



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

PLANNING COMMISSION AGENDA
☞ February 27, 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. 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

*Property is located within the Camp Bullis Notification Area

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. **110283:** Request by Pulte Homes of Texas, L.P. for approval of a major plat to replat and subdivide a 9.09-acre tract of land to replat the **Alamo Ranch – Unit 34 PH 2** Subdivision, generally located west of the intersection of Crockett Way and Saltillo Way, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5017, donna.camacho@sanantonio.gov, Development Services Department)
6. **110381:** Request by Joabert Development Company, for approval of a major plat to replat and subdivide a 14.46-acre tract of land to establish the **Royal Crest Unit 3** Subdivision, generally located east of intersection of Interstate Highway 35 and Weidner Road, outside San Antonio City Limits. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
7. **120129*:** Request by Clarence J. Kahlig, for approval of a major plat to replat and subdivide a 15.258-acre tract of land to establish the **KLS-10** Subdivision, generally located on the west side of Interstate Highway 10, north of Oak Drive, within City Council District 8. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
8. **120236:** Request by Continental Homes of Texas, L.P., for approval of a major plat to subdivide a 22.881-acre tract of land to establish the **Redbird Ranch Unit 6A** Subdivision, generally located north of the intersection of Potranco Road and Hollimon Parkway, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5017, donna.camacho@sanantonio.gov, Development Services Department)
9. **120317*:** Request by Laredo OFR, Ltd., for approval of a major plat to replat and subdivide a 19.03-acre tract of land to establish the **Sablechase Unit 3-C (Enclave)** Subdivision, generally located north of the extension of Smokey Chase and Mystic Chase, outside San Antonio City Limits. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
10. **120358:** (continued from February 13, 2013) 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)
11. **120364*:** Request by Robert and Amy Metzger, for approval of a minor plat to replat and subdivide a 2.071-acre tract of land to establish The **Castle Wood Forest, Unit-2A** Subdivision, generally located south of the intersection of Hunters Moss and Hunters Knoll, within City Council District 8. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

12. **130047:** Request by John K. Pierret, for approval of a minor plat to replat a 0.376-acre tract of land to establish the **Cibolo Canyon Unit-4, Phase 3A, PUD** Subdivision, generally located north of Crest View Way, east of Crest Noche Drive, outside San Antonio City Limits. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
13. **130102*:** Request by Southerland Palmira, LLC, for approval of a major plat to subdivide a 21.162-acre tract of land to establish the **Canyons at Scenic Loop PUD Unit 3** Subdivision, generally located south of the intersection of Scenic Loop Road and Autumn Canyon, outside San Antonio City Limits. **Staff recommendation pending.** (Donna Camacho, Planner, (210) 207-5017, donna.camacho@sanantonio.gov, Development Services Department)

Land Transactions

14. **S.P. 1678:** A request by Rosa Martha Sanchez, for approval of a resolution declaring as surplus and selling a 0.1125-acre tract of vacant City-owned property located at 203 Taos Street, in NCB 10476, in Council District 5. **Staff recommends approval.** (Martha Almeria, (210) 207-6970, martha.almeria@sanantonio.gov, Capital Improvement Management Services)
15. **S.P. 1684:** A request by Fredericksburg Point Partners, LLC, for approval of a resolution supporting the closure, vacation and abandonment of a 0.073-acre portion of an alley (3,179 square feet) Public Right of Way, located between Interstate Highway 10 West/railroad tracks and Fredericksburg Road adjacent to NCB 1968, in Council District 1. **Staff recommends approval.** (Martha Almeria, (210) 207-6970, martha.almeria@sanantonio.gov, Capital Improvement Management Services)
16. A request by the Department of Public Works for consideration of seven (7) public works projects that have potential right-of-way impacts and may require acquisition of property. Four (4) projects are currently included in the adopted FY 2013-2017 Infrastructure Management Program (IMP) Street Maintenance and Advanced Transportation District programs, one (1) project is funded through the 2007 Bond Savings, and two (2) projects are funded through the Stormwater Revenue Bond. **Staff recommends approval.** (Anthony Chukwudolue, (210) 207-8165, anthony.chukwudolue@sanantonio.gov, Public Works)

Projects in the Adopted FY 2013-2017 IMP:

1. Bandera Rd. and Mainland Ave. Intersection Improvement Project
2. S Santa Rosa Ave. and El Paso St. Intersection Improvement Project
3. Rochambeau St. Rehabilitation: Hawthorne St. to Sims Ave.
4. Hutchins Place at Pleasanton Road Traffic Signal Improvements

Project Funded Through the 2007 Bond Savings:

5. W. Southcross Blvd Sidewalks: S Zarzamora to 300 feet east of Huron St. (south side only)

Projects Funded Through the Stormwater Revenue Bond:

6. Carriage Mist Drainage Improvements
7. Ridge Meadows Drainage Improvements

Comprehensive Master Plan Amendments

17. **PA13006:** A request by Carlos Lomelin and Hector Islas, for approval of a resolution to amend the future land use plan contained in the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.799 acres of land out of NCB 1726, located at 211, 215 and 219 E. Courtland Place and 2003 and 2011 McCullough Avenue from “Low Density Mixed Use” to “High Density Mixed Use”, in City Council District 1. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Department of Planning and Community Development)
18. **PA 13020:** A Request by Longhorn Recycling, L.P., for approval of a resolution to amend the future land use plan contained in the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 6.25 acres of land out of NCB 12867 LOT P-42H, 42J and P-51, located on East Houston Street between Loop 410 and North Foster Road from “Parks and Open Space” to “Industrial,” in City Council District 2. **Staff recommends approval.** (Sidra Maldonado, Senior Planner, (210) 207-8187, Sidra.Maldonado@sanantonio.gov, Department of Planning and Community Development)
19. Public hearing and consideration of a resolution recommending the Lone Star Community Plan to City Council to become a component of the City’s Comprehensive Master Plan and to supersede the Downtown Neighborhood Plan and the South Central San Antonio Community Plan for a 1.9-square mile area bound by Cesar E. Chavez Boulevard and a Union Pacific Railroad right-of-way on the north, the San Antonio River and Interstate Highway 37 on the east, US Highway 90 on the south, and Interstate Highway 35 on the west. **Staff recommends approval.** (Michael Taylor, Special Projects Manager, (210) 207-0145, Michael.Taylor@sanantonio.gov, Department of Planning and Community Development)

Other Items

20. Approval of the minutes for the February 13, 2013 Planning Commission meeting.
21. Director’s report - City Council Action Update (Planning Commission Items sent to Council).
22. Adjournment.



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 5

Public Hearing:

Planning Commission
February 27, 2013

Application/Case Number:

110283

Project Name:

Alamo Ranch – Unit 34 PH 2

Applicant:

Charles Marsh

Representative:

Pape-Dawson Engineers, Inc., c/o
Shauna L. Weaver, P.E.

Owner:

Pulte Homes of Texas, L.P.

Staff Coordinator:

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

Property Address/Location:

Generally located west of the
intersection of Crockett Way and
Saltillo Way

MAPSCO Map Grid (Ferguson):

577 D-7

Tract Size:

9.09 acres

Council District:

ETJ

Notification:

Published in Daily Commercial
Recorder February 8, 2013
Notices mailed February 7, 2013

- Four (4) to property owners
within 200 feet within the
subdivision
- No registered neighborhood
association within 200 feet.
- Internet Agenda Posting
February 22, 2013

REQUEST

Approval of a major plat to replat and subdivide a 9.09-acre tract
of land to establish the **Alamo Ranch – Unit 34 PH 2**
Subdivision

APPLICATION TYPE

Replat and Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

February 4, 2013

CASE HISTORY

Area being replatted was previously platted as a 16' Sanitary
Sewer Easement in the Alamo Ranch Unit 50A Phase 1
Subdivision plat recorded in Volume 9633, Pages 98-104, of the
Deed and Plat Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use(s)

The proposed plat will consist of thirty-two (32) single-family residential lots, two (2) non-single family residential lots and approximately one thousand one hundred six (1,106) 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 Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on August 29, 2012.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on August 6, 2012.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

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

B. Notices

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

III. RECOMMENDATION

Approval of the proposed **Alamo Ranch Unit 34 Ph 2** Subdivision Plat.

IV. ATTACHMENT

1. Proposed Replat and Subdivision Plat

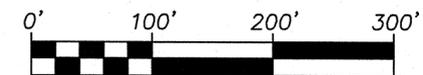
PLAT NUMBER 110283

REPLAT AND SUBDIVISION PLAT ESTABLISHING

ALAMO RANCH - UNIT 34 PH 2

ESTABLISHING LOTS 31-49, BLOCK 72, LOTS 19-24, BLOCK 73, AND LOTS 9-15, BLOCK 76, A 9.090 ACRE TRACT OF LAND OUT OF A 1,611.112 ACRE TRACT OF LAND RECORDED IN VOLUME 10940, PAGES 382-394 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, IN BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



DATE: February 18, 2013

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: CHARLES MARSH PULTE HOMES OF TEXAS, L.P. 1354 N. LOOP 1604 EAST SUITE 108 SAN ANTONIO, TEXAS 78232 (210) 496-1985

STATE OF TEXAS COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH - UNIT 34 PH 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

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

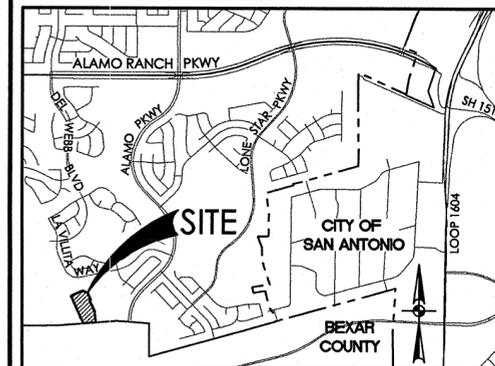
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR

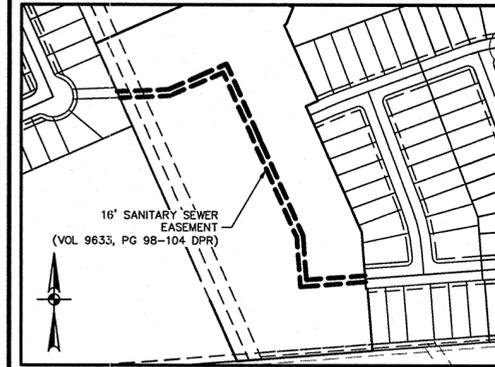
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ 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: 577D7 NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION SCALE: 1" = 300'

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 16' SANITARY SEWER EASEMENT (0.423 OF AN ACRE) IN THE ALAMO RANCH UNIT 50A PHASE 1 RECORDED IN VOLUME 9633, PAGES 98-104 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 COORDINATE 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 ALAMO RANCH UNIT 50A PHASE 1 WHICH IS RECORDED IN VOLUME 9633, PAGE(S) 98-104, 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.

OWNER/DEVELOPER: CHARLES MARSH PULTE HOMES OF TEXAS, L.P. 1354 N. LOOP 1604 EAST SUITE 108 SAN ANTONIO, TEXAS 78232 (210) 496-1985

STATE OF TEXAS COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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

STATE OF TEXAS COUNTY OF BEXAR

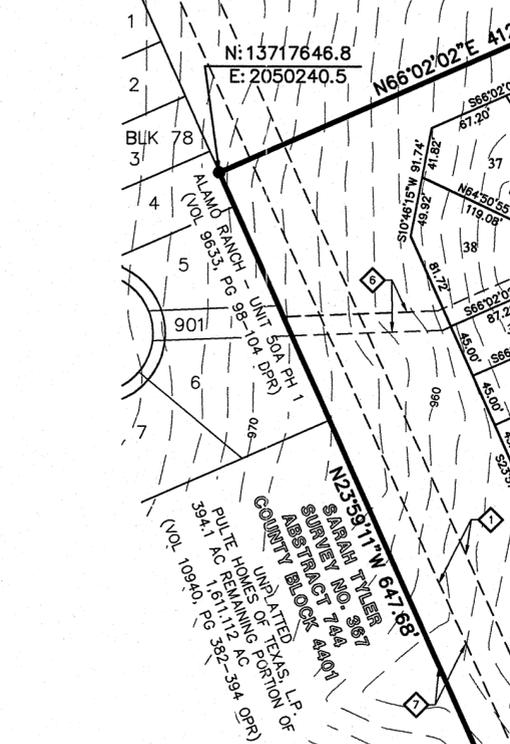
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

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, 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 C/P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C/P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. 3. THIS PLAT DOES NOT 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 BELOW-GROUND 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.

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.

UNPLATTED PULTE HOMES OF TEXAS, L.P. 394.1 AC REMAINING PORTION OF 1,611.112 AC (VOL 10940, PG 382-394 OPR)



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.

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.

BEXAR COUNTY MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH - UNIT 34 PH 2 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE ALAMO RANCH HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 902, BLOCK 72, LOT 901, BLOCK 73.

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.

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.

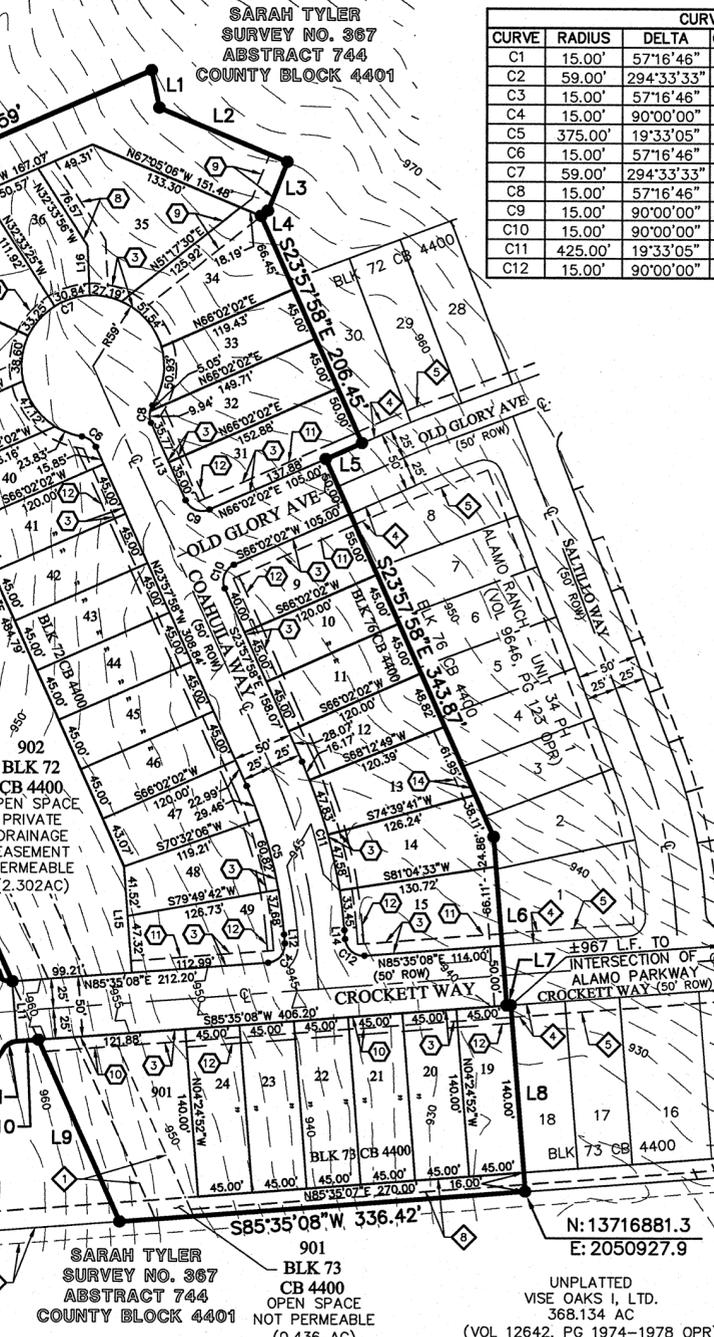
SETBACK NOTE: SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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

LEGEND table with symbols for AC, BLK, CB, DPR, DR, OPR, PG, ROW, VOL, BEARING, DISTANCE, FOUND, EXISTING, PROPOSED, ENTIRE VARIABLE WIDTH, etc.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Lists curves C1 through C12.

LINE TABLE with columns: LINE, BEARING, LENGTH. Lists lines L1 through L16.



GREY FOREST NOTES: GREY FOREST GAS AS PART OF ITS GAS SYSTEM IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAYS FOR GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS 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.

OPEN SPACE NOTE: LOT 901, BLOCK 73, AND LOT 902, BLOCK 72, CB 4400 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, SEWER, WATER, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

ALAMO RANCH - UNIT 34 PH. 2 Civil Job No. 6782-67; Survey Job No. 9130-04



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 6

Public Hearing:

Planning Commission
February 27, 2013

Application/Case Number:

110381

Applicant:

Burt Khan, P.E.

Representative:

Burt Khan, P.E. and Associates

Owner:

Joabert Development Company

Staff Coordinator:

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

Property Address/Location:

East of the intersection of Interstate
Highway 35 and Weidner Road

MAPSCO Map Grid (Ferguson):

553 C-5

Tract Size:

14.46 Acres

Council District(s):

ETJ

Notification:

Published in Daily Commercial
Recorder February 8, 2013

Notices mailed February 7, 2013

- 15 to property owners within 200 feet within the subdivision
- Royal Ridge a registered neighborhood association within 200 feet

Internet Agenda Posting February 22,
2013

REQUEST

Approval of a major plat to replat and subdivide a 14.46-acre tract of land to establish the **Royal Crest Unit 3 Subdivision**

APPLICATION TYPE

Replat and Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

January 30, 2013

CASE HISTORY

Area being replatted was previously platted as Lots 1 through 26, Block 71; Lots 1 through 9, Block 70; Lots 1 through 9, Lots 20 through 28, Block 56; Lots 17 and 18, Block 55; Lots 1 and 2, Block 53, Lot 5, Block 54 of the Robards Texas Third Unit 3 Subdivision, recorded in Volume 2575, Pages 190, of the Deed and Plat Records of Bexar County, Texas. Lots 3 through 6, 14, 15, 16 Block 21, portion of Lots 3 through 8 and a portion of Lots 11 through 16, Block 29 of the Robards Texas First Unit Subdivision recorded in Volume 2222, Page 319 of the Deed and Plat Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use(s)

The proposed plat will consist of forty-seven (47) single-family residential lots, five (2) non-single family residential lots and approximately one thousand seven hundred thirty (1,730) 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(s)

Weidner Road, Secondary Arterial Type A, 86-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 January 18, 2013.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on November 11, 2012.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 004-11, Royal Crest, accepted on August 30, 2011

B. Notices

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

III. RECOMMENDATION

Approval of the proposed **Royal Crest Unit 3** Subdivision Plat.

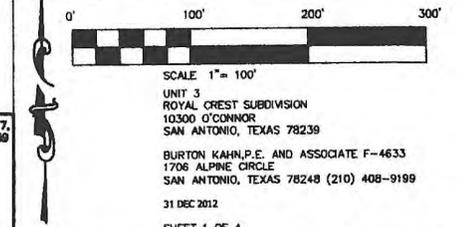
IV. ATTACHMENT

1. Proposed Plat

PLAT NUMBER 110381

A REPLAT ESTABLISHING ROYAL CREST SUBDIVISION UNIT 3

10300 O'CONNOR ROAD SAN ANTONIO TEXAS 78239 BEING 14.46 ACRES OF LAND IN KNOWN AS ROYAL CREST UNIT 3 RECORDED IN VOLUME 2575 PAGE 190 OF THE DEED RECORDS OF BEXAR COUNTY TEXAS AND KNOWN AS ROYAL CREST UNIT 3 RECORDED IN VOLUME 2575 PAGE 190 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.



STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ALLEYS, PARKS, WATER COURSES, DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: JOABERT DEVELOPMENT COMPANY, BURTON KAHN, VICE PRESIDENT, 1706 ALPINE CIRCLE, SAN ANTONIO, TEXAS 78248 STATE OF TEXAS COUNTY OF BEXAR BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, BURTON KAHN KNOWN TO ME TO BE THE PERSONS 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 30 DAY OF Jan. AD. 2013 Alicia Hinojosa Notary Public in and for the State of Texas ALICIA A. HINOJOSA My Commission Expires June 16, 2014 CERTIFICATE OF APPROVAL THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY TEXAS DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME AND THAT THIS PLAT HAS BEEN APPROVED BY SAID COMMISSIONER COURT.

ON THIS _____ DAY OF _____ AD. 201__

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

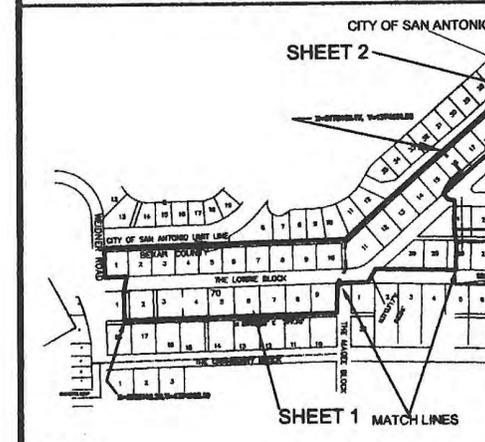
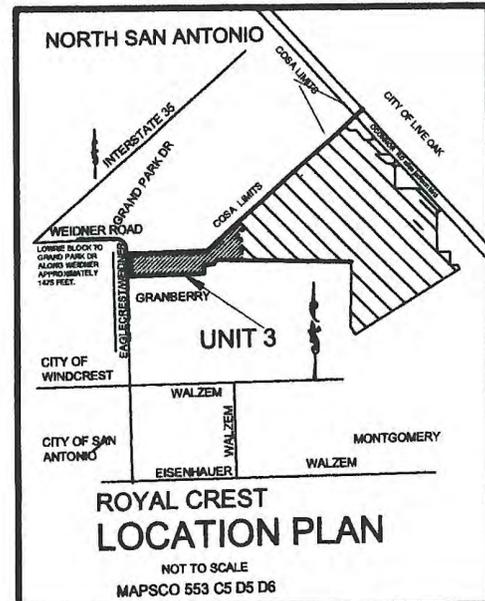
This plat of Royal Crest Subdivision has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas, is hereby approved by such commission in accordance with state or local laws and regulations, and/or where administrative exception(s) and/or variance(s) have been granted. Dated this _____ day of _____ A.D. 201__

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. 201__ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 201__ AT _____ M., IN THE RECORDS OF DEED AND PLATS OF SAID COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND

OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 201__ COUNTY CLERK, BEXAR COUNTY, TEXAS. BY: _____ DEPUTY. PAGE 1 OF 4



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 SAID CITY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS 'ELECTRIC EASEMENT', 'NATURAL EASEMENT', 'SERVICE EASEMENT', 'OVERLAPPING EASEMENT', 'UTILITY EASEMENT', 'SAND EASEMENT', AND 'TRANSFORMER EASEMENT' FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIRS, INSPECTION, PATROLLING, AND ELECTRIC POLES, HANGING OR SURVIVAL WIRING, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER CREATIONS ADJACENT TO THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT OF SAID AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH OBSTRUCT 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.

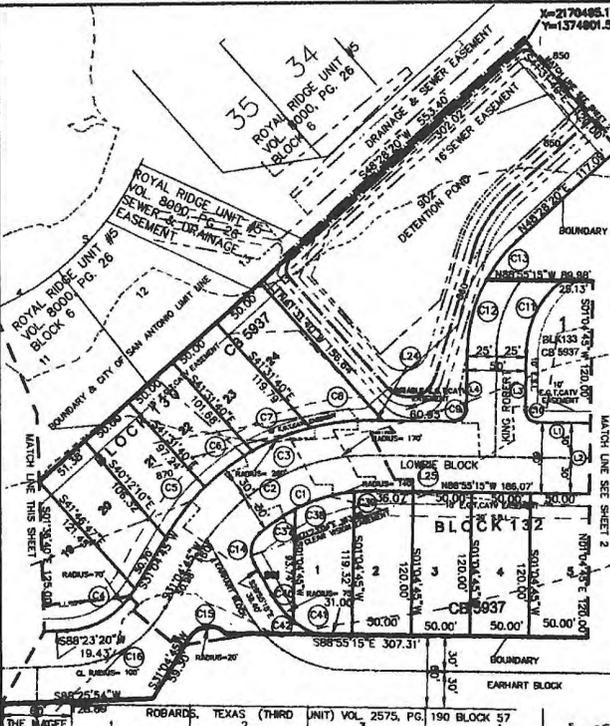


AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED (14.46 ACRES) WAS PREVIOUSLY PLATTED AS LOTS 1 THROUGH 18, BLOCK 71; LOTS 1 THROUGH 8, BLOCK 70; LOTS 1 THROUGH 8, LOTS 28 THROUGH 28, BLOCK 58; LOTS 17, 18 BLOCK 55; LOTS 1, 2 BLOCK 53, LOT 5 BLOCK 54 OF THE ROYAL CREST UNIT 3 SUBDIVISION RECORDED IN VOLUME 2575 PAGE 190 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

900 DESCRIPTIONS table with columns: LOT, BLOCK, DESCRIPTION. Includes items like ELECTRICAL & WIRING CASSETRY, DETENTION POND, PARK AREA, PARK OFFICE.

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 2' ABOVE FRIAL ADJACENT GRADE. FINISHED FLOOR ELEVATIONS FOR EACH LOT SHALL TAKE INTO CONSIDERATION AS BUILT CONDITIONS FOR FOUND ELEVATIONS, ACTUAL LATERAL PLACEMENT, AND ADJACENT STREET GRADES.



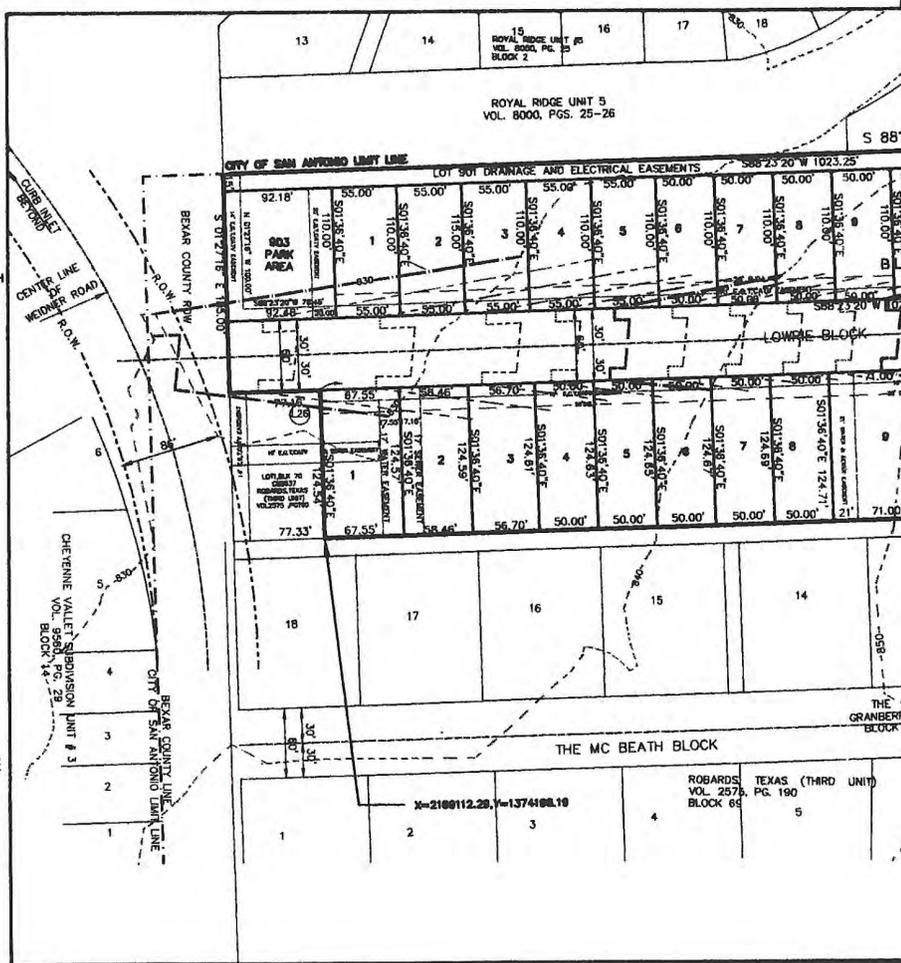
State of Texas County of Bexar The area being replatted was previously platted on plat Robards Unit #3 which is recorded in volume 2575, page 190, Bexar County plat and deed records. The San Antonio Planning Commission at its meeting of _____ DAY _____ A.D. 2012 held a public hearing which involved notification on the proposed replating of this property.

Sworn and subscribed before me this _____ day of _____ Notary Public in and for the State of Texas My commission expires: _____

John Ripley, President Joabert Development Company/Owner

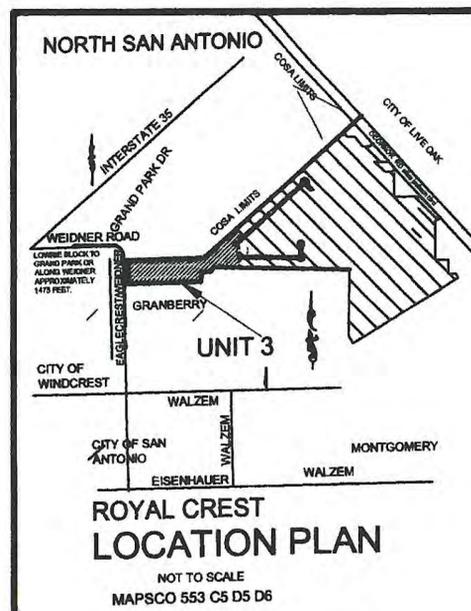
CURVE TABLE AND LENGTH (THIS SHEET ONLY) table with columns: CURVE, LENGTH, RADIUS, DELTA DEGREES, TANGENT, CHORD BEARING DEG MIN SEC, CHORD LENGTH.

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 SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND. By: _____ REGISTERED PROFESSIONAL LAND SURVEYOR



LEGEND table with columns: LINE TYPE, DESCRIPTION. Includes entries for CENTERLINE, ELECTRIC GAS TELEPHONE EASEMENT, BUILDING SETBACK LINE, etc.





ROYAL CREST LOCATION PLAN
 NOT TO SCALE
 MAPSCO 553 C5 D5 D6

LOT	DESCRIPTION
101	130 ELECTRICAL & DRAINAGE EASEMENT
102	130 DETENTION POND
103	130 PARK AREA
104	132 PARK AREA POST OFFICE

C.P.S. NOTES:
 THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE EASEMENTS AND RIGHTS OF-WAY FOR ELECTRIC DISTRIBUTION AND GAS SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT", "GAS EASEMENT", "EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, MAINTAINING, INSPECTING, PATROLLING, AND TESTING POLAR, HANGING OR SURVEYED WIRES, CABLES, CONDUITS, PIPES OR TRAYS OR OTHER CONSTRUCTION NECESSARY TO THE OPERATION OF SAID SYSTEMS. THE RIGHT OF 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 WIRES OR PIPES THEREON OR OTHER OBSTRUCTIONS WHICH INTERFERE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
 ANY CITY MONUMENTARY MARKS RELATING FROM INDICATORS REQUIRED OF THIS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 THIS PLAN 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.

FIRE DEPARTMENT EASEMENT NOTE:
 ROADS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. NO LANDSCAPING OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN SAID EASEMENTS. THE CROSS ACCESS SHALL NOT BE BLOCATED NOR MAY THIS BE TAKEN OFF OF THE PLAN WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

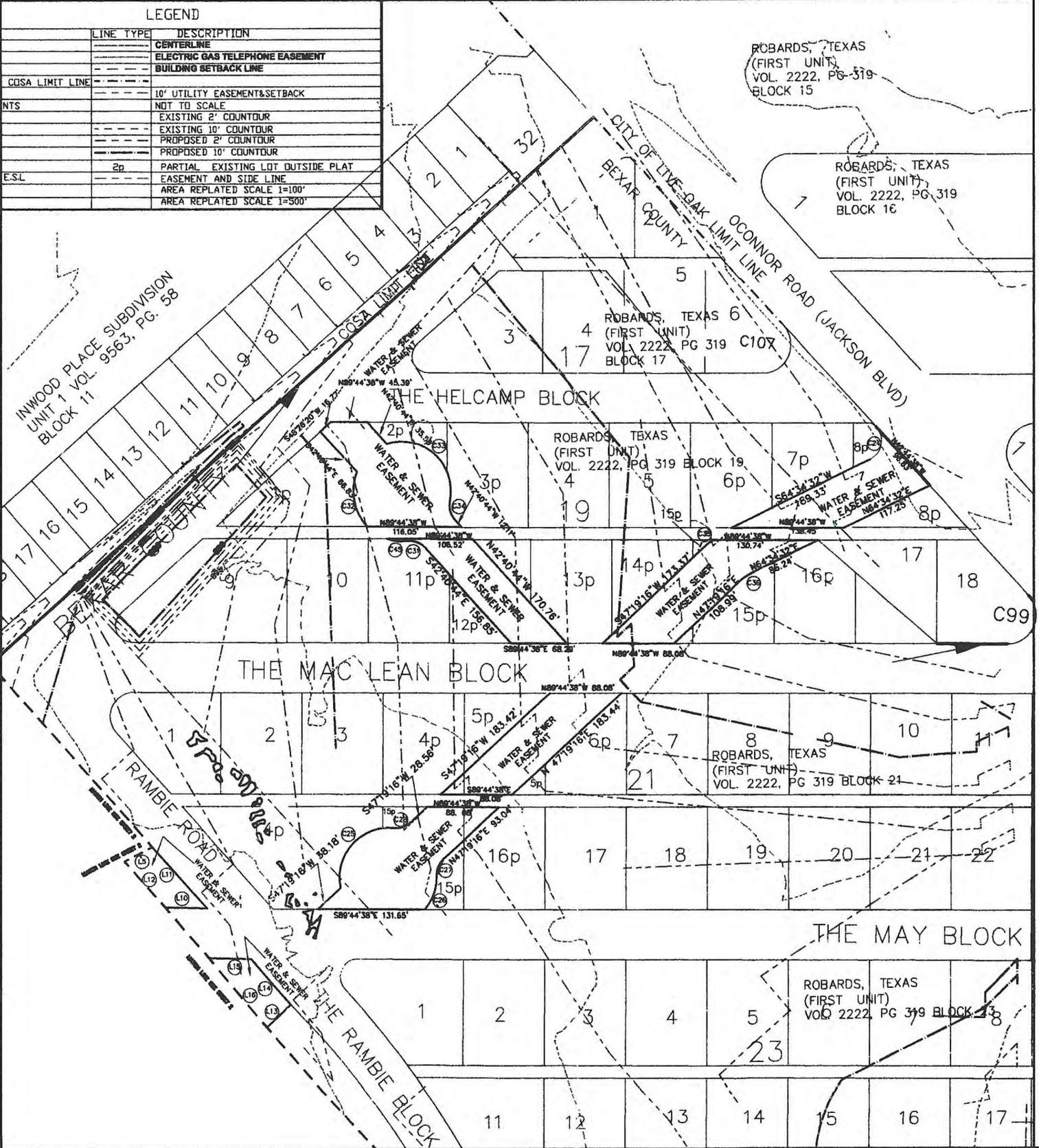
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 1" ABOVE FINAL ADJACENT GRADE.
 FINISHED FLOOR ELEVATIONS FOR EACH LOT SHALL TAKE INTO CONSIDERATION AS BUILT CONDUITS FOR FOUND SEWER SERVICES, ACTUAL LATERAL PLACEMENT, AND ADJACENT STREET GRADES.
 The maintenance of drainage easements, access easements, and open parkable space shown herein 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.
 ALL LOT CORNERS TO BE MARKED WITH 12" REBAR WITH CAP "TX LANDMARK SURVEYING" WITHIN 50' OF EACH CORNER.
 In an effort to meet the City of San Antonio's fire flow requirements for this proposed residential development, the public water main system has been designed for a minimum fire flow demand of 400 gpm at 20 psi residual pressure. The fire flow requirements for individual structures will be reduced 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.

