



City of San Antonio  
Cliff Morton Development and Business Services Center  
1901 South Alamo Street  
San Antonio, Texas 78204

**PLANNING COMMISSION AGENDA**  
**❧ February 13, 2013 ❧**  
**2:00 P.M.**

Roberto A. Rodriguez, *Chair*  
Donald Oroian, *Vice Chair*  
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill  
Daniel D. Kossl  
Zachary Harris

Kevin Love  
George Peck  
Marcello Diego Martinez

*Citizens may appear before the Planning Commission to speak for or against any item on this agenda, in accordance with procedural rules governing Planning Commission meetings. Questions relating to these rules may be directed to the Development Services Department at (210) 207-1111. Please note that citizen comments are limited up to three (3) minutes per person and may change as needed. Please plan to attend the meeting fifteen (15) minutes prior to the scheduled time.*

**DISABILITY ACCESS STATEMENT** - This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight (48) hours prior to the meeting. For assistance, please call (210) 207-1111 or 711 (Texas Relay Service for the Deaf).

**DECLARACIÓN DE ACCESIBILIDAD** - El lugar de reunión cuenta con el acceso disponible y estacionamiento para personas discapacitadas. También incluye servicios especiales e interpretes para personas con problemas auditivos. Este servicio debe ser solicitado cuarenta y ocho (48) horas antes del día programado para la reunión. Para más información favor comunicarse al (210) 207-1111 o al 711 (Servicio para personas con problemas auditivos Texas Relay)

*For additional information on any item on this agenda, please call (210) 207-1111.*

1. **1:30 P.M.** - Work Session, Tobin Room
  - A. Briefing on a plan amendment and associated large area rezoning of the Eastern Triangle Community Plan. (Planning and Community Development by Tyler Sorrells, AICP)
  - B. Agenda items may be discussed (Development Services Department)

At any time during the meeting, the Planning Commission may meet in executive session for consultation concerning attorney-client matters under Chapter 551 of the Texas Government Code

2. **2:00 P.M.** - Call to Order, Board Room
3. Roll Call
4. Citizens to be heard

**THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE REGULAR PLANNING COMMISSION MEETING:**

*Public Hearing and Consideration of the following Plats, Variances, Planned Unit Development (PUD) plans, Street Rename, Appeals, Land Transactions, Adoption and Amendments of the Neighborhood, Community and Sector Plans as Components of the Master Plan, and other items as identified below.*

**Plats**

5. **110299:**\*Request by Northside Independent School District, for approval of a major plat to subdivide a 24.380-acre tract of land to establish the **NISD-Cielo Vista North Elem. School** Subdivision, generally located on the west side of Toutant-Beauregard Road, north of Anaqua Springs, outside City Limits of San Antonio. Staff recommends **approval**. (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
  6. **110328:**\*Request by Crosswinds I Partnership, Ltd., for approval of a major plat to subdivide a 31.1871-acre tract of land to establish the **Tacara Apartments at Stone Oak** Subdivision, generally located on the west side of U.S. Highway 281, north of Stone Oak Parkway, in Council District 9. Staff recommends **approval**. (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
  7. **110338:** Request by Arturo Mata, Jr., for approval of a minor plat to replat a 0.225-acre tract of land to establish the **Madi, Chris's** Subdivision, generally located on west side of Anacacho, north of Santa Gertrudis, within City Council District 10. Staff recommends **approval**. (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
  8. **120084:** Request by Remuda 530, L.P., for approval of a major plat to subdivide a 19.951-acre tract of land to establish the **Remuda Ranch North Subdivision, Unit 6**, generally located northeast of the intersection of Culebra Road and Galm Road, outside City Limits of San Antonio. Staff recommends **approval**. (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
  9. **120104:**\*Request by Shavano Rogers Ranch North No. 3 Ltd. for approval of a major plat to replat and subdivide a 12.297-acre tract of land to establish the **Rogers Ranch, Unit P6 PUD** Replat, generally located south of the intersection of Happys Corner and Golden Maize within City Council District 9. Staff recommends **approval**. (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
  10. **120160:** Request by Valencia Enclave LLC, for approval of a major plat to subdivide a 15.166-acre tract of land to establish the **Valencia Hills Enclave Phase II** Subdivision, generally located east of Bulverde Road, north of Valencia Hills within City Council District 10. Staff recommends **approval**. (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
  11. **120239:** Request by KB Home Lone Star, Inc., for approval of a major plat to replat a 4.414-acre tract of land to establish the **Valley View Subdivision Unit-7C**, generally located on the north side of Binz-Engleman Road, west of Sunview Valley, outside City Limits of San Antonio. Staff recommends **approval**. (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
- \* Property is located within the Camp Bullis Notification Area
12. **120358:** Request by Jonas E. Avila-Villarreal, for approval of a major plat to replat a 1.034-acre tract of land to establish the **Estela** Subdivision, generally located on the east side of Heath Circle, south of

- Silent Sunrise within City Council District 7. Staff recommends **approval**. (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
13. **120370:** Request by David Dye, for approval of a minor plat to replat a 0.740-acre tract of land to establish the **Saldana** Subdivision, generally located on the north and south side of Glasgow Drive, west of Blythe Avenue within City Council District 3. Staff recommends **approval**. (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
  14. **120393:** Request by Christus Health, for approval of a major plat to subdivide a 14.326-acre tract of land to establish the **Westover Hills Unit 41 Enclave** Subdivision, generally located west of State Highway 151, north of Westover Hills Boulevard, within City Council District 6. Staff recommends **approval**. (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
  15. **120417:** Request by Julian Munoz, for approval of a minor plat to subdivide a 0.459-acre tract of land to establish the **J. Munoz** Subdivision, generally located on the east side of Escalon Avenue and south of Formosa Boulevard, in Council District 3. Staff recommends **approval**. (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
  16. **120421:** Request by Meritage Homes of Texas, LLC, for approval of a major plat to subdivide a 5.123-acre tract of land to establish the **Estonia Subdivision Unit 7 Phase B**, generally located east of the intersection of Ingram Road and Laheema Harbor, within City Council District 6. Staff recommends **approval**. (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
  17. **120438:** Request by Continental Homes of Texas, Inc., for approval of a major plat to subdivide a 32.621-acre tract of land to establish the **Ray Ellison Shopping Center** Subdivision, generally located south of Ray Ellison Drive and west of Interstate Highway 410 within City Council District 4. Staff recommends **approval**. (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
  18. **120456:** Request by City Base West, L.P., for approval of a major plat to replat and subdivide a 29.652-acre tract of land to establish the **Calicar Unit-2** Subdivision, generally located on west side of South New Braunfels Avenue, north of Southeast Military Drive, within City Council District 3. Staff recommends **approval**. (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
  19. **120459:** Request by G.L. Cunningham, Inc., for approval of a major plat to replat a 1.382-acre tract of land to establish the **Walgreens – Bandera/Hillcrest** Subdivision, generally located east of the intersection of Bandera Road and Hillcrest Drive, within City Council District 7. Staff recommends **approval**. (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
  20. **130003:** Request by Domi Developer LLC, for approval of a major plat to subdivide a 5.852-acre tract of land to establish **North Ellison Courtyard** Subdivision, generally located south of the intersection of West Military Drive and North Ellison Drive, within City Council District 9. Staff recommends **approval**. (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
  21. **130100:** Request by Manuel Munoz, for approval of a minor plat to replat a 0.326-acre tract of land to establish the **Glenoaks Park U-3-BSL** Subdivision, generally located along Allegheny Drive and

Lyceum Drive, within City Council District 8. Staff recommends **approval**. (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

### **Time Extensions**

22. **080290:** Request by Pfeiffer/Lee J.V. for a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for the **Pfeiffer Lee Tract**, generally located northwest of the intersection of Interstate Highway 10 West and Ranchland View, outside San Antonio City Limits. Staff recommends **approval**. (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

### **Plat Deferral Resolution**

23. **120365:** A resolution directing staff to terminate temporary utility service and revoke building permits pending plat approval and recording of **Mt. Olive Apartments Subdivision**, generally located south of Ford Road, on the west side of Mt. Olive Road outside City Limits of San Antonio. Staff recommends **approval**. (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

### **Alternate Pedestrian Circulation Plan:**

24. **APP 13-001:** Request by Bitterblue, Inc., for approval of **The Two Creeks North Alternate Pedestrian Circulation Plan**, generally located on the west side of Interstate Highway 10, north of Ralph Fair Road, outside City Limits of San Antonio. Staff recommends **approval**. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

### **Land Transactions**

25. Consideration of a Resolution to declare as surplus and dispose of real property comprising approximately 27.9 acres of land area known as **4503, 4531 and 4719 South Zarzamora** located in New City Block 8786 in Council District 5. Staff recommends **Approval**. (David A. McGowen, (210) 207-4081, david.mcgowen@sanantonio.gov, Center City Development Office).

### **Comprehensive Master Plan Amendments**

26. **PA 13002:** A request by Brown and Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in the **Near Northwest Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 19.8035 acres of land legally described as Lots 12 and 13, NCB 8349 located north of the intersection of Woodlawn Avenue and Bandera Road from "Mixed Use" to "Regional Commercial", in City Council District 7. Staff recommends **Approval**. (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Department of Planning and Community Development)
27. **PA 13007:** A request by James Griffin, for approval of a resolution to amend the future land use plan contained in the **San Antonio International Airport Vicinity Land Use Plan**, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 1.988 acres of land out of NCB 11888, located at 426 Everest Avenue, 430 Everest Avenue, 214 West Sunset Road, 220

- West Sunset Road, 226 West Sunset Road, and 232 West Sunset Road from “Medium Density Residential” and “Community Commercial” to “High Density Residential”, in City Council District 1. Staff recommends **Approval**. (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov , Department of Planning and Community Development)
28. **PA 13008:** - Item was continued from the January 9, 2013 Planning Commission meeting. A request by James Griffin, for approval of a resolution to amend the future land use plan contained in the **Eastern Triangle Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 1.0958 acres of land out of NCB 10617, located at 4282 E IH-10 and 307 Highway Drive from “Community Commercial” to “Industrial”, in City Council District 2. Staff recommends **Denial**. (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov , Department of Planning and Community Development)
29. **PA 13014:** Item continued from January 23, 2013. A request by Kaufman & Killen, Inc. for approval of a resolution to amend the future land use plan contained in the **Highlands Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 12.801 acres of land out of NCB 10865, located northeast of the intersection of IH-37 and South East Military Drive from “Parks/Open Space,” High Density Residential,” and “Medium Density Residential” to “Medium Density Residential”, in City Council District 3. Staff recommends **Approval**. (Jacob T. Floyd, Senior Planner, (210) 207-8318, jacob.floyd@sanantonio.gov , Department of Planning and Community Development)
30. **PA 13016:** A request by Jaime Arechiga, for approval of a resolution to amend the future land use plan contained in the **IH-10 East Corridor Perimeter Plan**, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 700.9 acres of land out of NCB 17322, NCB 17993, NCB 12867, NCB 35098, NCB 17992, and NCB 17892, located southwest of the intersection of I-10 East and Foster Road, west of Foster Road and north of FM 1346 from “ Urban Living,” “Parks/Open Space,” and “Industrial” to “Business Park,” “Medium Density Residential,” and “Community Commercial,” in City Council District 2. Staff recommendation is **pending**. (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Department of Planning and Community Development)
31. **PA 13017:** A request by Frank and Kimberly Decock, for approval of a resolution to amend the future land use plan contained in the **Oakland Estates Neighborhood Plan**, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.8277 acres of land out of NCB 14864, located at 5032 and 5094 Prue Road from “Community Commercial” to “High Density Residential”, in City Council District 8. Staff recommendation is **pending**. (John Osten, Sr. Planner, (210) 207-2187, John.Osten@sanantonio.gov, Department of Planning and Community Development)
32. **PA 13018:** A request by Jing Zhou, for approval of a resolution to amend the future land use plan contained in the **San Antonio International Airport Vicinity Plan** a component of the Comprehensive Master Plan of the City, by changing the use of approximately 1.58 acres of land out of NCB 17726, located at 16080 O’Connor Road from “Neighborhood Commercial” to “Community Commercial”, in City Council District 10. Staff recommendation is **pending**. (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Department of Planning and Community Development)
33. Public Hearing and Consideration of a resolution amending the **Major Thoroughfare Plan**, a component of the City of San Antonio Comprehensive Master Plan, to re-align the proposed East/West Connector on the Major Thoroughfare Plan, generally located in southwest Bexar County. Loop 410 is located to the north, Watson Road is located to the south, State Highway 16 South is located to the east, and Somerset Road is located to the west of the proposed realignment. Staff

recommends **Approval.** (Sidra Maldonado, Senior Planner, (210) 207-8187, sidra.maldonado@sanantonio.gov , Department of Planning and Community Development).

**Other Items**

34. Approval of the minutes for the January 23, 2013 Planning Commission meeting.
35. Director's report - City Council Action Update (Planning Commission Items sent to Council).
36. Adjournment.



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 5

**Public Hearing:**

Planning Commission  
February 13, 2013

**Application/Case Number:**

110299

**Applicant:**

Brian T. Woods, agent

**Representative:**

Civil engineering Consultants - CEC  
c/o Alan D. Lindskog, P.E.

**Owner:**

Northside Independent School  
District

**Staff Coordinator:**

Richard Carrizales, Planner  
(210) 207-8050  
Richard.Carrizales@sanantonio.gov

**Property Address/Location:**

On the west side of Toutant -  
Beauregard Road, north of Anaqua  
Springs

**MAPSCO Map Grid (Ferguson):**

446 B-6

**Tract Size:**

24.380 Acres

**Council District:**

ETJ

**Notification:**

Internet Agenda Posting  
February 8, 2013

**REQUEST**

Approval of a major plat to subdivide a 24.380-acre tract of land to establish the **NISD-Cielo Vista North Elem. School Subdivision**

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

January 28, 2013

**I. ANALYSIS**

**A. Proposed Use(s)**

The proposed plat will consist of one (1) non-single family residential lot.

**B. Zoning**

The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable.

**C. Services Available**

SAWS Water and Onsite sewage facility

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on December 21, 2012.

In addition, subject property lies within the Camp Bullis 5 Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs was notified. The Camp Bullis Military Installation reviewed the project and the Garrison Commander provided the following response: The compatibility with the Camp Bullis Installation was satisfied with the completion of the habitat compliance form and submittal of the surveys to U.S. Fish and Wildlife Services Ecological Services Office in Austin.

Furthermore, it is noted that the applicant will need to comply with the dark sky lighting measures of Bexar County as of Court Order on July 22, 2008.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on October 17, 2012.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Application**

MDP 009-11, Pecan Creek Ranch, accepted on May 21, 2012

**III. RECOMMENDATION**

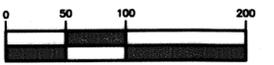
Approval of the proposed **NISD-Cielo Vista North Elem. School** Subdivision Plat.

**IV. ATTACHMENT**

1. Proposed Plat

**PLAT NO. 110299**  
**SUBDIVISION PLAT ESTABLISHING**  
**NISD-CIELO VISTA NORTH**  
**ELEM. SCHOOL**

BEING 24.380 ACRES OF LAND OUT OF THE E. DEWITZ SURVEY NO. 287, ABSTRACT NO. 200, COUNTY BLOCK 4674 AND THE M. CASSILLAS SURVEY NO. 288, ABSTRACT NO. 165, COUNTY BLOCK 4678, BEAR COUNTY, TEXAS AND ALSO BEING A PART OF THAT CERTAIN 55.540 ACRE TRACT CONVEYED TO NORTHSIDE INDEPENDENT SCHOOL DISTRICT, BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 14647, PAGE 2497, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.



SCALE: 1" = 100'



DATE: DECEMBER 10, 2012 JOB NUMBER: E0382601

STATE OF TEXAS §  
 COUNTY OF BEAR §

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

*[Signature]*  
 OWNER: NORTHSIDE I.S.D.  
 5900 EVERS ROAD,  
 SAN ANTONIO, TEXAS 78238  
 (210) 397-1200  
 AND DULY AUTHORIZED AGENT FOR  
 PINSON INTERESTS LTD., LLP

STATE OF TEXAS §  
 COUNTY OF BEAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
 THIS 7 DAY OF JANUARY, A.D., 2013  
*[Signature]*  
 NOTARY PUBLIC, BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013.

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

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

STATE OF TEXAS §  
 COUNTY OF BEAR §

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013.

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

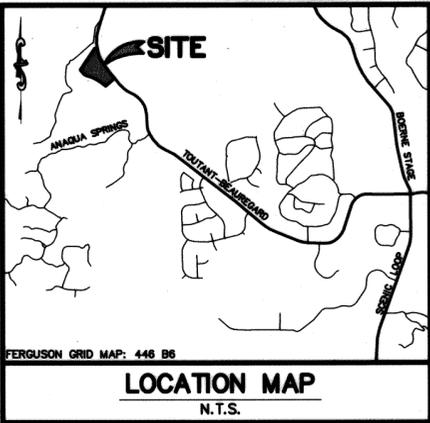
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS §  
 COUNTY OF BEAR §

I, \_\_\_\_\_ COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013 AT \_\_\_\_\_ M, AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013 AT \_\_\_\_\_ M, IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013.

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

BY: \_\_\_\_\_ DEPUTY



LOCATION MAP  
 N.T.S.

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

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

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TV FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

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

FLOODPLAIN NOTE:  
 THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0080F, DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YR) ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY FLOODPLAIN ADMINISTRATOR.

DETENTION POND NOTE:  
 STORM WATER DETENTION HAS BEEN DESIGNED BY MOY TARIN RAMIREZ ENGINEERS, LLC FOR THIS PLAT WITH THE PECAN CREEK RANCHO MASTER DEVELOPMENT PLAN AND ASSOCIATED DETENTION AND ACCESS EASEMENTS HAVE BEEN RECORDED IN VOLUME 14648, PAGE 23 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF NORTHSIDE INDEPENDENT SCHOOL DISTRICT.

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

BUILDING SETBACK NOTE:  
 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.

SURVEY NOTES:  
 1.) EXCEPT AS SHOWN, PROPERTY CORNERS ARE MONUMENTED WITH A SET 1/2" IRON PIN WITH AN ORANGE "MTR ENG" PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.  
 2.) THE BEARINGS SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.  
 3.) THE CONTOURS SHOWN HEREON WERE TAKEN FROM DATA PROVIDED BY OTHERS.

STATE OF TEXAS §  
 COUNTY OF BEAR §

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

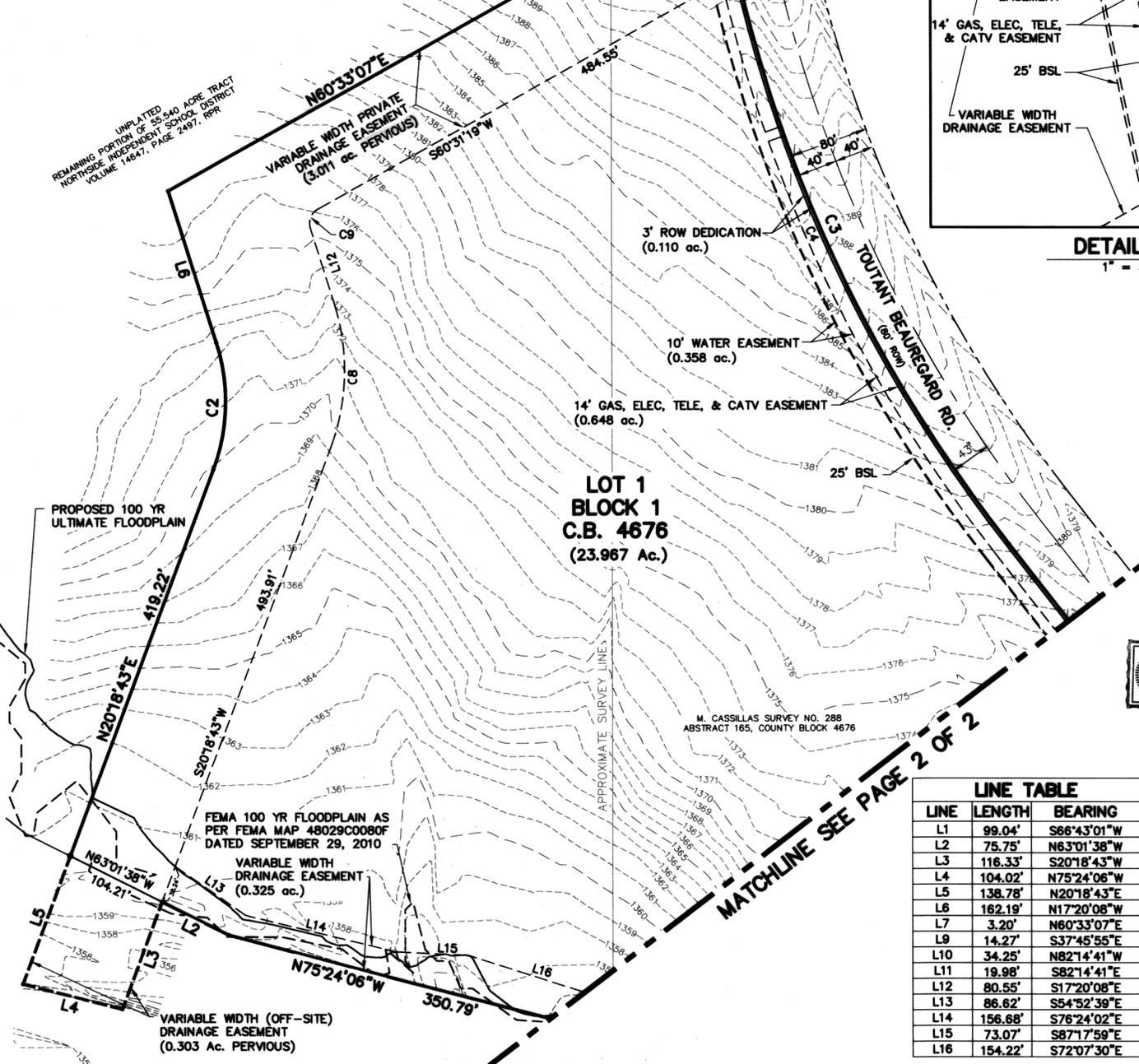
\_\_\_\_\_  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS §  
 COUNTY OF BEAR §

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

\_\_\_\_\_  
 REGISTERED PROFESSIONAL LAND SURVEYOR

- ABBREVIATIONS**
- BSL BUILDING SETBACK LINE
  - VOL VOLUME
  - PG PAGE
  - CATV CABLE TV
  - TYP TYPICAL
  - ROW RIGHT OF WAY
  - ELEC TELEPHONE
  - SS SANITARY SEWER
  - SS CITY PUBLIC SERVICE ELECTRIC
  - GAS CITY PUBLIC SERVICE GAS
  - SAWS SAN ANTONIO WATER SYSTEM
  - F "F" FOUND IRON PIN
  - S "S" SET IRON PIN
  - DR DEED RECORDS OF BEAR COUNTY, TEXAS
  - DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
  - RPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS
  - SWD SPECIAL WARRANTY DEED

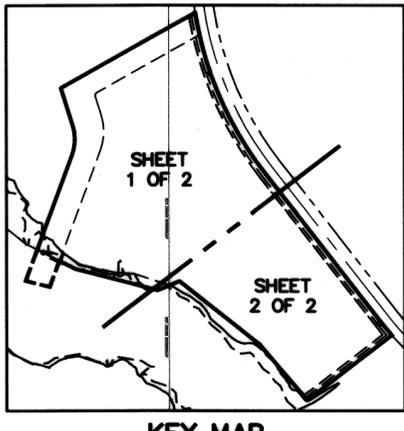


**LINE TABLE**

LINE	LENGTH	BEARING
L1	99.04'	S66°43'01"W
L2	75.75'	N63°01'36"W
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**CURVE TABLE**

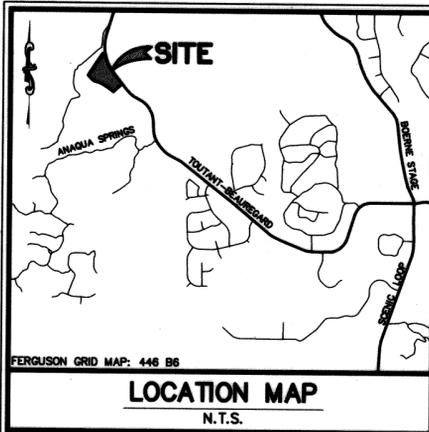
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	TANGENT	DELTA
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C7	95.16'	1475.41'	95.14'	S10°44'39"E	47.60'	3°41'43"
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C9	22.49'	16.55'	20.80'	S21°35'35"W	13.37'	77°51'27"



KEY MAP  
 N.T.S.



**MTR**  
 Moy - Tarin - Ramirez  
 Engineers - Surveyors - Planners  
 12770 CIMARRON PATH, SUITE 100  
 SAN ANTONIO, TEXAS 78249  
 TEL: (210) 698-5051  
 FAX: (210) 698-5085



CPS GENERAL NOTES:

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TV FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SAWS NOTE:

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

DRAINAGE EASEMENT NOTE:

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

FLOODPLAIN NOTE:

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 48029C0080F, DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YR) ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY FLOODPLAIN ADMINISTRATOR.

DETENTION POND NOTE:

STORM WATER DETENTION HAS BEEN DESIGNED BY MOY TARI RAMIREZ ENGINEERS, LLC FOR THIS PLAT WITH THE PEGAN CREEK RANCH MASTER DEVELOPMENT PLAN AND ASSOCIATED DETENTION AND ACCESS EASEMENTS HAVE BEEN RECORDED IN VOLUME 14648, PAGE 23 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF NORTHSIDE INDEPENDENT SCHOOL DISTRICT.

MAINTENANCE NOTE:

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BUILDING SETBACK NOTE:

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SURVEY NOTES:

- 1) MONUMENTATION AS SHOWN HEREON: A 1/2" REBAR WITH A DR-E PLASTIC CAP FOUND AT EACH CORNER, UNLESS NOTED OTHERWISE. "R" DENOTES A 1/2" REBAR WITH "WTR GR" PLASTIC CAP SET ON 1/11/10.
- 2) BASIS OF BEARING WAS ESTABLISHED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- 3) THE CONTOURS SHOWN HEREON WERE TAKEN FROM DATA PROVIDED BY OTHERS.

STATE OF TEXAS §  
COUNTY OF BEAR §

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

*Alan D. Lindskog*  
ALAN D. LINDSKOG  
REGISTERED PROFESSIONAL ENGINEER  
39706

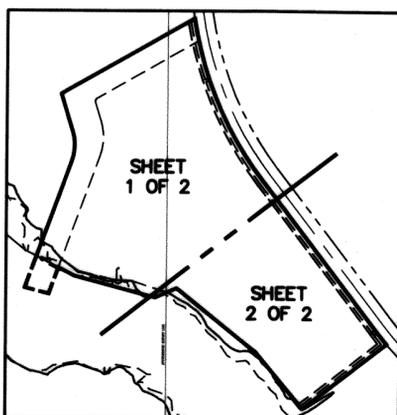
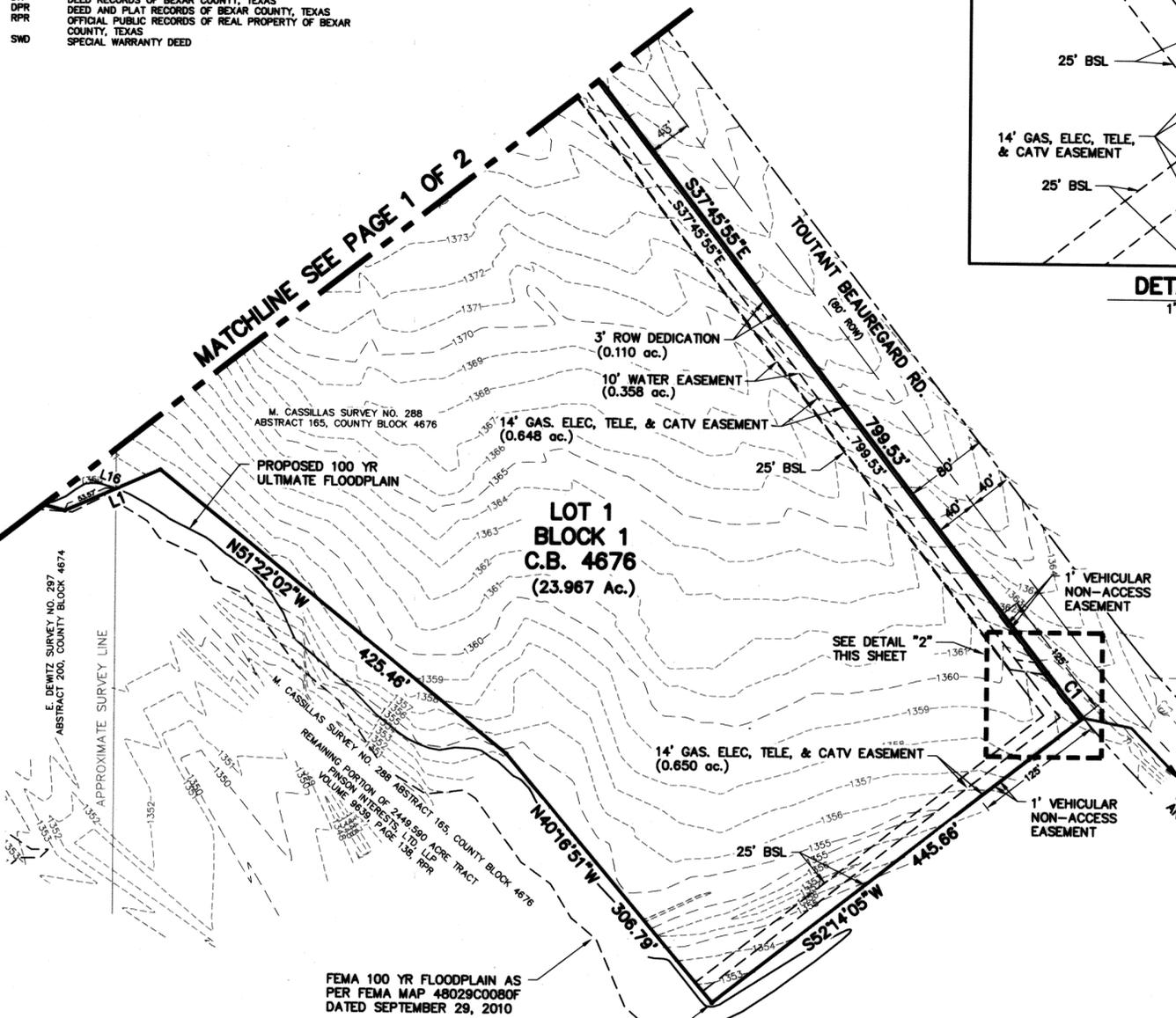
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*Moy Tarin Ramirez*  
Moy Tarin Ramirez  
REGISTERED PROFESSIONAL LAND SURVEYOR

ABBREVIATIONS

- BSL BUILDING SETBACK LINE
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- PG PAGE
- CATV CABLE TV
- TYP TYPICAL
- ROW RIGHT OF WAY
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**LINE TABLE**

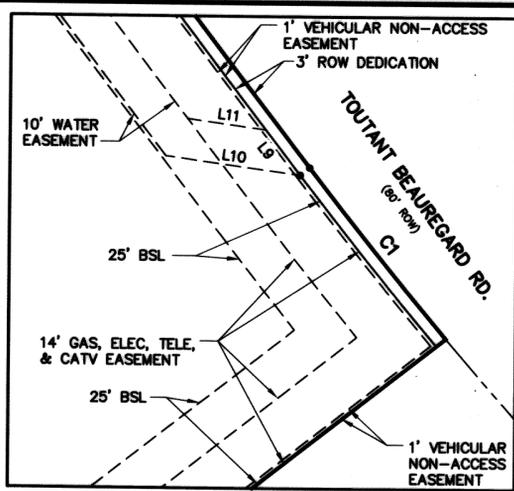
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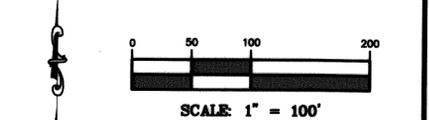
MINIMUM FINISHED FLOOR NOTE:

- 1) MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.



PLAT NO. 110299  
SUBDIVISION PLAT ESTABLISHING  
NISD-CIELO VISTA NORTH  
ELEM. SCHOOL

BEING 24.380 ACRES OF LAND OUT OF THE E. DEWITZ SURVEY NO. 297, ABSTRACT NO. 200, COUNTY BLOCK 4674 AND THE M. CASSILLAS SURVEY NO. 288, ABSTRACT NO. 165, COUNTY BLOCK 4676, BEAR COUNTY, TEXAS AND ALSO BEING A PART OF THAT CERTAIN 55,540 ACRE TRACT CONVEYED TO NORTHSIDE INDEPENDENT SCHOOL DISTRICT, BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 14647, PAGE 2487, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.



**CEC**  
CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
1880 L.H. 10 WEST, SUITE 300  
SAN ANTONIO, TEXAS 78220  
P: 210.641.9999  
F: 210.641.6440  
REGISTRATION #2214  
Email: cec@cecootexas.com

DATE: DECEMBER 2012 JOB NUMBER: E0382901

STATE OF TEXAS §  
COUNTY OF BEAR §

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

*Brian T. Woods*  
OWNER: NORTHSIDE I.S.D.  
5900 EVERS ROAD  
SAN ANTONIO, TEXAS 78238  
(210) 397-1200  
AND DULY AUTHORIZED AGENT FOR  
FINSON INTERESTS LTD., LLP

STATE OF TEXAS §  
COUNTY OF BEAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **BRIAN T. WOODS** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 7 DAY OF JANUARY, A.D., 2013  
*Nina M. Gibson*  
NOTARY PUBLIC, BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013.

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

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

STATE OF TEXAS §  
COUNTY OF BEAR §

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013.

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

STATE OF TEXAS §  
COUNTY OF BEAR §

I, \_\_\_\_\_ COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013 AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013 AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013.

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

BY: \_\_\_\_\_ DEPUTY





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 6

**Public Hearing:**

Planning Commission  
February 13, 2013

**Application/Case Number:**

110328

**Project Name:**

Tacara Apartments at Stone Oak

**Applicant:**

Darren B. Casey

**Representative:**

Macina, Bose, Copeland & Assoc.,  
Inc., c/o Robert A. Copeland, P.E.

**Owner:**

Crosswinds I Partnership, Ltd.

**Staff Coordinator:**

Donna Camacho, Planner  
(210) 207-5016  
Donna.Camacho@sanantonio.gov

**Property Address/Location:**

Generally located on the west side of  
U.S. Highway 281, north of Stone  
Oak Parkway

**MAPSCO Map Grid (Ferguson):**

483 D-4

**Tract Size:**

31.1871 acres

**Council District:**

9

**Notification:**

Internet Agenda Posting February 8,  
2013

**REQUEST**

Approval of a major plat to subdivide a 31.1871-acre tract of land  
to establish the **Tacara Apartments at Stone Oak** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

January 22, 2013

## **I. ANALYSIS**

### **A. Proposed Use(s)**

The proposed plat will consist of one (1) non-single family residential lot.

### **B. Zoning**

“MF-25 C-3 ERZD MLOD-1” Low Density Multi-Family Commercial Edwards Recharge Zone and Military Overlay District.

### **C. Major Thoroughfare(s)**

U.S. Hwy 281 is a freeway.

### **D. Services Available**

SAWS Water and Sewer.

### **E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on January 16, 2013.

The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (**ATTACHMENT #2**). A sensitive recharge feature (S-34) solution cavity was observed on the site, to be preserved in a natural buffer. The request meets all of the requirements for development over the recharge zone.

Furthermore, the subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City’s Office of Military Affairs was notified. The Camp Bullis Military Installation reviewed the project and the Garrison Commander provided the following response: The 2006 habitat assessment report on this tract was provided to USFWS and satisfies any concern regarding habitat compliance. Furthermore, it is noted that the applicant will need to comply with the Military Lighting Overlay District (MLOD-1) Regulations, which ever is applicable for the project area.

### **F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on January 16, 2013.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

MDP 564A, World Com, accepted on July 24, 2012

## **III. RECOMMENDATION**

Approval of the proposed **Tacara Apartments at Stone Oak** Subdivision Plat.

## **IV. ATTACHMENTS**

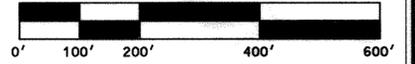
1. Proposed Plat
2. SAWS Aquifer request for review letter

PLAT NO. 110328
SUBDIVISION PLAT
ESTABLISHING
TACARA APARTMENTS
AT STONE OAK

BEING 31.1871 ACRES ESTABLISHING LOT 5 (26.4251 ACRES), BLOCK 2, N.C.B. 19218 AND A R.O.W. DEDICATION OF 2.4107 ACRES, OUT OF A 58.9206 ACRE TRACT OUT OF THE EUGENE DE LA ROCHE SURVEY NO. 95, ABSTRACT 633 AND THE W.M. BRISBEN SURVEY NO. 89 1/2, ABSTRACT 54, IN BEXAR COUNTY, TEXAS, AS DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 13268, PAGE 1612 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1" = 200'



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS



1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
TEXAS REGISTERED ENGINEERING FIRM F-784

DATE: 08/06/2011 JOB NO.: 30558/1478

STATE OF TEXAS
COUNTY OF BEXAR

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

CROSSWINDS I PARTNERSHIP, LTD.
814 ARION PARKWAY, SUITE #200
SAN ANTONIO, TEXAS 78216
TEL. NO. (210) 829-8999

OWNER/DEVELOPER:
[Signature]

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [Name], KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th DAY OF January, 2013.

JESSE H. VALDEZ, JR.
Notary Public
State of Texas
My Commission Expires 08-18-2013

THIS PLAT OF TACARA APARTMENTS AT STONE OAK HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_ DAY OF \_\_\_, A.D., 2013.

BY: CHAIRMAN

BY: SECRETARY

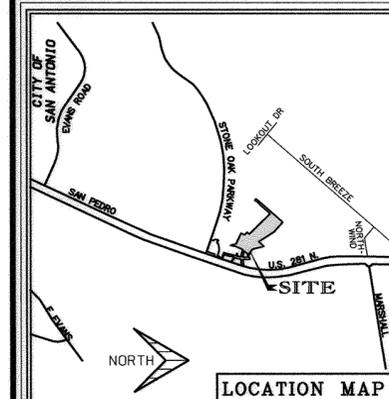
STATE OF TEXAS
COUNTY OF BEXAR

I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_ DAY OF \_\_\_, A.D., 2013 AT \_\_\_ M, AND DULY RECORDED THE \_\_\_ DAY OF \_\_\_, A.D., 2013 AT \_\_\_ M, IN THE RECORDS OF \_\_\_ AND \_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_ ON PAGE \_\_\_.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_ DAY OF \_\_\_, A.D., 2013.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY



MAPSCO PAGE: 483, D4 NOT TO SCALE

LEGEND:
ELEC. ----- ELECTRIC
TEL. ----- TELEPHONE
CATV ----- CABLE TELEVISION
ESM T. ----- EASEMENT
N.C.B. ----- NEW CITY BLOCK
VOL. ----- VOLUME
PG. ----- PAGE
AC. ----- ACRE
R.O.W. ----- RIGHT-OF-WAY

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

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

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

MINIMUM FINISHED FLOOR NOTE:
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE. MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOORPLAN SHALL BE ELEVATED AT LEAST ONE (1) FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT CONDITION.

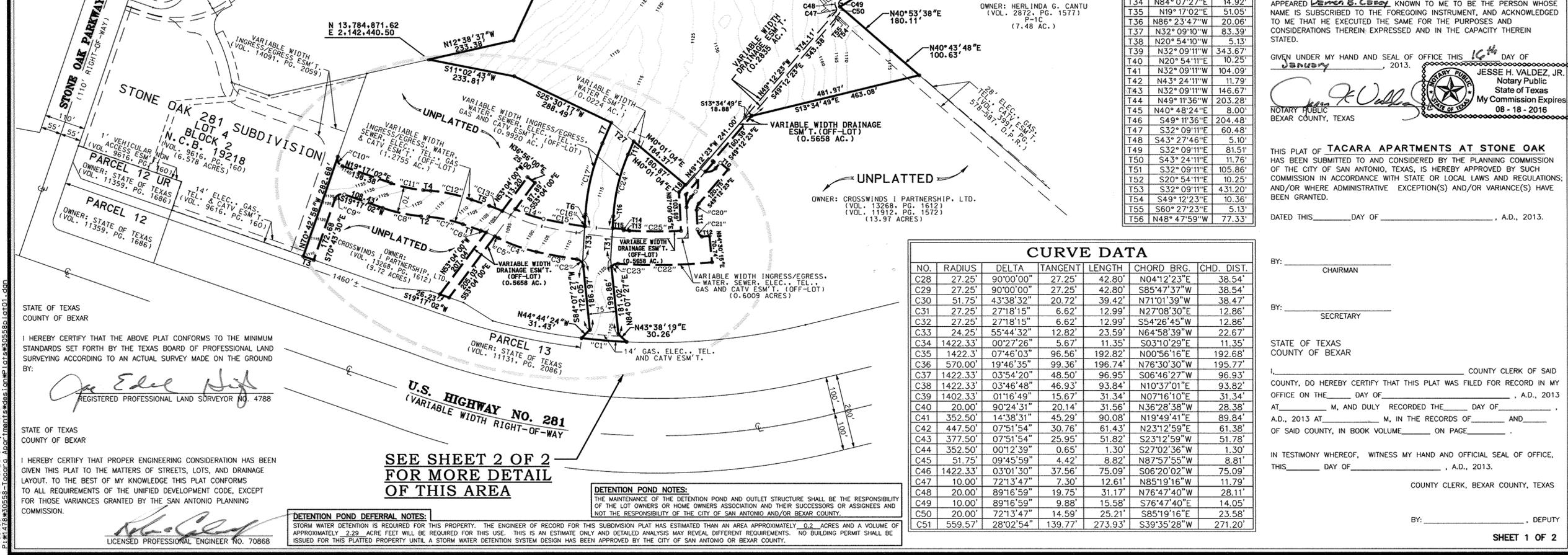
SAN ANTONIO FIRE DEPARTMENT NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT AND THE SAN ANTONIO FIRE MARSHAL.

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 WASTE WATER SERVICE CONNECTION AS PER SAWS REGULATION (15.4.3.3).

SAWS AQUIFER NOTE:
THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

CURVE DATA table with columns: NO., RADIUS, DELTA, TANGENT, LENGTH, CHORD BRG., CHD. DIST.
C1 1699.83' 04°05'11" 60.64' 121.23' S04°46'28"W 121.21'
C2 20.00' 75°52'29" 15.59' 26.49' S46°11'14"W 24.59'

LINE TABLE table with columns: NO., CHORD BRG., LENGTH
T1 S19°17'02"W 51.05'
T2 S04°56'58"W 20.26'



CURVE DATA table with columns: NO., RADIUS, DELTA, TANGENT, LENGTH, CHORD BRG., CHD. DIST.
C28 27.25' 90°00'00" 27.25' 42.80' N04°12'23"E 38.54'

DETENTION POND NOTES:
THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

SEE SHEET 2 OF 2
FOR MORE DETAIL
OF THIS AREA

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4788

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
[Signature]
REGISTERED PROFESSIONAL ENGINEER NO. 70868



1:09:30 PM 01/16/2013 D:\1\ver9...
P:\178\30558-Tacara Apartments\Drawings\110328.dwg

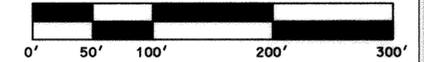
PLAT NO. 110328  
 SUBDIVISION PLAT  
 ESTABLISHING  
**TACARA APARTMENTS  
 AT STONE OAK**

BEING 31.1871 ACRES ESTABLISHING LOT 5 (26.4251 ACRES), BLOCK 2, N.C.B. 19218 AND A R.O.W. DEDICATION OF 2.4107 ACRES, OUT OF A 58.9206 ACRE TRACT OUT OF THE EUGENE DE LA ROCHE SURVEY NO. 95, ABSTRACT 633 AND THE WM. BRISBEN SURVEY NO. 89 1/2, ABSTRACT 54, IN BEXAR COUNTY, TEXAS, AS DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 13268, PAGE 1612 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

BEARINGS ARE BASED ON THE NORTHWEST RIGHT-OF-WAY LINE OF STONE OAK PARKWAY AS BEING N18°59'21"E



SCALE: 1" = 100'



MACINA • BOSE • COPELAND & ASSOC., INC.  
 CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232  
 (210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com  
 TEXAS REGISTERED ENGINEERING FIRM F-784

DATE: 08/06/2011 JOB NO.: 30558/1478

STATE OF TEXAS  
 COUNTY OF BEXAR

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

OWNER/DEVELOPER: CROSSWINDS I PARTNERSHIP, LTD.  
 814 ARION PARKWAY, SUITE #200  
 SAN ANTONIO, TEXAS 78216  
 TEL. NO. (210) 829-8999

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Domen B. Casey, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16<sup>th</sup> DAY OF January, 2013.

Domen B. Casey  
 NOTARY PUBLIC  
 BEXAR COUNTY, TEXAS

JESSE H. VALDEZ, JR.  
 Notary Public  
 State of Texas  
 My Commission Expires 08-18-2016

THIS PLAT OF TACARA APARTMENTS AT STONE OAK HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013.

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

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

STATE OF TEXAS  
 COUNTY OF BEXAR

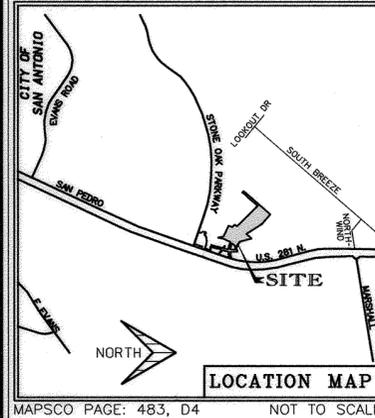
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IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2013.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

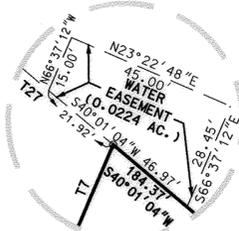
**CPS NOTES:**  
 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR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



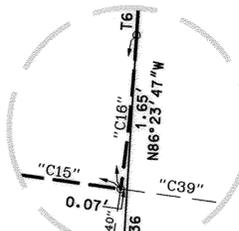
MAPSCO PAGE: 483, D4 NOT TO SCALE

**LEGEND:**

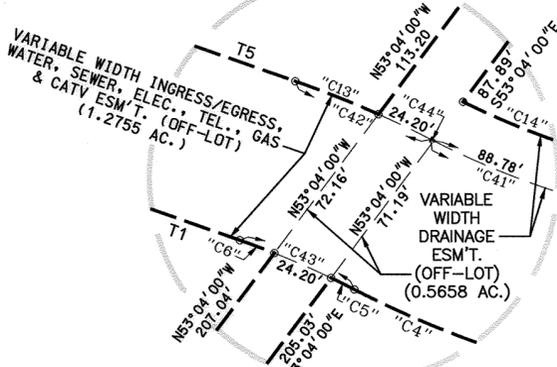
- ELEC. ----- ELECTRIC
- TEL. ----- TELEPHONE
- CATV ----- CABLE TELEVISION
- ESM'T. ----- EASEMENT
- N.C.B. ----- NEW CITY BLOCK
- VOL. ----- VOLUME
- PG. ----- PAGE
- AC. ----- ACRE
- R.O.W. ----- RIGHT-OF-WAY



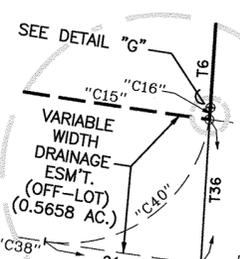
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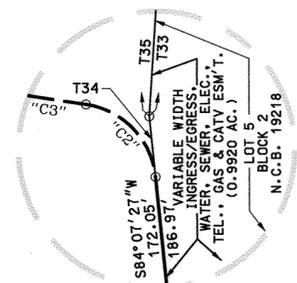
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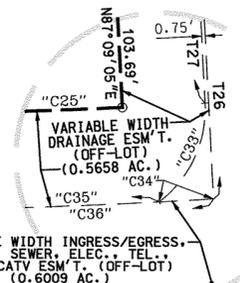
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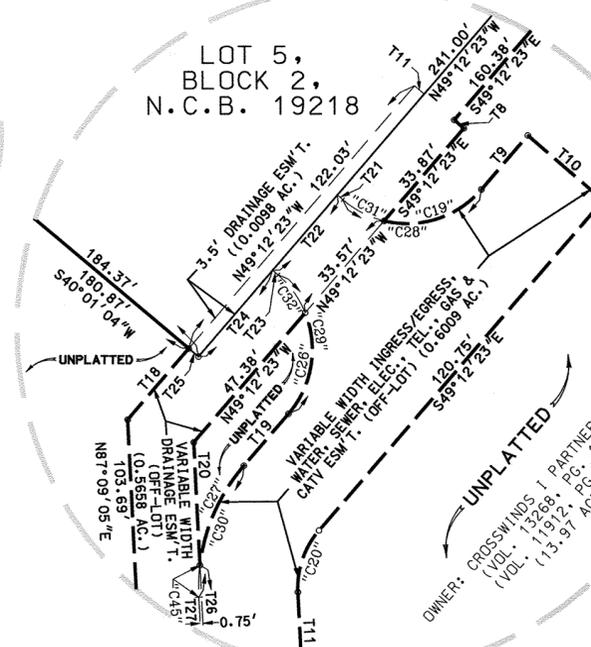
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 NOT TO SCALE



DETAIL "B"  
 NOT TO SCALE



DETAIL "D"  
 NOT TO SCALE



DETAIL "E"  
 NOT TO SCALE

STATE OF TEXAS  
 COUNTY OF BEXAR

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

Joe Edward Hagle  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4788

STATE OF TEXAS  
 COUNTY OF BEXAR

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

Robert A. Copeland Jr.  
 LICENSED PROFESSIONAL ENGINEER NO. 70868



1:11:22 PM 01/16/2013 DT:iverc  
 P:\1178\110328-Tacara Apartments.dwg (m:\p1\c:\p1\110328\110328.dwg)



DEVELOPMENT SERVICES  
RECEIVED

April 25, 2012  
2013 JAN 17 PM 3:08

Mr. Robert A Liesman, Sr. Vice President  
Macina, Bose, Copeland, & Assoc. Inc.  
1035 N Central Pkwy  
San Antonio, Texas 78232

RE: File No. 1204004 - Request for review of **Tacara Apartments at Stone Oak, Plat No. 110328** located on north of the intersection of Stone Oak Parkway & 281 N.

Dear Mr. Liesman:

On April 18, 2010, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 27.910 acres located entirely within the EARZ. A sensitive recharge feature (S-34) a solution cavity was observed on the site, to be preserved in a natural buffer. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1925. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

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

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Tacara Apartments At Stone Oak, Plat No. 110328.

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

Sincerely,

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

Kirk M. Nixon

Manager

Resource Protection Division

KMN/GDJ: LRD



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM 7

**Public Hearing:**

Planning Commission  
February 13, 2013

**Application/Case Number:**

110338

**Applicant:**

Arturo Mata, Jr.

**Representative:**

Sur Tejas Corp. Engineering Services  
c/o Majid Howiadost

**Owner:**

Arturo Mata, Jr.

