 LOT: 26 THE ESTATES OF MARYMONT	9205 MARYMONT PARK	1.96
13500-001-0130	NCB: 13500 BLK: 1 LOT: 13 SALADO CREEK P.U.D. UNIT 1	SALADO RDG	4.92
13500-001-0032	NCB 13500 B:1 3,E IRR 230 OF 2& SE 50'OF 8,NCB 13569 B:5 ARB 3C &NCB 12107 ARB B2&F4	2015 LOOP 410	18.155
13500-001-0032	NCB 13500 B:1 3,E IRR 230 OF 2& SE 50'OF 8,NCB 13569 B:5 ARB 3C &NCB 12107 ARB B2&F4	2015 LOOP 410	4.37
17487-001-0070	NCB 7487 BLK 1 LOT 7 HOOVER SUBD	3626 BINZ ENGLEMAN	3.707
10577-000-0063	NCB 10577 BLK LOT E 1622.62 FT OF 6	602 GEMBLER	3.743
AKA00-000-0001			17.0552
AKA00-000-0002			12.942
12059-000-0161	NCB 12059 P-16 ABS 125	215 NORTH LOOP	5.519
08644-000-0060	NCB 8644 BLK LOT P-6 & SW IRR 50.32 FT OF 18	JONES MALTSBER	4.3974

TOTAL ESTIMATED ACREAGE

163.2171

Attachment 1c: Medina River Land Acquisitions

BCAD ID #	Legal Description	Property Address	Acreage
04190-000-0013	CB 4190 PT OF P-1 ABS 369 NON-ADJACENT	2891 JETT	24.988
04191-000-0333	CB 4191 P-33 ABS 823	3012 JETT	71.941
04187-000-0171	CB 4187 P-17A ABS 169	APPLEWHITE	6.014
04013-000-1250	CB 4013 P-125 ABS 577 "FORMERLY P-1"	APPLEWHITE	70.897
TOTAL ESTIMATED ACREAGE			173.84

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL AUTHORIZE THE ACQUISITION OF PARCELS OF LAND TO COMPLETE LAND ACQUISITIONS FOR THE DEVELOPMENT OF LINEAR PARKS ALONG LEON CREEK, SALADO CREEK, AND THE MEDINA RIVER UNDER THE PROPOSITION 3 (2000) AND PROPOSITION 2 (2005) PARKS DEVELOPMENT AND EXPANSION VENUE PROJECTS.

WHEREAS, the City Planning Commission is tasked with the review and recommendation for purchase of lands for the Proposition 3 and Proposition 2 Parks Development and Expansion Venue Projects; and

WHEREAS, under Proposition 3 of the election held on May 6, 2000 and Proposition 2 of the election held on May 7, 2005, the voters of San Antonio approved an increase in sales tax collections to fund the purchase of new parkland for linear parks along the Salado Creek, Leon Creek, and the Medina River; and

WHEREAS, these parcels are presented for consideration and recommendation to the Planning Commission under the Proposition 3 and Proposition 2 Parks Development and Expansion Venue Projects; and

WHEREAS, these properties are located along Leon Creek, Salado Creek, and the Medina River; and

WHEREAS, these properties are within the project priority segments and staff from various departments have coordinated for the selection and review of these properties;

NOW THEREFORE;

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

Recommendation to the City of San Antonio City Council for the acquisition of parcels of land to complete land acquisitions for the development of linear parks along Leon Creek, Salado Creek, and the Medina River under the Proposition 3 (2000) and Proposition 2 (2005) Parks Development and Expansion Venue Projects.

PASSED AND APPROVED THIS 14th DAY OF FEBRUARY, 2007

Murray Van Eman, Chairperson

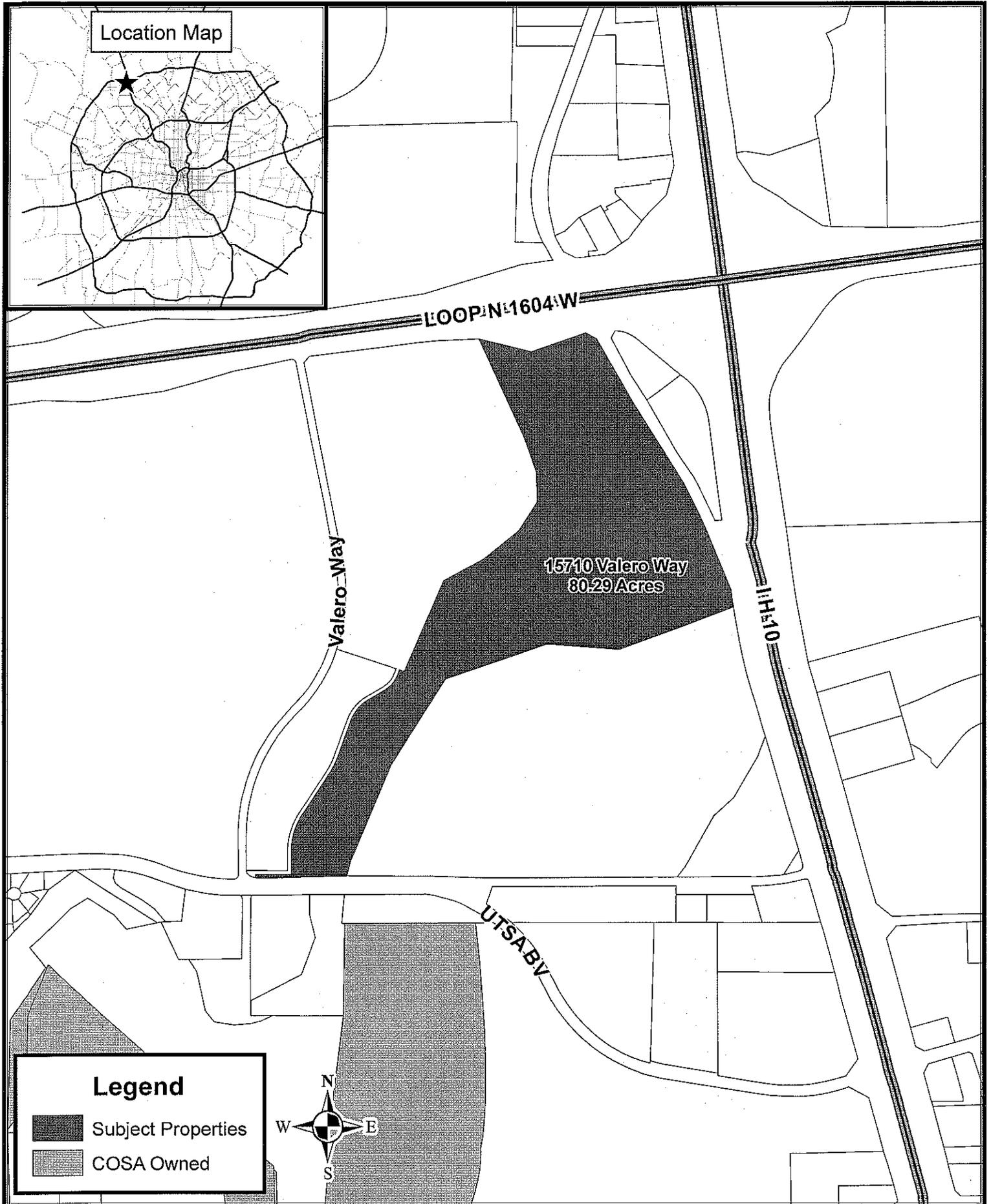
ATTEST:

Executive Secretary

Attachment 2: Site Maps

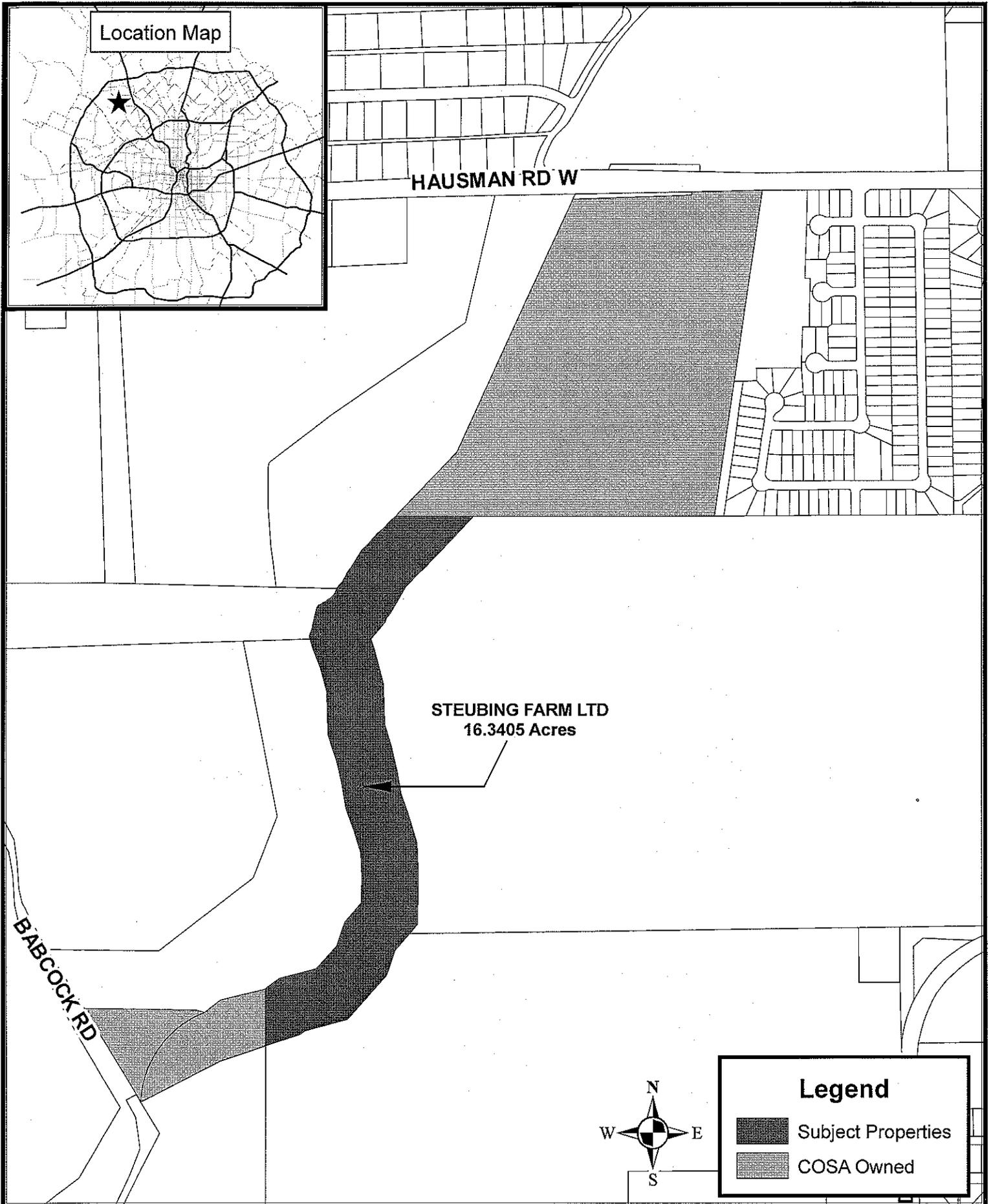
Site Map # 1

Leon Creekway: Loop 1604 to Hausman Rd.