DRAINAGE EASEMENT NOTE:
 NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT IMPURE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. NO LANDSCAPING OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN SAID EASEMENTS. THE CROSS ACCESS SHALL NOT BE BLOCATED NOR MAY THIS BE TAKEN OFF OF THE PLAN WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO REMOVE AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY RELOCATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

DETECTION POND NOTE:
 Storm water detention is required for 74.79 acres of this property. The engineer of record for this subdivision plat has calculated an area of 6.94 acres and a volume of 2.34 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 or the State.

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

LINE TYPE	DESCRIPTION
---	CENTERLINE
---	ELECTRIC GAS TELEPHONE EASEMENT
---	BUILDING SETBACK LINE
---	COSEA LIMIT LINE
---	10' UTILITY EASEMENT & SETBACK
---	NOT TO SCALE
---	EXISTING 2' COUNTOUR
---	EXISTING 10' COUNTOUR
---	PROPOSED 2' COUNTOUR
---	PROPOSED 10' COUNTOUR
---	2p PARTIAL EXISTING LOT OUTSIDE PLAT
---	EASEMENT AND SIDE LINE
---	AREA REPLATED SCALE 1=100'
---	AREA REPLATED SCALE 1=500'



CURVE	LENGTH	RADIUS	DELTA DEGREES	TANGENT	CHORD BEARING DEG MIN SEC	CHORD LENGTH
C 24	48.83	25.00	107.34	33.99	S 10 54 57 W	40.28
C 25	114.36	60.00	109.68	85.18	S 42 09 40 W	98.11
C 26	45.77	60.00	43.71	24.06	N 19 29 50 E	44.67
C 27	21.68	25.00	49.88	11.57	N 22 28 53 E	21.00
C 28	21.68	25.00	49.88	11.57	N 72 9 40 E	21.00
C 29	39.27	25.00	90.00	25.00	S 2 19 18 W	35.36
C 30	36.39	25.00	83.40	22.27	S 89 1 11 W	33.28
C 31	23.55	25.00	53.97	12.73	S 89 39 48 E	22.69
C 32	70.26	60.00	67.69	58.78	S 10 51 18 E	65.32
C 33	124.98	60.00	119.34	102.65	N 48 22 57 W	103.58
C 34	23.55	25.00	53.97	12.73	N 15 41 41 W	22.69
C 35	9.60	130.00	4.23	4.80	N 49 26 16 E	9.60
C 36	23.27	70.00	19.04	11.74	N 56 50 34 E	23.16
C 45	25.80	70.00	29.58	13.19	S 84 21 62 E	25.51
C 99	81.23	35.00	132.98	80.46	N 23 45 22 W	64.19
C 107	81.23	35.00	132.98	80.46	N 23 45 22 W	64.19
L 5				N 62 06 37 E		38.51
L 16				S 88 55 15 E		51.38
L 11				N 41 44 83 W		101.21
L 12				S 41 31 40 W		75.51
L 13				N 47 19 16 E		39.81
L 14				N 42 40 44 W		71.68
L 15				N 88 55 15 W		52.13
L 16				S 41 31 40 E		107.75

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 SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.
R.R. R.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 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 CITY OF SAN ANTONIO PLANNING COMMISSION. I HEREBY CERTIFY THAT I REVIEWED AND CHECKED ALL NOTES ON PREVIOUS DEEDS ON RESTRICTED PLACES AND EXTRA CHANGES ON PLAT.
BURTON KAHN
 REGISTERED PROFESSIONAL ENGINEER

PLAT NUMBER 110381
 A REPLAT ESTABLISHING
ROYAL CREST SUBDIVISION UNIT 3
 10300 O'CONNOR ROAD SAN ANTONIO TEXAS 78239
 BEING 14.46 ACRES OF LAND IN KNOWN AS ROBARDS UNIT 3 RECORDED IN VOLUME 2575 PAGE 190 OF THE DEED RECORDS OF BEXAR COUNTY TEXAS AND KNOWN AS ROBARDS UNIT 3 RECORDED IN VOLUME 2575 PAGE 190 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

SCALE 1" = 100'
 UNIT 3
 ROYAL CREST SUBDIVISION
 10300 O'CONNOR
 SAN ANTONIO, TEXAS 78239
 BURTON KAHN, P.E. AND ASSOCIATE F-4633
 1706 ALPINE CIRCLE
 SAN ANTONIO, TEXAS 78248 (210) 408-9199
 31 DEC 2012
 SHEET 3 OF 4

STATE OF TEXAS
 COUNTY OF BEXAR
 THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ALLEYS, PARKS, WATER COURSES, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
 OWNER: JOBERT DEVELOPMENT COMPANY, BURTON KAHN, VICE PRESIDENT, 1706 ALPINE CIRCLE, SAN ANTONIO, TEXAS 78248
 STATE OF TEXAS
 COUNTY OF BEXAR
 BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, BURTON KAHN KNOWN TO ME TO BE THE PERSONS 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 10 DAY OF DEC AD. 2013
Alicia Hinojosa
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 My Commission Expires June 16, 2014

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

ON THIS _____ DAY OF _____ AD. 201____
 COUNTY JUDGE, BEXAR COUNTY, TEXAS
 COUNTY CLERK, BEXAR COUNTY, TEXAS

This plat of Royal Crest 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. 201____
 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. 201____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 201____ AT _____ M., IN THE RECORDS OF DEED AND PLATS OF SAID COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 201____
 COUNTY CLERK, BEXAR COUNTY, TEXAS.
 BY: _____ DEPUTY.
 PAGE 3 OF 4



NORTH SAN ANTONIO



ROYAL CREST LOCATION PLAN

NOT TO SCALE
MAPSCO 553 C5 D5 D6

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 PLAN AS "ELECTRIC EASEMENT", "GAS EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, IMPROVING, PATROLLING AND ERECTING POLES, HANGERS OR BURNING DEVICES, CABLES, CONDUITS, PIPELINES OR TRANSMISSIONS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANBERRY'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 RELOCATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAN DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

ESU NOTE:

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

IMPACT FEE PAYMENT PAID:

WATER AND WASTEWATER IMPACT FEES WERE PAID TO SAN ANTONIO WATER SYSTEMS.

900 DESCRIPTIONS

LOT	BLOCK	DESCRIPTION
901	130	ELECTRICAL & DRAINAGE EASEMENT
902	130	RETENTION POND
903	130	PARK AREA

FIRE DEPARTMENT EASEMENT NOTE:

BARRIERS 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 BARRIERS NOR SHALL THIS NOTE BE TAKEN OFF OF THE PLAN WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

DRAINAGE EASEMENT NOTE:

NO FURNITURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD OBSTRUCT DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. NO LANDSCAPING TYPE OF IMPROVEMENTS SHALL ALTER THE CROSS SECTION OF THE DRAINAGE EASEMENTS. AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL MAINTAIN THE RIGHT TO REMOVE AND ERECT THE NECESSARY ADJACENT PROPERTY TO REMOVE ANY IMPROVEMENTS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FURNISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6" ABOVE FINAL ADJACENT GRADE.

FURNISHED FLOOR ELEVATIONS FOR EACH LOT SHALL TAKE INTO CONSIDERATION AS BUILT CONDITIONS FOR FOUND BEWER SERVICES, ACTUAL LATERAL PLACEMENT, AND ADJACENT STREET GRADES.

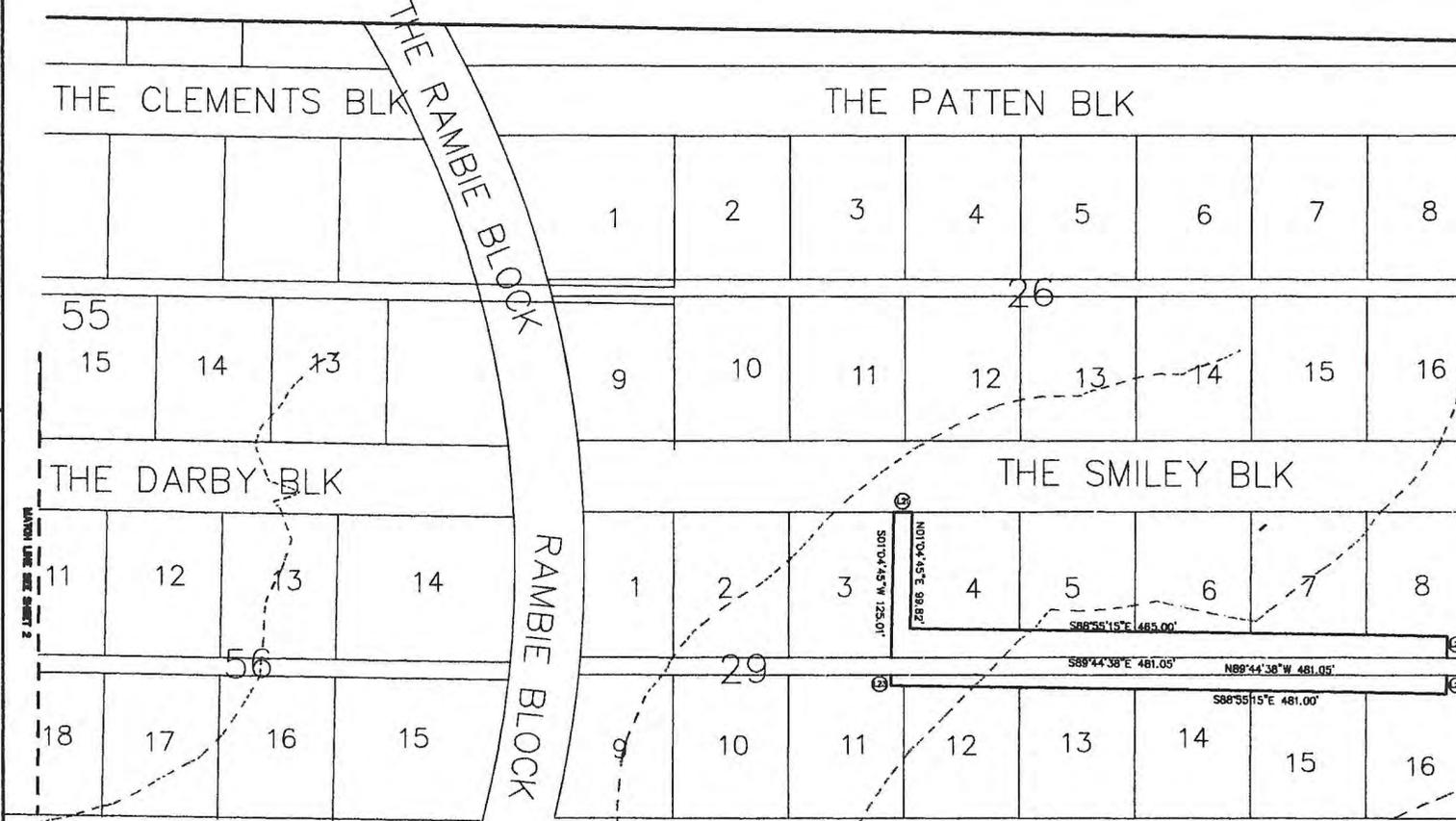
The maintenance of drainage easements, access easements, greenbelts, and open parklands space above herein shall be the responsibility of the property owner or homeowners association and their successors or assignees and not the responsibility of the City of San Antonio or Bexar County.

ALL LOT CORNERS TO BE MARKED WITH 1/2" REBAR WITH CAP "TX LANDMARK SURVEYING" WITHIN 90 DAYS OF PAVING ROADS.

In an effort to meet the City of San Antonio's fire flow requirements for the proposed residential development, the public water main system has been designed for a minimum flow demand of 4000 gpm at 20 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.

DETENTION POND NOTES:
Gravel under detention is required for 74.70 acres of this property. The engineer of record for this subdivision plat has calculated an area of 648.81 acres and a volume of 2.58-acre feet will be required for this site. 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 or Bexar County.

LINE TYPE	DESCRIPTION
---	CENTERLINE
---	ELECTRIC GAS TELEPHONE EASEMENT
---	BUILDING SETBACK LINE
---	10' UTILITY EASEMENT & SETBACK
---	NOT TO SCALE
---	EXISTING 2' COUNTOUR
---	EXISTING 10' COUNTOUR
---	PROPOSED 2' COUNTOUR
---	PROPOSED 10' COUNTOUR
sp	PARTIAL EXISTING LOT OUTSIDE PLAT
---	EASEMENT AND SIDE LINE
---	AREA REPLATED SCALE 1=100'
---	AREA REPLATED SCALE 1=500'



CURVE TABLE
(THIS SHEET ONLY)

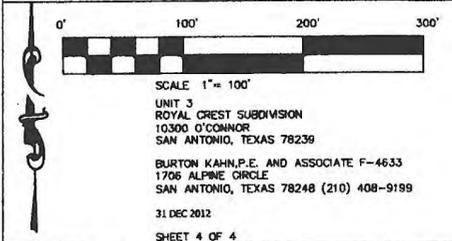
CURVE	LENGTH	RADIUS	DELTA DEGREES	TANGENT	CHORD BEARING DEG MIN SEC	CHORD LENGTH
L 20					N 01 04 45 E	18.82
L 21					N 80 44 38 E	16.00
L 22					N 01 04 45 E	16.48
L 23					S 01 04 45 W	9.58

PLAT NUMBER 110381

A REPLAT ESTABLISHING ROYAL CREST SUBDIVISION UNIT 3

10300 O'CONNOR ROAD SAN ANTONIO TEXAS 78239

BEING 14.48 ACRES OF LAND IN KNOWN AS ROYAL CREST UNIT 3 RECORDED IN VOLUME 2575 PAGE 190 OF THE DEED RECORDS OF BEXAR COUNTY TEXAS AND KNOWN AS ROYAL CREST UNIT 3 RECORDED IN VOLUME 2575 PAGE 190 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: JONBERT DEVELOPMENT COMPANY, BURTON KAHN, VICE PRESIDENT, 1705 ALPINE CIRCLE, SAN ANTONIO, TEXAS 78248

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, BURTON KAHN KNOWN TO ME TO BE THE PERSONS 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 10 DAY OF Jan. AD. 2013

Alicia A. Hinojosa
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY TEXAS DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ AND THAT AFTER EXAMINATION

IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME AND THAT THIS PLAT HAS BEEN APPROVED BY SAID COMMISSIONER COURT.

ON THIS _____ DAY OF _____ AD. 201_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

This plat of Royal Crest 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. 201_

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. 201_ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 201_ AT _____ M., IN THE RECORDS OF DEED AND PLATS OF SAID COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 201_

COUNTY CLERK, BEXAR COUNTY, TEXAS.

BY: _____ DEPUTY.



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 SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

By: *R.S. Hinojosa*
REGISTERED PROFESSIONAL SURVEYOR

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 CITY OF SAN ANTONIO PLANNING COMMISSION.

I HEREBY CERTIFY THAT I REVIEWED AND CHECKED ALL NOTES ON PREVIOUS DEEDS ON RESTRICTED PLACES AND EXTRA CHANGES ON PLAT

Burton Kahn
BURTON KAHN, P.E. TX 4385
REGISTERED PROFESSIONAL ENGINEER



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

Public Hearing:

Planning Commission
February 27, 2013

Application/Case Number:

120129

Project Name:

KLS-10 Replat and Subdivision

Applicant:

Clarence J. Kahlig, Agent

Representative:

Moy Tarin Ramirez Engineers, LLC,
c/o Christopher B. Dumas

Owner:

Kahlig Motor Company

Staff Coordinator:

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

Property Address/Location:

Generally located west of I-10, north
of Oak Drive.

MAPSCO Map Grid (Ferguson):

480 A-5

Tract Size:

15.258 acres

Council District:

8

Notification:

- Published in Daily Commercial Recorder February 7, 2013
- Internet Agenda Posting February 22, 2013

REQUEST

Approval of a major plat to replat and subdivide a 15.258-acre tract of land to establish the **KLS-10** Subdivision

APPLICATION TYPE

Replat and Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

February 11, 2013

CASE HISTORY

Area being replatted was previously platted as the remaining portion of Lot 1, N.C.B. 18337, out of the Evelyn Wilkins Subdivision, recorded in Volume 9554, Page 137, Lot 5, N.C.B. 35733, a portion of Lot 4, and a portion of Lot 6, N.C.B. 35733, out of the Traylor Subdivision, recorded in Volume 980, Page 238, 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 CD GC-1 MSAO-1 MLOD-1” Commercial Hill Country Gateway Corridor Overlay Military Sound Attenuation Overlay Military Lighting Overlay District with a Conditional Use for Motor Vehicles Sales – Full Service, “C-2 CD GC-1 MSAO-1 MLOD-1” Commercial Hill Country Gateway Corridor Overlay Military Sound Attenuation Overlay Military Lights Overlay District with a Conditional Use for an Automobile Dealership, and “C-1 CD GC-1 MSAO-1 MLOD-1” Commercial Hill County Gateway Corridor Overlay Military Sound Attenuation Overlay Military Lighting Overlay District with a Conditional Use for an Automobile Dealership.

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on December 14, 2012.

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 was notified of the project and the Garrison Commander had no comments.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on January 31, 2013.

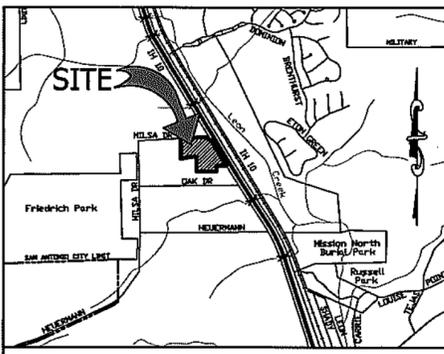
III. RECOMMENDATION

Approval of the proposed **KLS-10** Subdivision Plat.

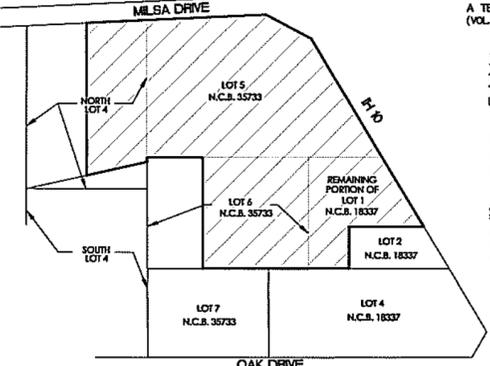
IV. ATTACHMENT

- 1.** Proposed Plat

BEING A TOTAL 15.258 ACRE TRACT ESTABLISHING LOT 5, N.C.B. 18337, PARTIALLY IN LOT 1, N.C.B. 18337 EVELYN WILKINS SUBDIVISION, AS RECORDED IN VOLUME 9554, PAGE 137, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND PARTIALLY IN LOTS 4, 5 AND 6 N.C.B. 35733, TRAYLOR SUBDIVISION AS RECORDED IN VOLUME 980, PAGE 238, DEED AND PLAT RECORDS OF BEXAR COUNTY, IN THE CITY OF SAN ANTONIO, TEXAS, SAID 15.258 ACRE TRACT BEING ALL OF THAT CERTAIN 14.228 ACRE TRACT CONVEYED TO KAHLG MOTOR COMPANY BY DEED RECORDED IN VOLUME 15115, PAGES 1404-1412, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND PART OF THAT CERTAIN 4.164 ACRE TRACT CONVEYED TO KAHLG MOTOR COMPANY A TEXAS CORPORATION, BY DEED RECORDED IN VOLUME 12398, PAGES 571-578, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



LOCATION MAP NOT TO SCALE GRID NO. 480 A5



AREA BEING REPLATTED THROUGH PUBLIC HEARING

BEING THE REMAINING PORTION OF LOT 1, N.C.B. 18337 EVELYN WILKINS SUBDIVISION, AS RECORDED IN VOLUME 9554, PAGE 137, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, LOT 5, N.C.B. 35733 A PORTION OF LOT 4 AND A PORTION OF LOT 6 N.C.B. 35733, TRAYLOR SUBDIVISION AS RECORDED IN VOLUME 980, PAGE 238, DEED AND PLAT RECORDS OF BEXAR COUNTY, IN THE CITY OF SAN ANTONIO, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR

THE AREA REPLATTED WAS PREVIOUSLY PLATTED ON PLAT EVELYN WILKINS SUBDIVISION, PLAT NO. 010307, WHICH IS RECORDED IN VOLUME 9554, PAGE 137, BEXAR COUNTY PLAT AND DEED RECORDS AND TRAYLOR SUBDIVISION WHICH IS RECORDED IN VOLUME 980, PAGE 238, BEXAR COUNTY PLAT AND 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.

SWORN AND SUBSCRIBED BEFORE ME THIS 18th DAY OF FEB 2013.

DAVID LEE HOYER Notary Public, State of Texas My Commission Expires June 19, 2016

DAVID LEE HOYER Notary Public, State of Texas My Commission Expires June 19, 2016

STATE OF TEXAS COUNTY OF BEXAR

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

DONALD DEAN BOERNER REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PH# (210) 698-5051

STATE OF TEXAS COUNTY OF BEXAR

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

CHRISTOPHER B. DUMAS LICENSED PROFESSIONAL ENGINEER NO. 99231 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PHONE: (210) 698-5051

LEGEND

- EXISTING CONTOUR, E.G.T.V.E., CENTERLINE EASEMENT, FOUND IRON ROD, PLAT RECORDS, SET IRON ROD, VEHICULAR NON-ACCESS EASEMENT, OFFICIAL PUBLIC RECORDS, TRAYLOR RESUBDIVISION, PERMANENT EASEMENT, TRAYLOR RESUBDIVISION, WASTEWATER EDU NOTE, IMPACT FEE PAYMENT NOTE, STREETScape TREE NOTE, OWNER: THERESA D. LEAL, OWNER: KAREN LITTLE, OWNER: JOSE G. AND SUSIE C. FLORES, OWNER: KARTA REAL ESTATE, L.P., OWNER: DOUGLAS M. GOTT, 14' SANITARY SEWER EASEMENT, OWNER: KAHLG MOTOR COMPANY

TxDOT NOTES:

- 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. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY. MAXIMUM ACCESS POINTS TO THE STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. ANY TRAFFIC CONTROL MEASURES (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

DRAINAGE NOTES:

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

DRAINAGE EASEMENT NOTES:

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 PROVIDED 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 POND NOTES:

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.

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 BEXAR COUNTY.

C.P.S. NOTES:

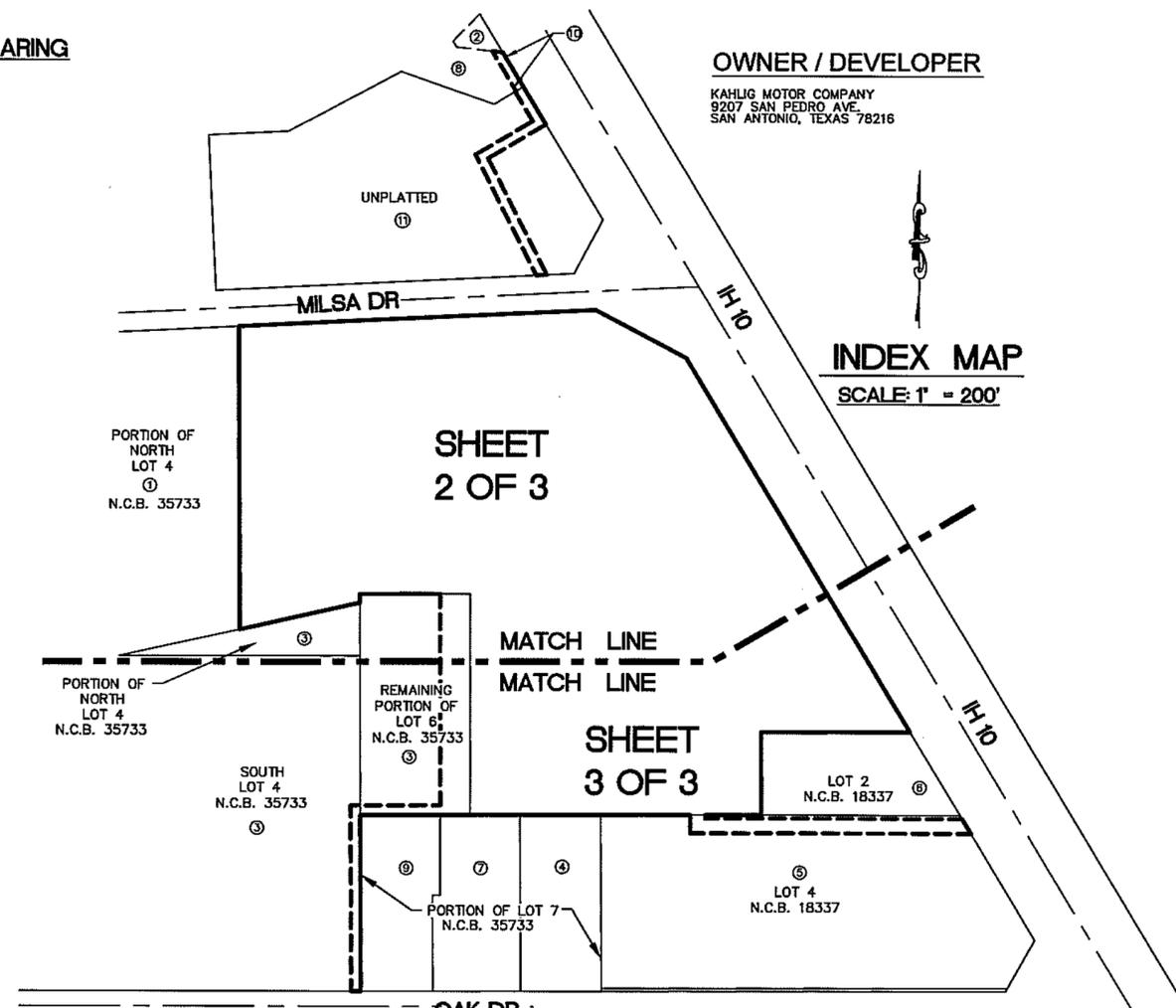
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE 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. 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. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

NOTES:

- EXCEPT AS SHOWN; SET 1/2" IRON PIN WITH AN ORANGE "MTR SURVEY" PLASTIC CAP. THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983. THE DEVELOPER DEDICATES THE OFFSITE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM, THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE INCLUDED WITH THIS SUBDIVISION PLAT.

WATER QUALITY BASIN NOTE:

THE MAINTENANCE OF THE WATER QUALITY BASIN 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.



OWNER / DEVELOPER

KAHLG MOTOR COMPANY 9207 SAN PEDRO AVE SAN ANTONIO, TEXAS 78216

DAVID LEE HOYER Notary Public, State of Texas My Commission Expires June 19, 2016

KARTA REAL ESTATE, LP 6002 CAMP BULLIS ROAD SAN ANTONIO, TEXAS 78257

JONI L. WARREN Notary Public, State of Texas My Commission Expires February 24, 2017

JOMO, LTD. 11825 W INTERSTATE 10 STE. 100 SAN ANTONIO, TEXAS 78230

GINA M. LANGSTON My Commission Expires August 15, 2016

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CLAYTON S. WALLS 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.

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JONI L. WARREN 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.

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.

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOMO, LTD. 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.

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GINA M. LANGSTON 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.

THIS PLAT OF KLS-10 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

STATE OF TEXAS COUNTY OF BEXAR BY: SECRETARY

I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT M. AND DULY RECORDED THE DAY OF A.D. 20 AT 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. 20 COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY SHEET 1 OF 3

MTR Moy Tarin Ramirez Engineers, LLC Engineers Surveyors Planners FIRM TYPE NO. F-5297 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5085

REPLAT AND SUBDIVISION PLAT ESTABLISHING KLS-10

BEING A TOTAL 15,258 ACRE TRACT ESTABLISHING LOT 5, N.C.B. 18337, PARTIALLY IN LOT 1, N.C.B. 18337 EVELYN WILKINS SUBDIVISION, AS RECORDED IN VOLUME 9554, PAGE 1377, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND PARTIALLY IN LOTS 4, 5 AND 6 N.C.B. 35733, TRAYLOR SUBDIVISION AS RECORDED IN VOLUME 980, PAGE 238, DEED AND PLAT RECORDS OF BEXAR COUNTY, IN THE CITY OF SAN ANTONIO, TEXAS, SAID 15,258 ACRE TRACT BEING ALL OF THAT CERTAIN 14,228 ACRE TRACT CONVEYED TO KAHLIG MOTOR COMPANY BY DEED RECORDED IN VOLUME 15115, PAGES 1404-1412, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND PART OF THAT CERTAIN 4,164 ACRE TRACT CONVEYED TO KAHLIG MOTOR COMPANY A TEXAS CORPORATION, BY DEED RECORDED IN VOLUME 12398, PAGES 571-578, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

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: KAHLIG MOTOR COMPANY 9207 SAN PEDRO AVE. SAN ANTONIO, TEXAS 78216 OFF-LOT 25' DRAINAGE ESM'T. (0.268 AC.)

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CLARENCE J. WALKER, 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.

DAVID LEE HOYER Notary Public, State of Texas My Commission Expires June 19, 2016

OWNER: KARTA REAL ESTATE, LP 6002 CAMP BULLIS ROAD SAN ANTONIO, TEXAS 78257 OFF-LOT 14' SANITARY SEWER ESM'T. (0.023 AC.)

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED G.P. SINGH 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.

JONI L. WARREN Notary Public, State of Texas My Commission Expires February 24, 2017

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: JOMO, LTD. 11825 W INTERSTATE 40 STE. 100 SAN ANTONIO, TEXAS 78230 OFF-LOT 16' SANITARY SEWER ESM'T. (0.313 AC.) OFF-LOT 50' DRAINAGE ESM'T. (0.427 AC.)

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOEL KATZ 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.

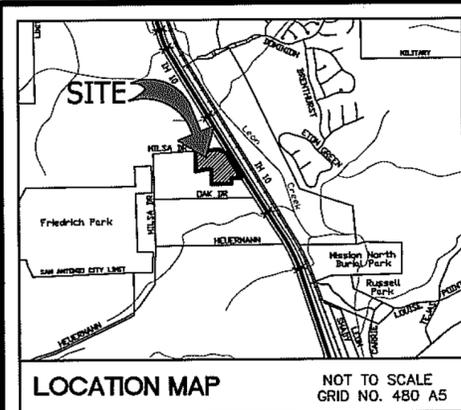
GINA M. LANGSTON My Commission Expires August 24, 2014

THIS PLAT OF KLS-10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, 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. 20 AT M. AND DULY RECORDED THE DAY OF A.D. 20 AT 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. 20 COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY SHEET 2 OF 3



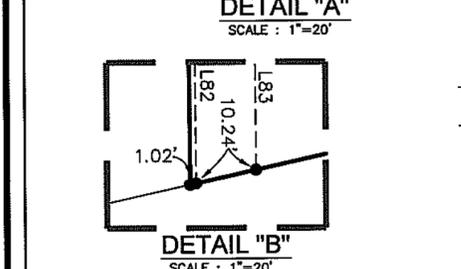
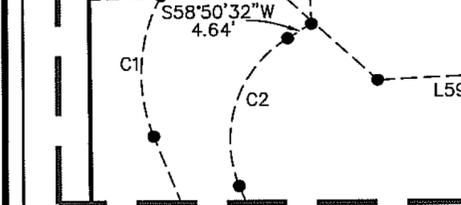
LEGEND table listing various symbols and their corresponding descriptions: 954- E.G.T.V.E., ESM'T., CENTERLINE, FOUND IRON ROD, etc.

- TxDOT NOTES: 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY... 2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT... 3. MAXIMUM ACCESS POINTS TO THE STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS"...

- 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... 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, T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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

IMPACT FEE PAYMENT 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.