**Staff Coordinator:**

Richard Carrizales, Planner  
(210) 207-8050  
Richard.Carrizales@sanantonio.gov

**Property Address/Location:**

On the west side of Anacacho north  
of Santa Gertrudis

**MAPSCO Map Grid (Ferguson):**

518 F-7

**Tract Size:**

0.225 Acres

**Council District(s):**

10

**Notification:**

Published in Daily Commercial  
Recorder January 24, 2013  
Notices mailed January 23, 2013

- 13 to property owners within 200 feet within the subdivision
- El Chaparral Fertile Valley, a registered neighborhood association within 200 feet

Internet Agenda Posting February 8,  
2013

**REQUEST**

Approval of a minor plat to replat 0.225-acre tract of land to establish the **Madi, Chris's Subdivision**

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

January 18, 2013

**CASE HISTORY**

Area being replatted was previously platted as a portion of Lot 7, Block C, N.C.B. 15706, of the Fertile Valley Farms Subdivision, recorded in Volume 3377, Page 76, of the Deed and Plat Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use(s)**

The proposed plat will consist of one (1) single-family residential lot.

**B. Zoning**

“R-6” Residential Single-Family District

**C. Services Available**

SAWS Water and Onsite Sewerage Facility

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on January 14, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on January 10, 2013.

**II. SUPPLEMENTAL INFORMATION**

**A. Notices**

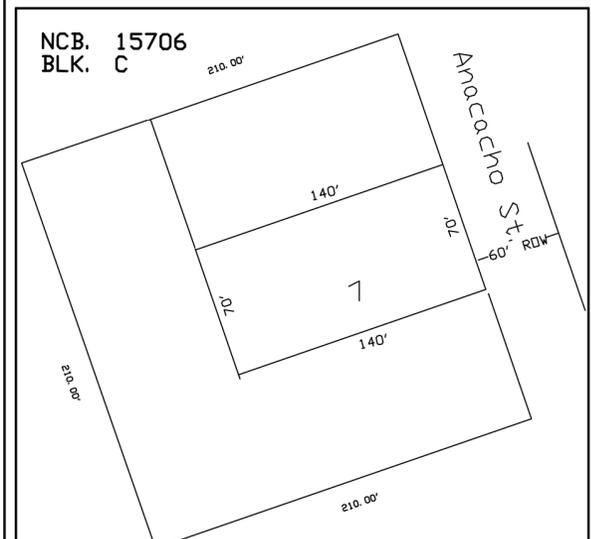
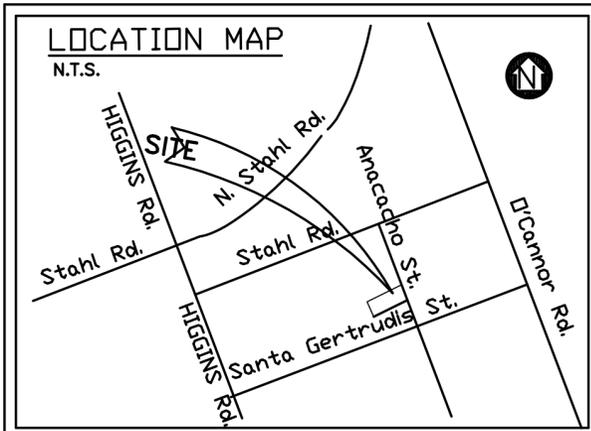
To the present, staff has not received any written responses in opposition from the surrounding property owners.

**III. RECOMMENDATION**

Approval of the proposed **Madi, Chris’s** Replat.

**IV. ATTACHMENT**

1. Proposed Plat



**AREA BEING REPLATTED**  
 THROUGH PUBLIC HEARING  
 WITH WRITTEN NOTIFICATION  
 BEING 0.225 ACRES, OUT OF LOT 7, BLK C AND NCB 15706  
 OUT OF FERTILE VALLEY FARMS SITUATED WITHIN THE CITY OF  
 SAN ANTONIO RECORDED IN VOLUME 3377, PG. 76, BEXAR  
 COUNTY TEXAS DEED AND RECORD.

STATE OF TEXAS  
 COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (FERTILE VALLEY FARMS WHICH RECORDED IN VOLUME 3377, PG. 76) BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF 00/00/2013 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

\_\_\_\_\_ OWNER

OWNER'S DULY AUTHORIZED AGENT  
 SWORN AND SUBSCRIB BEFOR ME THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_

NOTARY PUBLIC IN AND FOR STATE OF TEXAS  
 MAY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF BEXAR

I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground.

\_\_\_\_\_  
 Registered Professional Land Surveyor  
 RAY MARTINEZ JR.

STATE OF TEXAS  
 COUNTY OF BEXAR

I hereby certify that proper Engineering consideration has been given this plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the San Antonio Planning Commission.

\_\_\_\_\_  
 MAJID HOWIATDOST, P.E.  
 Licensed Professional Engineer

**C.P.S. Note**  
 THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "GAS EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, RECONSTRUCTION, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUIT, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENTS AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANING AND DEVELOPMENT SERVICES AND THE CITY OF SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

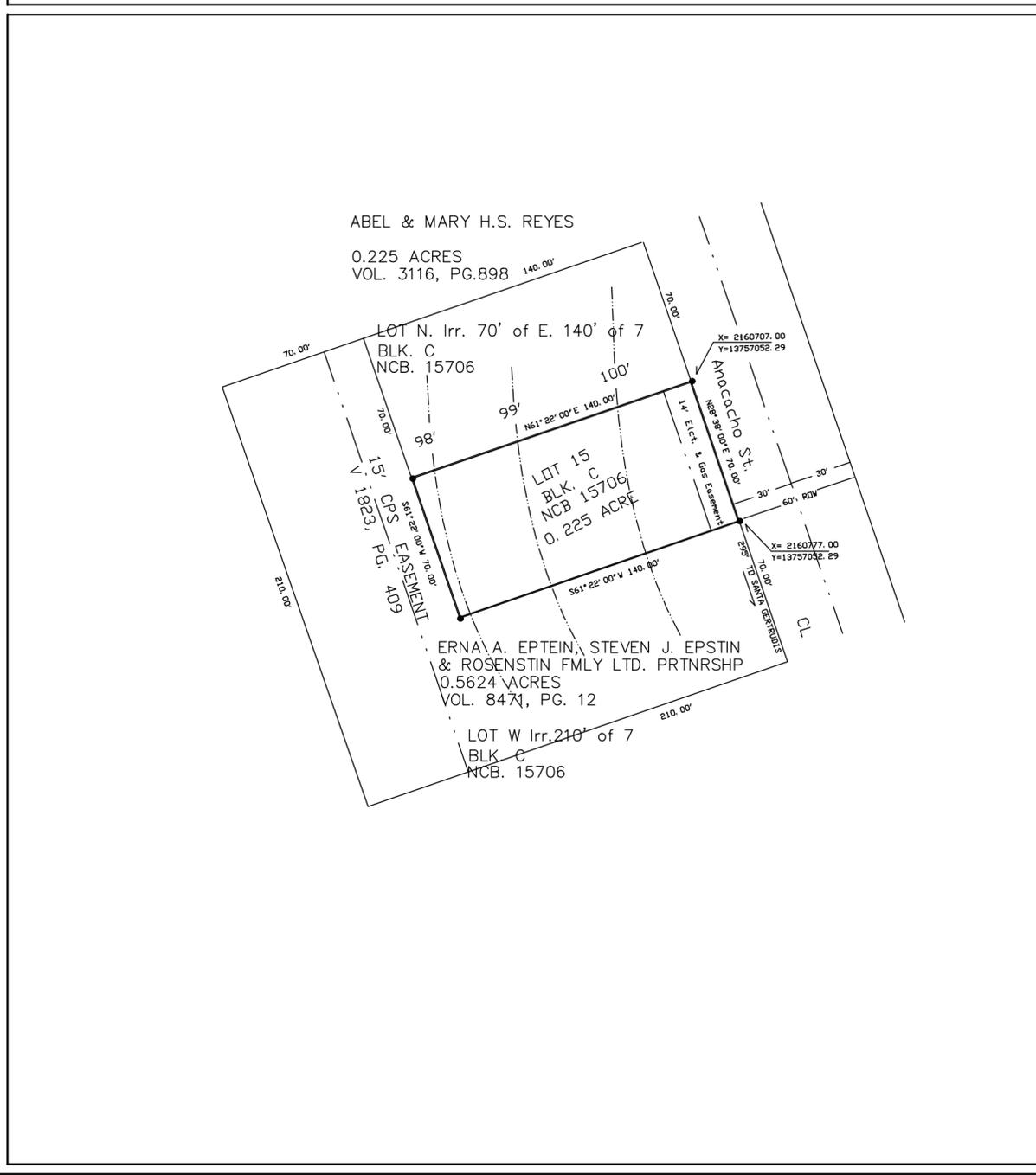
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV., OR EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW: NONE

NOTE:  
 1. OWNER SHALL MAINTAIN MIN. 8" HIGH ON FOUNDATION FROM HIGHEST PART OF GROUND LEVEL.  
 2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.

NAD '83  
 NVGD '29  
 TEXAS PLANE COORDINATES  
 SOUTH CENTRAL ZONE  
 FACTOR: 0.9997203

**Legend**

- - 1/2" Iron Rod Found Unless Otherwise Noted
- - 1/2" Iron Rod Set
- (578)— Existing Contours
- R.P.R.B.C.T. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS.
- UTILITY EASEMENT- ELECT. GAS, TELEPHONE, WATER, SEWER & CABLE T.V. ESMT.



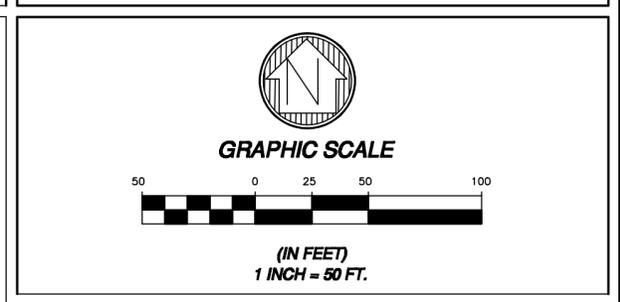
**PLAT NO. 110338**

**REPLAT ESTABLISHING  
 MADI, CHRIS'S SUB.**

ESTABLISHING LOT 15, BLK. C, NBC 15706; BEING 0.225 ACRES, OUT OF LOT 7, BLK C AND NCB 15706; OUT OF FERTILE VALLEY FARMS, SITUATED WITH IN CITY OF SAN ANTONIO RECORDED IN VOLUME 3377, PG. 76, BEXAR COUNTY TEXAS DEED AND RECORD.

**SUR TEXAS CORP.**  
 ENGINEERING SERVICES

2626 McCULLOUGH  
 SAN ANTONIO, TEXAS 78212  
 TEL. 732-4009  
 FAX 732-6772  
 FL. 8553



STATE OF TEXAS  
 COUNTY OF BEXAR

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

ARTURO MATA JR.  
 Owner

\_\_\_\_\_  
 Duly Authorized Agent

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
 Notary Public  
 Bexar County, Texas

DEVELOPER/OWNER:  
 ARTURO MATA Jr.  
 4718 CASA BELLO  
 SAN ANTONIO, TX 78233

STATE OF TEXAS  
 COUNTY OF BEXAR

THIS PLAT OF \_\_\_\_\_ Madi & Chris's Subdivision HAS BEEN SUBMITTED TO AND CONSIDER BY THE PLANNING COMMISSION OF CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATION; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE (S) HAVE BEEN GRANTED.

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

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

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

STATE OF TEXAS  
 COUNTY OF BEXAR

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

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

BY: \_\_\_\_\_, DEPUTY



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 8

**Public Hearing:**

Planning Commission  
February 13, 2013

**Application/Case Number:**

120084

**Project Name:**

Remuda Ranch North Subd., Unit 6

**Applicant:**

Norman T. Dugas, Jr.

**Representative:**

M.W. Cude Engineers, LLC, c/o  
Christopher R. Dice

**Owner:**

Remuda 530, LP

**Staff Coordinator:**

Larry Odis, Planner  
(210) 207-0210  
larry.odis@sanantonio.gov

**Property Address/Location:**

Northeast of the intersection of  
Culebra Road and Galm Road

**MAPSCO Map Grid (Ferguson):**

545 B-6

**Tract Size:**

19.951 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda Posting February 8,  
2013

**REQUEST**

Approval of a major plat to subdivide a 19.951-acre tract of land to establish the **Remuda Ranch North Subdivision, Unit 6**

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

January 30, 2013

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of sixty five (**65**) single-family residential lots, four (**4**) non-single family residential lots and approximately four thousand eighty-seven (**4,087**) linear feet of public streets.

### **B. Zoning**

The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable.

### **C. Major Thoroughfare**

Galm Road, Secondary Arterial Type A, 86-foot minimum right-of-way

### **D. Services Available**

SAWS Water and Sewer

### **E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on January 24, 2013.

### **F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on January 30, 2013.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

MDP 433A, Remuda Ranch, accepted on October 9, 2012

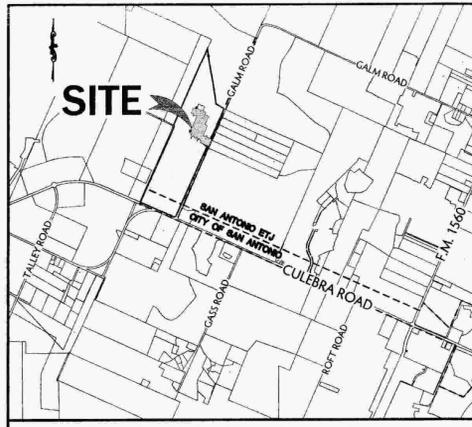
## **III. RECOMMENDATION**

Approval of the proposed **Remuda Ranch North Subdivision, Unit 6**

## **IV. ATTACHMENT**

1. Proposed Plat





**LOCATION MAP**

MAPSCO MAP GRID 545 B6 NOT TO SCALE

STATE OF TEXAS  
COUNTY OF BEXAR

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

**OWNER/DEVELOPER**  
REMUDA 530, L.P.,  
A TEXAS LIMITED PARTNERSHIP

BY: XL LAND DEVELOPMENT, L.L.C.,  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER OWNER

14502 BROOK HOLLOW  
SAN ANTONIO, TX. 78232  
PHONE: (210) 402-0866  
FAX: (210) 545-3313  
CONTACT PERSON: NORMAN T. DUGAS, JR.

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON  
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND  
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND  
CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF  
A.D. \_\_\_\_\_

IN AND FOR THE STATE OF TEXAS

**LEGEND**

- Ac. = ACRES
- B.S.L. = BUILDING SETBACK LINE
- CI = CURVE NUMBER
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- VOL. = VOLUME
- WID. = WIDTH
- = CITY LIMIT BOUNDARY
- - - = PROPOSED CONTOUR
- - - = STREET CENTERLINE
- - - = EXISTING GROUND MAJOR CONTOUR
- - - = EXISTING GROUND MINOR CONTOUR
- - - = EXISTING PROPERTY LINE

STATE OF TEXAS  
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS L.L.C.  
CHRISTOPHER R. DICE, P.E.  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS L.L.C.  
WAYNE A. SEEWALD, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CPS ENERGY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.G.T.C.A. EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES.

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

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

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

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

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH OFIRM PANEL 48029 C1950 DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE RIGHT-OF-WAYS AND EASEMENTS IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY FLOODPLAIN ADMINISTRATOR.

THE MAINTENANCE OF ALL EASEMENTS OF ANY NATURE, AS WELL AS THE MAINTENANCE OF OPEN SPACE WITHIN REMUDA RANCH NORTH SUBD., UNIT 6 SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS AND/OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.

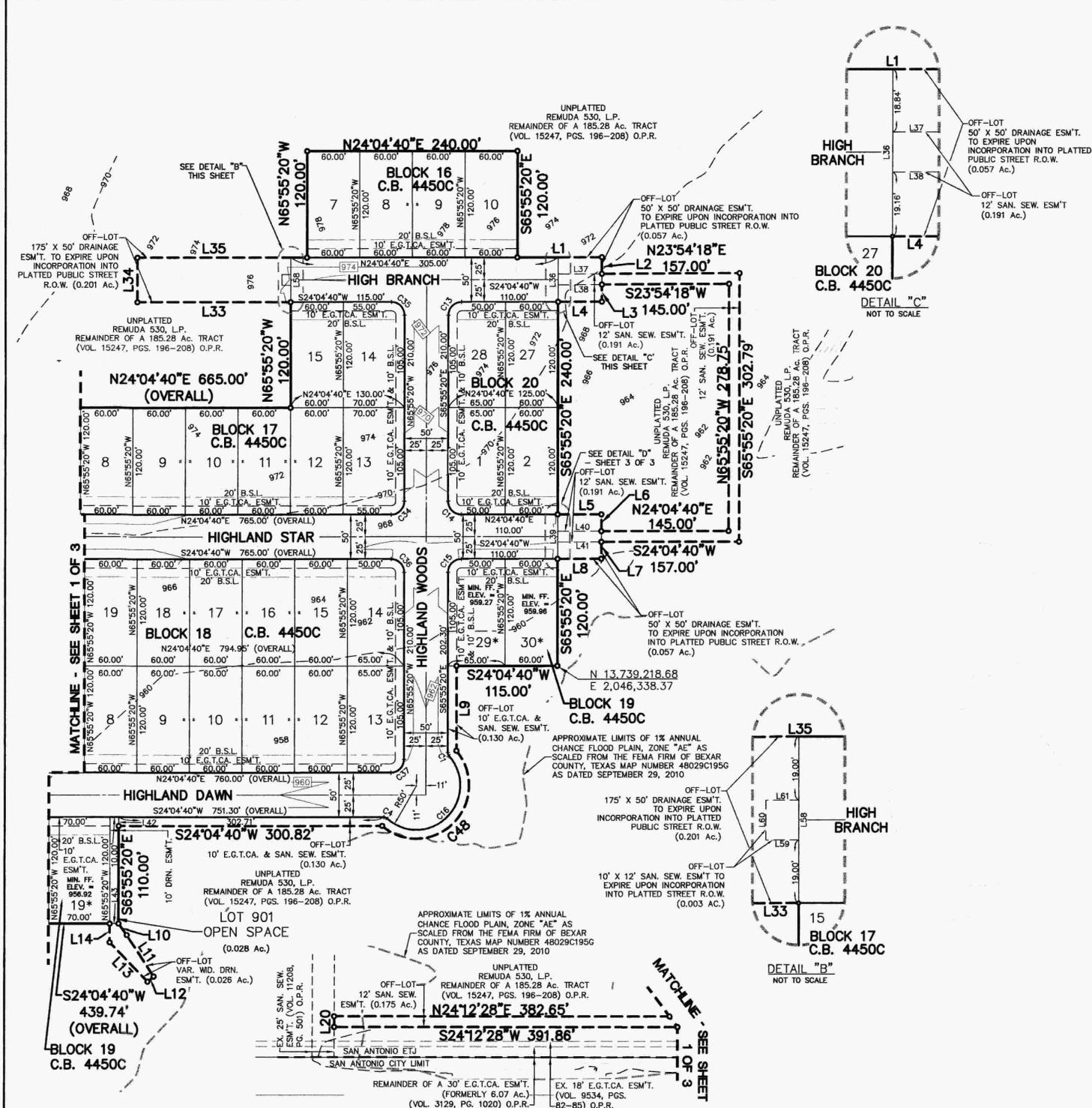
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).

1/2" IRON PINS WITH RED CAP STAMPED M.W. CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

\* FINISHED FLOOR ELEVATIONS ARE BASED ON THE ULTIMATE 1% ANNUAL CHANCE WATER SURFACE ELEVATIONS.

BEARINGS ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 185.28 ACRE TRACT RECORDED IN VOLUME 15247, PAGES 196-208, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



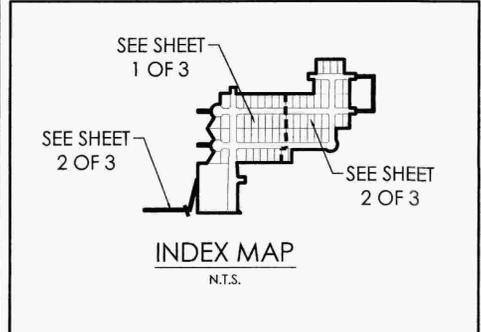
**PLAT NUMBER: 120084**

**SUBDIVISION PLAT ESTABLISHING**

**REMUDA RANCH NORTH SUBD., UNIT 6**

19.951 ACRES OF LAND OUT OF THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS AND ALSO BEING OUT OF A 185.28 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 15247, PAGES 196-208, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

**CUDE ENGINEERS**  
M.W. CUDE ENGINEERS, L.L.C.  
1350 N. LOOP 1604 E., STE. 104  
SAN ANTONIO, TEXAS 78232  
TEL 210.681.2951  
FAX 210.523.7112  
WWW.MWCUDE.COM  
TBE FIRM #455  
MWC: CHRISTOPHER DICE, P.E.  
PEJ. NO.: 01800.660



CERTIFICATE OF APPROVAL:

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

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

\_\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

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

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

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

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

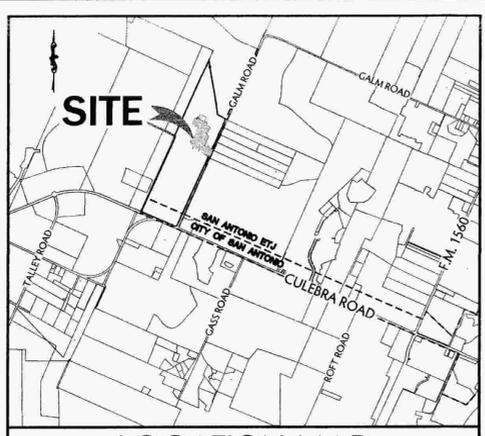
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

BY: \_\_\_\_\_ DEPUTY



**LOCATION MAP**  
MAPSCO MAP GRID 545 B6 NOT TO SCALE

STATE OF TEXAS  
COUNTY OF BEXAR

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

**OWNER/DEVELOPER**  
REMUDA 530, L.P.,  
A TEXAS LIMITED PARTNERSHIP

BY: XL LAND DEVELOPMENT, L.L.C. OWNER  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

14502 BROOK HOLLOW  
SAN ANTONIO, TX. 78232  
PHONE: (210) 402-0866 DULY AUTHORIZED AGENT  
FAX: (210) 545-3313  
CONTACT PERSON: NORMAN T. DUGAS, JR.

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

IN AND FOR THE STATE OF TEXAS

**LEGEND**

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- ELEV- = STREET CENTERLINE
- ELEV- = EXISTING GROUND MAJOR CONTOUR
- ELEV- = EXISTING PROPERTY LINE

STATE OF TEXAS  
COUNTY OF BEXAR

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M.W. CUDE ENGINEERS L.L.C.  
CHRISTOPHER R. DICE, P.E.  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:  
M.W. CUDE ENGINEERS L.L.C.

M.W. CUDE ENGINEERS L.L.C.  
WAYNE A. SEEWALD, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CPS ENERGY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.G.T.C.A. EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES.

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

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

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

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

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029 C1956 DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE RIGHT-OF-WAYS AND EASEMENTS IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY FLOODPLAIN ADMINISTRATOR.

THE MAINTENANCE OF ALL EASEMENTS OF ANY NATURE, AS WELL AS THE MAINTENANCE OF OPEN SPACE WITHIN REMUDA RANCH NORTH SUBD., UNIT 6 SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS AND/OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).

1/2" IRON PINS WITH RED CAP STAMPED M.W. CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

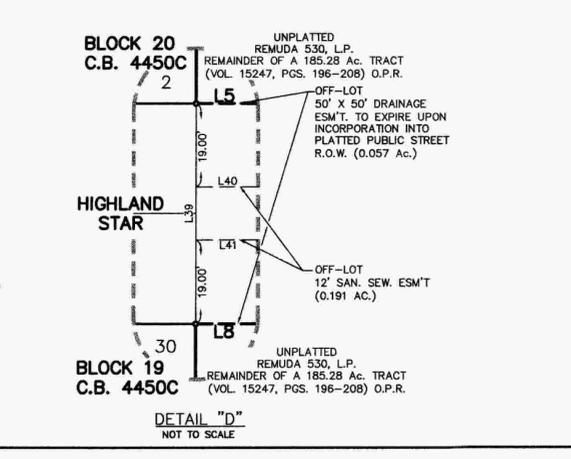
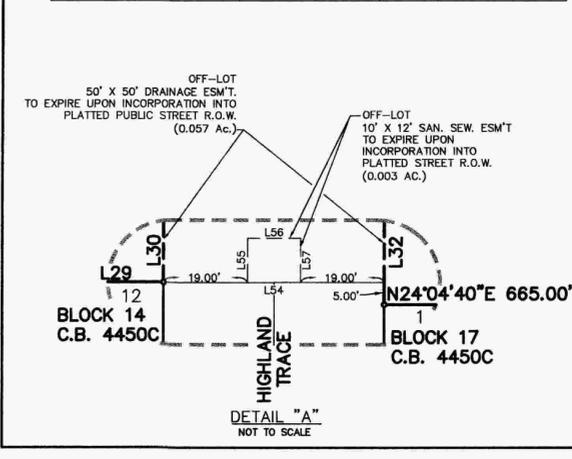
\* FINISHED FLOOR ELEVATIONS ARE BASED ON THE ULTIMATE 1% ANNUAL CHANCE WATER SURFACE ELEVATIONS.

BEARINGS ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 185.28 ACRE TRACT RECORDED IN VOLUME 15247, PAGES 196-208, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	5.00'	42°24'47"	1.94'	3.70'	3.62'	S87°07'43"E
C4	5.00'	42°24'47"	1.94'	3.70'	3.62'	S45°17'03"W
C6	1511.00'	03°00'10"	39.60'	79.19'	79.18'	S69°32'50"E
C7	15.00'	87°52'35"	14.45'	23.01'	20.82'	N68°00'57"E
C8	15.00'	90°00'00"	15.00'	23.56'	21.21'	S20°55'20"E
C9	60.00'	56°13'14"	32.05'	58.87'	56.54'	S84°03'26"W
C10	60.00'	46°33'55"	25.82'	48.76'	47.43'	N31°06'09"W
C11	60.00'	51°24'09"	28.88'	53.83'	52.04'	S81°40'36"W
C12	60.00'	101°22'49"	73.28'	106.17'	92.85'	N08°31'56"W
C13	15.00'	90°00'00"	15.00'	23.56'	21.21'	S20°55'20"E
C14	15.00'	90°00'00"	15.00'	23.56'	21.21'	N69°04'40"E
C15	15.00'	90°00'00"	15.00'	23.56'	21.21'	S20°55'20"E
C16	50.00'	174°49'34"	-----	152.56'	99.90'	S20°55'20"E
C17	15.00'	90°03'31"	15.02'	23.58'	21.22'	S20°57'06"E
C18	1489.00'	05°04'04"	65.89'	131.70'	131.66'	S68°30'53"E
C19	1511.00'	05°07'35"	67.64'	135.19'	135.15'	N63°21'32"W
C20	1489.00'	05°04'04"	65.89'	131.70'	131.66'	N63°19'47"W
C21	15.00'	90°03'31"	15.02'	23.58'	21.22'	S69°08'26"W
C22	5.00'	56°56'39"	2.71'	4.97'	4.77'	S04°23'40"E
C23	50.00'	293°53'19"	-----	256.47'	54.55'	N65°55'20"W
C25	5.00'	56°56'39"	2.71'	4.97'	4.77'	N52°33'00"E
C26	15.00'	90°00'00"	15.00'	23.56'	21.21'	N20°55'20"W
C27	15.00'	90°00'00"	15.00'	23.56'	21.21'	S69°04'40"W
C28	5.00'	56°56'39"	2.71'	4.97'	4.77'	S04°23'40"E
C29	50.00'	293°53'19"	-----	256.47'	54.55'	N65°55'20"W
C31	5.00'	56°56'39"	2.71'	4.97'	4.77'	N52°33'00"E
C32	15.00'	90°00'00"	15.00'	23.56'	21.21'	N20°55'20"W
C33	15.00'	90°00'00"	15.00'	23.56'	21.21'	N69°04'40"E
C34	15.00'	90°00'00"	15.00'	23.56'	21.21'	N20°55'20"W
C35	15.00'	90°00'00"	15.00'	23.56'	21.21'	S69°04'40"W
C36	15.00'	90°00'00"	15.00'	23.56'	21.21'	S69°04'40"W
C37	15.00'	90°00'00"	15.00'	23.56'	21.21'	N20°55'20"W
C38	15.00'	90°00'00"	15.00'	23.56'	21.21'	N69°04'40"E
C39	15.00'	90°00'00"	15.00'	23.56'	21.21'	S20°55'20"E
C40	500.00'	05°01'36"	21.95'	43.87'	43.85'	N63°24'32"W
C41	800.00'	05°01'36"	35.12'	70.19'	70.17'	N63°24'32"W
C42	800.00'	05°01'36"	35.12'	70.19'	70.17'	S68°26'08"E
C43	500.00'	05°01'36"	21.95'	43.87'	43.85'	S68°26'08"E
C44	1479.00'	00°59'48"	12.86'	25.73'	25.73'	S70°33'01"E
C45	1521.00'	03°32'04"	46.93'	93.83'	93.82'	S69°16'53"E
C46	15.00'	17°36'48"	2.32'	4.61'	4.59'	N32°53'04"E
C47	15.00'	19°28'16"	2.57'	5.10'	5.07'	S14°20'32"W
C48	60.00'	171°03'08"	-----	179.13'	119.63'	S20°55'20"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	96.42'	N24°04'40"E
L2	18.68'	S65°55'20"E
L3	19.32'	S65°55'20"E
L4	50.00'	S24°04'40"W
L5	50.00'	N24°04'40"E
L6	19.00'	S65°55'20"E
L7	19.00'	S65°55'20"E
L8	50.00'	S24°04'40"W
L9	95.41'	S65°55'20"E
L10	15.88'	N77°16'24"E
L11	55.62'	N80°28'18"E
L12	9.04'	S15°08'47"E
L13	61.49'	S69°19'07"W
L14	21.10'	N65°55'20"W
L15	50.00'	N24°04'40"E
L16	50.00'	S65°55'20"E
L17	50.00'	S24°04'40"W
L18	9.91'	N69°08'34"E
L19	1.41'	S24°04'40"W
L20	12.00'	N65°55'20"W
L21	10.59'	N24°04'40"E
L22	76.75'	N24°04'40"E
L23	110.03'	S24°04'40"W
L24	14.00'	N65°55'20"W
L25	111.21'	N24°04'40"E
L26	110.41'	S24°04'40"W
L27	14.00'	N65°55'20"W
L28	110.41'	N24°04'40"E
L29	85.00'	N24°04'40"E
L30	50.00'	N65°55'20"W
L31	50.00'	N24°04'40"E
L32	55.00'	S65°55'20"E
L33	175.00'	S24°04'40"W
L34	50.00'	N65°55'20"W

LINE TABLE		
LINE	LENGTH	BEARING
L35	193.58'	N24°04'40"E
L36	50.00'	S65°55'20"E
L37	50.00'	N23°54'18"E
L38	50.00'	S23°54'18"W
L39	50.00'	S65°55'20"E
L40	50.00'	N24°04'40"E
L41	50.00'	S24°04'40"W
L43	10.00'	N24°04'40"E
L44	50.00'	S65°55'20"E
L45	1.05'	N24°04'40"E
L46	10.00'	N24°04'40"E
L47	12.00'	S65°55'20"E
L48	10.00'	S24°04'40"W
L49	35.32'	N20°51'26"W
L50	36.52'	S24°04'40"W
L51	37.52'	N24°04'40"E
L52	42.52'	S24°04'40"W
L53	42.52'	N24°04'40"E
L54	50.00'	N24°04'40"E
L55	10.00'	N65°55'20"W
L56	12.00'	N24°04'40"E
L57	10.00'	S65°55'20"E
L58	50.00'	N65°55'20"W
L59	10.00'	S24°04'40"W
L60	12.00'	N65°55'20"W
L61	10.00'	N24°04'40"E
L62	15.80'	N69°08'34"E
L63	14.16'	S24°12'28"W
L64	25.49'	N69°08'34"E
L66	28.54'	N37°53'57"W
L67	104.46'	N59°51'02"W
L68	111.77'	N50°55'51"W
L69	12.00'	N65°55'20"W

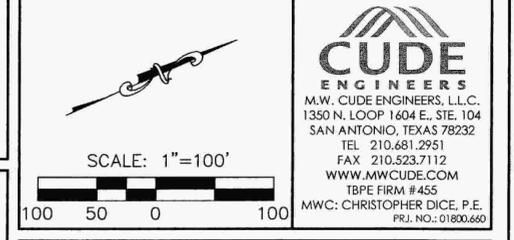


**PLAT NUMBER: 120084**

**SUBDIVISION PLAT**  
ESTABLISHING

**REMUDA RANCH NORTH SUBD., UNIT 6**

19.951 ACRES OF LAND OUT OF THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS AND ALSO BEING OUT OF A 185.28 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 15247, PAGES 196-208, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



CERTIFICATE OF APPROVAL:

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

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

\_\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

BY: \_\_\_\_\_ DEPUTY

JANUARY 2013 SHEET 3 OF 3



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 9

**Public Hearing:**

Planning Commission  
February 13, 2013

**Application/Case Number:**

120104

**Project Name:**

Rogers Ranch, Unit P6 PUD Replat

**Applicant:**

Lloyd A. Denton, Jr.

**Representative:**

Pape-Dawson Engineers, Inc.  
c/o Rick Wood, P.E.

**Owner:**

Shavano Rogers Ranch North No. 3  
Ltd.

**Staff Coordinator:**

Larry Odis, Planner  
(210) 207-0210  
larry.odis@sanantonio.gov

**Property Address/Location:**

South of the intersection of Happys  
Corner and Golden Maize

**MAPSCO Map Grid (Ferguson):**

515 C-2

**Tract Size:**

2.768 acres

**Council District:**

9

**Notification:**

Published in Daily Commercial  
Recorder on January 25, 2013  
Notices mailed January 28, 2013

- 6 to property owners within 200 feet within the subdivision
- No registered neighborhood association within 200 feet

Internet Agenda posting February 8,  
2013

**REQUEST**

Approval of a major plat to replat and subdivide a 2.768-acre tract of land to establish **Rogers Ranch, Unit P6 PUD Replat**

**APPLICATION TYPE**

Replat and Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

January 18, 2013

**CASE HISTORY**

Areas being replatted are Lot 27 Block 53, Lots 40-42 and 902 Block 55, Lot 999 NCB 16334, a variable width construction, drainage, sanitary sewer easement, and a 24 foot drainage easement, out of Rogers Ranch, Unit P6 PUD plat, recorded in Volume 9632, Pages 73-74, of the Deed and Plat Records of Bexar County, Texas.

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of nine (9) single-family residential lots, one (1) non-single family residential lot, and approximately one hundred ninety five (195) linear feet of private streets.

### **B. Zoning**

“R-6 PUD MSAO-1 ERZD AHOD” Residential Single-Family Planned Unit Development  
Military Sound Attenuation Overlay Edwards Recharge Zone Airport Hazard Overlay District

### **C. Services Available**

SAWS Water and Sewer

### **D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on October 8, 2012.

The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (**ATTACHMENT 2**). No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

Furthermore, this plat lies within the Camp Bullis 5-Mile Awareness Zone, the tract is less than ten (10) acres, and does not immediately abut the Camp Bullis or Camp Stanley installations. Therefore, the Military Installation’s review was not applicable in accordance with the executed Memorandum of Understanding (MOU).

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on August 17, 2012.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

MDP 538-B, Rogers Ranch, accepted on June 14, 2006

PUD 04-002B, Rogers Ranch PUD, approved on October 24, 2012

**B.** To the present, staff has not received any written responses in opposition from the surrounding property owners.

## **III. RECOMMENDATION**

Approval of the proposed **Rogers Ranch, Unit P6 PUD Replat.**

## **IV. ATTACHMENTS**

1. Proposed plat
2. SAWS Aquifer Letter

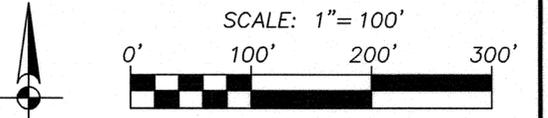
# PLAT NUMBER 120104

## REPLAT & SUBDIVISION PLAT ESTABLISHING ROGERS RANCH, UNIT P6 PUD REPLAT

BEING A TOTAL OF 2.768 ACRES ESTABLISHING LOTS 28 AND 29, BLOCK 53, LOTS 28, 29 AND 30, BLOCK 54, LOTS 43, 44, 45, 46 AND 903 BLOCK 55, AND LOT 999, NEW CITY BLOCK 16334, PREVIOUSLY RECORDED AS LOT 27, BLOCK 53, LOTS 40, 41, 42 AND 902, BLOCK 55, AND LOT 999, NEW CITY BLOCK 16334 OF THE ROGERS RANCH, UNIT P6 PUD SUBDIVISION PLAT RECORDED IN VOLUME 9632, PAGES 73-74 OF THE DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS, OUT OF THAT 165.8 ACRE TRACT IN DEED RECORDED IN VOLUME 9570, PAGES 91-104 AND OUT OF THAT 11.733 ACRE TRACT IN DEED RECORDED IN VOLUME 15305, PAGES 788-803, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS, OUT OF COLLIN C. MCCRAE SURVEY NO. 391, ABSTRACT 482, COUNTY BLOCK 4782, NOW IN NEW CITY BLOCK (NCB) 16334 IN THE CITY OF SAN ANTONIO, BEJAR COUNTY, TEXAS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S56°00'28"W	104.35'
L2	S31°58'20"E	50.03'
L3	N56°00'28"E	66.84'
L6	S56°00'28"W	17.00'
L7	S44°29'28"E	22.26'
L8	S41°55'56"W	16.03'
L9	N44°29'28"W	25.09'
L10	S56°00'28"W	17.00'
L11	N33°59'32"W	22.33'
L12	S10°22'22"E	36.24'
L13	S29°34'09"E	98.17'
L14	N60°46'13"E	86.67'

CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C9	1640.00'	01°07'38"	N29°59'40"W	32.27'
C16	15.00'	90°00'00"	S11°00'28"W	21.21'
C17	1640.00'	04°33'42"	N31°42'42"W	130.53'
C18	1590.00'	04°33'42"	S31°42'42"E	126.55'
C19	15.00'	90°00'00"	S78°59'32"E	21.21'



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

DATE: November 5, 2012

STATE OF TEXAS  
COUNTY OF BEJAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON ROGERS RANCH UNIT P6 PUD SUBDIVISION PLAT WHICH IS RECORDED IN VOLUME 9632, PAGES 73-74, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

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

OWNER(S): LLOYD A. DENTON, JR.  
SHAVANO ROGERS RANCH NORTH NO. 3 LTD.  
ROGERS SHAVANO RANCH, LTD.  
11 LYNN BATTS LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210) 828-6131

STATE OF TEXAS  
COUNTY OF BEJAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE 2 DAY OF JANUARY A.D. 2013.

*Sarah E. Carrington*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEJAR

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

OWNER(S): LLOYD A. DENTON, JR.  
SHAVANO ROGERS RANCH NORTH NO. 3 LTD.  
ROGERS SHAVANO RANCH, LTD.  
11 LYNN BATTS LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210) 828-6131

STATE OF TEXAS  
COUNTY OF BEJAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2 DAY OF JANUARY, A.D. 2013.

*Sarah E. Carrington*  
NOTARY PUBLIC BEJAR COUNTY, TEXAS

THIS PLAT OF ROGERS RANCH, UNIT P6 PUD REPLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

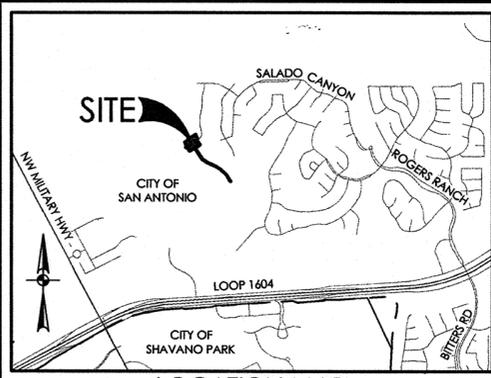
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEJAR

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

COUNTY CLERK, BEJAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY



LOCATION MAP  
MAPSCO MAP GRID: 51SC2  
NOT-TO-SCALE

### LEGEND

- |        |   |                     |  |
|--------|---|---------------------|--|
| AC     | ACRE(S)   | PG                  | PAGE(S)  |
| BLK    | BLOCK   | ROW                 | RIGHT-OF-WAY   |
| BSL    | BUILDING SETBACK LINE   | SS                  | SANITARY SEWER   |
| DBL    | DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS  | VAR                 | VARIABLE WIDTH   |
| ESMT   | EASEMENT  | VOL                 | VOLUME   |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION (SURVEYOR)                                  | FOUND 1/2" IRON ROD | (UNLESS NOTED OTHERWISE)   |
| NCB    | NEW CITY BLOCK  | 1234.56             | FINISHED FLOOR ELEVATION (MINIMUM FINISHED FLOOR ELEVATIONS ARE 1" HIGHER THAN 100-YR BASE FLOOD ELEVATION, FINISHED FLOORS CAN BE SET HIGHER IF NEED BE.) |
| OPR    | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEJAR COUNTY, TEXAS |                     |  |
- 
- |      |      |   |
|------|------|---|
| ---  | 1140 | EXISTING CONTOURS   |
| ---  | 1140 | PROPOSED CONTOURS   |
| ---  | ---  | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN  |
| ---  | ---  | PROPOSED FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN  |
| (2)  | 12'  | GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  |
| (4)  | 5'   | GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  |
| (8)  | 10'  | DRAINAGE EASEMENT   |
| (11) | 50'  | SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED ROW  |
| (12) | 25'  | DRAINAGE EASEMENT 0.014 AC (OFF LOT)  |
| (13) |      | VARIABLE WIDTH CONSTRUCTION, DRAINAGE, & SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET 0.518 AC (OFF LOT) |

OPEN SPACE NOTE:  
LOT 903, BLOCK 55, NCB 16334 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, SEWER, GAS, WATER, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

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

SURVEYOR'S NOTES:  
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORN NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE.  
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

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

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

STATE OF TEXAS  
COUNTY OF BEJAR

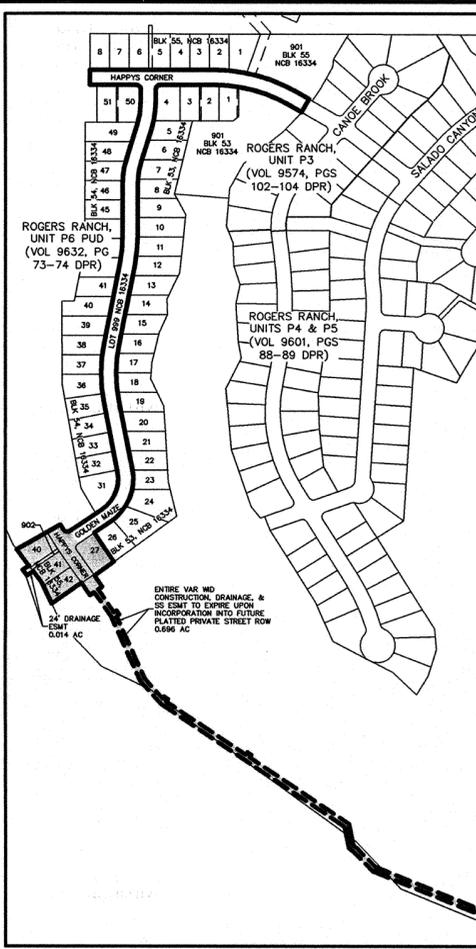
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Rick Wood*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEJAR

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

*John Noel Nicholls*  
REGISTERED PROFESSIONAL LAND SURVEYOR



### AREA BEING REPLATED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1" = 400'

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS LOT 27, BLOCK 53, LOTS 40, 41, 42 AND 902, BLOCK 55, LOT 999, VARIABLE WIDTH CONSTRUCTION, DRAINAGE, AND SANITARY SEWER EASEMENT AND 24' DRAINAGE EASEMENT, NEW CITY BLOCK 16334 OF THE ROGERS RANCH, UNIT P6 PUD SUBDIVISION PLAT RECORDED IN VOLUME 9632, PAGES 73-74 OF THE DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS.

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

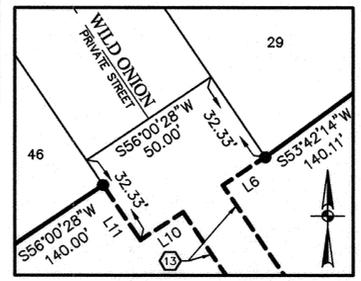
DRAINAGE EASEMENT NOTE:  
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE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

FLOOD ZONE NOTE:  
THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DRRM PANEL 48029C0235G, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

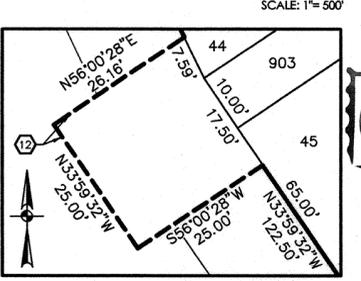
FIRE FLOW NOTE:  
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

AQUIFER NOTE:  
THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

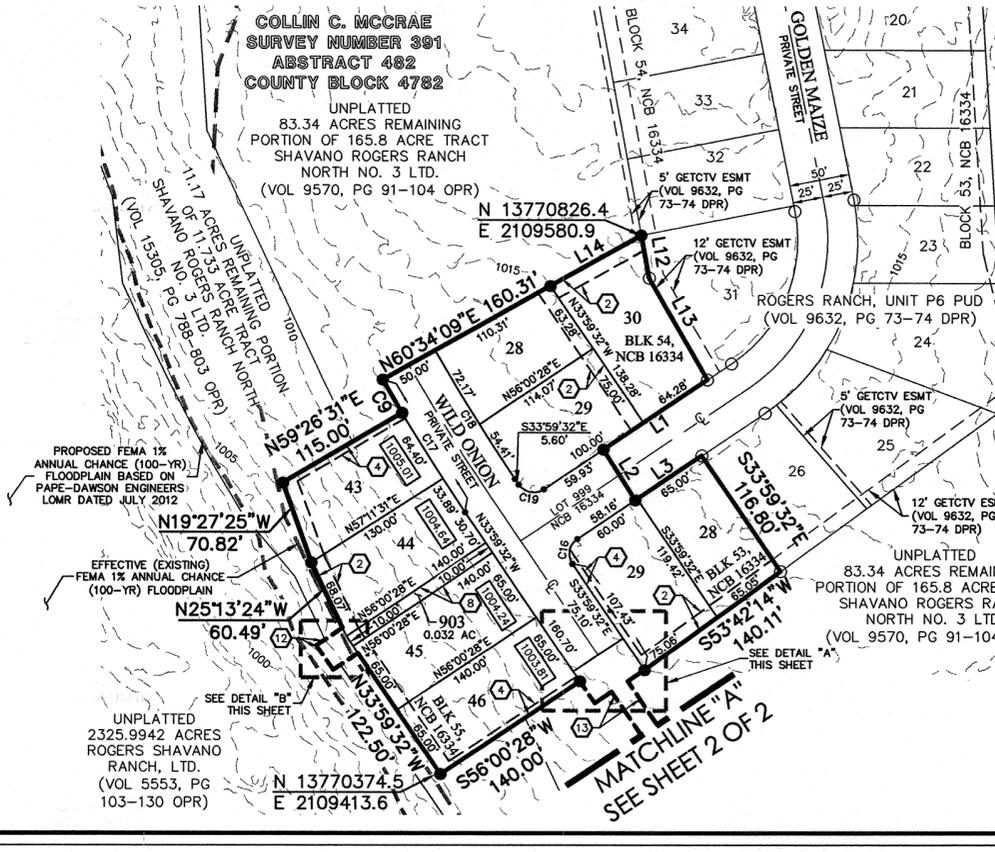
SAWS DEDICATION NOTE:  
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAINS WHICH ARE LOCATED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



DETAIL "A"  
NOT-TO-SCALE

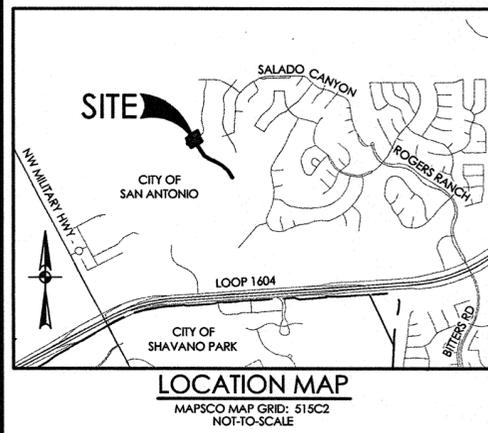


DETAIL "B"  
NOT-TO-SCALE



REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
ROGERS RANCH, UNIT P6 PUD REPLAT

BEING A TOTAL OF 2,768 ACRES ESTABLISHING LOTS 28 AND 29, BLOCK 53, LOTS 28, 29 AND 30, BLOCK 54, LOTS 43, 44, 45, 46 AND 903 BLOCK 55, AND LOT 999, NEW CITY BLOCK 16334, PREVIOUSLY RECORDED AS LOT 27, BLOCK 53, LOTS 40, 41, 42 AND 902, BLOCK 55, AND LOT 999, NEW CITY BLOCK 16334 OF THE ROGERS RANCH, UNIT P6 PUD SUBDIVISION PLAT RECORDED IN VOLUME 9632, PAGES 73-74 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THAT 165.8 ACRE TRACT IN DEED RECORDED IN VOLUME 15305, PAGES 91-104 AND OUT OF THAT 11.733 ACRE TRACT IN DEED RECORDED IN VOLUME 15305, PAGES 788-803, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF COLLIN C. MCCRAE SURVEY NO. 391, ABSTRACT 482, COUNTY BLOCK 4782, NOW IN NEW CITY BLOCK (NCB) 16334 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'

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

DATE: November 5, 2012  
STATE OF TEXAS  
COUNTY OF BEXAR  
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON ROGERS RANCH UNIT P6 PUD SUBDIVISION PLAT WHICH IS RECORDED IN VOLUME 9632, PAGES 73-74. COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

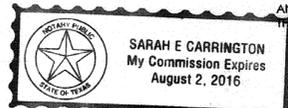
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.  
*[Signature]*  
OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
SHAVANO ROGERS RANCH NORTH NO. 3 LTD.  
ROGERS SHAVANO RANCH, LTD.  
11 LYNN BATTS LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210) 828-6131

STATE OF TEXAS  
COUNTY OF BEXAR  
SWORN AND SUBSCRIBED BEFORE ME THIS 2 DAY OF JANUARY, A.D. 2012.  
*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_  
STATE OF TEXAS  
COUNTY OF BEXAR



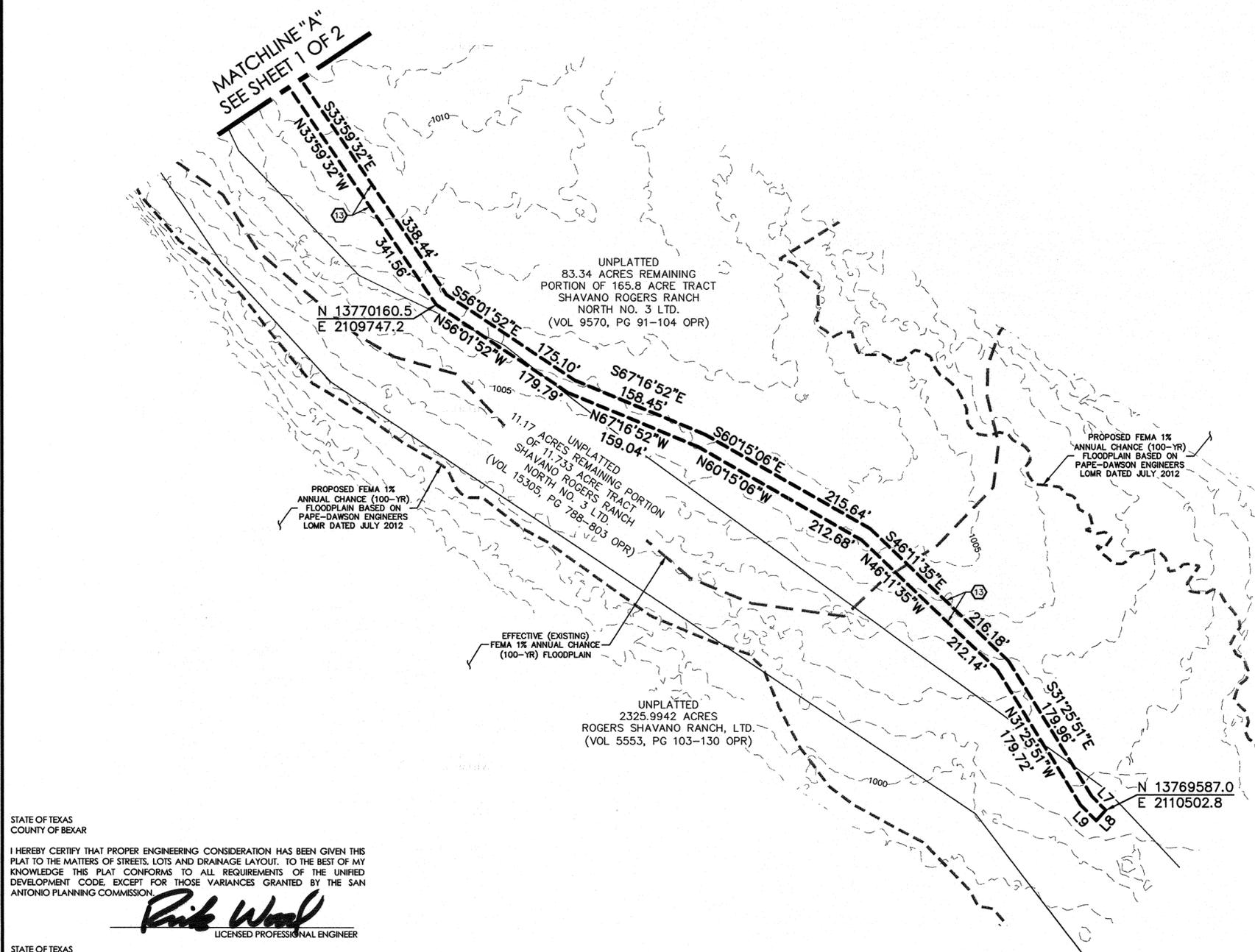
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.  
*[Signature]*  
OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
SHAVANO ROGERS RANCH NORTH NO. 3 LTD.  
ROGERS SHAVANO RANCH, LTD.  
11 LYNN BATTS LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210) 828-6131

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2 DAY OF JANUARY, A.D. 2012.  
*[Signature]*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
STATE OF TEXAS  
COUNTY OF BEXAR



THIS PLAT OF ROGERS RANCH, UNIT P6 PUD REPLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20.  
BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

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



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

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



ROGERS RANCH, UNIT P6 PUD REPLAT  
Civil Job No. 4426-71



RECEIVED

July 31, 2012

13 JAN 14 PM 3:56

Ms. Lisa Moltz, P.E.  
Pape-Dawson Engineers, Inc.  
555 E Ramsey  
San Antonio, Texas 78216

LAND DEVELOPMENT  
SERVICES DIVISION

RE: SAWS File No. 1207002 - Request for review of Rogers Ranch Unit P6 Replat **Plat No. 120104** located on south of Happy Corner St. & Golden Maize Street

Dear Ms. Moltz:

On July 12, 2012, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 4.934 acres located entirely within the EARZ. No sensitive features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1937. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

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

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Rogers Ranch Unit P6 Replat, Plat No. 102104.