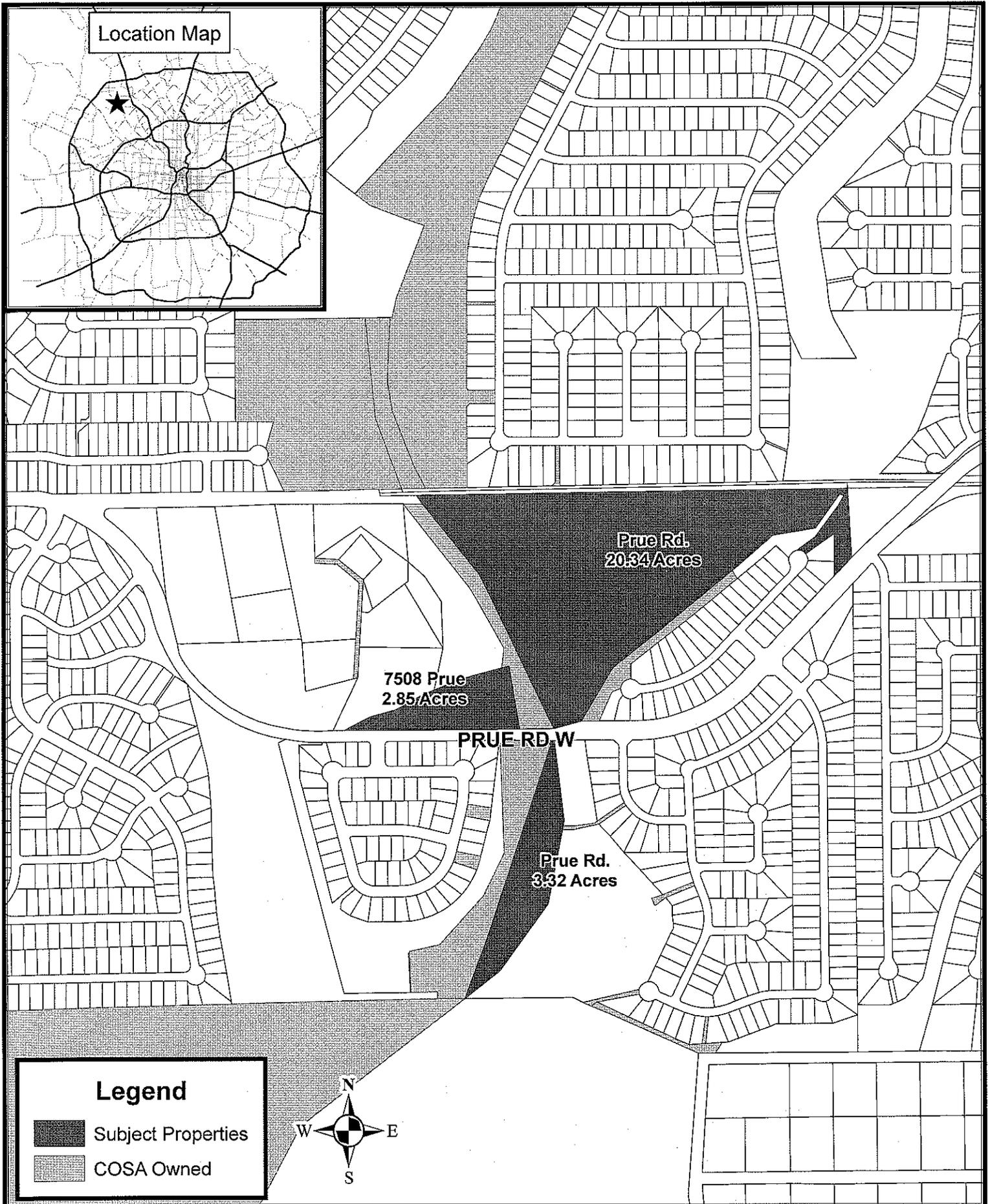
Site Map # 2

Leon Creekway: Hausman Road to Prue Road



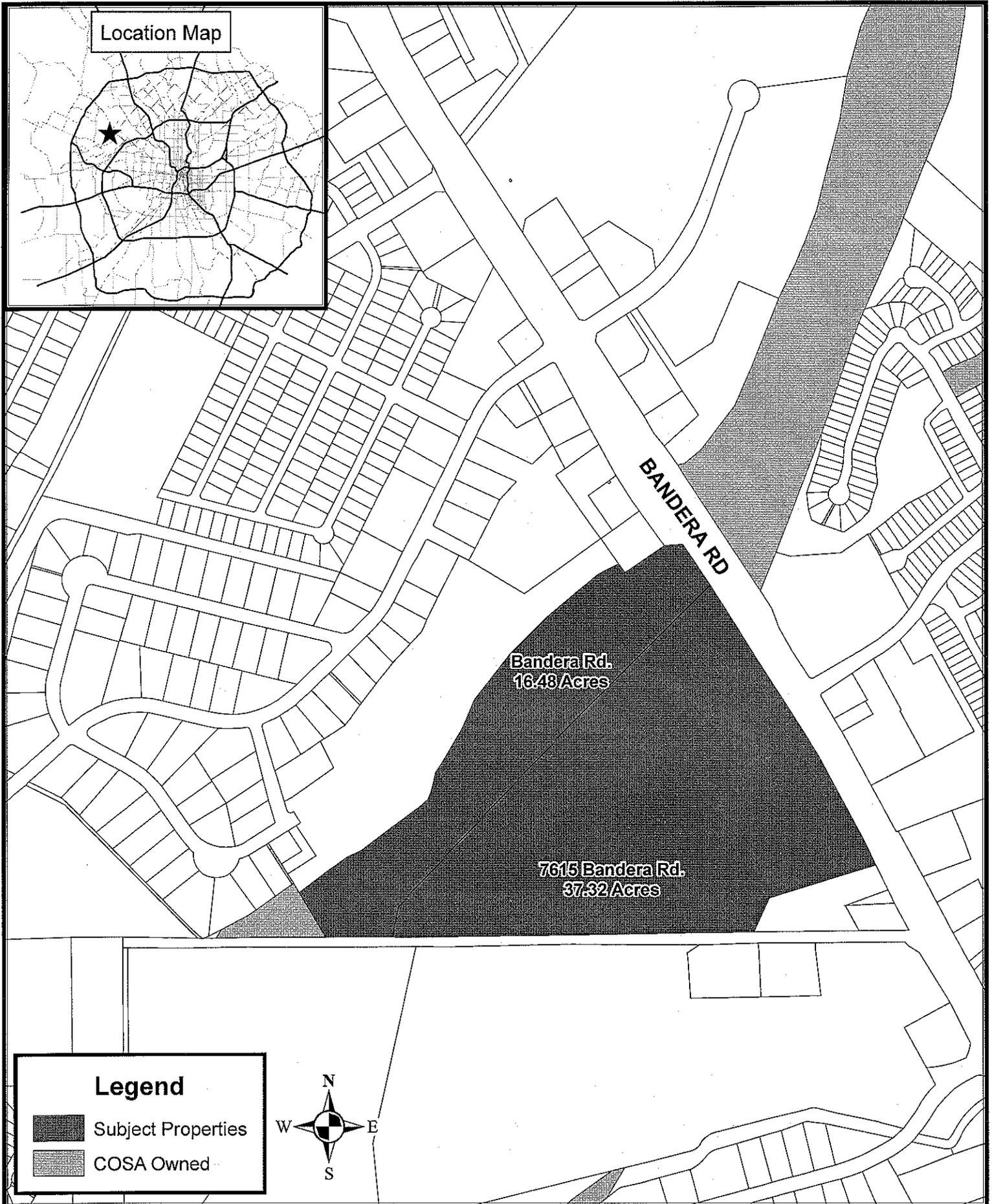
Site Map # 3

Leon Creekway: Hausman Road to Prue Road



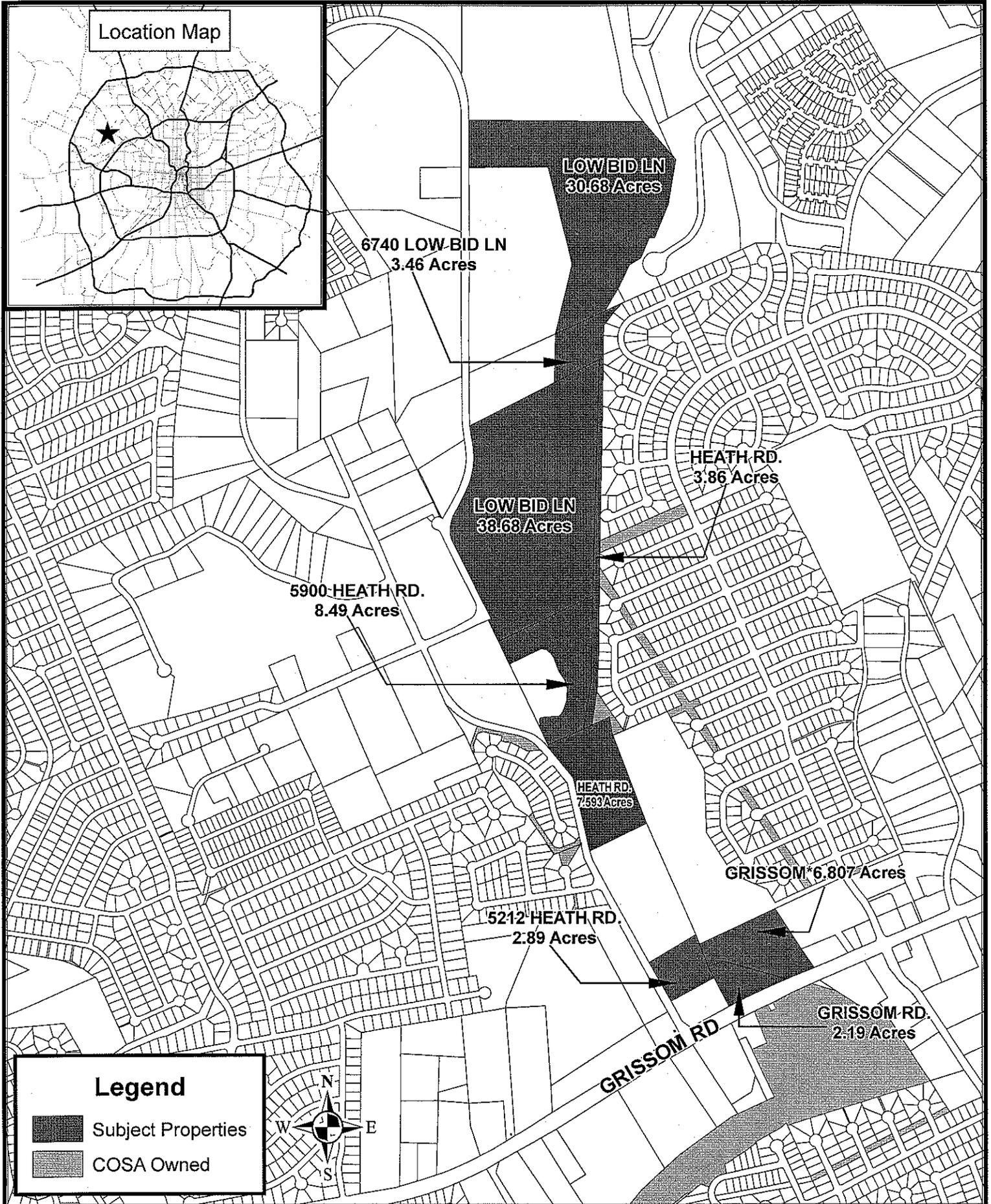
Site Map #4

Leon Creekway: Bandera Rd. to Grissom Rd.



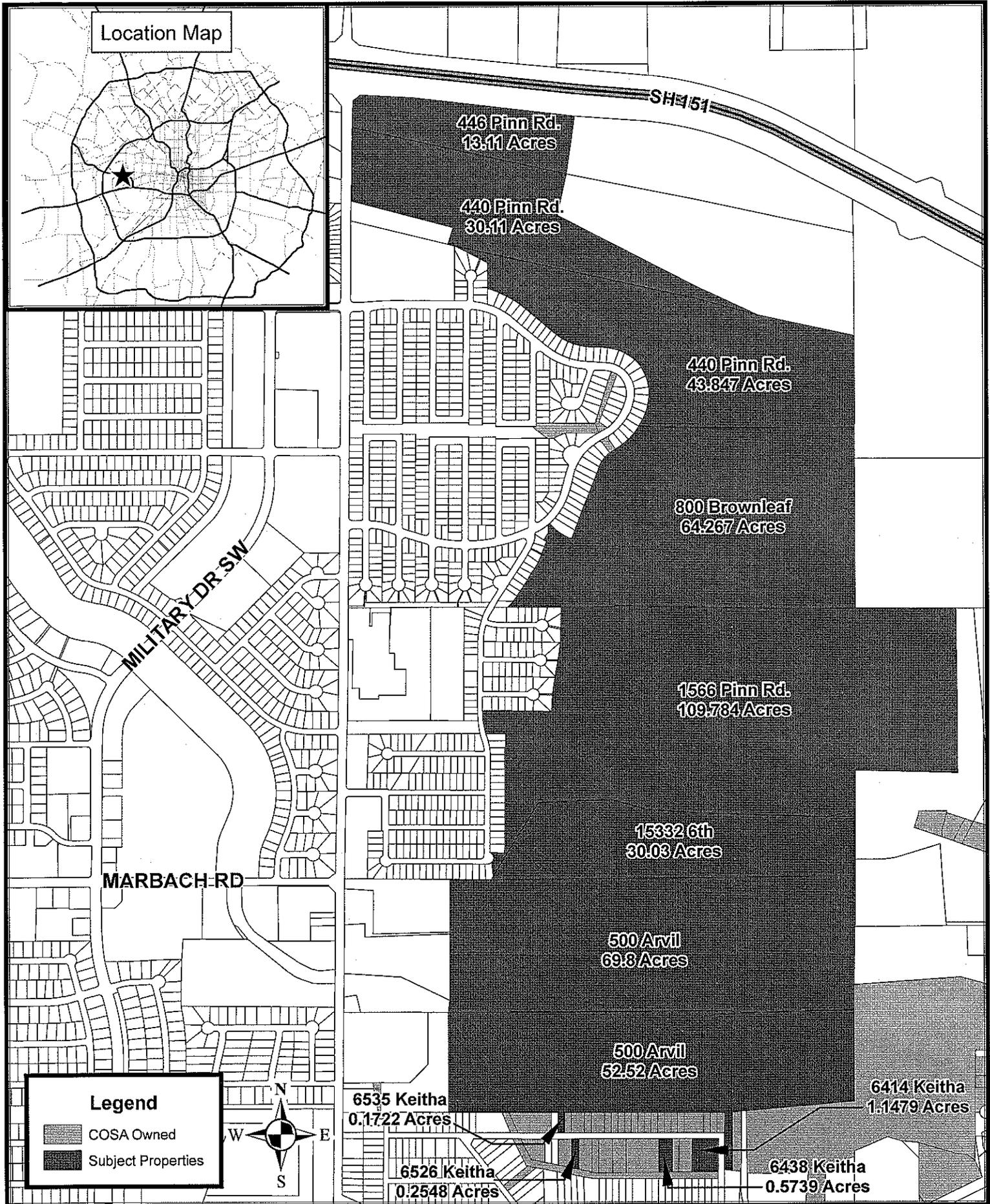
Site Map # 5

Leon Creekway: Bandera Rd. to Grissom Rd.



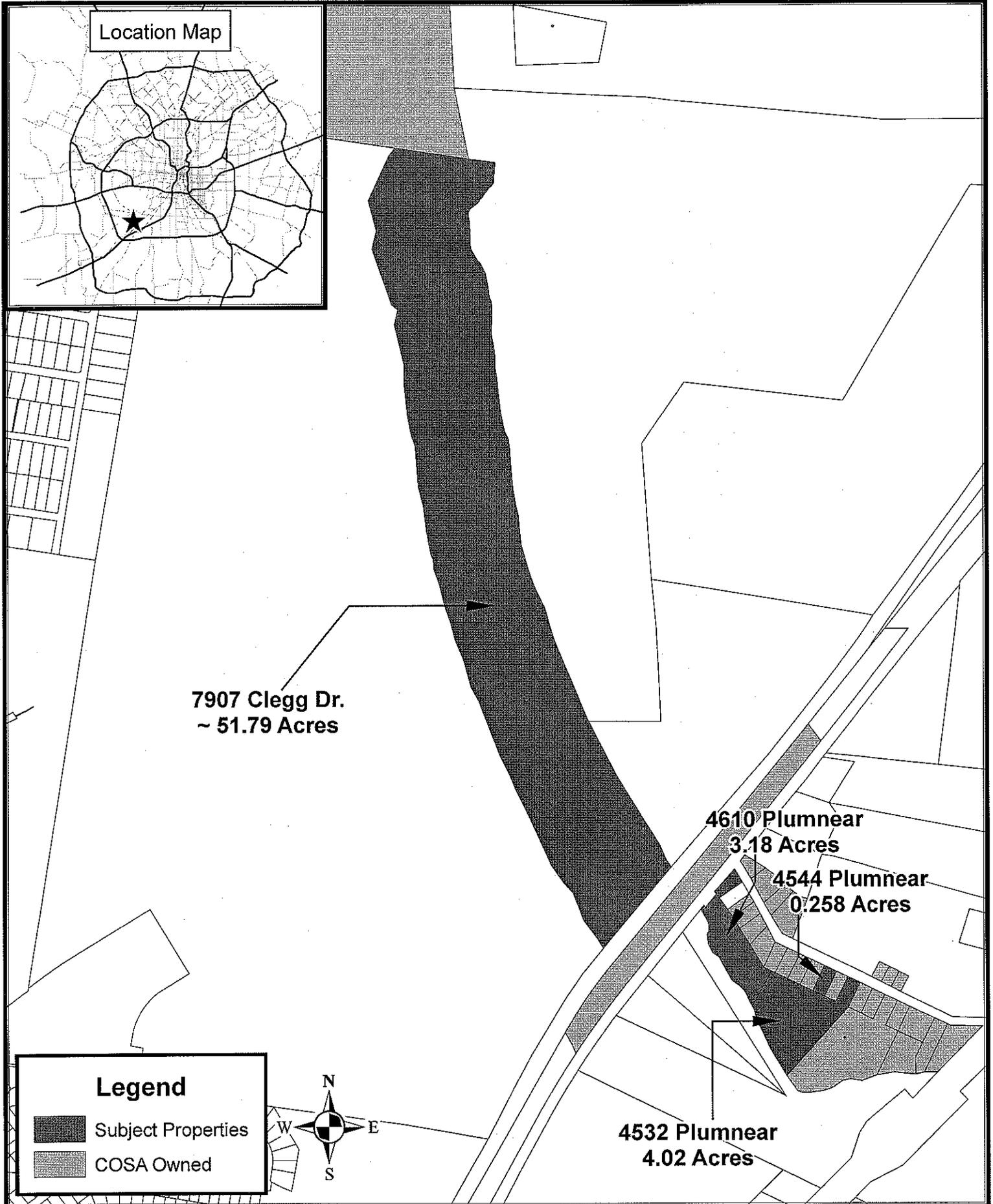
Site Map # 6

Leon Creekway: Highway 151 to Camargo Park (Hwy 90)