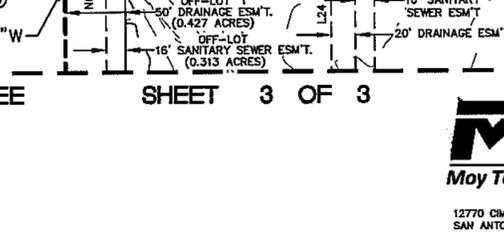
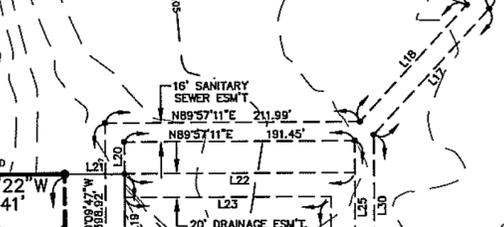
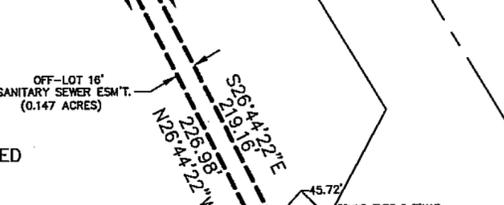
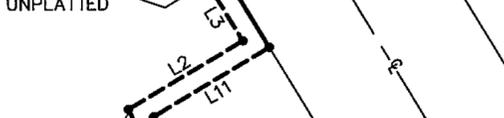
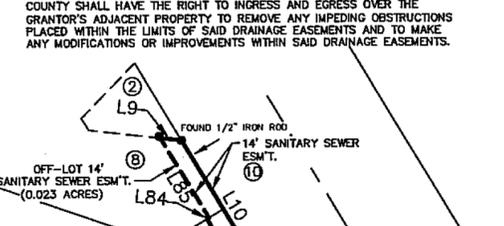
OWNER / DEVELOPER KAHLIG MOTOR COMPANY 9207 SAN PEDRO AVE. SAN ANTONIO, TEXAS 78216

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

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

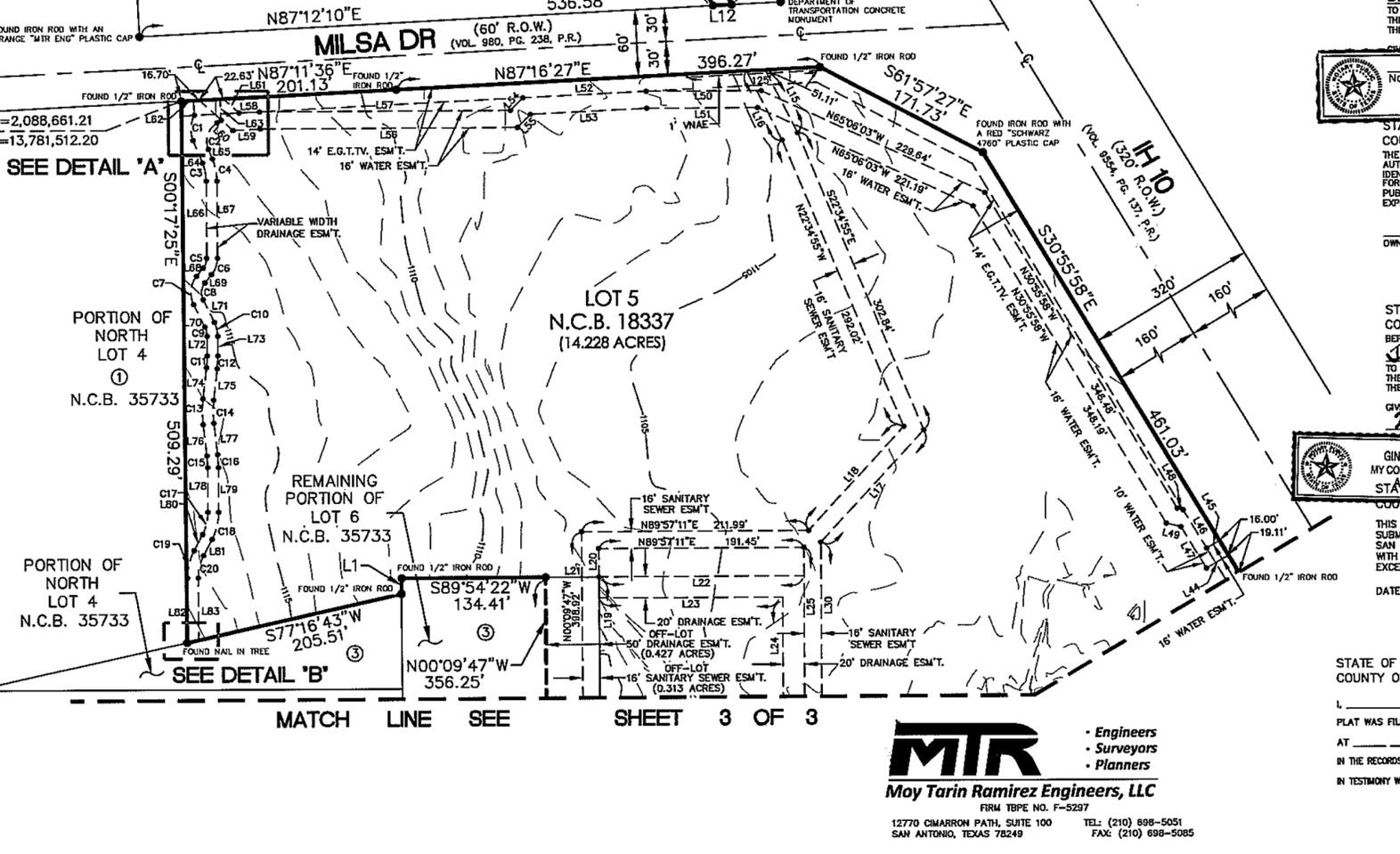
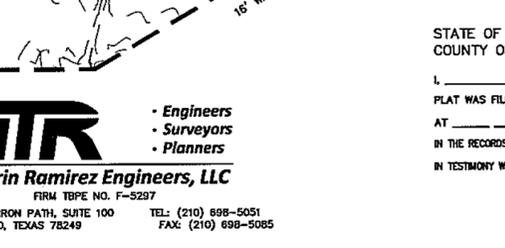
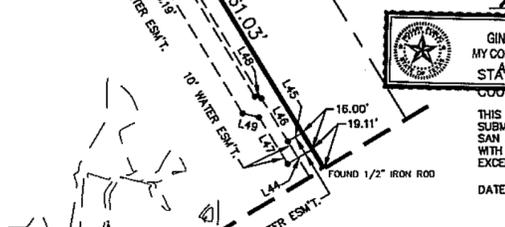
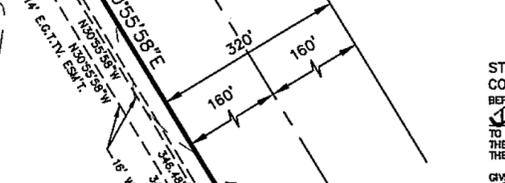
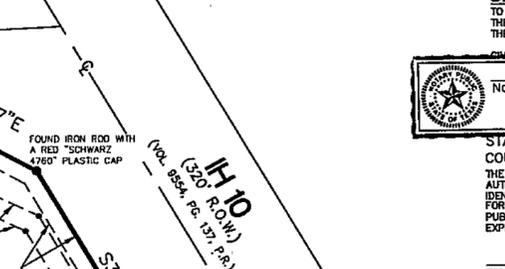
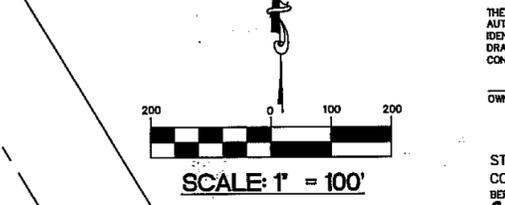
DETENTION POND NOTES: STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE 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.

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 BEXAR COUNTY.



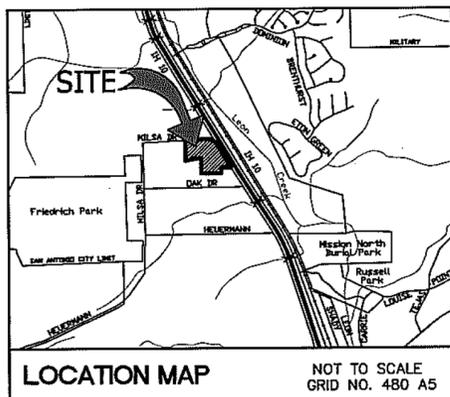
NOTES: 1) EXCEPT AS SHOWN; SET 1/2" IRON PIN WITH AN ORANGE "MTR SURVEY" PLASTIC CAP 2) THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983. 3) THE DEVELOPER DEDICATES THE OFFSITE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM, THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE INCLUDED WITH THIS SUBDIVISION PLAT.

WATER QUALITY BASIN NOTE: THE MAINTENANCE OF THE WATER QUALITY BASIN 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.



CHRISTOPHER B. DUMAS LICENSED PROFESSIONAL ENGINEER NO. 99231 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PHONE: (210)698-5051

MIR Engineers Surveyors Planners Moy Tarin Ramirez Engineers, LLC FIRM TYPE NO. F-5297 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5085



LINE	LENGTH	BEARING
L1	14.76	N00°51'30"E
L2	111.19	N59°18'57"E
L3	57.45	N30°56'38"W
L4	93.50	S89°57'21"W
L5	5.50	S00°02'39"W
L6	29.13	N30°56'13"W
L7	30.50	N00°02'39"W
L8	17.02	S89°57'21"W
L9	17.60	S83°38'37"E
L10	141.03	S30°56'38"E
L11	112.32	N59°18'57"E
L12	17.51	S87°12'10"W
L13	16.00	N89°59'20"E
L14	150.07	S89°51'54"W
L15	66.10	S26°44'22"E
L16	72.65	S26°44'22"E
L17	142.59	S42°39'45"W
L18	131.97	S42°39'45"W
L19	372.21	S00°09'47"E
L20	26.69	S00°09'47"E
L21	50.00	N89°54'22"E
L22	191.37	N80°00'00"W
L23	171.32	N80°00'00"W
L24	211.73	N00°00'00"E
L25	212.40	S00°00'00"W
L26	4.80	N00°02'39"W
L27	25.00	N89°57'21"E
L28	4.80	S00°02'39"E
L29	25.00	S89°57'21"W
L30	206.06	N00°00'00"W
L31	74.79	S70°06'32"E
L32	111.02	S70°06'32"E
L33	9.00	N19°53'28"E
L34	25.00	S70°06'32"E
L35	25.00	N19°53'28"E
L36	20.00	N89°54'37"E
L37	46.14	S00°00'00"E
L38	145.02	S00°05'23"E
L39	137.83	S00°05'23"E
L40	10.63	S39°09'16"E
L41	34.60	S89°51'54"W
L42	15.18	S39°09'16"E
L43	12.87	N89°51'11"E
L44	24.00	S89°04'02"W
L45	14.00	S89°04'02"W
L46	42.31	N30°55'58"W
L47	45.68	N30°55'58"W
L48	5.52	N75°55'58"W
L49	14.00	N75°55'58"W
L50	107.44	N90°00'00"W
L51	103.52	N90°00'00"W
L52	115.36	N87°18'27"E
L53	108.80	N87°18'27"E
L54	16.82	S45°00'00"W
L55	17.26	S45°00'00"W
L56	240.32	N90°00'00"W
L57	234.09	N90°00'00"W
L58	19.17	N87°11'36"E

- LEGEND**
- 954— E.G.T.V.E. EXISTING CONTOUR
 - ⊕ ESM'T. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
 - — — CENTERLINE EASEMENT
 - ⊕ F.R. FOUND IRON ROD
 - ⊕ P.R. PLAT RECORDS
 - ⊕ S.R. SET IRON ROD
 - ⊕ V.N.E. VEHICULAR NON-ACCESS EASEMENT
 - ⊕ O.P.R. OFFICIAL PUBLIC RECORDS
 - ⊕ D.R. DEED RECORDS
 - ⊕ P.R. PLAT RECORDS
 - ⊕ P.V.T. PRIVATE
 - ⊕ F.S.O. FOR BENEFIT OF
- ① TRAYLOR RESUBDIVISION (VOL. 980, PG. 238, P.R.) OWNER: KAREN LITTLE (VOL. 12823, PGS. 222-226, O.P.R.)
 - ② PERMANENT EASEMENT SANITARY SEWER AND LIFT STATION (VOL. 11902, PGS. 222-226, O.P.R.)
 - ③ TRAYLOR RESUBDIVISION (VOL. 980, PG. 238, P.R.) OWNER: JOMI LTD. A TEXAS LIMITED PARTNERSHIP (VOL. 13466, PGS. 404-410, O.P.R.)
 - ④ OWNER: THERESA D. LEAL (VOL. 13653, PG. 1812-1814, O.P.R.)
 - ⑤ KVM-10 SUBDIVISION (VOL. 9632, PG. 126, P.R.) OWNER: 11-10/OAK DRIVE LAND VENTURE LTD (VOL. 15177, PG. 2332-2334, O.P.R.)
 - ⑥ TRANSWORLD LEASING SUBDIVISION (VOL. 9574, PG. 123, P.R.) OWNER: RICHARD BATES (VOL. 15931, PG. 183-185, O.P.R.)
 - ⑦ TRAYLOR RESUBDIVISION (VOL. 980, PG. 238, P.R.) OWNER: JOSE G. AND SUSIE C. FLORES (VOL. 11031, PGS. 1471-1478, O.P.R.)
 - ⑧ OWNER: KARTA REAL ESTATE, L.P. (VOL. 13775, PGS. 2189-2195, O.P.R.)
 - ⑨ OWNER: DOUGLAS M. GOTT (VOL. 3245, PGS. 292, O.P.R.)
 - ⑩ 14' SANITARY SEWER EASEMENT (VOL. 15773, PGS. 2191-2198, O.P.R.)
 - ⑪ OWNER: KAHLIG MOTOR COMPANY (VOL. 13773, PGS. 2191-2198, O.P.R.)

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

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

STREETSCAPE TREE NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE (UDC).

OWNER / DEVELOPER

KAHLIG MOTOR COMPANY
9207 SAN PEDRO AVE.
SAN ANTONIO, TEXAS 78216

TxDOT NOTES:

- 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.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
- MAXIMUM ACCESS POINTS TO THE 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 (1) RIGHT-IN, RIGHT-OUT ONLY DRIVEWAY BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 903.88 FEET.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

DRAINAGE NOTES:

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

DRAINAGE EASEMENT NOTES:

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 PROVIDED 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 POND NOTES:

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 (FEO) 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.

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 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, HAVING 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 CP'S MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CP'S EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

NOTES:

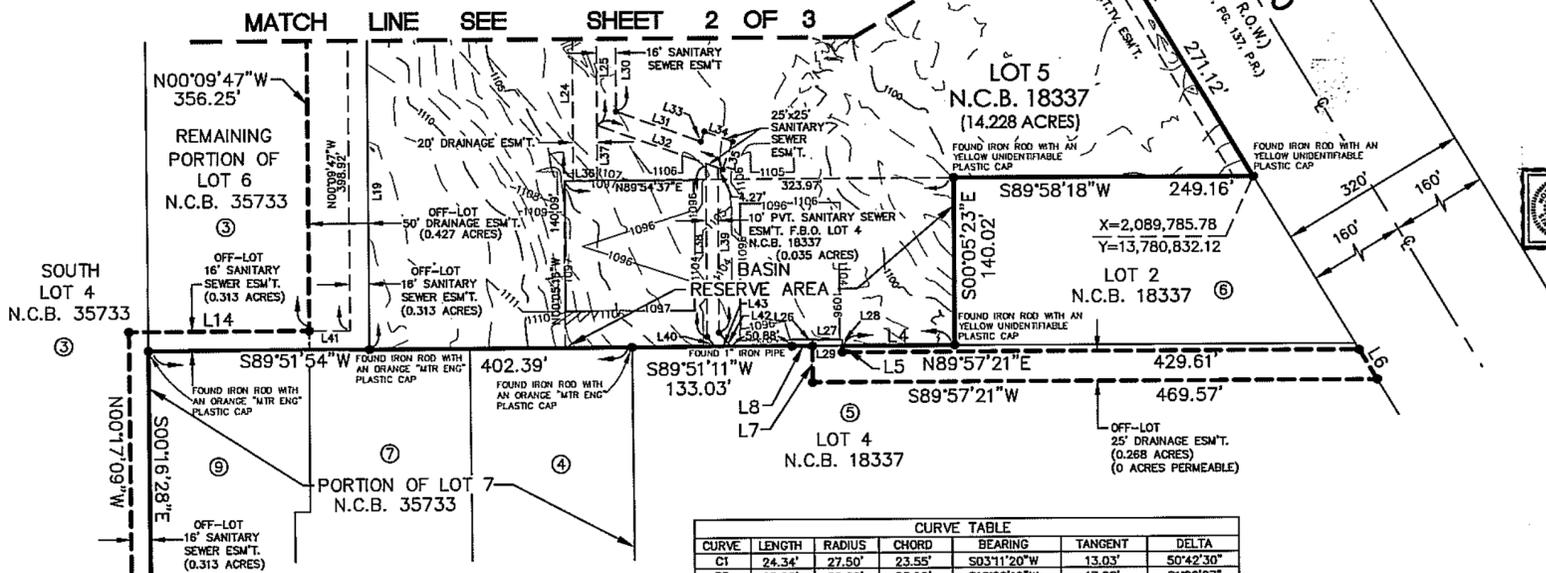
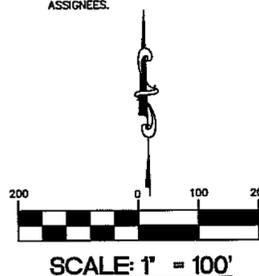
- EXCEPT AS SHOWN; SET 1/2" IRON PIN WITH AN ORANGE "MTR SURVEY" PLASTIC CAP
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLAT COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983.
- THE DEVELOPER DEDICATES THE OFFSITE SANITARY SEWER MAINS UPON COMPLETION OF THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE INCLUDED WITH THIS SUBDIVISION PLAT.

WATER QUALITY BASIN NOTE:

THE MAINTENANCE OF THE WATER QUALITY BASIN 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.

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 BEXAR COUNTY.



CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C1	24.34'	27.50'	23.55'	S03°11'20"W	13.03'	50°42'30"
C2	28.28'	20.00'	25.98'	S18°20'19"W	17.08'	81°00'27"
C3	17.41'	45.00'	17.30'	N11°04'57"W	8.81'	22°09'55"
C4	21.28'	55.00'	21.14'	N11°04'57"W	10.77'	22°09'55"
C5	10.10'	15.00'	9.91'	N19°16'58"E	5.25'	38°33'57"
C6	16.83'	25.00'	16.51'	N19°16'58"E	8.75'	38°33'57"
C7	28.22'	25.00'	26.75'	S06°13'28"W	15.83'	64°40'58"
C8	16.93'	15.00'	16.05'	S06°13'28"W	9.50'	64°40'58"
C9	9.12'	20.00'	9.04'	N13°03'31"W	4.64'	28°07'01"
C10	13.67'	30.00'	13.56'	N13°03'31"W	6.96'	28°07'01"
C11	10.94'	95.00'	10.94'	N03°18'02"E	5.48'	6°36'04"
C12	12.10'	105.00'	12.09'	N03°18'02"E	6.06'	6°36'04"
C13	24.19'	105.00'	24.14'	S00°00'00"E	12.15'	13°12'07"
C14	21.88'	95.00'	21.84'	S00°00'00"E	10.99'	13°12'07"
C15	10.94'	95.00'	10.94'	N03°18'02"W	5.48'	6°36'04"
C16	12.10'	105.00'	12.09'	N03°18'02"W	6.06'	6°36'04"
C17	21.81'	45.00'	21.80'	N13°53'04"E	11.12'	27°46'08"
C18	28.66'	55.00'	28.40'	N13°53'04"E	13.60'	27°46'08"
C19	26.93'	55.00'	26.67'	S13°44'22"W	13.74'	28°03'32"
C20	22.04'	45.00'	21.82'	S13°44'22"W	11.24'	28°03'32"

LINE	LENGTH	BEARING
L59	25.41	N87°11'36"E
L60	42.39	N47°45'12"W
L61	19.78	N47°45'12"W
L62	14.00	N02°48'24"W
L63	20.00	N02°48'24"W
L64	23.04	S22°09'55"E
L65	9.98	S00°00'00"W
L66	72.31	S00°00'00"E
L67	9.98	S38°33'57"W
L68	9.98	N38°33'57"E
L69	9.98	N38°33'57"E
L70	23.39	S28°07'01"E
L71	23.39	N28°07'01"W
L72	18.29	S00°00'00"E
L73	18.29	N00°00'00"E
L74	29.63	S06°36'04"W
L75	29.63	N06°36'04"E
L76	29.63	S06°36'04"E
L77	29.63	N06°36'04"W
L78	41.86	S00°00'00"E
L79	41.86	N00°00'00"E
L80	16.99	S27°46'08"W
L81	16.99	N27°46'08"E
L82	61.04	S00°17'25"E
L83	58.84	N00°17'25"W
L84	2.00	N58°59'18"E
L85	78.18	N30°56'38"W

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
MOY TARIN RAMIREZ ENGINEERS, L.L.C.

Donald Dean Boerner
DONALD DEAN BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207
MOY TARIN RAMIREZ ENGINEERS, L.L.C.
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

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

Christopher B. Dumas
CHRISTOPHER B. DUMAS
LICENSED PROFESSIONAL ENGINEER NO. 99231
MOY TARIN RAMIREZ ENGINEERS, L.L.C.
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210)698-5051

PLAT NO. 120129
REPLAT AND SUBDIVISION PLAT ESTABLISHING
KLS-10

BEING A TOTAL 15.258 ACRE TRACT ESTABLISHING LOT 5, N.C.B. 18337, PARTIALLY IN LOT 1, N.C.B. 18337 EVELYN WILKINS SUBDIVISION, AS RECORDED IN VOLUME 9554, PAGE 137, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND PARTIALLY IN LOTS 4, 5 AND 6 N.C.B. 35733, TRAYLOR SUBDIVISION AS RECORDED IN VOLUME 980, PAGE 238, DEED AND PLAT RECORDS OF BEXAR COUNTY, IN THE CITY OF SAN ANTONIO, TEXAS, SAID 15.258 ACRE TRACT BEING ALL OF THAT CERTAIN 14.228 ACRE TRACT CONVEYED TO KAHLIG MOTOR COMPANY BY DEED RECORDED IN VOLUME 15115, PAGES 1404-1412, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND PART OF THAT CERTAIN 4.164 ACRE TRACT CONVEYED TO KAHLIG MOTOR COMPANY A TEXAS CORPORATION, BY DEED RECORDED IN VOLUME 12398, PAGES 571-578, OFFICIAL PUBLIC RECORDS, 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.

David Lee Hoyer
DAVID LEE HOYER
Notary Public, State of Texas
My Commission Expires
June 19, 2016

OWNER: KARTA REAL ESTATE, LP OFF-LOT
6002 CAMP BULLIS ROAD SAN ANTONIO, TEXAS 78257 14' SANITARY SEWER ESM'T. (0.023 AC.)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Chapman A. Kahlig II* 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.

David Lee Hoyer
DAVID LEE HOYER
Notary Public, State of Texas
My Commission Expires
June 19, 2016

OWNER: JOMI LTD. OFF-LOT
11825 W INTERSTATE 10 STE. 100 SAN ANTONIO, TEXAS 78230 16' SANITARY SEWER ESM'T. (0.313 AC.)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *G.P. Simha* 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.

Jonni Warren
JONNI WARREN
Notary Public, State of Texas
My Commission Expires
February 24, 2017

OWNER: JOMI LTD. OFF-LOT
11825 W INTERSTATE 10 STE. 100 SAN ANTONIO, TEXAS 78230 16' SANITARY SEWER ESM'T. (0.313 AC.)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Joe L. Kadr* 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.

Joe L. Kadr
JOE L. KADR
Notary Public, State of Texas
My Commission Expires
30th DAY OF Jan 2013

OWNER: JOMI LTD. OFF-LOT
11825 W INTERSTATE 10 STE. 100 SAN ANTONIO, TEXAS 78230 16' SANITARY SEWER ESM'T. (0.313 AC.)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Gene M. Langston* 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.

Gene M. Langston
GENA M. LANGSTON
MY COMMISSION EXPIRES
August 12, 2016

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Joe L. Kadr* 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.

Joe L. Kadr
JOE L. KADR
Notary Public, State of Texas
My Commission Expires
30th DAY OF Jan 2013

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20____ AT _____ 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. 20____

_____ COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY
SHEET 3 OF 3





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 8

Public Hearing:

Planning Commission
February 27, 2013

Application/Case Number:

120236

Project Name:

Redbird Ranch Unit 6A

Applicant:

Ian Cude

Representative:

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

Owner:

Continental Homes of Texas, L.P.

Staff Coordinator:

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

Property Address/Location:

Generally located north of the
intersection of Potranco Road and
Holliman Parkway

MAPSCO Map Grid (Ferguson):

610 B-4

Tract Size:

22.881

Council District:

ETJ

Notification:

- Internet Agenda Posting
February 22, 2013

REQUEST

Approval of a major plat to subdivide a 22.881-acre tract of land
to establish the **Redbird Ranch Unit 6A** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

February 13, 2013

I. ANALYSIS

Proposed Uses

The proposed plat will consist of fifty-two (**52**) single-family residential lots, two (**2**) non-single family residential lots and approximately two thousand four hundred twenty (**2,420**) linear feet of public streets.

A. Zoning

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

B. Services Available

SAWS Water and Sewer

C. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on August 29, 2012.

D. Interdepartmental Review

LOCs were issued from all reviewing agencies on August 6, 2012.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

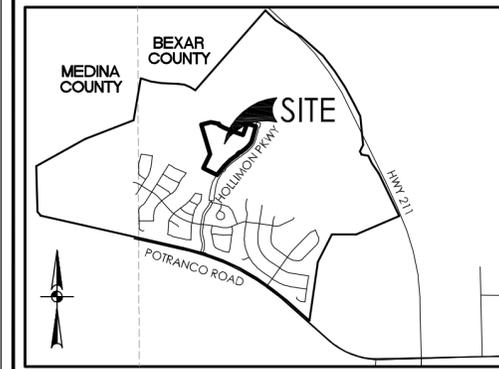
MDP 842B, Redbird Ranch Subdivision, accepted on August 4, 2010

III. RECOMMENDATION

Approval of the proposed **Redbird Ranch Unit 6A** Subdivision Plat.

IV. ATTACHMENT

1. Proposed Subdivision Plat



LOCATION MAP
MAPSCO MAP GRID: 61084
NOT-TO-SCALE

LEGEND

Table with 2 columns: Symbol/Line Style and Description. Includes AC (acre(s)), BLK (block), CB (county block), DPR (deed and plat records), DR (deed records), ESMT (easement), GB (greenbelt), INT (intersection), OPR (official public records), VOL (volume), PG (page(s)), ROW (right-of-way), VAR WD (variable width), and FOUND 1/2" IRON ROD (unless noted otherwise).

Table with 2 columns: Line Style and Description. Includes 950 (existing contours), 950 (proposed contours), FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN, and ORIGINAL SURVEY/COUNTY LINE.

Table with 2 columns: Symbol and Description. Includes 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT; 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT; 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT; 1" VEHICULAR NON-ACCESS EASEMENT; VARIABLE WIDTH CLEAR VISION EASEMENT; 16' SANITARY SEWER EASEMENT; 15' DRAINAGE EASEMENT; 25' SANITARY SEWER AND DRAINAGE EASEMENT; TEMPORARY VARIABLE WIDTH TURNAROUND AND UTILITY EASEMENT; 10' BUILDING SETBACK; VAR WID GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT; VARIABLE WIDTH SANITARY SEWER EASEMENT; VARIABLE WIDTH WATER AND DRAINAGE EASEMENT; UNPLATTED CONTINENTAL HOMES OF TEXAS LP; UNPLATTED PORTION OF 345.688 ACRE TRACT.

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.

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, PREMISES 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 COST 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.

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.

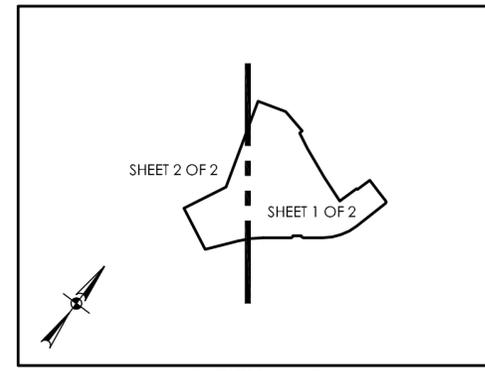
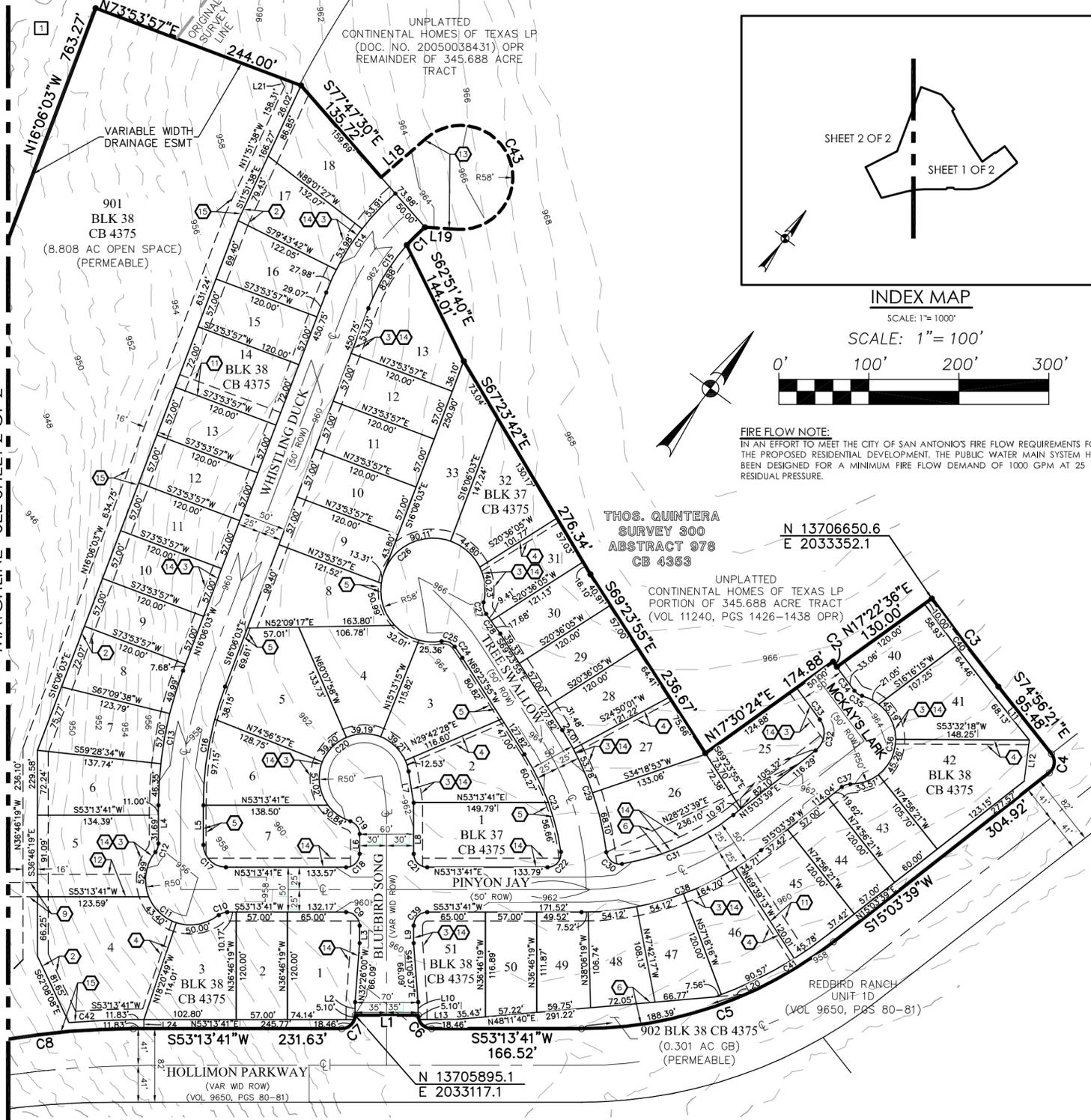
LICENSED PROFESSIONAL ENGINEER

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

MATCHLINE - SEE SHEET 2 OF 2



INDEX MAP

SCALE: 1"=100'

SCALE: 1"=100'



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 1000 GPM AT 25 PSI RESIDUAL PRESSURE.

THOS. QUINTERA
SURVEY 300
ABSTRACT 978
CB 4353

N 13706650.6
E 2033352.1

UNPLATTED
CONTINENTAL HOMES OF TEXAS LP
PORTION OF 345.688 ACRE TRACT
(VOL 11240, PGS 1426-1438 OPR)

N 17722367.0
E 1300.00'

N 173024'E 174.88'
S 692355'E 236.67'

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
ITS SOLE GENERAL PARTNER
211 N. LOOP 1604 E, SUITE 130
SAN ANTONIO, TX 78232
(210) 496-2668

PLAT NUMBER 120236

SUBDIVISION PLAT
OF
REDBIRD RANCH UNIT 6A

A 22.881 ACRE TRACT OF LAND OUT OF A 345.688 ACRE TRACT AND AN 81.315 ACRE TRACT AS CONVEYED TO CONTINENTAL HOMES OF TEXAS L.P. BY SPECIAL WARRANTY DEEDS RECORDED IN VOLUME 11240, PAGES 1426-1438 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, OUT OF THE THOS. QUINTERA SURVEY 300, ABSTRACT 978, COUNTY BLOCK 4353, THE JOSE PADILLA SURVEY NUMBER 300 1/5, ABSTRACT 1097, COUNTY BLOCK 4375, AND THE JUANA DELGADO, SURVEY NUMBER 37 1/2, ABSTRACT 1283, COUNTY BLOCK 4374, IN BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: February 13, 2013

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.

DULY AUTHORIZED AGENT - IAN CUDE, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IAN 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, A.D. 20____.