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

Sincerely,

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

Kirk M. Nixon  
Manager  
Resource Protection Division

KMN/GDJ:LMR



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 10

**Public Hearing:**

Planning Commission  
February 13, 2013

**Application/Case Number:**

120160

**Project Name:**

Valencia Hills Enclave Phase II

**Applicant:**

Gil Berkovich; Agent

**Representative:**

Coursen-Koehler Engineering &  
Associates, c/o Garth E. Coursen,  
P.E.

**Owner:**

Valencia Enclave LLC

**Staff Coordinator:**

Luz M. Gonzales, Planner  
(210) 207-7898  
luz.gonzales@sanantonio.gov

**Property Address/Location:**

Generally located east of Bulverde  
Road, north of Valencia Hills.

**MAPSCO Map Grid (Ferguson):**

518 B-2

**Tract Size:**

15.166 acres

**Council District(s):**

10

**Notification:**

- Internet Agenda Posting  
February 8, 2013

**REQUEST**

Approval of a major plat to replat a 15.166-acre tract of land to  
establish the **Valencia Hills Enclave Phase II** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

January 23, 2013

## **I. ANALYSIS**

### **A. Proposed Use(s)**

The proposed plat will consist of fifty-four (**54**) single-family residential lots, four (**4**) non-single family residential lots and approximately two thousand two hundred and seventy seven (**2, 277**) linear feet of private streets.

### **B. Zoning**

“R-6” Single Family Residential District.

### **C. Services Available**

SAWS Water and Sewer

### **D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on January 8, 2013.

The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (**ATTACHMENT #2**). No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on June 26, 2012.

## **III. RECOMMENDATION**

Approval of the proposed **Valencia Hills Enclave Phase II** Subdivision Plat.

## **IV. ATTACHMENTS**

- 1.** Proposed Plat
- 2.** SAWS Aquifer Letter

PLAT NO. 120160

SUBDIVISION PLAT ESTABLISHING

VALENCIA HILLS ENCLAVE

PHASE II

AN ENCLAVE SUBDIVISION

BEING 15.166 ACRE TRACT OF LAND OUT OF A 48.625 ACRE TRACT OF LAND AS CONVEYED TO VALENCIA ENCLAVE, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14821, PAGE 559, BEAR COUNTY REAL PROPERTY RECORDS, SAID 14.429 ACRE TRACT BEING OUT OF THE A. HOUSTON SURVEY NO. 341, ABSTRACT 354 AND THE GEORGE BOSS SURVEY NO. 340 1/2, ABSTRACT 788, SITUATED IN NEW CITY BLOCK (N.C.B.) 17728, SAN ANTONIO, BEAR COUNTY, TEXAS.

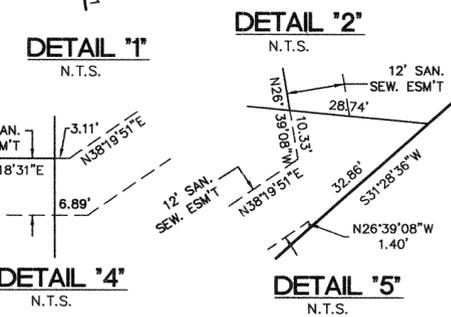


COURSEN-KOEHLER Engineering & Associates

11010 Coachlight Street, Suite 101 San Antonio, Texas 78216 Firm Registration No. F-10747

Maverick Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213 (210) 342-9455, Fax 342-9524



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

OWNER/DEVELOPER: VALENCIA ENCLAVE, LLC 5814 BRITANNY FOREST LANE SAN DIEGO, CA 92130 GIL BERKOVICH, MANAGING MEMBER

ERIC PLY My Commission Expires May 25, 2015 Notary Public Bear County, Texas

THIS PLAT OF VALENCIA HILLS ENCLAVE PHASE II HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

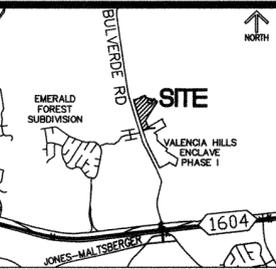
DATED THIS ... DAY OF ... A.D. 20 ... BY: ... CHAIRMAN ... SECRETARY ... COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ... DAY OF ... A.D. AT ... M AND DULY RECORDED THE ... DAY OF ... A.D. AT ... M IN THE RECORDS OF ... OF SAID COUNTY, IN BOOK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

- GENERAL NOTES: 1. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. 2. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDD DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. 3. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO PUBLIC WORKS DEPARTMENT. 4. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, BUFFER, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS OTHERWISE NOTED.

- MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY. FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE.

- PRIVATE STREETS / OPEN SPACE NOTE: VALENCIA HILLS ENCLAVE LOT OWNERS, THEIR SUCCESSORS OR ASSIGNS, WILL OWN AND PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, AND OPEN SPACE. TREE PRESERVATION NOTE: TREE PRESERVATION AREAS SHALL COMPLY WITH THE TREE PRESERVATION PLAN ON FILE WITH THE CITY OF SAN ANTONIO.

- FLOODPLAIN NOTES: 1. THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, NO. 48020C0260G, REVISED SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS IDENTIFIED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN." 2. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEAR COUNTY FLOODPLAIN ADMINISTRATOR. 3. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION. 4. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH THE DFIRM PANEL NO. 48020C0260G, DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YR) ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT. THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.



LEGEND table with columns for symbols and descriptions: 000 EXISTING CONTOUR, 0001 PROPOSED CONTOUR, V.W. VARIABLE WIDTH, E.G.T.V.E. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT, DRN. DRAINAGE, SAN. SEW. SANITARY SEWER, N.T.S. NOT TO SCALE, R. RADIUS, CL. CENTERLINE, ES.M.T. EASEMENT, DP.R. DEED AND PLAT RECORDS, RPR. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, VOL. VOLUME, PG. PAGE, N.V.A.E. NON-VEHICULAR ACCESS EASEMENT, V.W.S.C.E. VARIABLE WIDTH SIGHT CLEARANCE EASEMENT, ROW. RIGHT OF WAY, 1. ACREAGE TAKEN FROM BEAR COUNTY APPRAISAL DISTRICT, 2. TOTAL R.O.W. DEDICATION = 0.103 AC, 3. VALENCIA HILLS ENCLAVE PHASE I VOL. 9632, PG. 5-6 DPR, 6,600 LOT SQUARE FOOT

SURVEYOR'S NOTES: 1. UNLESS NOTED OTHERWISE, ALL LOT CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH ORANGE PLASTIC CAPS MARKED "MLSCO RPLS 4612" SET AFTER COMPLETION OF CONSTRUCTION. INTERNAL CONTROL MONUMENTS FOR THE SUBDIVISION ARE MAG NAILS SET AT ALL POSSIBLE STREET CENTERLINE POINTS OF INTERSECTION AND CURVATURE - AS INDICATED BY - 2. BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (1993 ADJUSTMENT) ESTABLISHED BY GPS UTILIZING PUBLISHED CONTROL POINTS IN THE AREA. 3. ALL DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR (SURFACE TO GRID) IS 0.9998354.

CPS NOTES: 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT AN EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.G.T.V.E. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.V.E. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

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

WATER QUALITY NOTE: THE MAINTENANCE OF THE WATER QUALITY FACILITIES SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.

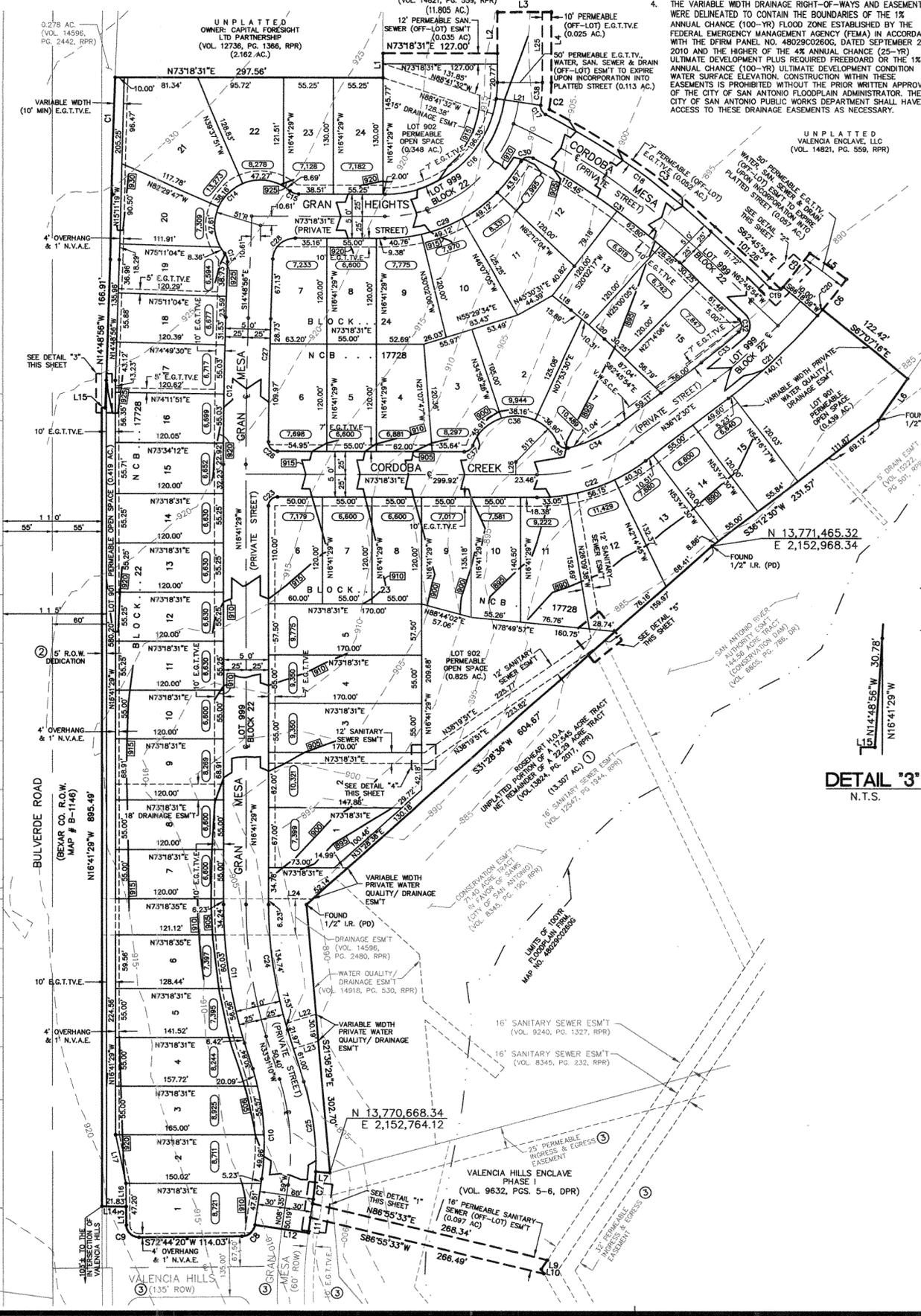
STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: Daniel E. Snell REGISTERED PROFESSIONAL LAND SURVEYOR

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

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Includes curves C1 through C13.

LINE TABLE with columns: LINE, LENGTH, BEARING. Includes lines L1 through L38.

LINE TABLE with columns: LINE, LENGTH, BEARING. Includes lines L14 through L26.



Date: Jan 10, 2013, 10:58am User: ID: Jrosas File: P:\Capital Forestry\Bulverde Oaks Tract 8 - Residential\PHASE II\dwg\10007.20 Plat.dwg



DEVELOPMENT SERVICES  
RECEIVED

2013 JAN 25 AM 8:04

April 26, 2012

Mr. Garth E. Coursen, P.E.  
Coursen-Koehler Engineering & Associates  
11010 Coachlight Street, Suite 101  
San Antonio, Texas 78216-3929

RE: File No. 1204002 - Request for review of **Valencia Hills Enclave Phase II, Plat No. 120160** located on east side of Bulverde Road approximately one mile north of 1604.

Dear Mr. Allen:

On April 3, 2012, 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 single family residential and consists of approximately 15.084 acres located entirely within the EARZ. No notable significant features were observed. The property is not within a 100-year floodplain preservation area.

The proposed development is a **Category 2** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1858. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan was submitted to SAWS and approved in a letter dated April 25, 2012-File No. 206.

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

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated November 16, 2010. At the time of this request, it is not know if an Organized Sewage Collection System (SCS) Plan has been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ).

Mr. Garth E Coursen, P.E.  
Valencia Hills Enclave Phase II  
Page 2

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 Valencia Hills Enclave Phase II, Plat No. 120160.

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

Sincerely,

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

Kirk M. Nixon

Manager

Resource Protection Division

KMN/GDJ: LRD



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 11

**Public Hearing:**

Planning Commission  
February 13, 2013

**Application/Case Number:**

120239

**Project Name:**

Valley View Subdivision Unit-7C

**Applicant:**

Joseph C. Hernandez

**Representative:**

Pape-Dawson Engineers, Inc., c/o  
Rick Wood, P.E.

**Owner:**

KB Home Lone Star, Inc.

**Staff Coordinator:**

Luz M. Gonzales, Planner  
(210) 207-7898  
luz.gonzales@sanantonio.gov

**Property Address/Location:**

Generally located on the north side of  
Binz-Engleman Road, west of  
Sunview Valley

**MAPSCO Map Grid (Ferguson):**

586 A-6

**Tract Size:**

4.414 acres

**Council District(s):**

ETJ

**Notification:**

Published in Daily Commercial  
Recorder January 24, 2013  
Notices mailed January 18, 2013

- 4 to property owners within 200 feet within the subdivision
- No registered neighborhood association within 200 feet
- Internet Agenda Posting  
February 8, 2013

**REQUEST**

Approval of a major plat to replat a 4.414-acre tract of land to establish the **Valley View Subdivision Unit-7C**

**APPLICATION TYPE**

Replat & Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

January 16, 2013

**CASE HISTORY**

Area being replatted was previously platted as a 50' permeable drainage easement (0.126 Ac.), out of the Valley View Unit-1 Subdivision, recorded in Volume 9565, Pages 123-125, of the Deed and Plat Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use(s)**

The proposed plat will consist of thirty one (31) single-family residential lots, one (1) non-residential lot, and seven hundred seventeen linear feet of public streets.

**B. Zoning**

The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable.

**C. Services Available**

SAWS Water and San Antonio River Authority Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on January 13, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on January 16, 2013.

It is noted that no building permits will be issued until a flood plain study is approved and a letter of map revision (LOMR) has been issued by the Federal Emergency Management Agency (FEMA). This letter will indicate that no 100-year flood plain encroachment exists on lots 71-81, Block 61, County Block 5080 & Lots 1-4, Block 76, County Block 5080. Elevation certificates for homes constructed on the above-mentioned lots shall be submitted to the City of San Antonio and Bexar County.

**II. SUPPLEMENTAL INFORMATION**

**A. Notices**

To the present, staff has not received any written responses in opposition from the surrounding property owners.

**III. RECOMMENDATION**

Approval of the proposed **Valley View Subdivision Unit-7C** Replat and Subdivision Plat.

**IV. ATTACHMENT**

1. Proposed Plat

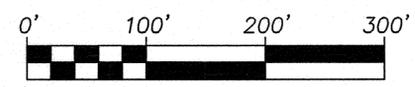
VALLEY VIEW SUBDIVISION UNIT-7C  
Civil Job No. 7819-16 Survey Job No. 9144-11

# PLAT NUMBER 120239

## REPLAT & SUBDIVISION PLAT OF VALLEY VIEW SUBDIVISION UNIT-7C

A 4.414 ACRE TRACT OF LAND OUT OF A 14.992 ACRE TRACT OF LAND CONVEYED IN A DEED RECORDED IN VOLUME 15021, PAGES 72-112 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT 420, COUNTY BLOCK 5080, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

DATE OF PRINT: December 18, 2012

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: *Joseph C. Hernandez*  
JOSEPH C. HERNANDEZ  
KB HOME LONE STAR, INC.  
4800 FREDERICKSBURG RD.  
SAN ANTONIO, TEXAS 78229  
(210) 301-2886

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSEPH C. HERNANDEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF January, A.D. 2013

*Sharon Mercer Barnes*  
SHARON MERCER BARNES  
Notary Public, State of Texas  
My Commission Expires  
August 26, 2014  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF VALLEY VIEW SUBDIVISION, UNIT 7-C HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

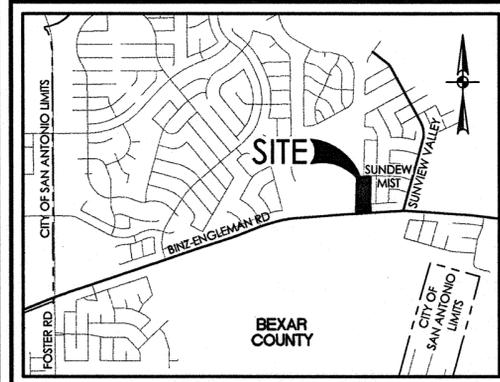
STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

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

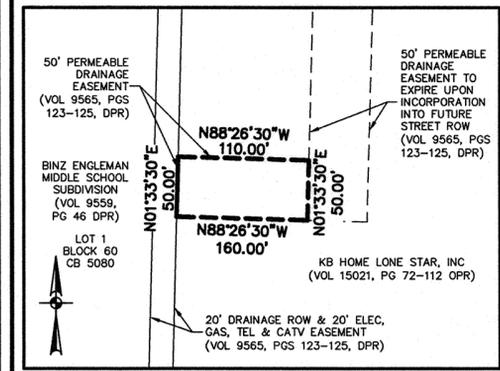
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY



### LOCATION MAP

MAPSCO MAP GRID: 586A6  
NOT-TO-SCALE



### AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1" = 100'

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 50' PERMEABLE DRAINAGE EASEMENT (0.126 AC) OF THE VALLEY VIEW UNIT-1 SUBDIVISION RECORDED IN VOLUME 9565, PAGES 123-125 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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

**SURVEYOR'S NOTES:**  
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE MGS COOPERATIVE CORS NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE.  
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON VALLEY VIEW UNIT-1 SUBDIVISION PLAT NO. 040226 WHICH IS RECORDED IN VOLUME 9565, PAGES 123-125, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER/DEVELOPER: *Joseph C. Hernandez*  
JOSEPH C. HERNANDEZ  
KB HOME LONE STAR, INC.  
4800 FREDERICKSBURG RD.  
SAN ANTONIO, TEXAS 78229  
(210) 301-2886

STATE OF TEXAS  
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 2nd DAY OF January, A.D. 2013.

*Sharon Mercer Barnes*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: August 26, 2014  
SHARON MERCER BARNES  
Notary Public, State of Texas  
My Commission Expires  
August 26, 2014

STATE OF TEXAS  
COUNTY OF BEXAR

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

*W.R. Wood*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*David A. Casanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

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

**FIRE FLOW NOTE:**  
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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

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

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

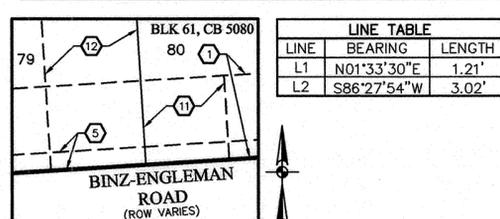
**\*FEMA NOTE:**  
A PORTION OF LOTS 71-81, BLOCK 61, COUNTY BLOCK 5080 & LOTS 1-4, BLOCK 76, COUNTY BLOCK 5080 LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0430G, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND WAS APPROVED BY THE CITY OF SAN ANTONIO, BEXAR COUNTY AND FEMA. BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 1% (100 YEAR) FLOODPLAIN. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

**OPEN SPACE NOTE:**  
LOTS 904, BLOCK 61, CB 5080 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, SEWER, WATER, PEDESTRIAN, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

**FINISHED FLOOR-FOR FLOODPLAIN NOTE:**  
MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION. TO INCLUDE BUT NOT LIMITED TO: LOTS 71-81, BLOCK 61, COUNTY BLOCK 5080, & LOTS 1-4, BLOCK 76, COUNTY BLOCK 5080.

**CURVE TABLE**

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	5.00'	90°00'00"	N46°33'30"E	7.07'	7.85'
C2	25.00'	95°05'36"	S45°59'18"E	36.89'	41.49'
C3	5.00'	43°20'30"	S64°47'39"W	3.69'	3.78'
C4	50.00'	181°46'36"	N45°59'18"W	99.99'	158.63'
C5	5.00'	43°20'30"	N23°13'45"E	3.69'	3.78'

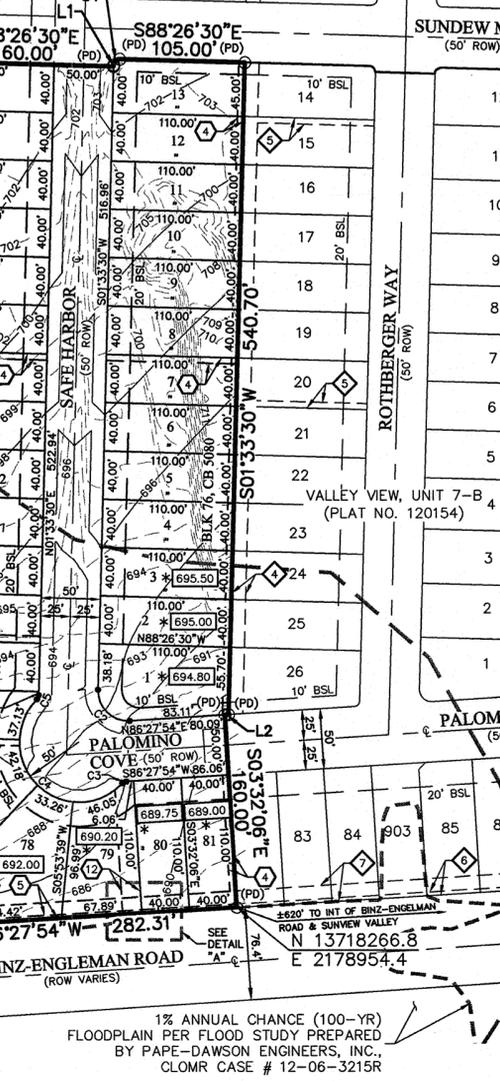


**LINE TABLE**

LINE	BEARING	LENGTH
L1	N01°33'30"E	1.21'
L2	S86°27'54"W	3.02'

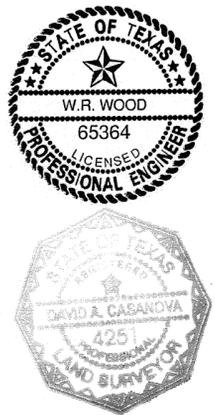
VALLEY SUBDIVISION UNIT-1 (VOL 9565, PG 123-125 DPR)

33	86
34	87



**LEGEND**

AC	ACRE(S)	(PD)	PAPE-DAWSON ENGINEERS
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	VOL	VOLUME
CLOMR	CONDITIONAL LETTER OF MAP REVISION		REPETITIVE BEARING AND/OR DISTANCE
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
INT	INTERSECTION		FINISHED FLOOR ELEVATION (MINIMUM)
(ODE)	OVERSEY DESCAMPS ENGINEERS	*1234.56	
- - - 1140 - - -	EXISTING CONTOURS		
- - - 1140 - - -	PROPOSED CONTOURS		
- - - - -	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
- - - - -	PROPOSED FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
①	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	④	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VALLEY VIEW SUBDIVISION UNIT-7B PLAT NO. 120154)
②	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑤	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VALLEY VIEW SUBDIVISION UNIT-7B PLAT NO. 120154)
③	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	⑥	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VALLEY VIEW SUBDIVISION UNIT-7B PLAT NO. 120154)
④	14' WATER EASEMENT	⑦	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VALLEY VIEW SUBDIVISION UNIT-7B PLAT NO. 120154)
⑤	14' WATER EASEMENT		
⑥	6' PEDESTRIAN EASEMENT		
⑦	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9565, PG 123-125, DPR)		
⑧	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9565, PG 123-125, DPR)		
⑨	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9565, PG 123-125, DPR)		





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 12

**Public Hearing:**

Planning Commission  
February 13, 2013

**Application/Case Number:**

120358

**Project Name:**

Estela

**Applicant:**

Jonas E. Avila-Villarreal

**Representative:**

Vickrey & Associates, Inc.  
Consulting Engineers, c/o Brady D.  
Baggs

**Owner:**

Jonas E. Avila-Villarreal

**Staff Coordinator:**

Luz M. Gonzales, Planner  
(210) 207-7898  
luz.gonzales@sanantonio.gov

**Property Address/Location:**

Generally located on the east side of  
Heath Circle, south of Silent Sunrise.

**MAPSCO Map Grid (Ferguson):**

579 D-2

**Tract Size:**

1.034 acres

**Council District(s):**

7

**Notification:**

Published in Daily Commercial  
Recorder January 24, 2013  
Notices mailed January 23, 2013

- 1 to property owners within 200 feet within the subdivision
- Great Northwest Community Improvement Association neighborhood association within 200 feet.
- Internet Agenda Posting  
February 8, 2013

**REQUEST**

Approval of a major plat to replat a 1.034-acre tract of land to establish the **Estela** Subdivision

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

January 22, 2013

**CASE HISTORY**

Area being replatted was previously platted as Lot 1, Block 8, NCB 18877, out of the Quail Creek, Unit 4D Subdivision, recorded in Volume 9563, Page 216 of the deed and plat records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use(s)**

The proposed plat will consist of six (6) single-family residential lots.

**B. Zoning**

“R-6” Single Family Residential District.

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on November 12, 2012.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on January 16, 2013.

**II. SUPPLEMENTAL INFORMATION**

**A. Notices**

To the present, staff has not received any written responses in opposition from the surrounding property owners.

**III. RECOMMENDATION**

Approval of the proposed **Estela Subdivision** Replat.

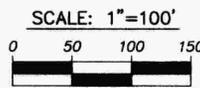
**IV. ATTACHMENT**

**1. Proposed Plat**

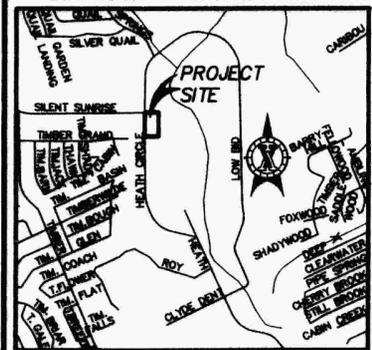
PLAT NO. 120358

REPLAT ESTABLISHING ESTELA SUBDIVISION

BEING A REPLAT OF LOT 1 (1.034 ACRES), BLOCK 8, N.C.B. 18877, QUAIL CREEK UNIT 4D SUBDIVISION RECORDED IN VOLUME 9563, PAGE 216, BEXAR COUNTY DEED AND PLAT RECORDS, SAN ANTONIO, BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 4-9, BLOCK 8, N.C.B. 18877, SAN ANTONIO, BEXAR COUNTY, TEXAS.



VICKREY & ASSOCIATES, INC. CONSULTING ENGINEERS 12940 Country Parkway San Antonio, Texas 78216 Telephone: (210)349-3271 Firm Registration No.: F-159

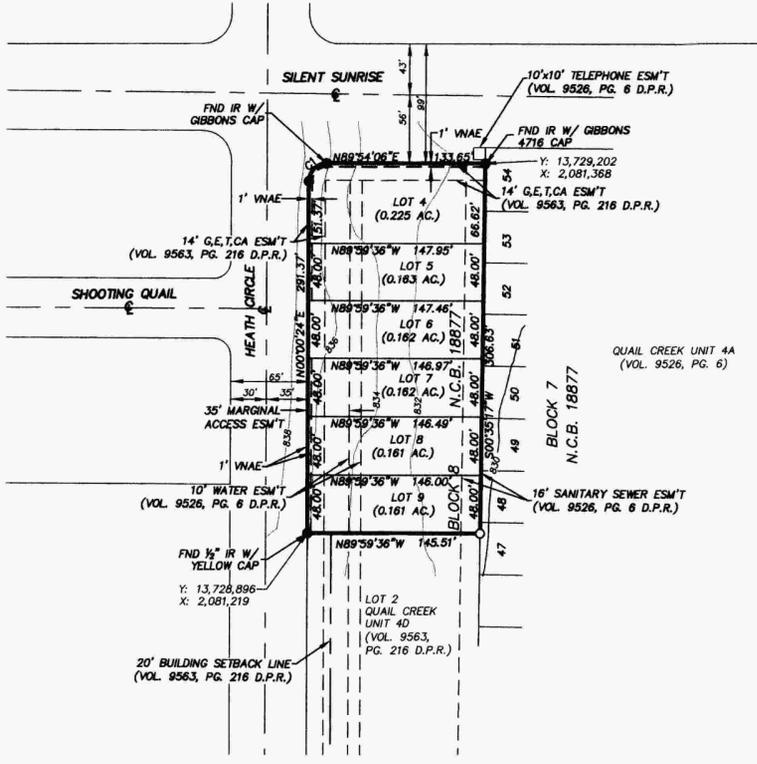
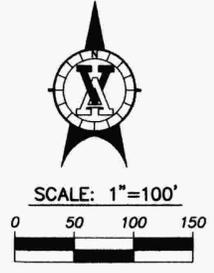
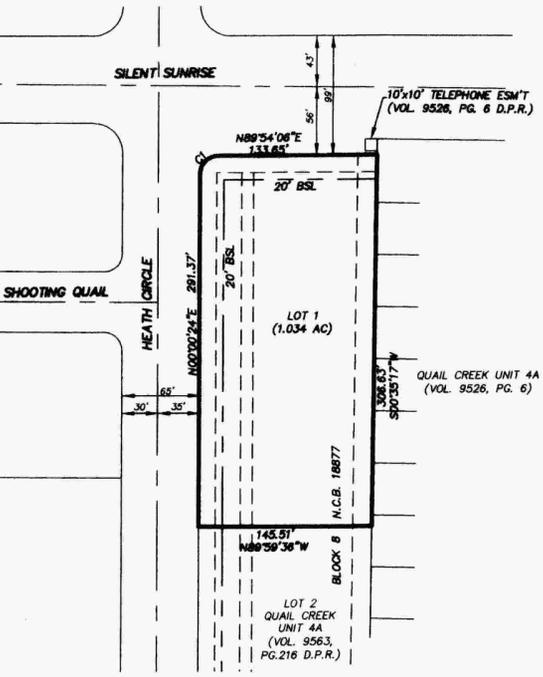


- LEGEND: Symbols for iron rods, volume, page, deed and plat records, right-of-way, gas/electric/telephone/cable TV easement, building setback line, vehicular non-access easement, deed records, and easement.

NOTE: IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PROPERTY... WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

- CPS NOTES: 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM... 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS... 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS... 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS... 5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS...

NOTE: 1. BEARINGS AND COORDINATES SHOWN HEREIN ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).



RECEIVED DEVELOPMENT SERVICES 2013 JAN 17 PM 1:43

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON SUBDIVISION PLAT FOR QUAIL CREEK UNIT 4D PLAT NO. 030526, VOL. 9563, PG. 216, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON A PLAT KNOWN AS QUAIL CREEK UNIT 4D, PLAT NO. 030526 WHICH IS RECORDED IN VOLUME 9563, PAGE 216, BEXAR COUNTY PLAT AND DEED RECORDS... OWNER/DEVELOPER MR. JONAS E. AVILA-VILLARREAL...

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 27 DAY OF DECEMBER, AD 20 12 Karen S. Hopper NOTARY PUBLIC, BEXAR COUNTY, TEXAS

Karen S. Hopper Commission Expires 09-20-2016

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT... VICKREY & ASSOCIATES, INC. BY: BRADY D. BAGGS, P.E.

STATE OF TEXAS BRADY D. BAGGS 100162 LICENSED PROFESSIONAL ENGINEER 1/16/13

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BEARING, CHORD. Row 1: C1, 89°53'42", 15.00', 23.53', 14.97', N44°57'15"E, 21.19'

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING... VICKREY & ASSOCIATES, INC. BY: ROBERT M. ANGUIANO, R.P.L.S.

STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC... OWNER/DEVELOPER MR. JONAS E. AVILA-VILLARREAL... DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JONAS E. AVILA-VILLARREAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT... NOTARY PUBLIC, BEXAR COUNTY, TEXAS Karen S. Hopper Commission Expires 09-20-2016

THIS PLAT OF ESTELA SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION... DATED THIS DAY OF A.D. BY: CHAIRMAN BY: SECRETARY

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





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 13

**Public Hearing:**

Planning Commission  
February 13, 2013

**Application/Case Number:**

120370

**Project Name:**

Saldana

**Applicant:**

David Dye; Agent

**Representative:**

Dye Enterprises, c/o Scott Dye

**Owners:**

Anthony Saldana II, and Francisco &  
Diana Saldana

**Staff Coordinator:**

Luz M. Gonzales, Planner  
(210) 207-7898  
luz.gonzales@sanantonio.gov

**Property Address/Location:**

Generally located on the north and  
south side of Glasgow Drive, west of  
Blythe Avenue

**MAPSCO Map Grid (Ferguson):**

652 B-8

**Tract Size:**

0.740 acres

**Council District(s):**

3

**Notification:**

Published in Daily Commercial  
Recorder January 24, 2013  
Notices mailed January 18, 2013

- 35 to property owners within 200 feet within the subdivision
- Highland Forest neighborhood association within 200 feet
- Internet Agenda Posting  
February 8, 2013

**REQUEST**

Approval of a minor plat to replat a 0.740-acre tract of land to establish the **Saldana** Subdivision

**APPLICATION TYPE**

Replat & Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

January 24, 2013

**CASE HISTORY**

Area being replatted was previously platted as Lot 2, Block 8, NCB 10874, a portion of Lot 3, Block 8, NCB 10874, and the a portion of Lot 12, Block 5, NCB 10871, out of the Highland Forest Subdivision, recorded in Volume 3025, Page 110, of the Deed and Plat Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use(s)**

The proposed plat will consist of four (4) single-family residential lots.

**B. Zoning**

“R-4” Residential Single Family District.

**C. Services Available**

SAWS Water and San Antonio River Authority Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on August 6, 2012.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on January 17, 2013.

**II. SUPPLEMENTAL INFORMATION**

**A. Notices**

To the present, staff has received one (1) written opposition response from the surrounding property owners.

**III. RECOMMENDATION**

Approval of the proposed **Saldana Subdivision** Replat.

**IV. ATTACHMENT**

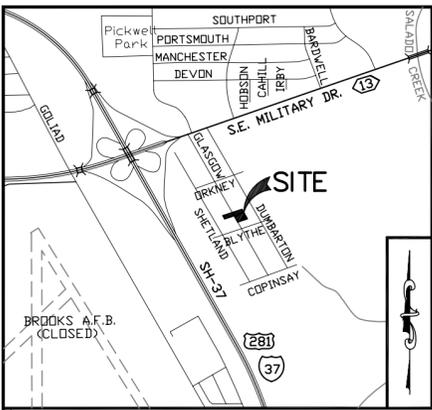
1. Proposed Plat

REPLAT ESTABLISHING

SALDANA SUBDIVISION

ESTABLISHING LOTS 17, 18, AND 19, BLOCK 8, N.C.B. 10874; AND LOT 17, BLOCK 5, N.C.B. 10871, BEING A TOTAL OF 0.740 ACRES.

BEING LOT 2, BLOCK 8, N.C.B. 10874, HIGHLAND FOREST SUBDIVISION AS CONVEYED BY DEED TO ANTHONY H. SALDANA AND RECORDED IN VOLUME 15197, PAGE 466; THE SOUTH 60 FEET OF LOT 3, BLOCK 8, N.C.B. 10874, HIGHLAND FOREST SUBDIVISION AS CONVEYED BY DEED TO FRANCISCO J. AND DIANA H. AND RECORDED IN VOLUME 7723, PAGE 371; AND THE SOUTH 60 FEET OF LOT 12, BLOCK 5, N.C.B. 10871, HIGHLAND FOREST SUBDIVISION AS CONVEYED BY DEED TO ANTHONY H. SALDANA AND RECORDED IN VOLUME 15124, PAGE 1687, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



(MAPSCO 2008—PAGE 652, GRID B8) LOCATION MAP NOT TO SCALE

NOTES:

ROOF OVERHANG NOTE: ROOF OVERHANGS ARE ALLOWED TO EXTEND INTO DRAINAGE EASEMENTS.

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

SAWS NOTES: 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.

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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

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

SURVEYOR'S NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF HIGHLAND FOREST SUBDIVISION RECORDED IN VOLUME 3025, PAGE 110 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

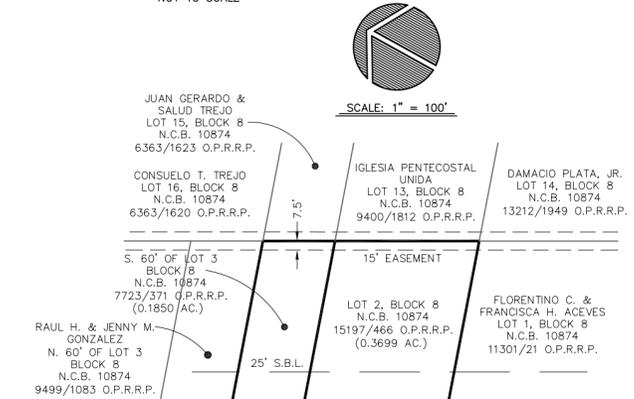
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

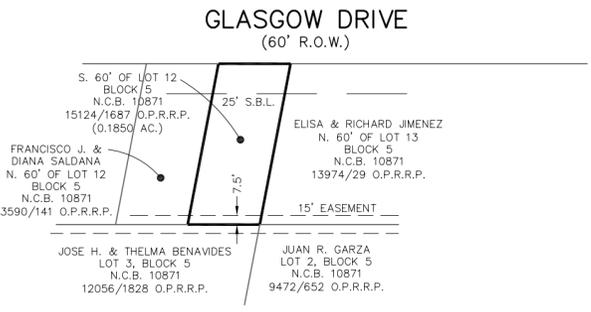
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

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

ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



SCALE: 1" = 100'



AREA BEING REPLATTED THRU PUBLIC HEARING WITH WRITTEN NOTIFICATION

AREA BEING REPLATTED IS LOT 2, BLOCK 8, N.C.B. 10874; THE SOUTH 60 FEET OF LOT 3, BLOCK 8, N.C.B. 10874; AND THE SOUTH 60 FEET OF LOT 12, BLOCK 5, N.C.B. 10871; PREVIOUSLY PLATTED ON A SUBDIVISION PLAT KNOWN AS HIGHLAND FOREST SUBDIVISION, RECORDED IN VOL. 3025, PG. 110, BEXAR COUNTY DEED AND PLAT RECORDS.

LEGEND

- 630--- EXISTING CONTOUR
● SET 1/2" STEEL REBAR WITH CAP MARKED "DYE ENT SA TX", U.N.O.
O.P.R.R.P. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
G.E.T.T.V.E. GAS, ELEC., TELE. & CA.T.V. EASEMENT

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

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5315

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

LICENSED PROFESSIONAL ENGINEER NO. 84635

STATE OF TEXAS COUNTY OF BEXAR

AREA BEING REPLATTED IS LOT 2, BLOCK 8, N.C.B. 10874, AND THE SOUTH 60 FEET OF LOT 12, BLOCK 5, N.C.B. 10871, PREVIOUSLY PLATTED ON A SUBDIVISION PLAT KNOWN AS HIGHLAND FOREST SUBDIVISION, RECORDED IN VOL. 3025, PG. 110, BEXAR COUNTY DEED AND PLAT RECORDS.

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS DAY OF A.D., 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

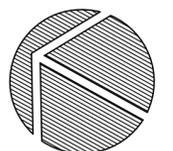
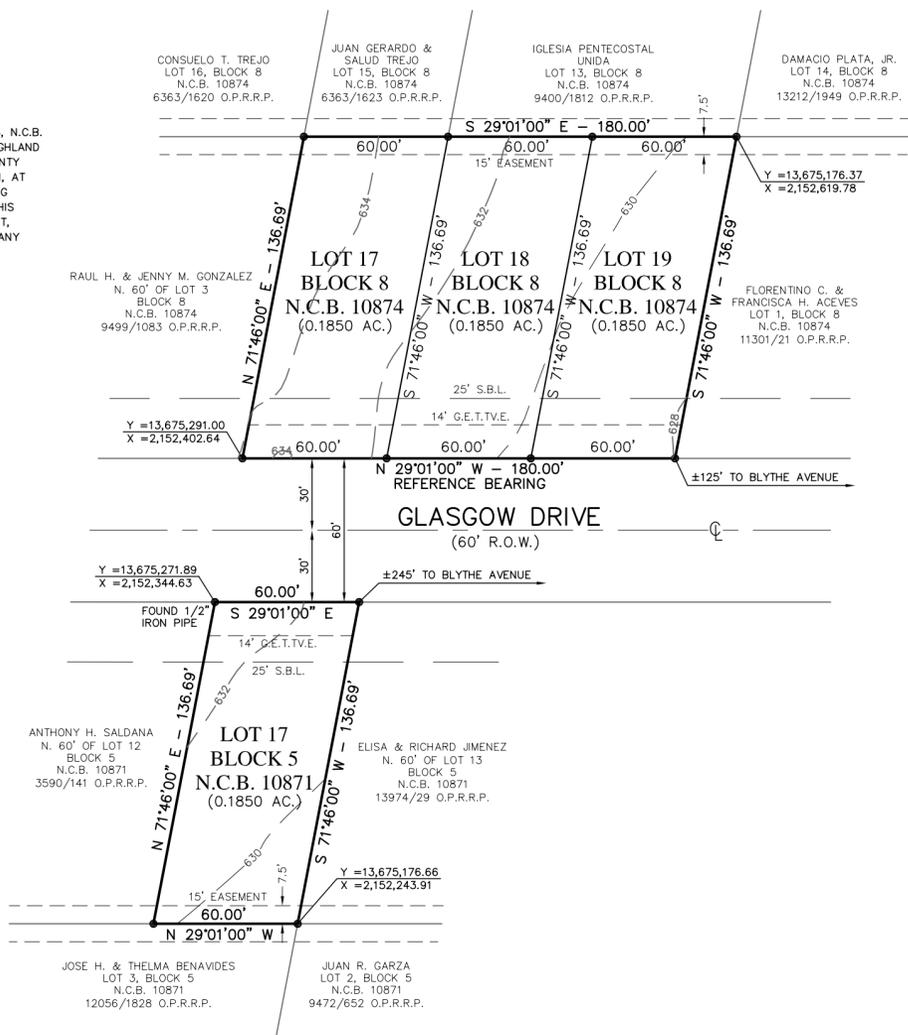
STATE OF TEXAS COUNTY OF BEXAR

AREA BEING REPLATTED IS THE SOUTH 60 FEET OF LOT 3, BLOCK 8, N.C.B. 10874, PREVIOUSLY PLATTED ON A SUBDIVISION PLAT KNOWN AS HIGHLAND FOREST SUBDIVISION, RECORDED IN VOL. 3025, PG. 110, BEXAR COUNTY DEED AND PLAT RECORDS.

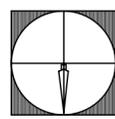
OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS DAY OF A.D., 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SCALE: 1" = 50' 2" CONTOUR INTERVAL



PREPARED BY: DYE ENTERPRISES TEXAS REGISTERED FIRM F-2257 4047 STAHL ROAD, SUITE #3 SAN ANTONIO, TEXAS 78217 TEL. (210) 599-4123 FAX (210) 599-4191

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER/DEVELOPER ADDRESS: 7618 & 7611 GLASGOW SAN ANTONIO, TEXAS 78223

OWNER'S DULY AUTHORIZED AGENT (LOT 17, BLOCK 5, N.C.B. 10871, AND LOTS 18 AND 19, BLOCK 8, N.C.B. 10874)

OWNER'S DULY AUTHORIZED AGENT (LOT 17, BLOCK 8, N.C.B. 10874)

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF A.D., 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

DATED THIS DAY OF A.D., 2013.

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

I, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON DAY OF A.D. 2013 AT M. AND DULY RECORDED THE DAY OF A.D. 2013 AT M. IN THE RECORDS OF AND OF SAID COUNTY, IN BOOK VOLUME ON PAGE.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D., 2013. COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 14

**Public Hearing:**

Planning Commission  
February 13, 2013

**Application/Case Number:**

120393

**Project Name:**

Westover Hills, Unit 41 Enclave

**Applicant:**

Darrell Nichols

**Representative:**

Pape-Dawson Engineers, Inc., c/o  
Dennis R. Rion

**Owner:**

Christus Health

**Staff Coordinator:**

Larry Odis, Planner  
(210) 207-0210  
larry.odis@sanantonio.gov

**Property Address/Location:**

West of State Highway 151, north of  
Westover Hills Boulevard

**MAPSCO Map Grid (Ferguson):**

578 C-7

**Tract Size:**

14.326 acres

**Council District:**

6

**Notification:**

Internet Agenda Posting February 8,  
2013

**REQUEST**

Approval of a major plat to subdivide a 14.326-acre tract of land to establish the **Westover Hills, Unit 41 Enclave**

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

January 25, 2013

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of two (2) non-single family residential lots and approximately two thousand one hundred and fifty-nine (2,159) linear feet of private streets.

### **B. Zoning**

“C-3 GC-2” General Commercial District Gateway Corridor

### **C. Major Thoroughfare**

State Highway 151, Freeway, 250-foot minimum right-of-way

### **D. Services Available**

SAWS Water and Sewer

### **E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on January 4, 2013.

### **F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on January 8, 2013.

Furthermore, On November 21, 2012, the applicant submitted a request for an Administrative Exception to the requirement of Section 35-515(c)(4), Lot Frontage, of the Unified Development Code (UDC). On December 17, 2012, the Development Services Director granted the requested administrative exception as indicated in the attached report (**ATTACHMENT 2**).

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

MDP 110-D, Westover Hills, accepted on February 28, 2008

## **III. RECOMMENDATION**

Approval of the proposed **Westover Hills, Unit 41 Enclave**.

Staff reviewed the request, and found it to be in conformance with the Unified Development Code (UDC) with exception of the Administrative Exception mentioned above. In regards to the Administrative Exception, staff does concur with the applicant's justification. Therefore, the Director of Development Services recommends approval of the Administrative Exception and plat.