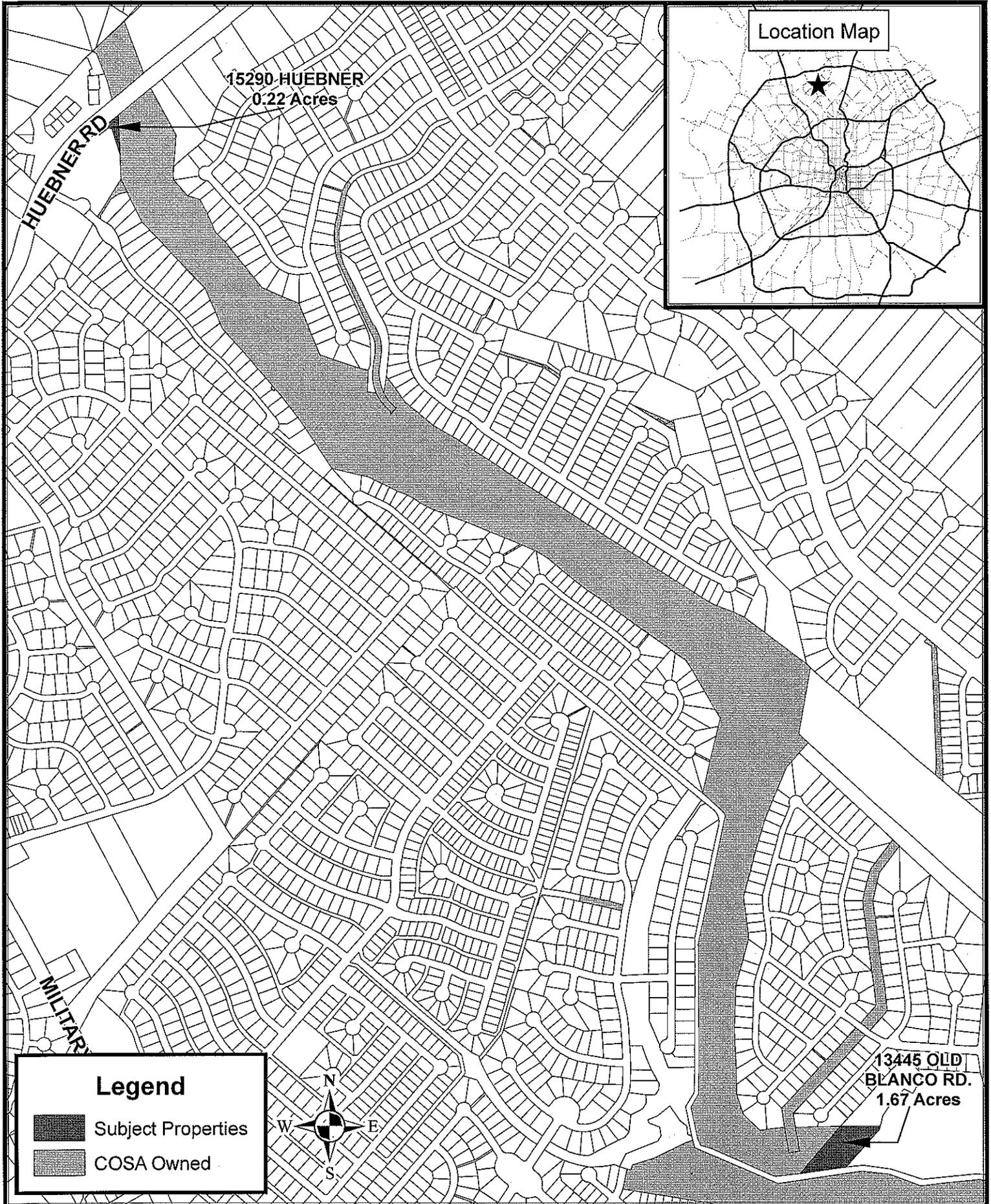
Site Map # 7

Leon Creekway: Military Dr. to IH 35



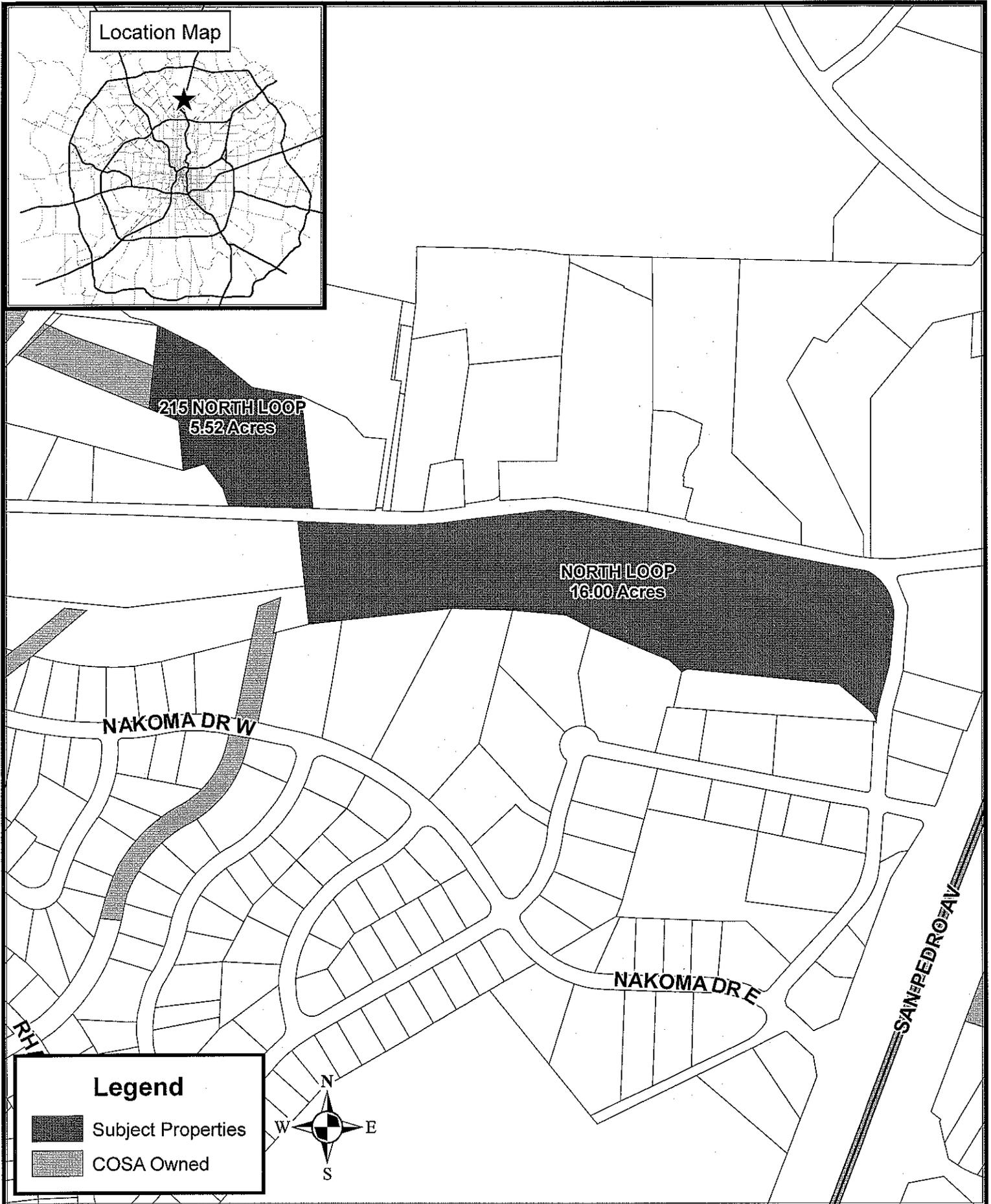
Site Map # 8

Salado Creekway: Huebner Rd. to Blanco Rd.



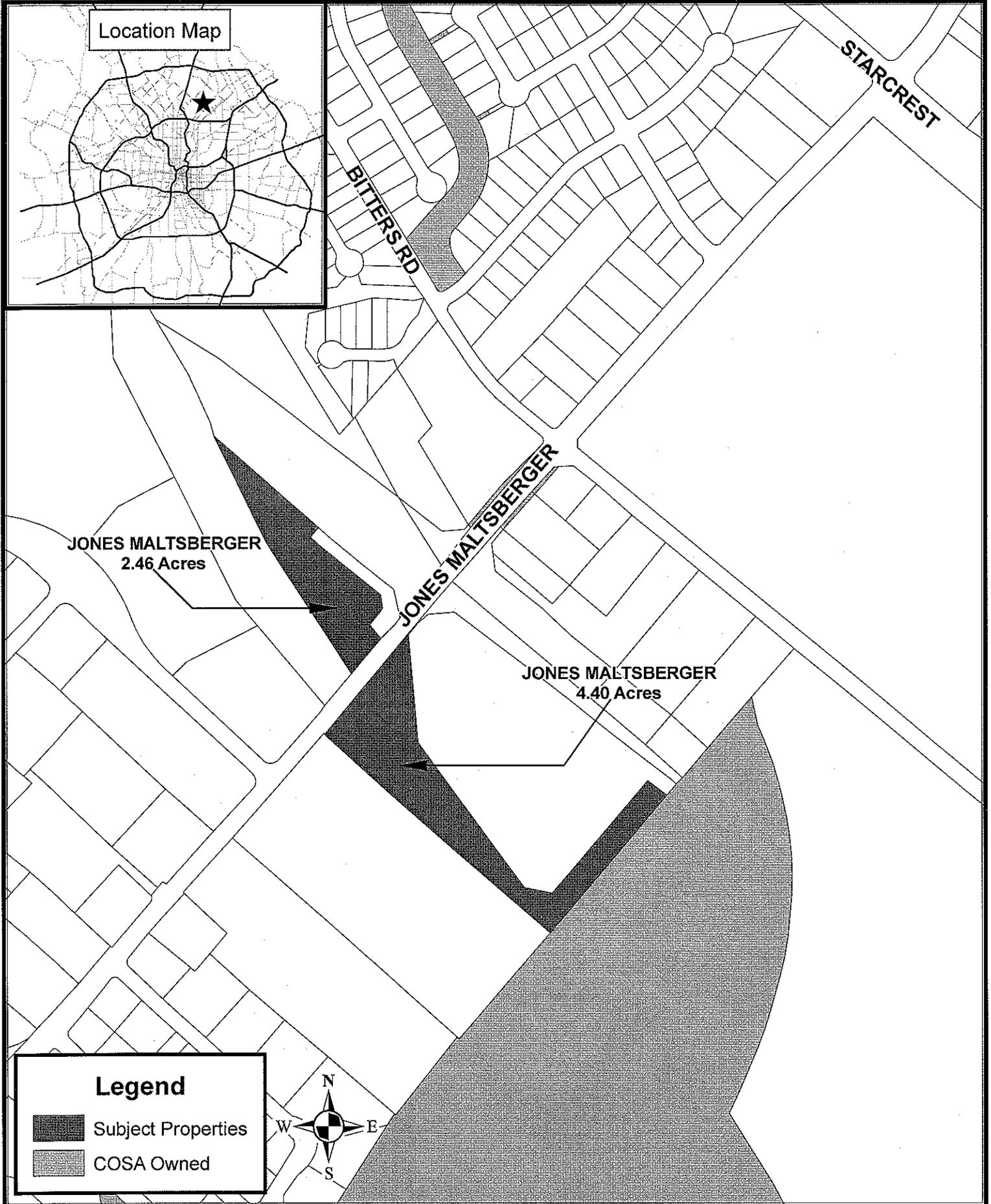
Site Map # 9

Salado Creekway: W. Avenue to Wetmore Rd.



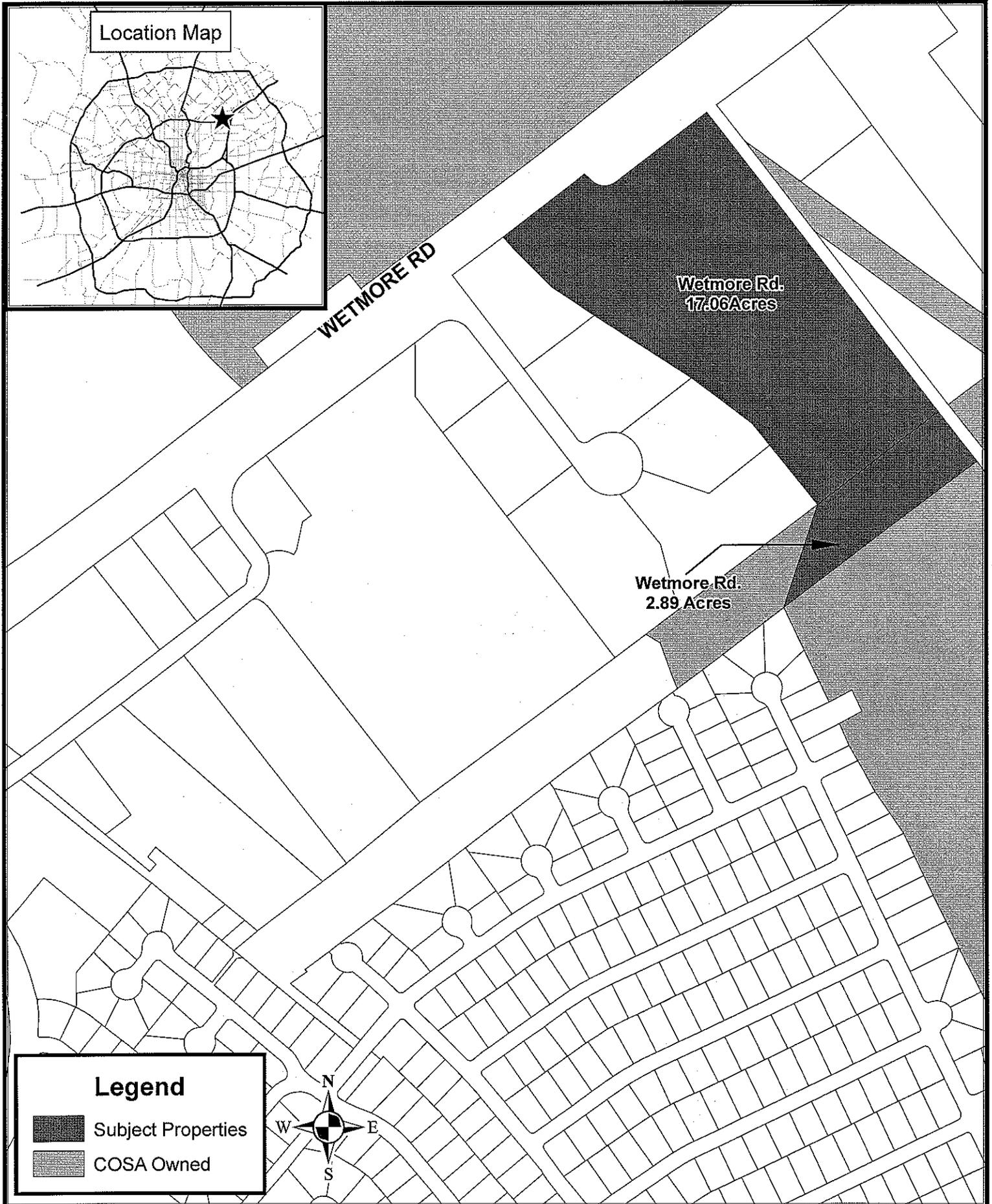
Site Map # 10

Salado Creekway: W. Avenue to Wetmore Rd.



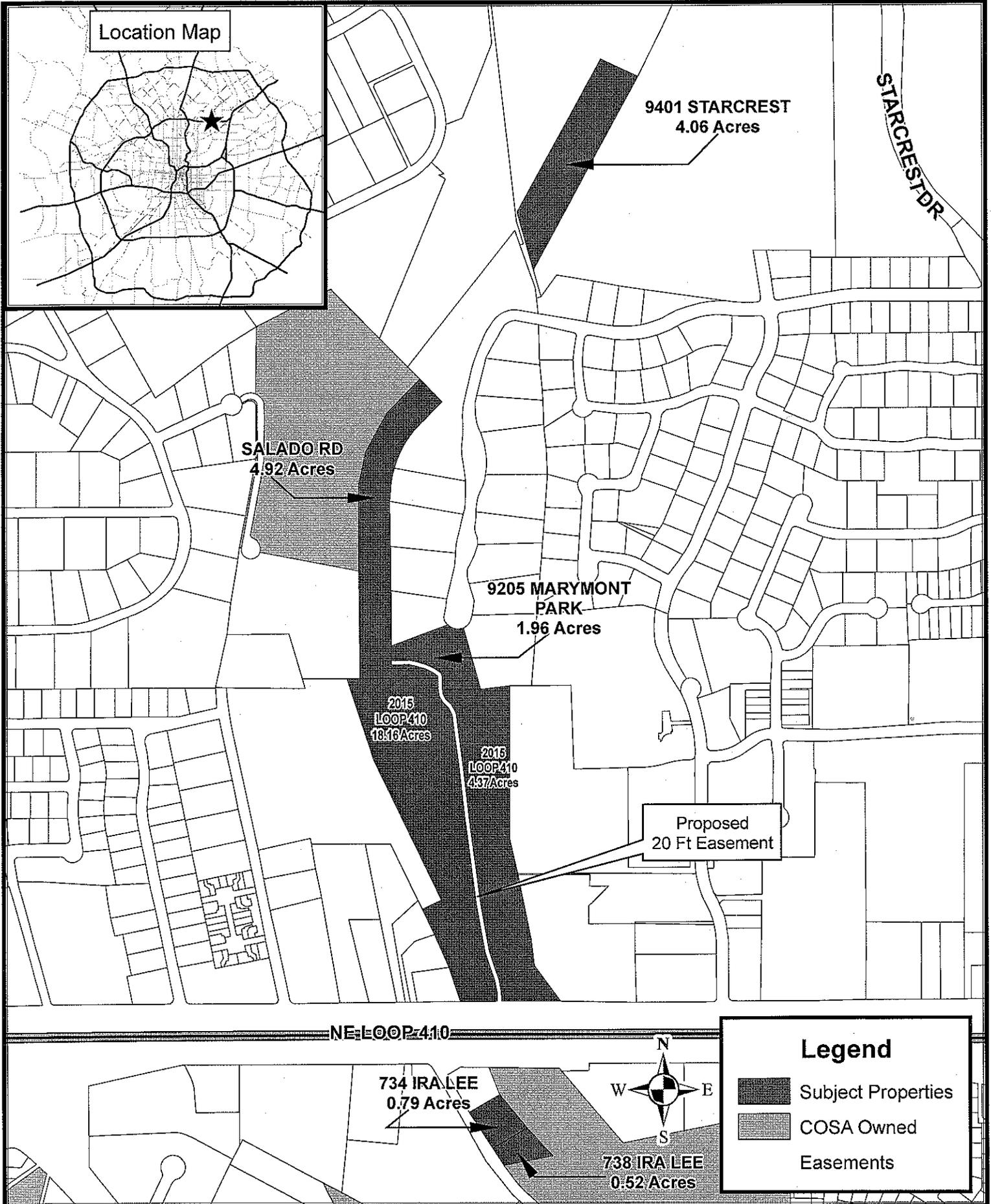
Site Map # 11

Salado Creekway: W. Avenue to Wetmore Rd.