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

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

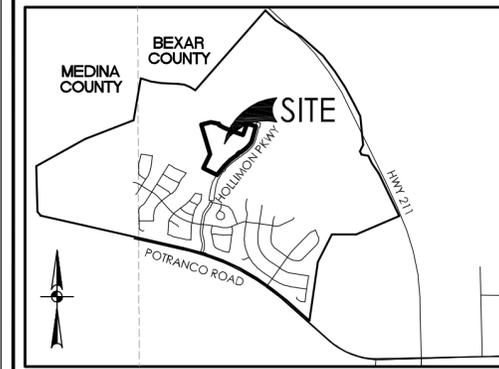
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M., AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

Civil Job No. 5961-77; Survey Job No. 9184-04

Date: Feb 13, 2013, 9:43am User: D:\G:\mnm Date: Feb 13, 2013, 9:43am User: D:\G:\mnm
File: P:\5961-77\DESIGN\Civil\Job\9184-04\Plot\120236-1.dwg



LOCATION MAP
MAPSCO MAP GRID: 61084
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
BLK	BLOCK	VOL	VOLUME
CB	COUNTY BLOCK	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	VAR WD	VARIABLE WIDTH
ESMT	EASEMENT	○	FOUND 1/2" IRON ROD (SURVEYOR)
GB	GREENBELT	●	SET 1/2" IRON ROD (PD)
INT	INTERSECTION		

— 950 —	EXISTING CONTOURS
- - - 950 - - -	PROPOSED CONTOURS
- - - - -	FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
- - - - -	ORIGINAL SURVEY/COUNTY LINE

- | | | | |
|---|---|---|--|
| ② | 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑩ | 10' BUILDING SETBACK |
| ③ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑪ | VAR WID GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.590 ACRES) |
| ④ | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) | ⑫ | VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 11948, PG 306-319, DPR) |
| ⑤ | VARIABLE WIDTH CLEAR VISION EASEMENT | ⑬ | VARIABLE WIDTH WATER AND DRAINAGE EASEMENT (VOL 9650, PGS 80-81) |
| ⑥ | 14' SANITARY SEWER EASEMENT | | |
| ⑦ | 15' DRAINAGE EASEMENT | | |
| ⑧ | 25' SANITARY SEWER AND DRAINAGE EASEMENT | | |
| ⑨ | TEMPORARY VARIABLE WIDTH TURNAROUND AND UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY (0.276 ACRES) | | |

SURVEYOR'S NOTES:

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- 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 BEXAR

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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.

REGISTERED PROFESSIONAL LAND SURVEYOR

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN REDBIRD RANCH, UNIT-6A SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE REDBIRD RANCH, UNIT-6A HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOTS 901 AND 902, BLOCK 38.

FINISHED FLOOR NOTE:

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

SETBACK NOTE:

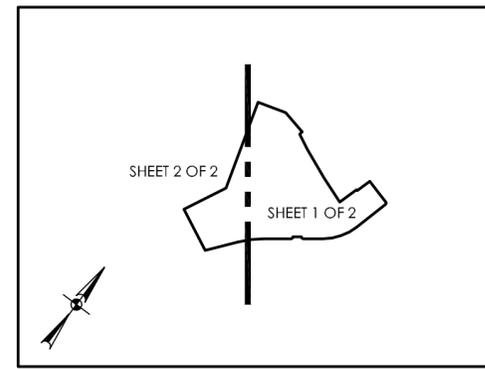
SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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 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 GRANITOR'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.

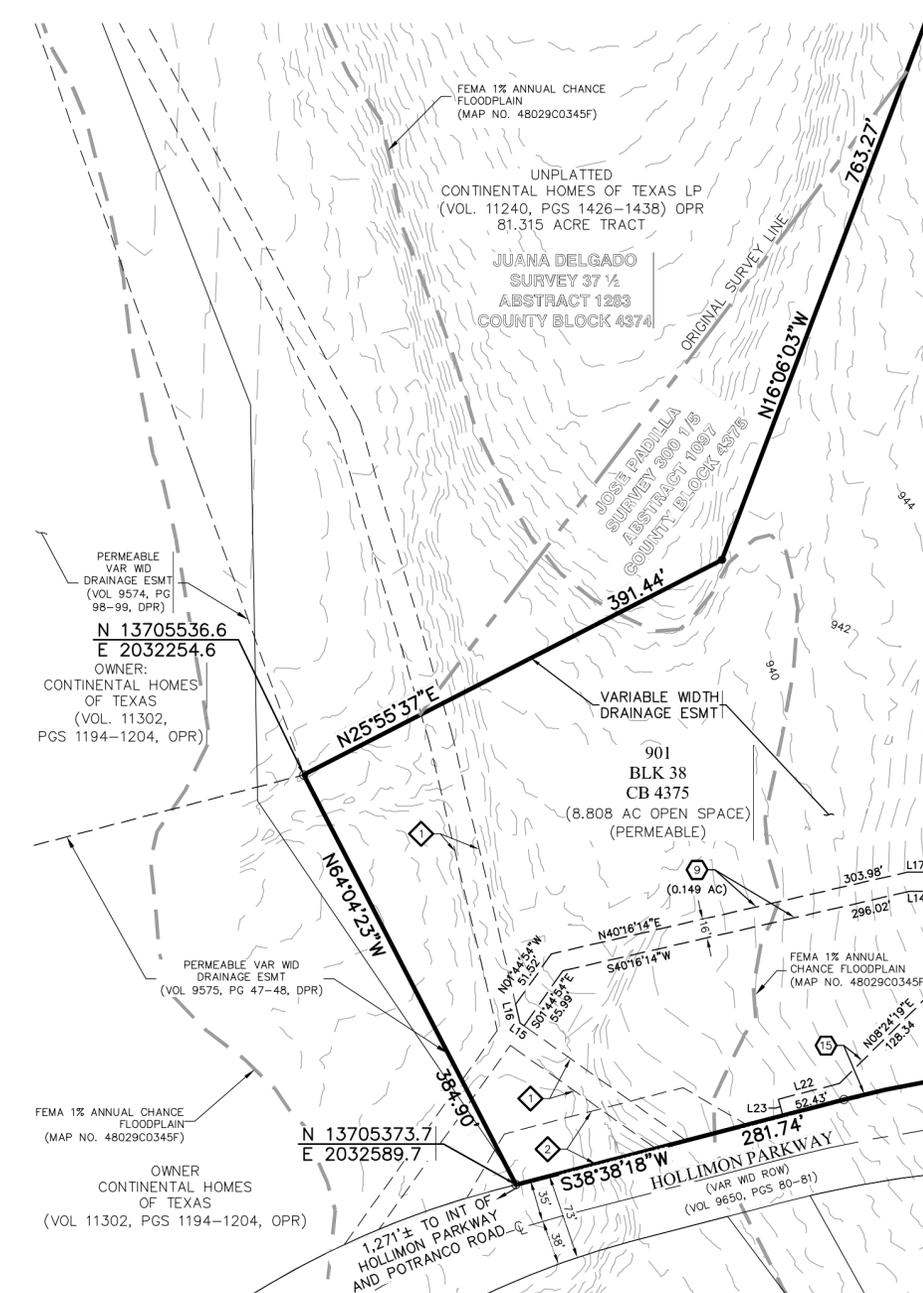
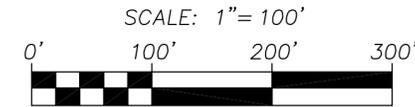
OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
ITS SOLE GENERAL PARTNER
211 N. LOOP 1604 E, SUITE 130
SAN ANTONIO, TX 78232
(210) 496-2668

CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	225.00'	07°12'15"	S08°36'23"W	28.27'
C2	3173.00'	00°07'49"	S72°33'30"E	7.21'
C3	3043.00'	02°18'57"	S73°46'52"E	122.98'
C4	15.00'	90°00'00"	N29°56'21"W	21.21'
C5	453.00'	38°10'02"	N34°08'40"E	296.21'
C6	15.00'	90°00'00"	S81°46'19"E	21.21'
C7	15.00'	90°00'00"	N08°13'41"E	21.21'
C8	833.00'	14°35'24"	S45°56'00"W	211.54'
C9	15.00'	90°00'00"	N81°46'19"W	21.21'
C10	15.00'	38°52'15"	S33°47'34"W	9.98'
C11	50.00'	167°44'30"	S81°46'19"E	99.43'
C12	15.00'	38°52'15"	N17°20'11"W	9.98'
C13	425.00'	20°40'16"	S26°26'11"E	152.50'
C14	275.00'	28°18'33"	S01°56'46"E	134.50'
C15	225.00'	28°18'33"	S01°56'46"E	110.04'
C16	375.00'	20°40'16"	S26°26'11"E	134.56'
C17	29.00'	90°00'00"	S81°46'19"E	35.36'
C18	15.00'	90°00'00"	N08°13'41"E	21.21'
C19	15.00'	72°04'42"	N72°48'42"W	17.65'
C20	50.00'	242°55'09"	S12°36'28"W	85.30'
C21	15.00'	90°00'00"	S81°46'19"E	21.21'
C22	15.00'	98°15'49"	N04°05'47"E	22.69'
C23	275.00'	24°21'47"	N57°13'02"W	116.06'
C24	225.00'	03°51'47"	N71°19'49"W	15.17'
C25	15.00'	6°30'21"	S75°13'09"W	15.68'
C26	58.00'	29°31'21"	S10°18'07"W	63.85'
C27	15.00'	51°58'44"	S49°04'09"E	13.14'
C28	275.00'	05°38'36"	N72°13'13"W	27.07'
C29	325.00'	25°43'07"	N56°32'22"W	144.66'
C30	15.00'	92°34'27"	S89°58'02"E	21.68'
C31	273.00'	28°41'05"	N29°24'12"E	135.25'
C32	25.00'	88°19'57"	N29°06'19"W	34.84'
C33	3223.00'	00°46'42"	S72°52'56"E	43.78'
C34	3173.00'	00°43'38"	S72°51'24"E	40.27'
C35	15.00'	39°08'21"	N87°12'36"E	10.05'
C36	50.00'	166°09'34"	N29°16'47"W	99.27'
C37	15.00'	38°44'20"	S34°25'49"W	9.95'
C38	323.00'	38°10'02"	N34°08'40"E	211.21'
C39	15.00'	90°00'00"	S08°13'41"W	21.21'
C40	3053.00'	02°18'57"	S73°46'52"E	123.38'
C41	443.00'	18°36'44"	N24°22'01"E	143.27'
C42	843.00'	04°51'20"	S50°48'01"W	71.42'
C43	58.00'	224°25'24"	N55°34'48"W	107.39'



INDEX MAP

SCALE: 1"=1000'



MATCHLINE - SEE SHEET 1 OF 2

LINE TABLE		
LINE	BEARING	LENGTH
L1	S53°13'41"W	70.00'
L2	N36°46'19"W	14.55'
L3	N36°46'19"W	19.55'
L4	N36°46'19"W	42.69'
L5	S36°46'19"E	44.09'
L6	N36°46'19"W	22.15'
L7	S45°55'57"E	35.41'
L8	S36°46'19"E	57.00'
L9	S36°46'19"E	19.55'
L10	S36°46'19"E	14.55'
L11	N74°56'21"W	68.13'
L12	N29°56'21"W	45.74'
L13	N53°13'41"E	38.84'
L14	S53°13'41"W	48.70'
L15	S88°40'48"W	4.15'
L16	N49°58'57"W	15.88'
L17	N53°13'41"E	50.52'
L18	N12°12'30"E	66.56'
L19	S56°37'54"W	36.35'
L20	S48°11'40"W	34.86'
L21	N68°09'04"W	11.96'
L22	N38°38'18"E	52.43'
L23	N51°21'42"W	14.00'
L24	S36°46'19"E	10.00'

SHEET 2 OF 2

PLAT NUMBER 120236

SUBDIVISION PLAT OF REDBIRD RANCH UNIT 6A

A 22.881 ACRE TRACT OF LAND OUT OF A 345.688 TRACT AND AN 81.315 ACRE TRACT AS CONVEYED TO CONTINENTAL HOMES OF TEXAS L.P. BY SPECIAL WARRANTY DEEDS RECORDED IN VOLUME 11240, PAGES 1426-1438 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, OUT OF THE THOS. QUINTERA SURVEY 300, ABSTRACT 978, COUNTY BLOCK 4353, THE JOSE PADILLA SURVEY NUMBER 300 1/5, ABSTRACT 1097, COUNTY BLOCK 4375, AND THE JUANA DELGADO, SURVEY NUMBER 37 1/2, ABSTRACT 1283, COUNTY BLOCK 4374, IN BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: February 13, 2013

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 UTILITY DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DULY AUTHORIZED AGENT - IAN CUDE, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IAN 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, A.D. 20____.

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

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

BY: _____ CHAIRMAN

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

Civil Job No. 5961-77; Survey Job No. 9184-04



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 9

Public Hearing:

Planning Commission
February 27, 2013

Application/Case Number:

120317

Applicant:

A. Bradford Galo

Representative:

Pape-Dawson Engineers, Inc.
c/o Cara C. Tackett, P.E.

Owner:

Laredo OFR, Ltd.

Staff Coordinator:

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

Property Address/Location:

North of the extension of Smokey
Chase and Mystic Chase

MAPSCO Map Grid (Ferguson):

447 D-6

Tract Size:

19.03 Acres

Council District(s):

ETJ

Notification:

Published in Daily Commercial
Recorder February 8, 2013
Notices mailed February 7, 2013

- 5 to property owners within 200 feet within the subdivision
- Is not within 200' of a registered neighborhood association.

Internet Agenda Posting February 22, 2013

REQUEST

Approval of a major plat to replat and subdivide a 19.03-acre tract of land to establish the **Sablechase Unit 3-C (Enclave) Subdivision**

APPLICATION TYPE

Replat and Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

February 5, 2013

CASE HISTORY

Area being replatted was previously platted as a 30' Private Permeable Drainage Easement of the Sablechase Unit-3A (Enclave) Subdivision, recorded in Volume 9640, Pages 218-219, of the Deed and Plat Records of Bexar County.

I. ANALYSIS

A. Proposed Use(s)

The proposed plat will consist of seventy-nine (79) single-family residential lots, four (4) non-single family residential lots, and approximately two thousand nine hundred ninety one (2991) linear feet of private 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 Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on February 1, 2013.

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 was notified of the project and the Garrison Commander had no comments.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on January 28, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 867B, Sablechase, accepted on March 26, 2012

B. Notices

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

III. RECOMMENDATION

Approval of the proposed **Sablechase Unit 3-C (Enclave)** Subdivision Plat.

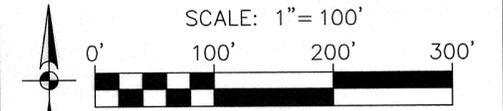
IV. ATTACHMENT

1. Proposed Plat

PLAT NUMBER 120317

REPLAT AND SUBDIVISION PLAT OF SABLECHASE, UNIT-3C (ENCLAVE)

A 19.03 ACRE TRACT OF LAND BEING OUT OF A 187.127 ACRE TRACT OF LAND CONVEYED TO LAREDO OFR, LTD. AND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 11885, PAGES 1500-1508 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.M. MCCULLOUGH SURVEY NUMBER 30, ABSTRACT 529, COUNTY BLOCK 4710 OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: February 1, 2013

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, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: A. BRADFORD GALO LAREDO OFR, LTD. 1175 W. BITTERS, SUITE 100 SAN ANTONIO, TEXAS 78216 (210) 497-3385

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. BRADFORD GALO 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 1 DAY OF February, A.D. 2013.

Adrienne B. Martinez, Notary Public, Bexar County, Texas. My Commission Expires September 26, 2013.

THIS PLAT OF SABLECHASE, UNIT-3C (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 February, A.D. 2013. BY: [Signature] CHAIRMAN. BY: [Signature] SECRETARY.

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

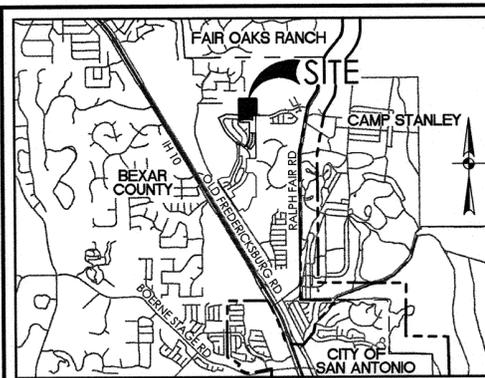
DATED THIS DAY OF February, A.D. 2013.

COUNTY JUDGE, BEXAR COUNTY, TEXAS. COUNTY CLERK, BEXAR COUNTY, TEXAS. STATE OF TEXAS COUNTY OF BEXAR.

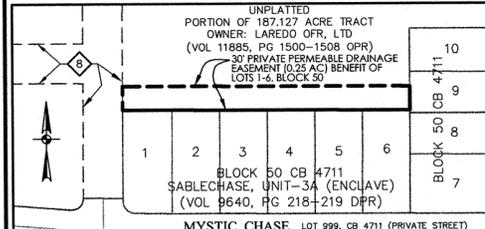
I, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF February, A.D. 2013 AT 10:00 A.M. AND DULY RECORDED THE DAY OF February, A.D. 2013 AT 10:00 A.M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF February, A.D. 2013. COUNTY CLERK, BEXAR COUNTY, TEXAS. BY: DEPUTY

Civil Job No. 6425-17; Survey Job No. 9263-12

Date: Feb 01, 2013, 3:07pm User: D. Romero File: P:\6425-17\Survey\Job\9263-12.dwg



LOCATION MAP MAPSCO MAP GRID: 447-D6 NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

0.25 OF AN ACRE BEING REPLATTED IS PREVIOUSLY PLATTED AS A 30' PRIVATE PERMEABLE DRAINAGE EASEMENT OF SABLECHASE, UNIT-3A (ENCLAVE) AS RECORDED IN VOLUME 9640, PAGES 218-219 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 30' PRIVATE PERMEABLE DRAINAGE EASEMENT, SABLECHASE, UNIT-3A (ENCLAVE) PLAT NO. 120008 WHICH IS RECORDED IN VOLUME 9640, PAGE(S) 218-219, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF FEBRUARY 2013 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.

OWNER/DEVELOPER: A. BRADFORD GALO LAREDO OFR, LTD. 1175 W. BITTERS, SUITE 100 SAN ANTONIO, TEXAS 78216 (210) 497-3385

STATE OF TEXAS COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS DAY OF February, A.D. 2013. Adrienne B. Martinez, Notary Public in and for the State of Texas.

MY COMMISSION EXPIRES: 9/26/2013

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 CORRS 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.

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) 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 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 ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY CFS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CFS 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 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.

STATE OF TEXAS COUNTY OF BEXAR

REGISTERED PROFESSIONAL LAND SURVEYOR

FINISHED FLOOR NOTE: THE FINISHED FLOOR ELEVATIONS (FF) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ABOVE FINISHED ADJACENT GRADE.

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 WITH THIS PARTICULAR PLAT.

OPEN SPACE NOTE: LOTS 901 & 902, BLOCK 48, LOTS 901 & 903, BLOCK 45, CB 4711 ARE DESIGNATED AS AN INGRESS/EGRESS ACCESS FOR THE BENEFIT OF THE HOMEOWNERS' ASSOCIATION, AN OPEN SPACE, LANDSCAPE, DRAINAGE, WATER, SEWER, ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT.

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.

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.

WATER QUALITY BASIN NOTE: THE MAINTENANCE OF THE WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

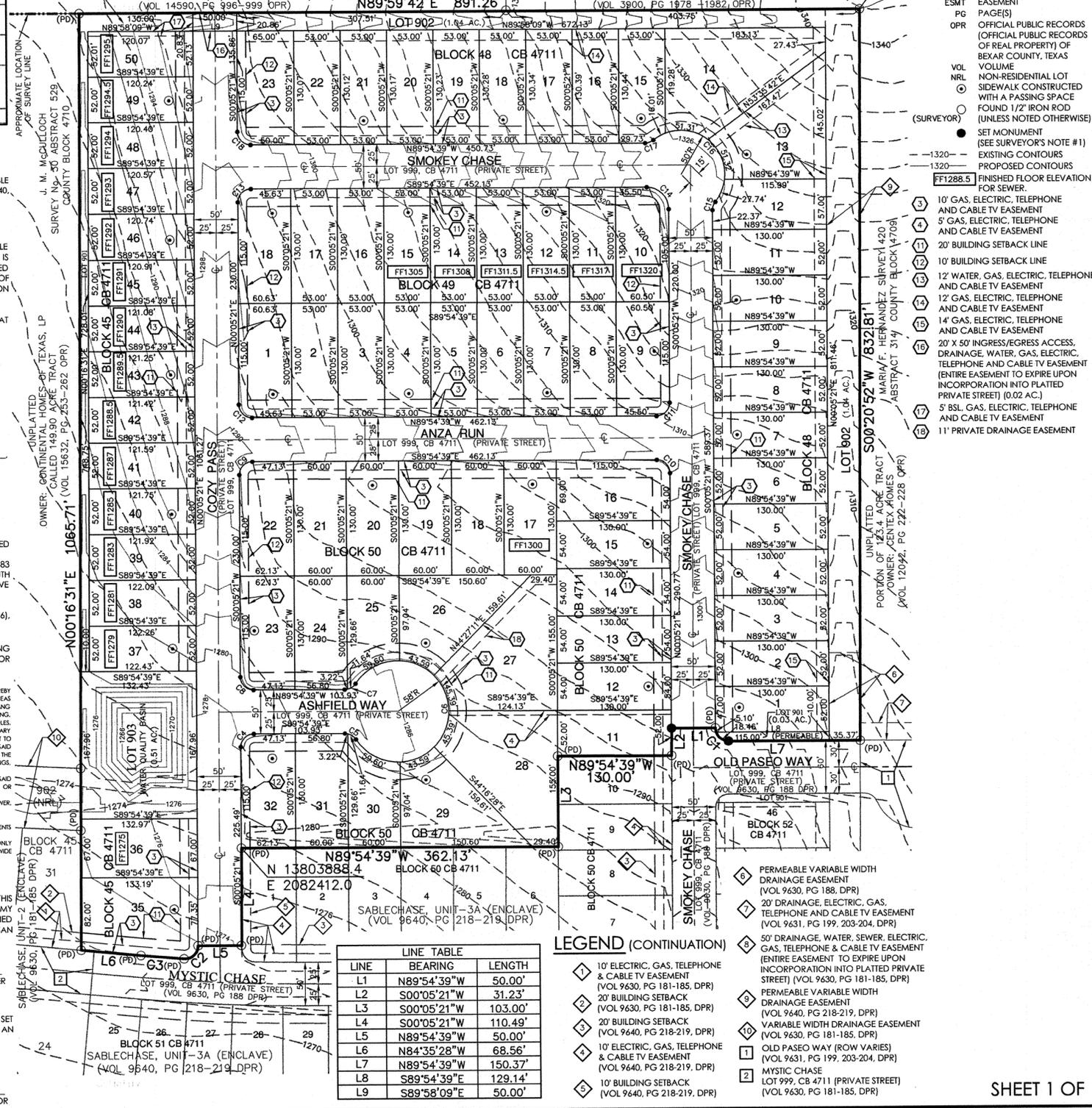
DRAINAGE EASEMENT NOTE: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE 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.

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.

DETENTION POND NOTE: STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFF-SITE REGIONAL DETENTION POND LOCATED IN LOTS 903 AND 905 OF THE SABLECHASE UNIT-1 SUBDIVISION, RECORDED IN VOLUME 9583, PAGE 109 (COSA PLAT#060487) AND IN LOT 902 OF THE SABLECHASE UNIT-4 SUBDIVISION (COSA PLAT#080100).

MARIA F. HERNANDEZ SURVEY No. 420 ABSTRACT 314 COUNTY BLOCK 4709 UNPLATTED 184.254 ACRES OWNER: GOMBERT FAMILY PARTNERSHIP (VOL 3900, PG 1978-1982, OPR)

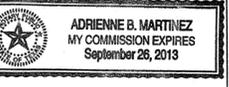


CURVE TABLE with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Lists curves C1 through C18.

- LEGEND: BSL BUILDING SETBACK LINE, CB COUNTY BLOCK, DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESMT EASEMENT, PG OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, VOL VOLUME, NREL NON-RESIDENTIAL LOT SIDEWALK CONSTRUCTED WITH A PASSING SPACE FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE), SET MONUMENT (SEE SURVEYOR'S NOTE #1), EXISTING CONTOURS, PROPOSED CONTOURS, FINISHED FLOOR ELEVATION FOR SEWER, 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT, 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT, 20' BUILDING SETBACK LINE, 10' BUILDING SETBACK LINE, 12' WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT, 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT, 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT, 20' X 50' INGRESS/EGRESS ACCESS, DRAINAGE, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET) (0.02 AC.), 5' BSL, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT, 11' PRIVATE DRAINAGE EASEMENT.

LINE TABLE with columns: LINE, BEARING, LENGTH. Lists lines L1 through L9.

- LEGEND (CONTINUATION): 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL 9630, PG 181-185, DPR), 20' BUILDING SETBACK (VOL 9630, PG 181-185, DPR), 20' BUILDING SETBACK (VOL 9640, PG 218-219, DPR), 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL 9640, PG 218-219, DPR), 10' BUILDING SETBACK (VOL 9640, PG 218-219, DPR), PERMEABLE VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9630, PG 188, DPR), 20' DRAINAGE, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9631, PG 199, 203-204, DPR), 50' DRAINAGE, WATER, SEWER, ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET) (VOL 9630, PG 181-185, DPR), PERMEABLE VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9640, PG 218-219, DPR), VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9630, PG 181-185, DPR), OLD PASEO WAY (ROW VARIES) (VOL 9631, PG 199, 203-204, DPR), MYSTIC CHASE LOT 999, CB 4711 (PRIVATE STREET) (VOL 9630, PG 181-185, DPR).





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 10

Public Hearing:

Planning Commission
February 27, 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 and February 22, 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

February 18, 2013

CASE HISTORY

The Planning Commission held the public hearing for this item on February 13, 2013.

The 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

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

B. Zoning

“R-4 AHOD” Single Family Residential 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 November 12, 2012.

E. Interdepartmental Review

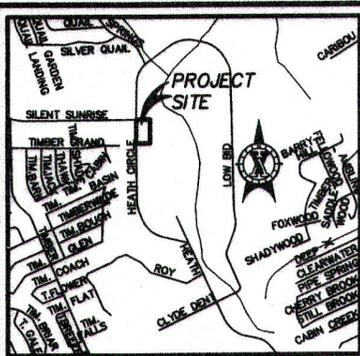
LOCs were issued from all reviewing agencies on January 16, 2013.

III. RECOMMENDATION

Approval of the proposed **Estela** Subdivision Plat

IV. ATTACHMENT

1. Proposed Plat



LOCATION MAP
NOT TO SCALE
MAPSCO GRID NO. 579 D2

LEGEND

○	SET 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR."
●	FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
FND 1/2" IR	FOUND 1/2" IRON ROD
568	EXISTING CONTOURS
VOL.	VOLUME
PG.	PAGE
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
G.E.T.C.A	GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
B.S.L.	BUILDING SETBACK LINE
1' VNAE	1' VEHICULAR NON-ACCESS EASEMENT
D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS
ESM'T	EASEMENT

NOTE:
IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

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.

NOTE: OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506(r)(2)A.

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

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

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 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.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

PLAT NO. 120358

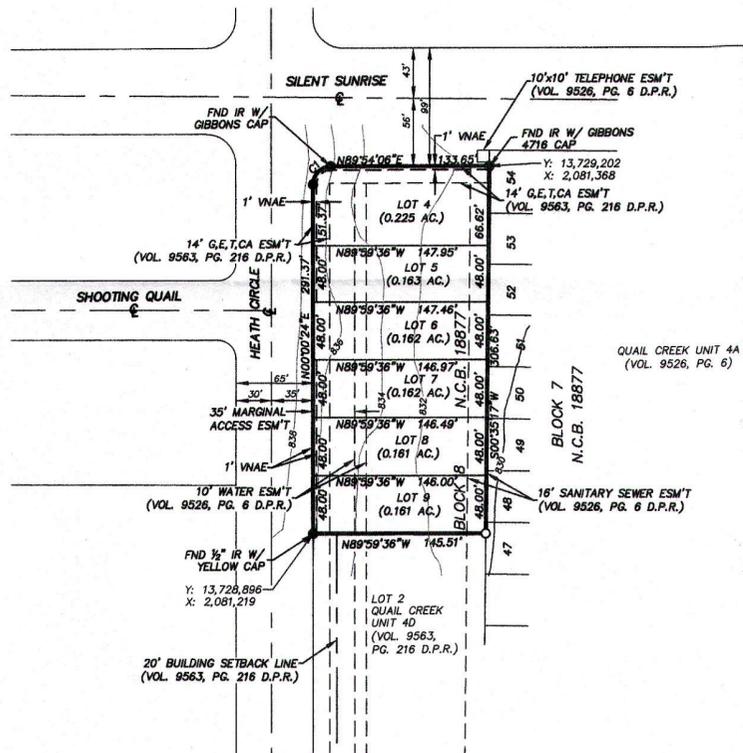
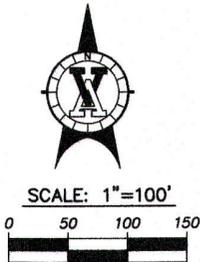
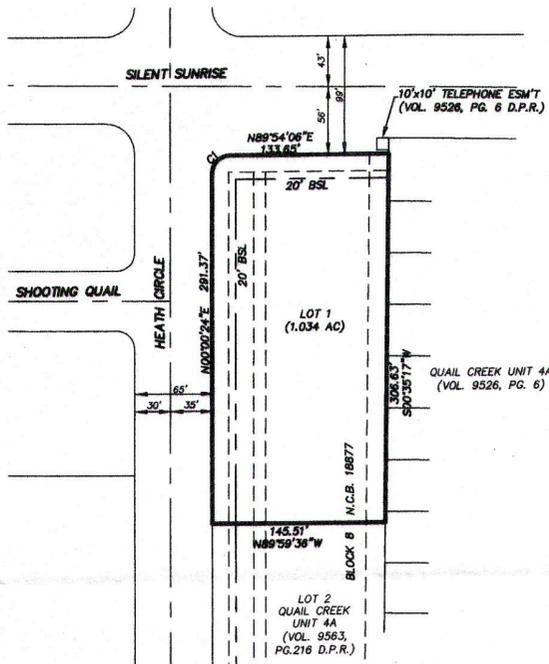
REPLAT ESTABLISHING ESTELA SUBDIVISION

BEING A REPLAT OF LOT 1 (1.034 ACRE), 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.



SCALE: 1"=100'

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



2013 JAN 17 PM 1:43
DEVELOPMENT SERVICES RECEIVED

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. 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 LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS PLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER
MR. JONAS E. AVILA-VILLARREAL
2805 ENTRADA BOULEVARD
IRVING, TEXAS 75038
PHONE: (214) 492-9191

[Signature]
OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 27 DAY OF

DECEMBER, A.D. 20 12

[Signature]
Karen S. Hopper
NOTARY PUBLIC, 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.

VICKREY & ASSOCIATES, INC.
BY: BRADY D. BAGGS, P.E.

[Signature]
BRADY D. BAGGS
LICENSED PROFESSIONAL ENGINEER



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
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 ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: VICKREY & ASSOCIATES, INC.

VICKREY & ASSOCIATES, INC.
BY: ROBERT M. ANGUIANO, R.P.L.S.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR



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 PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
MR. JONAS E. AVILA-VILLARREAL
2805 ENTRADA BOULEVARD
IRVING, TEXAS 75038
PHONE: (214) 492-9191

[Signature]
OWNER

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, 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 27 DAY OF DECEMBER, A.D. 20 12

[Signature]
Karen S. Hopper
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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 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 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. 11

Public Hearing:

Planning Commission
February 27, 2013

Application/Case Number:

120364

Project Name:

Castle Wood Forest, Unit-2A

Applicant:

Robert and Amy Metzger

Representative:

Pape-Dawson Engineers, Inc.
c/o Cara C. Tackett, P.E.

Owner:

Robert and Amy Metzger

Staff Coordinator:

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

Property Address/Location:

South of the intersection of Hunters
Moss and Hunters Knoll

MAPSCO Map Grid (Ferguson):

549 E-1

Tract Size:

2.071 acres

Council District:

8

Notification:

Published in Daily Commercial
Recorder on February 8, 2013
Notices mailed February 8, 2013

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

Internet Agenda posting February 22, 2013

REQUEST

Approval of a minor plat to replat and subdivide a 2.071-acre tract of land to establish **Castle Wood Forest, Unit-2A Subdivision**

APPLICATION TYPE

Replat and Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

February 5, 2013

CASE HISTORY

Area being replatted is the remaining portion of Lot 20, Block 17, NCB 17845, out of Castle Wood Forest, Unit-2 plat, recorded in Volume 9517 Page 46, of the Deed and Plat Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of three (3) single-family residential lots.

B. Zoning

“R-6 MLOD-1 AHOD” Residential Single-Family Military Lighting Overlay 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 31, 2013.

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 29, 2012.

II. SUPPLEMENTAL INFORMATION

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

III. RECOMMENDATION

Approval of the proposed **Castle Wood Forest, Unit-2A** Subdivision Plat

IV. ATTACHMENT

1. Proposed plat

REPLAT ESTABLISHING CASTLE WOOD FOREST, UNIT-2A

ESTABLISHING LOTS 28-30, BLOCK 17, NCB 17845, A 2.071 ACRE TRACT OF LAND BEING THE REMAINING PORTION OF LOT 20, BLOCK 17, NCB 17845 OF THE REPLAT OF CASTLE WOOD FOREST, UNIT-2 RECORDED IN VOLUME 9517, PAGE 46 OF THE DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS, IN THE CITY OF SAN ANTONIO, BEJAR COUNTY, TEXAS.