## **IV. ATTACHMENTS**

1. Proposed Plat
2. Administrative Exception

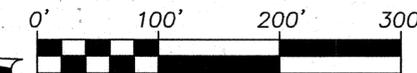
WESTOVER HILLS, UNIT 41  
Civil Job No. 6419-22; Survey Job No. 9217-12

# PLAT NUMBER 120393

## SUBDIVISION PLAT ESTABLISHING WESTOVER HILLS, UNIT 41 ENCLAVE

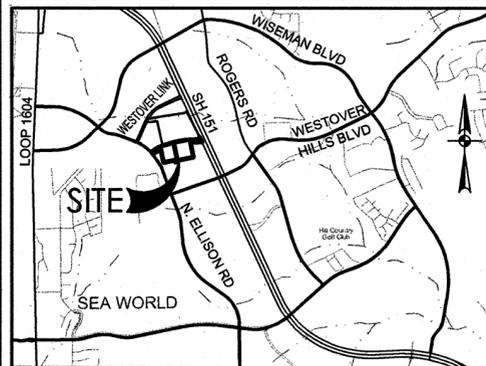
BEING A TOTAL OF 14.326 ACRES ESTABLISHING LOTS 10, 11 & 999, BLOCK 1, N.C.B. 17640 OUT OF A 99.546 ACRE TRACT OF LAND CONVEYED TO CHRISTUS HEALTH IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11513, PAGES 1959-1964 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400, AND OUT OF THE B.B.B. & C.R.R. SURVEY NUMBER 389, ABSTRACT 96, COUNTY BLOCK 4417 IN NEW CITY BLOCK 17640, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



**PAPE-DAWSON ENGINEERS**  
T.B.P.E., FIRM REGISTRATION # 470  
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

DATE OF PRINT: January 22, 2013



### LOCATION MAP

MAPSCO MAP GRID: 578C7  
NOT-TO-SCALE

### LEGEND

- |        |   |                     |   |
|--------|---|---------------------|---|
| AC     | ACRE(S)                                       | NCB                 | NEW CITY BLOCK  |
| BLK    | BLOCK   | OPR                 | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS |
| BSL    | BUILDING SETBACK LINE                         | VOL                 | VOLUME  |
| CATV   | CABLE TELEVISION                              | PG                  | PAGE(S)   |
| DED    | DEDICATION                                    | VNAE                | VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)  |
| DOC    | DOCUMENT NUMBER                               |                     | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)  |
| DPR    | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  |                     | FOUND TxDOT MONUMENTATION   |
| DR     | DEED RECORDS OF BEXAR COUNTY, TEXAS           |                     | FOUND MONUMENTATION   |
| ELEC   | ELECTRIC                                      | (SURVEYOR)          |   |
| ESMT   | EASEMENT                                      | (TYPE I, II OR III) |   |
| FFV    | FINISHED FLOOR ELEVATION                      |                     |   |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION |                     |   |

- 925--- EXISTING CONTOURS
- 925--- PROPOSED CONTOURS
- ORIGINAL SURVEY/COUNTY LINE

- 9 16' SANITARY SEWER EASEMENT
- 11 VARIABLE WIDTH DRAINAGE EASEMENT (0.121 ACRES) (OFF LOT)
- 12 18' DRAINAGE EASEMENT
- 13 86' IRREVOCABLE INGRESS / EGRESS EASEMENT (4.307 ACRES)
- 14 16' PRIVATE SANITARY SEWER EASEMENT (FOR THE BENEFIT OF 99.546 ACRE TRACT)
- 15 15' PRIVATE DRAINAGE EASEMENT (FOR THE BENEFIT OF 99.546 ACRE TRACT)
- 16 15' PRIVATE DRAINAGE EASEMENT (FOR THE BENEFIT OF LOT 11, BLOCK 1)
- 17 14' GAS, ELECTRIC, WATER, TELEPHONE AND CABLE TV EASEMENT (VOL 9574, PG 149-150, DPR)
- 18 VARIABLE WIDTH SANITARY SEWER & DRAINAGE EASEMENT (VOL 9574, PG 149-150, DPR)
- 19 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9574, PG 149-150, DPR)
- 20 16' SANITARY SEWER & RECLAIMED WATER EASEMENT (VOL 9574, PG 149-150, DPR)
- 21 1" VEHICULAR NON-ACCESS EASEMENT (VOL 9574, PG 149-150, DPR)
- 22 14' GAS, ELECTRIC, WATER, TELEPHONE AND CABLE TV EASEMENT (VOL 9574, PG 149-150, DPR)
- 23 VARIABLE WIDTH SANITARY SEWER & DRAINAGE EASEMENT (VOL 9574, PG 149-150, DPR)

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

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

**C.P.S. ENERGY NOTES:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.  
2. ANY CITY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.  
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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

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

**SURVEYOR'S NOTES:**  
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE.  
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

**TxDOT NOTES:**  
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.  
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINTS ALONG SH 151, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 178.31'.

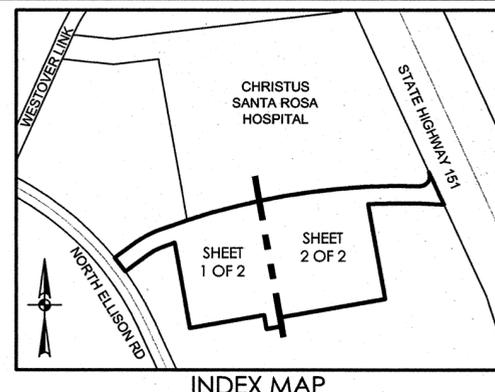
**DRAINAGE EASEMENT NOTE:**  
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL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

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

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S09°57'26"E	44.46'
L2	S80°02'34"W	75.49'
L3	N09°57'26"W	70.00'
L4	S80°02'34"W	29.10'
L5	N20°43'23"W	26.52'

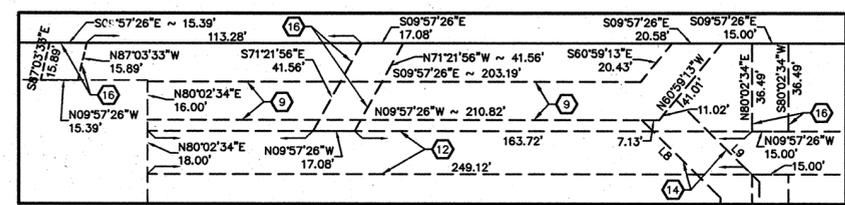
LINE TABLE		
LINE #	BEARING	LENGTH
L6	N09°57'26"W	25.54'
L7	S80°02'34"W	75.49'
L8	N35°02'34"E	45.86'
L9	S35°02'34"W	48.60'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	413.00'	15°30'19"	N61°02'09"E	111.42'	111.76'
C2	3352.00'	22°44'02"	N80°09'19"E	1321.30'	1330.01'
C3	50.00'	116°00'38"	N33°31'01"E	84.81'	101.24'
C4	3266.00'	6°34'55"	N89°36'29"W	374.99'	375.19'
C5	3266.00'	0°30'47"	S69°02'42"W	29.24'	29.24'
C6	327.00'	15°30'19"	S61°02'09"W	88.22'	88.49'
C7	35.00'	87°23'05"	S09°35'27"W	48.36'	53.38'
C8	1543.00'	5°40'00"	N36°56'05"W	152.54'	152.60'
C9	35.00'	86°56'55"	S83°14'32"E	48.16'	53.11'
C10	3266.00'	8°31'07"	S73°33'39"W	485.14'	485.58'
C11	3266.00'	7°46'17"	S83°12'54"W	442.66'	443.00'
C12	1543.00'	9°27'11"	N29°22'30"W	254.29'	254.58'
C13	1543.00'	23°07'43"	N51°19'56"W	618.64'	622.86'
C14	3266.00'	1°30'33"	S78°34'29"W	86.03'	86.03'



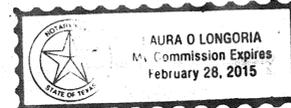
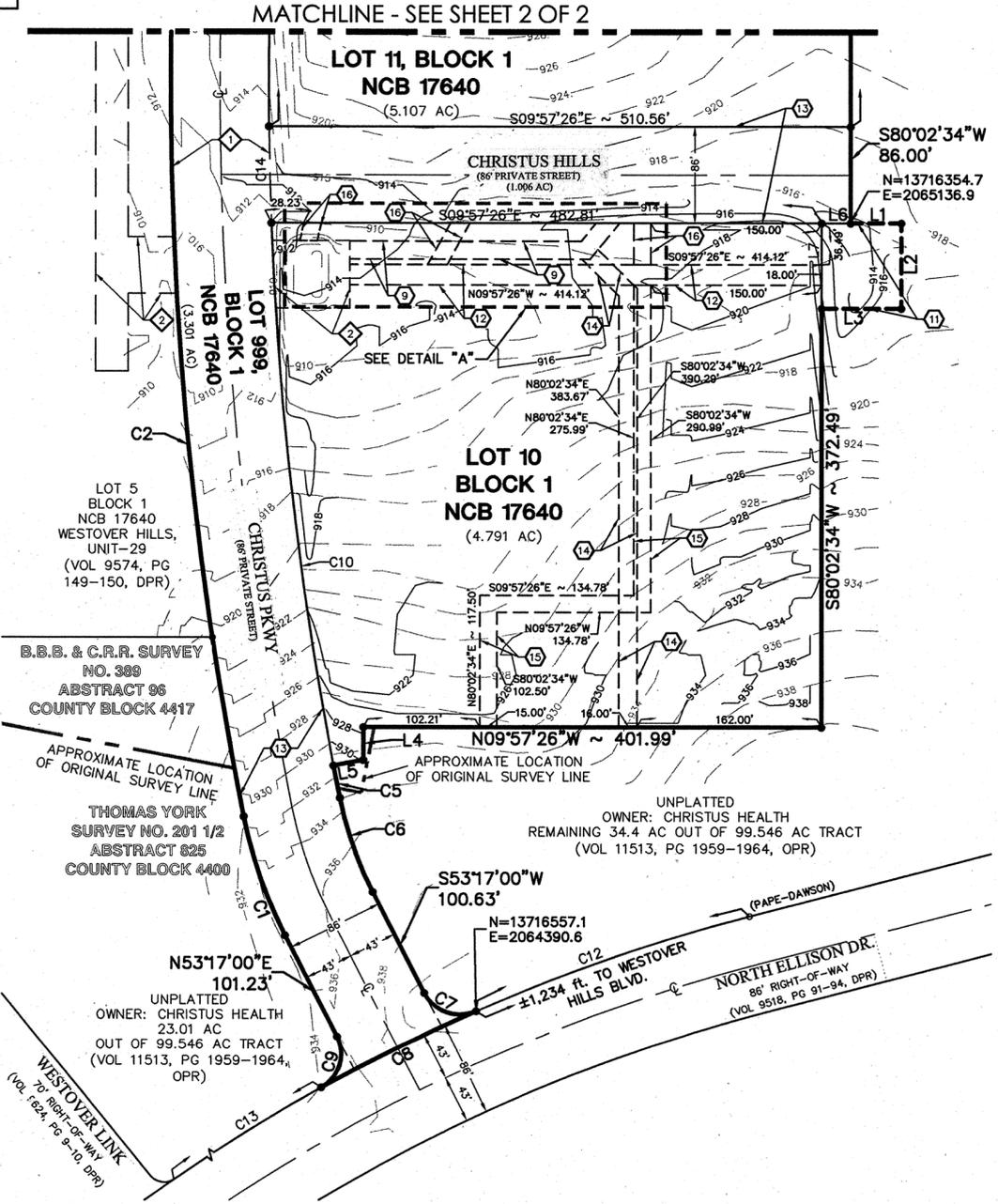
### INDEX MAP

SCALE: 1" = 600'



### DETAIL "A"

SCALE: 1" = 50'



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

*Darrell Nichols*  
OWNER/DEVELOPER: DARRELL NICHOLS  
CHRISTUS HEALTH  
338 N. SANTA ROSA  
SAN ANTONIO, TEXAS 78207  
(210) 704-2825

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DARRELL NICHOLS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 23rd of Jan, A.D. 2013.

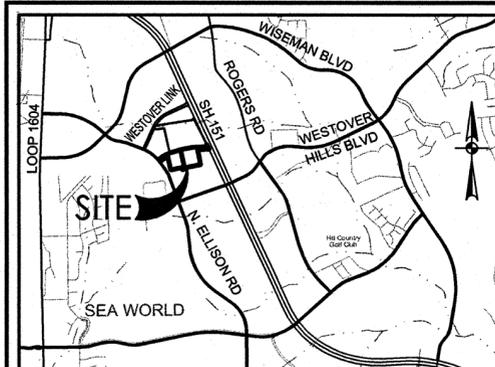
*Laura O Longoria*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTOVER HILLS UNIT 41 ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

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

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





LOCATION MAP  
MAPSCO MAP GRID: 578C7  
NOT-TO-SCALE

LEGEND

Table with 2 columns listing symbols and their meanings: AC ACRE(S), BLK BLOCK, BSL BUILDING SETBACK LINE, CATV CABLE TELEVISION, DED DEDICATION, DOC DOCUMENT NUMBER, DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, DR DEED RECORDS OF BEXAR COUNTY, TEXAS, ELEC ELECTRIC, ESMT EASEMENT, FFE FINISHED FLOOR ELEVATION, GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION, NCB NEW CITY BLOCK, OPF OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, VOL VOLUME, PG PAGE(S), VNAE VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE), FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE), SET 1/2" IRON ROD (PD), FOUND TxDOT MONUMENTATION, FOUND MONUMENTATION.

Table with 2 columns listing symbols and their meanings: 925- EXISTING CONTOURS, 925 PROPOSED CONTOURS, 925 ORIGINAL SURVEY/COUNTY LINE, 9 SANITARY SEWER EASEMENT, 10 VARIABLE WIDTH DRAINAGE EASEMENT (0.121 ACES) (OFF LOT), 12 18' DRAINAGE EASEMENT, 13 86' IRREVOCABLE INGRESS / EGRESS EASEMENT (4.307 ACRES), 14 16' PRIVATE SANITARY SEWER EASEMENT (FOR THE BENEFIT OF 99.546 ACRE TRACT), 15 15' PRIVATE DRAINAGE EASEMENT (FOR THE BENEFIT OF 99.546 ACRE TRACT), 16 15' PRIVATE DRAINAGE EASEMENT (FOR THE BENEFIT OF LOT 11, BLOCK 1), 1 86' ACCESS, DRAINAGE, SANITARY SEWER, WATER, RECLAIMED WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9574, PG 149-150, DPR), 2 VARIABLE WIDTH SANITARY SEWER & DRAINAGE EASEMENT (VOL 9574, PG 149-150, DPR), 3 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9574, PG 149-150, DPR), 4 16' SANITARY SEWER & RECLAIMED WATER EASEMENT (VOL 9574, PG 149-150, DPR), 5 1" VEHICULAR NON-ACCESS EASEMENT (VOL 9574, PG 149-150, DPR), 6 14' GAS, ELECTRIC, WATER, TELEPHONE AND CABLE TV EASEMENT (VOL 9574, PG 149-150, DPR), 7 VARIABLE WIDTH SANITARY SEWER & RECLAIMED WATER EASEMENT (VOL 9574, PG 149-150, DPR).

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

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

C.P.S. ENERGY NOTES:  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BUYING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.  
2. ANY CITY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.  
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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

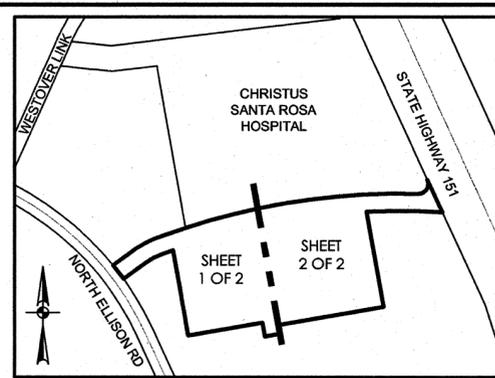
STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

SURVEYOR'S NOTES:  
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE. DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE.  
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

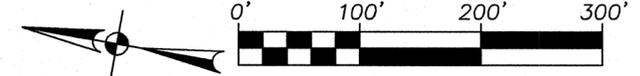
TxDOT NOTES:  
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.  
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINTS ALONG SH 151, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 178.31'.

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

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



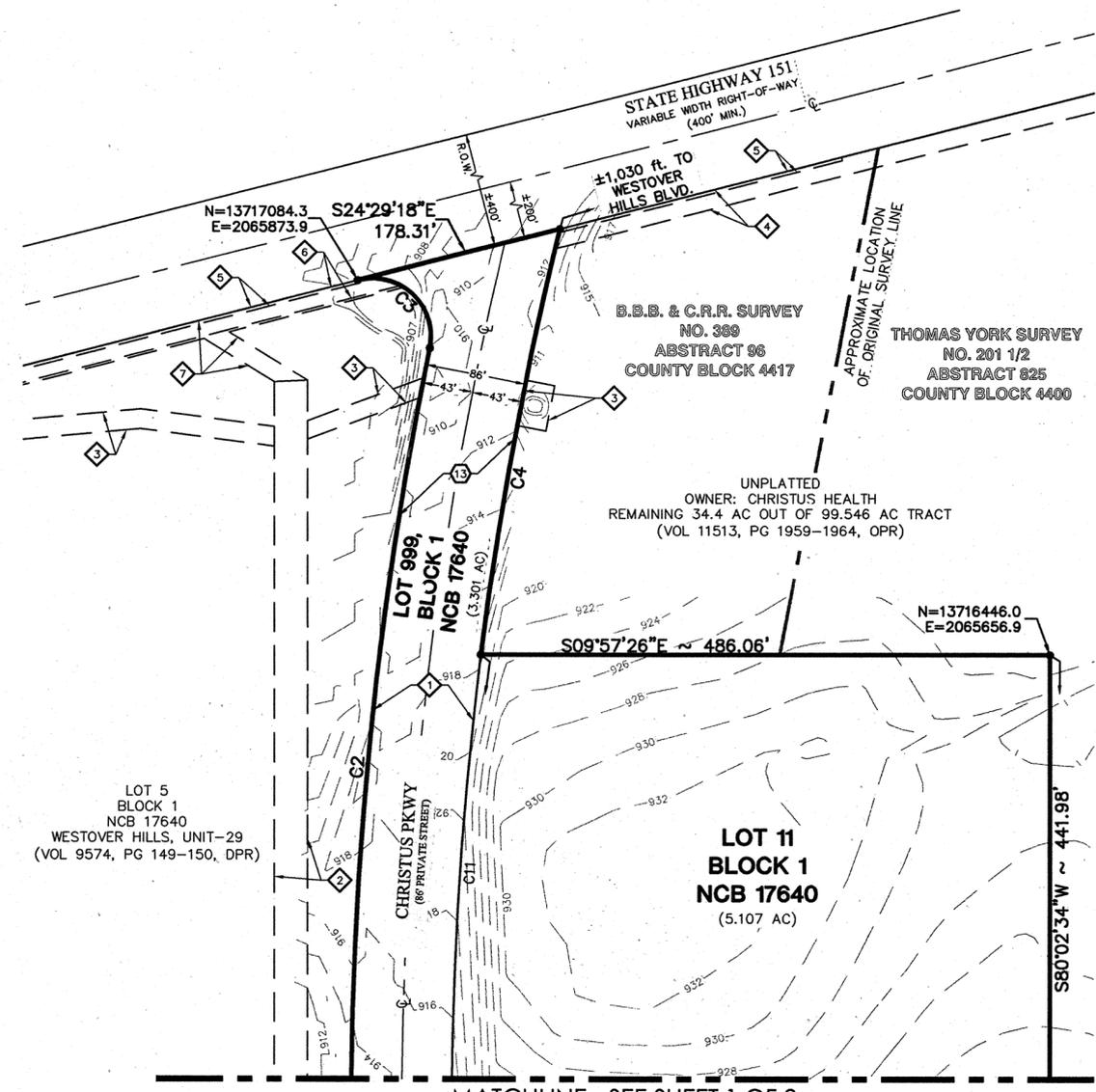
INDEX MAP  
SCALE: 1" = 600'



PAPE-DAWSON ENGINEERS  
TYPE, FIRM REGISTRATION # 470

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

DATE OF PRINT: January 22, 2013



MATCHLINE - SEE SHEET 1 OF 2

PLAT NUMBER 120393  
SUBDIVISION PLAT  
ESTABLISHING  
WESTOVER HILLS, UNIT 41 ENCLAVE

BEING A TOTAL OF 14.326 ACRES ESTABLISHING LOTS 10, 11 & 999, BLOCK 1, N.C.B. 17640 OUT OF A 99.546 ACRE TRACT OF LAND CONVEYED TO CHRISTUS HELATH IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11513, PAGES 1959-1964 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400, AND OUT OF THE B.B.B. & C.R.R. SURVEY NUMBER 389, ABSTRACT 96, COUNTY BLOCK 4417 IN NEW CITY BLOCK 17640, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

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

Darrell Nichols  
OWNER/DEVELOPER: DARRELL NICHOLS  
CHRISTUS HEALTH  
338 N. SANTA ROSA  
SAN ANTONIO, TEXAS 78207  
(210) 704-2825

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DARRELL NICHOLS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 1/22/13, A.D. 2013.

Laura O Longoria  
My Commission Expires  
February 28, 2015

THIS PLAT FOR WESTOVER HILLS UNIT 41 ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

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

COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY



Licensed Professional Engineer  
1-22-13

Registered Professional Land Surveyor  
1/22/13



DEVELOPMENT SERVICES RECEIVED  
ENVIRONMENTAL SERVICES RECEIVED  
LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING  
2012 NOV 20 10:37 AM  
2012 NOV 27 3:01 PM

November 20, 2012

Administrative Exception / Variance Request Review  
c/o Juan Ramirez  
Development Services Department  
City of San Antonio  
1901 S. Alamo  
San Antonio, TX 78204

Re: Westover Hills, Unit 41  
Plat No. 120393  
Administrative Exception/Variance Request for UDC Section 35-506(j)(2)

Dear Mr. Ramirez:

On behalf of our client, Christus Santa Rosa, we would like to request an Administrative Exception for the private road within the Westover Hills, Unit 41 Plat. The Administrative Exception pertains to Unified Development Code (UDC) Sections 35-506(j)(2) for private street design standards.

The private road is being platted in the Westover Hills, Unit 41 Plat as an irrevocable ingress egress easement, and half off the road is constructed and in use. This is being done to allow Christus Santa Rosa Hospital to acquire addresses off this roadway.

We are requesting an Administrative Exception to allow the existing road to be platted as Lot 999 (irrevocable ingress/egress easement) without submittal of plan and profiles.

In our professional opinion, the proposed Administrative Exception/Variance remains in harmony with the spirit and intent of the UDC, as it will not adversely affect the health, safety, or welfare of the public. We respectfully request your consideration for this variance. The Administrative Exception/Variance Request Application is attached as required, along with a check for the required fee. If you have questions or require additional information, please contact our office.

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

Dennis R. Rion, P.E.  
Executive Vice President

Attachments

P:\6419\22 WORD LETTERS\121112A1 AEVR.DOC



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

2013 JAN 24 PM 3:01

## ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

<b>Project:</b>	Westover Hills, Unit 41
<b>Address:</b>	11212 State Highway 151
<b>A/P #/PPR #/Plat#:</b>	Plat# 120393
<b>AEVR #:</b>	
<b>AEVR Submittal Date:</b>	11/20/12
<b>AEVR Submitted by:</b>	Dennis R. Rion, P.E., Owner's Agent
<b>Issue:</b>	Lot Frontage and Vehicular Access
<b>Code Sections:</b>	Unified Development Code (UDC), Section 35-515 (c)(4) Lot Frontage.
<b>By:</b>	Juan M. Ramirez, P.E.

The Development Services Department (DSD) has reviewed the information presented in Mr. Rion's letter submitted November 20, 2012. Please refer to the attached Map for approximate location. Also refer to the applicant's letter and site plan for more information.

The Unified Development Code (UDC) – Article V, Section 35-515 (c) Lots (4) Frontage. All lots shall front on a public or private street or platted irrevocable ingress/egress easement and shall have a minimum frontage width as indicated in section 35-310. Where a platted irrevocable ingress/egress easement is utilized for frontage, the private street provisions of section 35-506 for street name and design standards shall be met.

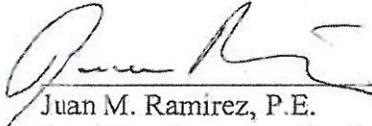
Currently, the applicant is using an existing private drive and according to the Engineer of Record, the design met the private street design requirements and was constructed to standards. The applicant is platting an irrevocable ingress / egress easement in order to name the street and acquire an address off of it. DSD staff does agree with the applicant's analysis for the following reasons:

1. The existing private drive according to the engineer of record was designed and constructed to meet the traffic conditions for the development and does not serve any other development. The private street will be maintained by Christus Santa Rosa Hospital.
2. In the near future, the applicant is proposing to widen the easement in order to have more capacity and improve traffic circulation.

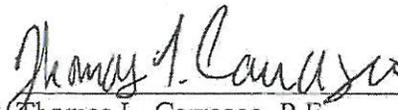
The DSD staff agrees with the applicant's analysis and agrees that the recommendation for approval would not adversely impact the community. The AEVR does meet the intent of the UDC. Therefore, staff recommends approval.

DEVELOPMENT SERVICES  
2013 JAN 24 PM 3:01

RECOMMENDATION: Administrative Exception Approval

  
\_\_\_\_\_  
Juan M. Ramirez, P.E.  
Land Development - Engineer  
DSD - Streets Engineering

12/17/12  
Date

  
\_\_\_\_\_  
Thomas L. Carrasco, P.E.  
Development Services Engineer  
DSD - Land Development Engineering

12/17/2012  
Date

I have reviewed the AEVR Analysis and concur with the recommendation.

  
\_\_\_\_\_  
John P. Jacks  
Assistant Director  
DSD

Date 12-17-12

Mr. Juan Ramirez  
Westover Hills, Unit 41  
Plat No. 120393  
November 20, 2012  
Page 2 of 2

DEVELOPMENT SERVICES RECEIVED  
DEVELOPMENT SERVICES RECEIVED

2012 NOV 21 2:37 PM  
JAN 24 PM 3:02

<b>For Office Use Only:</b>	AEVR #: _____	Date Received: _____
<b>DSD – Director Official Action:</b>		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED W/ COMMENTS	<input type="checkbox"/> DENIED
Signature: _____	Date: _____	
Printed Name: _____	Title: _____	
Comments: _____		



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 15

**Public Hearing:**

Planning Commission  
February 13, 2013

**Application/Case Number:**

120417

**Project Name:**

J. Munoz

**Applicant:**

Julian Munoz

**Representative:**

Gomez-Garcia & Associates, Inc., c/o  
Alejandro R. Gomez, P.E.

**Owner:**

Julian Munoz

**Staff Coordinator:**

Donna Camacho, Planner  
(210) 507-5016  
Donna.Camacho@sanantonio.gov

**Property Address/Location:**

Generally located on the east side of  
Escalon Avenue and south of  
Formosa Boulevard

**MAPSCO Map Grid (Ferguson):**

682 B-1

**Tract Size:**

0.459 acres

**Council District(s):**

3

**Notification:**

Published in Daily Commercial  
Recorder January 24, 2013  
Notices mailed January 24, 2013

- 7 to property owners within 200 feet within the subdivision
  - No registered neighborhood association within 200 feet
- Internet Agenda Posting  
February 8, 2013

**REQUEST**

Approval of a minor plat to subdivide a 0.459-acre tract of land to establish the **J. Munoz Subdivision**

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

January 14, 2012

**CASE HISTORY**

Area being replatted was previously platted as a portion of Lot 1 and Lot 2, Block 44, NCB 9467 out of the Harlandale Acres No. 8, 3<sup>rd</sup> Filing Subdivision, recorded in Volume 980, Page 117, of the Deed and Plat Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use(s)**

The proposed plat will consist of one (1) single-family residential lot.

**B. Zoning**

“R-4” Single-Family Residential District

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on December 21, 2012.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on December 21, 2012.

**II. SUPPLEMENTAL INFORMATION**

**A. Notices**

To the present, staff has not received any written responses in opposition from the surrounding property owners.

**III. RECOMMENDATION**

Approval of the proposed **J. Munoz** Replat.

**IV. ATTACHMENT**

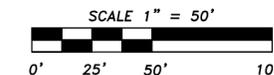
1. Proposed Replat

PLAT NUMBER 120417

A REPLAT ESTABLISHING

J. MUNOZ SUBDIVISION

BEING 0.459 ACRES ESTABLISHING LOT 35, BLOCK 44, N.C.B. 9467, SAN ANTONIO, BEXAR COUNTY, TEXAS.



GOMEZ-GARCIA AND ASSOCIATES, INC. 8723 BOTTS LANE, SAN ANTONIO, TEXAS 78217 (210) 832-9608 (210) 832-9615 FAX TBPE FIRM REGISTRATION #5362

Northstar Land Surveying, Inc. 9033 AERO Suite # 105 SAN ANTONIO, TEXAS 78217 (210) 826-6228

DATE: 10-09-2012 JOB NO.: 183.001

STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. OWNER/DEVELOPER: JULIAN MUNOZ 1424 ESCALON AVE. SAN ANTONIO, TEXAS 78221

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR THIS REPLAT OF J. MUNOZ SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

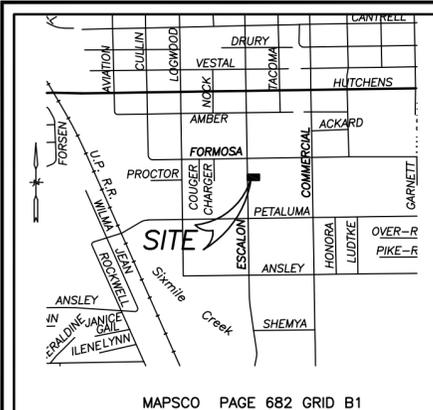
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

By: \_\_\_\_\_ CHAIRMAN By: \_\_\_\_\_ SECRETARY

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

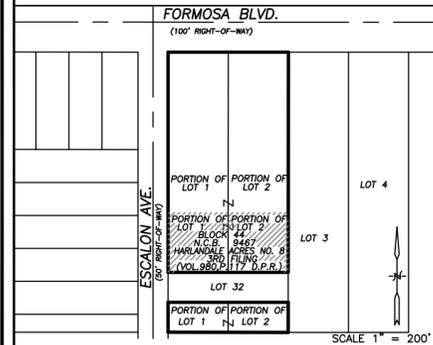
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ COUNTY CLERK, BEXAR COUNTY, TEXAS

By: \_\_\_\_\_ DEPUTY



MAPSCO PAGE 682 GRID B1

LOCATION MAP NOT TO SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING INVOLVING WRITTEN NOTIFICATION THE AREA BEING REPLATTED WAS PREVIOUSLY RECORDED IN HARLANDALE ACRES NO. 8, 3RD FILING, BEING A PORTION OF LOT 1 AND 2, BLOCK 44, NEW CITY BLOCK 9467, HARLANDALE ACRES NO. 8, 3RD FILING AS RECORDED IN VOLUME 980, PAGE 117, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

- o F.I.R. FOUND 1/2" IRON ROD
o S.I.R. SET 1/2" IRON ROD
o EXISTING CONTOURS
E,G,T,CA ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
C.B. COUNTY BLOCK
N.C.B. NEW CITY BLOCK
R.O.W. RIGHT-OF-WAY
E.S.M.T. EASEMENT
V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.P.R. DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
1/2" IRON ROD SET AT ALL CORNERS (UNLESS NOTED)

STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT HARLANDALE ACRES NO. 8, 3RD FILING WHICH IS RECORDED IN VOLUME 980, PAGE 117, BEXAR COUNTY DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER
OWNER'S DULY AUTHORIZED AGENT
SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: \_\_\_\_\_

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

THOMAS C. HABERER DATE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 4350

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

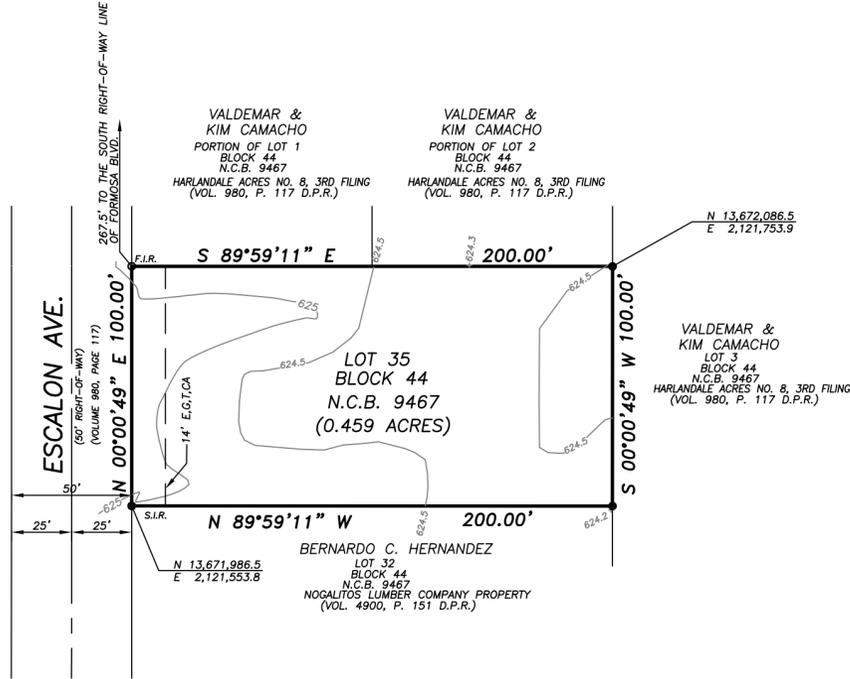
ALEJANDRO R. GOMEZ, P.E., C.F.M. DATE LICENSED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 90145

- NOTES:
1. WASTEWATER EDU NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.
2. SAWS IMPACT FEE PAYMENT NOTE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.
3. IMPACT FEE PAYMENT DUE: WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WASTEWATER SERVICE CONNECTION.
4. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
5. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 8" ABOVE FINAL GRADE OF ADJACENT GRADE.
6. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1' HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YR ULTIMATE DEVELOPMENT.

7. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

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

SURVEYOR'S NOTES:
1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID.





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 16

**Public Hearing:**

Planning Commission  
February 13, 2013

**Application/Case Number:**

120421

**Project Name:**

Estonia Subdivision Unit 7 Phase B

**Applicant:**

Dale Thornton

**Representative:**

Denham-Ramones Engineering, c/o  
Paul W. Denham, P.E.

**Owner:**

Meritage Homes of Texas, LLC

**Staff Coordinator:**

Donna Camacho, Planner  
(210) 207-5016  
donna.camacho@sanantonio.gov

**Property Address/Location:**

East of the intersection of Ingram  
Road and Laheema Harbor

**MAPSCO Map Grid (Ferguson):**

613 C-1

**Tract Size:**

5.123 acres

**Council District:**

6

**Notification:**

Internet Agenda Posting February 8,  
2013

**REQUEST**

Approval of a major plat to subdivide a 5.123-acre tract of land to establish the **Estonia Subdivision Unit 7 Phase B**

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

January 18, 2013

## **I. ANALYSIS**

### **A. Proposed Uses**

The proposed plat will consist of twenty-eight (**28**) single-family residential lots, one (**1**) non-single family residential lot and approximately six hundred and forty (**640**) linear feet of public streets.

### **B. Zoning**

“R-4” Residential Single-Family District

### **C. Major Thoroughfare**

Ingram, Secondary Arterial Type A, 86-foot minimum right-of-way

### **D. Services Available**

SAWS Water and Sewer

### **E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on December 27, 2012.

### **F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on December 5, 2012.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

MDP 010C-06, Persyn, accepted on December 19, 2012

## **III. RECOMMENDATION**

Approval of the proposed **Estonia Subdivision Unit 7 Phase B** Plat.

## **IV. ATTACHMENT**

1. Proposed Plat

PLAT No. 120421

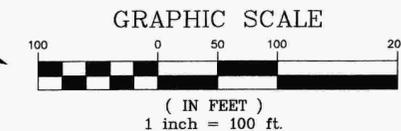
SHEET 1 OF 1

28 LOTS

SUBDIVISION PLAT  
ESTABLISHING

**ESTONIA SUBDIVISION  
UNIT 7 PHASE B**

BEING 5.123 ACRES OF LAND OUT OF THE REMAINDER OF A 42.821 ACRE TRACT OF LAND, RECORDED IN VOLUME 15210, PGS. 1029-1039, O.P.R. & BEING OUT OF THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT NO. 573, N.C.B. 18288, SAN ANTONIO, BEXAR COUNTY, TEXAS.



**Denham-Ramones Engineering**  
and Associates, Inc.

1380 PANTHEON WAY, SUITE 280 (210) 495-3100 OFFICE  
SAN ANTONIO, TX. 78232 (210) 495-3122 FAX  
FIRM REGISTRATION NUMBER: T.B.P.C. F-5161 & T.B.P.L.S. 100237.00

**OWNER/DEVELOPER:**  
MERITAGE HOMES OF TEXAS LLC  
8920 BUSINESS PARK DRIVE, SUITE 250  
AUSTIN, TEXAS 78759  
PHONE (512) 615-6409  
FAX (512) 610-6750

STATE OF TEXAS  
COUNTY OF TRAVIS

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

OWNER: MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
DALE THORNTON, VICE PRESIDENT OF LAND DEVELOPMENT

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

DALE THORNTON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 11<sup>th</sup> DAY OF January A.D., 2013.



*Meggie Weirich*  
NOTARY PUBLIC, TEXAS

THIS PLAT OF ESTONIA SUBDIVISION UNIT 7 ~ PHASE B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION, IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013.

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE

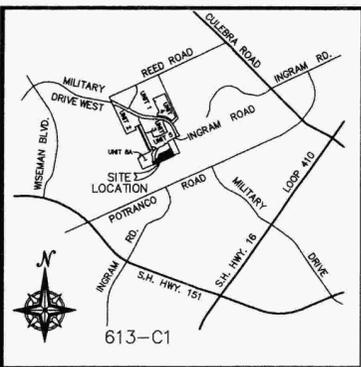
\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF

\_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_

ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY



LOCATION MAP  
NOT TO SCALE

**LEGEND & NOTES**

- ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ———— E.T.T.V.E.
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ———— G.E.T.T.V.E.
- O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
- D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- I.R.F. = IRON REBAR FOUND
- I.R.S. = IRON REBAR SET
- PROPOSED FINISHED CONTOUR [790]
- THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM — SOUTH CENTRAL ZONE. SCALE FACTOR IS 1.00016. ROTATION GRID TO PLAT IS 0°00'00"
- MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
- BEARING REFERENCE SOURCE IS THE SOUTHEAST LINE OF LOTS 1-6, BLOCK 67, BETWEEN THE FOUND MONUMENTS SHOWN HEREON, AND CALLED N65°03'38"E ON THE PLAT OF ESTONIA SUBDIVISION UNIT 7A RECORDED IN VOLUME 9646, PAGES 17, D.P.R.

**MONUMENT NOTE:**

- = 1/2" I.R.F.
- \* = 1/2" I.R.F. W/D-R E CAP
- = 1/2" I.R.S. W/D-R E CAP

PLAT REFERENCE	
①	ESTONIA SUBDIVISION UNIT 5R VOL. 9624, PAGES 109-110, D.P.R.
②	ESTONIA SUBDIVISION UNIT 1 VOLUME 9578, PAGES 57-65, D.P.R.
③	ESTONIA SUBDIVISION UNIT 7 PHASE A VOL. 9646, PAGE 17, D.P.R.
④	ESTONIA SUBDIVISION UNIT 7AR VOL. 9647, PAGE 62, D.P.R.

**"C.P.S. NOTES"**

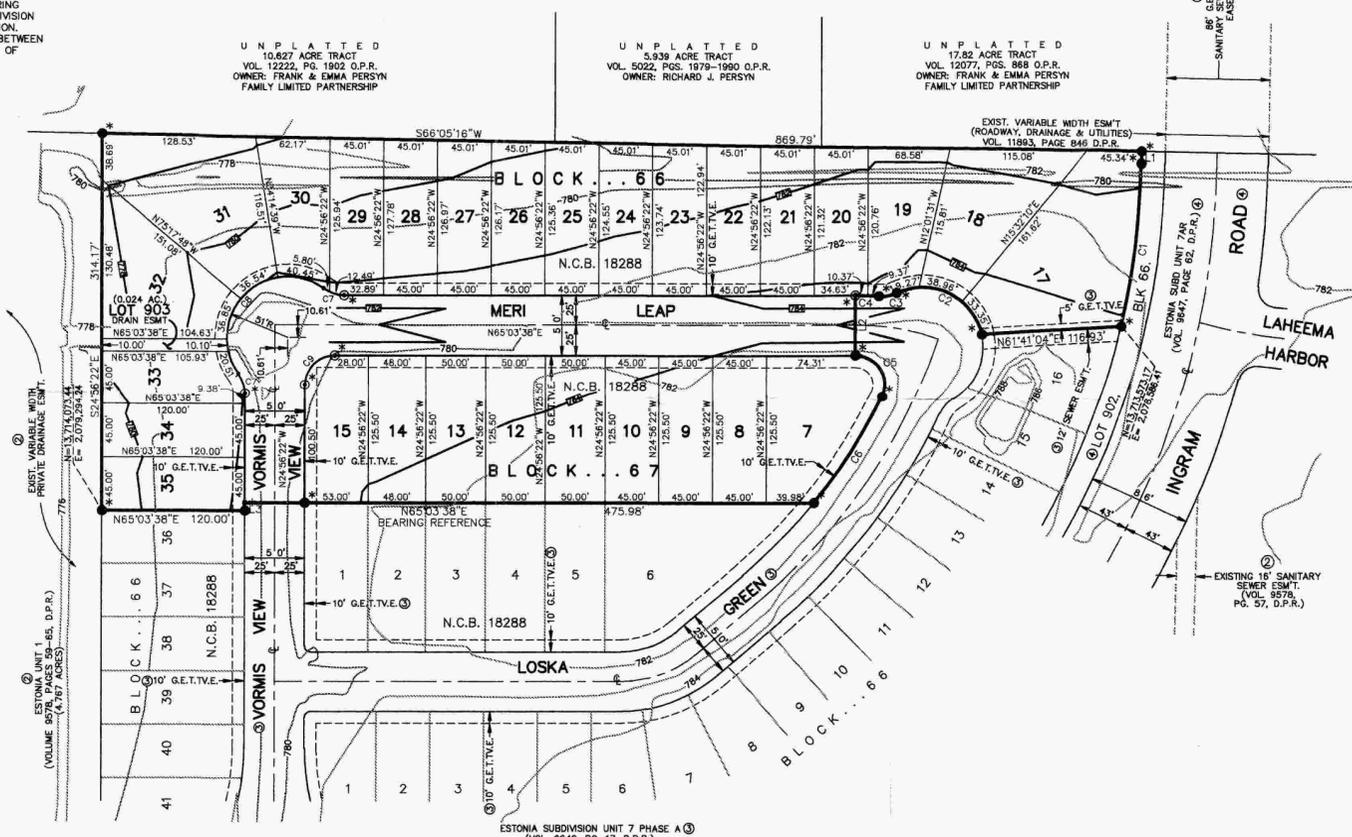
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE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

**EDU NOTE:**

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

**OTHER NOTES:**

- SAWS IMPACT FEE: PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO SCALE OF PLAT
- THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS, OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N23°54'44"W	10.03'
L2	N24°56'22"W	50.00'
L3	N24°56'22"W	6.66'

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	12°06'37"	637.00'	67.57'	134.64'	134.39'
C2	102°53'33"	91.00'	63.99'	91.58'	79.77'
C3	29°38'16"	29.00'	7.76'	15.17'	15.00'
C4	5°01'34"	225.00'	9.88'	19.74'	19.73'
C5	115°51'44"	25.00'	39.90'	50.55'	42.37'
C6	13°02'42"	467.00'	53.39'	106.33'	106.10'
C7	36°08'23"	29.00'	9.46'	18.29'	17.99'
C8	162°16'45"	51.00'	327.16'	144.45'	100.78'
C9	90°00'00"	25.00'	25.00'	39.27'	35.36'

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Paul W. Denham*  
REGISTERED PROFESSIONAL ENGINEER  
PAUL W. DENHAM

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Gary B. Neill*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEILL



THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: Jan 07, 2013, 4:13pm User ID: RAMONES\JESSA File: H:\Land Projects\2\Meritage-Estonia Unit 7 Phase B\Orig\Estonia U7 PhaseB.dwg

PR



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 17

**Public Hearing:**

Planning Commission  
February 13, 2013

**Application/Case Number:**

120438

**Project Name:**

Ray Ellison Shopping Center

**Applicant:**

Ian J. Cude

**Representative:**

Doucet & Associates, c/o Robert J.  
Smith, P.E.

**Owner:**

Continental Homes of Texas, Inc.

**Staff Coordinator:**

Luz M. Gonzales, Planner  
(210) 207-7898  
luz.gonzales@sanantonio.gov

**Property Address/Location:**

Generally located south of Ray  
Ellison Drive and west of Interstate  
Highway 410.

**MAPSCO Map Grid (Ferguson):**

647 E-6

**Tract Size:**

32.621 acres

**Council District(s):**

4

**Notification:**

- Internet Agenda Posting  
February 8, 2013

**REQUEST**

Approval of a major plat to subdivide a 32.621-acre tract of land  
to establish the **Ray Ellison Shopping Center** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

January 30, 2013

**I. ANALYSIS**

**A. Proposed Use(s)**

The proposed plat will consist of seven (7) non-single family residential lots, and approximately one thousand nine hundred eighty (1,980) linear feet of public streets.

**B. Zoning**

“C-3” General Commercial

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on January 16, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on January 23, 2013.

**III. RECOMMENDATION**

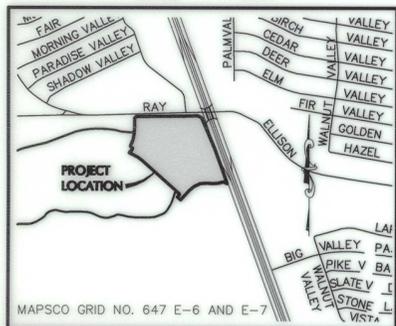
Approval of the proposed **Ray Ellison Shopping Cerner Subdivision** Plat.

**IV. ATTACHMENT**

1. Proposed Plat

VICINITY MAP

SCALE: 1" = 2000'



MAPSCO GRID NO. 647 E-6 AND E-7

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

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

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

WATER/WASTEWATER EDU NOTE:

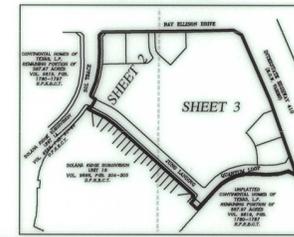
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

SAWS IMPACT FEE PAYMENT DUE:

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

INDEX MAP

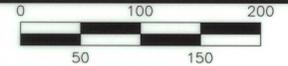
NOT TO SCALE



PLAT NO. 120438

SUBDIVISION PLAT OF  
RAY ELLISON SHOPPING CENTER

BEING A TOTAL OF 32.621 ACRES, ESTABLISHING LOTS 1 THRU 6, 901 AND 902, BLOCK 6, AND LOT 901, BLOCK 7, NCB 15248, OUT OF THE LUCAS MUNOZ SURVEY NO. 86, ABSTRACT NO. 488 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



**DA DOUCET & ASSOCIATES**

Civil Engineering - Planning - Surveying/Mapping  
7401 B. Highway 71 W, Suite 160  
Austin, Texas 78735, Phone: (512)-583-2600  
www.doucetandassociates.com  
Firm Registration Number: 3937

STATE OF TEXAS §  
COUNTY OF BEXAR §

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

CONTINENTAL HOMES OF TEXAS, L.P.  
A TEXAS LIMITED PARTNERSHIP

BY: *[Signature]*  
NAME: IAN J. CUDE  
ASSISTANT SECRETARY

SOLANA RIDGE HOMEOWNERS ASSOCIATION, INC.

BY: *[Signature]*  
NAME: KIMBERLY A. SCHNEIDER  
DIRECTOR

STATE OF TEXAS §  
COUNTY OF BEXAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IAN J. CUDE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24<sup>th</sup> DAY OF *January*, A.D. 2013.

*[Signature]*  
NOTARY PUBLIC



STATE OF TEXAS §  
COUNTY OF BEXAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KIMBERLY A. SCHNEIDER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24<sup>th</sup> DAY OF *January*, A.D. 2013.

*[Signature]*  
NOTARY PUBLIC



THIS SUBDIVISION PLAT OF RAY ELLISON SHOPPING CENTER HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

STATE OF TEXAS §  
COUNTY OF BEXAR §

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINES
- EXISTING R.O.W. LINES
- EXISTING EASEMENTS
- 871 — PROPOSED CONTOUR LINE
- 871 — CONTOUR LINE
- 1/2" IRON ROD WITH "D-R E" CAP FOUND (UNLESS NOTED)
- 5/8" IRON ROD WITH "DOUCET" CAP SET
- ⊙ TxDOT TYPE II BRASS DISC FOUND
- G.E.T.C. GAS ELECTRIC TELEPHONE AND CABLE EASEMENT
- DOC. NO. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- (R) RADIAL
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- P.R.B.C.T. PLAT RECORDS, BEXAR COUNTY, TEXAS
- R.P.R.B.C.T. REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
- D.R.B.C.T. DEED RECORDS, BEXAR COUNTY, TEXAS

DRAINAGE EASEMENT NOTE:

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

SHARED CROSS ACCESS NOTE:

1. OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506 (r)(3)

MAINTENANCE NOTE:

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

ACCESS EASEMENT NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

DETENTION POND NOTE:

STORM WATER DETENTION IS REQUIRED FOR 32.621 ACRES OF THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS CALCULATED AN AREA OF 2.074 ACRES AND A VOLUME OF 5.48 ACRE FEET WILL BE REQUIRED FOR THIS USE. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND /OR BEXAR COUNTY.

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	170.92'	435.00'	22°30'45"	S81°46'54"W	169.82'
C2	326.28'	365.00'	51°13'05"	S67°25'44"W	315.53'
C3	85.22'	340.00'	14°21'42"	N55°21'38"W	85.00'
C4	25.10'	789.00'	01°49'22"	N31°50'23"E	25.10'
C5	22.83'	15.00'	87°11'51"	N18°56'34"W	20.69'
C6	332.88'	750.00'	25°25'49"	N11°56'26"E	330.16'
C7	143.41'	365.00'	22°30'45"	N81°46'54"E	142.49'
C8	388.86'	435.00'	51°13'05"	S67°25'44"W	376.04'
C9	23.56'	15.00'	90°00'00"	N86°49'12"E	21.21'
C10	109.11'	435.00'	14°22'15"	N55°21'56"W	108.82'
C11	18.85'	12.00'	90°00'00"	N03°10'48"W	16.97'
C12	91.55'	365.00'	14°22'15"	N55°21'56"W	91.31'
C13	274.78'	775.00'	20°18'51"	N15°38'42"E	273.34'
C14	84.71'	775.00'	06°15'44"	N02°21'24"E	84.66'
C15	90.31'	130.00'	39°48'08"	S20°39'38"E	88.50'
C16	7.20'	5.00'	82°33'42"	N00°43'09"E	6.60'
C17	41.23'	50.00'	47°14'26"	N65°37'13"E	40.07'
C18	66.21'	80.00'	47°25'14"	S24°28'11"E	64.34'
C19	117.49'	240.00'	28°02'55"	N34°09'20"W	116.32'
C20	75.19'	240.00'	17°57'00"	N11°09'22"W	74.88'
C21	192.68'	240.00'	45°59'55"	N25°10'50"W	187.55'
C22	120.04'	775.00'	08°52'27"	N13°03'34"E	119.92'
C23	42.40'	775.00'	03°08'04"	N07°03'18"E	42.39'
C24	156.55'	195.00'	45°59'55"	S25°10'50"E	152.38'
C25	203.25'	435.00'	26°46'16"	S77°56'03"W	201.41'
C26	172.56'	435.00'	22°43'43"	S53°11'03"W	171.43'
C27	157.17'	400.00'	22°30'45"	S81°46'54"W	156.16'
C28	357.57'	400.00'	51°13'05"	S67°25'44"W	345.78'
C29	22.64'	15.00'	86°28'24"	N18°33'07"W	20.55'
C30	59.69'	758.00'	04°30'43"	N22°25'44"E	59.67'
C31	112.34'	775.00'	08°18'20"	S21°38'58"W	112.24'
C32	162.43'	775.00'	12°00'32"	N11°29'32"E	162.14'
C33	271.19'	750.00'	20°43'03"	N14°17'49"E	269.72'
C34	61.69'	750.00'	04°42'46"	N01°34'55"E	61.67'
C35	100.33'	400.00'	14°22'15"	N55°21'56"W	100.06'

LINE TABLE

NO.	BEARING	DISTANCE
L1	S61°46'15"E	74.42'
L2	N64°28'28"W	70.26'
L3	S70°31'32"W	5.18'
L4	N86°57'43"W	101.96'
L5	S41°49'12"W	212.67'
L6	N48°10'48"W	70.00'
L7	N41°49'12"E	10.00'
L8	N62°33'03"W	148.45'
L9	S62°33'03"E	10.95'
L10	N27°27'31"E	70.00'
L11	N62°33'03"W	34.43'
L12	N00°46'28"W	140.40'
L13	N44°13'32"E	35.45'
L14	N00°45'34"W	119.80'
L15	S42°00'00"W	33.14'
L16	S00°45'34"E	125.31'
L17	S48°10'48"E	117.38'
L18	S00°45'34"E	131.20'
L19	N70°31'05"E	82.86'
L20	N48°10'47"W	11.12'
L21	N02°10'52"W	73.00'
L22	S25°31'32"W	60.86'
L23	S70°31'32"W	11.81'
L24	N86°57'43"W	101.96'
L25	S41°49'12"W	42.67'
L26	N62°33'03"W	135.42'
L27	S41°49'12"W	23.00'
L28	S62°33'03"E	135.43'
L29	N41°49'12"E	21.03'
L30	S70°31'32"W	54.86'
L31	N86°57'43"W	101.96'
L32	N62°33'03"W	135.43'
L33	N00°46'28"W	130.05'
L34	N44°13'32"E	50.07'
L35	N44°13'32"E	39.63'
L36	S45°46'28"E	32.40'
L37	S41°49'12"W	50.00'
L38	N48°10'48"W	25.00'

GENERAL NOTES:

1. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK AND WERE PROVIDED BY:

DOUCET & ASSOCIATES  
7401-B HWY. 71 WEST, STE. 160  
AUSTIN, TX 78735

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4204), NAD83 (CORS). ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000168829.