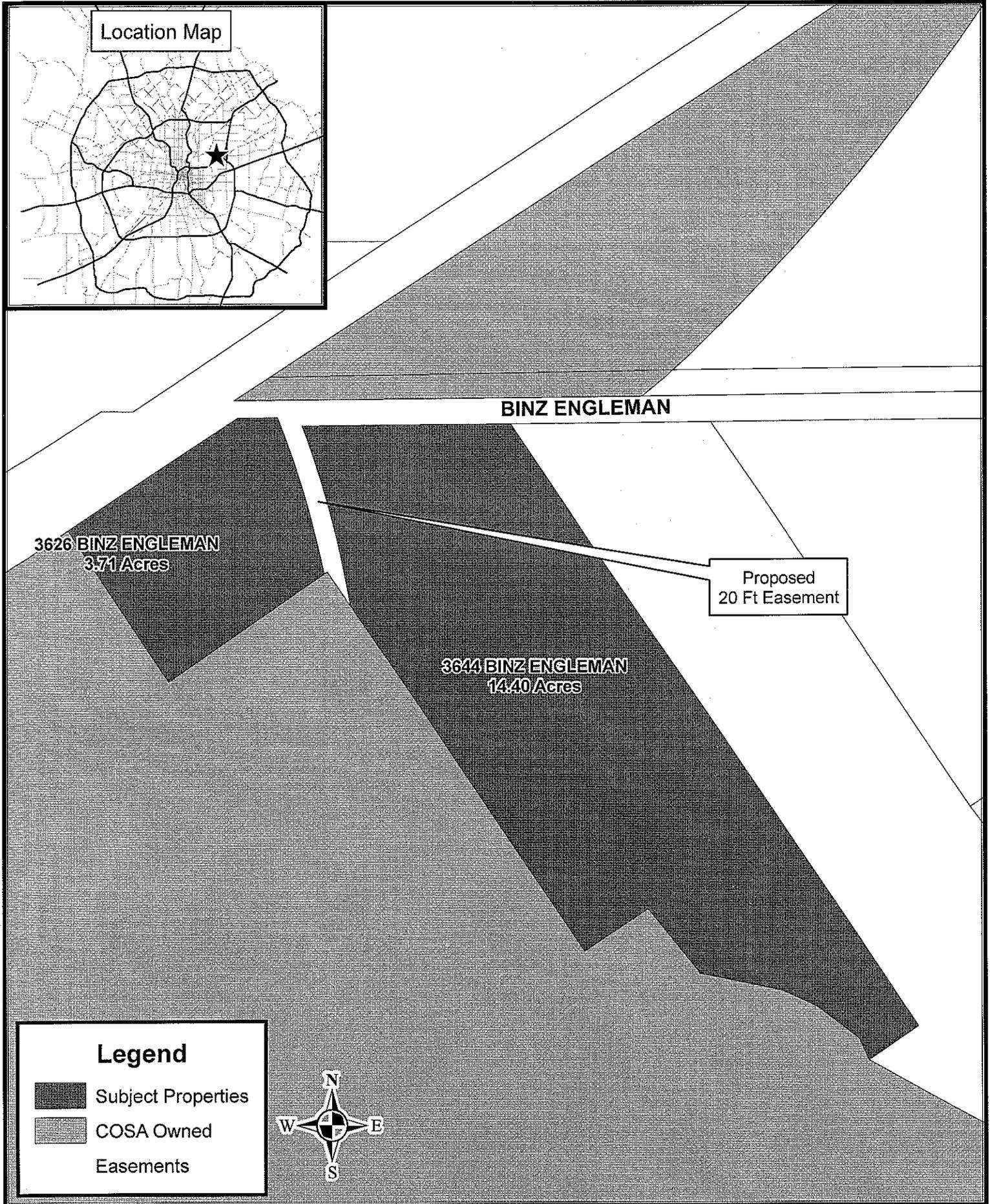
Site Map # 12

Salado Creekway: Wetmore to Loop 410



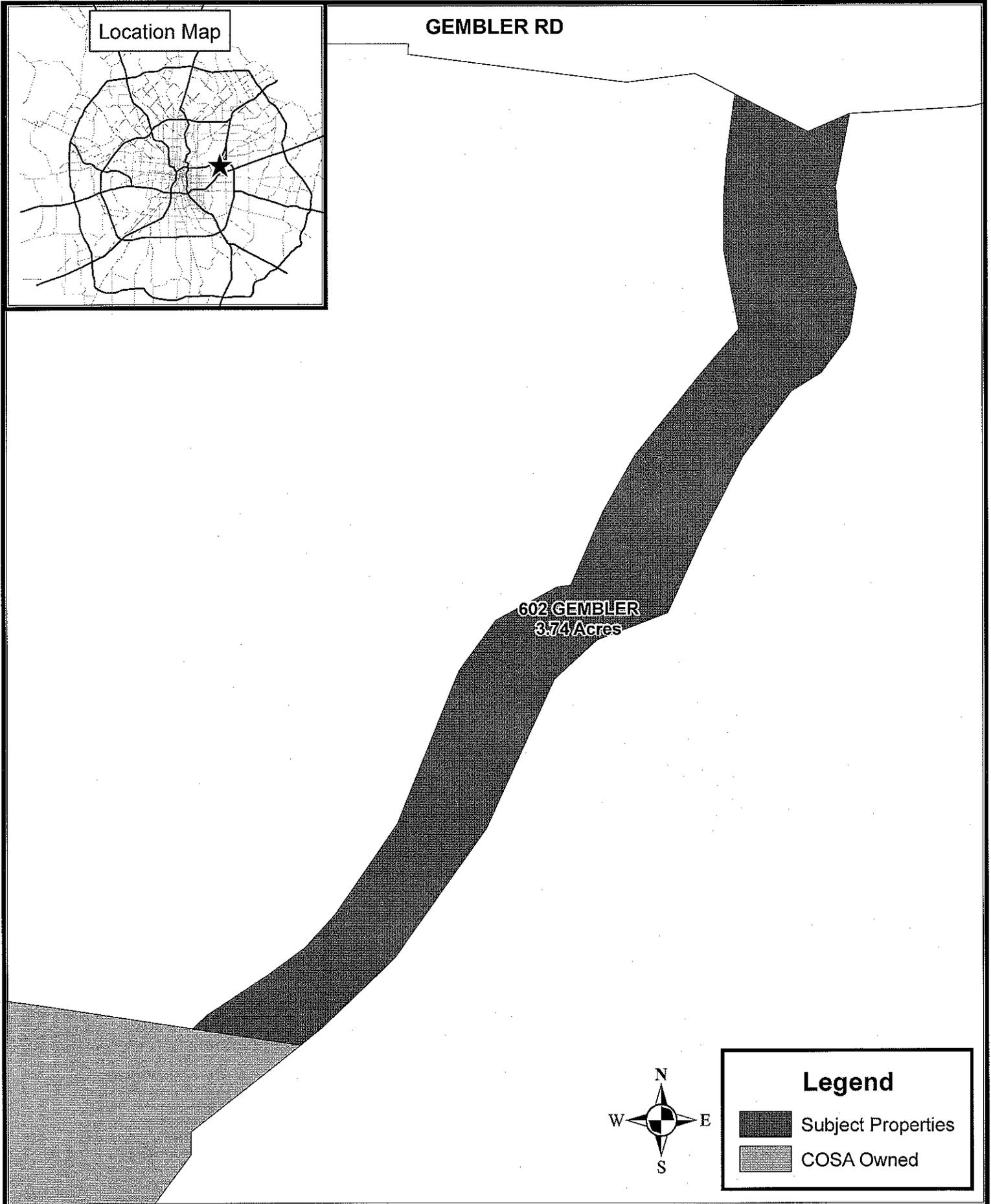
Site Map # 13

Salado Creekway: Loop 410 to Rittiman Rd.



Site Map # 14

Salado Creekway: Fort Sam to IH 10



Location Map

GEMBLER RD

602 GEMBLER
3.74 Acres

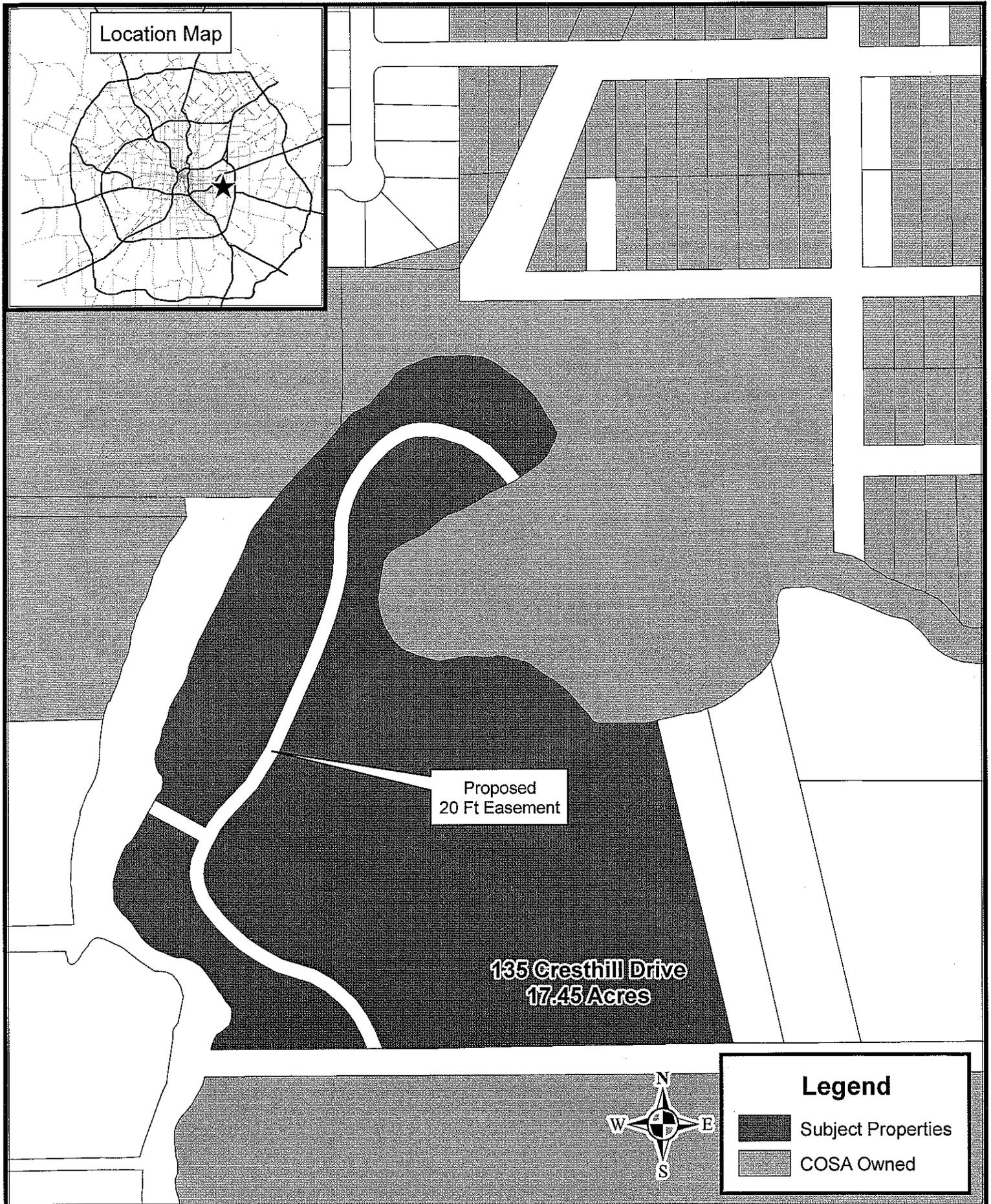
Legend

- Subject Properties
- COSA Owned



Site Map # 15

Salado Creekway: IH 10 to Roland Ave.