SCALE: 1" = 100'



PAPE-DAWSON ENGINEERS

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

DATE OF PRINT: January 17, 2013

STATE OF TEXAS COUNTY OF BEJAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE CASTLE WOOD FOREST, UNIT 2 REPLAT WHICH IS RECORDED IN VOLUME 9517, PAGE 46, 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 OWNERS OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

Robert H. Metzger

OWNER/DEVELOPER: ROBERT AND AMY METZGER 13710 HUNTERS MOSS SAN ANTONIO, TEXAS 78230

STATE OF TEXAS COUNTY OF BEJAR

SWORN AND SUBSCRIBED BEFORE ME THIS 18th DAY OF JANUARY, A.D. 2013

Thomas Scherwitz Notary Public, State of Texas My Commission Expires April 29, 2016

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: April 29, 2016

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.

Robert and Amy Metzger

OWNER/DEVELOPER: ROBERT AND AMY METZGER 13710 HUNTERS MOSS SAN ANTONIO, TEXAS 78230

STATE OF TEXAS COUNTY OF BEJAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT AND AMY METZGER 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 18th DAY OF JANUARY, A.D. 2013.

Thomas Scherwitz Notary Public, State of Texas My Commission Expires April 29, 2016

THIS PLAT OF CASTLE WOOD FOREST, UNIT-2A 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

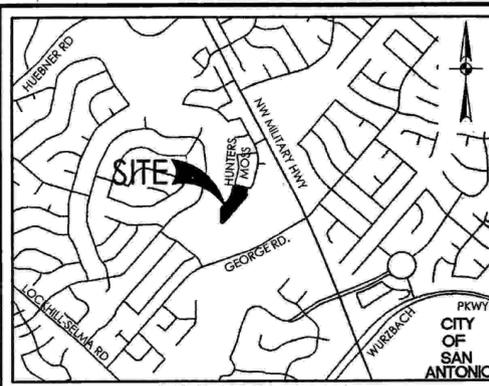
BY: SECRETARY

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

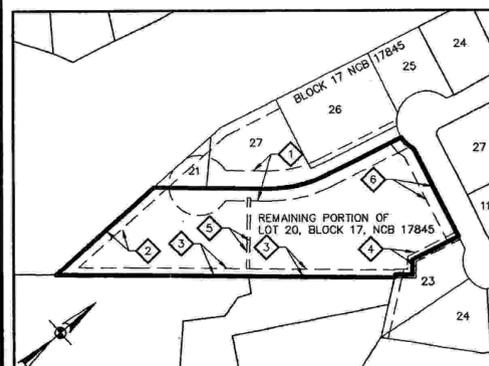
COUNTY CLERK, BEJAR COUNTY, TEXAS

BY: DEPUTY



LOCATION MAP

MAPSCO MAP GRID: 549E1 NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1" = 200'

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 20, BLOCK 17, NCB 17845 OF THE REPLAT OF A PORTION OF CASTLE WOOD FOREST, UNIT - 2 RECORDED IN VOLUME 9517, PAGE 46. A 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT RECORDED IN VOLUME 9517, PAGE 46, AND A 5' X 118' ELECTRICAL EASEMENT RECORDED IN VOLUME 9517, PAGE 46 ALL IN THE DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS.

LEGEND

- AC ACRE(S) VOL VOLUME
BLK BLOCK PG PAGE(S)
DPR DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS (SURVEYOR) OF REAL PROPERTY OF BEJAR COUNTY, TEXAS

SURVEYOR'S NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.

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.

Caral Robert LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEJAR

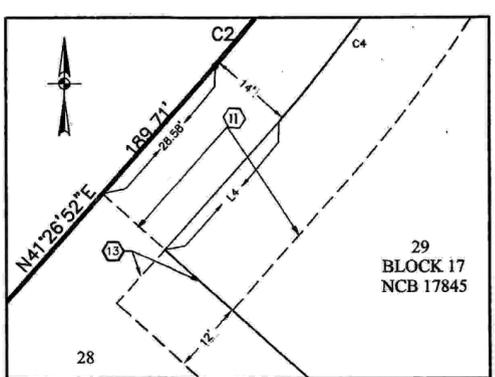
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

G.E. Buchanan 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 RIGHT-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 REPAIRING 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.

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

FINISHED FLOOR-TO-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: LOT 28, BLOCK 17, NCB 17845.



DETAIL "B"

FEMA NOTE: LOT 28, BLOCK 17 LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEJAR COUNTY, TEXAS, MAP NO. 48029C02255, DATED SEPTEMBER 29, 2010. ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEJAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

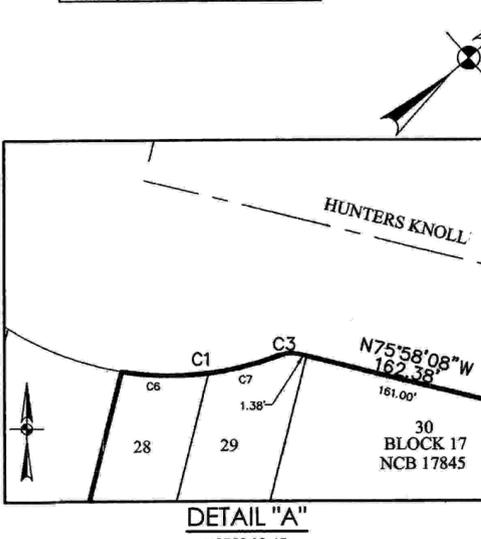
IMPACT FEE PAYMENT NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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 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.

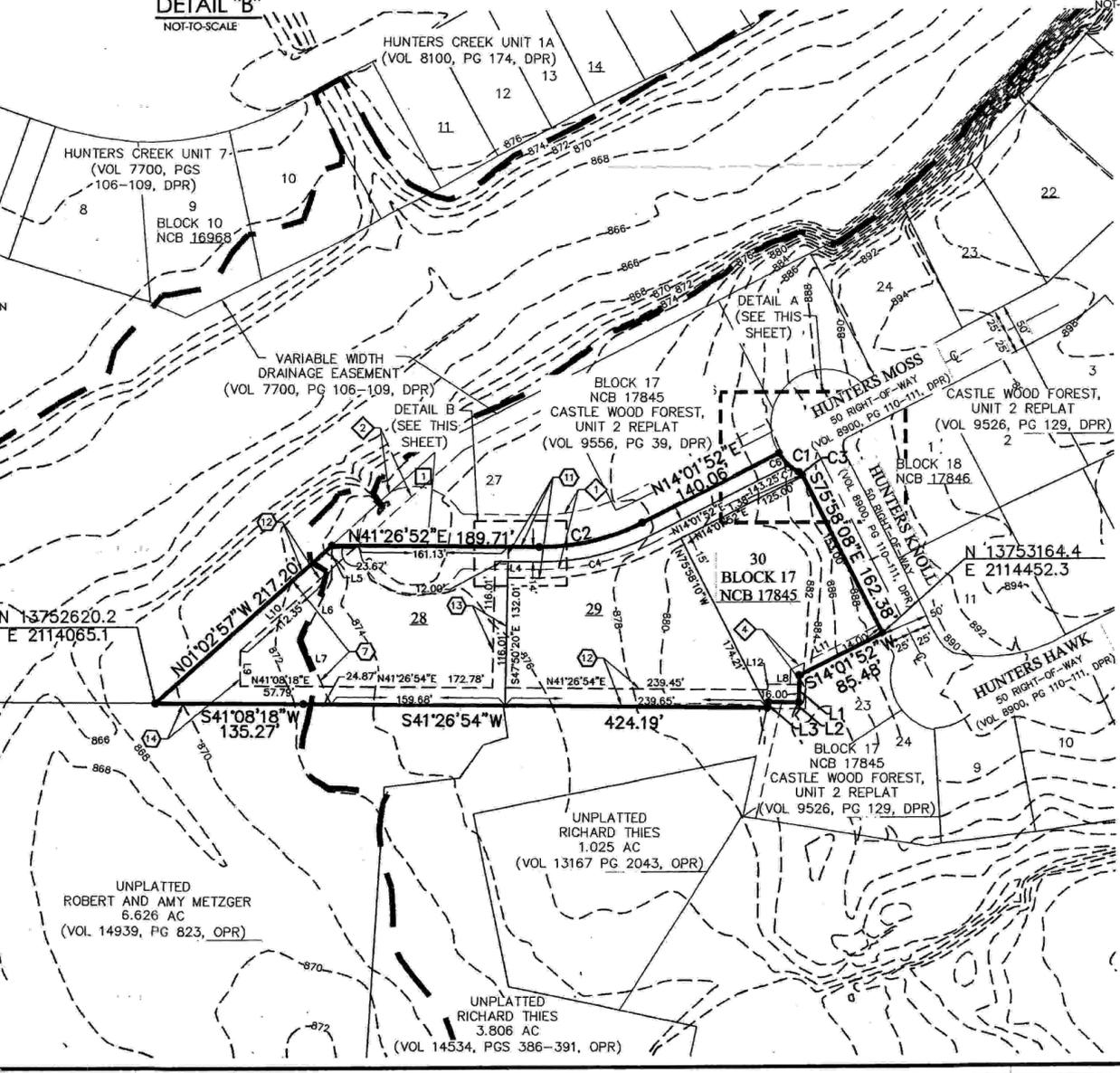
FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES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

Table with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains data for curves C1 through C7.

Table with columns: LINE, BEARING, LENGTH. Contains data for lines L1 through L12.



DETAIL "A"



Vertical text on the right edge: CASTLE WOOD FOREST, UNIT-2A Civil Job No. 8042-00; Survey Job No. 8042-00



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 12

Public Hearing:

Planning Commission
February 27, 2013

Application/Case Number:

130047

Project Name:

Cibolo Canyon Unit-4 Phase 3A PUD

Applicant:

John K. Pierret, Agent

Representative:

Pape-Dawson Engineers, Inc., c/o
Cara C. Tackett, P.E.

Owner:

Jerome Pooler

Staff Coordinator:

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

Property Address/Location:

Generally located north of Crest View
Way, east of Crest Noche Drive

MAPSCO Map Grid (Ferguson):

484 A-3

Tract Size:

0.376 acres

Council District(s):

ETJ

Notification:

Published in Daily Commercial
Recorder February 7, 2013

Notices mailed February 8, 2013

- 24 to property owners within 200 feet within the subdivision
- No registered neighborhood association within 200 feet
- Internet Agenda Posting
February 22, 2013

REQUEST

Approval of a minor plat to replat a 0.376-acre tract of land to establish the **Cibolo Canyon Unit-4 Phase 3A PUD**

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

February 4, 2013

CASE HISTORY

Area being replatted was previously platted as Lot 7, Block 23, CB 4900, out of the Cibolo Unit-4, Phase 3, PUD Subdivision, recorded in Volume 9575, Pages 221-222, 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 and 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 San Antonio River Authority Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on January 17, 2013.

E. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Notices

To the present, staff has received two (2) written responses in opposition from the surrounding property owners.

III. RECOMMENDATION

Approval of the proposed **Cibolo Canyon Unit-4, Phase 3A, PUD** Subdivision Plat

IV. ATTACHMENT

1. Proposed Plat

PLAT NUMBER 130047

REPLAT ESTABLISHING CIBOLO CANYON UNIT-4, PHASE 3A

A 0.376 ACRE TRACT OF LAND ESTABLISHING LOT 25 AND LOT 901, BLOCK 23, CB 4900 OUT OF LOT 7, BLOCK 23, CB 4900 OF THE CIBOLO CANYON UNIT 4 PHASE 3 SUBDIVISION, RECORDED IN VOLUME 9575, PAGES 221-222 OF THE DEED AND PLAT RECORDS OF 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.

OWNER/DEVELOPER: JEROME POOLER
23226 CREST VIEW WAY
SAN ANTONIO, TEXAS 78261

BY: JOHN K. PIERRET
CIBOLO CANYONS RESORT COMMUNITY
DULY AUTHORIZED AGENT
3650 TPC PARKWAY
SAN ANTONIO, TEXAS 78261
(210) 827-1133

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN K. PIERRET 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. 20_____.

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 _____ CIBOLO CANYONS UNIT-4 PHASE 3A _____ 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

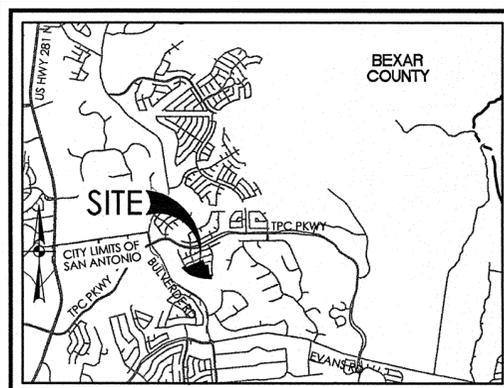
BY: _____ SECRETARY

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: 484A3
NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION
SCALE: 1"=100'

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 7, BLOCK 23, CB 4900 (0.376 ACRES) OF THE CIBOLO CANYON UNIT-4, PHASE 3 SUBDIVISION RECORDED IN VOLUME 9575, PAGES 221-222 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE CIBOLO CANYON, UNIT 4 PHASE 3 PLAT WHICH IS RECORDED IN VOLUME 9575, PAGES 221-222, 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 REPLATTING OF THIS PROPERTY.

WE, THE OWNERS OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: JEROME POOLER
23226 CREST VIEW WAY
SAN ANTONIO, TEXAS 78261

BY: JOHN K. PIERRET
CIBOLO CANYONS RESORT COMMUNITY
DULY AUTHORIZED AGENT
3650 TPC PARKWAY
SAN ANTONIO, TEXAS 78261
(210) 827-1133

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, A.D. 20_____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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.

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.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. THIS DOCUMENT IS BEING RELEASED FOR REVIEW PURPOSES BY: DAVID CASANOVA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4251.

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 ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IF IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY C/P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C/P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT 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. IF YOU HAVE RESIDENTIAL UNIT, ADD THE FOLLOWING NOTES:
4.1. 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.

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.

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.

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.

OPEN SPACE NOTE:
LOT 901, BLOCK 23, CB 4900 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, SEWER, WATER, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

BEXAR COUNTY MAINTENANCE NOTE:
BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT OWNER, THEIR SUCCESSORS OR ASSIGNEES SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

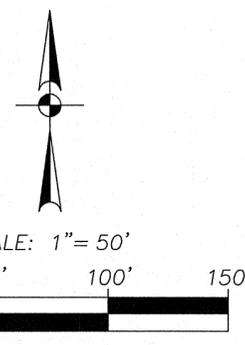
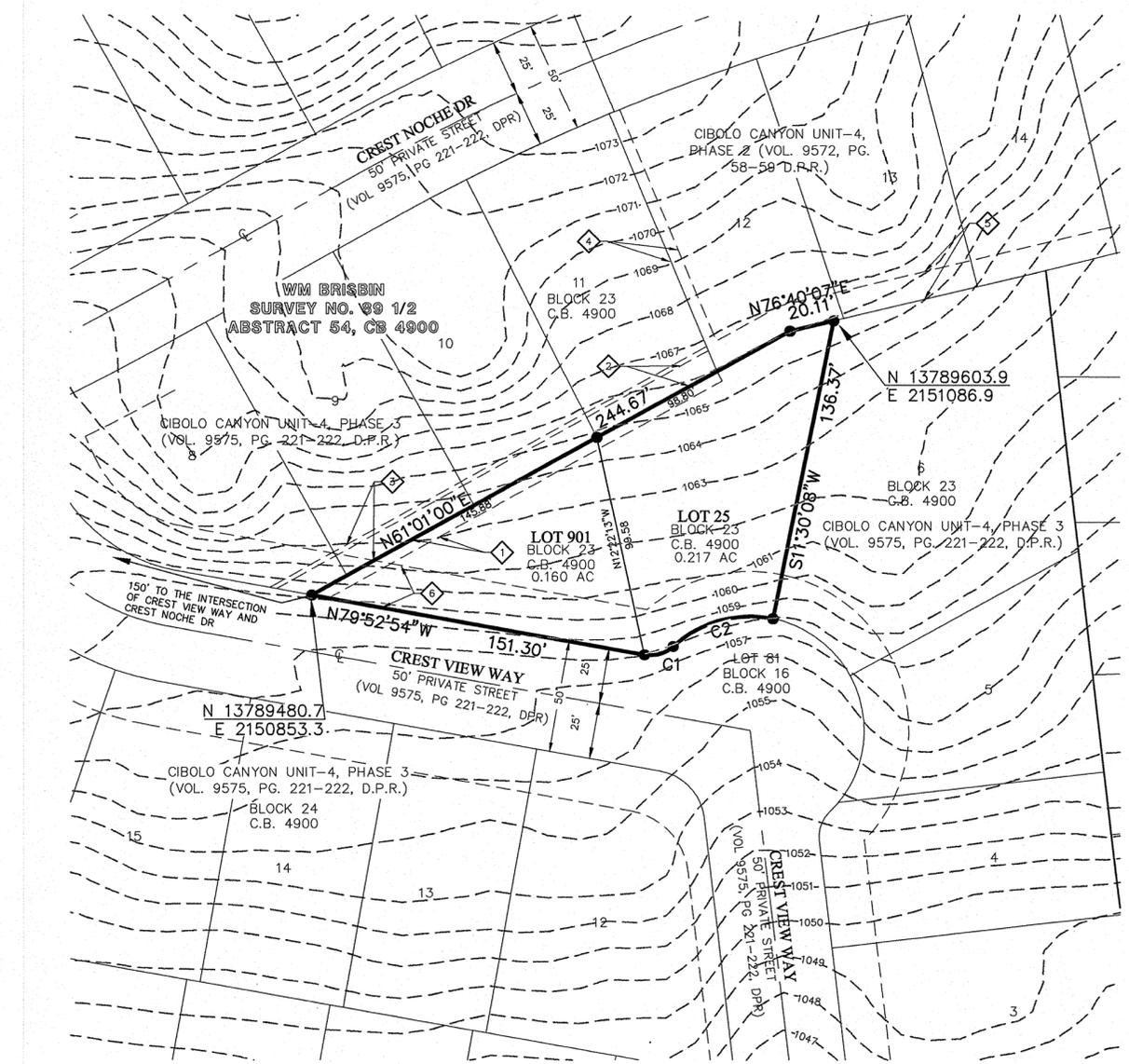
LEGEND

AC	ACRE(S)
BLK	BLOCK
CB	COUNTY BLOCK
DOC	DOCUMENT NUMBER
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
VOL	VOLUME
PG	PAGE(S)
●	SET 1/2" IRON ROD (PD)
- - -	EXISTING CONTOURS

- 1 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9575, PG 221-222, DPR)
- 2 10' DRAINAGE EASEMENT (VOL 9575, PG 221-222, DPR)
- 3 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9575, PG 221-222, DPR)
- 4 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9575, PG 58-59, DPR)
- 5 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9572, PG 58-59, DPR)
- 6 20' BUILDING SETBACK LINE (VOL 9575, PG 221-222, DPR)

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	52°41'41"	N73°46'16"E	13.31'	13.80'
C2	51.00'	54°04'43"	S74°27'47"W	46.37'	48.14'



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: January 16, 2013



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 13

Public Hearing:

Planning Commission
February 27, 2013

Application/Case Number:

130102

Project Name:

Canyons at Scenic Loop PUD, Unit 3

Applicant:

Jay Patterson

Representative:

Jones & Carter, Inc., c/o J. Steven
Brown, P.E.

Owner:

Southerland Palmira, LLC

Staff Coordinator:

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

Property Address/Location:

Generally located south of the
intersection of Scenic Loop Road and
Autumn Canyon.

MAPSCO Map Grid (Ferguson):

478 E-3

Tract Size:

21.162

Council District:

ETJ

Notification:

- Internet Agenda Posting
February 22, 2013

REQUEST

Approval of a major plat to subdivide a 21.162-acre tract of land to establish the **The Canyons at Scenic Loop PUD Unit 3** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Pending

DATE FILED WITH PLANNING COMMISSION

Pending

I. ANALYSIS

A. Proposed Use(s)

The proposed plat will consist of twenty-six (26) single-family residential lots, two (2) non-single family residential lots and approximately two thousand three hundred forty-five (2,345) linear feet of private streets.

B. Zoning

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

C. Major Thoroughfare(s)

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

D. Services Available

SAWS Water and On Site Sewer Facility

E. Inter-jurisdictional Review

Letters of Certification (LOCs) pending- Bexar County

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 was notified of the project and the Garrison Commander had no comments.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on February 13, 2013.

Furthermore, on February 11, 2013, the applicant submitted a request for an Administrative Exception to the requirement of Section 35-506(d)(3)(B), Street Grades, of the Unified Development Code (UDC). The Development Services Department, Engineering and Bexar County, Public Works have no objection to the granting of the Administrative Exception as indicated in the attached report (**ATTACHMENT 2**).

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 014A-07, Rising Moon Ranch, accepted on January 9, 2009
PUD 09-005, Palmira PUD, approved on July 8, 2009

III. RECOMMENDATION

Pending of the proposed **Canyons at Scenic Loop PUD Unit 3** Subdivision Plat.

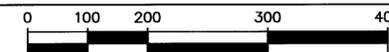
IV. ATTACHMENTS

1. Proposed Plat
2. Administrative Exception

PLAT NUMBER 130102

SUBDIVISION PLAT ESTABLISHING
THE CANYONS AT SCENIC LOOP
PUD UNIT 3

21.162 ACRES OF LAND SITUATED WITHIN THE LARKIN T. SMITH SURVEY NO. 332, ABSTRACT NO. 1101, C.B. 4702, BEXAR COUNTY, TEXAS; BEING A PORTION OF 286.650 ACRES DESCRIBED IN INSTRUMENT TO SOUTHERLAND PALMIRA, LLC RECORDED IN VOL.15252, PG.2395 OF THE BEXAR COUNTY DEED AND PLAT RECORDS



SCALE: 1" = 200'

JC JONES & CARTER, INC.
ENGINEERS-PLANNERS-SURVEYORS
Texas Board of Professional Engineers Registration No. F-439

1000 Central Parkway N., Ste. 100
San Antonio, Texas 78232 (210) 494-5511
DATE OF PRINT: February 14, 2013

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 HEREIN EXPRESSED.

OWNER/DEVELOPER: SOUTHERLAND PALMIRA, LLC
A DELAWARE LIMITED LIABILITY COMPANY
JAY PATTERSON, PRESIDENT
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH,
TEXAS 78070
TELEPHONE (830) 228-5263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
JAY PATTERSON 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 DAY OF February, A.D. 2013.

Laurie A. Rothman
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

ON THIS _____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP PUD UNIT 3 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

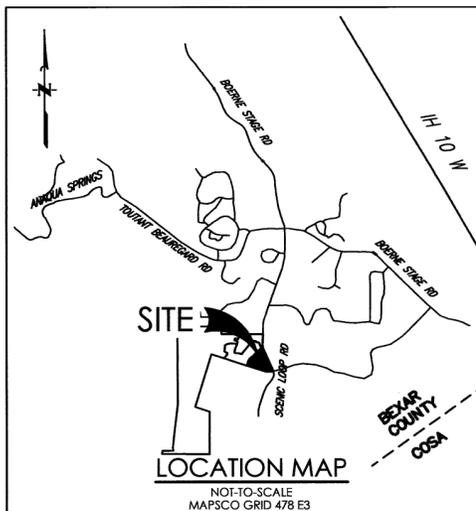
BY: _____ SECRETARY

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
NOT-TO SCALE
MAPSCO GRID 478 E3

LEGEND

- B.S.L. ----- BUILDING SETBACK LINE
- BCRPR ----- BEXAR COUNTY REAL PROPERTY RECORDS
- BCDPR ----- BEXAR COUNTY DEED & PLAT RECORDS
- E.G.T.C. ----- ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
- ESMT ----- EASEMENT

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 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.

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, HANGINGS 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.

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.

Charles Grady Koehl 2-15-13
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: JONES & CARTER, INC.

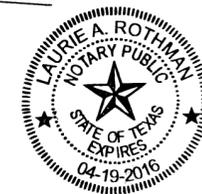
Michael A. Romans 2-15-2013
REGISTERED PROFESSIONAL LAND SURVEYOR

GENERAL NOTE

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2" DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE BEARINGS & DISTANCES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR IS 1.000178.
3. NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
4. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE CANYONS AT SCENIC LOOP SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO, AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOT 999, BLOCK 6, C.B. 4695; LOT 902, BLOCK 5, C.B. 4695 AND LOT 901, BLOCK 4, C.B. 4695.
5. THE DEVELOPER DEDICATES THE WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
6. ALL OF LOT 901, BLOCK 4, C.B. 4695 AND LOT 902, BLOCK 5, C.B. 4695 ARE DRAINAGE EASEMENTS.
7. THE PUBLIC WATER SYSTEM WAS DESIGNED TO PROVIDE A MINIMUM FIRE FLOW OF 2,000 GALLONS PER MINUTE AT 25 PSI TO THE RESIDENTIAL LOTS SHOWN ON THIS PLAT.
8. 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.

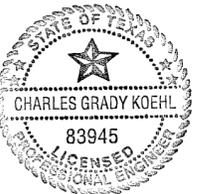
DRAINAGE NOTES:

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 OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.



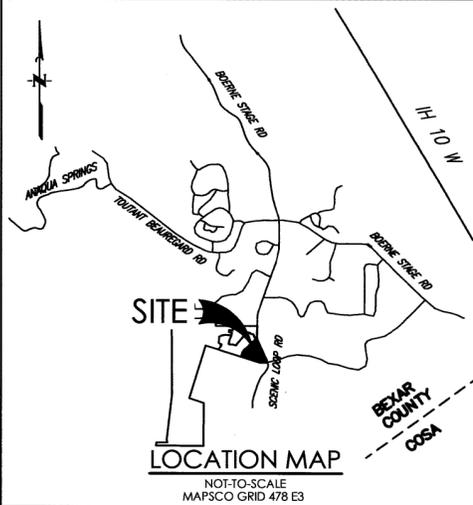
286.649 ACRES 270
SCENIC LOOP
INVESTMENTS, L.P.
VOL.11104 PG.2057
B.C.D.P.R.
UNPLATTED

INDEX MAP
SHEET 1 OF 5



Civil Job No. S0406-009-00

Date: Feb 14, 2013 4:17pm User: JWS
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LOCATION MAP
NOT-TO-SCALE
MAPSCO GRID 478 E3

LEGEND

- B.S.L. ----- BUILDING SETBACK LINE
- BCRPR ----- BEXAR COUNTY REAL PROPERTY RECORDS
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- E.G.T.C. ----- ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
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EDU NOTE:

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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.

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 THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT 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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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.

Charles Grady Koehl 2-15-13
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: JONES & CARTER, INC.

Michael A. Romans 2-15-2013
REGISTERED PROFESSIONAL LAND SURVEYOR

GENERAL NOTE

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE BEARINGS & DISTANCES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR IS 1.000178.
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4. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE CANYONS AT SCENIC LOOP SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO, AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOT 999, BLOCK 6, C.B. 4695; LOT 902, BLOCK 5, C.B. 4695 AND LOT 901, BLOCK 4, C.B. 4695.
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8. 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.

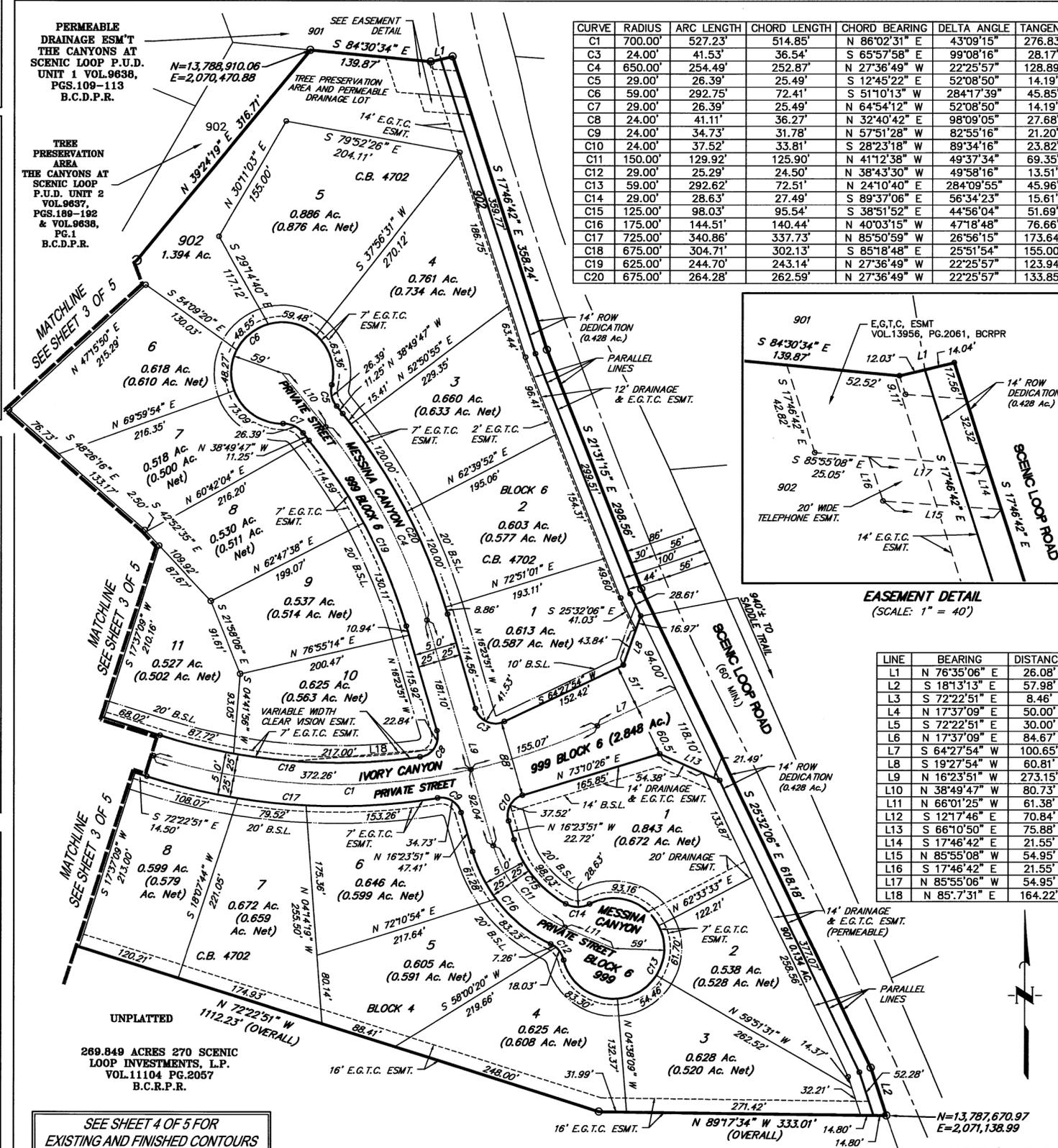
DRAINAGE NOTES:

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 OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

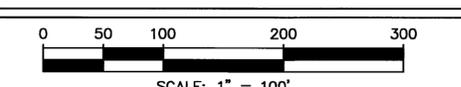
FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.



PLAT NUMBER 130102

SUBDIVISION PLAT ESTABLISHING
THE CANYONS AT SCENIC LOOP
PUD UNIT 3

21.162 ACRES OF LAND SITUATED WITHIN THE LARKIN T. SMITH SURVEY NO. 332, ABSTRACT NO. 1101, C.B. 4702, BEXAR COUNTY, TEXAS; BEING A PORTION OF 286.650 ACRES DESCRIBED IN INSTRUMENT TO SOUTHERLAND PALMIRA, LLC RECORDED IN VOL. 15252, PG. 2395 OF THE BEXAR COUNTY DEED AND PLAT RECORDS



SCALE: 1" = 100'
JC JONES & CARTER, INC.
ENGINEERS-PLANNERS-SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
1000 Central Parkway N., Ste. 100
San Antonio, Texas 78232 (210) 494-5511
DATE OF PRINT: February 14, 2013

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: SOUTHERLAND PALMIRA, LLC
DELAWARE LIMITED LIABILITY COMPANY
JAY PATTERSON, PRESIDENT
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH,
TEXAS 78070
TELEPHONE (830) 228-5263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
JAY PATTERSON 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 DAY OF February, A.D. 20 13.

Jessie A. Pollock
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, TEXAS 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.

ON THIS _____ DAY OF _____ A.D. 20 ____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP PUD UNIT 3 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

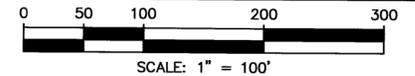


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Date: Feb 14, 2013, 4:16pm User ID: JUS
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PLAT NUMBER 130102

**SUBDIVISION PLAT ESTABLISHING
THE CANYONS AT SCENIC LOOP
PUD UNIT 3**

21.162 ACRES OF LAND SITUATED WITHIN THE LARKIN T. SMITH SURVEY NO. 332, ABSTRACT NO. 1101, C.B. 4702, BEXAR COUNTY, TEXAS; BEING A PORTION OF 286.650 ACRES DESCRIBED IN INSTRUMENT TO SOUTHERLAND PALMIRA, LLC RECORDED IN VOL. 13252, PG. 2395 OF THE BEXAR COUNTY DEED AND PLAT RECORDS



JC JONES & CARTER, Inc.
ENGINEERS • PLANNERS • SURVEYORS
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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: SOUTHERLAND PALMIRA, LLC
A DELAWARE LIMITED LIABILITY COMPANY
JAY PATTERSON, PRESIDENT
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH,
TEXAS 78070
TELEPHONE (830) 228-5263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
JAY PATTERSON 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 DAY OF February, A.D. 2013.