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "DOUCET CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON MAY 2, 2012, STATIC DATA PROCESSED BY O.P.U.S.

ELEVATION BASIS NOTE:

ELEVATIONS SHOWN HEREON ARE BASED ON STATIC OBSERVATIONS ON APRIL 27, 2011, STATIC DATA PROCESSED BY O.P.U.S.

MINIMUM FINISHED FLOOR NOTE:

MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE 1% ANNUAL CHANGE COMPUTED WATER SURFACE ELEVATION FOR THE (100 YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

TxDOT NOTES:

1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.  
2) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINT ALONG LOOP 410, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1248.28'.

OWNER/DEVELOPER:

CONTINENTAL HOMES OF TEXAS, L.P.  
211 N.E. LOOP 1604, STE. 130  
SAN ANTONIO, TEXAS 78232

ENGINEER:

ROBERT J. SMITH, P.E.  
DOUCET & ASSOCIATES, INC.  
7401B HIGHWAY 71 WEST, STE 160  
AUSTIN, TX 78735  
512.583.2600  
512.583.2601 (FAX)

SURVEYOR:

SYDNEY SMITH XINOS, RPLS  
DOUCET & ASSOCIATES, INC.  
7401B HIGHWAY 71 WEST, STE 160  
AUSTIN, TX 78735  
512.583.2600  
512.583.2601 (FAX)

STATE OF TEXAS §  
COUNTY OF TRAVIS §

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

ROBERT J. SMITH, P.E. NO. 106319  
DOUCET & ASSOCIATES, INC.  
7401-B HWY 71 W, SUITE 160  
AUSTIN, TX 78735

STATE OF TEXAS §  
COUNTY OF TRAVIS §

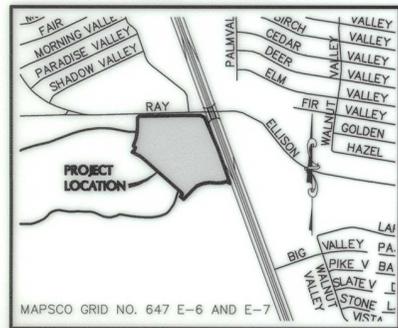
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SYDNEY SMITH XINOS, R.P.L.S. NO. 5361  
DOUCET & ASSOCIATES, INC.  
7401-B HWY 71 W, SUITE 160  
AUSTIN, TX 78735



**VICINITY MAP**

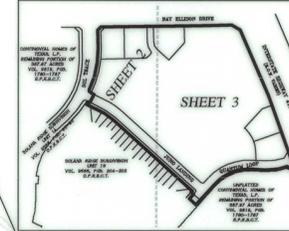
SCALE: 1" = 2000'



MAPSCO GRID NO. 647 E-6 AND E-7

**INDEX MAP**

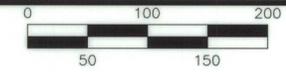
NOT TO SCALE



**PLAT NO. 120438**

**SUBDIVISION PLAT OF  
RAY ELLISON SHOPPING CENTER**

BEING A TOTAL OF 32.621 ACRES, ESTABLISHING LOTS 1 THRU 6, 901 AND 902, BLOCK 6, AND LOT 901, BLOCK 7, NCB 15248, OUT OF THE LUCAS MUNOZ SURVEY NO. 86, ABSTRACT NO. 488 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



**DA DOUCET & ASSOCIATES**

Civil Engineering - Planning - Surveying/Mapping  
7401 B. Highway 71 W, Suite 160  
Austin, Texas 78735, Phone: (512)-583-2600  
www.doucetandassociates.com  
Firm Registration Number: 3937

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CONTINENTAL HOMES OF TEXAS, L.P. BY: CHTEX OF TEXAS, INC.  
A TEXAS LIMITED PARTNERSHIP A DELAWARE CORPORATION,  
ITS GENERAL PARTNER

BY: *Ian J. Cude*  
NAME: IAN J. CUDE  
ASSISTANT SECRETARY

SOLANA RIDGE HOMEOWNERS ASSOCIATION, INC.

BY: *Kimberly A. Schneider*  
NAME: KIMBERLY A. SCHNEIDER  
DIRECTOR

STATE OF TEXAS §  
COUNTY OF BEXAR §  
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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24<sup>th</sup> DAY OF January, A.D. 2013.

*Paul L. Brown*  
NOTARY PUBLIC  
PAUL LYNN BROWN  
Notary Public, State of Texas  
My Commission Expires  
January 03, 2016

STATE OF TEXAS §  
COUNTY OF BEXAR §  
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*Paul L. Brown*  
NOTARY PUBLIC  
PAUL LYNN BROWN  
Notary Public, State of Texas  
My Commission Expires  
January 03, 2016

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

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

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

SECRETARY

STATE OF TEXAS §  
COUNTY OF BEXAR §  
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COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

**SHEET 2 OF 3**

**LEGEND**

—	PROPERTY LINE
- - -	EXISTING PROPERTY LINES
- - -	EXISTING R.O.W. LINES
- - -	EXISTING EASEMENTS
- - -	PROPOSED CONTOUR LINE
- - -	CONTOUR LINE
●	1/2" IRON ROD WITH "D-R E" CAP FOUND (UNLESS NOTED)
○	5/8" IRON ROD WITH "DOUCET" CAP SET
⊙	TXD02 TYPE II BRASS DISC FOUND
—	G.E.T.C. GAS ELECTRIC TELEPHONE AND CABLE EASEMENT
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
(R)	RADIAL
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
P.R.B.C.T.	PLAT RECORDS, BEXAR COUNTY, TEXAS
R.P.R.B.C.T.	REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
D.R.B.C.T.	DEED RECORDS, BEXAR COUNTY, TEXAS

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*RK* 1/23/13

ROBERT J. SMITH, P.E. NO. 106319  
DOUCET & ASSOCIATES, INC.  
7401-B HWY 71 W, SUITE 160  
AUSTIN, TX 78735

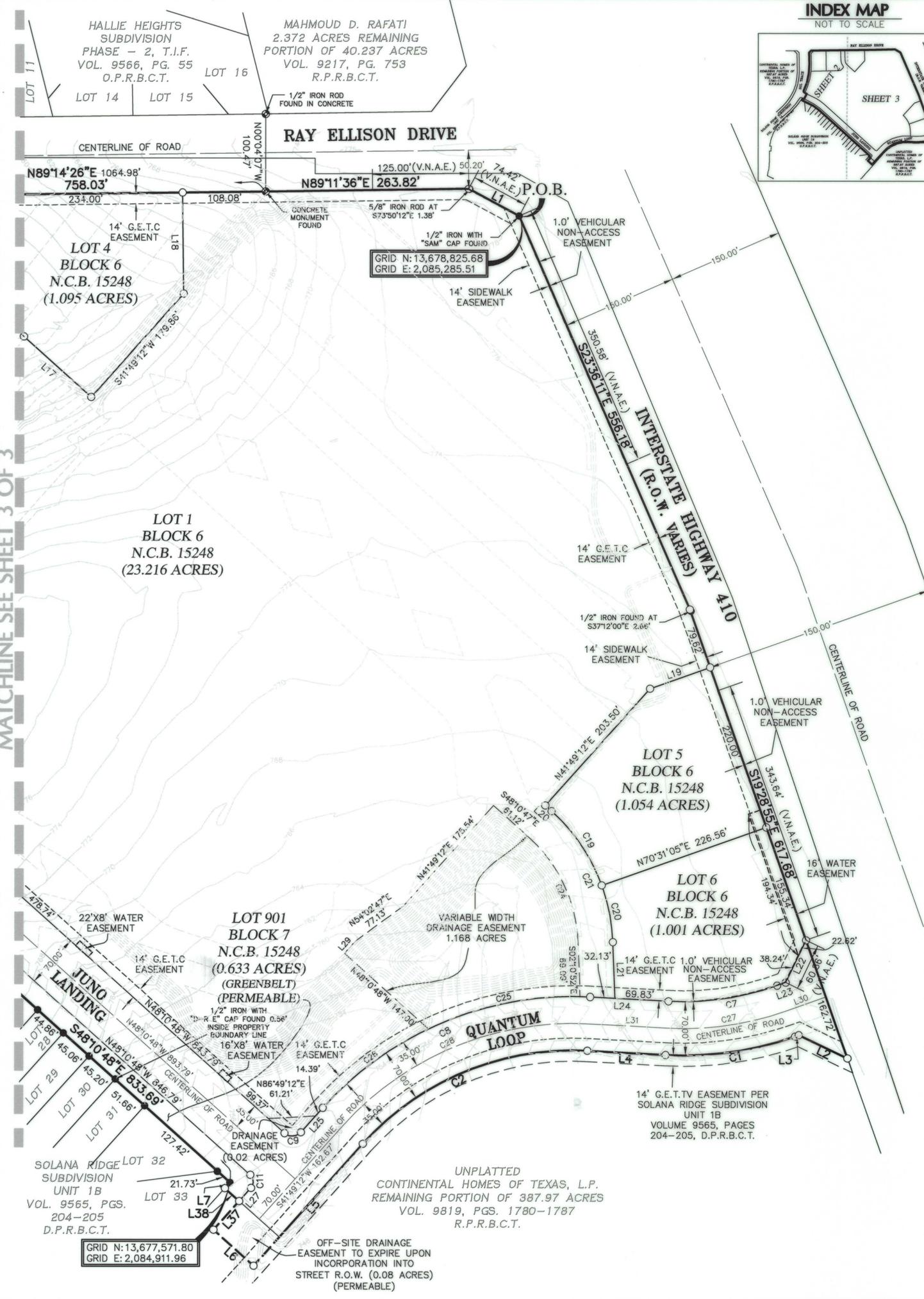
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*Sydney Smith Xinos* 1/23/13

SYDNEY SMITH XINOS, R.P.L.S. NO. 5361  
DOUCET & ASSOCIATES, INC.  
7401-B HWY 71 W, SUITE 160  
AUSTIN, TX 78735



MATCHLINE SEE SHEET 3 OF 3







# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM 18

**Public Hearing:**

Planning Commission  
February 13, 2013

**Application/Case Number:**

120456

**Applicant:**

Mark D. Grandos

**Representative:**

Pape-Dawson Engineers, Inc.  
c/o Matt Johnson

**Owner:**

City Base West, L.P.

**Staff Coordinator:**

Richard Carrizales, Planner  
(210) 207-8050  
Richard.Carrizales@sanantonio.gov

**Property Address/Location:**

On west side of South New Braunfels  
Avenue, north of Southeast Military  
Drive

**MAPSCO Map Grid (Ferguson):**

651 D-7

**Tract Size:**

29.652

**Council District:**

3

**Notification:**

Published in Daily Commercial  
Recorder January 24, 2013  
Internet Agenda Posting February 8,  
2013

**REQUEST**

Approval of a major plat to replat and subdivide a 29.652-acre tract of land to establish the **Calicar Unit-2 Subdivision**

**APPLICATION TYPE**

Replat and Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

January 17, 2013

**CASE HISTORY**

Area being replatted was previously platted as Lots 11 and 12, Block 1, N.C.B. 10934, a 10' private storm water drainage easement for the benefit of lot 12 and a variable ingress/egress easement of the Calicar, Unit 2 Subdivision, recorded in Volume 9620, Pages 88 of the Deed and Plat Records of Bexar County, Texas, a 16-foot water easement, a variable width detention basin easement and a 13' ingress/egress easement of the Calicar Subdivision recorded in Volume 9619, Page 154-157 of the Deed and Plat Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use(s)**

The proposed plat will consist of 8 eight (8) non-single family residential lots.

**B. Zoning**

“C-3” Commercial District

**C. Major Thoroughfare(s)**

South New Braunfels Avenue, Primary Arterial Type B, 70-foot minimum ROW

**D. Services Available**

SAWS Water and Sewer

**E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on November 7, 2012.

**F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on January 3, 2013.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Applications**

MDP 015-08, City Base West, accepted on September 15, 2008

**III. RECOMMENDATION**

Approval of the proposed **Calicar Unit-2** Replat and Subdivision Plat.

**IV. ATTACHMENT**

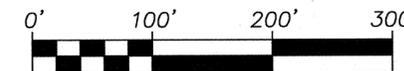
1. Proposed Plat

PLAT NUMBER 120456

REPLAT AND SUBDIVISION PLAT OF CALICAR UNIT-2

ESTABLISHING LOTS 23-28, LOT 901 AND LOT 902, A 29.652 ACRE TRACT OF LAND BEING ALL OF THAT 17.071 ACRE KNOWN AS LOTS 11 AND 12 OF THE CALICAR, UNIT-2 SUBDIVISION RECORDED IN VOLUME 9620, PAGE 88 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND 12.581 ACRES OUT OF THAT 47.26 ACRE TRACT CONVEYED TO CITY BASE WEST, LP IN DEED RECORDED IN VOLUME 13482, PAGES 1637-1641 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE A. GALLAN SURVEY NO. 25, ABSTRACT 259, NEW CITY BLOCK 10934, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: December 20, 2012

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER/DEVELOPER: CITY BASE WEST, L.P. 10003 NW MILITARY, SUITE 2209 SAN ANTONIO, TX 78231 (210) 593-9100

BY: GFR-CBW, L.P. A TEXAS LIMITED PARTNERSHIP ITS GENERAL PARTNER BY: GFR MANAGEMENT, L.P. A TEXAS LIMITED PARTNERSHIP ITS GENERAL PARTNER BY: MARK D. GRANADOS, MANAGING MEMBER

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK D. GRANADOS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF December, A.D. 2012

Signature of Mark D. Granados, Notary Public, Bexar County, Texas.



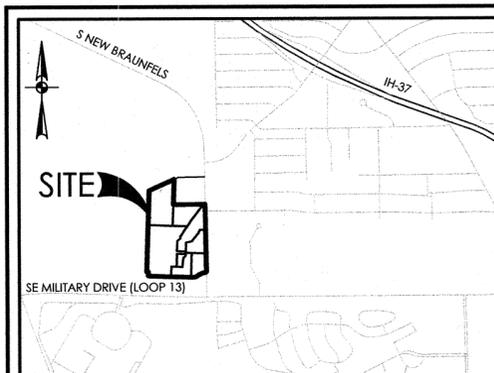
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DATED THIS DAY OF A.D. 20

BY: CHAIRMAN BY: SECRETARY

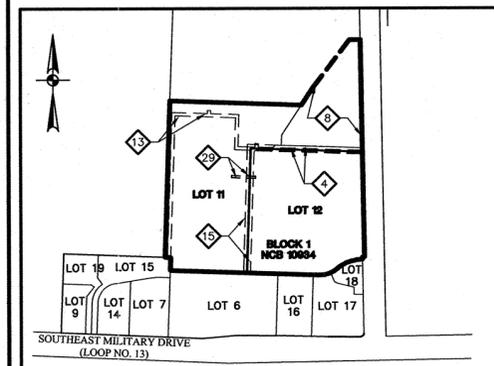
STATE OF TEXAS COUNTY OF BEXAR

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



LOCATION MAP

MAPS CO MAP GRID: 651D7 NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING

SCALE: 1" = 600'

17.071 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 11 AND 12, BLOCK 1, NCB 10934 OF THE CALICAR, UNIT-2 PLAT, A 10' PRIVATE STORM DRAINAGE EASEMENT FOR THE BENEFIT OF LOT 12 AND A VARIABLE WIDTH INGRESS/EGRESS EASEMENT RECORDED IN VOLUME 9620, PAGES 88 AND A 16 FOOT WATER EASEMENT, A VARIABLE WIDTH DETENTION BASIN (PERMEABLE) EASEMENT AND A 13' INGRESS/EGRESS EASEMENT IN THE PLAT FOR THE CALICAR SUBDIVISION RECORDED IN VOLUME 9619, PAGES 154-157 ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SURVEYOR'S NOTES:

- 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT CALICAR, UNIT-2 WHICH IS RECORDED IN VOLUME 9620, PAGE(S) 88, COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER/DEVELOPER: CITY BASE WEST, L.P. 10003 NW MILITARY, SUITE 2209 SAN ANTONIO, TX 78231 (210) 593-9100

STATE OF TEXAS COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 17th DAY OF January A.D. 2013

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 7/23/2015

STATE OF TEXAS COUNTY OF BEXAR

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

STATE OF TEXAS COUNTY OF BEXAR

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

C.P.S. ENERGY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

EDU NOTE:

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

IMPACT FEE PAYMENT NOTE:

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

DETENTION MAINTENANCE NOTE:

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

FIRE DEPARTMENT ACCESS EASEMENT NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SHARED CROSS ACCESS NOTE:

OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506(f)(3).

DRAINAGE EASEMENT NOTE:

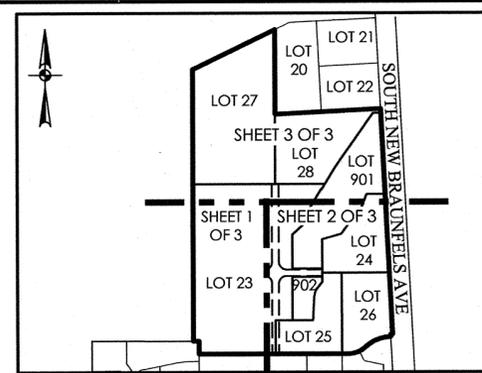
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL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

DETENTION NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS WILL BE ISSUED FOR THIS PLATTED PROPERTY ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

LEGEND

- AC ACRE(S) VOL PAGE(S)
BLK BLOCK PG
CB COUNTY BLOCK RIGHT-OF-WAY
DB DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS FOUND 1/2" IRON ROD (SURVEYOR)
DR DEED RECORDS OF BEXAR COUNTY, TEXAS FOUND 1/2" IRON ROD (PD)
NCB NEW CITY BLOCK (TYPE I, II OR III)
ONE OVERHEAD ELECTRIC FOUND TxDOT MONUMENTATION
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS FOUND MONUMENTATION EXISTING CONTOURS



INDEX MAP

SCALE: 1" = 600'

LINE TABLE

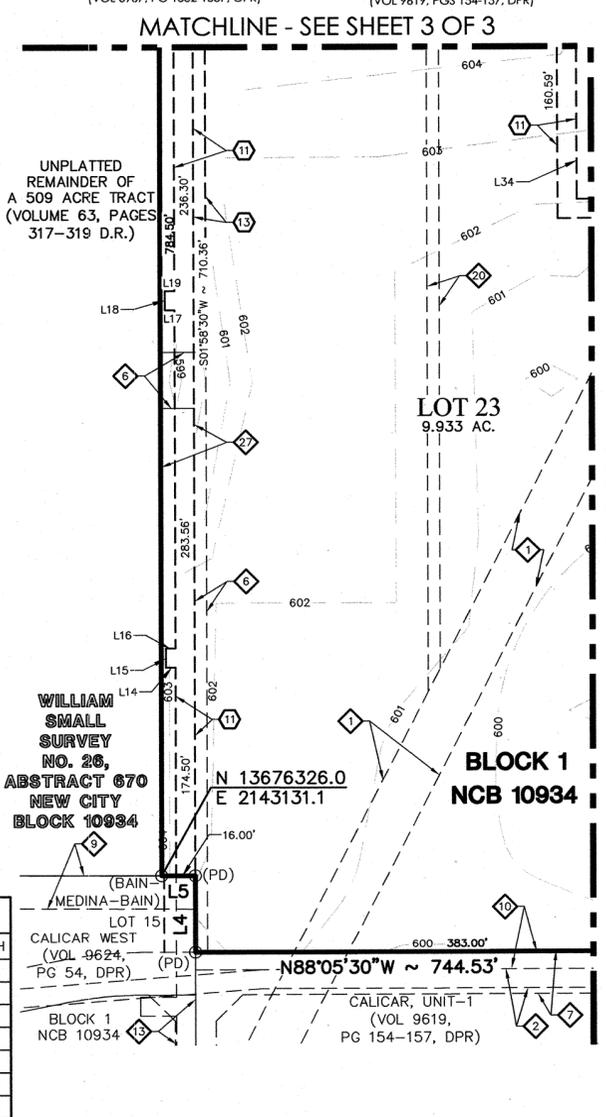
Table with columns: LINE #, BEARING, LENGTH. Contains lines L1 through L49.

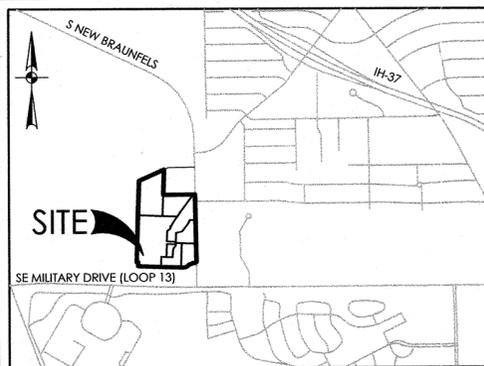
LINE TABLE

Table with columns: LINE #, BEARING, LENGTH. Contains lines L41 through L81.

CURVE TABLE

Table with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains curves C1 through C7.

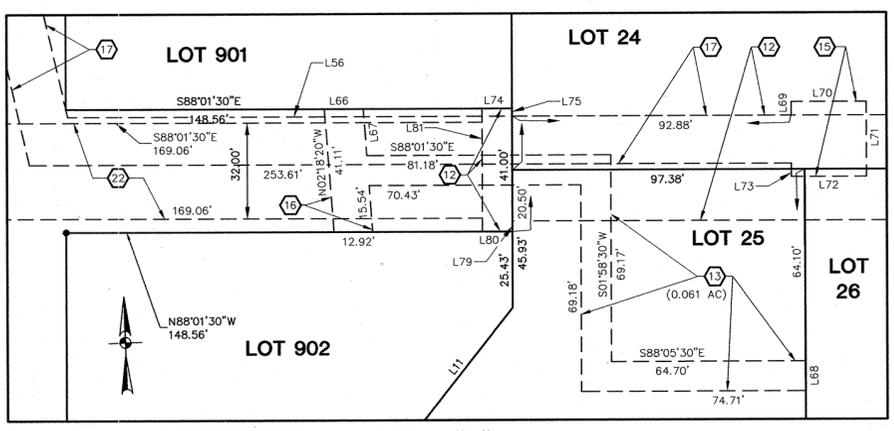




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2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES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

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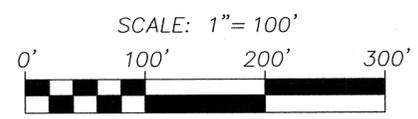


**DETAIL "A"**  
NOT-TO-SCALE

**PLAT NUMBER 120456**

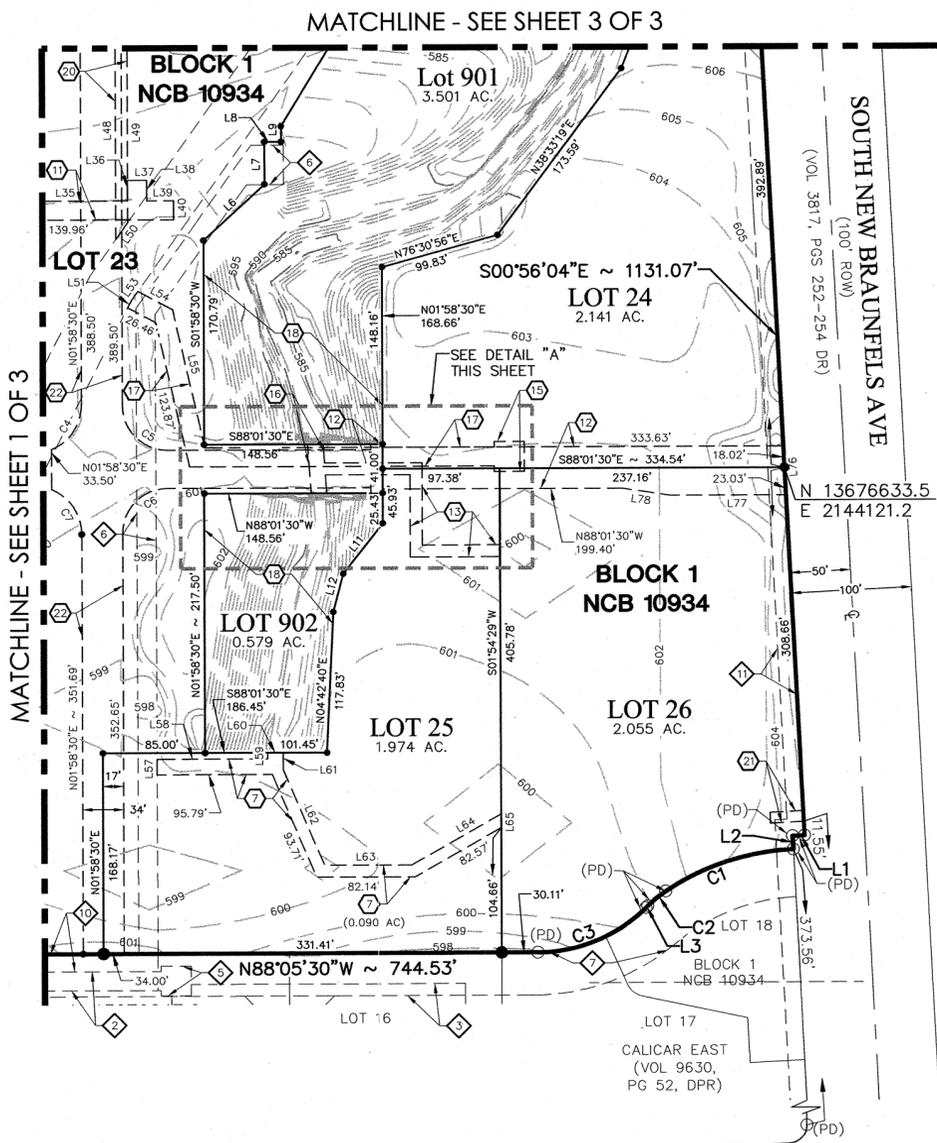
**REPLAT AND SUBDIVISION PLAT OF CALICAR UNIT-2**

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

DATE OF PRINT: December 20, 2012



STATE OF TEXAS  
COUNTY OF BEJAR

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

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(210) 593-9100

BY: GFR-CBW, L.P.  
A TEXAS LIMITED PARTNERSHIP  
ITS GENERAL PARTNER

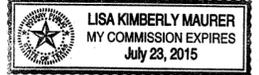
BY: GFR MANAGEMENT, L.P.  
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ITS GENERAL PARTNER

BY: *Mark D. Granados*  
MARK D. GRANADOS, MANAGING MEMBER

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BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK D. GRANADOS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF December, A.D. 2012.

*Mark D. Granados*  
NOTARY PUBLIC, BEJAR COUNTY, TEXAS



THIS PLAT OF REPLAT OF CALICAR, UNIT-2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

STATE OF TEXAS  
COUNTY OF BEJAR

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

\_\_\_\_\_  
COUNTY CLERK, BEJAR COUNTY, TEXAS

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COUNTY OF BEJAR

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*Matt Johnson*  
MATT JOHNSON  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
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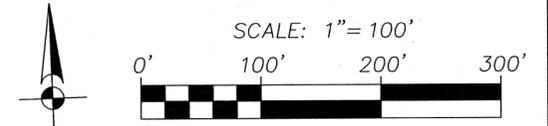
*Alida*  
ALIDA  
REGISTERED PROFESSIONAL LAND SURVEYOR



Civil Job No. 6901-34; Survey Job No. 9300-07

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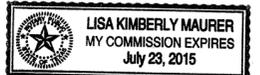
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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

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

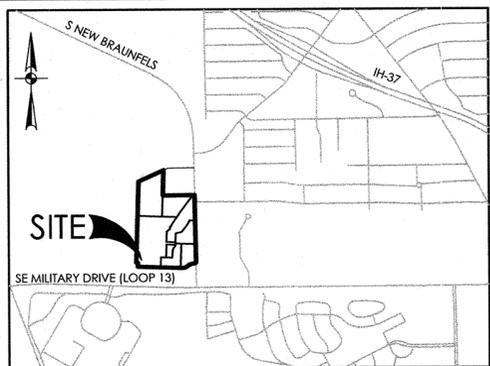
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

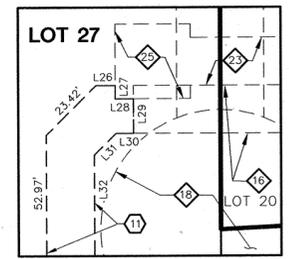
BY: \_\_\_\_\_, DEPUTY



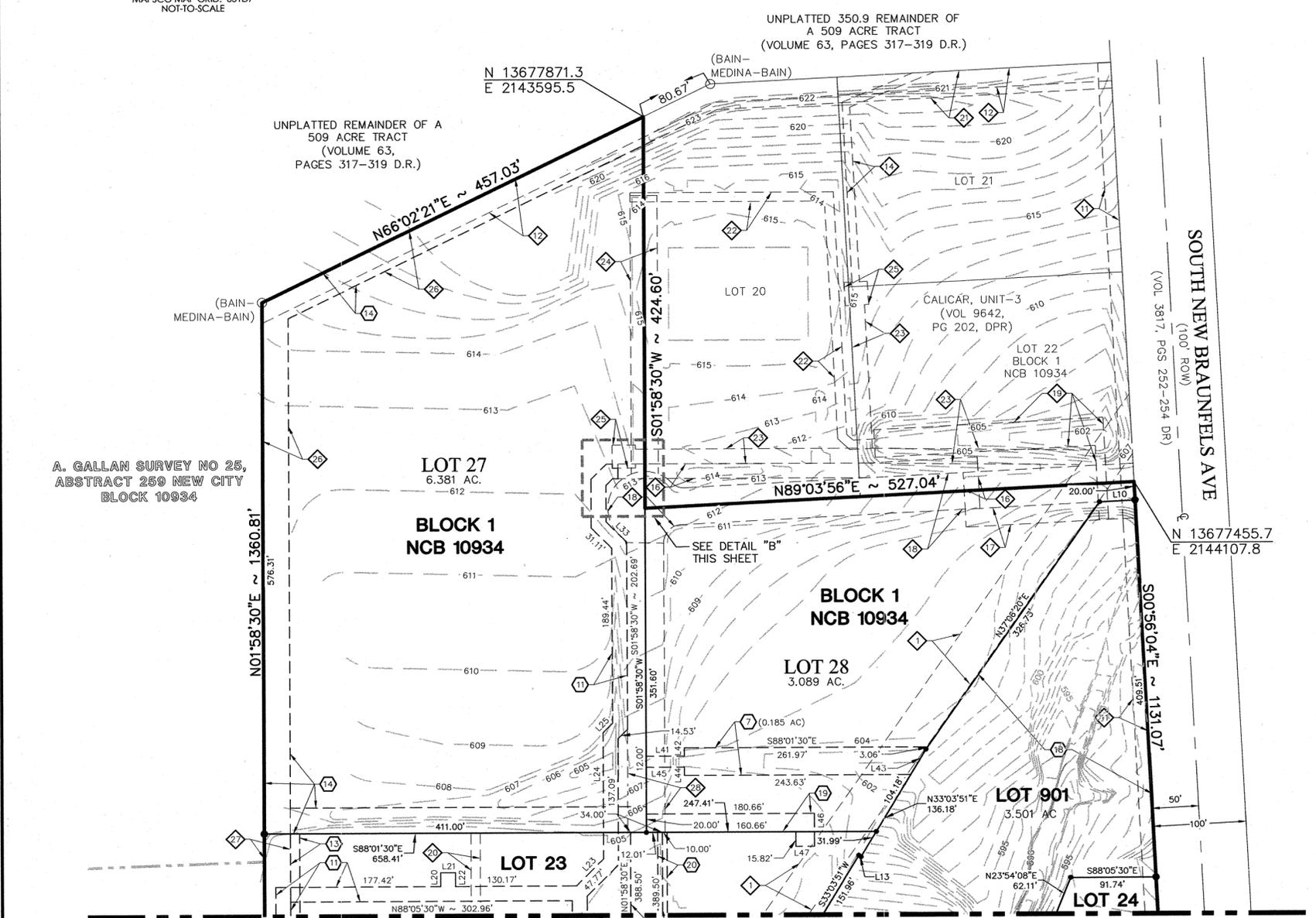
LOCATION MAP  
MAPSCO MAP GRID: 651D7  
NOT-TO-SCALE

**C.P.S. ENERGY NOTES:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.  
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.  
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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



DETAIL "B"  
NOT-TO-SCALE



STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.  
*Matt Johnson* 12/20/12  
LICENSED PROFESSIONAL ENGINEER

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



REPLAT OF CALICAR, UNIT-2  
Civil Job No. 6901-34; Survey Job No. 9300-07



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 19

**Public Hearing:**

Planning Commission  
February 13, 2013

**Application/Case Number:**

120459

**Project Name:**

Walgreens – Bandera / Hillcrest

**Applicant:**

Gary L. Cunningham

**Representative:**

Pape-Dawson Engineers, Inc., c/o  
Dennis R. Rion, P.E.

**Owner:**

G.I. Cunningham, Inc.

**Staff Coordinator:**

Luz M. Gonzales, Planner  
(210) 207-7898  
Luz.gonzales@sanantonio.gov

**Property Address/Location:**

East of the intersection of Bandera  
Road and Hillcrest Drive

**MAPSCO Map Grid (Ferguson):**

581 A-7

**Tract Size:**

1.382

**Council District:**

7

**Notification:**

Published in Daily Commercial  
Recorder January 25, 2013  
Internet Agenda Posting February 8,  
2013

**REQUEST**

Approval of a major plat to replat a 1.382-acre tract of land to establish the **Walgreens – Bandera / Hillcrest** Replat

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

January 18, 2013

**CASE HISTORY**

Area being replatted was previously platted as the remaining portions of Lots 21 and 22, Block G, NCB 8394 of the Woodlawn Hills Subdivision, recorded in Volume 642, Pages 149, and the remaining portion Lot 48, Block G, NCB 8394 of the Woodlawn Hills Mewhinney Subdivision, recorded in Volume 5011, Pages 512 – 514 of the Deed and Plat Records of Bexar County, Texas.

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of one (1) non-single family residential lot.

### **B. Zoning**

“C-2” Commercial District

### **C. Major Thoroughfares**

Bandera Road, Primary Arterial Type A, 120-foot minimum right-of-way  
Hillcrest Drive, Secondary Arterial Type B, 70-foot minimum right-of-way

### **D. Services Available**

SAWS Water and Sewer

### **E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on November 12, 2012.

### **F. Interdepartmental Review**

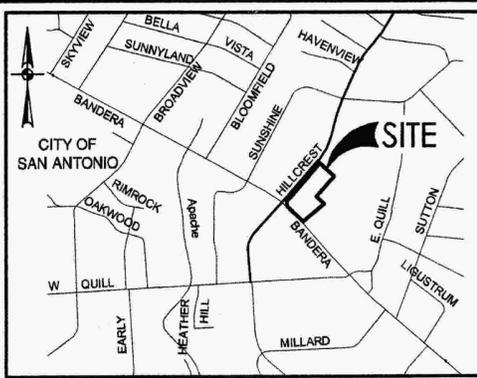
LOCs were issued from all reviewing agencies on December 21, 2012.

## **III. RECOMMENDATION**

Approval of the proposed **Walgreens – Bandera / Hillcrest** Replat.

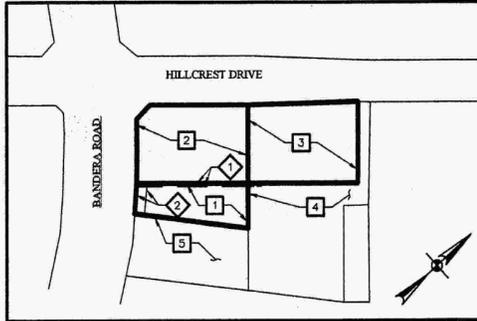
## **IV. ATTACHMENT**

1. Proposed Plat



LOCATION MAP

MAPSCO MAP GRID: 581A7  
NOT-TO-SCALE



AREA BEING REPLATED THROUGH PUBLIC HEARING

SCALE: 1"=200'

THE 1.382 ACRES BEING REPLATED IS THE REMAINING PORTION OF WHAT WAS PREVIOUSLY PLATTED AS THE REMAINING PORTIONS OF LOTS 21 AND 22, BLOCK G, WOODLAWN HILL SUBDIVISION RECORDED IN VOLUME 642, PAGE 149 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, THE REMAINING PORTION OF WHAT WAS PREVIOUSLY PLATTED AS LOT 48, BLOCK G, AND A 30' BUILDING SETBACK LINE, WOODLAWN HILLS MEWHINNEY SUBDIVISION, RECORDED IN VOLUME 5140, PAGE 40, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A 5' STORM DRAINAGE EASEMENT RECORDED IN VOLUME 5011, PAGES 512-514 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

**SURVEYOR'S NOTES:**

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNERS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON WOODLAWN HILLS SUBDIVISION RECORDED IN VOLUME 642, PAGE 149 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND MEWHINNEY SUBDIVISION RECORDED IN VOLUME 5140, PAGE 40 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER/DEVELOPER: GARY L. CUNNINGHAM, PRESIDENT  
G.L. CUNNINGHAM, INC.  
A GENERAL PARTNER OF CWS RETAIL BANDERA, LTD.  
2810 REVERE STREET  
HOUSTON, TEXAS 77098  
(713) 963-0885

STATE OF TEXAS  
COUNTY OF HARRIS

SWORN AND SUBSCRIBED BEFORE ME THIS THE 14<sup>th</sup> DAY OF January, A.D. 2013.

*Yolanda Harrell*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 05/16/2016

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Alta*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Alta*  
REGISTERED PROFESSIONAL LAND SURVEYOR

**C.P.S. ENERGY NOTES:**

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

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

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

**EDU NOTE:**

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

**TxDOT NOTES:**

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG SP 421 (BANDERA RD), BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 190'.

**IMPACT FEE PAYMENT NOTE:**

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

**DRAINAGE EASEMENT NOTE:**

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

**MAINTENANCE NOTE:**

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

**DETENTION NOTE:**

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

**FINISHED FLOOR NOTE:**

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

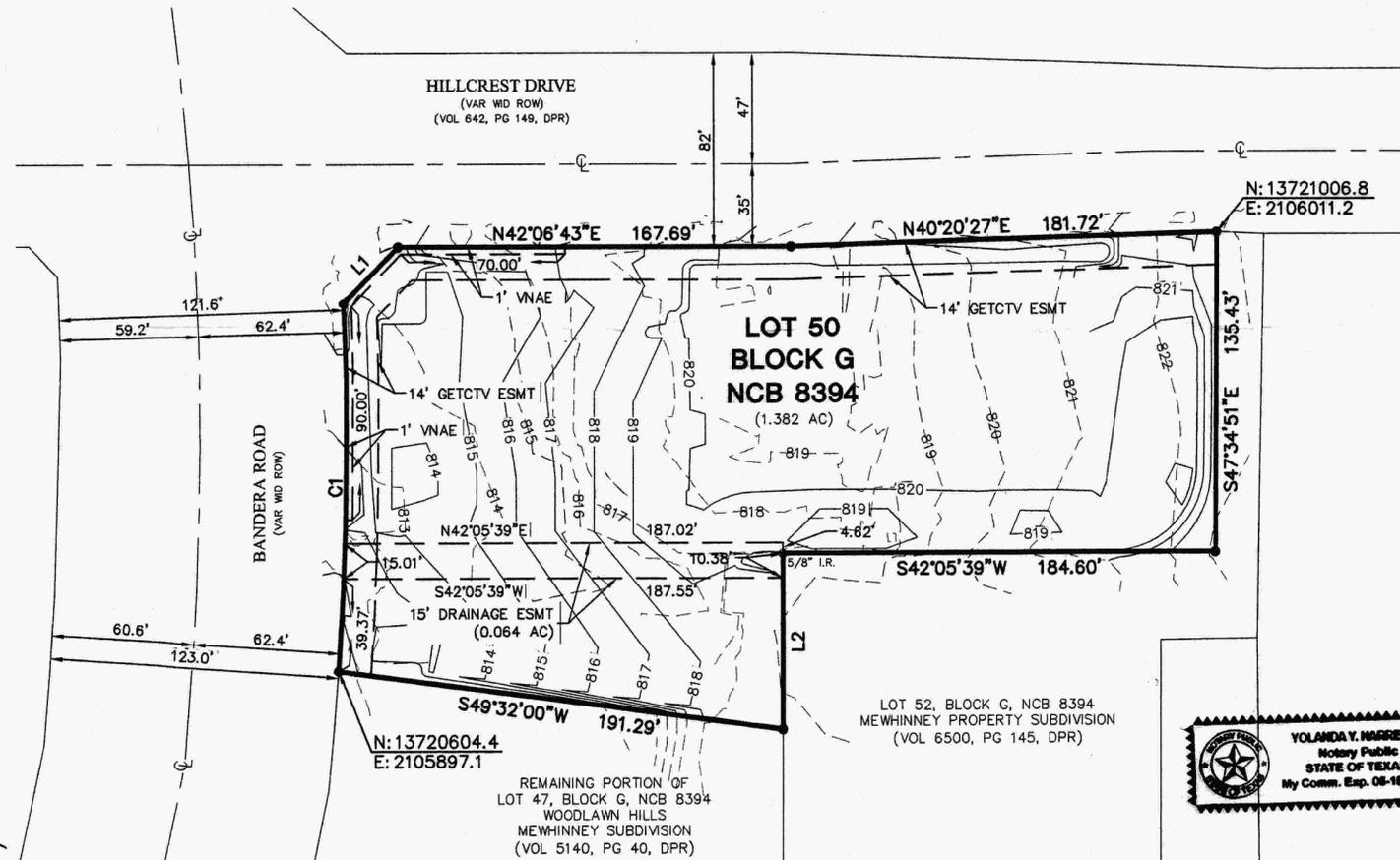
LINE TABLE		
LINE #	BEARING	LENGTH
L1	N03°44'29"W	33.54'
L2	S47°54'33"E	74.46'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1494.39'	5°58'02"	N47°02'36"W	155.57'	155.64'

SCALE: 1"=50'

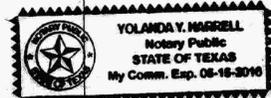
**PAPE-DAWSON ENGINEERS**  
TPE, FIRM REGISTRATION # 470  
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

DATE OF PRINT: January 14, 2013



**LEGEND**

- AC ACRE(S)
- BLK BLOCK
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- ESMT EASEMENT
- GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
- NCB NEW CITY BLOCK
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- VOL VOLUME
- PG PAGE(S)
- VAR WID VARIABLE WIDTH
- VNAE VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- ROW RIGHT-OF-WAY
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- EXISTING CONTOURS
- PROPOSED CONTOURS
- 5' STORM DRAINAGE EASEMENT (VOL 5140, PG 40, DPR) (VOL 5011, PG 512, DR)
- 30' BUILDING SETBACK LINE (VOL 5140, PG 40, DPR)
- 0.269 OF AN ACRE REMAINING PORTION OF LOT 48, BLOCK G, NCB 8394 MEWHINNEY SUBDIVISION (VOL 5140, PG 40, DPR)
- 0.592 OF AN ACRE REMAINING PORTION OF LOT 21, BLOCK G, NCB 8394 WOODLAWN HILLS SUBDIVISION (VOL 642, PG 149, DPR)
- 0.637 OF AN ACRE REMAINING PORTION OF LOT 22, BLOCK G, NCB 8394 WOODLAWN HILLS SUBDIVISION (VOL 642, PG 149, DPR)
- LOT 52, BLOCK G, NCB 8394 MEWHINNEY PROPERTY SUBDIVISION (VOL 6500, PG 145, DPR)
- REMAINING PORTION OF LOT 47, BLOCK G, NCB 8394 WOODLAWN HILLS MEWHINNEY SUBDIVISION (VOL 5140, PG 40, DPR)



STATE OF TEXAS  
COUNTY OF HARRIS

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

OWNER/DEVELOPER: GARY L. CUNNINGHAM, PRESIDENT  
G.L. CUNNINGHAM, INC.  
A GENERAL PARTNER OF CWS RETAIL BANDERA, LTD.  
2810 REVERE STREET  
HOUSTON, TEXAS 77098  
(713) 963-0885

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GARY L. CUNNINGHAM KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14<sup>th</sup> DAY OF January, A.D. 2013.

*Yolanda Harrell*  
NOTARY PUBLIC, HARRIS COUNTY, TEXAS

THIS PLAT OF WALGREENS - BANDERA/HILLCREST HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

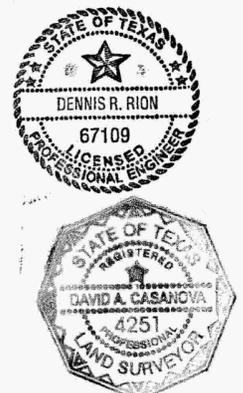
BY: \_\_\_\_\_ CHAIRMAN

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS



WALGREENS - BANDERA/HILLCREST  
CIVIL Job No. 8084-01: Survey Job No. 9187-12  
RECEIVED  
2013 JAN 28 PM 3:20  
LEVELLEMENT SERVICES



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 20

**Public Hearing:**

Planning Commission  
February 13, 2013

**Application/Case Number:**

130003

**Project Name:**

North Ellison Courtyard

**Applicant:**

Elsa Parker

**Representative:**

KFW Engineers,  
c/o Steven D. Krauskopf, P.E.

**Owner:**

Domi Developer LLC

**Staff Coordinator:**

Larry Odis, Planner  
(210)207-0210  
larry.odis@sanantonio.gov

**Property Address/Location:**

South of the intersection of West  
Military Drive and North Ellison  
Drive

**MAPSCO Map Grid (Ferguson):**

612 D-2

**Tract Size:**

5.852 acres

**Council District:**

9

**Notification:**

Internet Agenda posting February 8,  
2013

**REQUEST**

Approval of a major plat to subdivide a 5.852-acre tract of land to establish **North Ellison Courtyard** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

January 30, 2013

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of four (4) non-single family residential lots.

**B. Zoning**

“C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on January 28, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on January 25, 2013.

**II. RECOMMENDATION**

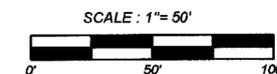
Approval of the proposed **North Ellison Courtyard** Subdivision Plat

**III. ATTACHMENT**

1. Proposed plat

PLAT NUMBER 130003

SUBDIVISION PLAT ESTABLISHING NORTH ELLISON COURTYARD BEING A 5.852 ACRE TRACT, ESTABLISHING LOTS 1-4, BLOCK 44, N.C.B. 19300 OUT OF THE TRACT OF LAND CONVEYED TO DOMI DEVELOPERS, LLC OF RECORD IN VOLUME 13316, PAGE 1663 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE B.B.B. AND C.R.R. SURVEY NO. 390, ABSTRACT NO. 94, NEW CITY BLOCK 34393, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS



14803 HUEBNER ROAD BUILDING 40 SAN ANTONIO, TEXAS 78230 PHONE (210) 979-8444 FAX (210) 979-8441

OWNER: DOMI DEVELOPER LLC ELSA PARKER 327 SPRINGSIDE SAN ANTONIO, TEXAS 78260 PHONE: 210-627-7309 FAX: 210-638-6621

Table with 6 columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD, CHORD BEARING. Contains data for curves C1 through C6.

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

OWNER: DOMI DEVELOPER LLC ELSA PARKER 327 SPRINGSIDE SAN ANTONIO, TEXAS 78260 DULY AUTHORIZED AGENT: JOHN ADKINS Notary Public, State of Texas My Commission Expires June 19, 2013

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ELSA PARKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF January, A.D. 2013 Notary Public, BEXAR COUNTY TEXAS

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

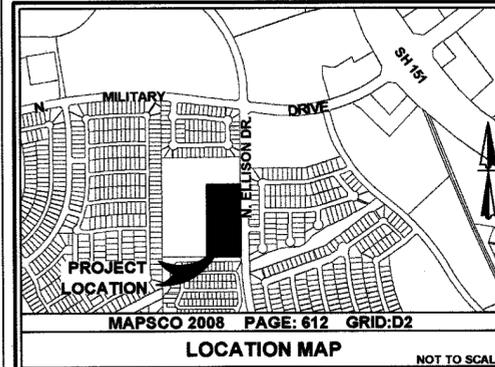
DATED THIS \_\_\_ DAY OF \_\_\_ A.D. 20\_\_

BY: CHAIRMAN BY: SECRETARY

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS BY: DEPUTY



- LEGEND: F.I.R. = FOUND 1/2" IRON ROD, S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP, R.O.W. = RIGHT-OF-WAY, D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS, R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. SURVEYOR NOTES: 1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM... 2. REFERENCED PROPERTY IS IN ZONE X... 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017. 4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09).

Line Table with columns: LINE #, LENGTH, DIRECTION. Lists lines L1 through L10 with their respective measurements.