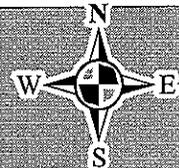
Location Map

Proposed
20 Ft Easement

135 Cresthill Drive
17.45 Acres

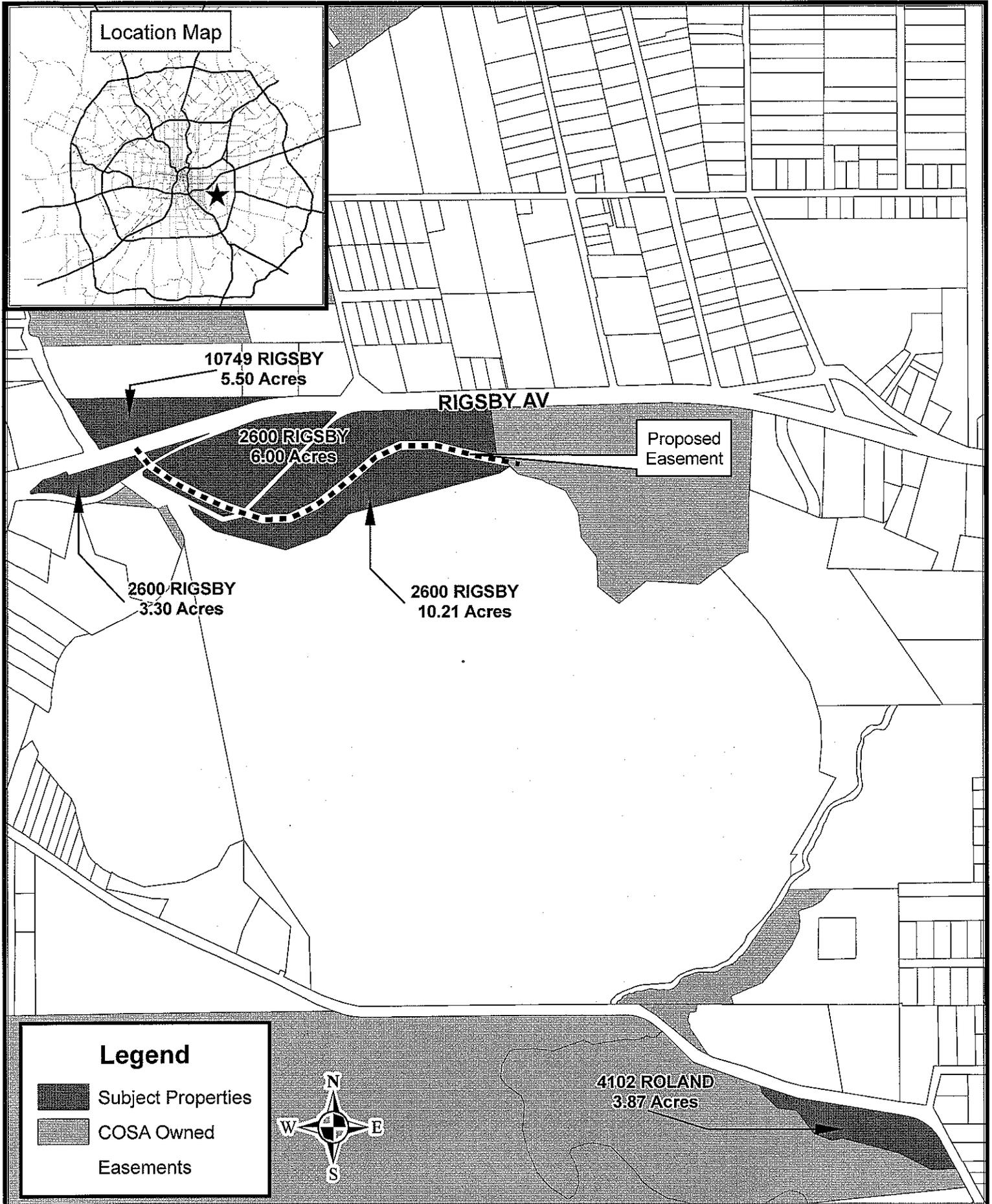
Legend

- Subject Properties
- COSA Owned



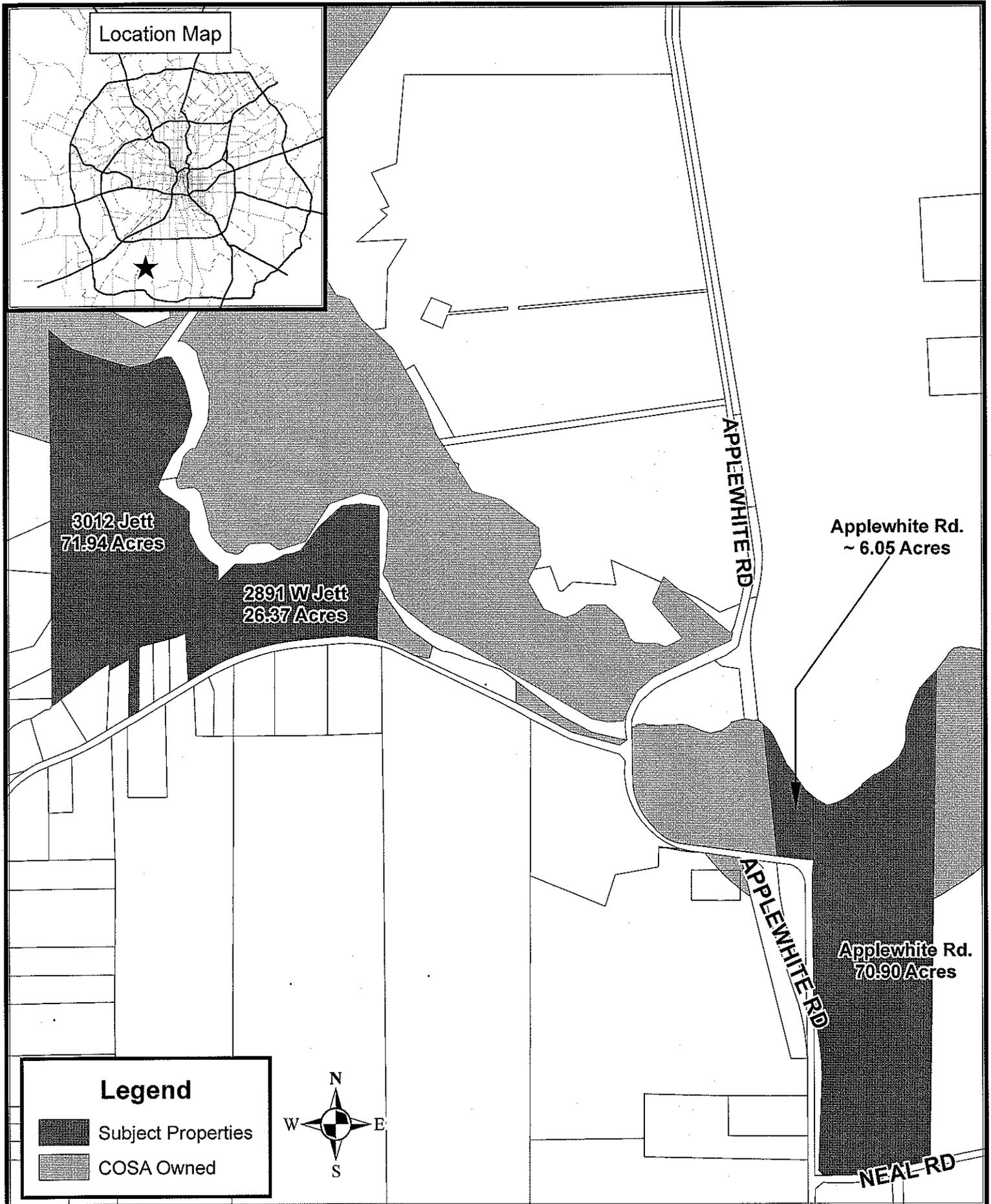
Site Map # 16

Salado Creekway: IH 10 to Roland Ave.



Site Map # 17

Medina River Creekway



Item # 22

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

Interdepartmental Memorandum

TO: City Planning Commission

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

COPIES TO: Jesús H. Garza, AICP, Planning Manager; File

SUBJECT: CONSIDERATION OF A RESOLUTION RECOMMENDING THE
DISANNEXATION OF THE AREA KNOWN AS THE TIMBERWOOD
PARK AREA WHICH CONSISTS OF APPROXIMATELY 4,345
ACRES FROM LIMITED PURPOSE ANNEXATION STATUS AND
THE REMOVAL OF THE AREA FROM THE THREE-YEAR
ANNEXATION PLAN

DATE: February 1, 2007

SUMMARY AND RECOMMENDATION:

This item is for the consideration of a resolution recommending the disannexation of the Timberwood Park Area from limited purpose annexation status and removal of the area from the City's Three Year Annexation Plan pursuant to an Agreement for Services in Lieu of Annexation as approved by Council on February 1, 2007.

Council held a public hearing on February 8, 2007 on the proposed disannexation of the Timberwood Park Area from limited purpose annexation status.

On January 24, 2007 the Planning Commission was briefed in a work session of the Agreement for Services in Lieu of Annexation (non-annexation agreement) and the associated timeline.

Staff recommends approval.

BACKGROUND:

On March 4, 2004 the "City of Timberwood Park Committee" requested City Council's consent to incorporate. City Council denied the request on June 29, 2004 because it is inconsistent with the City's goals to preserve the integrity of the City and protect the ETJ. Subsequently, on December 20, 2004 a petition requesting annexation was submitted to the City. Pursuant to Chapter 42 of the Texas Local Government Code, if the City of San Antonio refuses to annex the area within six months after receiving such a petition, that

failure or refusal to annex constitutes the City of San Antonio's consent for incorporation.

On April 14, 2005, City staff received direction from City Council to proceed with the limited purpose annexation of the Timberwood Park Area with the intent to negotiate a non-annexation agreement. Following the aforementioned events, the City of San Antonio annexed the area for limited purposes effective June 20, 2005.

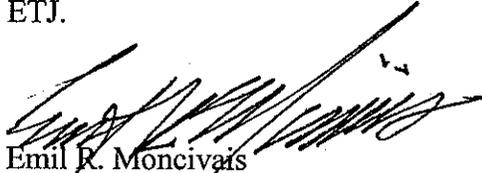
On May 23, 2006, the County Commissioner's appointed five individuals from the area, pursuant to the Texas Local Government Code, to negotiate the terms of an agreement. Negotiations began in earnest in July 2006.

The Agreement for Services in Lieu of Annexation as adopted by Council on February 1, 2007 includes a provision for consideration of disannexation from limited purposes and removal from the Three Year Annexation Plan within two weeks following the passage of the ordinance approving the terms of the Agreement.

ISSUE:

Previous City Council action to annex the area for limited purposes as recommended by the Planning Commission prevented the area from incorporating as a municipality and allowed the City the option of pursuing a non-annexation agreement that preserves the ETJ status and extends the City's development and building regulations so that future development take place in a manner that ensures the health, safety, and welfare of the community.

Council's consent to the Agreement for Services in Lieu of Annexation on February 1, 2007, and the pending disannexation of the Timberwood Park Area from limited purpose status are consistent with the City's policy to preserve the integrity of the City and the ETJ.



Emil R. Moncivais

Director, Planning and Community Development Department

RESOLUTION NO.

RECOMMENDING THE DISANNEXATION OF THE AREA KNOWN AS THE TIMBERWOOD PARK AREA WHICH CONSISTS OF APPROXIMATELY 4,345 ACRES FROM LIMITED PURPOSE ANNEXATION STATUS AND THE REMOVAL OF THE AREA FROM THE THREE-YEAR ANNEXATION PLAN.

WHEREAS, the City of San Antonio annexed the area known as the Timberwood Park Area for limited purposes by Ordinance 101053 on June 16, 2005; and

WHEREAS, the limited purpose annexation of the Timberwood Park Area was effective as of June 20, 2005; and

WHEREAS, the City of San Antonio has not annexed the Timberwood Park Area for full purposes; and

WHEREAS, the Commissioners Court of Bexar County has appointed **Glenn W. W. Gross, M.D., Michael W. Quinn, Raymond Rossman, Judith A. Current, and David A. Manny** as the five negotiators pursuant to Section 43.0562 of the Texas Local Government Code to negotiate the terms for the provision of services upon annexation or for the terms of an Agreement for Services in Lieu of Annexation; and

WHEREAS, the negotiators and the City of San Antonio have previously approved an Agreement for Services in Lieu of Annexation predicated upon the disannexation of the area from limited purpose annexation status and amending the Three-Year Annexation Plan; and

WHEREAS, after publishing notice in a newspaper of general circulation, the City Council of the City of San Antonio has conducted a public hearing on the possible disannexation of the Timberwood Park Area; and

WHEREAS, this proposed ordinance has been published in a newspaper of general circulation at least thirty days prior to its final adoption; and

WHEREAS, the Planning Commission finds that the best interests of the City of San Antonio would be served by disannexing the Timberwood Park Area from limited purpose annexation status; **NOW THEREFORE**,

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

SECTION 1. The area known as the Timberwood Park Area, which consists of approximately 4,345 acres, is hereby recommended to City Council for disannexation from limited purpose annexation status.

SECTION 2. An amendment to the Three-Year Annexation Plan to remove the Timberwood Park Area is hereby recommended to City Council.

The affected property is more particularly described as follows.

An area containing 4,345 Acres, more or less, and being adjacent to the city limits of the City of San Antonio, Bexar County, Texas to the north and being more particularly described as follows:

BEGINNING: at the point of intersection of the east right-of-way line of Old Blanco Road with the north right-of-way line of West Borgfeld Road;

THENCE: in an easterly then northeasterly direction with the north right-of-way line of West Borgfeld Road a distance of approximately 9,511 feet to the point of intersection with the projected southwest boundary line of the Oaks North Mobile Estates Subdivision;

THENCE: in a southeasterly direction crossing West Borgfeld Road and with the southwest boundary line of the Oaks North Mobile Estates Subdivision an overall distance of approximately 2,700 feet to the southernmost corner of the Oaks North Mobile Estates Subdivision;

THENCE: in a northeasterly direction with a southeast boundary line of the Oaks North Mobile Estates Subdivision a distance of approximately 3,240 feet to the southeast corner of the Oaks North Mobile Estates Subdivision;

THENCE: in a northwesterly direction with a northeast boundary line of the Oaks North Mobile Estates Subdivision a distance of approximately 837 feet to a corner of the Oaks North Mobile Estates Subdivision;

THENCE: in a northeasterly direction with a southeast boundary line of the Oaks North Mobile Estates Subdivision a distance of approximately 1,743 feet to the point of intersection with the southwest right-of-way line of Borgfeld Road;

THENCE: in a northwesterly direction with the southwest right-of-way line of Borgfeld Road a distance of approximately 1,804 feet to the point of intersection with the projected northwest boundary line of Parcel P-4A, C.B. 4852,

THENCE: in a northeasterly direction crossing Borgfeld Road and with the northwest boundary line of Parcels P-4A and P-4, C.B. 4852 an overall distance of approximately 3,577 feet to the northeast corner of Parcel P-4, C.B. 4852;

THENCE: in a southeasterly direction with the northeast boundary line of Parcel P-4, C.B. 4852 and crossing West Borgfeld Road with a projection thereof an overall distance of approximately 2,667 feet to the point of intersection with

the south right-of-way line of Borgfeld Road;

THENCE: in an easterly direction with the south right-of-way line of Borgfeld Road a distance of approximately 131 feet to the point of intersection with the northwest boundary line of Parcel P-2, C.B. 4862A;

THENCE: in a southwesterly direction with the northwest boundary line of Parcel P-2, C.B. 4862A a distance of approximately 1,610 feet to the northwest corner of Parcel P-2, C.B. 4862A;

THENCE: in a southerly direction with the west boundary line of Parcel P-2, C.B. 4862A a distance of approximately 1,401 feet to the southwest corner of Parcel P-2, C.B. 4862A;

THENCE: in an easterly direction with the south boundary line of Parcel P-2, C.B. 4862A and Parcel P-1B, C.B. 4862A and crossing Bulverde Road with a projection thereof an overall distance of approximately 2,307 feet to the point of intersection with the east right-of-way line of Bulverde Road;

THENCE: in a southerly direction with the east right-of-way line of Bulverde Road a distance of approximately 4,721 feet to the point of intersection with the projected north boundary line of Parcel P-1, C.B. 4865;

THENCE: in a westerly direction crossing Bulverde Road and with the north boundary line of Parcel P-1, C.B. 4865 an overall distance of approximately 2,658 feet to the northwest corner of Parcel P-1, C.B. 4865;

THENCE: in a southerly direction with the west boundary line of Parcel P-1, C.B. 4865 a distance of approximately 89 feet to the northeast corner of the Estates at Stonegate Subdivision;

THENCE in a westerly then northwesterly direction with the north boundary line of the Estates at Stonegate Subdivision, the north boundary line of Parcel P-12, C.B. 4847 and the northeast boundary line of Parcel P-11, C.B. 4847 an overall distance of approximately 6,919 feet to the northeast corner of Parcel P-11, C.B. 4847;

THENCE: in a southwesterly direction with the northwest boundary line of Parcel P-11 and Parcel P-3A, C.B. 4847 and the southeast boundary line of Parcel P-2, C.B. 4847 a distance of approximately 1,802 feet to the westernmost corner of Parcel P-3A, C.B. 4847, said point also being along the eastern boundary of the Timberwood Park Subdivision Unit 2;

THENCE: in a southeasterly direction with the eastern boundary line of the Timberwood Park Subdivision Unit 2, Unit 3 and Unit 5 and continuing with the eastern boundary line of Parcel P-15A, C.B. 4848A an overall distance of

approximately 7,894 feet to the southeast corner of Parcel P-15A, C.B. 4848A, said point also being along the north boundary line of Parcel P-38, C.B. 4929;

THENCE: in a westerly direction with the north boundary line of Parcel P-38, Parcel P-21, Parcel P-40, C.B. 4929 and Parcel P-5, C.B. 4930 an overall distance of approximately 4,555 feet to the northwest corner of Parcel P-5, C.B. 4930, said point also being along the east boundary line of the Oak Moss North Subdivision;

THENCE: in a southerly direction with the west boundary line of Parcel P-5, C.B. 4930 and the east boundary line of the Oak Moss North Subdivision a distance of approximately 807 feet to the southeast corner of the Oak Moss North Subdivision, said point also being a corner of the current city limits line of the City of San Antonio as described in Ordinance 86866 and recorded in the records of the City Clerk of the City of San Antonio;

THENCE in a southwesterly direction with the south boundary line of the Oak Moss North Subdivision and the south boundary line of the Timber Oaks North Estates Subdivision and the north city limits line of the City of San Antonio as described in Ordinance 86866 at approximately 6,063 feet departing from said city limits line and continuing with the south boundary line of the Timber Oaks North Subdivision and the south boundary line of the T&D Moravits Subdivision a total overall distance of approximately 10,406 feet to the point of intersection with the east right-of-way line of F.M. 2696 (Blanco Road);

THENCE: in a northwesterly direction crossing F.M. 2696 (Blanco Road) perpendicular to its east right-of-way line a distance of approximately 120 feet to the point of intersection with the west right-of-way line of F.M. 2696 (Blanco Road);

THENCE: in a generally northerly direction with the west right-of-way line of F.M. 2696 (Blanco Road) a distance of approximately 8,039 feet to the point of intersection with the projection of the northwest boundary line of the Timberwood Park Subdivision Unit 24,

THENCE: in a generally northeasterly direction crossing F.M. 2696 (Blanco Road) with the northwest boundary line of the Timberwood Park Subdivision Unit 24, Unit 23, Unit 22, Unit 26 and Unit 25 an overall distance of approximately 6,053 feet to an angle point in the west boundary line of Timberwood Park Subdivision Unit 25;

THENCE: in a generally northwesterly then northerly direction with the west boundary line of the Timberwood Park Subdivision Unit 25, Unit 53 and Unit 56 at approximately 1,353 feet intersecting the east boundary line of the Sherwood Forest Subdivision and continuing in the same direction with the common boundary line of the Sherwood Forest Subdivision and the Timberwood Park

Subdivision Unit 56, Unit 58 and Unit 61 an overall distance of approximately 4,614 feet to the northeast corner of the Sherwood Forest Subdivision;

THENCE: in a westerly direction with the north boundary line of the Sherwood Forest Subdivision and a south boundary line of Parcel P-3, C.B. 4839 a distance of approximately 220 feet to the point of intersection with the east right-of-way line of Old Blanco Road and the west boundary line of Parcel P-3, C.B. 4839;

THENCE: in a northerly direction with the east right-of-way line of Old Blanco Road and the west boundary line of Parcel P-3, C.B. 4839 at a distance of approximately 294 feet intersecting the south right-of-way line of West Borgfeld Road and continuing across West Borgfeld Road an overall distance of approximately 354 feet to the point of beginning for this annexation area containing 4,345 acres, more or less.