Laurie A. Rothman
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP PUD UNIT 3 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

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COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

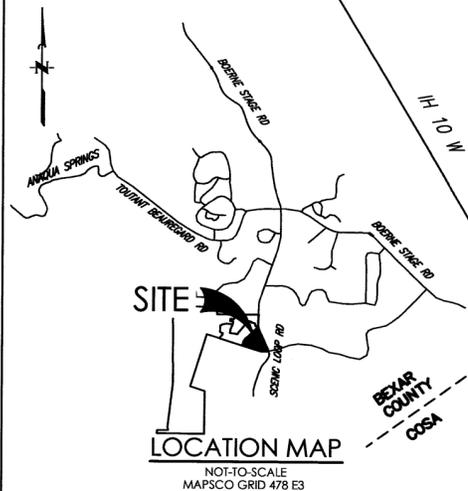
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GENERAL NOTE

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE BEARINGS & DISTANCES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM, THE GRID TO SURFACE SCALE FACTOR IS 1.000178.
3. NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
4. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE CANYONS AT SCENIC LOOP SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO, AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOT 999, BLOCK 6, C.B. 4695; LOT 902, BLOCK 5, C.B. 4695 AND LOT 901, BLOCK 4, C.B. 4695.
5. THE DEVELOPER DEDICATES THE WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
6. ALL OF LOT 901, BLOCK 4, C.B. 4695 AND LOT 902, BLOCK 5, C.B. 4695 ARE DRAINAGE EASEMENTS.
7. THE PUBLIC WATER SYSTEM WAS DESIGNED TO PROVIDE A MINIMUM FIRE FLOW OF 2,000 GALLONS PER MINUTE AT 25 PSI TO THE RESIDENTIAL LOTS SHOWN ON THIS PLAT.
8. 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.



LOCATION MAP
NOT-TO-SCALE
MAPSCO GRID 478 E3

LEGEND

- B.S.L. ----- BUILDING SETBACK LINE
- BCRPR ----- BEXAR COUNTY REAL PROPERTY RECORDS
- BCDPR ----- BEXAR COUNTY DEED & PLAT RECORDS
- E.G.T.C. ----- ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
- ESMT ----- EASEMENT

EDU NOTE:

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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 TO 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.

STATE OF TEXAS
COUNTY OF BEXAR

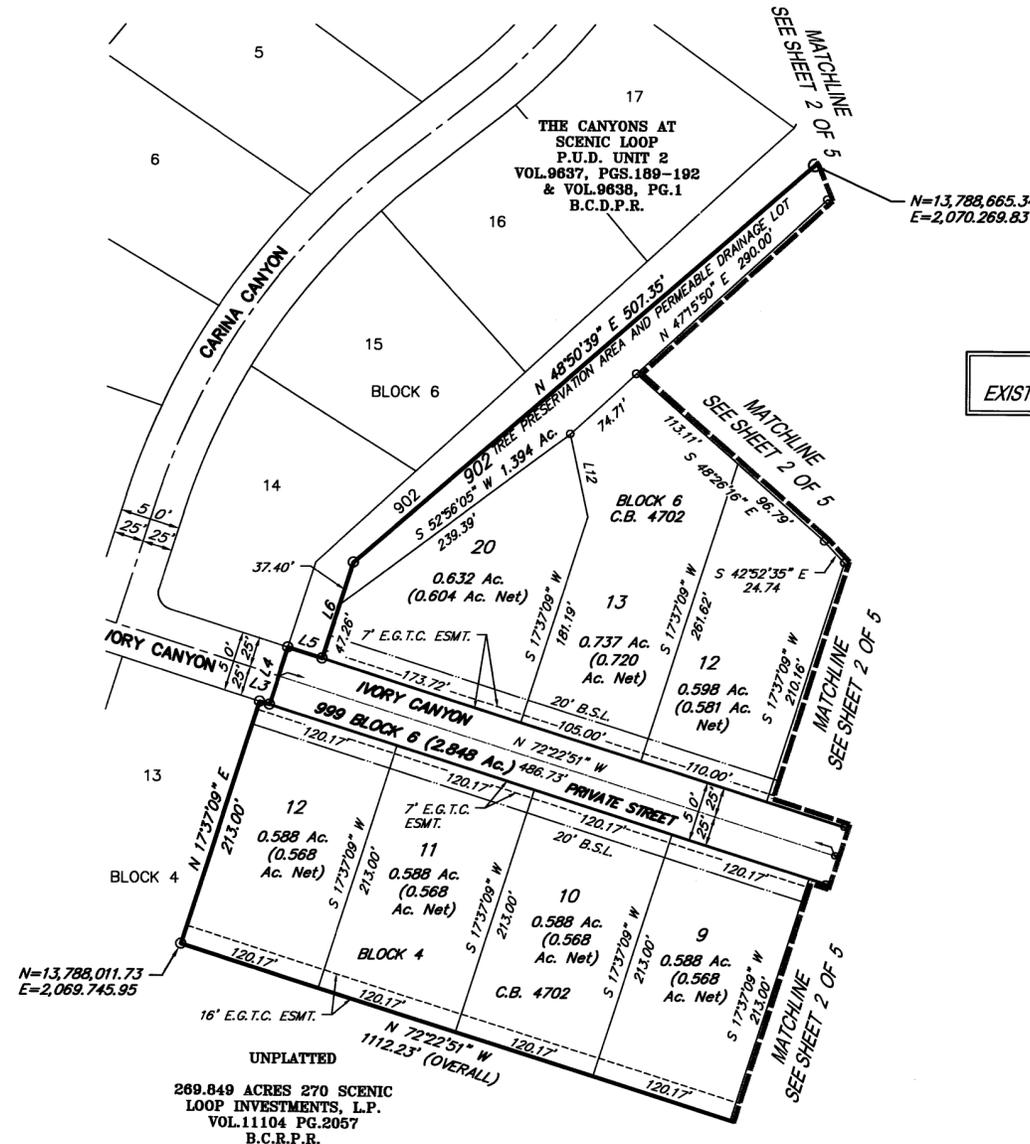
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Wes Hall 2-15-13
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: JONES & CARTER, INC.

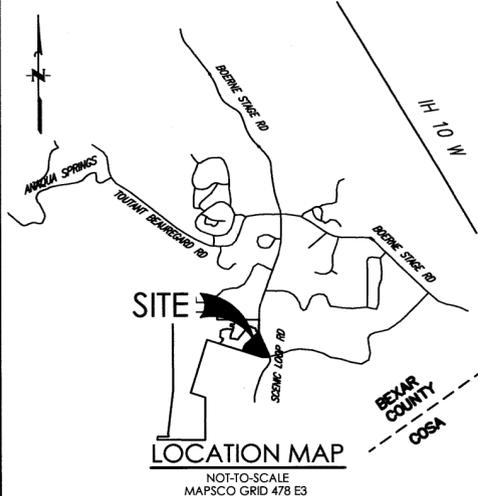
Michael A. Romans 2-15-2013
REGISTERED PROFESSIONAL LAND SURVEYOR



SEE SHEET 5 OF 5 FOR
EXISTING AND FINISHED CONTOURS



LINE	BEARING	DISTANCE
L1	N 76°35'06" E	26.08'
L2	S 18°13'13" E	57.98'
L3	S 72°22'51" E	8.46'
L4	N 17°37'09" E	50.00'
L5	S 72°22'51" E	30.00'
L6	N 17°37'09" E	84.67'
L7	S 64°27'54" W	100.65'
L8	S 19°27'54" W	60.81'
L9	N 16°23'51" W	273.15'
L10	N 38°49'47" W	80.73'
L11	N 66°01'25" W	61.38'
L12	S 12°17'46" E	70.84'
L13	S 66°10'50" E	75.88'
L14	S 17°46'42" E	21.55'
L15	N 85°55'08" W	54.95'
L16	S 17°46'42" E	21.55'
L17	N 85°55'08" W	54.95'
L18	N 85°7'31" E	164.22'



LEGEND

- B.S.L. ----- BUILDING SETBACK LINE
- BCRPR ----- BEXAR COUNTY REAL PROPERTY RECORDS
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STATE OF TEXAS
COUNTY OF BEXAR

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Mark Skill 2-15-13
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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Michael A. Romans 2-15-2013
REGISTERED PROFESSIONAL LAND SURVEYOR

GENERAL NOTE

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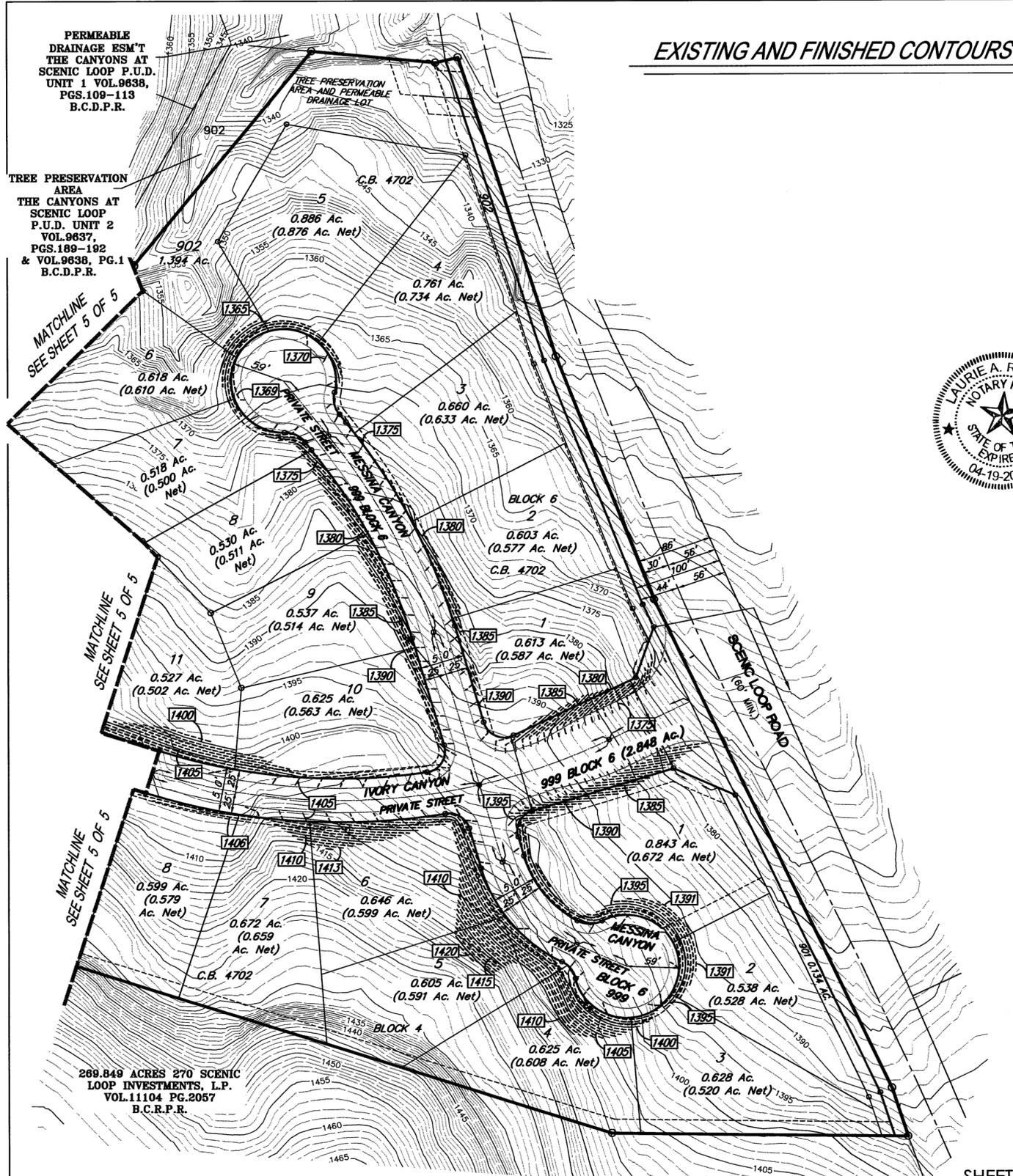
DRAINAGE NOTES:

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 OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.



EXISTING AND FINISHED CONTOURS



PLAT NUMBER 130102

**SUBDIVISION PLAT ESTABLISHING
THE CANYONS AT SCENIC LOOP
PUD UNIT 3**

21.162 ACRES OF LAND SITUATED WITHIN THE LARKIN T. SMITH SURVEY NO. 332, ABSTRACT NO. 1101, C.B. 4702, BEXAR COUNTY, TEXAS; BEING A PORTION OF 286.650 ACRES DESCRIBED IN INSTRUMENT TO SOUTHERLAND PALMIRA, LLC RECORDED IN VOL.15252, PG.2395 OF THE BEXAR COUNTY DEED AND PLAT RECORDS



JC JONES & CARTER, INC.
ENGINEERS - PLANNERS - SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
1000 Central Parkway N., Ste. 100
San Antonio, Texas 78232 (210) 494-5511
DATE OF PRINT: February 14, 2013

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: SOUTHERLAND PALMIRA, LLC
A DELAWARE LIMITED LIABILITY COMPANY
JAY PATTERSON, PRESIDENT
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070
TELEPHONE (830) 228-5263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
JAY PATTERSON, 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 DAY OF February, A.D. 2013.

Laurie A. Rothman
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.

ON THIS _____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP PUD UNIT 3 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____

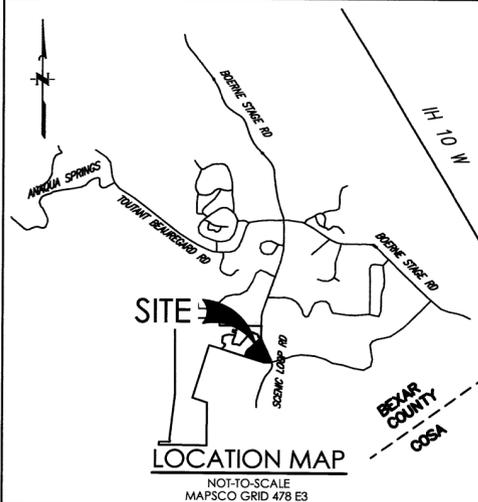
BY: _____ CHAIRMAN
BY: _____ SECRETARY

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





LEGEND

- B.S.L. ----- BUILDING SETBACK LINE
- BCRPR ----- BEXAR COUNTY REAL PROPERTY RECORDS
- BCDPR ----- BEXAR COUNTY DEED & PLAT RECORDS
- E.G.T.C. ----- ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
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STATE OF TEXAS
COUNTY OF BEXAR

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Charles H. Koehl 2-15-13
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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Michael A. Romans 2-15-2013
REGISTERED PROFESSIONAL LAND SURVEYOR

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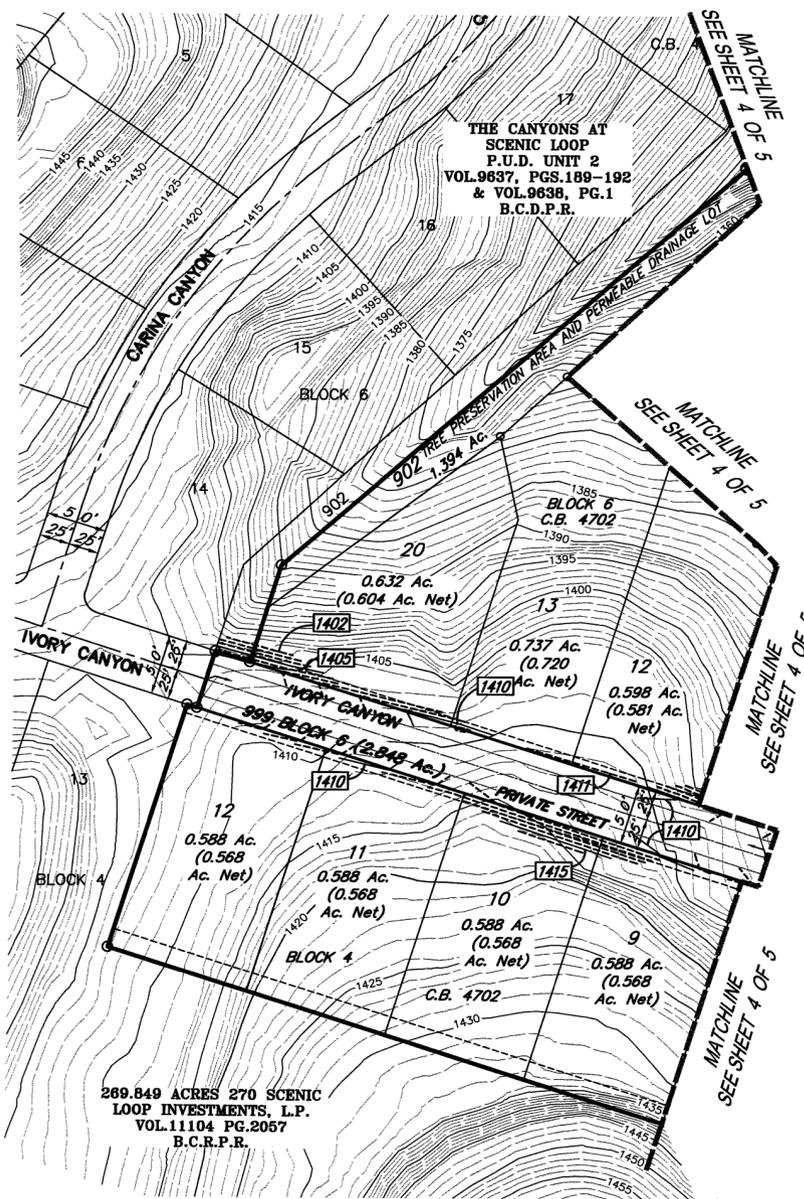
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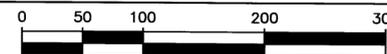


EXISTING AND FINISHED CONTOURS

PLAT NUMBER 130102

**SUBDIVISION PLAT ESTABLISHING
THE CANYONS AT SCENIC LOOP
PUD UNIT 3**

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SCALE: 1" = 100'

JC JONES & CARTER, INC.
ENGINEERS - PLANNERS - SURVEYORS
Texas Board of Professional Engineers Registration No. F-439

1000 Central Parkway N., Ste. 100
San Antonio, Texas 78232 (210) 494-5511
DATE OF PRINT: February 14, 2013

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: SOUTHERLAND PALMIRA, LLC
A DELAWARE LIMITED LIABILITY COMPANY
JAY PATTERSON, PRESIDENT
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH,
TEXAS 78070
TELEPHONE (830) 228-5263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
JAY PATTERSON 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 DAY OF February, A.D. 2013.

Laurie A. Rothman
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.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP PUD UNIT 3 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



Attachment 2



1000 Central Parkway N., Suite 100 TEL 210 494 5511
San Antonio, Texas 78232-5050 FAX 210 494 5519



Texas Board of Professional Engineers Registration No. F-439

LAND DEVELOPMENT
SERVICES DIVISION

February 11, 2013

Administrative Exception
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 S. Alamo, 1st Floor
San Antonio, Texas 78204

Reference: The Canyons at Scenic Loop PUD Unit 3 - Plat No. 130102
Request for Administrative Exception to Street Grades, UDC 35-506(d)(3)B

- Administrative Exception
- Environmental Variance
- Subdivision Platting Variance - Time Extension

Dear COSA DSD:

Introduction: The Canyons at Scenic Loop PUD Unit 3 is a proposed 21.162 acre single-family residential development located off Scenic Loop Road southwest of Boerne Stage Road in Bexar County, Texas. The overall terrain for this project is steep and variable which presents a significant design challenge in terms of establishing street grades that are as flat as possible while allowing driveway access to each lot. An Administrative Exception to the for streets grades over ten (10) percent in the City's Extra-Territorial Jurisdiction as contained in UDC Section 35-506(d)(3)(B) Grade is requested.

Code Issue: Street Grades, UDC 35-506(d)(3)B

Bexar County Fire Marshal Approval: C. Grady Koehl, P.E. with Jones & Carter, Inc. will meet with David Boudreau with the Bexar County Fire Marshal's office, and Bob Brach, P.E., Bexar County Development Services Engineer on 2/13/13 to review the street grades at the entrance which are greater than 10%.

The current Bexar County Fire Marshal Rules dated 12/2009, Appendix D, Fire Apparatus Access Roads, Section D103 – Minimum Specifications require the following for grades over 10% but less than 12%:

- 1) The length of the grade does not exceed 300' from the beginning point of the grade to the termination point of the grade. *Response: Complies. The length of the grade is 175'.*
- 2) The termination point of the grade is not within 150' of a down-hill intersection, cul-de-sac or hammerhead. *Response: Does not comply. Ivory Canyon is a second entrance, as required by the CSA UDC. We are currently cutting 8 feet. This will be discussed with the Fire Marshal.*
- 3) The last 75' of a down-hill slope approaching an intersection is not greater than 5%. *Response: Does not comply. The down-hill slope approach is 25' (5% grade). This will be discussed with the Fire Marshal.*

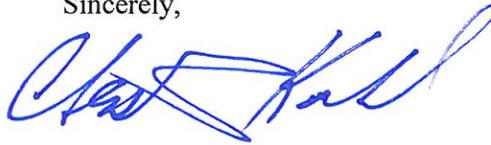
- 4) A grade indicating sign, showing the international symbol for a grade, as well as the numerical percentage of the grade, is installed within 75' of the start of both the up-hill and down-hill portions of the grade. *Response: Complies. See Traffic Control Plan.*

Discussion/Justifications: The topography associated with the Canyons at Scenic Loop Unit 3 Subdivision is very similar to the terrain associated with the previous Units 1, 2 and 4 projects. The overall land plan has been reviewed to establish the best place to provide the second entrance (this unit) in terms of minimizing the street grades.

In our professional opinion, the proposed "Administrative Exception" 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 appreciate your consideration of this request.

Please advise if you have any questions or need additional information.

Sincerely,



Engineer for Owner
C. Grady Koehl, P.E.
Jones & Carter Inc.

CGK/das
Job No. S0406-009-01
Attachments: \$350 Administrative Exception Fee

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



COUNTY OF BEXAR

PUBLIC WORKS DEPARTMENT

233 N. Pecos La Trinidad, Suite 420
San Antonio, Texas 78207-3188
Main 210-335-6700

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project: Canyons at Scenic Loop PUD Unit 3
A major subdivision plat consisting of 26 lots and a proposed roadway approximately 2,025 lf of private streets on 21.162 acres with access off Scenic Loop Road.

Address: Approx. 760 lf south of the intersection of Scenic Loop Road and Autumn Canyon
Ferguson Map Grid 478/E-3

A/P #/PPR #/Plat #: 130102

AEVR Submittal Date: February 11, 2013; February 15, 2013

AEVR Submitted by: J Steven Brown, PE & C Grady Koehl, PE
Jones & Carter Inc

Issue: Street Grades

Code Sections: 2011 Unified Development Code (UDC), Table 506-3; Section 35-506 (d)(3)(B) – Cross-Section and Construction Standards – Grade

By: Robert G Brach PE – Development Services Manager

I have reviewed the information provided in Mr. Brown's and Mr. Koehl's letters dated February 11, 2013 and February 15, 2013. The following issue is addressed in this analysis:

UDC 35-506 (d)(3)(B) and Table 506-3 require a maximum grade of 10% in the ETJ. In order to preserve public safety, the Bexar County Fire Marshal established the following criterion when grades in excess of 10% but not greater than 12% are warranted due to topography:

- a. The length of the grade in excess of 10%, but not in excess of 12%, must not exceed 300 feet. The proposed street named Ivory Canyon has grades in excess of 10% occurring between Stations 2+50 and 4+25 for a total of 175 lf.
- b. The termination point of the excessive grade must be at least 150 feet of a down-hill intersection, cul-de-sac, or hammerhead. The termination point of the excessive grade for the proposed development is approximately 75 feet from the intersection for the straight run of the traffic traveling on the street. A 116 lf sweeping right turn with a grade of approximately 1% on to Scenic Loop is being provided as an alternative.
- c. The last 75 feet of the down-hill slope approaching an intersection shall not be greater than 5%. The last 25 feet of the through traffic down-hill slope approaching the intersection for the proposed street does not exceed 5%. A 116 lf sweeping right turn with a grade of approximately 1% on to Scenic Loop is being provided as an alternative.
- d. Grade indicating signs will be installed within 75 feet of the start of both the up-hill and down-hill portions of the grade. The signage is being provided at the appropriate locations.

The Administrative Exception request was evaluated for the criteria listed under 35-436(e) as follows:

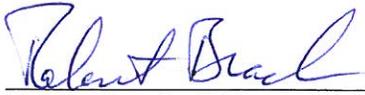
1. **Is the exception contrary to the spirit and intent of section?** The exception is not contrary to the spirit and intent of the section. The Bexar County Fire Marshal has established criteria to be met when topography warrants street grade construction in excess of 10%. The criterion of the Bexar County Fire Marshal has been satisfied in this request.

Section 35-506(d)(3)(B) – Cross Section and Construction Standards – Grades

2. **Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?** The applicant is taking all practical measures to minimize any adverse impacts to public health, safety and public welfare. The applicant is providing “Grade Indicating Signage” for the street segment in excess of 10%; minimizing the length of the restricted grade; and providing a sweeping right turn at a grade of approximately 1% on the downhill side of the grade.
3. **Does the public interest underlying the exceptions outweigh the public interest of the particular regulations?** The public interest is protected with the addition of the signage to warn operators of vehicles of steep grades.
4. **Do the proposed exceptions comply with all other applicable standards of 35-432(e)?** Yes.

The proposed Administrative Exception meets the intent of the UDC and will not result in a waiver of traffic or public safety requirements.

RECOMMENDATION: Approval of the Administrative Exception.

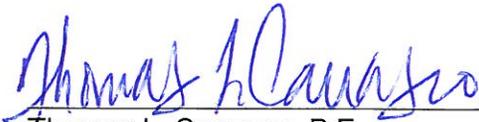


Robert Brach, P.E.
Development Services Manger
Bexar County

2/15/13

Date

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



Thomas L. Carrasco, P.E.
Development Services Engineer
City of San Antonio Planning and Development Services Department

2/19/2013

Date



John Jacks
Assistant Director
City of San Antonio Development Services Department

2/19/13

Date



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE DIVISION/DISPOSITION SECTION

STAFF REPORT

AGENDA ITEM NO. 14

Public Hearing:

Planning Commission
February 27, 2013

Special Project Number:

S.P. 1678

Petitioner:

Rosa Martha Sanchez

Representative:

Staff Coordinator:

Martha Almeria, Management
Analyst
210 207-6970
malmeria@sanantonio.gov

Property Address/Location:

203 Taos St.

Tract Size:

0.1125 of an acre or 4,900 square feet

Council District(s):

5

REQUEST

A resolution declaring as surplus and selling a 0.1125-acre tract of vacant City-owned property located at 203 Taos Street, in NCB 10476, in Council District 5, as requested by Rosa Martha Sanchez (Petitioner) for \$4,500.00.

RECOMMENDATION ACTION

Staff recommends approval of this request.

ALTERNATIVE ACTION

The sale of this property will allow the Petitioner to enclose and utilize the property. The disapproval of this request would disallow the Petitioner from utilizing it.

I. BACKGROUND

Rosa Martha Sanchez (Petitioner) is requesting to purchase an unimproved tract of City-owned real property located at 203 Taos Street as shown on attached Exhibit A. The Petitioner owns the abutting property at 131 Taos Street. The sale property is approximately 0.1125 of an acre (4,900 sq. ft.) tract of land, which the Petitioner has maintained over the years. In accordance with City policy, the subject property was advertised to the public in The Hart Beat on August 27, 2012 and August 29, 2012. Mrs. Sanchez was the sole bidder for this property and has requested that the property be conveyed in her daughter's name, Nelly Sanchez Silva.

II. SUPPLEMENTAL INFORMATION

In compliance with City procedures, Petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. If approved, a Deed without Warranty will be drafted and executed.

III. RECOMMENDATION

Staff recommends approval of this request to declare as surplus and sell 4,900 square feet of vacant City-owned property.

IV. ATTACHMENTS

1. Exhibit A
2. Resolution
3. PowerPoint

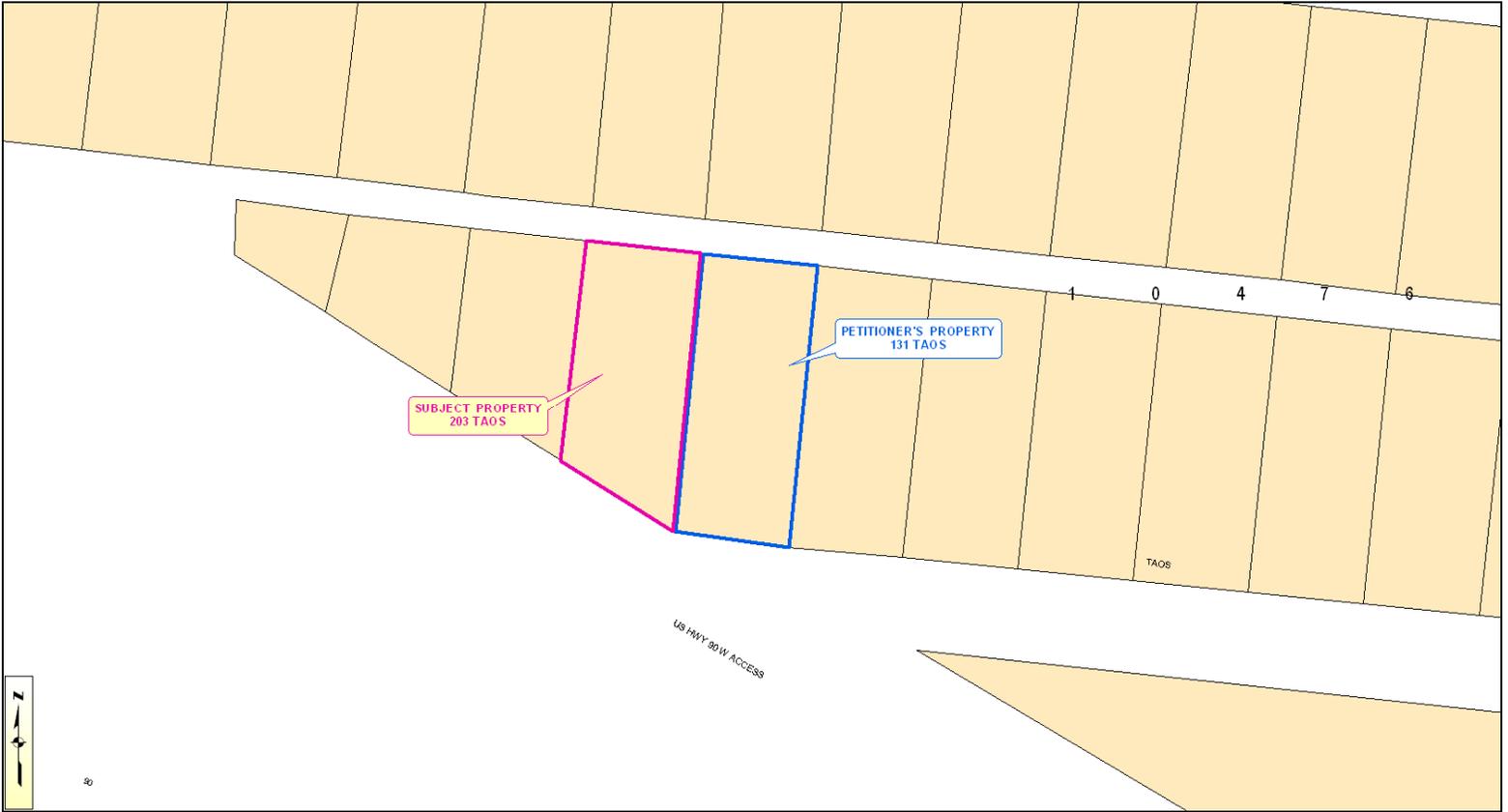


Exhibit A

S. P. No. 1678

Petitioner: Rosa Martha Sanchez

RESOLUTION # _____

A RESOLUTION SUPPORTING DECLARATION AS SURPLUS AND SALE OF AN UNIMPROVED, APPROXIMATELY 0.1125 OF AN ACRE TRACT OF LAND (4,900 SQUARE FEET), DESCRIBED AS LOT NORTH IRREGULAR 85 FEET OF 8, BLOCK 2, NCB 10476, LOCATED AT 203 TAOS STREET, IN COUNCIL DISTRICT 5, AS REQUESTED BY ROSA MARTHA SANCHEZ.

* * * * *

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

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

WHEREAS, Rosa Martha Sanchez filed an application requesting to purchase an unimproved, approximately 0.1125 of an acre tract of land (4,900 square feet) out of NCB 10476, located 203 Taos Street in Council District 5; and

WHEREAS, Rosa Martha Sanchez requested the conveyance of the land in her daughter's name, Nelly Sanchez Silva; and

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

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

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

SIGNED this 27th day of February, 2013.

ROBERTO R. RODRIGUEZ, *Chair*

Attest:

Executive Secretary
San Antonio Planning Commission

City of San Antonio

Capital Improvements Management Services Department

Agenda Item # 14

February 27, 2013

Request to declare as surplus and sell property at
203 Taos Street

Petitioner: Rosa Martha Sanchez

Planning Item

- Request to declare as surplus to the needs of the City of San Antonio and sell an unimproved, approximately 0.1125 of an acre tract of land (4,900 sq ft) out of NCB 10476 located at 203 Taos Street, in Council District 5.