- C.P.S. NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES... 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT... 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

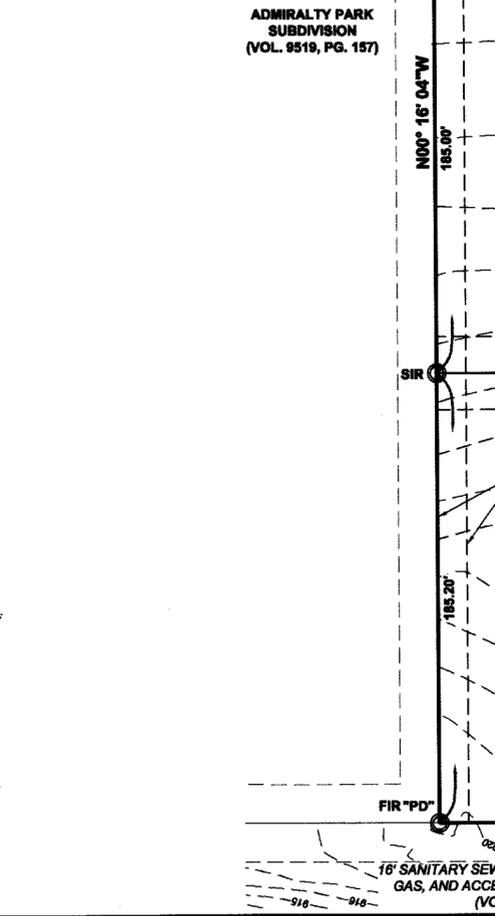
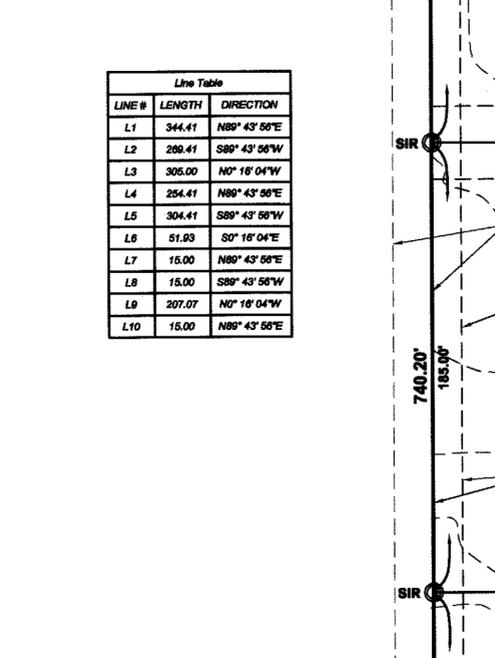
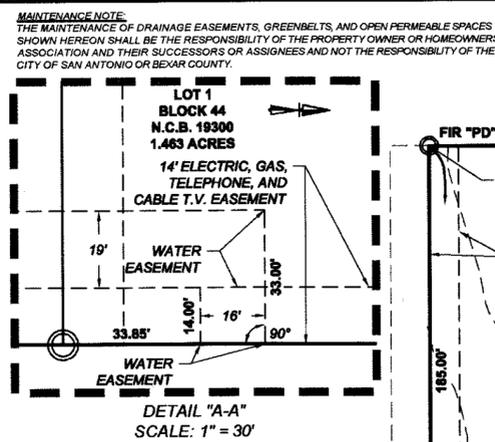
IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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

- NOTES: 1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT... 2. FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT... STEVEN D. KRAUSKOPF LICENSED PROFESSIONAL ENGINEER 96525 1/24/2013

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND. TERESA A. SEIDEL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 KFW SURVEYING, LLC 14803 HUEBNER ROAD BUILDING 40 PHONE: 210-979-8444 FAX: 210-979-8441 1/29/2013





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 21

**Public Hearing:**

Planning Commission  
February 13, 2013

**Application/Case Number:**

130100

**Project Name:**

Glenoaks Park U-3-BSL

**Applicant:**

Manuel Munoz

**Representative:**

Sinclair Land Surveying, Inc.  
c/o Lemuel T. Sinclair, R.P..S.

**Owner(s):**

Manuel Munoz

**Staff Coordinator:**

Luz M. Gonzales, Planner  
(210) 207-7898  
luz.gonzales@sanantonio.gov

**Property Address/Location:**

Northeast corner of Allegheny Drive  
and Lyceum Drive

**MAPSCO Map Grid (Ferguson):**

580 F-3

**Tract Size:**

0.326 Acres

**Council District/ETJ:**

8

**Notification:**

Published in Daily Commercial  
Recorder January 24, 2013  
Notices Mailed January 24, 2013

- Twenty (20) notices were sent to property owners within 200 feet
- No registered neighborhood Association within 200 feet
- Internet Agenda posting February 8, 2013

**REQUEST**

Approval of a minor plat to replat a 0.326-acre tract of land to remove the thirty (30) foot building setback line along Allegheny Drive and Lyceum Drive, Lot 1, Block 14, New City Block 12794 out of the **Glenoaks Park U-3-BSL** Replat

**APPLICATION TYPE**

Building Setback Line (BSL) Replat

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

January 18, 2013

**CASE HISTORY**

The area being replatted is Lot 1, Block 14, New County Block 12794 of Glenoaks Park U-3-BSL, recorded in Volume 4181, Page 138, of the Deed and Plat Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of one (1) single-family residential lot.

**B. Zoning**

“R-5” Residential Single Family District.

**C. Services Available**

SAWS Water and Sewer.

**D. Interdepartmental Review**

Letters of Certification issued from the Development Services Department on December 21, 2012.

**II. SUPPLEMENTAL INFORMATION**

**A. Notices**

To the present, three (3) notices were received in opposition in response from the surrounding property owners.

**III. RECOMMENDATION**

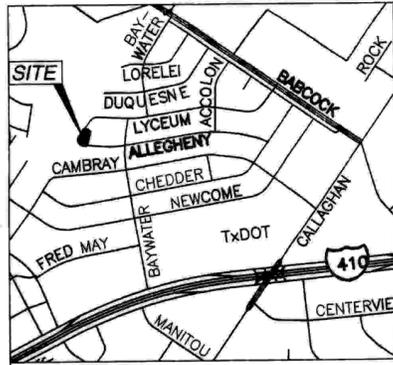
Approval of the proposed **Glenoaks Park U-3-BSL** Replat.

**IV. ATTACHMENT**

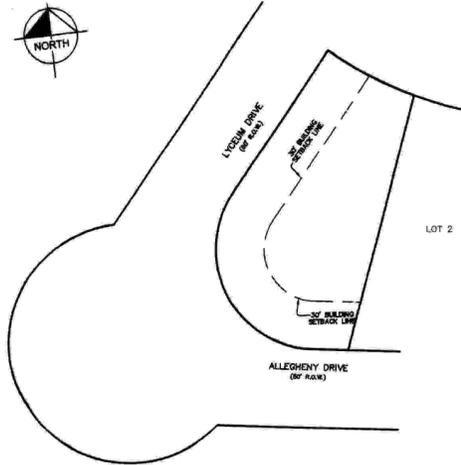
1. Proposed plat

BUILDING SETBACK LINE PLAT FOR GLENOAKS PARK U-3-BSL

BEING A TOTAL OF 0.326 ACRES THE REPLAT IS FOR THE PURPOSE OF REMOVING THE 30' BUILDING SETBACK LINE ALONG ALLEGHENY DRIVE ROAD AND LYCEUM DRIVE. DECEMBER 6, 2012



LOCATION MAP NOT TO SCALE MAPSCO-580-F3



AREA BEING REPLATED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION

BEING 0.326 ACRES OF LAND CONSISTING OF ALL OF LOT 1, BLOCK 14, NEW CITY BLOCK 12794, GLENOAKS PARK UNIT-3, RECORDED IN VOLUME 4181, PAGE 138, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS) COUNTY OF BEXAR)

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT GLENOAKS PARK UNIT-3 WHICH IS RECORDED IN VOLUME 4181, PAGE 138, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF ... HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

I, MANUEL MUNOZ, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: MANUEL MUNOZ

SWORN AND SUBSCRIBED BEFORE ME THIS 20th DAY OF December 2012

Notary Public, State of Texas

MY COMMISSION EXPIRES: 9/15/2014

STATE OF TEXAS) COUNTY OF BEXAR)

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

LEMUEL T. SINCLAIR, R.P.L.S. (5142) REGISTERED PROFESSIONAL LAND SURVEYOR

C.O.S.A. STREETS:

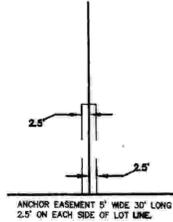
SHARED CROSS ACCESS NOTE - OWNER SHALL PROVIDE SHARED ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506(c)(3).

C.P.S. NOTES:

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

SAWS NOTES:

- 1. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
2. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
3. THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.



C.O.S.A. PUBLIC WORKS/STORM SEWER:

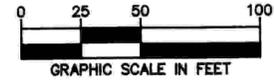
- 1. THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(c)(2)P-5-40)
3. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST ONE (1) FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT CONDITIONS.
4. NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.

FIRE:

ACCESS EASEMENT NOTE: INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

SURVEYORS NOTES:

- 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "SLS RPLS 5142" UNLESS NOTED OTHERWISE.
2. COORDINATES AND BEARINGS SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE. SCALE FACTOR USED IS 1.001801204. THE ROTATION GRID TO PLAT IS 0°00'00".
4. SET 1/2" IRON BAR WITH ORANGE CAP MARKED "SLS RPLS 5142" CAP AT ALL PROPERTY CORNERS.
E.L.C. ... ELECTRIC
T.E.L. ... TELEPHONE
C.A.T.V. ... CABLE TELEVISION
R.O.W. ... RIGHT-OF-WAY
V.N.A.E. ... VEHICULAR NON-ACCESS EASEMENT



S

SURVEYOR: SINCLAIR LAND SURVEYING, INC. 3201 CHERRY RIDGE, SUITE 202B SAN ANTONIO, TEXAS 78230 PH: (210) 341-4518 FAX: (210) 341-5491 CONTACT: LEMUEL T. SINCLAIR, R.P.L.S.

JOB# 201226656

OWNER/DEVELOPER: MANUEL MUNOZ 4831 ALLEGHENY DRIVE SAN ANTONIO, TEXAS 78229 PH: 210-692-0346

STATE OF TEXAS) COUNTY OF BEXAR)

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

MANUEL MUNOZ

STATE OF TEXAS) COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE MANUEL MUNOZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THERE IN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 20th DAY OF DECEMBER, 2012.

Notary Public, State of Texas

STATE OF TEXAS) COUNTY OF BEXAR)

THIS BUILDING SETBACK LINE PLAT OF GLENOAKS PARK U-3-BSL HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS) COUNTY OF BEXAR)

I, ... COUNTY CLERK OF SAID

COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE,

ON THE ... DAY OF ..., 2013 AT ... M., AND DULY RECORDED

THE ... DAY OF ..., 2013 AT ... M., IN THE RECORDS OF

... OF SAID COUNTY, IN BOOK VOLUME ... ON

PAGE ...

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

DAY OF ..., 2013.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ... DEPUTY





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 22

**Public Hearing:**

Planning Commission  
February 13, 2013

**Application/Case Number:**

080290

**Project Name:**

Pfeiffer Lee Tract

**Applicant:**

Steven Q. Lee

**Owner:**

Pfeiffer/Lee JV

**Staff Coordinator:**

Larry Odis, Planner  
(210) 207-0210  
larry.odis@sanantonio.gov

**Location:**

Northwest of the intersection of  
Interstate Highway 10 West and  
Ranchland View

**MAPSCO Map Grid (Ferguson):**

447 B-4

**Tract Size:**

18.97 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda posting February 8,  
2013

**REQUEST**

A request for a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code UDC) for the **Pfeiffer Lee Tract** Subdivision

**APPLICATION TYPE**

Site Improvement Time Extension

**RECOMMENDED ACTION**

Approval

**DISCUSSION**

According to the applicant, the economic downturn has resulted in project delays. The percentages of improvements completed are as follows:

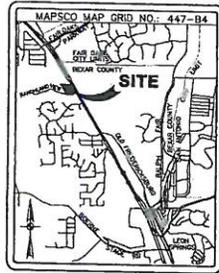
- Drainage 0%
- Streets 0%
- Sidewalks 0%
- Water infrastructure 0%
- Sanitary sewer 0%

**CASE HISTORY**

The Planning Commission approved this plat on March 24, 2010. The plat has not been recorded.

**ATTACHMENTS**

1. Proposed Plat
2. Applicant's Letter of Request



SURVEY NOTES

- 1. 1/2" IRON RODS WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (POE) BASED ON NAD 83 COORDS.
4. THIS SUBDIVISION PLAT SHOWS EASEMENTS TO BE CREATED AND RECORDED IN THE DEED AND PLAT RECORDS. IT DOES NOT PURPORT TO SHOW ALL EASEMENTS BURDENING THE PROPERTY.

STREETScape NOTE

NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A LANDSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

WASTE WATER EQUI NOTE

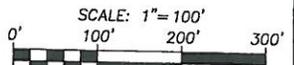
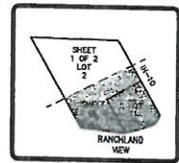
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
CLEAR VISION NOTE: CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION) WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS FOR THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

NOTES: 1. OWNER/DEVELOPER IS RESPONSIBLE FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. HIGHWAY ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS H-10, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 674.89'.
4. SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE. A SIDEWALK PERMIT MUST BE APPROVED BY TDDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TDDOT.

Table with columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, CHORD BEARING. Lists curve data for C1 through C11.

Table with columns: LINE, LENGTH, BEARING, AREA. Lists line data for L1 through L2.



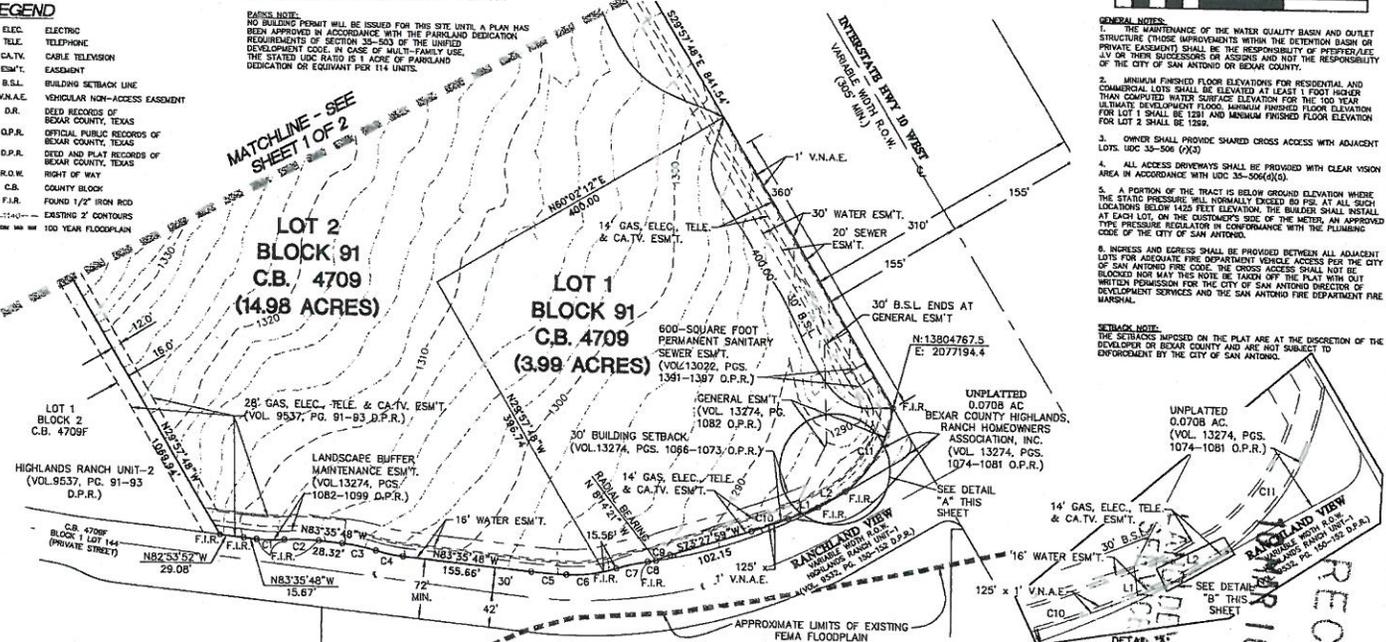
- 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE DEPARTMENT) IS HEREBY DECIDING THE EASEMENTS AND ROOTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANGING EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND OPERATING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, AND TELEPHONE LINES, HANGING OR BURIED WIRE, CABLES, CONDUITS, APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID LOTS AND THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREA, OR TO REMOVE FROM SAID LOTS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

LEGEND

- ELEC. ELECTRIC
TELE. TELEPHONE
CATV. CABLE TELEVISION
ESMT. EASEMENT
B.S.L. BUILDING SETBACK LINE
V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W. RIGHT OF WAY
C.B. COUNTY BLOCK
F.I.R. FOUND 1/2" IRON ROD
C.S. EXISTING 2' CONTOURS
100 YEAR FLOODPLAIN

PARTS NOTE: NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A PLAN HAS BEEN APPROVED IN ACCORDANCE WITH THE FURNACE DEDICATION REQUIREMENTS OF SECTION 35-503 OF THE UNIFIED DEVELOPMENT CODE. IN CASE OF MULTI-FAMILY USE, THE STATED LDC RATIO IS 1 ACRE OF PARKLAND DEDICATION OR EQUIVALENT PER 114 UNITS.

- 2. ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN THOSE FIVE (5) FOOT WIDE EASEMENTS.



STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: PFEIFFER, LEE, J.V.
BY: PAT DEELY, AUTHORIZED AGENT
570 BOW ROAD
SAN ANTONIO, TX 78216 (210) 804-4383

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE THIS 4th DAY OF Mar A.D. 2010.
Notary Public, Bexar County, Texas

STATE OF TEXAS
COUNTY OF BEXAR

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

THOMAS MATTHEW CARTER
19272
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

JOHN NOEL NICHOLS
4402
REGISTERED PROFESSIONAL LAND SURVEYOR

SUBDIVISION PLAT OF PFEIFFER LEE TRACT

AN 18.97 ACRE TRACT OF LAND IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF THE REMAINING PORTION OF A CALLED 48.392 ACRE TRACT, CONVEYED TO PFEIFFER/LEE JOINT VENTURE IN WARRANTY DEED RECORDED IN VOLUME 5091, PAGES 552-556 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE MARIA F. HERNANDEZ SURVEY NUMBER 420, ABSTRACT 314, COUNTY BLOCK 4709, BEXAR COUNTY, TEXAS.

THIS PLAT OF PFEIFFER LEE TRACT SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

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

ATTEST:
COUNTY JUDGE, BEXAR COUNTY, TEXAS
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: \_\_\_\_\_ DEPUTY



300 EAST HANCOCK | SAN ANTONIO TEXAS 78216 | PHONE: 781.211.8000 FAX: 781.211.8000

PFEIFFER LEE TRACT

DEVELOPMENT SERVICES  
RECEIVED  
2013 JAN 17 PM 3:04

January 8, 2013

Ms. Elizabeth Carol  
Development Services Department  
Subdivision: Land Entitlements  
Senior Management Analyst  
City of San Antonio  
1901 S. Alamo Street  
San Antonio, TX 78204

Re: Pfeiffer/Lee Tract  
Plat No. 080290

Dear Ms. Carol:

Kindly accept this letter as a formal request for a time extension for Pfeiffer/Lee Tract, Plat No. 080290, which was approved by the City of San Antonio Planning Commission on March 24, 2010. In accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio, the Owner would like to request a time extension in order to fulfill the improvements required by the approval of this plat.

Due to the severe economic downturn, it has been unfeasible to commence construction with this project. The Owner is planning, with serious intent, to complete the project. The Owner of this property is requesting an additional 3-year time extension of the plat until on or about March 23, 2016. This extension allows time for construction of the proposed improvements.

We appreciate your time and consideration in this matter. If you have any questions or require any additional information, please do not hesitate to contact our office at your earliest convenience.

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

  
Thomas M. Carter, P.E.  
Vice President

Attachment

P:\64\30\10\WORD\LETTERS\120202A1.DOC



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 23

**Public Hearing:**

Planning Commission  
February 13, 2013

**Application/Case Number:**

120365

**Project Name:**

Mt. Olive Apartments

**Applicant:**

Robert Terry Harper

**Representative:**

Klien Engineering, Inc.,  
c/o Florencio Rodriguez, Jr., P.E.

**Owner:**

Robert Terry Harper

**Staff Coordinator:**

Richard Carrizales, Planner  
(210) 207-8050  
Richard.Carrizales@sanantonio.gov

**Property Address/Location:**

Generally located South of Ford  
Road, on the west side of Mt. Olive  
Road

**MAPSCO Map Grid (Ferguson):**

655 E-3

**Tract Size:**

2.91 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda Posting February 8,  
2013.

**REQUEST**

A resolution authorizing the termination of electric service and revoking building permits pending plat approval and recording of **Mt. Olive Apartments** Subdivision Plat #120365 in connection with a previously approved deferral.

**RECOMMENDED ACTION**

**Approval**

**CASE HISTORY**

The Planning Commission approved a plat deferral for this site on August 8, 2012.

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of one (1) non-single family residential lot.

**B. Zoning**

The proposed plat, is located outside the city limits of San Antonio, therefore zoning is not applicable.

**C. Services Available**

East Central Water District and On Site Sewer Facility

**D. Inter-jurisdictional Review**

Letters of Certification (LOC) have not been issued

**E. Interdepartmental Review**

Letter of Certification (LOC) have not been issued

**II. SUPPLEMENTAL INFORMATION**

**A. Evaluation Criteria**

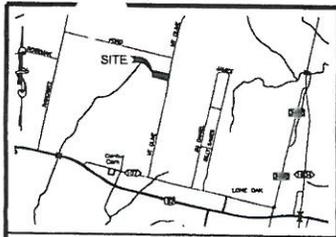
Pursuant to Section 35-434 of the Unified Development Code (UDC) authorizes the Planning Commission to grant a deferral to allow the issuance of temporary utility service prior to plat approval and recording of four or fewer lots. The time which the platting requirement may be deferred shall normally not exceed 180 days from the date of approval.

**III. RECOMMENDATION**

Approval of resolution to revoke building permits and terminate temporary utility service for the proposed **Mt. Olive Apartments** Subdivision Plat.

**IV. ATTACHMENTS**

1. Proposed Plat
2. Resolution



LOCATION MAP  
N.T.S.

LEGEND

- SET IP SET 3/4" IRON PIN
- SS SANITARY SEWER
- ESMT EASEMENT
- ELEC. ELECTRICAL
- RPR REAL PUBLIC RECORDS
- OPR OFFICIAL PUBLIC RECORDS

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

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

**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.

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

**CLEAR VISION AREA NOTE:**  
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

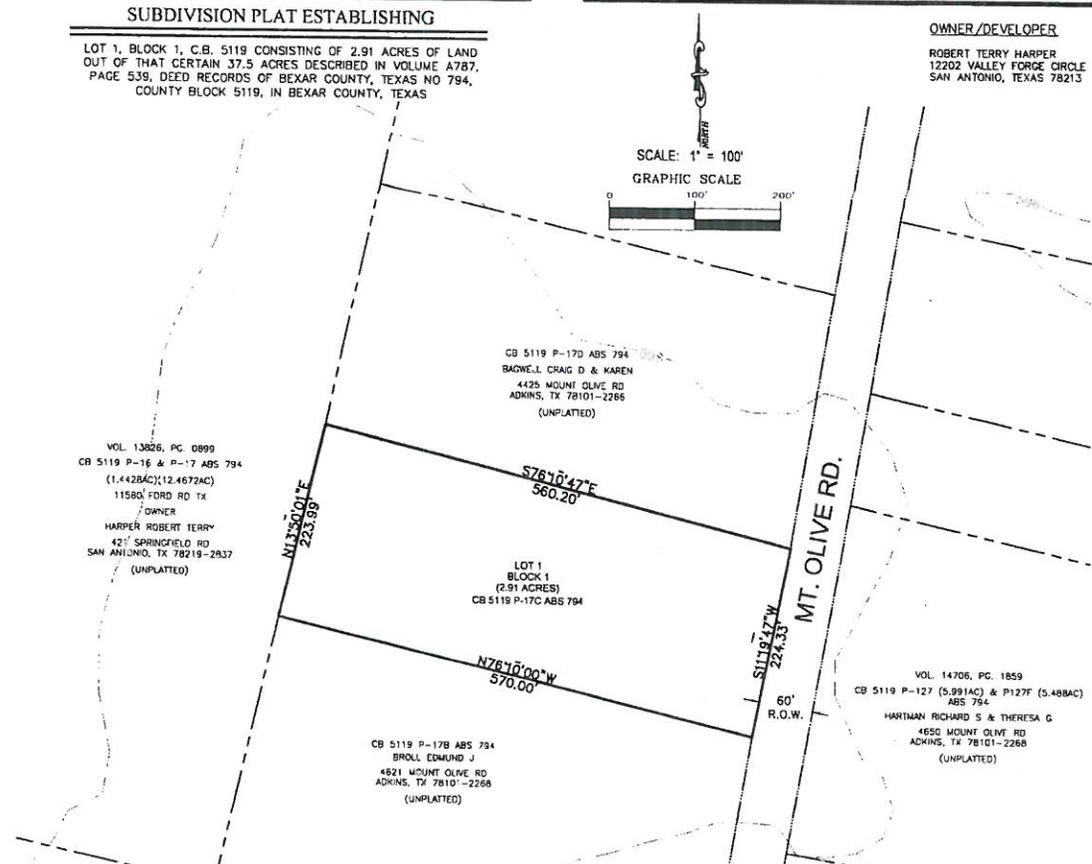
DUTY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_



SUBDIVISION PLAT ESTABLISHING

LOT 1, BLOCK 1, C.B. 5119 CONSISTING OF 2.91 ACRES OF LAND OUT OF THAT CERTAIN 37.5 ACRES DESCRIBED IN VOLUME A787, PAGE 539, DEED RECORDS OF BEXAR COUNTY, TEXAS NO 794, COUNTY BLOCK 5119, IN BEXAR COUNTY, TEXAS

OWNER/DEVELOPER

ROBERT TERRY HARPER  
12202 VALLEY FORGE CIRCLE  
SAN ANTONIO, TEXAS 78213

PLAT NO. 12 35

120345

SCALE: 1" = 100'  
GRAPHIC SCALE

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT OF RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALL WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION, SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLOT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS WATER, SEWER DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN FIVE (5) FOOT WIDE EASEMENTS.

NOTES:

1. THE BEARINGS FOR THIS PLAT ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD83.
2. DIMENSIONS SHOWN ARE SURFACE AND THE SURFACE ADJUSTMENT FACTOR IS 1.00017.
3. SET CORNERS ARE 3/4" REBAR W/ YELLOW PLASTIC CAPS MARKED RAS 3976.

THIS PLAT OF THE \_\_\_\_\_ MOUNT OLIVE APARTMENTS \_\_\_\_\_ HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTIONS HAVE BEEN GRANTED.

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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



12/12/2012  
\_\_\_\_\_  
LICENSED PROFESSIONAL ENGINEER



DATE: 07/03/2012

CERTIFICATE OF APPROVAL  
THIS MINOR PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_  
BY: \_\_\_\_\_ DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

RECEIVED  
12 JUL 13 PM 4:29

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

**Authorizing the termination of electric service and revoking building permits pending plat approval and recording of Mt. Olive Apartments Subdivision Plat #120365 in connection with a previously approved deferral.**

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

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

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

**Whereas**, the Commission approved a deferral for the Mt. Olive Apartments Subdivision Plat #120365 on August 8, 2012; and

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

**Whereas**, the City of San Antonio has given the required 45 day advance notice to Florencio Rodriguez the project engineer, via email that the time in which to file the require plat would expire on February 4, 2013 and failure to comply could result in termination of service and revocation of building permits; and

**Whereas**, the applicant has not filed an appeal to the termination of temporary utility service; revocation of the building permit or met the 180 day deferral condition; and

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

To direct the staff to terminate temporary utility service and revoke building permit(s) pending plat approval and recording of such plat with the Bexar County Clerk’s office.

Passed and approved this \_\_\_\_ day of \_\_\_\_\_, 2013.

ATTEST:

APPROVED:

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

\_\_\_\_\_  
Roberto R. Rodriguez, Chairman  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 24

**Public Hearing:**

Planning Commission  
February 13, 2013

**Application/Case Number:**

APP 13-001

**Applicant:**

Lloyd A. Denton, Jr.

**Representative:**

Pape-Dawson Engineers, Inc.  
c/o Caleb Chance, P.E.

**Owner:**

Bitterblue, Inc.

**Staff Coordinator:**

Richard Carrizales, Planner  
(210) 270-8050  
Richard.Carrizales@sanantonio.gov

**Property Address/Location:**

On the westside of Interstate Highway  
-10, north of Ralph Fair Road

**MAPSCO Map Grid (Ferguson):**

447 D-8

**Council District(s):**

ETJ

**Notification:**

Internet Agenda Posting February 8,  
2013

**REQUEST**

Approval of an alternative pedestrian circulation plan, **Two Creeks North Alternate Pedestrian Circulation Plan.**

**APPLICATION TYPE**

Alternative Pedestrian Circulation Plan

**RECOMMENDED ACTION**

**Approval**

**ALTERNATIVE ACTIONS**

The possible actions the Planning Commission may make on this item are as follows:

1. Approve as requested
2. Approve with conditions
3. Denial

## **I. ANALYSIS**

### **Proposed Use**

The proposed plan consists of approximately four thousand five hundred (**4,500**) linear feet of pedestrian walkway.

### **A. Zoning**

The proposed plan, is located outside the city limits of San Antonio, therefore zoning is not applicable.

### **B. Major Thoroughfare(s)**

Interstate Highway 10 is a freeway

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

MDP 814C, Two Creeks Subdivision, accepted on May 4, 2012

PUD 05-018C, Two Creeks Subdivision, approved on March 12, 2012

Plat No. 120289, Two Creeks Unit 11 under review

### **B. Evaluation Criteria**

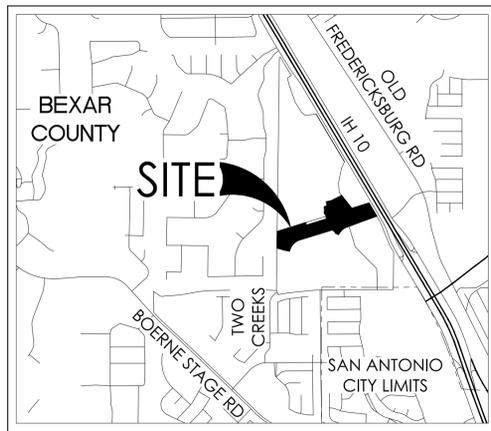
Pursuant to Section 35-414 of the Unified Development Code (UDC), the Planning Commission shall utilize the evaluation criteria of this Section in reviewing the Alternate Pedestrian Circulation Plan. This Alternate Pedestrian Circulation shows the required pedestrian pathway and the alternate pathway from proposed private streets along proposed Two Creeks to Interstate Highway 10, which will provide the pedestrian connection and access. The request is in compliance with the UDC Section 35-414 Pedestrian Circulation Plan for the purpose of excluding the construction of sidewalks in accordance with subsection 35-506(q) (1) Sidewalk Standards. All reviewing agencies have no objection to the favorable consideration by the Planning Commission.

## **III. RECOMMENDATION**

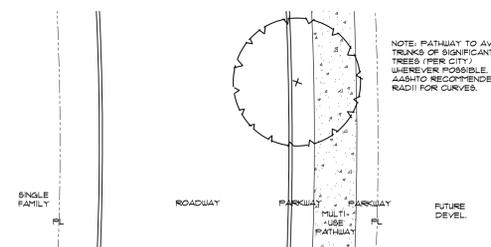
Approval of the proposed **Two Creeks North Alternate Pedestrian Circulation Plan.**

## **IV. ATTACHMENTS**

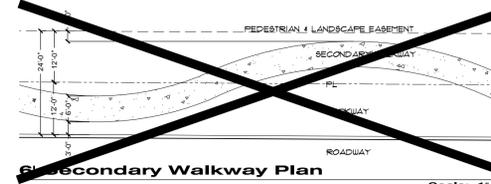
1. Proposed Plan



LOCATION MAP  
Scale: 1" = 2000'



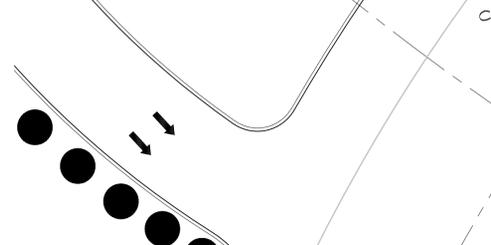
Detail A.1: 10' Primary Multi-Use Pathway Plan  
Scale: 1" = 20'



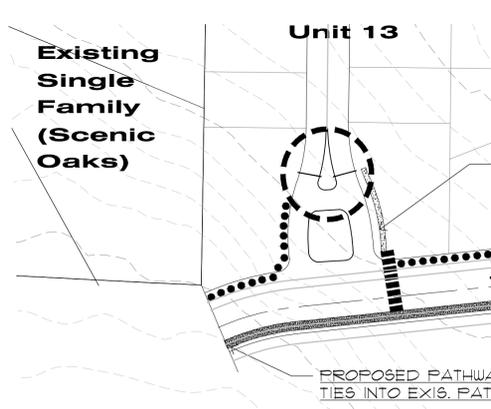
Detail B: 6' Secondary Walkway Plan  
Scale: 1" = 10'



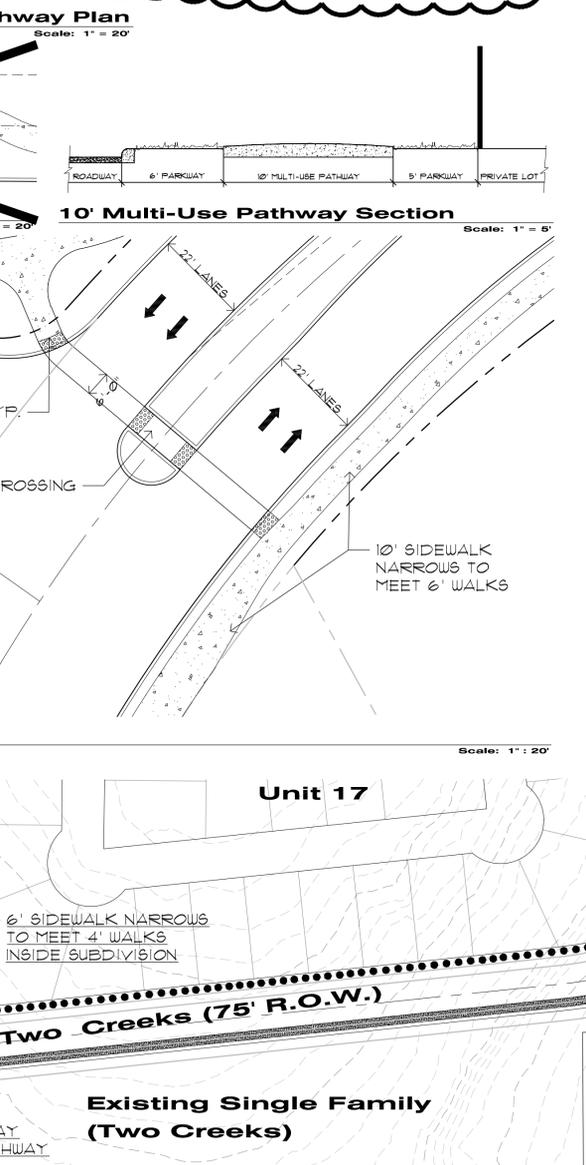
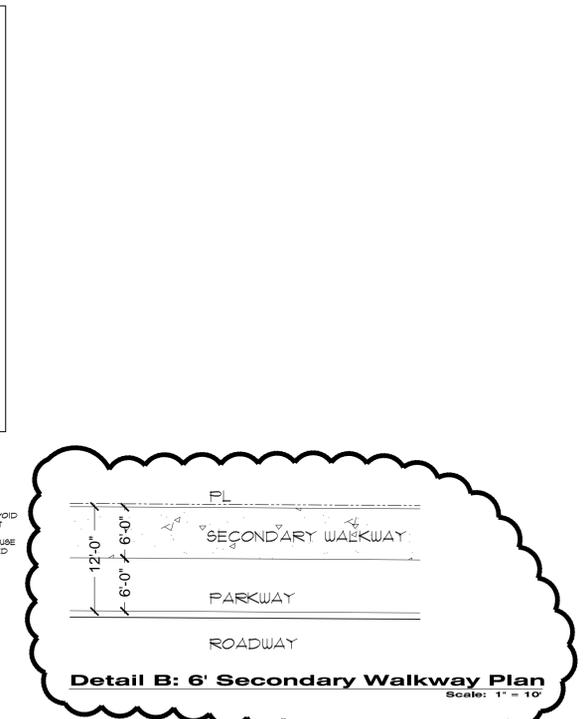
Detail C: 10' Multi-Use Pathway Section  
Scale: 1" = 5'



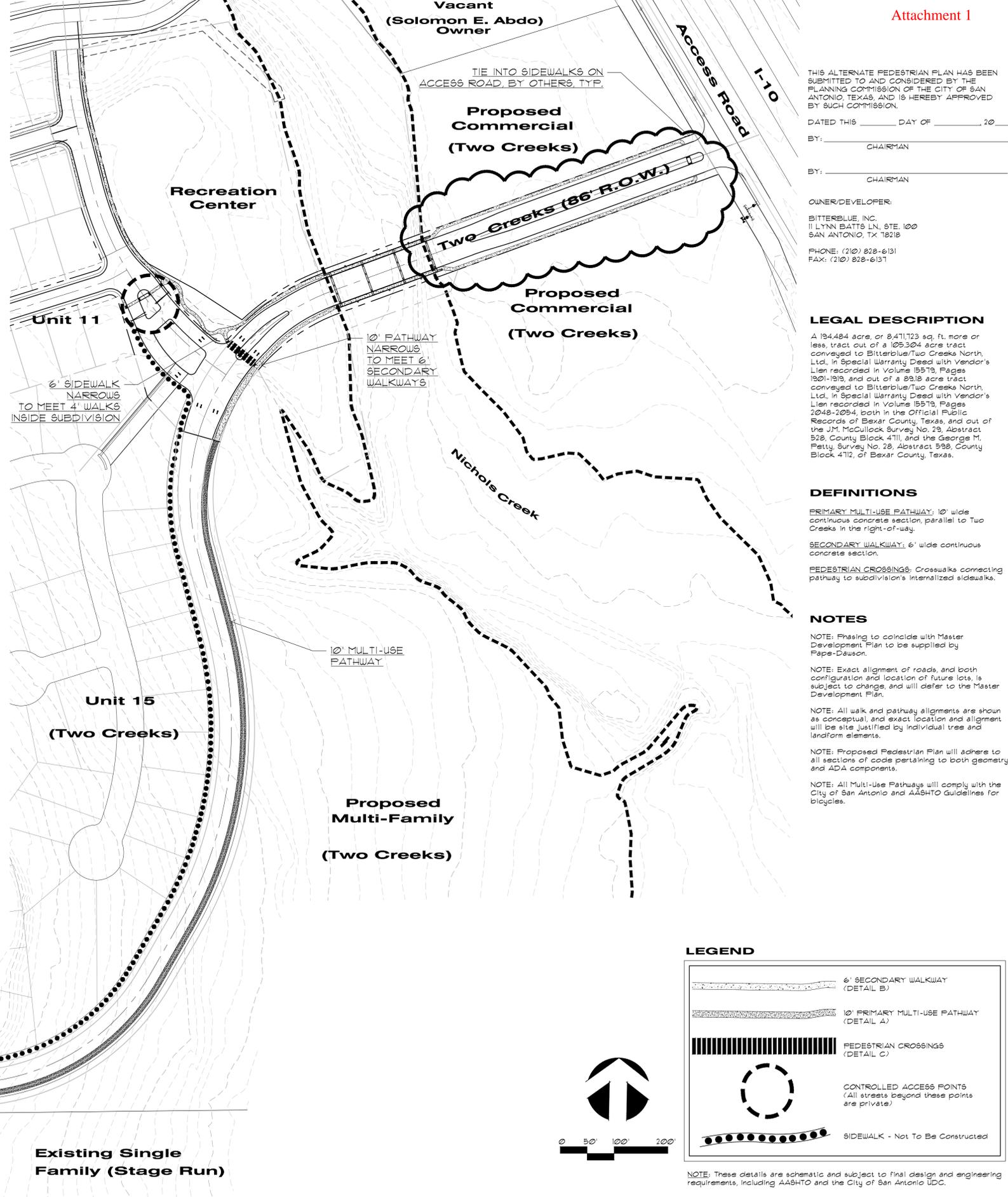
Pedestrian Crossing  
Scale: 1" = 20'



Pedestrian Crossing  
Scale: 1" = 20'



Main Site Plan  
Scale: 1" = 200'



Main Site Plan  
Scale: 1" = 200'

**Attachment 1**

THIS ALTERNATE PEDESTRIAN PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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

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

OWNER/DEVELOPER:

BITTERBLUE, INC.  
11 LYNN BATTS LN., STE. 100  
SAN ANTONIO, TX 78218

PHONE: (210) 828-6131  
FAX: (210) 828-6131

**LEGAL DESCRIPTION**

A 194.484 acre, or 84,111,223 sq. ft. more or less, tract out of a 105.304 acre tract conveyed to Bitterblue/Two Creeks North, Ltd., in Special Warranty Deed with Vendor's Lien recorded in Volume 15579, Pages 1901-1919, and out of a 89.18 acre tract conveyed to Bitterblue/Two Creeks North, Ltd., in Special Warranty Deed with Vendor's Lien recorded in Volume 15579, Pages 2048-2054, both in the Official Public Records of Bexar County, Texas, and out of the J.M. McCulloch Survey No. 29, Abstract 528, County Block 411, and the George M. Petty Survey No. 29, Abstract 599, County Block 412, of Bexar County, Texas.

**DEFINITIONS**

**PRIMARY MULTI-USE PATHWAY:** 10' wide continuous concrete section, parallel to Two Creeks in the right-of-way.

**SECONDARY WALKWAY:** 6' wide continuous concrete section.

**PEDESTRIAN CROSSINGS:** Crosswalks connecting pathway to subdivision's internalized sidewalks.

**NOTES**

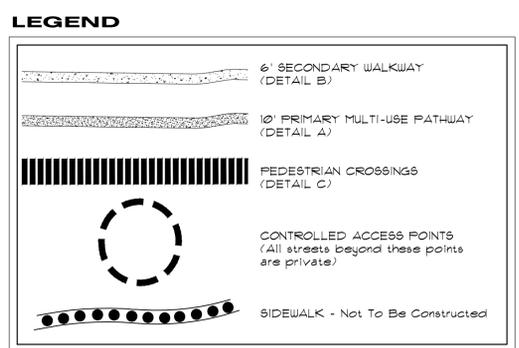
NOTE: Phasing to coincide with Master Development Plan to be supplied by Pape-Dawson.

NOTE: Exact alignment of roads, and both configuration and location of future lots, is subject to change, and will defer to the Master Development Plan.

NOTE: All walk and pathway alignments are shown as conceptual, and exact location and alignment will be site justified by individual tree and landform elements.

NOTE: Proposed Pedestrian Plan will adhere to all sections of code pertaining to both geometry and ADA components.

NOTE: All Multi-Use Pathways will comply with the City of San Antonio and AASHTO Guidelines for bicycles.



NOTE: These details are schematic and subject to final design and engineering requirements, including AASHTO and the City of San Antonio UDC.



# Two Creeks North Alternative Pedestrian Circulation Plan

**Dixie Watkins III & Associates**  
Landscape Architecture  
Land Planning  
Natural & Cultural Resource Management  
11 Lynn Batts Lane, Suite 110  
San Antonio, Texas 78218  
(210) 824-7836 FAX 824-0128

Drawn by: MP, MKR  
Checked by: DW  
Date: 09-17-12  
Revised: 11-16-12  
12-18-12

## Alternative Pedestrian Circulation Plan

MDP No. 814-C  
APP No. 13-001



# CITY OF SAN ANTONIO

CENTER CITY DEVELOPMENT OFFICE

DOWNTOWN REAL ESTATE

STAFF REPORT

AGENDA ITEM NO. 25

**Public Hearing:**

Planning Commission  
February 13, 2013

**Special Project Number:**

SP 1669

**Petitioner:**

GFR Development Services, LLC

**Representative:**

Mark Granados

**Staff Coordinator:**

David A. McGowen  
(210) 207-4081  
david.mcgowen@sanantonio.gov

**Property Address/Location:**

Zarzamora Service Center: 4503,  
4531 and 4719 South Zarzamora,  
located at the southwest corner of the  
intersection of South Zarzamora and  
Culberson Streets

**Tract Size (acres):**

27.9 acres

**Council District(s):**

5

**REQUEST**

A resolution to declare as surplus and dispose of real property comprising 27.9 acres of land area known as 4503, 4531 and 4719 South Zarzamora located in New City Block 8786 in Council District 5.

**RECOMMENDED ACTION**

**Approval**

**ALTERNATIVE ACTION**

The disposition by the City of the Zarzamora Service Center will allow for the redevelopment of a property on which the current uses will be discontinued and relocated to another location. Disapproval of this request would hinder the redevelopment of the property and encumber the revitalization of a potential commercial corner in the City's West Side.

## **I. BACKGROUND**

The property being considered for disposition, collectively referred to as the Zarzamora Service Center at 4503, 4531 and 4719 South Zarzamora in New City Block 8786 in City Council District 5, has been under the City's ownership since 1963 and is located at the southwest corner of the intersection of South Zarzamora and Culberson Street.

The property currently operates as one of the City's service centers and houses components of the Public Works, Fire, Fleet and Solid Waste departments. A replacement facility located at West Commerce and Callaghan is scheduled for completion in Summer 2013 and will absorb the functions currently taking place at the Zarzamora facility.

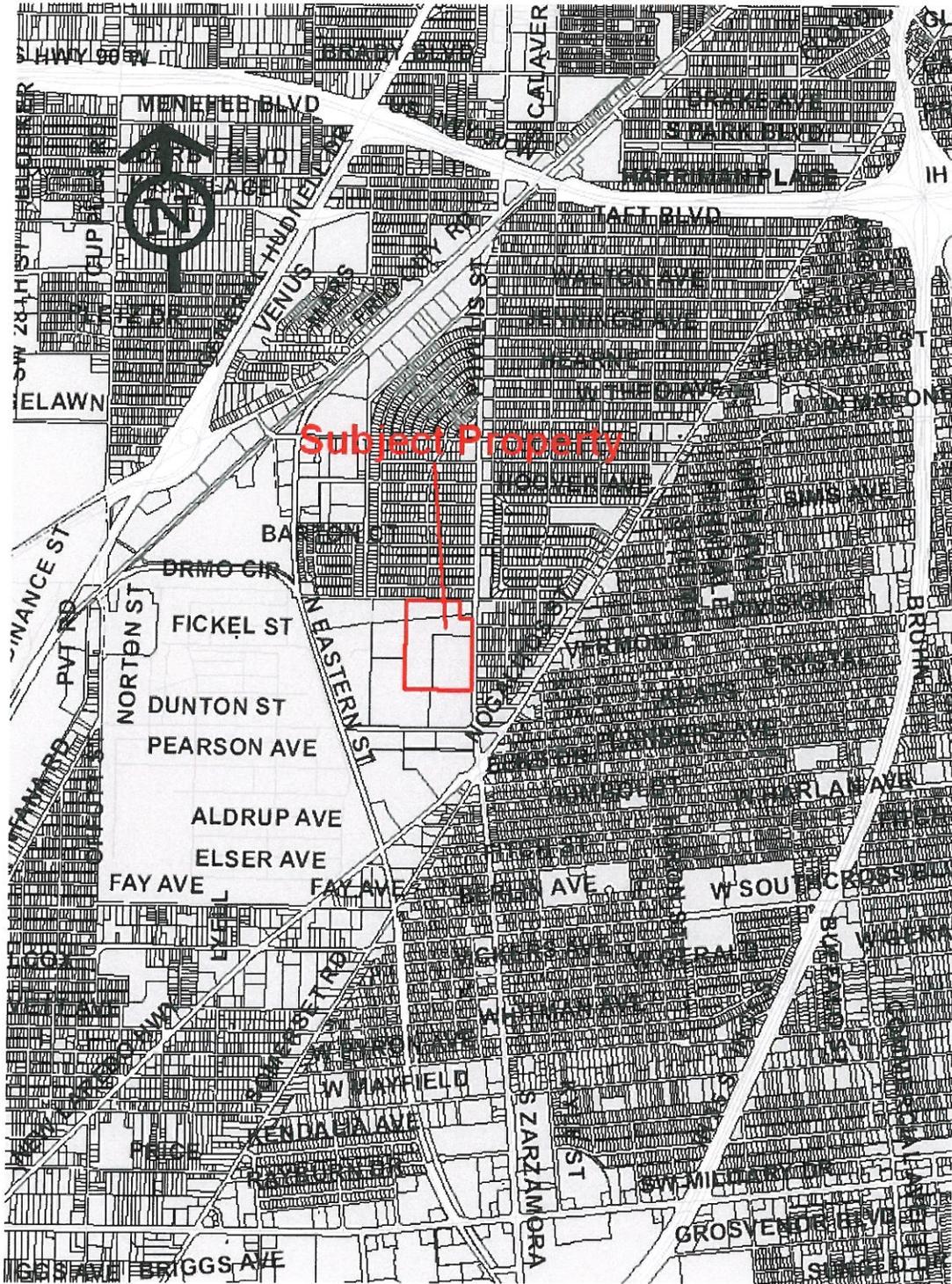
After the functions are relocated to the new facility at West Commerce and Callaghan, the Zarzamora Service Center will be surplus to the needs of the City. As such, the service center sale was canvassed in 2012 to City departments to determine the restrictions on its disposition. The property was then advertised in the paper as surplus property with a solicitation for bids. The lone respondent, GFR Development Services, LLC, has proposed the construction of a retail development on the property.

## **II. RECOMMENDATION**

Staff recommends approval of this request to dispose of the property (collectively 4503, 4531 and 4719 South Zarzamora).

## **IV. ATTACHMENTS**

1. Exhibit A
2. Resolution



Site Map of Subject Property

# Exhibit "A"



Map of Subject Property



Aerial Photograph of Subject Property

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

**A RESOLUTION TO DECLARE AS SURPLUS AND SELL A PARCEL OF CITY-OWNED REAL PROPERTY CONSISTING OF APPROXIMATELY 27.9 ACRES KNOWN AS 4503, 4531 and 4719 SOUTH ZARZAMORA WITHIN NEW CITY BLOCK 8786 IN CITY COUNCIL DISTRICT 5.**

\* \* \* \* \*

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

WHEREAS, The City desires to dispose of approximately 27.9 acres of property on the West Side known as the Zarzamora Service Center (collectively 4503, 4531 and 4719 South Zarzamora), located in New City Block 8786 in Council District 5, as shown on attached Exhibit "A".

WHEREAS, after careful consideration and deliberation, the Planning Commission has elected to support the City's disposition strategy for this property and recommends its hearing and approval by City Council;

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

**SECTION 1.** The Planning Commission recommends City Council approve the disposition of the above cited property.

**PASSED AND APPROVED ON THIS 13<sup>th</sup> day of February 2013.**

\_\_\_\_\_  
**Planning Commission Chair**

Attest:

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



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM No. 26

**Public Hearing:**

Planning Commission  
February 13, 2013

**Case Number:**

PA 13002

**Applicant:**

Brown & Ortiz, P.C.

**Representative:**

Brown & Ortiz, P.C.

**Owner:**

Wal-Mart Real Estate Business Trust

**Staff Coordinator:**

Robert C. Acosta, Planner  
(210) 207-01578  
racosta@sanantonio.gov

**Property Address/Location:**

19.8035 acres of land located north of the intersection of Woodlawn Avenue and Bandera Road

**Legal Description:**

Lots 12 and 13, NCB 8349

**Tract Size:**

19.8035 acres

**Council District(s):**

District 7

**Notification:**

Published in Daily Commercial Recorder 1/25/2013

Notices Mailed 1/31/2013

- 20 to property owners within 200 feet
- 1 to applicant
- 1 to Donaldson Terrace the registered neighborhood association within 200 feet
- 33 to planning team members

Internet Agenda Posting 2/8/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Near Northwest Community Plan future land use classification for the property subject to this application from Mixed Use to Regional Commercial.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the Near Northwest Community Plan to change the future land use designation of the subject property from Mixed Use to Regional Commercial.

**ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed amendment to the Near Northwest Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The Regional Commercial classification supports the Near Northwest Community Plan objectives that encourage development along its business corridors to include arterials at major intersections or in established commercial areas. The proposed use should have minimal impact on adjacent properties.

**Transportation:**

The existing transportation infrastructure could support any additional demand generated by the requested land use change.