PASSED AND APPROVED this 14th Day of February, 2007.

Approved:

Attest:

Murray H. Van Eman, Chairperson
San Antonio Planning Commission

Executive Secretary
San Antonio Planning Commission

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

Plan Amendment Application Case No: 07003 **Item # 23**

Applicant: Brown, P.C.

Owner: Southwell, Morton, and Winters

Neighborhood/Community/Perimeter Plan: Oakland Estates Neighborhood Plan

The applicant requests to amend the Plan Text to **“allow for a mix of multi-family and commercial land uses”**.

Plan Amendment Text – Attachment 1

City Council District: 8

City Council Meeting Date: TBD

Land Use Analysis:

Property Location: properties located to the east of Southwell Road, bound by Prue, Fredericksburg, and Huebner Roads. Acreage: 123

Current Land Use of site: Single family residential, multifamily residential, small commercial uses, Prue Substation, future motel, and large vacant lots. Digital Ortho Image – Attachment 2

Adjacent Land Uses:

N: West Telemarketing, Spectrum Health Club, large office uses

E: USAA, and large Commercial node at IH 10 and Huebner

S: Northside ISD, Arthritis Center, and large vacant lots

W: large lot single family residential and Church

Proposed Land Use/Development: Mix of office uses and commercial.

Comments on impact to current and future land uses adjacent to site: The Oakland Estates Neighborhood Plan was adopted by City Council in 2000 and is currently in the process of a Plan Update. Since the Plan was adopted without a Land Use Plan, Land Use Categories or an Existing Land Use Map staff is currently working with the Community through various public meetings, and Planning Team interviews. The process is targeted to go before Planning Commission in February to March and City Council by March to April.

The Oakland Estates Neighborhood is currently a rural community with 1 to 20 acre residential lots surrounded by dense development at Fredericksburg, Huebner, Babcock, and north of Prue. Through the Update process staff has received considerable input related to the subject area concerned about commercial encroachment and rezoning that could increase the density of existing lots. Predominantly the consensus has been to maintain interior lots within the community as large lot residential while preventing the proliferation of multifamily residential units and big box commercial that could change the character of the community. Maintaining interior lots as residential includes properties along the east of Southwell Road that face the community. Properties along Southwell Road are part of the original residential Plat submitted in 1926.

In the Update process staff has developed land use categories that will be presented to the community in upcoming meetings that better represent concerns brought through the process. One such option provides for half-acre residential lots along the east of Southwell to serve as a buffer, while allowing the remaining portion of properties along Southwell up to the new Prue extension to be Medium Density Mixed Use. This category uses the concerns of the community by keeping densities and building sizes smaller. Medium Density Mixed Use allows Single Family Residential zoning, Residential Mixed zoning, O-1, NC, and C-1 zoning districts. C-2 and Multifamily would not be allowed due to concerns brought up during the Planning Team interview process.

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

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

Transportation/Infrastructure Analysis:

Major Thoroughfare Plan Designations: Southwell Road is a local with 30 feet of ROW, Prue and Fredericksburg Roads are listed as Secondary Arterial Type B with 86 feet of ROW, and Huebner Road is a Primary Arterial Type A with 120 feet of ROW.

Other streets: The new Prue extension is currently under construction and will connect to Research to the south of the subject area.

Comments: The new Prue extension once completed is designed to pull traffic away from the intersection of Prue and Fredericksburg to alleviate traffic congestion at the intersections of Prue - Fredericksburg and Huebner - Fredericksburg. Once completed, the properties along this extension can serve as a better location for traffic patterns more suited to the previously mentioned Medium Density Mixed use category.

Southwell Road currently acts as cut through for the residential developments north of Oakland Estates, yet, incorporating intensive land uses along Southwell will encourage heavier traffic patterns within the residential community.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

Community Facilities Analysis:

Nearby Public Facilities: Prue Substation near the intersection of Prue and Fredericksburg Roads and the Northside ISD offices at Huebner.

Comments: No impact.

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

Staff Recommendation:

Approval Denial Alternate Recommendation:

Comments: The intent of the Update process is to find consensus amongst stakeholders while utilizing the City Master Plan Policies and Best Planning Practices. Through that process staff feels the integrity of the community can be met by preserving residential lots within the interior of the community while providing less intensive options for property owners to the exterior of the community.

City staff will be meeting with the Oakland Estates Planning Team on January 12, 2007 to review issues identified for the Neighborhood Plan Update at previous meetings and the Planning Team interview process. The Public Open House for the Update will be held January 21, 2007 at the SAPD Prue Substation to present the information and receive comments from the Community.

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

Planning Commission Recommendation:

Meeting & Public Hearing Date: February 14, 2007, continued from January 10, 2007

Approval

Denial

Resolution Attached

Newspaper Publication Date of Public Hearing: December 21, 2006

No. Notices mailed 10 days prior to Public Hearing: 87 notices

Registered Neighborhood Association(s) Notified: Oakland Estates Neighborhood Association

Comments: One call received thus far from a resident against the request.

Zoning Commission Supplemental Information: Zoning Cases No: Z2006236CD, Z2006237CD, and Z2006254

Current zoning district: R-6 and R-20 (for those properties proposed for rezoning), R-6, MF-33, C-2, and C-3 (for remaining properties within the subject area)

Proposed zoning district: RM-4 with conditions for office use and C-2

Zoning Commission Public Hearing Date: December 5, 2006

Approval

Denial

Planning Department Staff:

Emil R. Moncivais, FAICP, AIA, CNU

Planning Director

Nina Nixon-Mendez, AICP

Planning Manager

Case Manager: Zenon F. Solis

Sr. Planner

Phone No.: 207-7816

Plan Text as adopted:

III. ZONING AND LAND USE

A. Zoning

It is recommended that the existing zoning (see attached zoning map) remain unchanged to maintain the country-like conditions and life style that property owners now enjoy.

This neighborhood plan recognizes that under the Unified Development Code a property owner has the right to request rezoning. The property owner would address all environmental issues that are set forth by the City of San Antonio guidelines and regulations, such as drainage, flooding, pollution, traffic, and noise, that might arise from rezoning within Oakland Estates. However, it should be remembered that the majority of property owners want to maintain low density residential zoning and are not in favor of commercial zoning throughout the Oakland Estates Neighborhood.

The neighborhood understands that a common development pattern is for commercial and business activities to locate at the main intersections of arterial roads (i.e. commercial nodes). In the Oakland Estates Neighborhood, these types of "commercial nodes" are formed at the intersections of Prue-Babcock, Huebner-Babcock, Prue-Fredericksburg, Huebner-Fredericksburg, and Oakland-Huebner.

If commercial establishments are built on those parcels already zoned commercial, adequate landscaping and design criteria to preserve the country property atmosphere of adjoining residential properties should be encouraged. A 25 foot buffer zone and solid fence or wall should be encouraged for commercial zoning. The buffer zone should preserve and supplement natural vegetation to maintain a natural setting within the City's appropriate structure size and placement and staying within City policies.

The Oakland Estates Neighborhood Association will be notified of any and all zoning change requests within the Oakland Estates boundaries by City Zoning and Planning as per the revised Neighborhood Notification Program.

1 ACRE MINIMUM LOT SIZE: This neighborhood plan, recognizes the R-1 zoned two (2) to three (3) acre average home sites, recommended that the property owners maintain the suggested minimum lot size of one acre.

Recognizing that a majority of the property along Prue Road currently is zoned R-1 (R-1 provides for a minimum lot size of 6,000 sq. ft.), this neighborhood plan recommends that any development under the R-1 zoning district maintain a country-like environment. Property owners will strive to preserve and supplement natural vegetation to maintain a natural setting within the City's appropriate structure size and placement and staying within City policies. This neighborhood plan defines maintain a country-like environment as encouraging: the maintenance of the existing, natural landscape as much as possible, the supplementation of existing landscaping, building setbacks that provide for visual buffering, and a natural vegetation border between houses.

It is the desire of the majority of property owners that high density housing such as R-7 residential zoning, R-3 apartments, duplexes, R-4 mobile home parks, and any other high density-type housing not be permitted to be zoned within the Oakland Estates Neighborhood boundaries.

Proposed Amendment:

III. ZONING AND LAND USE

A. Zoning

It is recommended that the existing zoning (see attached zoning map) remain unchanged to maintain the country-like conditions and life style that property owners now enjoy.

This neighborhood plan recognizes that under the Unified Development Code a property owner has the right to request rezoning. The property owner would address all environmental issues that are set forth by the City of San Antonio guidelines and regulations, such as drainage, flooding, pollution, traffic, and noise, that might arise from rezoning within Oakland Estates. However, it should be remembered that the majority of property owners want to maintain low density residential zoning and are not in favor of commercial zoning throughout the Oakland Estates Neighborhood.

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It is the desire of the majority of property owners that high density housing such as R-7 residential zoning, R-3 apartments, duplexes, R-4 mobile home parks, and any other high density-type housing not be permitted to be zoned within the Oakland Estates Neighborhood boundaries **except for the properties located to the east of Southwell Road.**

A mixed use category would be appropriate for the properties located to the east of Southwell road, bound by Prue, Fredericksburg, and Huebner Roads. The mixed use land use category shall allow for a mix of multi-family and commercial land uses. This category shall serve as an appropriate transition from the commercial node formed by Prue, Fredericksburg, and Huebner Roads to the established single-family residential districts. In addition, the properties designated as mixed use and located to the east of Southwell Road shall not be allowed access to Southwell Road. This non-access easement shall serve as an additional buffer between the single-family residential homes and the mixed use properties.

RESOLUTION NO.

RECOMMENDING TO APPROVE / DENY THE AMENDMENT TO THE TEXT CONTAINED IN THE OAKLAND ESTATES NEIGHBORHOOD PLAN, CHAPTER III: ZONING AND LAND USE, SECTION A. ZONING, A COMPONENT OF THE MASTER PLAN OF THE CITY THAT DESCRIBES HIGH DENSITY RESIDENTIAL TO ALLOW FOR A MIX OF MULTI-FAMILY AND COMMERCIAL LAND USES FOR THE PROPERTIES LOCATED TO THE EAST OF SOUTHWELL ROAD, BOUND BY PRUE, FREDERICKSBURG, AND HUEBNER ROADS.

WHEREAS, City Council approved the Oakland Estates Neighborhood Plan as an addendum to the Master Plan on August 31, 2000; 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 January 10, 2007 and February 14, 2007 and **APPROVED / DENIED** the amendment on February 14; and

WHEREAS, the San Antonio Planning Commission made a finding that _____

_____ ; and

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

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

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

PASSED AND APPROVED ON THIS 14th DAY OF FEBRUARY 2007.

Approved:

Attest:

Murray H. Van Eman, Chairperson
San Antonio Planning Commission

Executive Secretary
San Antonio Planning Commission

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

Plan Amendment Application Case No.: 07007 Item # 24

Council District: 7

City Council Meeting Date: 2/14/2007

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

Summary:

Neighborhood/Community/Perimeter Plan: **Huebner/Leon Creeks Community Plan**

The applicant requests to amend the Land Use Plan designation from **High Density Residential to Community Commercial**.

Background Information:

Applicant: RMR Capital Inc, Harry Hallows

Owner: RMR Capital Inc

Property Location: 7719 Eckhert Road

Acreage: 4.04

Current Land Use of site: Vacant

Adjacent Land Uses:

- N: Vacant (with a planned subdivision- Plat 060453 Kingsbury Sub), U-haul Self Storage
- E: City of Leon Valley small commercial uses
- S: City of Leon Valley – Vacant land
- W: Vacant and High Density Residential

Issue:

LAND USE ANALYSIS:

Existing surrounding land uses include commercial and high density residential. Across Eckhert road from the site is the City of Leon Valley and small commercial uses.

The Huebner/Leon Creeks Community Plan designates *High Density Residential* land uses for the subject parcels which include: apartments with more than four dwelling units on an individual lot, however low and medium density residential uses are also allowed. High Density residential provides for compact development consisting of the full range of residential types, including apartments, condominiums and assisted living facilities.

The proposed Community Commercial Land uses provides for offices, professional services and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area had been established. Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries, and medical clinics.

The Future Land Use of the sites directly to the northeast and southwest along Eckhert road are Community Commercial Land Uses and changing the land use of the subject parcel from High Density Residential to Community Commercial would create a continuous node of Community Commercial along Eckhert. With the Future Land Use Plan, High Density Residential would still be allowed to the north west of the subject parcel to create a buffer between low-density residential and the Community Commercial along Eckhert up to John Marshall. Further, the neighborhood stated in their Goals and Objectives that new retail, office or multi-family development in the area should be limited to the major thoroughfares that surround the Planning area and Eckhert is one of those thoroughfares that creates the boundary for the planning area.

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

City of San Antonio Planning Department
Plan Amendment Recommendation

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Eckhert Road is a Secondary Arterial Type A with 86' of ROW

Other streets: Woodchase Dr. is a local street.