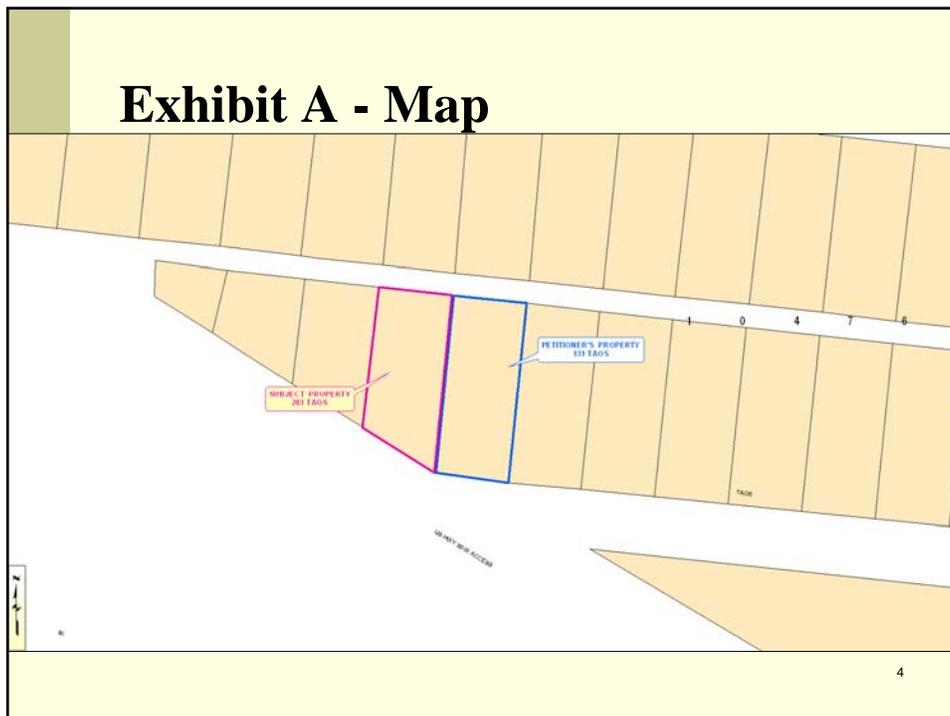
Planning Item

Purpose:

- Rosa Martha Sanchez (Petitioner) is requesting to purchase this property, which abuts her property at 131 Taos Street.
- Additionally, she has requested that the property be conveyed in her daughter's name, Nelly Sanchez Silva.
- The Petitioner plans to enclose and utilize the subject property.

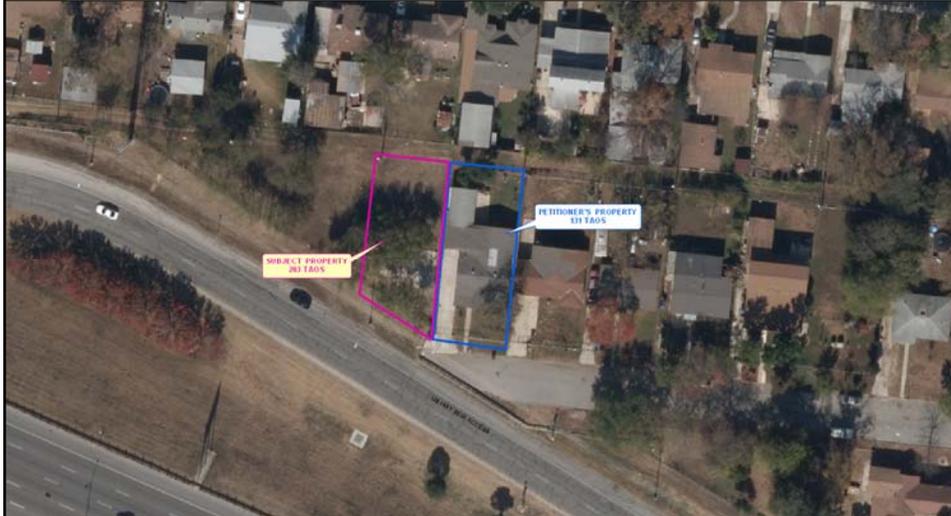
3

Exhibit A - Map



4

Exhibit B - Aerial



5

Exhibit B - Photo



Facing property at 203 Taos Street from Hwy. 90 West
access road

6

Background

Coordination:

- Project has been canvassed to all interested city departments and utility agencies.
- Project received approval.
- In accordance to City policy, the subject property was advertised to the public in the Hart Beat on August 27, 2012 and August 29, 2012.
- Petitioner was the sole bidder for this property.

7

Fiscal Impact & Recommendation

Financial Impact:

- The City will collect \$4,500.00 for the sale of this property.

Policy Analysis:

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

Recommendation:

- Staff recommends approval of this request.

8



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE DIVISION/DISPOSITION SECTION

STAFF REPORT

AGENDA ITEM NO. 15

Public Hearing:

Planning Commission
February 27, 2013

Special Project Number:

S.P. 1684

Petitioner:

Fredericksburg Point Partners, LLC

Representative:

Kaufman & Killen, Inc.

Staff Coordinator:

Martha Almeria, Management
Analyst
210 207-6970
malmeria@sanantonio.gov

Property Address/Location:

Located between IH 10 West/railroad
tracks and Fredericksburg Road

Tract Size:

0.073 of an acre or 3,179 square feet

Council District(s):

1

REQUEST

A resolution supporting the closure, vacation and abandonment of a 0.073 acre portion of an alley (3,179 square feet) Public Right of Way, located between IH 10 West/railroad tracks and Fredericksburg Road adjacent to NCB 1968, in Council District 1, as requested by Fredericksburg Point Partners, LLC (Petitioner) for \$19,250.00.

RECOMMENDATION ACTION

Staff recommends approval of this request.

ALTERNATIVE ACTION

The closure, vacation and abandonment of this alley Public Right of Way will allow the Petitioner to incorporate it with its abutting property for re-development with a new commercial project. The disapproval of this request would disallow the Petitioner from developing and improving its property.

I. BACKGROUND

Fredericksburg Point Partners, LLC (Petitioner) is requesting the closure, vacation and abandonment of a 13 foot-wide alley Public Right of Way located between IH 10 West/railroad tracks and Fredericksburg Road as shown on attached Exhibit A. The Petitioner is the only abutting property owner and if the abandonment is approved, the plan is to demolish the existing blighted buildings and redevelop the combined properties with a new commercial project as shown on attached draft design plan.

II. SUPPLEMENTAL INFORMATION

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

III. RECOMMENDATION

Staff recommends approval of this request to close, vacate and abandon this 13 foot-wide alley Public Right of Way.

IV. ATTACHMENTS

1. Letter of Agreement
2. Exhibit A
3. Resolution
4. PowerPoint



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

January 8, 2013

Fredericksburg Point Partners, LLC
c/o Kaufman & Killen, Inc.
Attn: Ashley Farrimond
100 W. Houston St., Suite 1250
San Antonio, TX 78705

Re: S. P. No. 1684—Request to close, vacate and abandon a 13 foot-wide alley Public Right of Way located between IH 10 West/railroad tracks and Fredericksburg Road

Dear Ms. Farrimond:

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

CITY PUBLIC SERVICE ENERGY

Existing 2 inch PA (plastic, anodeless) gas distribution main within alley north of Craig ROW feeding services that include, but are not necessarily limited to 935 and 925 Fredericksburg Road, which must be centered within a 14 foot easement or, if more practical, the easement boundaries can mirror the boundaries of the existing alley ROW. Need to retain the most easterly 108' of the 10' alley for existing gas facilities. A gas easement must be retained for the existing gas facilities located within the alley as previously indicated. CPS Energy will work with Petitioner or current owner to remove the easement from the property provided the gas main has been removed from this location and is no longer required to provide gas service to this property or any adjacent property needing gas service.

DEPARTMENT OF CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

- The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance.
- Petitioner asserts that all evidence of ownership of property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio are true and correct.
- Petitioner acknowledges that this property will be accepted in its "as is" condition.
- Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the Petitioner.

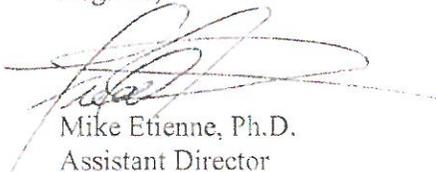
- The subject property was appraised at \$22,600.00; however, a 25% reduction is applicable as provided for by the Inner City Reinvestment/Infill Policy (ICRIP). Therefore, the fee established for the subject property is \$19,250.00, which includes the appraisal fee of \$2,250.00 and \$50.00 for recordation of documents. *Accordingly, Petitioner agrees to remit a closure fee of \$19,250.00. This closure fee will be due and payable to the City of San Antonio, and is to be submitted with this executed Letter of Agreement.* If for some reason the closure is not approved by City Council, the closure fee will be refunded less the appraisal fee.

Also, a Discretionary Contracts Disclosure form is required. Please fill out online at <https://www.sanantonio.gov/eforms/atty/DiscretionaryContractsDisclosure.pdf>, print and submit all Disclosures along with this letter.

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

If Petitioner concurs with the above mentioned conditions, Petitioner must countersign this letter in the spaces provided below and return to Ms. Martha Almeria at the above address. *Upon receipt of this executed Letter of Agreement, the closure fee and the Disclosure form we will continue processing subject request.*

Regards,



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

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:

Fredericksburg Point Partners, LLC

By Kenneth C. Pruitt
KENNETH C. PRUITT
Print Name

DIR. OF DEVELOPMENT SERVICES
Title
1/24/13
Date

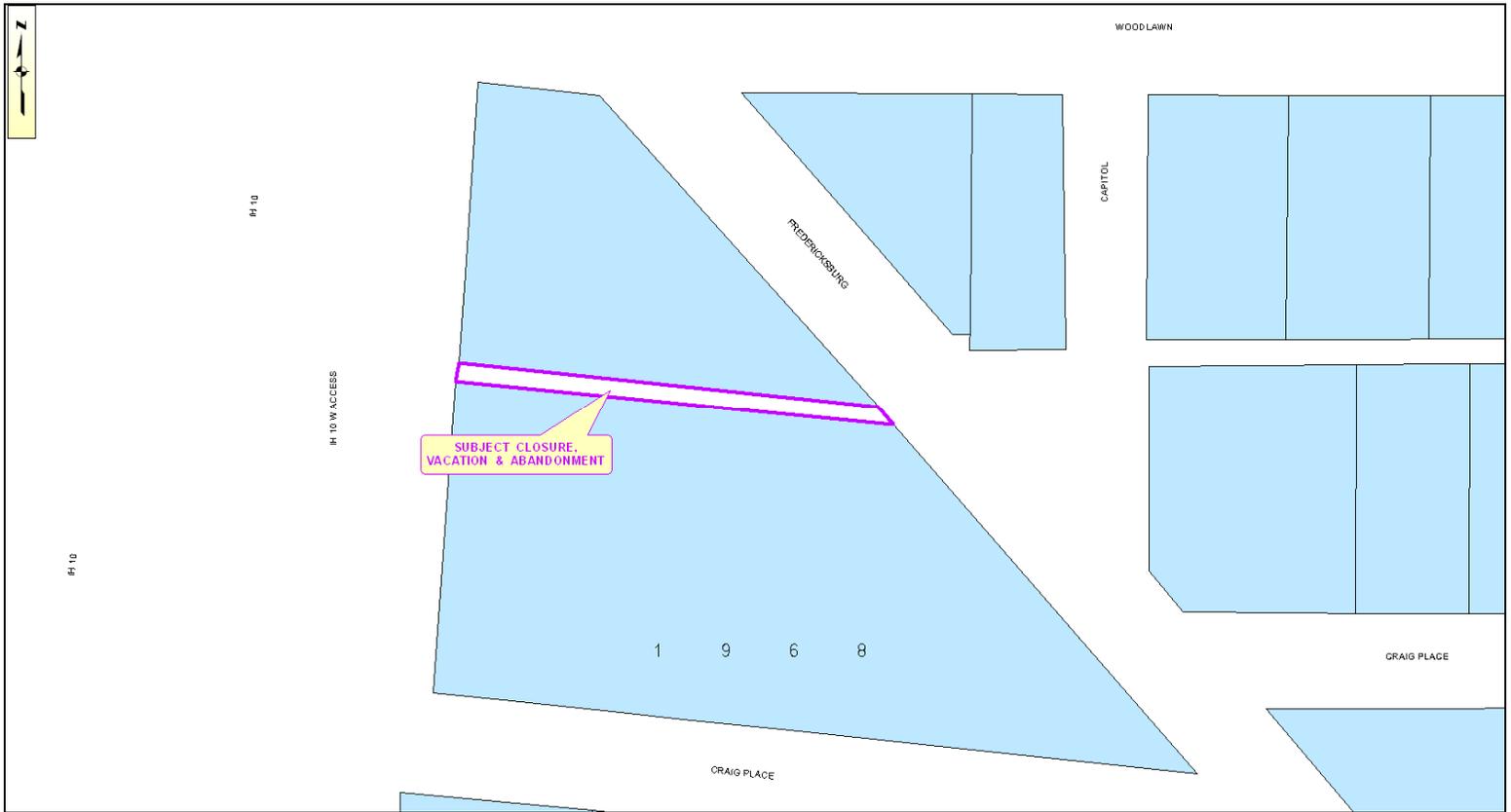


Exhibit A

S. P. No. 1684

Petitioner: Fredericksburg Point Partners, LLC

RESOLUTION # _____

A RESOLUTION SUPPORTING THE CLOSURE OF A 0.073 OF AN ACRE ALLEY (3,179 SQUARE FEET) PUBLIC RIGHT OF WAY RUNNING WESTERLY AND EASTERLY, LOCATED BETWEEN IH 10 WEST/RAILROAD TRACKS AND FREDERICKSBURG ROAD ADJACENT TO NCB 1968, IN COUNCIL DISTRICT 1, AS REQUESTED BY FREDERICKSBURG POINT PARTNERS, LLC.

* * * * *

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

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

WHEREAS, Fredericksburg Point Partners, LLC filed an application requesting closure of a 0.073 acre portion of an alley Public Right of Way running westerly and easterly, located between IH 10 West/railroad tracks and Fredericksburg Road adjacent to NCB 1968 as identified on Exhibit A; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking closure of an alley consisting of 0.073 of an acre.

SIGNED this 27th day of February, 2013.

ROBERTO R. RODRIGUEZ, Chair

Attest:

Executive Secretary
San Antonio Planning Commission

City of San Antonio

Capital Improvements Management Services Department

Agenda Item # 15

February 27, 2013

Request to close, vacate and abandon an alley
Public Right of Way

Petitioner: Fredericksburg Point Partners, LLC

Planning Item

- Fredericksburg Point Partners, LLC (Petitioner) is requesting the closure, vacation and abandonment of a 13 foot-wide alley Public Right of Way located between IH 10 West/railroad tracks and Fredericksburg Road, in Council District 1.
- Petitioner is the only abutting property owner.
- If the proposed closure is approved, it will be combined with the abutting property and re-platted.
- Petitioner plans to demolish the existing blighted buildings and redevelop the combined properties with a new commercial project.

Exhibit A - Map



Exhibit B - Aerial



Exhibit B - Photo



Facing West on Fredericksburg Rd. - Existing buildings

5

Background

Coordination:

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

6

Fiscal Impact & Recommendation

Financial Impact:

- The fee established for this property is \$22,600.00; however, a 25% reduction was credited in accordance with the Inner City Reinvestment/Infill Policy (ICRIP). The City will collect a total of \$19,250.00 for the closure, vacation and abandonment of this Public Right of Way.

Policy Analysis:

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

Recommendation:

- Staff recommends approval of this request.



CITY OF SAN ANTONIO

DEPARTMENT OF PUBLIC WORKS

STAFF REPORT

AGENDA ITEM NO. 16

Public Hearing:

Planning Commission
February 27, 2013

Application/Case Number:

N/A

Applicant:

City of San Antonio/Department of
Public Works

Representative:

N/A

Owner:

City of San Antonio

Staff Coordinator:

Anthony Chukwudolue, Assistant
Director of Public Works, Program
Compliance and Management
Anthony.Chukwudolue@sanantonio.gov
(210) 207-8165

Property Address/Location:

City wide

MAPSCO Map Grid (Ferguson) or

Legal Description (choose one):

City wide

Tract Size:

N/A

Council District(s):

City Wide

Notification:

Internet Agenda Posting
February 22, 2013

REQUEST

A request by the Department of Public Works for consideration of seven (7) public works projects that have potential right-of-way impacts and may require acquisition of property. Four (4) capital projects are currently included in the adopted FY 2013-2017 Infrastructure Management Program (IMP) - Street Maintenance and Advanced Transportation District programs, one (1) project is funded through 2007 Bond Savings, and two (2) projects are funded through the Stormwater Revenue Bond.

RECOMMENDED ACTION

Approval of seven (7) public works projects that have potential right-of-way impacts and may require property acquisition.

ALTERNATIVE ACTIONS

1. Make an alternate recommendation.
2. Continue to a future date.

SYNOPSIS OF ANALYSIS

There are seven (7) public works projects that have potential right-of-way impacts and may require acquisition of property. Four (4) projects are currently included in the adopted FY 2013-2017 Infrastructure Management Program (IMP) - Street Maintenance and Advanced Transportation District programs, one (1) project is funded through the 2007 Bond Savings, and two (2) projects are funded through the Stormwater Revenue Bond.

The Infrastructure Management Program (IMP) is a five-year rolling program which focuses on the maintenance of San Antonio's infrastructure. Service needs are identified city wide and are scheduled for maintenance as part of the street maintenance, alley maintenance, drainage maintenance programs as well as Advanced Transportation District (ATD) funded improvements. ATD improvements include audible pedestrian signals, bus pads, school zone pavement markings, intersection capacity improvements, uninterruptable power supplies, Traffic Signal System Modernization/Synchronization (TSSM), sidewalks, and bike facilities.

The IMP provides the City of San Antonio a structured program schedule, potential for additional multiple year contract awards and improved utility coordination. During the budget process for each City fiscal year, the IMP is presented to City Council for approval. Amendments may occur throughout the year due to coordination with utilities or unforeseen field conditions. The goal of the IMP is to provide the framework that ensures the

timely maintenance of infrastructure assets of the City of San Antonio.

Projects in the Adopted FY 2013-2017 IMP

There are four (4) projects in the Adopted FY 2013-2017 IMP that will most likely require right-of-way acquisition:

- Bandera Rd. and Mainland Ave. Intersection Improvement Project
- S Santa Rosa Ave. and El Paso St. Intersection Improvement Project
- Rochambeau St. Rehabilitation: Hawthorne St. to Sims Ave.
- Hutchins Place at Pleasanton Road Traffic Signal Improvements

The scope of the projects at Bandera Rd. and S Santa Rosa Ave include the following improvements:

- Adding turn lanes and acquiring necessary right-of-way
- Signal modifications (Bandera Rd. only)
- Installation of curbs, sidewalks, wheelchair ramps, and driveways
- Acquiring necessary right-of-way at the four corners of the intersections

The scope of the project at Rochambeau St. from Hawthorne to Sims Ave. will include street reconstruction, installation of curbs and four (4) foot sidewalks on both sides of the street, and the acquisition of the necessary right-of-way along both sides of the street.

The scope of the project at the intersection of Hutchins Place and Pleasanton Road will include the acquisition of 253 square feet of privately owned real property located within NCB 9432 Lot 10, Block 338 and 197 square feet of privately owned real property located within NCB 9431 Lot 11, Block 338 in Council District 3 in the City of San Antonio. These parcels are needed for the upgrade of the traffic signal at the intersection of Hutchins Place and Pleasanton Road as part of FY 2013 Infrastructure Management Program (IMP). This project will improve the traffic signal infrastructure and accessibility for pedestrians at the intersection. The acquisition of these parcels is necessary for providing enough ROW for the installation of the traffic signal poles on the northwest and southwest corners of the intersection. The project construction is anticipated to begin in May 2013 and is estimated to be completed in September 2013. In compliance with City procedures, petitioner's project has been canvassed through interested City Departments, utilities and applicable agencies.

Project Funded Through the 2007 Bond Savings:

There is one (1) public works project funded through the 2007 Bond Savings that will most likely require right-of-way acquisition - W. Southcross Blvd Sidewalks: S Zarzamora to 300 feet east of Huron St.

The scope of the W. Southcross Blvd. sidewalk project will include installation of curbs, driveways and sidewalks on the south side of the street only. The project will require property owners on the south side to dedicate an easement to the city, which may be up to four (4) feet. A survey conducted by District Four Council Office and Public Works showed overwhelming community support for the project. The majority of property owners agreed to dedicate the easement for the construction of this project.

Projects Funded Through the Stormwater Revenue Bond:

There are two (2) public works projects funded through the Stormwater Revenue Bond which will most likely require right-of-way acquisition – a project at Carriage Mist and a project at Ridge Meadows. The scope of the project at Carriage Mist includes the construction of a rectangular concrete channel, curb intake structure, outfall to an existing earthen channel, and the acquisition of the necessary right-of-way. Proposed improvements will require acquisition of property located at 7242 Carriage Mist (NCB 17293 BLK 25 LOT 88 "CARRIAGE HILLS, PHASE IIIA).

The scope of the project at Ridge Meadows includes the reconstruction and mill & overlay of Ridge Meadow Drive and improvement of the existing drainage structure to alleviate localized flooding issues. Improvement of the existing drainage structure consists of reconstructing the intake structure and approximately 110 feet of the concrete channel to increase the capacity of the structures. Proposed construction also includes new curbs, sidewalks, and driveways. This project will most likely require the acquisition of property located at 14603 Ridge Meadow Dr (NCB 17811 BLK 11 LOT 10).

ATTACHMENTS

1. Powerpoint
2. Project summary sheets for seven (7) public works projects

Department of Public Works



**2013 - 2017
Infrastructure Management
Program (IMP)**

Department of Public Works

**Planning Commission
February 27, 2013**

Planning Commission Request

A request by the Department of Public Works for consideration of seven (7) public works projects that have potential right-of-way impacts and may require property acquisition

- Four (4) projects are included in the adopted FY 2013-2017 Infrastructure Management Program (IMP) - Street Maintenance and Advanced Transportation District (ATD) Programs
- One (1) project is funded through the 2007 Bond Savings
- Two (2) projects are funded through the Stormwater Revenue Bond

Five Year Infrastructure Management Plan (IMP)

The following programs comprise the Adopted FY 2013-2017 IMP:

1. Street maintenance
2. Alley maintenance
3. Drainage maintenance
4. Intersection improvements
5. Sidewalk and pedestrian mobility improvements
6. Pavement markings
7. Traffic signals
8. Bike lanes



Four (4) Projects in the Adopted FY 2013-2017 IMP

Four (4) projects in the Adopted FY 2013-2017 IMP

- Bandera Rd. and Mainland Ave. Intersection Improvement Project (District 7)
- S Santa Rosa Ave. and El Paso St. Intersection Improvement Project (District 1)
- Rochambeau St. Rehabilitation: Hawthorne St. to Sims Ave. (District 5)
- Hutchins Place at Pleasanton Road Traffic Signal Improvements (District 3)

Scope of projects at Bandera Rd. and S Santa Rosa Ave:

- Adding turn lanes
- Signal modifications (Bandera Rd. only)
- Installation of curbs, sidewalks, wheelchair ramps, and driveways
- Acquiring necessary right-of-way at the four corners of the intersections



Bandera Road and Mainland Ave

Four (4) Projects in the Adopted FY 2013-2017 IMP

▣ Scope of Rochambeau Street Rehabilitation - Hawthorne St. to Sims Ave (District 5):

- ▣ Street reconstruction
- ▣ Installation of curb
- ▣ Constructing a four (4) foot sidewalk
- ▣ Acquiring necessary right-of-way along both sides of the street

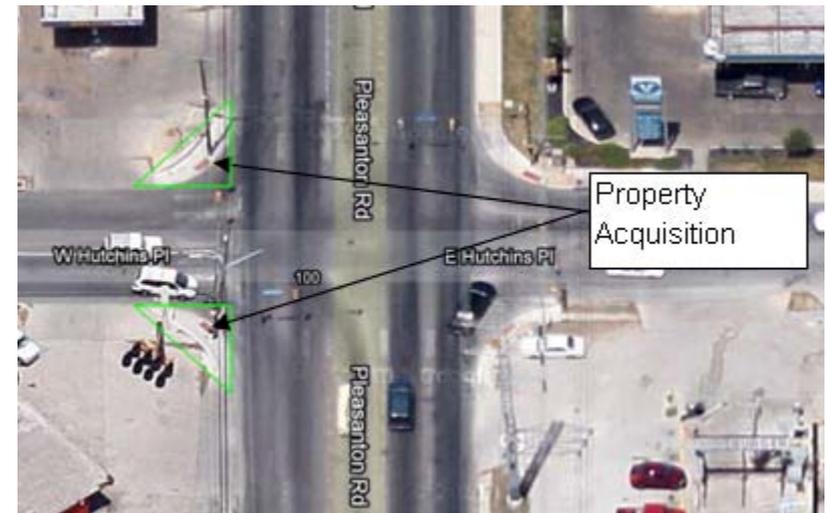


Rochambeau Street

Four (4) Projects in the Adopted FY 2013-2017 IMP

Scope of Hutchins Place at Pleasanton Road Traffic Signal Improvements (District 3):

- Upgrade of traffic signal through installation of the traffic signal poles on the northwest and southwest corners of the intersection
- Acquisition of 253 square feet of NCB 9432 Lot 10, Block 338 and 197 square feet of NCB 9431 Lot 11, Block 338
- Project construction is anticipated to begin in May 2013 and is estimated to be completed in September 2013
- Project has been canvassed through interested City Departments, utilities and applicable agencies



One (1) Project Funded Through the 2007 Bond Savings

■ Scope of W. Southcross Blvd Sidewalks (District 4)

- Installation of curbs, driveways, and sidewalks on the south side of the street only
- Project will require property owners on the south side to dedicate an easement up to four (4) feet
- A survey was conducted by the District Four Council Office and Public Works, which showed overwhelming community support for the project
- Majority of property owners agreed to dedicate property for the construction of this project



Two (2) Projects Funded Through the Stormwater Revenue Bond

Carriage Mist Drainage Improvements (District 8)

- ❑ **Project Purpose:** Alleviate localized flooding issues
- ❑ **Project Limits:** NCB 17293 BLK 25 LOT 88 "CARRIAGE HILLS, PHASE IIIA
- ❑ **Watershed:** Leon Creek
- ❑ **Project Scope:**
 - ❑ Rectangular concrete channel and curb intake structure are proposed to capture runoff
 - ❑ Proposed improvements require acquisition of the property located at 7242 Carriage Mist
 - ❑ Estimated cost of acquisition is approximately \$210,000



Two (2) Projects Funded Through the Stormwater Revenue Bond

Ridge Meadows Drainage Improvements (District 10)

- ❑ **Project Purpose:** Alleviate localized flooding issues
- ❑ **Project Limits:** Ridge Meadows from Ridge Pass to Green Top
- ❑ **Watershed:** Salado Creek
- ❑ **Project Scope:**
 - ❑ Reconstruction and mill & overlay of Ridge Meadow Drive and improvement of the existing drainage structure
 - ❑ Reconstruct the intake structure and approximately 110 feet of the concrete channel to increase the capacity of the structures
 - ❑ Construction also includes curbs, sidewalks, driveways and street pavement
 - ❑ Proposed improvements will most likely require acquisition of the property located at 14603 Ridge Meadows Dr (NCB 17811 BLK 11 LOT 10)
 - ❑ Estimated cost of the project is \$1,280,000



Proposed Property Acquisition
14603 Ridge Meadows Dr.

Department of Public Works



Questions?

Anthony Chukwudolue
Assistant Director of Public Works
Program Compliance and Management

(210) 207-8165

Project Summary Sheet

Project Name: Bandera and Mainland Intersection Improvement Project

Council District: 7

Project Limits: At Intersection

Funding Information

Fund	Year	Amount
2013 ATD Funds		100,000
		-
		-
		-
Total Funding	\$	100,000

Cost Information

Category	Cost
Design	\$70,000
Real Estate	\$0
Environmental	\$30,000
Miscellaneous	\$0
Construction	\$0
Total Cost	\$100,000



(Estimate does not include ROW and Drainage Costs)

Project Description

It is a design only project in FY 2013. The design modifications will include

Adding Turn Lanes

Signal Modifications

Installation of curbs, sidewalks, wheelchair ramps, and driveways

ROW Acquisition

Environmental and NEPA Documentation

Project Type: Infrastructure Improvements

Type of Estimate Level 1

Project Status Pre-Design

Consultant TBD



Project Summary Sheet

Project Name: Santa Rosa and El Paso Intersection Improvement Project

Council District: 1

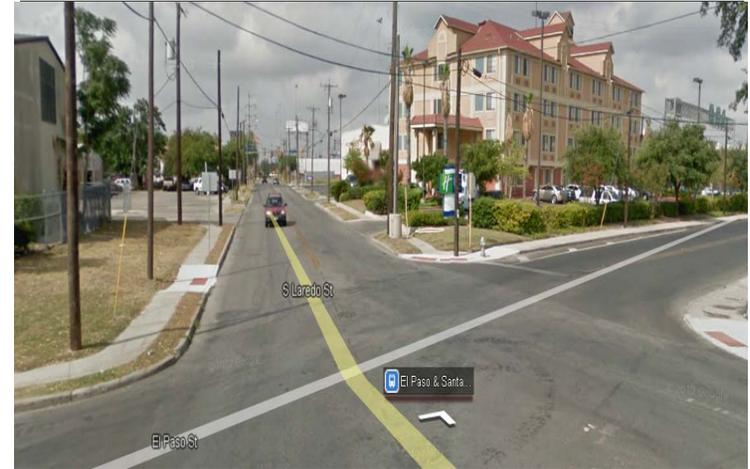
Project Limits: At Intersection

Funding Information

Fund	Year	Amount
ATD Funds		100,000
		-
		-
		-
Total Funding	\$	100,000

Cost Information

Category	Cost
Design	\$70,000
Real Estate	\$0
Environmental	\$30,000
Miscellaneous	\$0
Construction	\$0
Total Cost	\$100,000



(Estimate does not include ROW and Drainage Costs)

Project Description

It is a design only project. The design modifications will include
 Adding Turn Lanes
 Installation of curbs, sidewalks, wheelchair ramps, and driveways
 ROW Acquisition
 Environmental Documentations

Project Type: Infrastructure Improvements

Type of Estimate: Level 1

Project Status: Pre-Design

Consultant: TBD

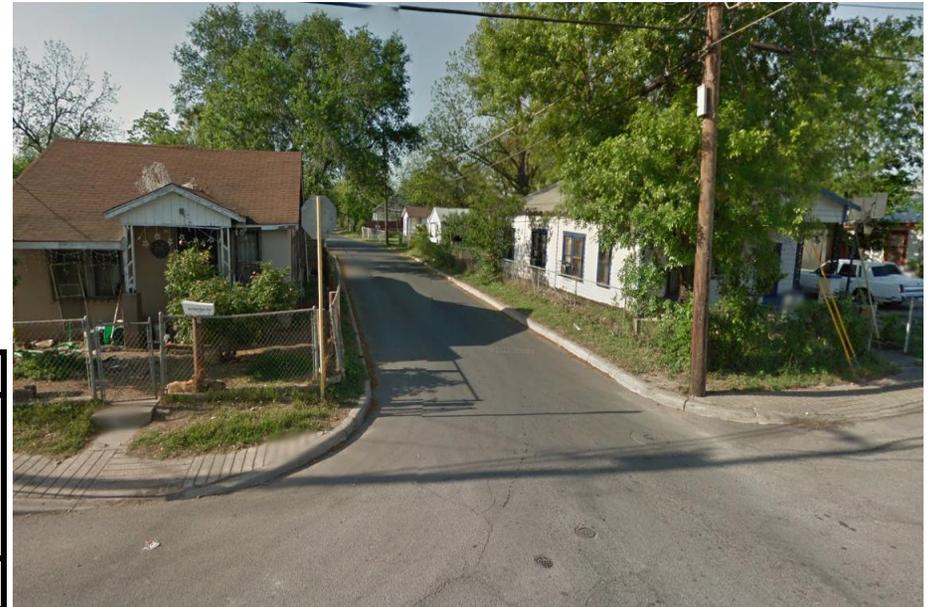


Project Summary Sheet

Project Name: Rochambeau Street Reconstruction

Council District: 5

Project Limits: Hawthorne Street to Sims



Funding Information

Fund	Year	Amount
IMP 2014		\$385,685
		-
		-
		-
		-
Total Funding		\$ 385,685

Cost Information

Category	Cost	
Design	\$24,796	
Real Estate	\$115,000	
Environmental	\$20,663	
Miscellaneous	\$18,597	
Construction	\$206,630	
Total Cost		\$385,685

Project Description

Street Reconstruction, Installation of curb, 4-ft sidewalks, and Property Acquisition.

Project Type: Street Reconstruction & Property Acquisition

Type of Estimate: Level 1

Project Status: Pre-Design

Consultant: TBD



Project Summary Sheet

Project Name: W. Southcross Blvd.
Council District: 4
Project Limits: S. Zarzamora & Shelby Dr. (southside of street only)



Funding Information

Fund	Year	Amount
FY 2012 Infrastructure Improvement Funds CD 4 (C of O)		\$161,000
FY 2012 Certificate of Obligation-Mayor's Office		\$200,000
		-
		-
		-
Total Funding	\$	361,000

Cost Information

Category	Cost
Eng Services	\$10,000
Material Testing	\$6,000
Miscellaneous	\$30,000
Construction	\$315,000
Total Cost	\$361,000

Project Description

Installation of curb, driveways, and sidewalks on southside of street only. Note that this project will require the property owners on the south side of the street to dedicate up to 4-ft of land. A survey was conducted by Council Office D4 and PW. The majority of the property owners agreed to dedicate property for the construction of this project.