**Community Facilities:**

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

**CASE HISTORY**

This is the first public hearing of this request. However, on November 14, 2012, the Planning Commission recommended approval of a change in the land use plan to accommodate the relocation of an existing business within the subject property. However, it was determined that the business would require a more intense zoning district and a higher intensity land use classification than what was originally requested.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> : Near Northwest Community Plan	
<b>Plan Adoption Date:</b> February 14, 2002	<b>Update History:</b> No Update
<b>Goal 2 - Economic Development: Ensure the Near NW Community’s business corridors are filled with a mix of uses including professional offices, residences and busy shops, providing neighbors an attractive place to walk for shopping, playing, working and relaxing both day and night</b>	
The proposed development is consistent with the above-stated objectives of the Near Northwest Community Plan.	
<b>Goal 2, Objective 2.2.2: Encourage new business development to locate in existing commercial areas in need of revitalization and promote existing business enhancement.</b>	
The proposed development will revitalize the existing commercial area and surrounding neighborhood. It will also promote business enhancement and new development.	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
The Mixed-Use classification provides for a concentrated blend of high-density residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. Mixed Use should be located at the intersection of a collector and arterial street, two arterial streets or where an existing commercial area has been established. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small storefront retail establishment (coffee shops, cafes, shoe repair shops, gift shops) stores, specialty retails shops, hair salons, day care, drug stores, etc.), professional offices, and high-density residential uses.	NC, C-1, MXD
The Regional Commercial classification includes high density land uses that draw its customer base from a larger region. Regional Commercial includes “big box” retailers, large commercial centers, malls, large home improvement centers, large hotels and motels, major employment centers, and mid to high rise office buildings. Regional Commercial uses are typically located at intersection nodes along major arterial highways and expressways, or along rapid transit system transfer nodes. These commercial nodes are typically 20 acres or greater in area. Where possible, Regional Commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses.	C-1, C-2, C-3, O-1

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Mixed Use	Shopping Center
North	Parks/Open Space	Vacant lot
East	High Density Residential and Parks/Open Space	Children’s Shelter and Vacant lot
South	General Urban Tier /West/Southwest Sector Plan	Commercial uses
West	Community Commercial and Low Density Residential	Commercial uses and Single-family homes

**Land Use:** The subject property is located northeast of the intersection of Woodlawn Avenue and Bandera Road and within the boundaries of the Near Northwest Community Plan. The subject property is a shopping center and has vacant land to the north, a children’s shelter and vacant land to the east, commercial uses and single-family homes to the west and commercial uses to the south. The Near Northwest Community Plan classifies the subject property as Mixed Use, the area to north as Parks/Open Space, the area to the east as High Density Residential and Parks/ Open Space, and the area to west as Community Commercial and Low Density Residential. The West/Southwest Sector Plan classifies the properties to south as General Urban Tier. The applicant requests to change the future land use from Mixed Use to Regional Commercial.

The applicant requests this plan amendment and associated zoning change to accommodate the redevelopment of the existing shopping center known as the Bandera Center. The redevelopment will include the construction of a new Wal-Mart and reconfiguration of some existing businesses along with the addition of some new businesses. The subject property is part of a major commercial node and is adjacent to other commercial uses to the west and south. Its location at the intersection of two arterial roadways and the surrounding mix of commercial uses along Bandera Road make it appropriate for Regional Commercial. The Regional Commercial classification supports the Near Northwest Community Plan objectives that encourage development along its business corridors to include arterials at major intersections or in established commercial areas. The proposed amendment should have minimal impact on adjacent properties.

**Transportation:** Bandera Road is a Primary Arterial Type A. Woodlawn Avenue and St. Cloud Road are Secondary Arterial Type B. Huisache Street is a local street. The area includes sidewalks which allow for pedestrian access to and from adjacent residential areas. There is a VIA bus stop at the corner of Woodlawn Avenue and Bandera Road. The existing transportation infrastructure could support any additional demand, if any, generated by the requested land use change.

**Community Facilities:** James Madison Elementary School is within walking distance. St. Mary’s University and Woodlawn Park are in close proximity. The existing community facilities could support any additional demand, if any, generated by the requested land use change.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** C-2,

**Proposed Zoning:** C-3 NA

**Corresponding Zoning Case:** Z2013021

**Zoning Commission Public Hearing Date:** February 19, 2013

## **III. RECOMMENDATION**

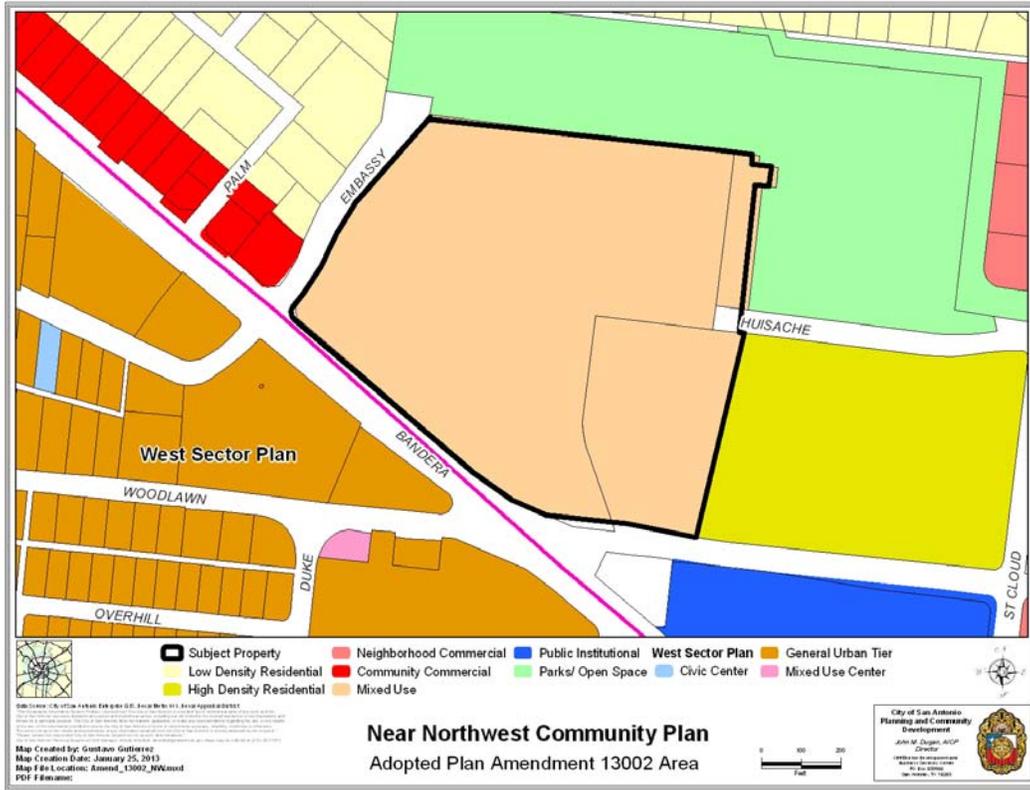
The applicant requests this plan amendment and associated zoning change to accommodate the redevelopment of the existing shopping center known as the Bandera Center. The redevelopment will include the construction of a new Wal-Mart and reconfiguration of some existing businesses along with the addition of some new businesses. The subject property is part of a major commercial node and is adjacent to other commercial uses to the west and south. Its location at the intersection of two arterial roadways and the surrounding mix of commercial uses along Bandera Road make it appropriate for Regional Commercial. The Regional Commercial classification supports the Near Northwest Community Plan objectives that encourage development along its business corridors to include arterials at major intersections or in established commercial areas. The proposed amendment should have minimal impact on adjacent properties.

## **IV. ATTACHMENTS**

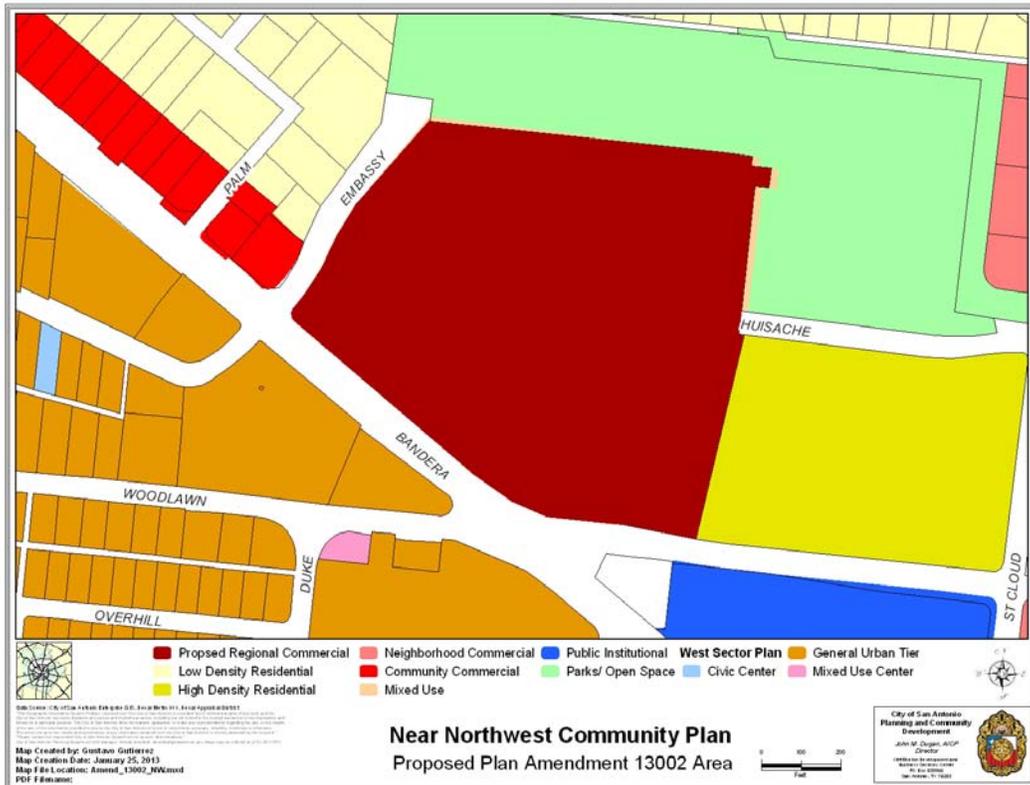
- A. Plan Amendment Maps
- B. Aerial Map

# Attachment 1

## Land Use Plan as adopted:



## Proposed Amendment:





## RESOLUTION NO.

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NEAR NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MIXED USE TO REGIONAL COMMERCIAL FOR AN AREA OF APPROXIMATELY 19.8035 ACRES LEGALLY DESCRIBED AS LOTS 12 AND 13, NCB 8349 LOCATED NORTHEAST OF THE INTERSECTION OF WOODLAWN AVENUE AND BANDERA ROAD.**

**WHEREAS**, City Council approved the Near Northwest Community Plan as an addendum to the Comprehensive Master Plan on February 14, 2002; and

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive 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 13, 2013 and **APPROVED** the amendment on February 13, 2013; and

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

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

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

PASSED AND APPROVED ON THIS 13<sup>th</sup> DAY OF FEBRUARY 2013.

Attest:

Approved:

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

\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 27

**Public Hearing:**

Planning Commission  
February 13, 2013

**Case Number:**

PA 13007

**Applicant:**

Brown and Ortiz, PC

**Representative:**

James Griffin

**Owner:**

The Estate of Anita and Tereso  
Guerrero, Irene Villareal, Miodrag  
Jeremic, and Richard and Nancy  
Alarcon

**Staff Coordinator:**

Tyler Sorrells, AICP, Planner  
(210) 207-7395  
[tyler.sorrells@sanantonio.gov](mailto:tyler.sorrells@sanantonio.gov)

**Property Address/Location:**

426 Everest Avenue, 430 Everest  
Avenue, 214 West Sunset Road, 220  
West Sunset Road, 226 West Sunset  
Road, and 232 West Sunset Road

**Legal Description:**

NCB 11888 Lot 80 & S 5 Ft of 86;  
NCB 11888 S 134.82 ft of N 150 ft of  
W 80.2 ft of 27; NCB 11888 n 95 ft  
of 86; NCB 11888 S 144.82 ft of 81;  
NCB 11888 LOT S 294.82 Ft of W  
65 Ft of 28; NCB 11888 Lot 91

**Tract Size:**

1.988 acres

**Council District(s):**

District 1

**Notification:**

Published in Daily Commercial  
Recorder 1/24/2013  
Notices Mailed 1/31/2013

- 18 to property owners within 200 feet
- Oak Park Northwood: Nearest registered neighborhood association within 200 feet

Internet Agenda Posting 2/08/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the San Antonio International Airport Vicinity Land Use Plan future land use classification for the property subject to this application from Medium Density Residential and Community Commercial to High Density Residential.

**RECOMMENDED ACTION**

**Approval** of the proposed amendment from Medium Density Residential and Community Commercial to High Density Residential.

**ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed amendment to the San Antonio International Airport Vicinity Land Use Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

High Density Residential is consistent with the commercial and medium density residential land use classifications of adjacent and nearby properties. The proposed amendment will not pose negative impacts to surrounding properties. Additionally, the subject properties' distance from the airport and its location outside the noise contours ensure that it will not be negatively impacted by aviation operations.

**Transportation:**

The subject properties are located in an area with an extensive, well-developed infrastructure that will accommodate any potential traffic impacts posed by the proposed amendment. Additionally, the subject properties' proximity to US Highway 281 will serve to further mitigate any potential transportation impacts.

**Community Facilities:**

The subject properties are located approximately 1,740 feet east of Christa Santa Rosa Hospital. The subject property is also approximately 0.32 miles east of the Quarry Golf Course and 0.30 miles northwest of the Howard Early Childhood Education Center. The proposed amendment is not anticipated to pose

negative impacts to community facilities in the vicinity of the subject properties.

**CASE HISTORY**

This case is a continuance from the January 9, 2013 Planning Commission meeting.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> San Antonio International Airport Vicinity Land Use Plan	
<b>Plan Adoption Date:</b> May 20, 2010	<b>Update History:</b> N/A
<p>The primary objectives of the plan are to reduce public exposure to noise and other negative impacts from aviation operations, provide for safer airport operations, and protect the airport and associated public investments from encroachment by incompatible uses. The subject property is approximately 0.87 miles southeast of the airport and is outside the noise boundaries of the San Antonio International Airport Noise Mitigation Office Noise Exposure map. The proposed amendment to High Density Residential is not anticipated to pose negative impacts to airport operations. This is supported by Objective 1.2 Discourage developments of incompatible uses in the airport environs and noise exposure contours.</p> <p>The established development pattern along Everest Avenue and West Sunset Road is predominantly community-scaled commercial enterprises interspersed with higher density residential development. The proposed plan amendment would be consistent with this established development pattern. The proposed amendment to High Density Residential would also reduce the amount of Community Commercial land use immediately adjacent to the properties to the south, which are classified as Medium Density Residential land use. The reclassification of the subject properties to the proposed High Density Residential land use classification would reduce potential negative impacts on the properties to the south from commercial development, such as lighting and noise.</p>	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>Medium Density Residential:</b> Medium Density Residential accommodates single-family houses on individual lots, zero-lot line configurations, duplexes, triplexes, fourplexes, cottage homes, and townhomes. This category also includes certain lower impact community oriented uses such as churches, parks, or community centers.</p>	<p>R-3, RM-4, RM-5, RM-6, MF-18</p>
<p><b>Community Commercial:</b> Community Commercial provides for medium intensity commercial uses that serve two or more neighborhoods. These uses should be located on arterials at major intersections or where an existing commercial area is established. Examples include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, and medical clinics.</p>	<p>NC, C-1, C-2, C-2P, O-1, O-1.5</p>
<p><b>High Density Residential:</b> High Density Residential incorporates all residential uses, including apartments, condominiums, and assisted living centers. The High Density Residential land use classification is typically located along or near major arterials or collectors and may be used as a transitional buffer between lower density residential uses and non-residential uses.</p>	<p>MF-25, MF-33, MF-40, MF-50</p>

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Community Commercial, Medium Density Residential	Single-Family Homes
North	Mixed Use	Daycare Center, Day Spa, Kennel
East	Community Commercial	Bakery

South	Medium Density Residential	Single-Family Home, Vacant
West	Mixed Use	Office

**Land Use:** The subject property is located at the southeast corner of the intersection of Everest Avenue and West Sunset Road, approximately 0.41 mile east of US Hwy 281 and West Sunset Road. The subject properties are classified as Community Commercial and Medium Density Residential in the San Antonio International Airport Vicinity Land Use Plan.

The primary objectives of the plan are to reduce public exposure to noise and other negative impacts from aviation operations, provide for safer airport operations, and protect the airport and associated public investments from encroachment by incompatible uses. The San Antonio International Airport Vicinity Land Use Plan determines the appropriateness of a given use on its proximity to the airport and its location within the applicable noise contour as determined by the City of San Antonio Noise Exposure Map (pg. 27). The subject properties are outside the boundaries of the noise contours as delineated by the Noise Exposure Map. Additionally, by eliminating commercial land uses immediately adjacent to the residentially classified properties to the south, the proposed plan amendment would lessen potential negative impacts, such as lighting and noise, which could be generated by future commercial development on the subject properties.

**Transportation:** Everest Avenue and West Sunset Road are local streets. The subject properties are also approximately 0.4 miles east of US Hwy 281. The subject property does not have direct access to US Hwy 281, however, the subject properties are approximately 0.17 miles west of Broadway Avenue which is classified as a Secondary Arterial. This proximity to a major thoroughfare should minimize traffic impacts on the surrounding properties. There is a VIA bus stop at the intersection of Everest Avenue and West Sunset Road. The proposed land use classification is not anticipated to pose negative impacts on the transportation infrastructure in the vicinity of the subject properties.

**Community Facilities:** The subject properties are located approximately 1,740 feet east of Christa Santa Rosa Hospital. The subject property is also approximately 0.32 miles east of the Quarry Golf Course and 0.30 miles northwest of the Howard Early Childhood Education Center. The proposed amendment is not anticipated to pose negative impacts to community facilities in the vicinity of the subject properties.

## II. SUPPLEMENTAL INFORMATION

**Current Zoning:** R-5, C-2 NA,

**Proposed Zoning:** MF-40

**Corresponding Zoning Case:** Z2013046

**Zoning Commission Public Hearing Date:** February 19, 2013

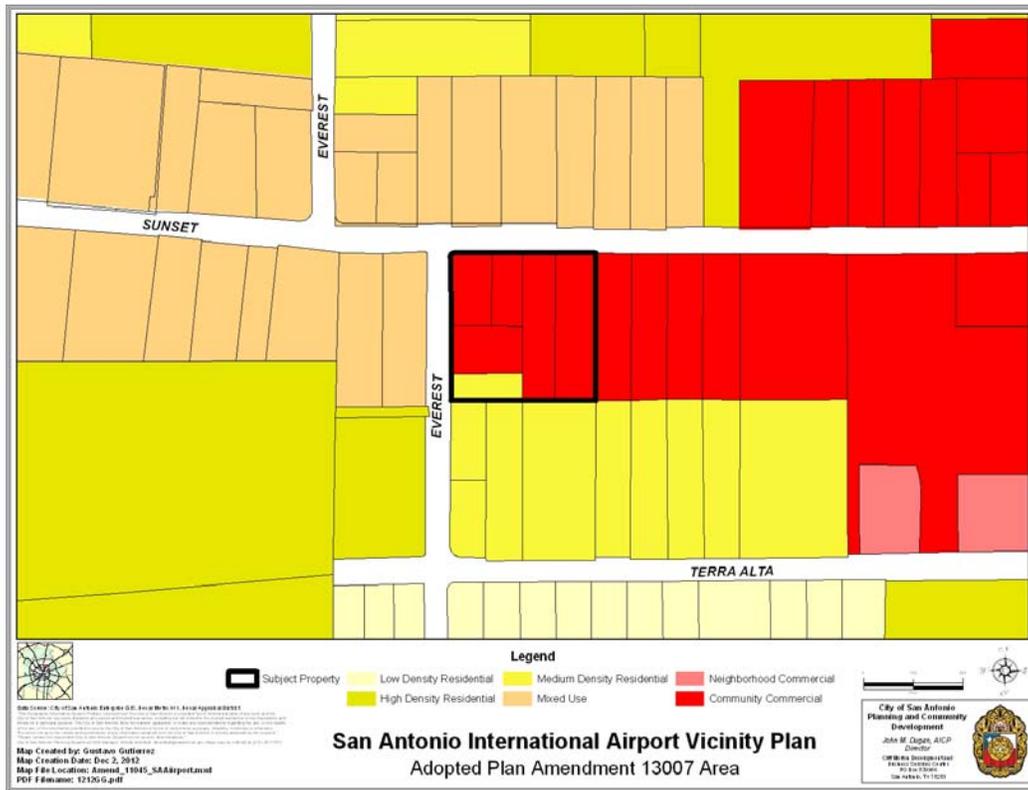
## III. RECOMMENDATION

High Density Residential is consistent with the commercial and medium density residential land use classifications of adjacent and nearby properties. The proposed amendment will not pose negative impacts to surrounding properties. Additionally, the subject properties' distance from the airport and its location outside the noise contours ensure that it will pose no negative impacts to aviation operations.

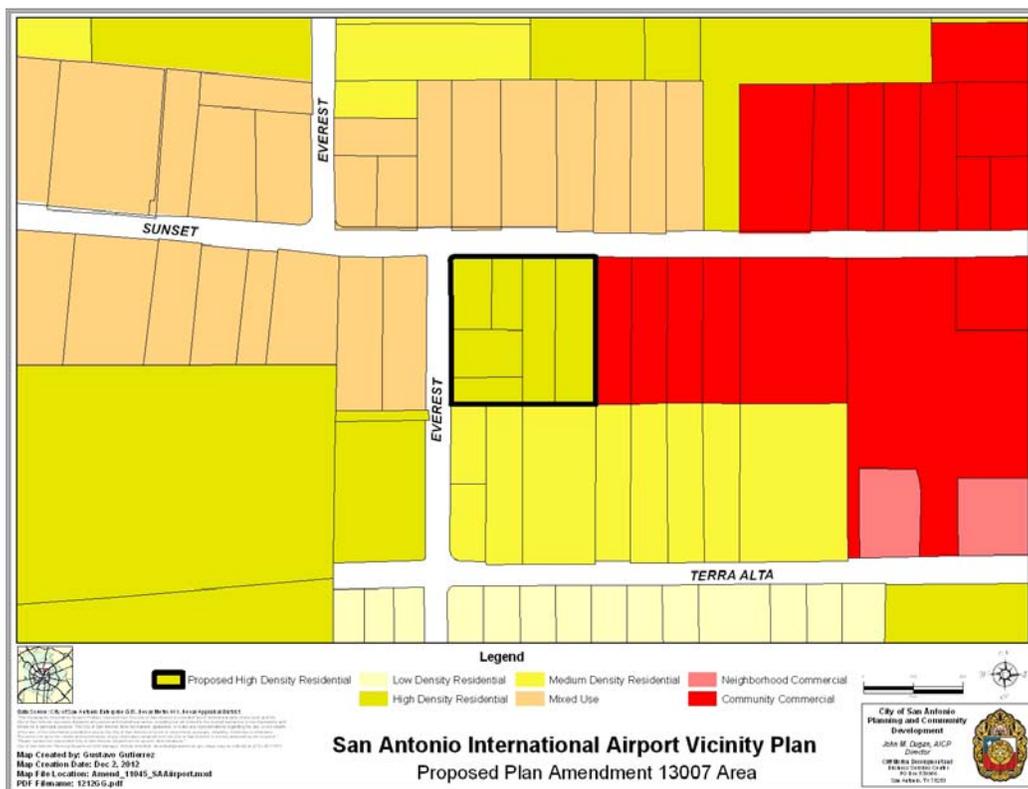
## IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

**Future Land Use Plan as adopted:**



**Proposed Amendment:**





**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SAN ANTONIO INTERNATIONAL AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MEDIUM DENSITY RESIDENTIAL AND COMMUNITY COMMERCIAL TO HIGH DENSITY RESIDENTIAL FOR AN AREA OF APPROXIMATELY 1.988 ACRES LOCATED AT 426 EVEREST AVENUE, 430 EVEREST AVENUE, 214 WEST SUNSET ROAD, 220 WEST SUNSET ROAD, 226 WEST SUNSET ROAD, AND 232 WEST SUNSET ROAD.**

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

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive 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 Comprehensive 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 13, 2013 and **APPROVED** the amendment on February 13, 2013; and

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

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

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

PASSED AND APPROVED ON THIS 13<sup>th</sup> DAY OF FEBRUARY 2013.

Attest:

Approved:

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

\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 28

**Public Hearing:**

Planning Commission  
February 13, 2013

**Case Number:**

PA 13008

**Applicant:**

Brown and Ortiz, PC

**Representative:**

James Griffin

**Owner:**

Collision Country, Inc., Tow Boys,  
Inc

**Staff Coordinator:**

Tyler Sorrells, AICP, Planner  
(210) 207-7395  
[tyler.sorrells@sanantonio.gov](mailto:tyler.sorrells@sanantonio.gov)

**Property Address/Location:**

4282 East IH-10 and 307 Highway  
Drive

**Legal Description:**

Lots 1-4, Block 1, NCB 10617

**Tract Size:**

1.9058 acres

**Council District(s):**

District 2

**Notification:**

Published in Daily Commercial  
Recorder 12/21/2012  
Notices Mailed 12/20/2012

- 17 to property owners within 200 feet
- Cherry Hill I-10 / Houston Street Corridor Neighborhood
- 25 to planning team members

Internet Agenda Posting 12/21/2012

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Eastern Triangle Community Plan future land use classification for the property subject to this application from Community Commercial to Industrial.

**RECOMMENDED ACTION**

**Denial** of the proposed amendment from Community Commercial to Industrial.

**ALTERNATIVE ACTIONS**

1. Recommend approval of the proposed amendment to the Eastern Triangle Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The proximity of the subject properties to a residential area could encourage cut-through traffic which could pose adverse impacts on the transportation infrastructure in the established residential area to the south of the subject properties. Additionally, the subject properties' proximity to an established residential area would violate the generally accepted planning principle that intensive uses that could pose negative impacts to residential uses be separated by distance or an appropriate transitional land use of less intensity.

**Transportation:**

The configuration of the transportation network in the immediate vicinity of the subject properties could allow the traffic generated by the intense uses accommodated by the proposed land use classification to pose direct negative impacts to the residential properties immediately adjacent as well as to the established neighborhood to the south.

**Community Facilities:**

The subject properties are approximately 420 feet west of Community Evangelical Church and Skyline Park is north of the subject properties on the adjacent side of IH-10. The proposed amendment is not anticipated to pose negative impacts to community facilities in the vicinity.

**CASE HISTORY**

This is a continuance from the January 9, 2013 Planning Commission meeting.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> Eastern Triangle Community Plan	
<b>Plan Adoption Date:</b> May 21, 2009	<b>Update History:</b> N/A
<p>The subject properties are located at the intersection of Highway Drive and IH-10. Highway Drive extends south of the subject properties into the established Cherry Hill I-10 / Houston Street Corridor Neighborhood. Highway Drive provides a direct connection to IH-10 which combined with the proximity of the subject properties to this residential area could encourage cut-through traffic which could pose adverse impacts on the transportation infrastructure in this portion of the planning area. Although Highway Drive is classified as a local street the intense uses accommodated by the Industrial land use classification would conflict with the intent behind <b>Goal 29: Change traffic patterns to reduce congestion on major thoroughfares</b> and <b>Objective 29.1: Decrease congestion and the amount of time spent in idle traffic.</b></p> <p>The Eastern Triangle Community Plan is divided into a number of districts to accommodate the variety of uses within the planning area, as well as the size of the planning area. The subject properties are located within the North District. The North District recommends the concentration of industrial uses in the northeast corner of the district bordered by Loop 410, IH-10, and the Union Pacific railroad right-of-way. (pg. 32) This portion of the district is a more appropriate location for uses accommodated by the Industrial land use classification. Additionally, the subject properties' proximity to an established residential area would violate the generally accepted planning principle that intensive uses that could pose negative impacts to residential uses be separated by distance or an appropriate transitional land use of less intensity.</p>	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>Community Commercial:</b> Community Commercial which provides for offices, professional services, and retail uses of moderate intensity and impact. Examples include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. Community Commercial should be located along arterials, preferably at intersections with other arterials or collectors. Community Commercial can serve as an appropriate buffer between residential uses or between an arterial and low density residential.</p>	<p>NC, O-1, O-1.5, C-1, C-2, C-2P</p>
<p><b>Industrial:</b> Industrial accommodates heavy manufacturing, processing, and fabricating businesses. Industrial uses shall be concentrated at arterials, expressways, and railroad lines. This use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or significant buffer. Any outside storage must be under a roof and screened from public view.</p>	<p>C-3, O-1.5, O-2, L, I-1, I-2, MI-1, MI-2</p>

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Community Commercial	Vacant, Truck Repair and Maintenance
North	Medium Density Residential (Arena District Eastside Community Plan)	Single-Family Homes
East	Regional Commercial	Warehousing
South	Community Commercial, Low Density Residential	Single-Family Homes
West	Community Commercial	Convenience Store

**Land Use:** The subject property is located on the west side of the intersection of Interstate 10 and Highway Drive. The subject property is classified as Community Commercial in the Eastern Triangle Community Plan. Properties to the east are classified as Regional Commercial, Community Commercial, and Low Density Residential. Properties to the south are classified as Low Density Residential. The adjoining properties to the west are classified as Community Commercial.

The proposed amendment would reclassify the property as Industrial which accommodates heavy manufacturing, processing, and fabricating businesses. Industrial uses shall be concentrated at arterials, expressways, and railroad lines. This use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or significant buffer. Any outside storage must be under a roof and screened from public view.

The Industrial land use classification is designed to accommodate intense industrial uses. The nature of these uses, and attendant impact on adjacent residential properties, would pose negative impacts, such as noise, lighting, and traffic circulation issues, on those residential properties. These potential impacts would conflict with Goal 29 and Objective 29.1 as well as generally accepted planning principles concerning the proper location of industrial uses in regards to residential uses.

**Transportation:** IH-10 is classified as a Freeway and Pelham Street and Highway Drive are classified as local streets. The subject properties abut both Pelham Street and Highway Drive. Pelham Street directly abuts established single-family residential properties and any potential vehicular access points from the subject properties on to Pelham would pose direct traffic impacts to the residential properties south of the subject properties. Additionally, Highway Drive would provide direct access for vehicular traffic between Houston Street and IH-10 transiting the residential neighborhood to the south and posing negative impacts to efficient operation of the transportation infrastructure in the area. Also, as local streets, Pelham and Highway Drive are not constructed to accommodate the heavy truck traffic that can be posed by the industrial operations associated with the Industrial land use category. This could lead to potential maintenance issues in the future.

**Community Facilities:** The subject properties are approximately 420 feet west of Community Evangelical Church. The subject properties are also approximately 0.40 miles east of the Willow Springs Golf Course and the AT&T Center. The proposed amendment is not anticipated to pose negative impacts on community facilities in the area.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** R-5, I-1, C-3, C-3R, O-2

**Proposed Zoning:** I-1

**Corresponding Zoning Case:** Z2013027

**Zoning Commission Public Hearing Date:** February 19, 2013

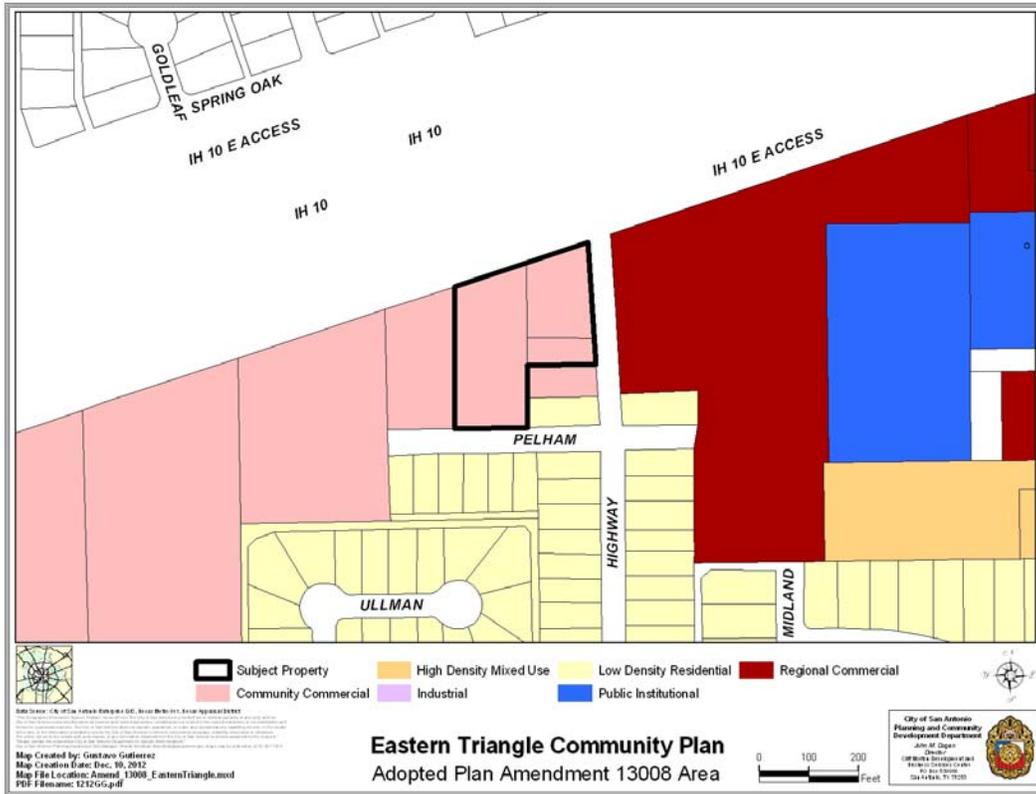
## **III. RECOMMENDATION**

The proposed Industrial land use classification is inconsistent with the location criteria as expressed in the Eastern Triangle Community Plan. Additionally, due to the configuration of the road system in the vicinity of the subject property, the intensive uses accommodated by the requested land use classification could pose negative traffic impacts to the established residential neighborhood to the south of the subject properties.

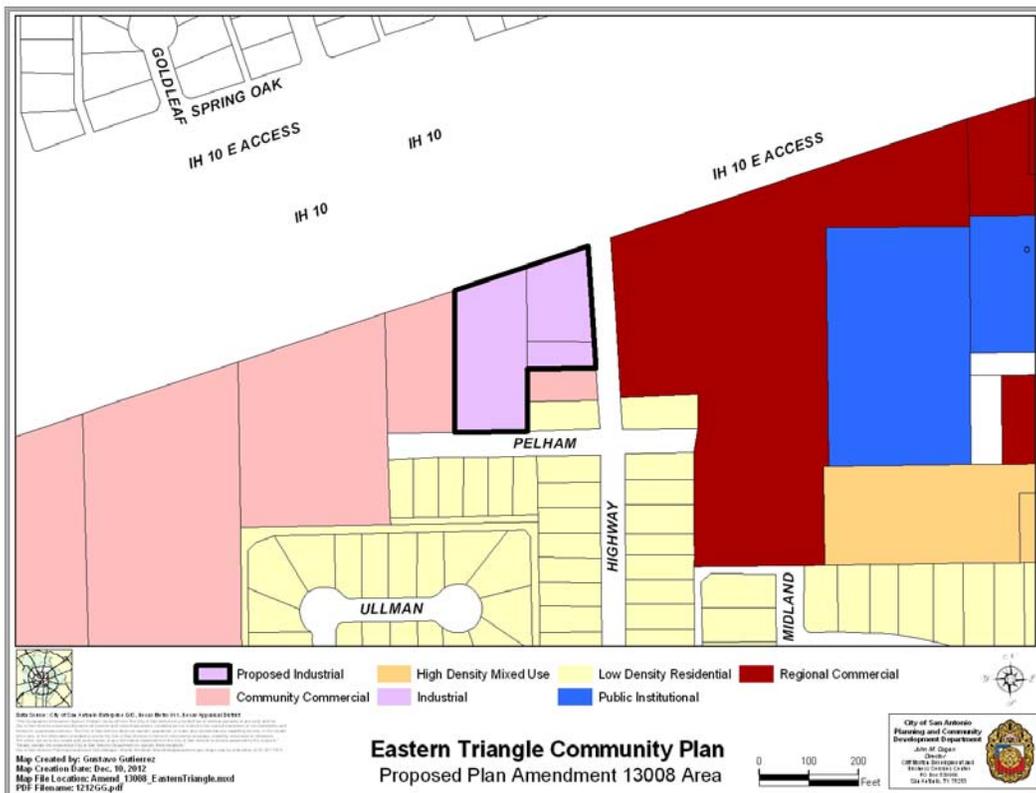
## **IV. ATTACHMENTS**

- A. Plan Amendment Maps
- B. Aerial Map

**Future Land Use Plan as adopted:**



**Proposed Amendment:**





2012 Aerial

 Subject Property



Data Source - City of San Antonio Enterprise GIS, Esri, Bldg 911, Esri, Aerial Imagery  
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Map Created by: Gustavo Gutierrez  
 Map Creation Date: Dec. 10, 2012  
 Map File Location: Amend\_13008\_EasternTriangle.mxd  
 PDF Filename: 1212GG.pdf

## Eastern Triangle Community Plan Community Facilities



City of San Antonio  
 Planning and Community  
 Development Department  
 John M. Dugan  
 Director  
 City of San Antonio  
 1500 North Loop West  
 P.O. Box 536996  
 San Antonio, TX 78253



## RESOLUTION NO.

**RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE EASTERN TRIANGLE COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM COMMUNITY COMMERCIAL TO INDUSTRIAL FOR AN AREA OF APPROXIMATELY 1.9058 ACRES LOCATED AT THE 4282 EAST IH-10 AND 307 HIGHWAY DRIVE.**

**WHEREAS**, City Council approved the Eastern Triangle Community Plan as an addendum to the Comprehensive Master Plan on May 21, 2009; and

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive 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 Comprehensive 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 13, 2013 and **DENIED** the amendment on February 13, 2013; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore not meeting all requirements; and

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

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

PASSED AND APPROVED ON THIS 13<sup>th</sup> DAY OF FEBRUARY 2013.

Attest:

Approved:

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

\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 29

**Public Hearing:**

Planning Commission  
February 13, 2013

**Case Number:**

PA 13014

**Applicant:**

White-Conlee Builders, Ltd.

**Representative:**

Kaufman & Killen, Inc.

**Owner:**

State of Texas

**Staff Coordinator:**

Jacob T. Floyd, Senior Planner  
(210) 207-8318  
[jacob.floyd@sanantonio.gov](mailto:jacob.floyd@sanantonio.gov)

**Property Address/Location:**

North east of the intersection of S.E. Military Drive and IH-37, bound by Utopia Lane to the north, Pickwell Park to the east, and IH-37 to the west.

**Legal Description:**

12.801 acres of land out of NCB 10865

**Tract Size:**

12.801 acres

**Council District(s):**

District 3

**Notification:**

Published in Daily Commercial Recorder 1/7/2013

Notices Mailed 1/10/2013

- 25 to property owners within 200 feet
- 1 to the applicant
- 1 to the representative
- 1 to the Highland Hills neighborhood association
- 33 to Highlands Community Plan planning team members

Internet Agenda Posting 1/18/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Highlands Community Plan future land use classification for the property subject to this application from Parks/Open Space, High Density Residential, and Medium Density Residential to Medium Density Residential.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the Highlands Community Plan to change the future land use classification of the subject property from Parks/Open Space, High Density Residential, and Medium Density Residential to Medium Density Residential.

**ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed amendment to the Highlands Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

Medium Density Residential land use is appropriate for this location, along an interstate highway and near a major arterial, and will act to buffer the single-family residential neighborhood to the north from the commercial development along South East Military Drive. Additionally, the proposed amendment supports the housing goals of the Highlands Community Plan by allowing an additional housing option within the plan area.

**Transportation:**

The subject property is located approximately 1,000 north of South East Military Drive, a primary arterial street, along IH-37. Pickwell Drive and Utopia Lane provide vehicular access. The transportation infrastructure will support additional traffic resulting from this amendment.

**Community Facilities:**

Pickwell Park abuts the subject property and will serve future development on the site in addition to the adjacent neighborhood. The proposed amendment is not anticipated to negatively affect nearby community facilities.

**CASE HISTORY**

This case was continued from the January 23, 2013 Planning Commission hearing.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> Highlands Community Plan	
<b>Plan Adoption Date:</b> April 4, 2002	<b>Update History:</b> December 6, 2007 (Land Use Plan Boundary Change)
<b>Goal 4, Objective 4.1 Housing Character, Action Step 4.1.1: Encourage a variety of housing size and price that facilitates connections between people.</b>	
Medium Density Residential land use will allow for multi-family development on the periphery of the neighborhood and provide an additional housing option within the plan area.	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<b>High Density Residential:</b> High Density Residential includes low-rise to mid-rise apartments with more than four (4) dwelling units per building. High density residential provides for compact development including apartments, condominiums and assisted living facilities. This form of development is typically located along or near major arterials or collectors.	MF-25, MF-33, UD
<b>Medium Density Residential:</b> Medium Density Residential accommodates a range of housing types including single-family attached and detached houses on individual lots, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four (4) dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence.	R-3, R-4, RM-4, RM-5, RM-6, MF-18 and UD
<b>Parks/Open Space:</b> Parks/Open Space includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks/open space include floodplains, utility corridors, public and private land uses that encourage outdoor passive or active recreation. Examples include city pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.	Varies

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Parks/Open Space, High Density Residential, Medium Density Residential	Undeveloped
North	Low Density Residential	Single-Family Homes, Church
East	Parks/Open Space, Low Density Residential	Pickwell Park, Single-Family Homes
South	Medium Density Residential, High Density Residential, Regional Commercial	Undeveloped, Commercial
West	Regional Commercial	IH-37, Multi-Family Residences, School

**Land Use:** The subject property is located along IH-37 south of Utopia Lane and north of South East Military Drive, immediately west of Pickwell Park. The subject property is classified as Parks/Open Space, Medium Density Residential, and High Density Residential, while the adjacent properties to the north and east are classified as Low Density Residential. Although a portion of the subject property is classified as Parks/Open Space, it is not public parkland.

The Highlands Community Plan classifies the subject property as Parks/Open Space, Medium Density Residential, and High Density Residential. Parks/Open space includes unimproved land where conservation is promoted due to the presence of topographic constraints or institutional uses such as flood

plains, utility corridors, or land uses that encourage recreation. High density residential includes low-rise to mid-rise apartments with more than four (4) dwelling units per building, providing for compact development including apartments, condominiums and assisted living facilities. This form of development should typically be located near major arterials or collector streets.

Medium density residential accommodates a range of housing types including single-family attached and detached houses on individual lots, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four (4) dwelling units per building. While a portion of the subject property is already classified Medium Density Residential the boundaries of the future land use classifications are not defined by parcel boundaries as they typically would be. The area described for the proposed land use change is a portion of a larger 32.8 acre tract planned for multi-family development.

Goal 4 of the Highlands Community Plan calls for an increase in the variety of new housing choices while preserving the character of the existing neighborhoods. The proposed Medium Density Residential land use will allow for multi-family development that provides additional housing options to within the plan area. The location of the subject property on the periphery of the neighborhood near South East Military Drive, a major arterial, is appropriate for the proposed land use and serves to buffer the single-family residences within the neighborhood from commercial development along the arterial.

**Transportation:** South East Military Drive, located approximately 1,000 feet south of the subject property, is a Primary Arterial Type A roadway. To the west of the subject property, on the opposite side of IH-37, lies Goliad Road, a Secondary Arterial Type B. Pickwell Drive and Utopia Lane are local streets, with Pickwell Drive serving to connect the subject property to South East Military Drive. VIA route 32 serves Pickwell Drive and routes 550 and 551 serve South East Military Drive. The existing transportation infrastructure could support the additional traffic generated by the proposed land use change. The property will be accessible from Utopia Lane and Pickwell Drive, although the area subject to the proposed amendment has frontage only on Utopia Lane. It is recommended that Utopia Lane be used only as a secondary access point to the subject property as it is a local street through a single-family residential neighborhood.

**Community Facilities:** The subject property abuts Pickwell Park, an 11 acre neighborhood park serving the nearby single-family residential neighborhood. Other nearby community facilities include Holy Name Catholic School, Schenck Elementary School, and Rogers Middle School. The existing parkland within one half mile of the subject property is insufficient to serve the existing population, with the 11 acres of Pickwell Park serving a population of approximately 3,870 residents. However, the proposed land use amendment is not anticipated to negatively affect the parkland in the area as a multi-family residential development will provide on-site facilities to serve its residents and will have no net impact to park demand. The proposed amendment should not negatively impact the other existing community facilities in the vicinity.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** R-4

**Proposed Zoning:** MF-18

**Corresponding Zoning Case:** Z2013057

**Zoning Commission Public Hearing Date:** February 19, 2013

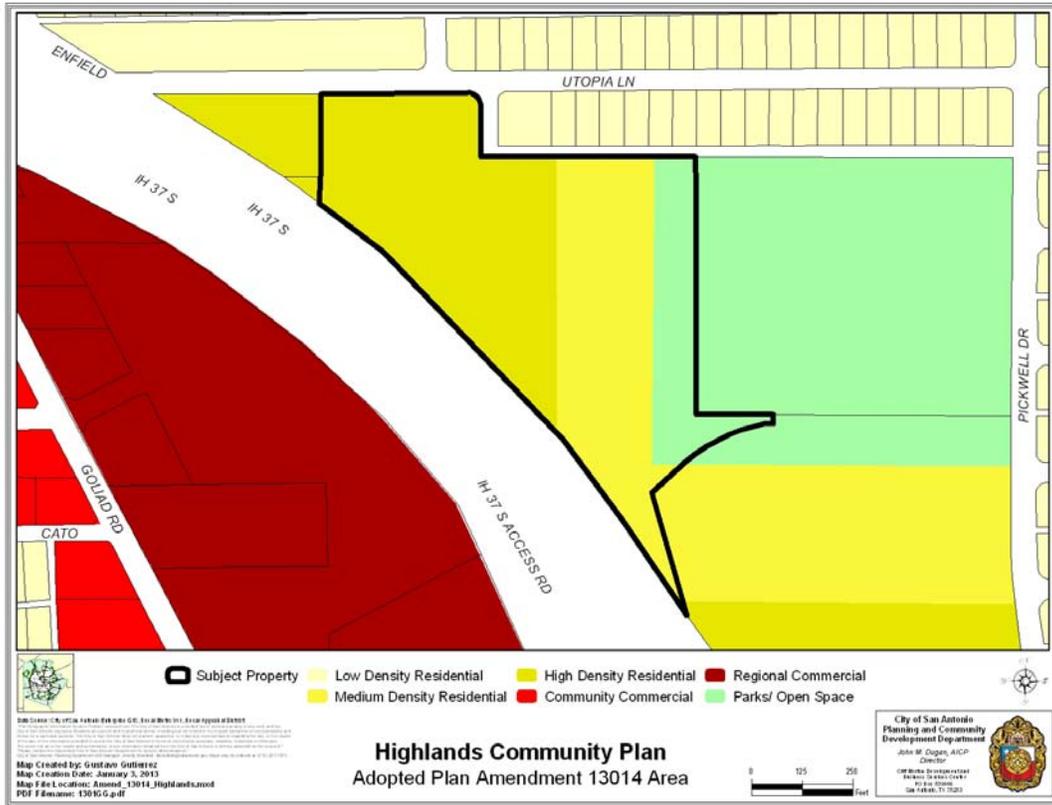
## **III. RECOMMENDATION**

Medium Density Residential land use is appropriate for this location and will act to buffer the single-family residential neighborhood to the north from the commercial development along South East Military Drive. The proposed amendment supports the goal of the Highlands Community Plan to encourage a variety of housing types with varied affordability by allowing multi-family development that provides an additional housing option within the plan area. Additionally, the proposed Medium Density Residential land use classification will not pose negative impacts to the existing transportation infrastructure nor will the surrounding properties be adversely affected.

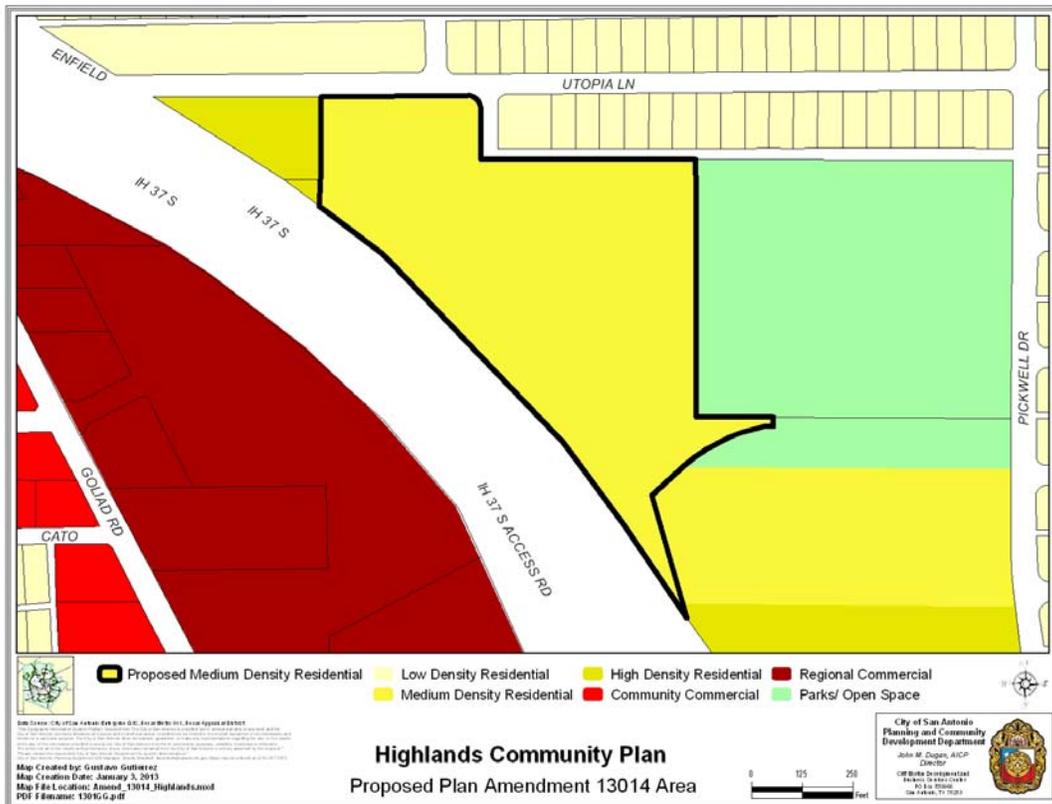
**IV. ATTACHMENTS**

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:





**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE HIGHLANDS COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM PARKS/OPEN SPACE, HIGH DENSITY RESIDENTIAL, AND MEDIUM DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL FOR AN AREA OF APPROXIMATELY 12.801 ACRES OUT OF NCB 10865, LOCATED NORTHEAST OF THE INTERSECTION OF IH-37 AND SOUTH EAST MILITARY DRIVE.**

**WHEREAS**, City Council approved the Highlands Community Plan as an addendum to the Comprehensive Master Plan on April 4, 2002 and updated December 6, 2007; and

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive 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 Comprehensive 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 23, 2013 and February 13, 2013 and **APPROVED** the amendment on February 13, 2013; and

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

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

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

PASSED AND APPROVED ON THIS 13<sup>th</sup> DAY OF FEBRUARY, 2013.