Comments: Woodchase is a larger intersection with turning lanes for each direction from Woodchase onto Eckhert. There is also a median at this intersection that divides the lanes of traffic.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: Marshall High School

Comments:

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: The change of the land use to Community Commercial is an extension of the commercial node centered at the intersection of two Arterials, Bandera and Eckhert. There is also High Density land use to the north of the property which creates a buffer between the property and the low-density land uses.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: February 14, 2007

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: 1/26/2007

No. Notices mailed 10 days prior to Public Hearing: 26 notices

Registered Neighborhood Association(s) Notified: None

Comments:

ZONING COMMISSION SUPPLEMENTAL INFORMATION: 07011

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

Zoning Commission Public Hearing Date:

Approval Denial

Planning Department Staff:

Emil R. Moncivais, FAICP, AIA, CNU

Planning Director

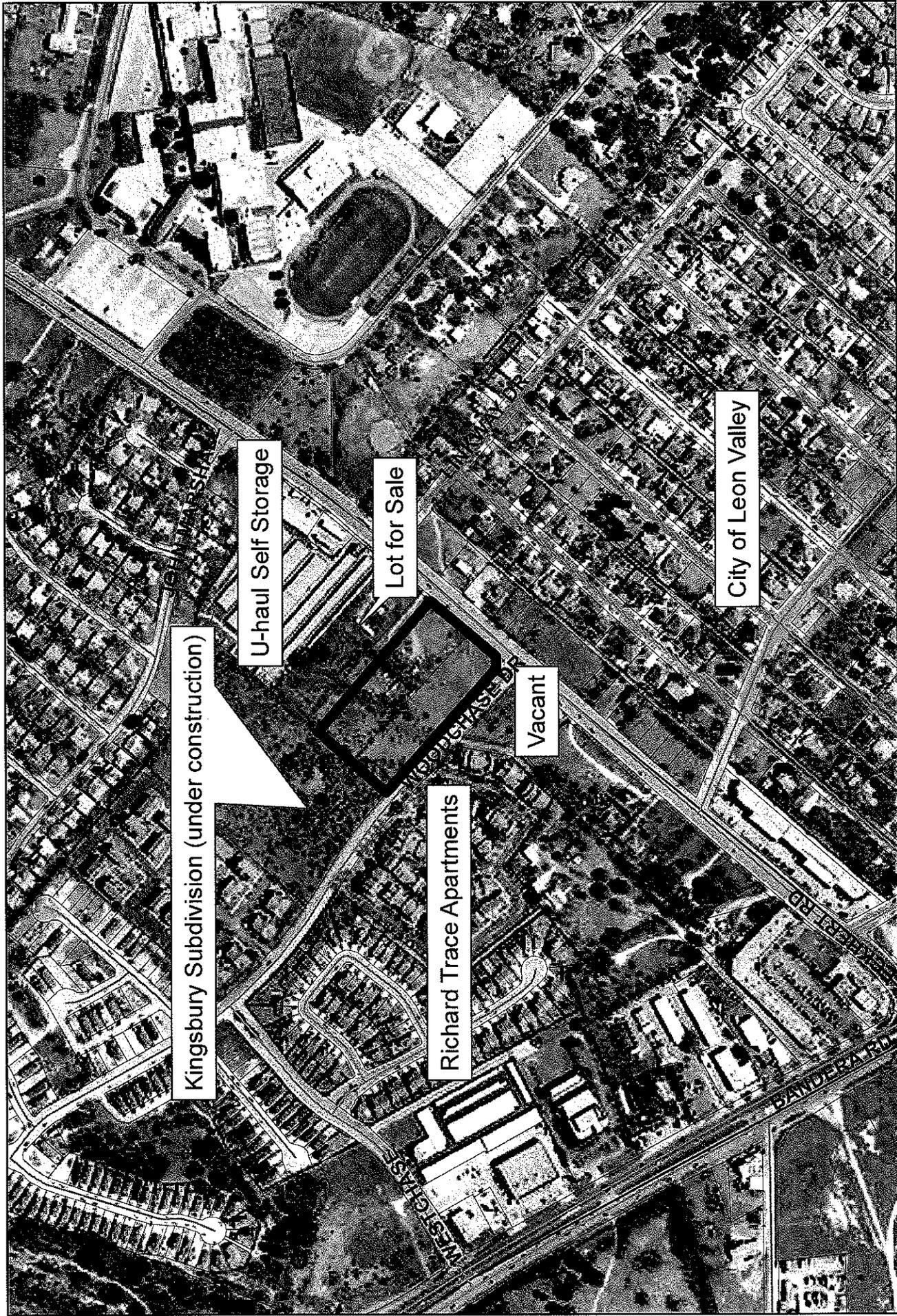
Nina Nixon-Mendez, AICP

Planning Manager

Case Manager: Beth Johnson

Planner II

Phone No.: 207-7919



Kingsbury Subdivision (under construction)

U-haul Self Storage

Lot for Sale

Vacant

Richard Trace Apartments

City of Leon Valley



720 Feet

0

360

720

Attachement 2- Ortho Image 07007

RESOLUTION NO.

RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE HUEBNER/ LEON CREEKS COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM HIGH DENSITY LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 4.04-ACRES LOCATED AT 7719 ECKHERT ROAD.

WHEREAS, City Council approved the Huebner/Leon Creek Community Plan as an addendum to the Master Plan on August 21, 2003; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on February 14, 2007 and **APPROVED / DENIED** the amendment on February 14; and

WHEREAS, the San Antonio Planning Commission made a finding that _____
_____; and

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

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

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

PASSED AND APPROVED ON THIS 14th DAY OF February 2007.

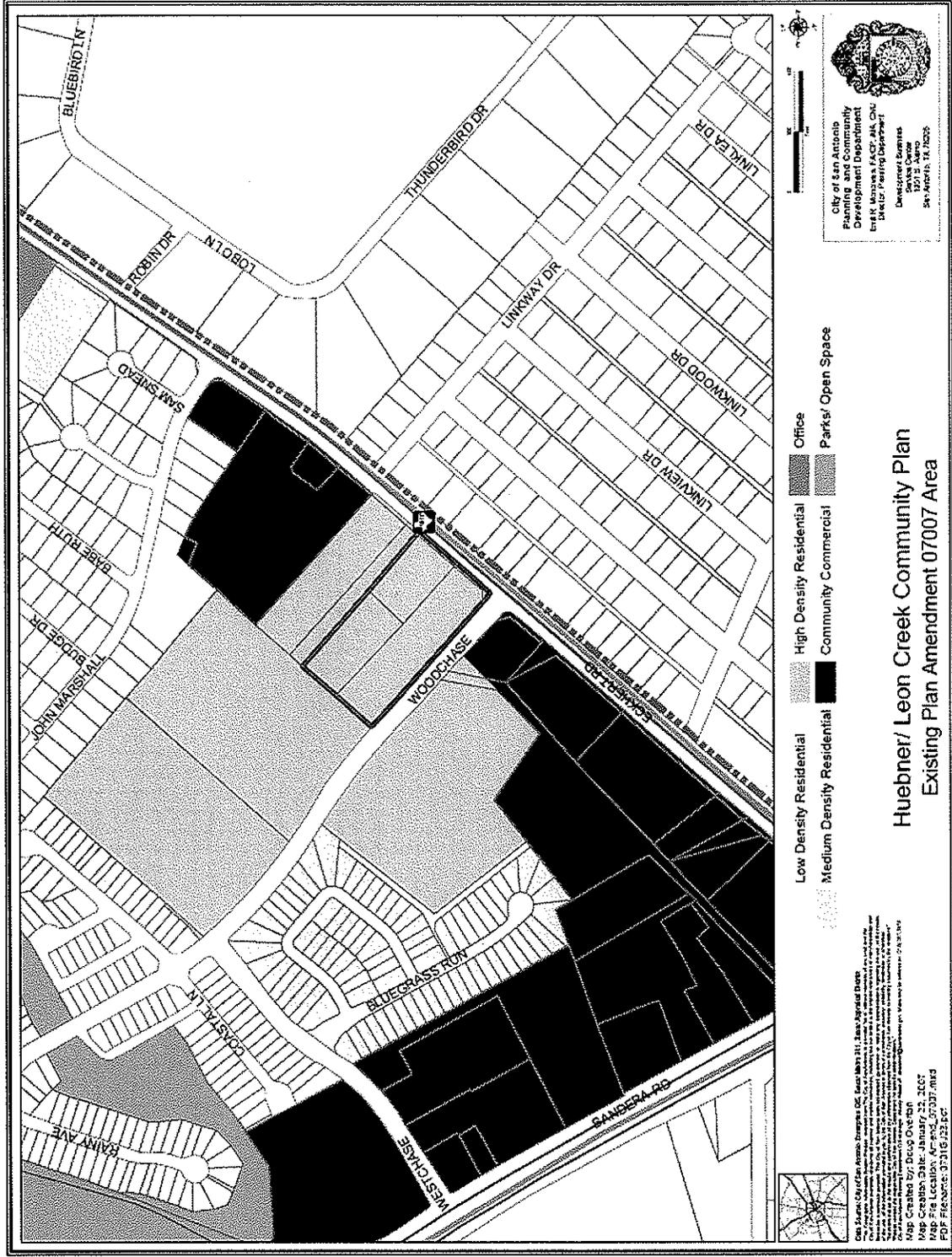
Approved:

Attest:

Murray H. Van Eman, Chairman
San Antonio Planning Commission

Executive Secretary
San Antonio Planning Commission

ATTACHMENT I
Land Use Plan as adopted:



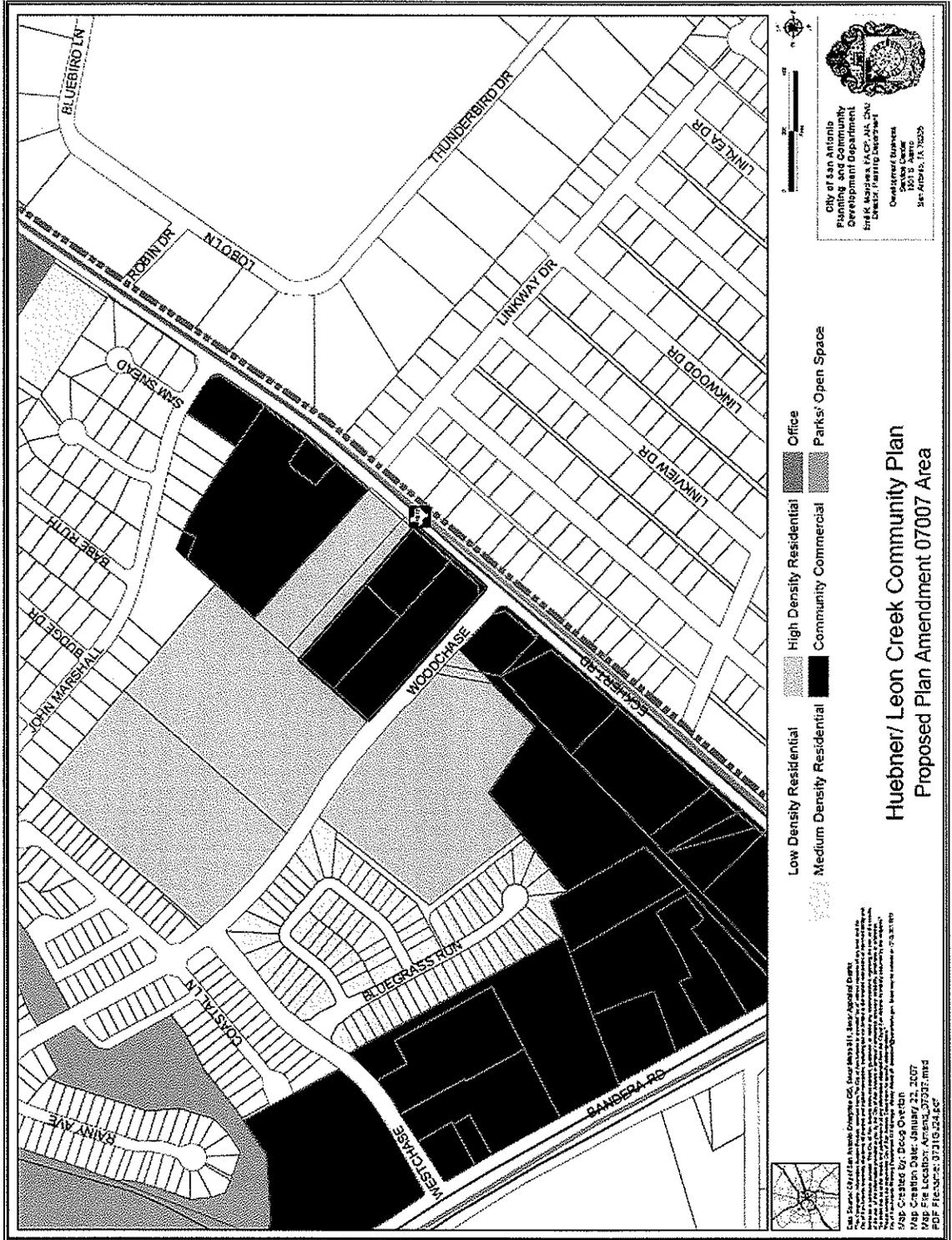
City of San Antonio
 Planning and Community
 Development Department
 Erik Mowbray, FASCP, MA, CRA
 Director, Planning Department
 Development Services
 Planning Center
 545 North St. 78205

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Office
- Community Commercial
- Parks/Open Space

Huebner/ Leon Creek Community Plan
Existing Plan Amendment 07007 Area

City of San Antonio, Planning and Community Development Department, 545 North St., Suite 200, San Antonio, TX 78205
 Date: 01/21/2013
 Map Created by: Doug Overton
 Map Creation Date: January 21, 2013
 Map File Location: Amnd_07007.mxd
 PDF File Name: 070072113.pdf

**ATTACHMENT II
Proposed Amendment:**



**Huebner/ Leon Creek Community Plan
Proposed Plan Amendment 07007 Area**

- Low Density Residential
- High Density Residential
- Medium Density Residential
- Office
- Community Commercial
- Parks/Open Space

Map Scale: 1" = 100 Feet
Map Date: 1/22/07
Map File Location: Ammend_07007.mxd
PDF File Name: 07007_02416.pdf

**PLANNING COMMISSION
REDLINE APPEAL**

AGENDA ITEM NO: 25 February 14, 2007

MARSHALL WAY
SUBDIVISION NAME

050111
PLAT #

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 683 C-4

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

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

CASE MANAGER: Donna L. Schueling, Planner II

Date filed with Planning Commission: November 22, 2006

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

Services Available: SAWS Water and Sewer

Zoning: UD Urban Development

Proposed Use: Multi Family & Public Street

APPLICANT'S PROPOSAL:

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

DISCUSSION:

Plat 050111, Marshall Way, is a one-lot subdivision plat consisting of 1,818-feet of street, designed as a main street in accordance with the UD zoning district, with 58-feet of right-of-way and 36-feet of pavement, pavement widening on Chavaneaux Road, and two cul-de-sacs with 50-foot right-of-way and 40-foot pavement turnarounds. Staff originally allowed plat 050111 to be submitted separately from plat 050053, Marshall Meadows, without requiring submittal of a Master Development Plan due to

financing concerns of the developer and to help the developer to expedite his project. Marshall Meadows, a one-lot subdivision for the apartment complex was approved as a minor plat on May 3, 2005. Planning Commission approved Marshall Way; plat 050111, on June 22, 2005 for the street. Carter Burgess was the Civil Engineer of record and designed the entire 1818-feet of roadway.

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

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

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

The developer does not wish to build the remaining 950-foot of public right of way of the Marshall Way Subdivision plat, and is submitting a redlined amending plat appeal for consideration by the Planning Commission to remove this portion of public roadway from the plat.

The amending plat provisions of the UDC 35-441(a) (1-11) and Texas Local Government Code 213.016 allow for amendments such as correcting errors or omission or to relocate a lot line. The amending plat provisions of the UDC and the Local Government Code do not allow for the removal of a public right-of-way.

If the relief requested by the applicant is granted, then a variance from the Board of Adjustment to the multiple-block requirement of the UD zoning section 35-310(b)(2)(a) shall be required to complete the 250-unit apartment. Approval of this amending plat appeal will cause the project to no longer conform to the zoning. Also, SAWS staff has stated that deleting the ROW would cause violation of their utility service regulations.

STAFF RECOMMENDATION:

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

Planning Commission Options:

1. Support staff, leaving Marshall Way for construction and adhering to the UD zoning, recommend to applicant to pursue a vacate declaration and resubdivision plat in order to remove a portion of a street and a zoning variance from the Board of Adjustment.
2. Support the relief requested by applicant resulting in violation of the amending plat provisions of the UDC and the local government code and in violation of UD zoning district requirements.
3. Refer applicant to the Board of Adjustment to request a zoning variance from UD requirements for multiple blocks and to consider a vacate after a decision by the BOA on the applicant's hardship to the multiple block-zoning requirement as it applies at this location.