Attest:

Approved:

\_\_\_\_\_

\_\_\_\_\_

Executive Secretary  
San Antonio Planning Commission

Jose R. Limon, Chair  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 30

**Public Hearing:**

Planning Commission  
February 13, 2013

**Case Number:**

PA 13016

**Applicant:**

Jaime Arechiga, General Manager,  
Rosillo Creek Development

**Representative:**

Jaime Arechiga

**Owner:**

Rosillo Creek Development

**Staff Coordinator:**

Robert C. Acosta, Planner  
(210) 207-0157  
[racosta@sanantonio.gov](mailto:racosta@sanantonio.gov)

**Property Address/Location:**

700.9 acres of land out of NCB  
17322, NCB 17993, NCB 12867,  
NCB 35098, NCB 17992, and NCB  
17892 located southwest of the  
intersection of I-10 East and Foster  
Road, west of Foster Road and north  
of FM 1346

**Legal Description:**

700.9 acres of land out of NCB  
17322, NCB 17993, NCB 12867,  
NCB 35098, NCB 17992, and NCB  
17892

**Tract Size:**

700.9 acres

**Council District(s):**

District 2

**Notification:**

Published in Daily Commercial  
Recorder 1/25/2013

Notices Mailed 1/18/2013

- 30 to property owners within 200 feet
  - 1 to applicant
  - 1 to the Eastgate neighborhood association located within 200' feet
  - 29 to planning team members
- Internet Agenda Posting 2/8/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the I-10 East Corridor Perimeter Plan future land use classification for the subject property from Urban Living, Parks/Open Space and Industrial to Business Park, Medium Density Residential and Community Commercial

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the I-10 East Corridor Perimeter Plan to change the future land use designation of the subject property from Urban Living, Parks Open Space and Industrial to Business Park, Medium Density Residential and Community Commercial.

**ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed amendment to the I-10 East Corridor Perimeter Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The proposed amendment would meet the objective of the IH-10 East Corridor Perimeter Plan of promoting economic growth in the area and enhancing the diversity of the area's land uses. The proposed uses should have minimal impact on adjacent properties.

**Transportation:**

The existing transportation infrastructure could support any additional demand generated by the requested land use change.

**Community Facilities:**

The requested land use change could generate increased demand on existing community facilities.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> IH-10 East Corridor Perimeter Plan	
<b>Plan Adoption Date:</b> February 22, 2001	<b>Update History:</b> March 20, 2008
<p><b>The land use objective of the adopted 2001 plan states: “Enhance the diversity of other land uses (agriculture, residential, and commercial) so that industrial uses (freight transport, manufacturing and construction) do not dominate the Corridor”.</b></p> <p>The proposed development would meet the objective of the IH-10 East Corridor Perimeter Plan of promoting economic growth in the area and enhancing the diversity of the area’s land uses.</p> <p><b>Goal 3: Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses.</b></p> <p>The area surrounding the subject property is compatible with the proposed land uses and should have minimal impact on adjacent properties.</p>	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>Urban Living:</b> The Urban Living classification provides for compact neighborhoods and centralized commercial areas that promote a sense of community and are pedestrian and transit friendly. Urban Living also provides for form based development, which emphasizes urban design in the form of regional centers and village development patterns.</p>	<p>TND, TOD, MXD, UD, FBZD</p>
<p><b>Parks/Open Space:</b> Parks/Open Space includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks /Open Space include flood plains, utility corridors; public and private land uses that encourage outdoor passive or active recreation. Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.</p>	<p>Varies</p>
<p><b>Industrial:</b> Industrial includes heavy manufacturing, processing and fabricating businesses. General industrial uses shall be concentrated at arterials, expressways, and railroad lines. This use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer.</p>	<p>C-3, L, I-1, I-2</p>
<p><b>Business Park:</b> A Business Park provides employment or civic uses interspersed with open space areas and pedestrian walkways in campus settings. This section is designed for business uses which carry on their operation in enclosed facilities in such a manner that no negative impact is created outside of the boundaries of the business park. Business parks should be separated from residential areas with landscaping areas and should feature controls on lighting and signage. Business park uses include corporate offices, light manufacturing, and warehouse uses. Accessory uses may include on-site cafeterias, daycare facilities, incidental retail, other uses for the convenience and service of occupants of the business park.</p>	<p>BP, C-3, L</p>

<b>Medium Density Residential:</b> Medium Density Residential includes Single Family Residential Development on one lot, including townhomes and zero lot line configurations, duplexes, triplexes, and fourplexes. This form of development should be located along collectors or residential roads, and can serve as a buffer between low density residential and more intense land uses, such as commercial	R-4, R-5, R-6, NP-8, NP-10, NP-15, R-20, RE, RM-4, RM-5, Rm-6
<b>Community Commercial:</b> Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store.	NC, O-1, C-1, C-2

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Urban Living, Parks/Open Space and Industrial	Vacant land
North	Freeway, Community Commercial	IH-10 East, Truck Stop
East	Community Commercial, Industrial, Park/Open Space, Low Density Residential, and Neighborhood Commercial	Vacant land , Manufacturing company, and Single-Family Homes
South	Neighborhood Commercial, Park/Open Space and Low Density Residential by the Eastern Triangle Plan	Vacant land and Single-Family Homes
West	Community Commercial, Public Institutional and Industrial	Truck Stop, Auto Salvage yard, Military Base and Industrial Park

**Land Use:** The subject property is located along the south side of IH-10 East just south of the intersection of IH-10 East and Foster Road, within the IH-10 East Corridor Perimeter Plan. The subject property is vacant undeveloped land and is surrounded by a mix of industrial uses to the north. The area to the east includes vacant land, industrial uses, and single family residences. The area to the west includes industrial uses and a military installation; Martindale Army Airfield. The area to the south is comprised of vacant and agriculture land and single-family residences. The IH-10 East Corridor Perimeter Plan classifies the subject property as Urban Living, Parks/Open Space and Industrial and the area to the north as Freeway and Community Commercial, to the east as Community Commercial, Industrial, Parks/Open Space, Low Density Residential and Neighborhood Commercial. The area to the west is classified as Community Commercial, Public Institutional, and Industrial. The Eastern Triangle Community Plan classifies the area to the south as Rural Living, Parks/Open Space, Neighborhood Commercial and Low Density Residential.

The existing conditions that include a mix of industrial and commercial uses to the north, east and west along the areas proposed for Business Park, along with residential uses to the east and south of the proposed Medium Density Residential make it appropriate for Business Park and Medium Density Residential. Also, the existing commercial uses and the intersection of two arterials along the area designated for Community Commercial make it appropriate for the Community Commercial classification. Overall, the extended area surrounding the site is compatible with the proposed land uses. The proposed amendment would meet the objective of the IH-10 East Corridor Perimeter Plan of promoting economic growth in the area and enhancing the diversity of the area’s land uses, and should have minimal impact on adjacent properties.

**Transportation:** The subject property is served by IH-10 East to the north, Foster Road to the east and FM 1346 to the south and is in close proximity to Loop 410 to the west. The road network in the vicinity of the subject property is sufficient to accommodate the proposed land use changes. IH-10 East and Loop

410 are classified as Freeway. Foster Road and FM 1346 are both Secondary Arterial Type A. The existing transportation infrastructure could support any additional demand generated by the requested land use change.

**Community Facilities:** Hopkins Elementary School is in close proximity to the north and Sam Houston High School, and Davis Middle school are in close proximity to the west. The requested land use change could generate increased demand on existing community facilities.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** UD Flex District

**Proposed Zoning:**

**Corresponding Zoning Case:** Application has not been submitted at this time.

**Zoning Commission Public Hearing Date:** Not applicable

## **III. RECOMMENDATION**

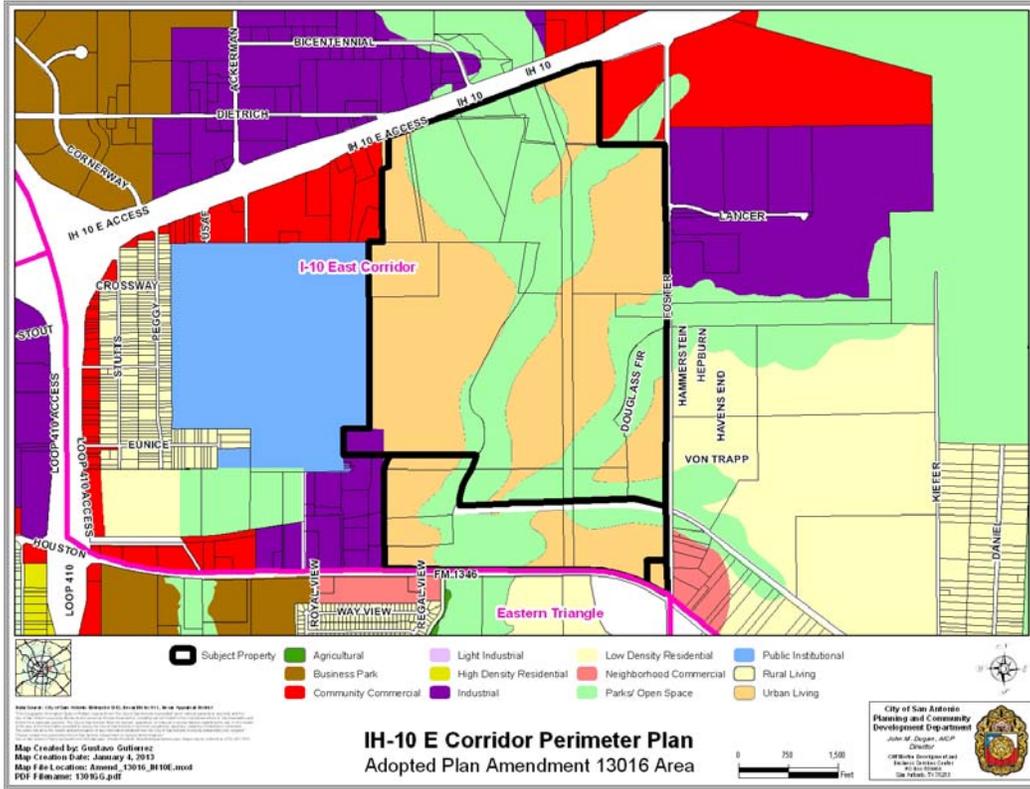
Overall, the area surrounding the site is compatible with the proposed land uses. In addition, the subject property is served by IH-10 East to the north, Foster Road to the east and FM 1346 to the south and is in close proximity to Loop 410 to the west. The road network in the vicinity of the subject property is sufficient to accommodate the proposed land use changes. The proposed amendment would meet the objective of the IH-10 East Corridor Perimeter Plan of promoting economic growth in the area and enhancing the diversity of the area's land uses.

## **IV. ATTACHMENTS**

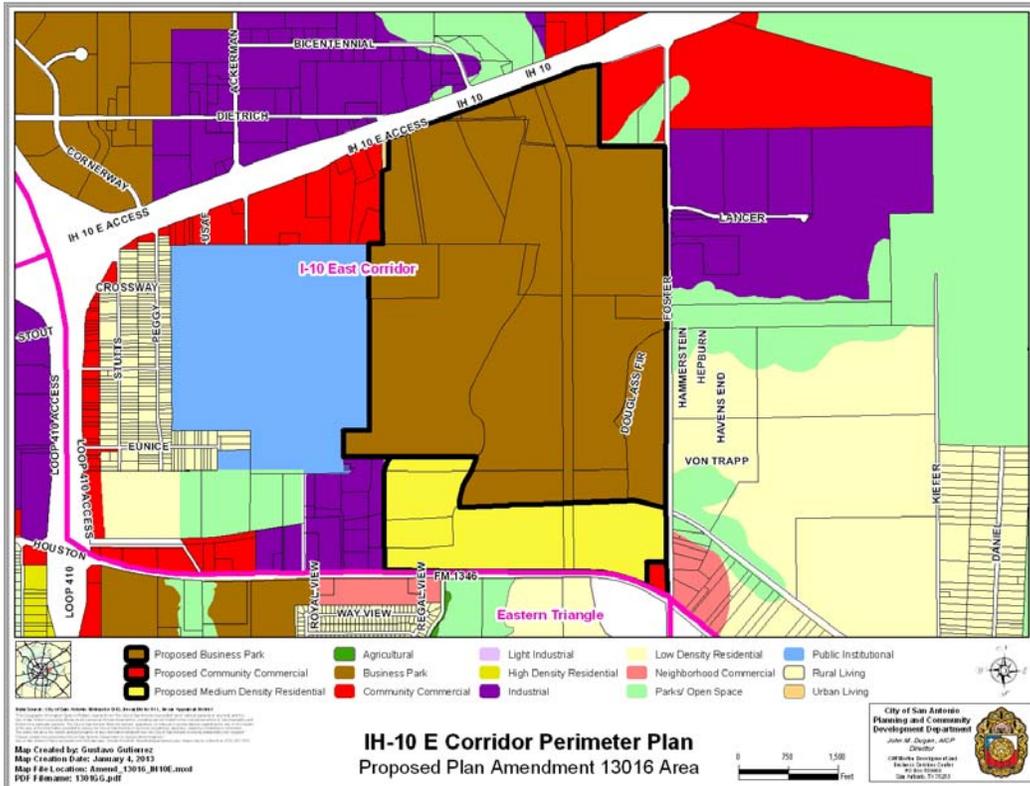
- A. Plan Amendment Maps
- B. Aerial Map

# Attachment 1

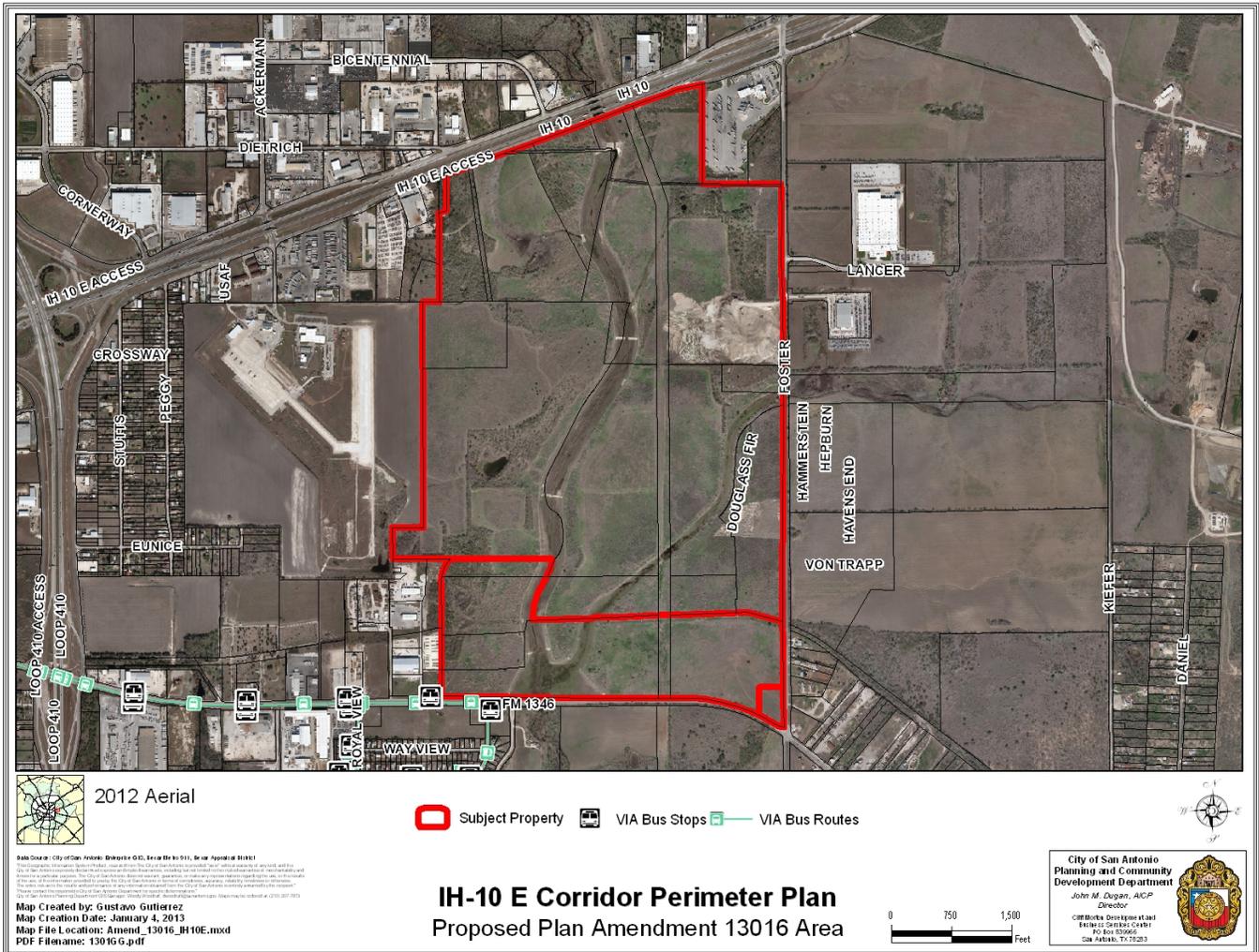
## Land Use Plan as adopted:



## Proposed Amendment:



# Attachment 2



## RESOLUTION NO.

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE IH-10 EAST CORRIDOR PERIMETER PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM URBAN LIVING, PARKS/OPEN SPACE AND INDUSTRIAL TO BUSINESS PARK, MEDIUM DENSITY RESIDENTIAL AND COMMUNITY COMMERCIAL FOR AN AREA OF APPROXIMATELY 700.9 ACRES OF LAND OUT OF NCB 17322, NCB 17993, NCB 12867, NCB 35098, NCB 17992, AND NCB 17892 LOCATED SOUTHWEST OF THE INTERSECTION OF IH-10 EAST AND FOSTER ROAD, WEST OF FOSTER ROAD AND NORTH OF FM 1346.**

**WHEREAS**, City Council approved the IH-10 East Corridor Perimeter Plan as an addendum to the Comprehensive Master Plan on February 22, 2001 and updated on March 20, 2008; and

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive 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 13, 2013 and **APPROVED** the amendment on February 13, 2013; and

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

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

SECTION 1: The amendment to the IH-10 East Corridor Perimeter Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 13<sup>th</sup> DAY OF FEBRUARY 2013.

Attest:

Approved:

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

\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 31

**Public Hearing:**

Planning Commission  
February 13, 2013

**Case Number:**

PA 13017

**Applicant:**

Frank and Kimberly Decock

**Representative:**

Brown & Ortiz, PC

**Owner:**

Frank and Kimberly Decock

**Staff Coordinator:**

John Osten, Senior Planner  
(210) 207-2187

[John.Osten@sanantonio.gov](mailto:John.Osten@sanantonio.gov)

**Property Address/Location:**

5032 and 5094 Prue Road

**Legal Description:**

Lot NW Tri 225 ft of 4 Arb P-32,  
NCB 14864 and Lot 2P-B, Blk 2,  
NCB 14864

**Tract Size:**

0.8277 acres

**Council District(s):**

District 8

**Notification:**

Published in Daily Commercial  
Recorder 1/25/2013

Notices Mailed 1/31/2013

- 15 to property owners within 200 feet
  - Oakland Estates Neighborhood Association within 200 feet
  - 12 to planning team members
- Internet Agenda Posting 2/8/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Oakland Estates Neighborhood Plan future land use classification for the property subject to this application from Community Commercial to High Density Residential.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the Oakland Estates to change the future land use classification of the subject property from Community Commercial to High Density Residential.

**ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed amendment to the Oakland Estates Neighborhood Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

High Density Residential land use is appropriate for this location as it is segregated from existing single-family neighborhoods, surrounded mostly by non-residential uses such as office and commercial, and has easy access to major arterials.

**Transportation:**

The subject property has convenient access to two primary arterials: Fredericksburg Road and Huebner Road. The property is located approximately 1,150 feet west of Fredericksburg Road along IH-10, and it has an access to Huebner Road through Research Drive.

**Community Facilities:**

SAPD's Prue Road Substation is located 500 feet east of the subject property. There are no other community facilities that are located near the subject property.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> Oakland Estates Neighborhood Plan	
<b>Plan Adoption Date:</b> August 31, 2000	<b>Update History:</b> April 19, 2007

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>Community Commercial:</b> Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. Locations for Community Commercial include along arterials. Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.</p>	<p>NC, O-1, C-1, &amp; C-2</p>
<p><b>High Density Residential:</b> High Density Residential Development includes multi-family developments with more than four units, such as apartment complexes, but can also include low density and medium density residential uses. This form of development should be located along collectors, arterials, or highways, and can serve as a buffer between low or medium density residential land uses and commercial uses. This classification can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.</p>	<p>R-6, NP-8, NP-10, NP-15, R-20, * RE, RM-4, RM-5, RM-6, MF-25, &amp; MF-33</p> <p>* Preferred for Interior Lots</p>

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Low Density Residential	Medical clinic, dental clinic, daycare center, fitness center
North	Low Density Residential	Single-Family Homes
East	Low Density Residential	Single-Family Homes
South	Low Density Residential	Single-Family Homes
West	Public/Institutional	School, Community Center

**Land Use:** The subject property is located between Fredericksburg Road and Research Drive, north of Huebner Road. The subject property is classified as Community Commercial in the Oakland Estates Neighborhood Plan, as are most of the surrounding properties. Research Drive, a connector between Huebner Road and Prue Road, is designated with Public/Institutional land use since the plan was adopted prior to the construction of this right-of-way.

The Oakland Estates Neighborhood Plan classifies the subject property as Community Commercial. Community Commercial land use provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. Preferred locations for Community Commercial include along arterials. Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.

High Density Residential Development includes multi-family developments with more than four units, such as apartment complexes, but can also include low density and medium density residential uses. This form of development should be located along collectors, arterials, or highways, and can serve as a buffer between low or medium density residential land uses and commercial uses. This land use classification can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

The preferred land use development pattern is identified on page 4 of the Oakland Estates Neighborhood Plan Update. This section of the plan identifies the area along Prue Road between Research Drive and Fredericksburg Road as Community Commercial. Prue Road is a Secondary Arterial with two traffic lane on each direction. After the commissioning of the Research Drive between Huebner Road and Prue Road, the load of Prue Road between Fredericksburg Road and Research Drive has decreased significantly. Therefore, any additional traffic can easily be accommodated along this section of Prue Road.

The intensity of requested land use classification, High Density Residential, has similar characteristics with the adopted land use classification of Community Commercial in terms of traffic generation, percentage of impervious land coverage, building foot-print and height. Further, the area across on Prue Road is designated as Regional Center in North Sector Plan where High Density Residential uses are allowed. The request will not create any noticeable impact considering the adopted land use classification for the subject area has similar intensity.

**Transportation:** There are several arterials surrounding the area where the subject property is located. Prue Road is a Secondary Arterial Type B and it serves the subject property. Fredericksburg Road is Secondary Arterial Type A and it is 1150 feet east of the subject property. Research Drive is Secondary Arterial Type A and it provides connection to Huebner Road which is a Primary Arterial Type A. Research Drive is 550 feet west of the subject property. VIA bus stops are located along Prue Road and Fredericksburg Road. Prue Road is served by route 96. Fredericksburg Road is served by route 91. The existing transportation infrastructure could support any additional traffic generated by the requested land use change. The property will accessible from Prue Road.

**Community Facilities:** The subject property is located 450 feet from Prue Road SAPD Substation. There is no other community facility in the close vicinity.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** R-6

**Proposed Zoning:** MF-33

**Corresponding Zoning Case:** Z2013061

**Zoning Commission Public Hearing Date:** February 19, 2013

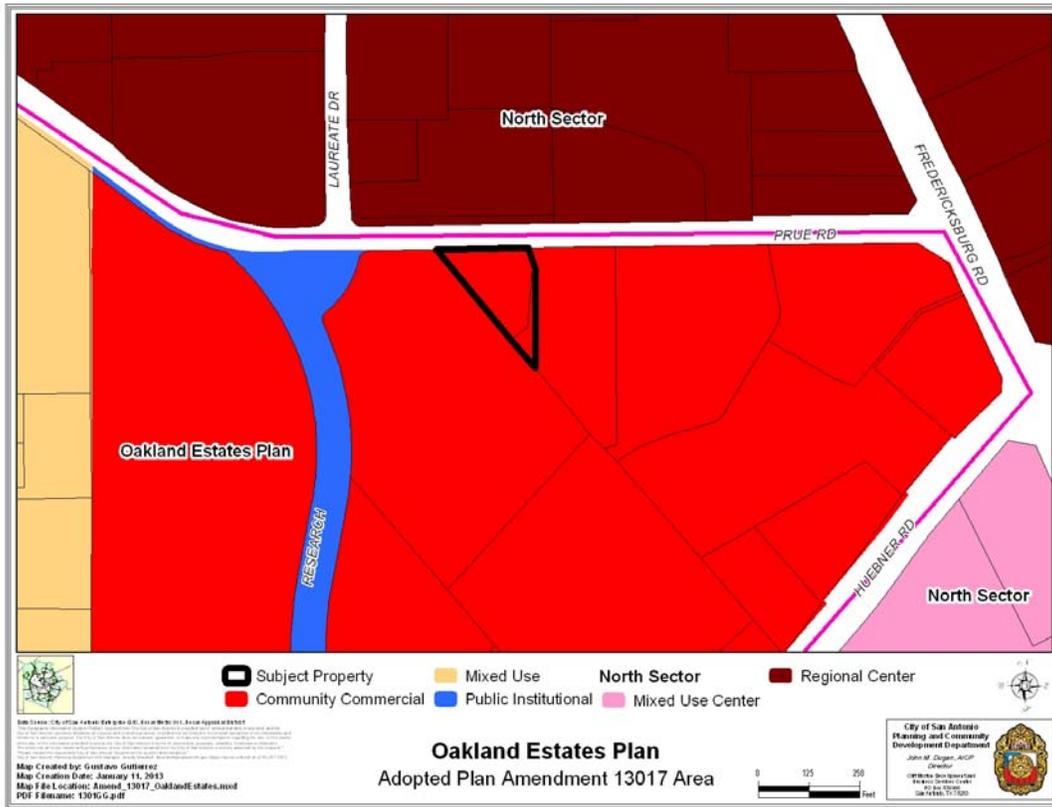
## **III. RECOMMENDATION**

The request for High Density Residential land use classification is appropriate for this location. The intensity of requested land use classification, High Density Residential, has similar characteristics with the adopted land use classification of Community Commercial in terms of traffic generation, percentage of impervious land coverage, building foot-print and height. Further, the area across on Prue Road is designated as Regional Center in North Sector Plan where High Density Residential uses are allowed. The request will not create any noticeable impact considering the adopted land use classification for the subject area has similar intensity.

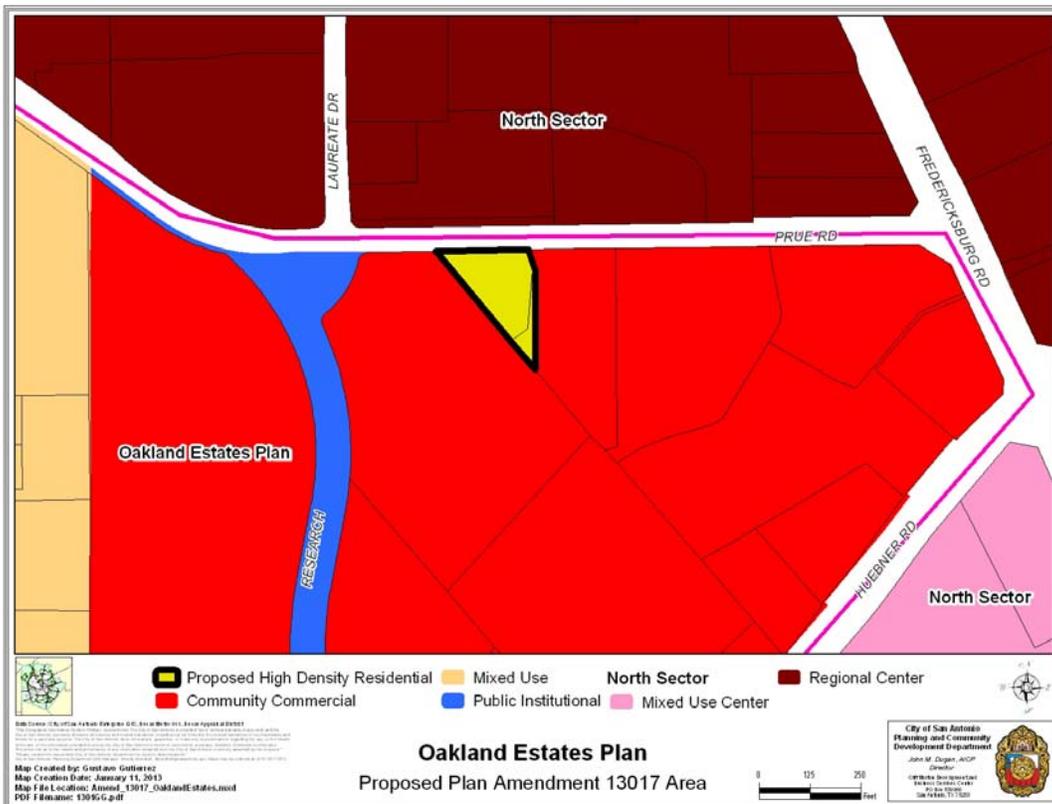
## **IV. ATTACHMENTS**

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:





## RESOLUTION NO.

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE OAKLAND ESTATES NEIGHBORHOOD PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM COMMUNITY COMMERCIAL TO HIGH DENSITY RESIDENTIAL FOR AN AREA OF APPROXIMATELY 0.8277 -ACRES LOCATED AT 5032 AND 5094 PRUE ROAD.**

**WHEREAS**, City Council approved the Oakland Estates Neighborhood Plan as an addendum to the Comprehensive Master Plan on April 19, 2007; and

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive 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 Comprehensive 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 13, 2013 and **APPROVED** the amendment on February 13, 2013; and

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

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

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

PASSED AND APPROVED ON THIS 13<sup>th</sup> DAY OF FEBRUARY 2013.

Attest:

Approved:

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

\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 32

**Public Hearing:**

Planning Commission  
February 13, 2013

**Case Number:**

PA 13018

**Applicant:**

Jing Zhou

**Representative:**

Jing Zhou

**Owner:**

Johnny O'Neal

**Staff Coordinator:**

Robert C. Acosta, Planner  
(210) 207-0157  
[racosta@sanantonio.gov](mailto:racosta@sanantonio.gov)

**Property Address/Location:**

16080 O'Connor Road

**Legal Description:**

NCB 17726 Lot P-60

**Tract Size:**

1.580 acres

**Council District(s):**

District 10

**Notification:**

Published in Daily Commercial  
Recorder 1/25/2013  
Notices Mailed 1/31/2013

- 36 to property owners within 200 feet
  - 1 to Longs Creek HOA registered home owners association within 200 feet
  - None to planning team members
- Internet Agenda, posting 2/8/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the San Antonio International Airport Vicinity Land Use Plan future land use classification for the property subject to this application from Neighborhood Commercial to Community Commercial.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the San Antonio International Airport Vicinity Land Use Plan to change the future land use designation of the subject property from Neighborhood Commercial to Community Commercial.

**ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed amendment to the San Antonio International Airport Vicinity Land Use Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The Community Commercial classification supports the San Antonio International Airport Vicinity Land Use Plan objectives of promoting economic growth in the area to include along arterials and in established commercial areas. The proposed use should have minimal impact on adjacent properties.

**Transportation:**

The existing transportation infrastructure could support any additional demand generated by the requested land use change.

**Community Facilities:**

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

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> San Antonio International Airport Vicinity Land Use Plan	
<b>Plan Adoption Date:</b> May 20, 2010	<b>Update History:</b> None
<p><b>Land use Plan, pg. 28: Encourage compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection nodes.</b></p> <p>The proposed development is located at the intersection of a local street and major roadway and near existing commercial uses of a similar community scale.</p> <p><b>Goal II, Objective 2.2: Encourage commercial development that respects the integrity of existing residential development</b></p> <p>The location of the proposed development on an arterial roadway along the perimeter of a neighborhood is appropriate for commercial uses of a community scale. It will also provide transitional land use between the arterial roadway and the abutting neighborhood interior.</p> <p>The proposed development is consistent with the above-stated objectives of the San Antonio International Airport Vicinity Land Use Plan.</p>	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>Neighborhood Commercial:</b> Low intensity commercial uses such as small scale retail or offices, professional services, convenience retail and shop front retail that serves a market equivalent to a neighborhood. Should be located at intersection of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established. Examples are flower shops, small restaurants, lawyer’s offices, coffee shops, hairstylist or barber shops, book stores, copy service, dry cleaning, or convenience stores without gasoline</p>	NC, C-1, O-1
<p><b>Community Commercial:</b> Medium intensity uses that serve two or more neighborhoods. Should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Examples are cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinic.</p>	NC, C-1, C-2, C-2P O-1, O-1.5

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Neighborhood Commercial	Vacant Lot
North	Neighborhood Commercial	Commercial Uses
East	Suburban Tier/North Sector Plan	Single-Family Homes
South	Low Density Residential	Single-Family Homes
West	Low Density Residential	Single- Family Homes

**Land Use:** The subject property is located at the intersection of O’Connor and Corian Springs and within the boundaries of the San Antonio International Airport Vicinity Land Use Plan. The subject property is a vacant lot and has commercial uses to the north and single-family residences to the south, east and west. The San Antonio International Airport Vicinity Land Use Plan classifies the area to the north as

Neighborhood Commercial and the areas to south and west as Low Density Residential. The North Sector Plan classifies the area to the east as Suburban Tier. The applicant requests to change the future land use from Neighborhood Commercial to Community Commercial.

The subject property is undeveloped land and is located at the intersection of a local street and a major arterial. Its location on an arterial roadway along a neighborhood perimeter make it appropriate for commercial uses of a community scale, coupled with the general surrounding conditions which include a commercial use to the north and a potential commercial node at the intersection of O' Connor Road and Loop 410 make it appropriate for the Community Commercial classification. The Community Commercial classification supports the San Antonio International Airport Vicinity Land Use Plan objectives of promoting economic growth in the area along arterials and in established commercial areas. The proposed use should have minimal impact on adjacent properties.

**Transportation:** O'Connor Road is a Secondary Arterial Type A and Loop 1604 is classified as a Freeway. Corian Springs and Walnut Creek are local streets. The area includes sidewalks which allow for pedestrian access to and from adjacent residential areas. There is a VIA bus stop four blocks south at the corner of O'Connor and Knoll Creek. There does not appear to be any additional bus routes north of Knoll Creek. The existing transportation infrastructure could support any additional demand generated by the requested land use change.

**Community Facilities:** Longs Creek Elementary and James Madison High School are in close proximity. The existing community facilities could support any additional demand generated by the requested land use change.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** C-1

**Proposed Zoning:** C-2

**Corresponding Zoning Case:** Z2013066

**Zoning Commission Public Hearing Date:** February 19, 2013

## **III. RECOMMENDATION**

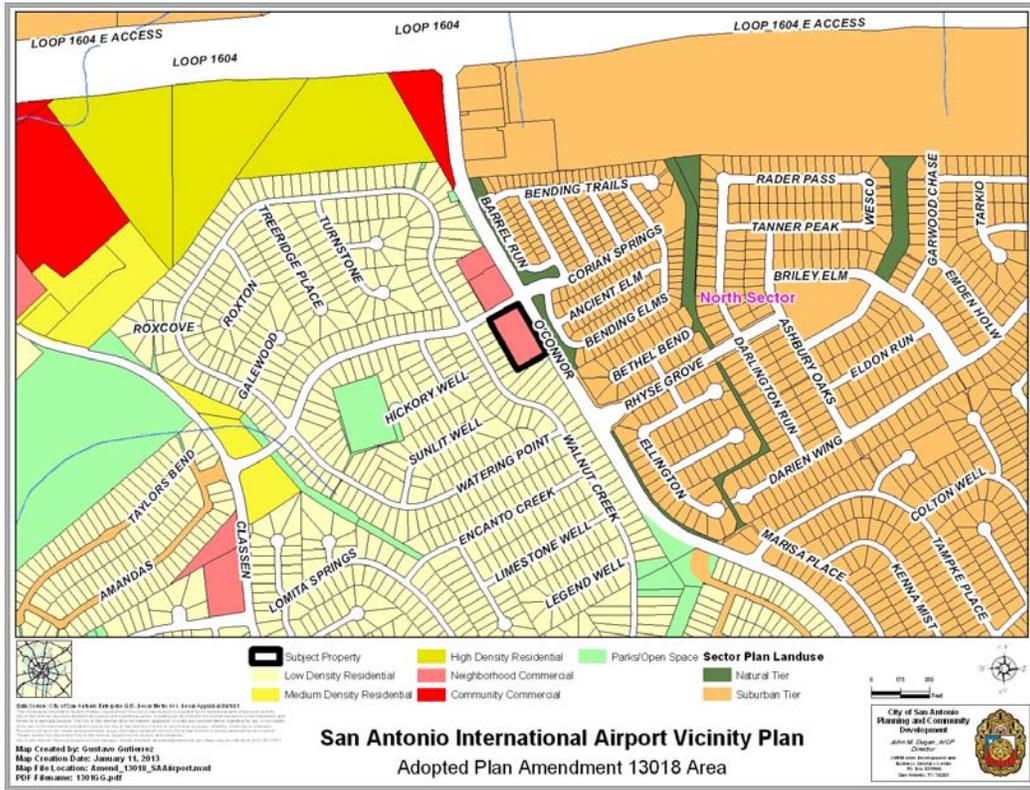
The subject property is undeveloped land and is located at the intersection of a local street and a major arterial. Its location on an arterial roadway along a neighborhood perimeter make it appropriate for commercial uses of a community scale, coupled with the general surrounding conditions which include a commercial use to the north and a potential commercial node at the intersection of O' Connor Road and Loop 410 make it appropriate for the Community Commercial classification.

## **IV. ATTACHMENTS**

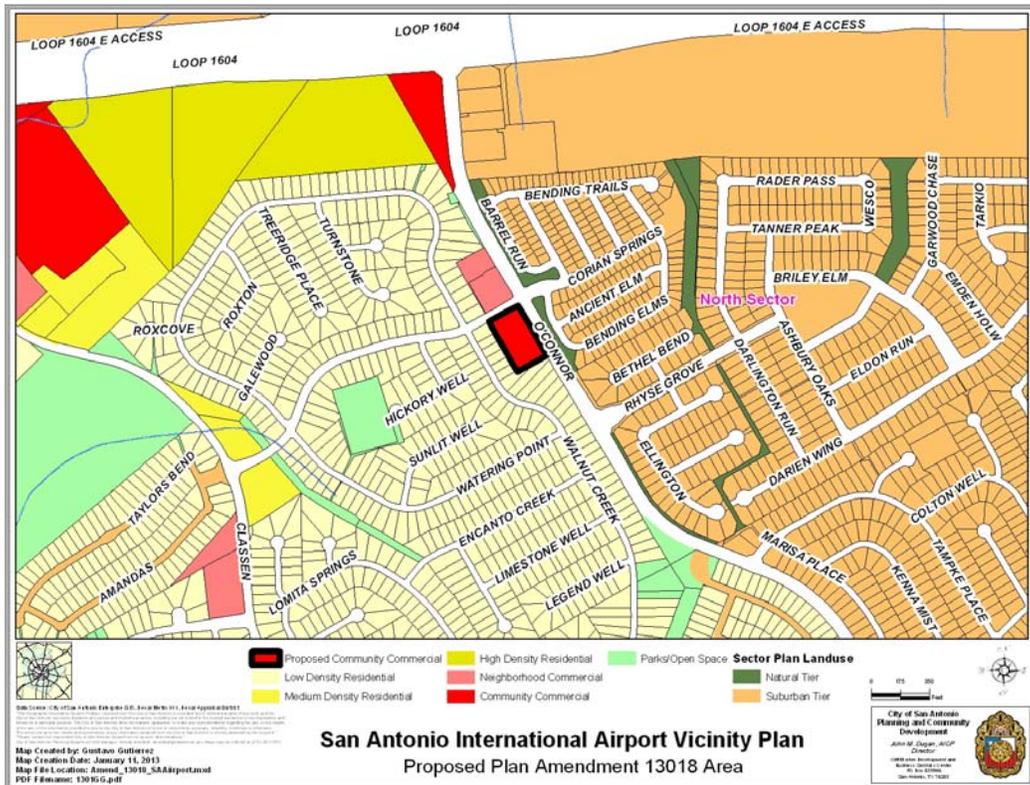
- A. Plan Amendment Maps
- B. Aerial Map

# Attachment 1

## Land Use Plan as adopted:



## Proposed Amendment:





## RESOLUTION NO.

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SAN ANTONIO INTERNATIONAL AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM NEIGHBORHOOD COMMERCIAL TO COMMUNITY COMMERCIAL FOR AN AREA OF APPROXIMATELY 1.580 -ACRES LOCATED AT 16080 O'CONNOR ROAD.**

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

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive 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 13, 2013 and **APPROVED** the amendment on February 13, 2013; and

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

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

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

PASSED AND APPROVED ON THIS 13<sup>th</sup> DAY OF February 2013.

Attest:

Approved:

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

\_\_\_\_\_  
Roberto R. Rodriquez, Chair  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STRATEGIC PLANNING

STAFF REPORT

AGENDA ITEM NO. 33

## **Public Hearing:**

Planning Commission  
February 13, 2013

## **Applicant:**

Department of Planning and  
Community Development (DPCD)

## **Representative:**

Department of Planning and  
Community Development

## **Staff Coordinator:**

Sidra Maldonado, Senior Planner  
(210) 207-8187  
[sidra.maldonado@sanantonio.gov](mailto:sidra.maldonado@sanantonio.gov)

## **Property Address/Location:**

The East/West Connector generally located in southwest Bexar County, Loop 410 is located to the north, Watson Road is located to the south, State Highway 16 South is located to the east, and Somerset Road is located to the west of the proposed realignment.

## **Notification:**

Published in Daily Commercial  
Recorder 1/25/13

## **REQUEST**

Realignment of the East/West Connector between Somerset Road and State Highway 16 South as illustrated in the accompanying maps.

## **RECOMMENDED ACTION**

Approval of the proposed amendment to the Major Thoroughfare Plan to change the alignment of the East/West Connector as proposed in Exhibits A and B.

## **ALTERNATIVE ACTIONS**

1. Realign the portion of the MTP to run horizontally from the Fischer Road/Somerset Road intersection east to State Highway 16 South. This would create a discontinuous thoroughfare and would result in a three way intersection south of the current alignment.
2. Realign the portion of the MTP to run diagonally from the southeastern portion of SWISD campus and eventually intersect at the existing alignment at State Highway 16 South. This realignment and how it dissects a large property would be more difficult to develop in the future.

## **TRANSPORTATION & BACKGROUND INFORMATION**

In 1989, the City of San Antonio designated the Major Thoroughfare Plan (MTP) East/West Connector as a Secondary Arterial Type A with 86 feet of right-of-way. In 2003, the East/West Connector was realigned and reclassified as an Enhanced Secondary Arterial with 120 feet right-of-way and 142 feet at the intersection. The East/West Connector is located in southwest Bexar County. Loop 410 is located to the north, Watson Road is located to the south, State Highway 16 South is located to the east, and Somerset Road is located to the west of the proposed realignment.

## **CASE HISTORY**

- MTP Committee met four times to discuss the thoroughfare alignment
- On October 4, 2012 an informational community meeting was held regarding the proposed re-alignment with community stakeholders and property owners.
- City South Management Authority (CSMA) Board was briefed on October 8, 2012
- Technical Advisory Committee (TAC) meeting was held on January 14, 2013

## **ISSUES**

Staff recommends Approval of the:

Realignment of the East/West Connector between Somerset Road and State Highway 16 South as illustrated in the accompanying maps.

Staff recommendation is based on the following factors:

- A. The northern portion of the current alignment west of Highway 16 South is located directly over a high pressure gas pipe line which requires a twenty-five foot setback per Section 35-516(l) of the UDC.
- B. The current alignment conflicts with the Palo Alto Village Subdivision which was platted in 1971. Palo Alto Village Subdivision is located to the north of the realignment closest to State Highway 16 South. The Palo Alto Village Subdivision was platted prior to the inception of the City's MTP, therefore no right-of-way was dedicated. The MTP alignment is unable to be moved north so the alignment must be moved south of the existing neighborhood.
- C. The lots directly to the south of the high pressure pipe line and the Palo Alto Village Neighborhood have very long and narrow lots which are approximately 80 feet in width. Therefore, the proposal is to realign the MTP south of these lots.
- D. A portion of the East/West Connector located to the east of State Highway 16 South has been dedicated and constructed north and west of Texas A&M University San Antonio. The connection between the two is necessary for future growth and development in this area.
- E. The current alignment cuts through the future site of SWISD's school campus. SWISD has proposed to adjust their portion of the MTP to run along the southern and eastern portion of their property rather than through it. The SWISD property will house an elementary school with an estimated population of 800 students, a middle school with an approximate number of 1,200 students, and a high school with an approximate population of 2,500. The bond to fund these projects was approved on November 6, 2012.

## **PROCESS HISTORY**

- MTP Committee met four times to discuss the thoroughfare alignment
- On October 4, 2012 an informational community meeting was held regarding the proposed realignment with community stakeholders and property owners.
- City South Management Authority (CSMA) Board was briefed on October 8, 2012
- Technical Advisory Committee (TAC) meeting was held on January 14, 2013

## **TAC RECOMMENDATION**

On January 14, 2013 the Technical Advisory Committee (TAC) of the Planning Commission recommended approval of staff recommendation.

## **ATTACHMENTS**

- A. Aerial Map
- B. Transportation Map

Exhibit A



San Antonio Major Street Network (Map) 04-18-2010 11:00 AM  
 The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any damages or liabilities arising from the use of this map. The City of San Antonio is not responsible for any claims or lawsuits arising from the use of this map. The City of San Antonio is not responsible for any claims or lawsuits arising from the use of this map.

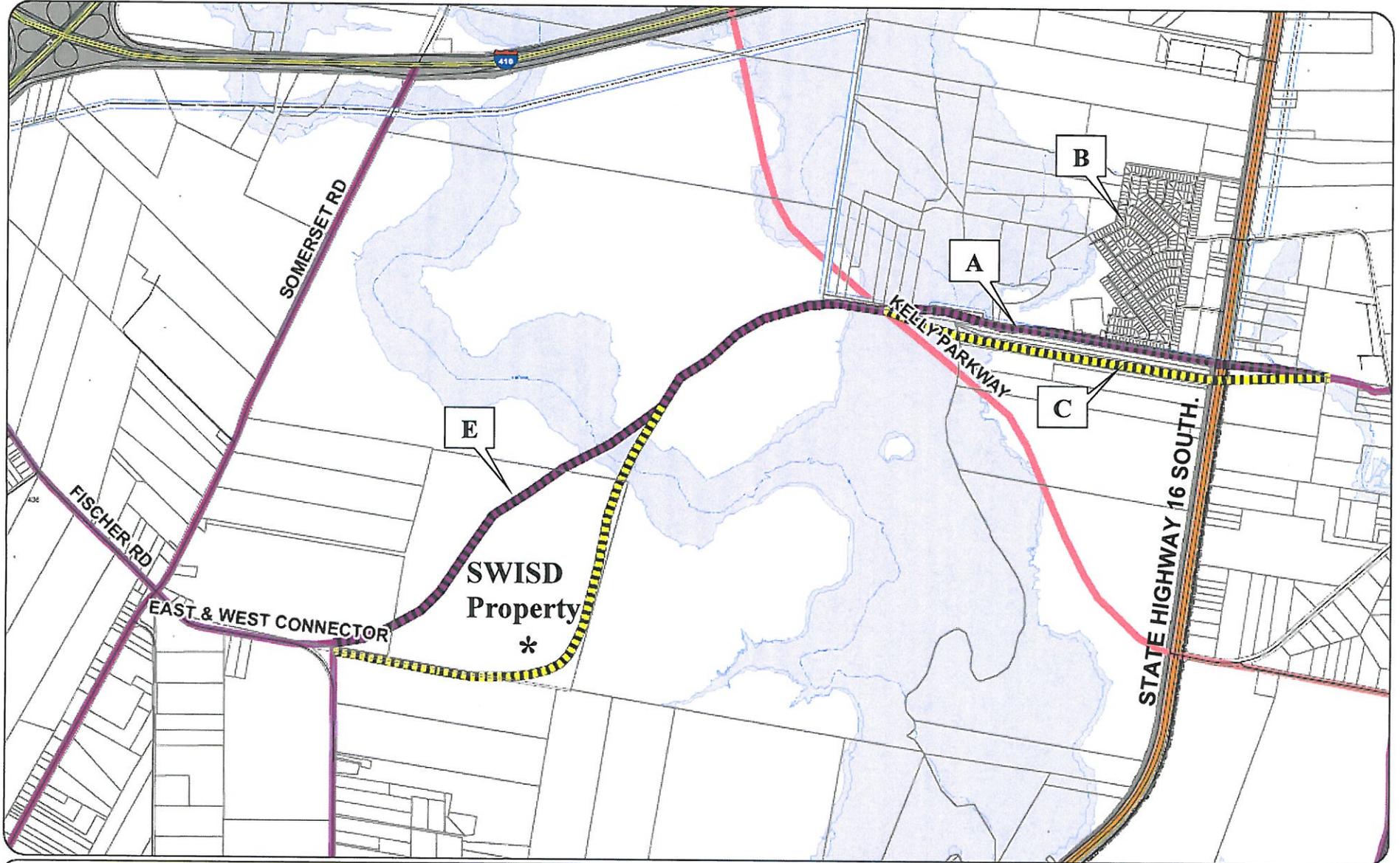
- Existing
- Super Arterial Type A 200' - 250'
- Enhanced Secondary Arterial 120' - 142'
- CSMA
- Creeks
- Proposed
- Super Arterial Type B 200' - 250'
- City of San Antonio
- Bexar County DFIRM
- Bexar Streets



**City of San Antonio  
City South**



**Exhibit B**



This document is the property of the City of San Antonio. It is to be used for the purposes intended and only for the project and area shown. It is not to be used for any other purpose without the express written consent of the City of San Antonio. The City of San Antonio is not responsible for any errors or omissions in this document. The City of San Antonio is not responsible for any damages, including consequential damages, arising from the use of this document. The City of San Antonio is not responsible for any claims, damages, or liabilities, including consequential damages, arising from the use of this document. The City of San Antonio is not responsible for any claims, damages, or liabilities, including consequential damages, arising from the use of this document.

- Existing
- Super Arterial Type A 200' - 250'
- Enhanced Secondary Arterial 120' - 142'
- CSMA
- Creeks
- Proposed
- Super Arterial Type B 200' - 250'
- City of San Antonio
- Bexar County DFIRM
- Bexar Streets

**City of San Antonio  
City South**



**RESOLUTION NO.**

**RECOMMENDING TO APPROVE AN AMENDMENT TO THE MAJOR THOROUGHFARE PLAN, A COMPONENT OF THE CITY OF SAN ANTONIO MASTER PLAN, TO RE-ALIGN A SEGMENT OF THE EAST/WEST CONNECTOR GENERALLY LOCATED IN SOUTHWEST BEXAR COUNTY. LOOP 410 IS LOCATED TO THE NORTH, WATSON ROAD IS LOCATED TO THE SOUTH, STATE HIGHWAY 16 SOUTH IS LOCATED TO THE EAST, AND SOMERSET ROAD IS LOACTED TO THE WEST OF THE PROPOSED REALIGNMENT.**

**WHEREAS**, the Planning Commission is charged by the City Charter with the responsibility to make, amend, extend, and add to the City of San Antonio Master Plan for the physical growth and development of the City; and

**WHEREAS**, the City of San Antonio Major Thoroughfare Plan was adopted on September 21, 1978 by City Council as a component of the City of San Antonio Master Plan; and

**WHEREAS**, the Planning Commission held a public hearing on February 13, 2013 in order to receive comments on the attached proposed amendment from parties of interest and other citizens.

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

SECTION 1: The amendment to the Major Thoroughfare Plan, a component of the Master Plan of the City, to re-align a segment of the East/West Connector generally located in southwest Bexar County, Loop 410 is located to the north, Watson Road is located to the south, State Highway 16 South is located to the east, and Somerset Road is located to the west of the proposed realignment, is herein approved and recommended to the City Council for adoption.

PASSED AND APPROVED ON THIS 13<sup>th</sup> DAY OF February 2013.

Approved:

Attest:

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Roberto R. Rodriguez, Chair  
San Antonio Planning Commission

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