**Unified Development Code
Section 35-441
Amending Plats**

35-441 Amending Plats

The purpose of this section is to provide a streamlined and efficient process for the combination of parcels or the replat of parcels. Pursuant to VTCA Local Government Code § 212.0045, a municipality need not require platting for every division of land otherwise within the scope of the state subdivision enabling legislation. VTCA Local Government Code § 212.0065 authorizes the city to authorize amending plats to be approved administratively.

(a) Applicability

Pursuant to VTCA Local Government Code § 212.016, a plat may be amended, and the director may issue an amending plat, if the amending plat is signed by the applicants only and is solely for one or more of the following purposes:

- (1) to correct an error in a course or distance shown on the preceding plat;
- (2) to add a course or distance that was omitted on the preceding plat;
- (3) to correct an error in a real property description shown on the preceding plat;
- (4) to indicate monuments set after the death, disability, or retirement from practice of the engineer or surveyor responsible for setting monuments;
- (5) to show the location or character of a monument that has been changed in location or character or that is shown incorrectly as to location or character on the preceding plat;
- (6) to correct any other type of scrivener or clerical error or omission previously approved by the municipal authority responsible for approving plats, including lot numbers, acreage, street names, and identification of adjacent recorded plats;
- (7) to correct an error in courses and distances of lot lines between two adjacent lots if: A. both lot owners join in the application for amending the plat; B. neither lot is abolished; C. the amendment does not attempt to remove recorded covenants or restrictions; and D. the amendment does not have a material adverse effect on the property rights of the other owners in the plat;

- (8) to relocate a lot line to eliminate an inadvertent encroachment of a building or other improvement on a lot line or easement;
- (9) to relocate one or more lot lines between one or more adjacent lots if: (A) the owners of all those lots join in the application for amending the plat; (B) the amendment does not attempt to remove recorded covenants or restrictions; and (C) the amendment does not increase the number of lots;
- (10) to make necessary changes to the preceding plat to create six or fewer lots in the subdivision or a part of the subdivision covered by the preceding plat if: (A) the changes do not affect applicable zoning and other regulations of the city; (B) the changes do not attempt to amend or remove any covenants or restrictions; and (C) the area covered by the changes is located in an area that the municipal planning commission or other appropriate governing body of the municipality has approved, after a public hearing, as a residential improvement area; or
- (11) to replat one or more lots fronting on an existing street if: (A) the owners of all those lots join in the application for amending the plat; (B) the amendment does not attempt to remove recorded covenants or restrictions; (C) the amendment does not increase the number of lots; and (D) the amendment does not create or require the creation of a new street or make necessary the extension of municipal facilities.
- (12) to establish a no build easement
- (13) to establish fire lanes

(b) Initiation

A subdivider wishing to amend an approved plat shall file with the development services department the amending plat, together with a copy of the plat being amended and a statement detailing the amendments being proposed. The director of development services will determine

the extent to which the amending plat will require review by the various departments and agencies of the city. If the plat being amended has been recorded, the additional recordation fee shall be deposited with the city at the time of plat filing.

(c) Completeness Review

The director of development services shall review an application for an amending plat in accordance with § 35-432(c) of this chapter. The

appellate agency for purposes of completeness review (see § 35-402(c) of this chapter) shall be the planning commission.

(d) Decision

Pursuant to VTCA Local Government Code § 212.016, notice, a hearing, and the approval of other lot owners are not required for the approval and issuance of an amending plat. The amending plat shall be processed by the director in the same manner as a minor plat. If the plat being amended has been recorded, the amending plat shall be clearly marked "Amending plat of (___ plat number and name ___). This plat amends the plat previously recorded in the plat and deed records of _____ County, Volume _____, Page _____." The amending plat shall then be recorded if all requirements have been met. If the plat being amended has not been recorded, the amending plat may be approved by the director of development services. Upon approval by the director, the amending plat shall be annotated with the following statement: "This plat includes amendments approved by the director of development services."

(e) Approval Criteria

The amending plat shall be approved unless it is inconsistent with any of the criteria set forth in Article 5 of this ordinance. The amending plat shall not be approved if it does not comply with any of the criteria set forth in Article 5 of this ordinance.

(f) Subsequent Applications

There is no restriction on subsequent applications for an amended plat.

(g) Amendments

An amended plat may be amended by filing a new amended plat. The amended plat shall be processed in the same manner as the original amended plat.

(h) Scope of Approval

Approval of an amended plat shall be restricted to the matters described in subsection (e) of this section, and shall confer no additional rights upon the applicant.

§ 212.016. AMENDING PLAT. (a) The municipal authority responsible for approving plats may approve and issue an amending plat, which may be recorded and is controlling over the preceding plat without vacation of that plat, if the amending plat is signed by the applicants only and is solely for one or more of the following purposes:

(1) to correct an error in a course or distance shown on the preceding plat;

(2) to add a course or distance that was omitted on the preceding plat;

(3) to correct an error in a real property description shown on the preceding plat;

(4) to indicate monuments set after the death, disability, or retirement from practice of the engineer or surveyor responsible for setting monuments;

(5) to show the location or character of a monument that has been changed in location or character or that is shown incorrectly as to location or character on the preceding plat;

(6) to correct any other type of scrivener or clerical error or omission previously approved by the municipal authority responsible for approving plats, including lot numbers, acreage, street names, and identification of adjacent recorded plats;

(7) to correct an error in courses and distances of lot lines between two adjacent lots if:

(A) both lot owners join in the application for amending the plat;

(B) neither lot is abolished;

(C) the amendment does not attempt to remove recorded covenants or restrictions; and

(D) the amendment does not have a material adverse effect on the property rights of the other owners in the plat;

(8) to relocate a lot line to eliminate an inadvertent encroachment of a building or other improvement on a lot line or easement;

(9) to relocate one or more lot lines between one or more adjacent lots if:

(A) the owners of all those lots join in the application for amending the plat;

(B) the amendment does not attempt to remove recorded covenants or restrictions; and

(C) the amendment does not increase the number of lots;

(10) to make necessary changes to the preceding plat to create six or fewer lots in the subdivision or a part of the subdivision covered by the preceding plat if:

(A) the changes do not affect applicable zoning and other regulations of the municipality;

(B) the changes do not attempt to amend or remove any covenants or restrictions; and

(C) the area covered by the changes is located in an area that the municipal planning commission or other appropriate governing body of the municipality has approved, after a public hearing, as a residential improvement area; or

(11) to replat one or more lots fronting on an existing street if:

(A) the owners of all those lots join in the application for amending the plat;

(B) the amendment does not attempt to remove recorded covenants or restrictions;

(C) the amendment does not increase the number of lots; and

(D) the amendment does not create or require the creation of a new street or make necessary the extension of municipal facilities.

(b) Notice, a hearing, and the approval of other lot owners are not required for the approval and issuance of an amending plat.

Acts 1987, 70th Leg., ch. 149, § 1, eff. Sept. 1, 1987. Amended by Acts 1989, 71st Leg., ch. 1, § 46(b), eff. Aug. 28, 1989; Acts 1995, 74th Leg., ch. 92, § 2, eff. Aug. 28, 1995.

2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools.
7. Locking device specifications shall be submitted for approval by the fire code official.

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

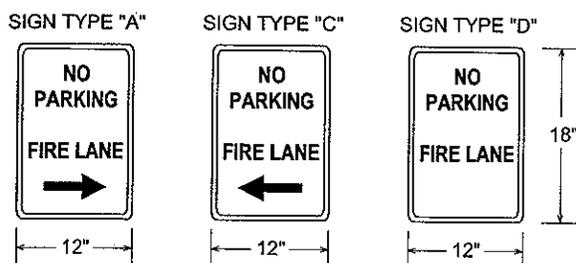


FIGURE D103.6
FIRE LANE SIGNS

D103.6.1 Roads 20 to 26 feet in width. Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a fire lane.

D103.6.2 Roads more than 26 feet in width. Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a fire lane.

SECTION D104 COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least three means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than

62,000 square feet (5760 m²) shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m²) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

SECTION D105 AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

D105.2 Width. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.

SECTION D106 MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the *International Fire Code*.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

SECTION D107 ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with

CHAPTER 5

FIRE SERVICE FEATURES

SECTION 501 GENERAL

501.1 Scope. Fire service features for buildings, structures and premises shall comply with this chapter.

501.2 Permits. A permit shall be required as set forth in Sections 105.6 and 105.7.

501.3 Construction documents. Construction documents for proposed fire apparatus access, location of fire lanes and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.

501.4 Timing of installation. When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2.

SECTION 502 DEFINITIONS

502.1 Definitions. The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

FIRE APPARATUS ACCESS ROAD. A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane and access roadway.

FIRE COMMAND CENTER. The principal attended or unattended location where the status of the detection, alarm communications and control systems is displayed, and from which the system(s) can be manually controlled.

FIRE DEPARTMENT MASTER KEY. A limited issue key of special or controlled design to be carried by fire department officials in command which will open key boxes on specified properties.

FIRE LANE. A road or other passageway developed to allow the passage of fire apparatus. A fire lane is not necessarily intended for vehicular traffic other than fire apparatus.

KEY BOX. A secure, tamperproof device with a lock operable only by a fire department master key, and containing building entry keys and other keys that may be required for access in an emergency.

SECTION 503 FIRE APPARATUS ACCESS ROADS

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group U occupancies.

503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

503.1.3 High-piled storage. Fire department vehicle access to buildings used for high-piled combustible storage shall comply with the applicable provisions of Chapter 23.

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.7.

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.2 Authority. The fire code official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

CITY OF SAN ANTONIO
San Antonio Fire Department
MEMORANDUM

TO: SAFD and DSD Associates
FROM: Abel Flores, Fire Marshal
DATE: April 18, 2006
FILE: Code Interpretation Manual

INTERPRETATION NUMBER: CI2006-017

TITLE: Requirements for "Separate" Fire Apparatus Access Roads for Multiple-Family Residential Developments

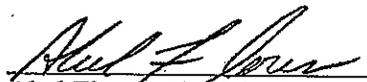
CODE EDITION: 2003 International Fire Code (IFC) as amended by COSA

SECTION: D106

PURPOSE: To clarify the City's definition and requirements for "separate" fire apparatus access roads when required by Section D106.

QUESTION: When required by Section D106, what does the City consider as meeting the definition of "separate" fire apparatus access roads?

ANSWER: See SAFD Policy #FP06004


Abel Flores, Fire Marshal
San Antonio Fire Department



CITY OF SAN ANTONIO

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1901 SOUTH ALAMO STREET
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TTY: (210) 207-4889

April 10, 2006

Policy #FP06004

Memorandum for record

From: San Antonio Fire Marshal's Office

Subject: Fire code interpretation 2003 IFC section D106

It is the formal interpretation of the San Antonio Fire Marshal's office that the intent of the 2003 international fire code, section D106, two separate and approved fire apparatus access roads, is met if the following conditions are met.

1. A minimum of two separate entrances into the complex is made into the complex from the street or public way.
2. The distance between the two entrances be a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses, as per 2003 IFC section D104.3

Exception: Where it is physically impossible to be one half the diagonal dimension apart the access road will be approved if the following conditions are met:

1. The two separate fire apparatus access road must be separated as far as physically and practically possible.
2. The two separate entrances must by a minimum of 150 feet apart measured in a straight line between accesses.
3. The two separate entrances are allowed to share a common path of travel on the complex site so long as blockage in any one area of this path does not block access from both the primary and secondary access simultaneously.
4. Each of the two separate fire apparatus roads shall meet the requirements of the 2003 IFC section 503, fire apparatus access roads.

Chief Abel Flores,
Fire Marshal
City of San Antonio Fire Prevention

4 GENERAL PROVISIONS ON SAWS INFRASTRUCTURE

4.1 REQUIREMENTS FOR PLAT REVIEW AND APPROVAL

In accordance with the City of San Antonio's Unified Development Code, SAWS reviews and approves subdivision plat submittals to verify that all subdivisions within the City and its extraterritorial jurisdiction are provided with adequate water and wastewater systems. SAWS will review a plat submittal only upon receipt of a complete plat submittal package. A checklist describing the SAWS current plat submittal requirements is available from SAWS or through the web site, (www.saws.org).

4.2 MAIN LOCATIONS

SAWS must approve the location of all water, wastewater and recycled water main installations. Mains may be installed only in streets, alleys, public rights-of-way or utility easements dedicated to the City of San Antonio for the use and benefit of SAWS. In residential areas, water service must be provided from a main located in a public street, planned unit development street or manufactured home street as defined in the City of San Antonio Unified Development Code. In commercial and industrial areas with multiple customers, water service must be provided from a main located in a public street or from a looped main in an easement dedicated to the City of San Antonio for the use and benefit of SAWS. The easement must be open and accessible to traffic and or construction equipment. All main locations and sizes must be in accordance with SAWS' current Utility Infrastructure Master Plan and the approved utility master plan for the development.

4.3 INSTALLATIONS IN NEW STREETS

When water, recycled water or wastewater mains are to be constructed in the rights-of-way of newly constructed streets, the developer customer's construction plans and specifications must stipulate that all water service lines, recycled water distribution mains and wastewater laterals, including service to all platted lots in the subdivision, will be installed by the contractor and be approved by SAWS prior to street paving. SAWS may allow casings, stub-outs or services for future commercial development in accordance with an approved utility master plan.

4.4 MODIFICATION OF EXISTING FACILITIES

SAWS will observe the removal or adjustment of any water, wastewater or recycled water facility required by replatting or changes in land use. The owner or developer must furnish a dedicated easement or right-of-way across the property as necessary to construct the changes and must pay the cost of the removal or adjustment. If SAWS chooses to install a larger main or additional facility that are beyond the existing customer's requirements, SAWS will bear the proportionate added expense.

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

Interdepartmental Correspondence

TO: Planning Commission Members
FROM: Emil R. Moncivais, FAICP, AIA, CNU
COPY: Nina Nixon-Mendez, Planning Manager
SUBJECT: South Central Community Plan

DATE: February 8, 2007

The purpose of this memo is to follow up on recent Planning Commission action and discussion on January 10, 2007 following a plan amendment to the South Central Community Plan.

On January 10, 2007, the Planning Commission recommended approval of an amendment (No. 07002) to the South Central Community Plan to change the land use from light industrial use to mixed use on a property near S. Flores and S. Alamo. The amendment will be considered by City Council on February 15, 2007. Another amendment (No. 07004) to the South Central Community Plan changing the land use from light industrial to mixed land use was approved by the Planning Commission on January 10, and will be considered by City Council on March 1, 2007. A third plan amendment (No. 04021) from light industrial to neighborhood commercial & high density residential uses on S. Flores was adopted by City Council in 2004.

Since this activity indicates a rapidly occurring transition in land use, staff is seeking direction from the Planning Commission to reassess and analyze this area in the South Central Community Plan that is currently designated light industrial and is bound by S. Alamo on the north, Probant on the east, Cevallos and Peden Alley on the south, and San Pedro Creek to the west. Following assessment of the area, staff will update the Commission on the recommended action.



Emil R. Moncivais
Director, Planning and Community Development
Department

P/C AGENDA FOR February 14, 2007

Item Number	Plat Name	Company	Owner Information
5A & 6	Yorkshire PUD	Torres Engineering	Jaime Arechiga
5B & 7	Dove Canyon	Briones Engineering	HLH Development
5C & 8	Dove Meadow	Briones Engineering	A.J. Hausman
5D & 9	Bulverde Rd. Business Park PH-III	MBC & Assoc.	Charles Brown
5E & 10	D & D Car Wash, Foster Rd.	Klein Engineering	David C. Jaros
5F & 11	Bandera Trails	Pape-Dawson	Nethanel Saidoff
5G & 12	Sonterra Medical Park A	M.W. Cude Engineers, L.L.C.	Rolando Ramirez
5H & 13	Transworld Leasing	K. D. Engineering	Lenny Cash
14	Lakeside at Canyon Spring U-4 PUD	Pape-Dawson	Jim Eller
15	Huebner Rd./Usaa Blvd.	Pape-Dawson	Timothy P. Cleveland, M.D.
16	Worth Pkwy, PH-III	Pape-Dawson	Robert Bergmann
17	Talavera Ridge, PH-I	Pape-Dawson	Robert Bergmann
25	Marshall Way	MBC & Assoc.	Seleem A Jafar