Project Type: Install curb, driveways, and sidewalks.
Type of Estimate Level 1
Project Status Pre-Design
Consultant TBD



Project Summary Sheet

Project Name: Carriage Mist Drainage Improvements

Project Number: 23-01222

Project Limits: 7242 Carriage Mist
NCB 17293 BLK 25 LOT 88
"CARRIAGE HILLS, PHASE IIIA"

Watershed: Leon Creek

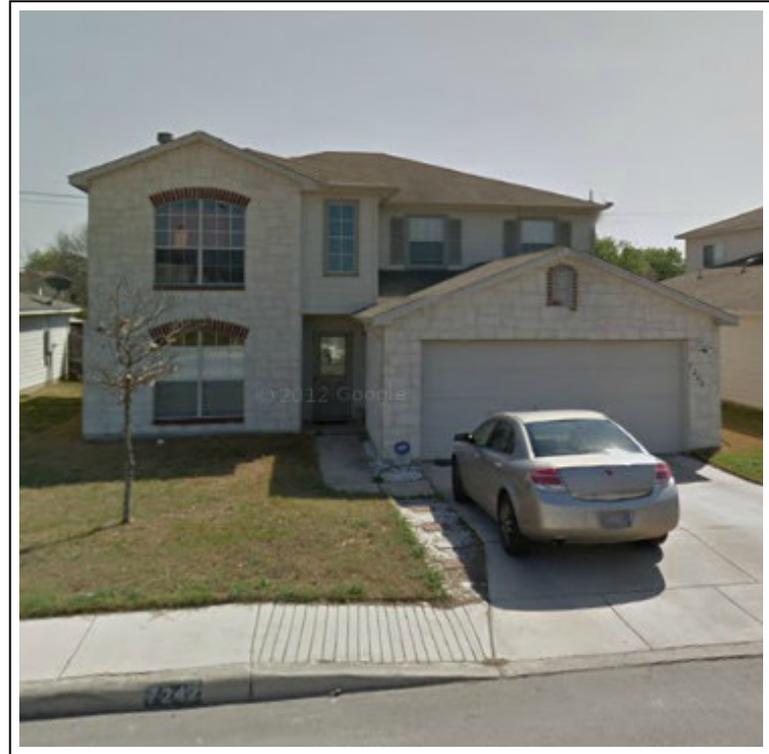
District: 8

Funding Information

Fund	Year	Amount
Storm Water Revenue		-
Bond		\$750,000
		-
		-
		-
Total Funding		\$ 750,000

Cost Information

Category	Cost
Design	
Real Estate	\$210,000
Environmental	\$5,000
Miscellaneous	\$35,000
Construction	\$500,000
Total Cost	\$750,000



Project Description

The proposed project will alleviate localized flooding issues impacting several residents along Carriage Mist. A rectangular concrete channel and curb intake structure are proposed to capture runoff from Carriage Mist and Carriage Elm and outfall to an existing earthen trapezoidal channel located south of Carriage Mist. The proposed improvements require acquisition of the property located at 7242 Carriage Mist (NCB 17293 BLK 25 LOT 88 "CARRIAGE HILLS, PHASE IIIA") to minimize construction costs and inconveniences to residents along Carriage Mist. The estimated cost of acquiring the property is approximately \$210,000.

Project Type: Drainage

Type of Estimate: Scoping Cost Estimate

Project Status: In Progress

Consultant: In-House



Project Summary Sheet

Project Name: Hutchins Pl. at Pleasanton Rd. Traffic Signal Upgrade

Council District: 3

Project Limits: At intersection of Hutchins Pl. at Pleasanton Rd.

Funding Information

Fund	Year	Amount
IMP 2013		\$258,900
		-
		-
		-
		-
Total Funding		\$ 258,900

Cost Information

Category	Cost	
Design	\$25,000	
Real Estate	\$60,000	
Environmental	\$1,000	
Miscellaneous	\$20,900	
Construction	\$152,000	
Total Cost		\$258,900



Project Description

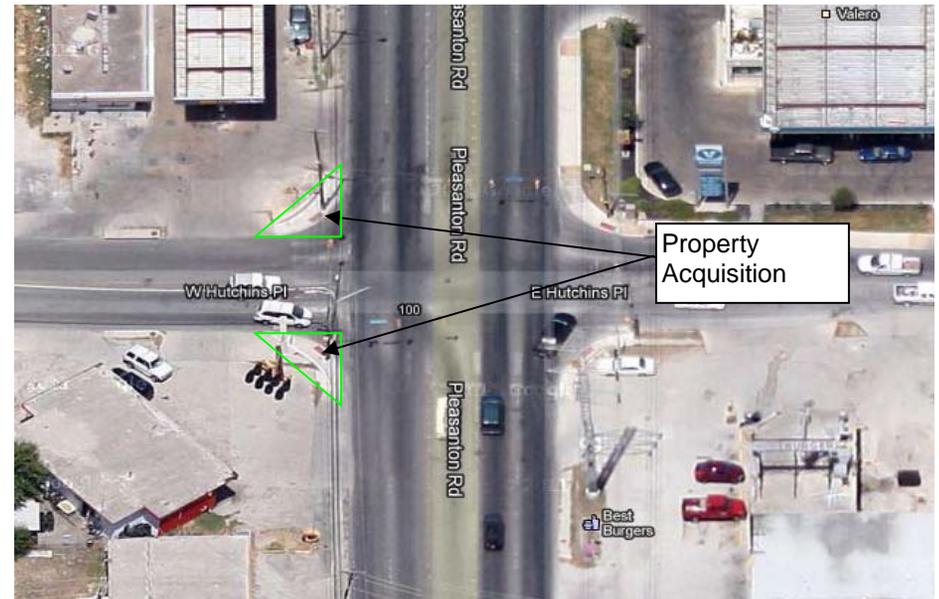
Upgrade of existing wood pole traffic signal to steel mast arms and installation of accessible pedestrian facilities.

Project Type: Traffic Signal Upgrade

Type of Estimate: Level 1

Project Status: Pre Bid for Construction

Consultant: Pape-Dawson Engineers, Inc.





CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 17

Public Hearing:

Planning Commission
February 27, 2013

Case Number:

PA 13006

Applicant:

Carlos Lomelin, GKW, Inc. and
Hector Islas

Representative:

Carlos Lomelin, GKW, Inc. and
Hector Islas

Owner:

John Steinke

Staff Coordinator:

Robert C. Acosta, Planner
(210) 207-0157
racosta@sanantonio.gov

Property Address/Location:

211, 215 and 219 E. Courtland Place
and 2003 and 2011 McCullough
Avenue

Legal Description:

NCB 1726, Blk 3, Lot 3; Blk 3, Lot 4;
Blk 003, Lot W IRR 50.6 FT of 5 &
W 3 FT; Blk 3 Lot 6 & E IRR 0.6 FT
of 5; Blk 3, Lot E 114.6 FT of 14

Tract Size:

0.799 acres

Council District(s):

District 1

Notification:

Published in Daily Commercial
Recorder 2/8/ 2013
Notices Mailed 2/14/2013

- 27 to property owners within 200 feet
 - 1 to Tobin Hill Community Association the registered neighborhood association within 200 feet
 - 2 to applicants
 - 14 to planning team members
- Internet Agenda Posting 2/22/2013

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the Tobin Hill Neighborhood Plan future land use classification for the property subject to this application from Low Density Mixed Use to High Density Mixed Use.

RECOMMENDED ACTION

Approval of the proposed amendment to the Tobin Hill Neighborhood Plan to change the future land use classification of the subject property from Low Density Mixed Use to High Density Mixed Use.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the Tobin Hill Neighborhood Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

The High Density Mixed Use classification supports the Tobin Hill Neighborhood Plan objectives of promoting the development of quality, diverse housing that is compatible with the character of the neighborhood, and located 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. The subject property fronts McCullough Avenue a Secondary Arterial Type B.

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 January 23, 2013, the Planning Commission recommended approval of a change in the land use plan from Low Density Mixed Use to High Density Residential. However, it was determined that multi-family uses of this density would require a more intense zoning district and land use classification than what was originally requested.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: : Tobin Hill Neighborhood Plan	
Plan Adoption Date: September 24, 1987	Update History: February 21, 2008
<p>Goal- 2.2.1 Encourage and facilitate the development of quality, compatible infill housing where appropriate. Compatible housing will maintain the historical and architectural integrity of the neighborhood and help to better utilize vacant and/or unkempt properties.</p> <p>Goal- 2.4.2 Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood.</p> <p>The proposed development is consistent with the above-stated objectives of the Tobin Hill Neighborhood Plan. The applicant proposes to remove two vacant and abandon homes and three vacant properties in the development of quality, infill housing and improve the integrity of the neighborhood.</p>	

Comprehensive Land Use Categories	Example Zoning Districts
<p>Low Density Mixed Use: Low Density Mixed Use provides for a mix of low intensity residential and commercial uses in adjacent lots or intergraded in one structure. It is intended to foster compatibility between commercial and residential uses.</p>	<p>R3, R4, R5, R6, RM-4 RM-5, RM-6, MF-25 (2 Stories) NC, C1, C2-P, IDZ, TOD, MXD, UD, O-1, FBZD</p>
<p>High Density Mixed Use: High Density Mixed Use provides for well planned and integrated blend of higher density residential with retail, office, entertainment, or other land uses. Preferred along arterial or collector roads, in nodes or clustered together with proximity to a major transit stop. New mixed use developments on larger scale sites should complement existing uses and road and pedestrian networks.</p>	<p>RM-4, RM-5, RM-6, MF- 25, MF-33, MF-40, NC, C1, C2-P, IDZ, TOD, MXD, UD, O-1, O-2, FBZD</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Low Density Mixed Use	2 Vacant homes and 3 vacant lots
North	Low Density Mixed Use	Commercial uses
East	Low Density Mixed Use	Commercial uses
South	Low Density Mixed Use	Single and multi-family homes
West	Low Density Mixed Use	Single and multi-family Homes

Land Use: The subject property is located at the intersection of East Courtland Place and McCullough Avenue, one block south of the intersection of Ashby Place and McCullough Avenue, within the boundaries of the Tobin Hill Neighborhood Plan. The subject property contains 2 vacant homes and 3 vacant lots and is surrounded by single and multi-family homes to the west and south and commercial uses to the north and east. The Tobin Hill Neighborhood Plan classifies the subject property and the areas to the north, south, east and west as Low Density Mixed Use. The applicant requests to change the future land use from Low Density Mixed Use to High Density Mixed Use.

The applicant requests this plan amendment and associated zoning change in order to construct a multi-story apartment complex. The Low Density Mixed Use classification allows low intensity multi-family uses; however, the associated zoning district requested by the applicant to construct the proposed development on the subject property requires a higher intensity land use classification and thus the need to request a change in the land use plan. The subject property fronts an arterial roadway and is located

near the intersection of a collector street and arterial to the north and two blocks east of San Antonio College. Its location and the surrounding land uses make High Density Mixed Use an appropriate classification. The High Density Mixed Use classification supports the Tobin Hill Neighborhood Plan objectives of promoting the development of quality, diverse housing that is compatible with the character of the neighborhood, and located along arterials and in established commercial areas. The proposed use should have minimal impact on adjacent properties.

Transportation: McCullough Avenue and Main Street are Secondary Arterial Type B. The subject property fronts McCullough Avenue and Main Avenue is two blocks west and it has vehicular access to both major arterials. Ashby Place is a collector street. E. Courtland Place and Ogden Street are local streets. The area includes sidewalks which allow for pedestrian access to and from adjacent residential areas. There is a VIA bus stop one block north at the corner of McCullough Avenue and Ashby Place. The existing transportation infrastructure could support any additional demand generated by the requested land use change

Community Facilities: San Antonio College, Travis Early College High School, San Pedro Springs Park, San Antonio Academy and the Downtown Methodist Hospital are within walking distance. The existing community facilities could support any additional demand generated by the requested land use change.

II. SUPPLEMENTAL INFORMATION

Current Zoning: MF-33, C-3

Proposed Zoning: IDZ with multi-family uses not to exceed 65 units per acre

Corresponding Zoning Case: Z2013030

Zoning Commission Public Hearing Date: March 5, 2013

III. RECOMMENDATION

The subject property fronts an arterial roadway and is located near the intersection of a collector street and arterial to the north and two blocks east of San Antonio College. Its location and the surrounding land uses make High Density Mixed Use an appropriate classification. The High Density Mixed Use classification supports the Tobin Hill Neighborhood Plan objectives of promoting the development of quality, diverse housing that is compatible with the character of the neighborhood, and located along arterials and in established commercial areas. The proposed use 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:



Attachment 2



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE TOBIN HILL NEIGHBORHOOD PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY MIXED USE TO HIGH DENSITY MIXED USE FOR AN AREA OF APPROXIMATELY 0.799 ACRES LOCATED AT 211, 215 AND 219 E. COURTLAND PLACE AND 2003 AND 2011 MCCULLOUGH AVENUE.

WHEREAS, City Council approved the Tobin Hill Neighborhood Plan as an addendum to the Comprehensive Master Plan on September 24, 1987 and updated on February 21, 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 27, 2013 and **APPROVED** the amendment on February 27, 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 Tobin Hill 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 27th 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. 18

Public Hearing:

Planning Commission
February 27, 2013

Case Number:

PA 13020

Applicant:

Longhorn Recycling L.P.

Representative:

Bobby Perez

Owner:

Longhorn Recycling L.P.

Staff Coordinator:

Sidra Maldonado, Senior Planner
(210) 207-8187
sidra.maldonado@sanantonio.gov

Property Address/Location:

East Houston Street between
Loop 410 and North Foster Road

Legal Description:

NCB 12867 LOT P-42H, 42J &
P-51

Tract Size:

6.25 acres

Council District(s):

District 2

Notification:

Published in Daily Commercial
Recorder 2/08/2013

Notices Mailed 2/15/2013

- 12 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 29 to planning team members
- Internet Agenda Posting 2/15/2013

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the I-10 East Corridor Perimeter Plan future land use classification for the property subject to this application from Parks/Open Space to Industrial.

RECOMMENDED ACTION

Approval of the proposed amendment to the I-10 East Corridor Perimeter Plan to change the future land use classification of the subject property from Parks/Open Space to Industrial.

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:

Industrial is consistent with the properties directly to the east and south of the property. The setback and the location of the property is anticipated to minimize any potential negative impacts. Martindale Army Airfield is located to the north of the subject property.

Transportation:

The subject property is located off of a Secondary Arterial Type A. There are VIA bus stops along this section of Houston Road.

Community Facilities:

Sam Houston High School, Copernicus Park, Gardendale Fire Department, and Dedicated Baptist Church.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: I-10 East Corridor Perimeter Plan	
Plan Adoption Date: February 22, 2001	Update History: March 20, 2008
<p>Industrial Land Use Goals:</p> <ul style="list-style-type: none"> • Provide for adequate buffers (landscaping berms, fences, walls, or open spaces) to mitigate adverse noise and visual impacts from non-residential uses • Adequately buffer industrial land uses adjoining residential areas • Apply landscaping and tree planting requirements to commercial sites, sanitation treatment facilities, and incoming residential developments • Place utility cables underground whenever feasible to do so <p>Approval of this plan amendment will expand the Industrial Land Uses located to the east and south of the subject property. Expansion of the already existing Longhorn Recycling L.P. services is consistent with the goals in the I-10 East Corridor Perimeter Plan.</p>	

Comprehensive Land Use Categories	Example Zoning Districts
<p>Parks/Open Space: 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>	Varies
<p>Industrial: General 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>	C-3, L, I-1 & I-2

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Open Space	Vacant
North	Public Institutional	Martindale Army Air Field
East	Industrial	Metal Recycling
South	Industrial	Metal Recycling
West	Open Space	Cemetery

Land Use: The subject property is located on East Houston Street in between Loop 410 and North Foster Road. The subject property is classified as Parks/Open Space in the I-10 East Corridor Perimeter Plan. The applicant is requesting the Industrial Land Use classification.

The applicant is requesting to expand the existing facility located directly to the south to the subject property. Consequently, the amendment to Industrial is proposed. Industrial Land Use is compatible with Martindale Army Airfield located to the north and with industrial uses to the immediate east. Longhorn Recycling is a full service recycling center that handles metal and cardboard and has been in business for approximately nineteen years.

Transportation:

The subject property is located off of a Secondary Arterial Type A. There are VIA bus stops along this section of Houston Road. North Foster Road is located to the east of the subject property and is a Secondary Arterial Type A. Loop 410 is located to the west of the subject property. The existing transportation infrastructure could support any additional traffic generated by the requested land use change. The subject property's location on the arterial as well as distance from an access point to residential areas is anticipated to minimize negative impacts to the established infrastructure in the area.

Community Facilities:

Nearby facilities include Sam Houston High School and Copernicus Park. Both facilities are located approximately one mile west of the subject property. Gardendale Fire Department and Dedicated Baptist Church are located approximately one mile east of the subject property. The requested land use change should not create any additional demand for community facilities.

II. SUPPLEMENTAL INFORMATION

Current Zoning: C-3 NA S

Proposed Zoning: I-2 S (Specific Use Authorization for a Salvage Yard)

Corresponding Zoning Case: Not Yet Submitted

Zoning Commission Public Hearing Date: Not Yet Submitted

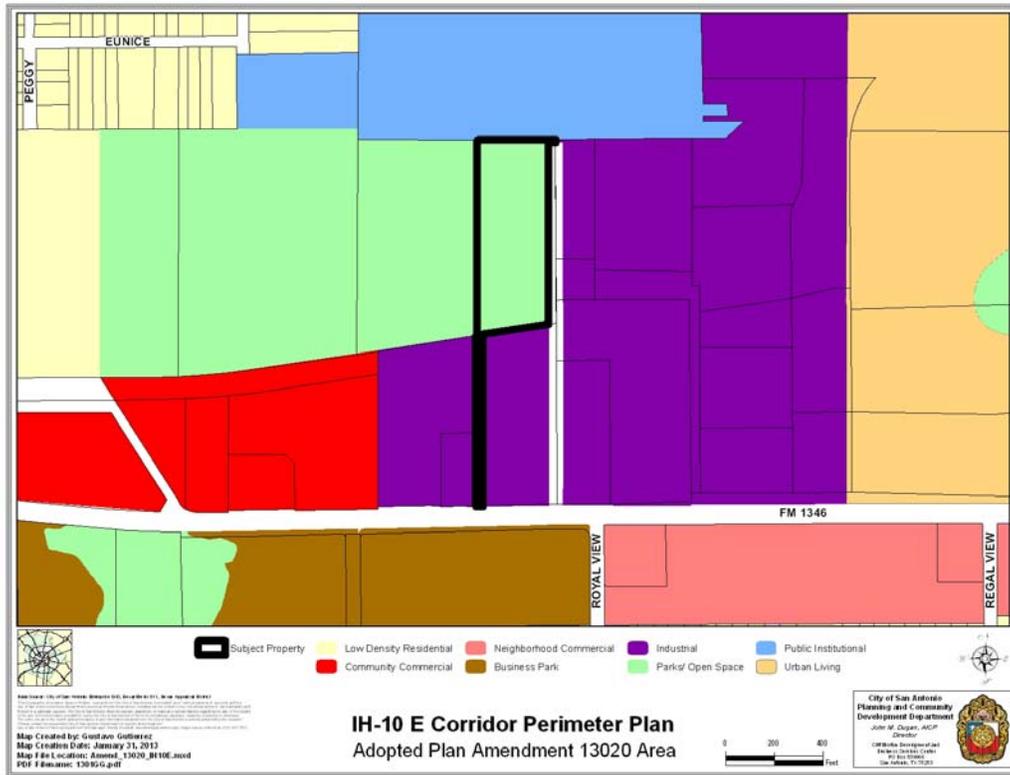
III. RECOMMENDATION

The Industrial Land Use classification is consistent with the abutting land uses to the east and south of the subject property. Changing the land use to Industrial will expand the existing adjacent business and the continuation and future services provided by the Longhorn Recycling L.P. This location is suitable for the Industrial Land Use classification due to the lack of adjacent residential neighborhoods and the close proximity to the adjacent military installation; therefore no adverse noise and visual impacts are anticipated.

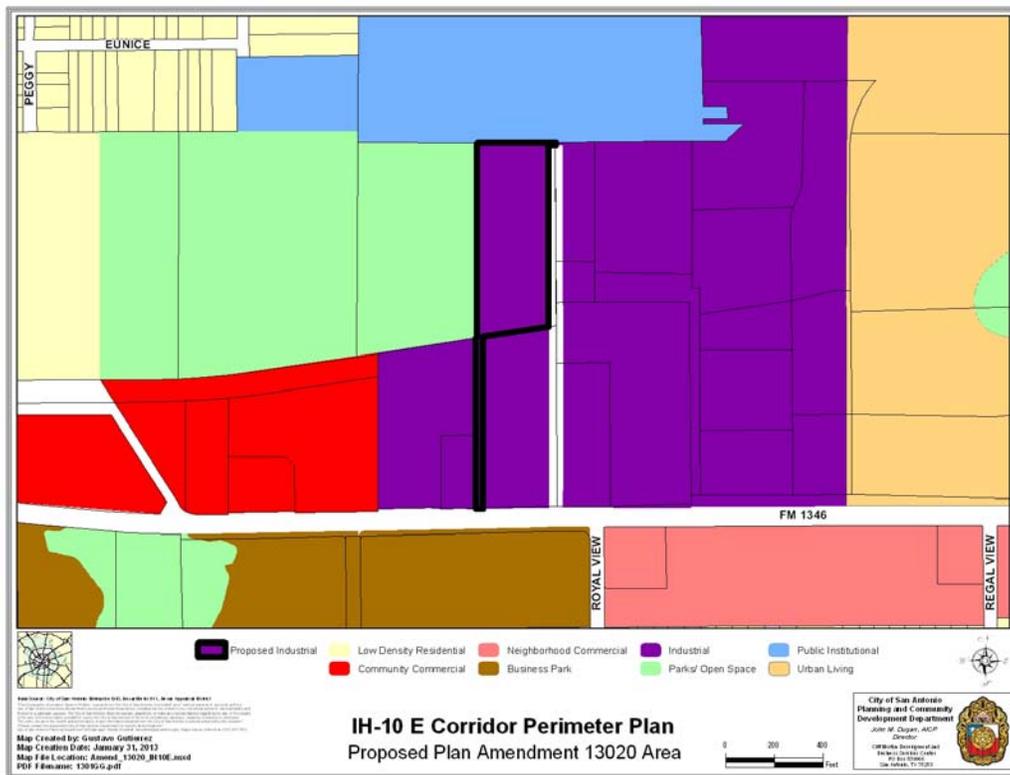
IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:





Map Source: City of San Antonio, Strategic GIS, Parcel to 911, for use Approval District
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Map Created by: Gustavo Gutierrez
 Map Creation Date: January 31, 2013
 Map File Location: Amend_13020_IH10E.mxd
 PDF Filename: 1301G6.pdf

 Subject Property  VIA Bus Stops  VIA Bus Routes



IH-10 E Corridor Perimeter Plan Proposed Plan Amendment 13020 Area



City of San Antonio
 Planning and Community
 Development Department

John M. Dugan, AICP
 Director

City of San Antonio, Planning and Community Development Department
 100 N. Nueces Street, Suite 1000
 San Antonio, TX 78202



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE I-10 EAST CORRIDOR PERIMETER PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM OPEN SPACE TO INDUSTRIAL FOR AN AREA OF APPROXIMATELY 6.25 - ACRES LOCATED AT NCB 12867 LOT P-42H, 42J & P-51.

WHEREAS, City Council approved the I-10 East Corridor Perimeter Plan as an addendum to the Comprehensive Master Plan on February 2001; 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 27, 2013 and **APPROVED** the amendment on February 27, 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 I-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 27th DAY OF FEBRUARY 2013.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Robert 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. 19

Public Hearing:

Planning Commission
February 27, 2013

Applicant:

City of San Antonio, Texas

Representative:

Department of Planning and
Community Development

Staff Coordinator:

Michael Taylor, Special Projects Mgr.
(210) 207-0145
Michael.Taylor@sanantonio.gov

Plan Boundaries:

N: Cesar E. Chavez Boulevard and a
Union Pacific Railroad right-of-way
E: San Antonio River and Interstate
Highway 37
S: US Highway 90
W: Interstate Highway 35

Population:

6,885 (2010 US Census)

Plan Area:

1.9 square miles

Council District(s):

Districts 1 and 5

Notification:

Published in Daily Commercial
Recorder February 8, 2013
Notices Mailed January 2, 2013

- 2,496 to property owners within the boundaries of the Plan
- 3 to registered neighborhood associations within the boundaries of the Plan
- 19 to Downtown planning team members; 20 to South Central SA planning team members

Internet Agenda Posting February 22, 2013

Online Draft:

<http://lonestarccommunityplan.org/>

REQUEST

To adopt the Lone Star Community Plan as a component of the City's Comprehensive Master Plan and to supersede the Downtown Neighborhood Plan and the South Central San Antonio Community Plan for a 1.9 square mile area bound by Cesar E. Chavez Boulevard and a Union Pacific Railroad right-of-way on the north, the San Antonio River and Interstate Highway 37 on the east, US Highway 90 on the south, and Interstate Highway 35 on the west.

RECOMMENDED ACTION

Approval of the request as presented.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed adoption of the Lone Star Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SUMMARY

The Lone Star Community Plan was developed under the Comprehensive Planning Program adopted by City Council on December 10, 2009. The Lone Star Community Plan is the master plan for the *Near River South* growth area identified in the Center City Implementation Plan. It also advances recommendations from SA2020 and the River South Area Management Plan. The balanced approach to redevelopment detailed in this Plan includes specific strategies related to land use, transportation and infrastructure, community facilities, and quality of life. The implementation matrix is included as Attachment 3.

Pursuant to §35-420 (e) of the *Unified Development Code* the Plan:

- Identifies goals that are consistent with adopted City policies, plans, and regulations.
- Was developed in an inclusive manner to provide opportunities for all interest groups to participate.
- Is a definitive statement of the neighborhood and is appropriate for consultation and reference as a guide by the City Council, Commissions, and departments for decision-making processes.

CASE HISTORY

This is the first public hearing of this case. Work session briefings were provided on June 27, 2012 and December 12, 2012.

I. BACKGROUND INFORMATION

The Lone Star Community Plan area is undergoing a dramatic transformation that is bringing arts, entertainment, and creative living spaces to an area that was once home to many of San Antonio's major industries. Abandoned industrial sites are giving way to new high density loft apartments, professional offices, and restaurants. This transformation is extending the traditional boundary of San Antonio's Downtown south along the San Antonio River and five major arterials - South Presa, Roosevelt, Probandt, South Flores, and Nogalitos. This Plan provides a balanced approach to redevelopment that maximizes growth while minimizing conflicts between long time residents and new residents and businesses.

The Lone Star Community Plan is the master plan for the Near River South growth area identified in the Center City Framework Plan. The Plan establishes preferences for development locations, patterns, typologies and design characteristics and aligns infrastructure investment plans, regulations and design standards/guidelines with these preferences. The Plan also advances recommendations from SA2020 and the River South Area Management Plan.

The proposed Lone Star Community Plan would supersede the Land Use Plan (Section L p. 10 and 11) and text that reference the Lone Star Community Plan area in the South Neighborhood Plan (p. 26-27) and the West Neighborhood Plan (p. 28-29) of the Downtown Neighborhood Plan and the overlapping portion of the Land Use Plan Map (p. 15) of the South Central Community Plan Update.

II. PLANNING PROCESS

The Lone Star Community Plan was developed through a community-based planning process. The Department of Planning and Community Development conducted a series of community meetings, focus groups, and roundtable discussions during the summer of 2012. The public input activities utilized during these meetings and distributed online were designed to generate actionable strategies. These strategies were refined and vetted by a Technical Advisory Committee that included members of various City departments and partner agencies.

Process Enhancements

- Expanded project team included planning coordinator as lead and three senior planners as support which allowed for innovation and a shortening of the planning process from 12-18 months to 9 months.
- DPCD purchased domain name (lonestarcommunityplan.org) and staff built and updated site to establish and maintain contact with stakeholders.
- Replaced traditional planning team approach with a series of focus group meetings. Focus group meetings utilized exercises and “games” to facilitate information exchange in small facilitated work groups. Accomplished in 5 weeks what often takes a planning team 6 months or longer to accomplish with greater community involvement.
- City departments and partner agencies are directly entrusted with Plan implementation and have committed to actively pursue implementation of the strategies in the time frames provided. Previously completed plans relied on neighborhood groups and community organizations to coordinate implementation of individual actions.

III. PLAN CONTENTS

The vision for the Lone Star Community Plan - *adaptive re-use of the City's industrial heritage for arts, entertainment, and creative living space* - expresses the desire for redevelopment that features a unique industrial arts character and new types of uses. The vision also recognizes that the industrial heritage of the area can be preserved and even celebrated by adapting and reusing former industrial buildings and structures to meet the needs of a whole new set of users. The goals and strategies included in this Plan provide a blueprint for how to make this vision a reality.

The Lone Star Community Plan is an action-oriented document with goals that are achievable by 2020. The balanced approach to redevelopment detailed in this Plan includes specific strategies related to land use, transportation and infrastructure, community facilities, and quality of life. The Plan includes an Implementation Matrix with a detailed timeline, list of partners, cost estimate, and funding sources for each strategy. The leads for the individual strategies include various City departments and partner agencies. The City departments and outside agencies that are designated as the leads are expected to actively pursue the implementation of the strategies within the time frames provided.

The plan includes land use, transportation and infrastructure, community facilities, and quality of life chapters. The goals and strategies for each chapter are organized under a set of themes, which are listed below. In addition to goals and strategies, the land use chapter includes a land use plan and physical master plan.

Land Use Themes

- Performance Standards for Industrial Uses
- Quality Site and Building Design
- Retail and Service Businesses
- Building Reuse and Site Redevelopment
- Housing Affordability

Transportation & Infrastructure Themes

- Complete Streets
- Multimodal Connectivity
- Traffic Management
- Drainage

Community Facilities Themes

- Services and Programs
- Public/ Recreational Facilities
- Parkland and Open Space

Quality of Life Themes

- Enhanced City Services
- Housing Improvements
- Capitalize on the Creative Community
- Improve Public Health and Safety
- Environment

IV. COORDINATION

Development and final review of the Lone Star Community Plan was coordinated with the following City departments and partner agencies:

City Departments	Partner Agencies
Animal Care Services	Bexar County
Capital Improvement Management Services	CPS Energy
Center City Development Office	San Antonio Housing Authority
Department of Culture and Creative Development	San Antonio River Authority
Development Services Department	San Antonio Water System
Downtown Operations	Texas Department of Transportation
Economic Development Department	Union Pacific Corporation
Fire Department	VIA Metropolitan Transit
Metropolitan Health District	
Office of Historic Preservation	
Office of Sustainability	
Office of the City Attorney	

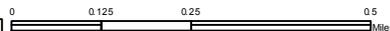
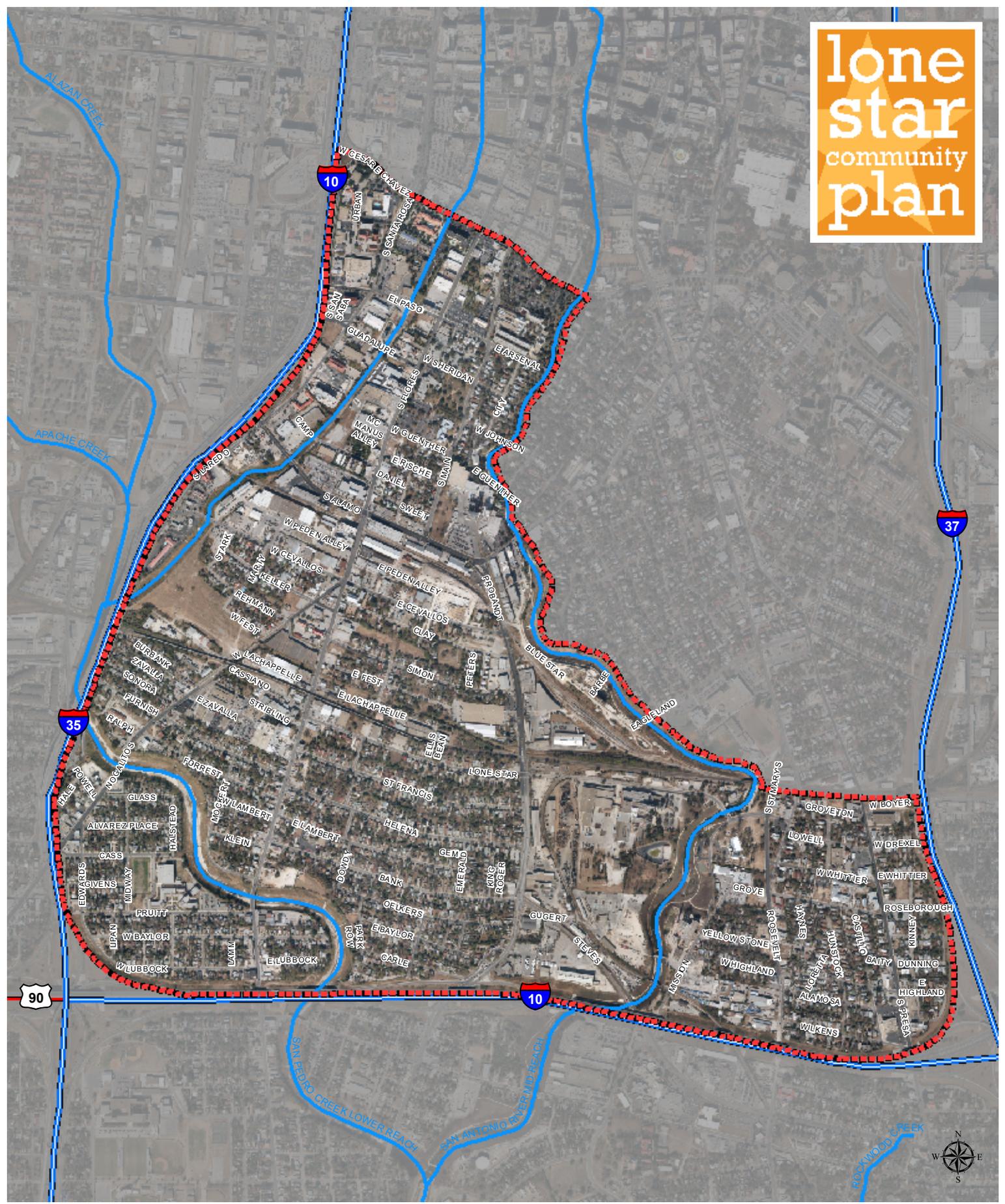
Parks and Recreation Department
Police Department
Public Works
San Antonio Public Library
Solid Waste Management Department

V. RECOMMENDATION

Staff recommends adoption of the Lone Star Community Plan as a component of the City's Comprehensive Master Plan and to supersede the Downtown Neighborhood Plan and the South Central San Antonio Community Plan for a 1.9 square mile area bound by Cesar E. Chavez Boulevard and a Union Pacific Railroad right-of-way on the north, the San Antonio River and Interstate Highway 37 on the east, US Highway 90 on the south, and Interstate Highway 35 on the west.

VI. ATTACHMENTS

- A. Planning Area Boundary
- B. Future Land Use Plan
- C. Implementation Matrix



Map created by: Michael T. J. ADP

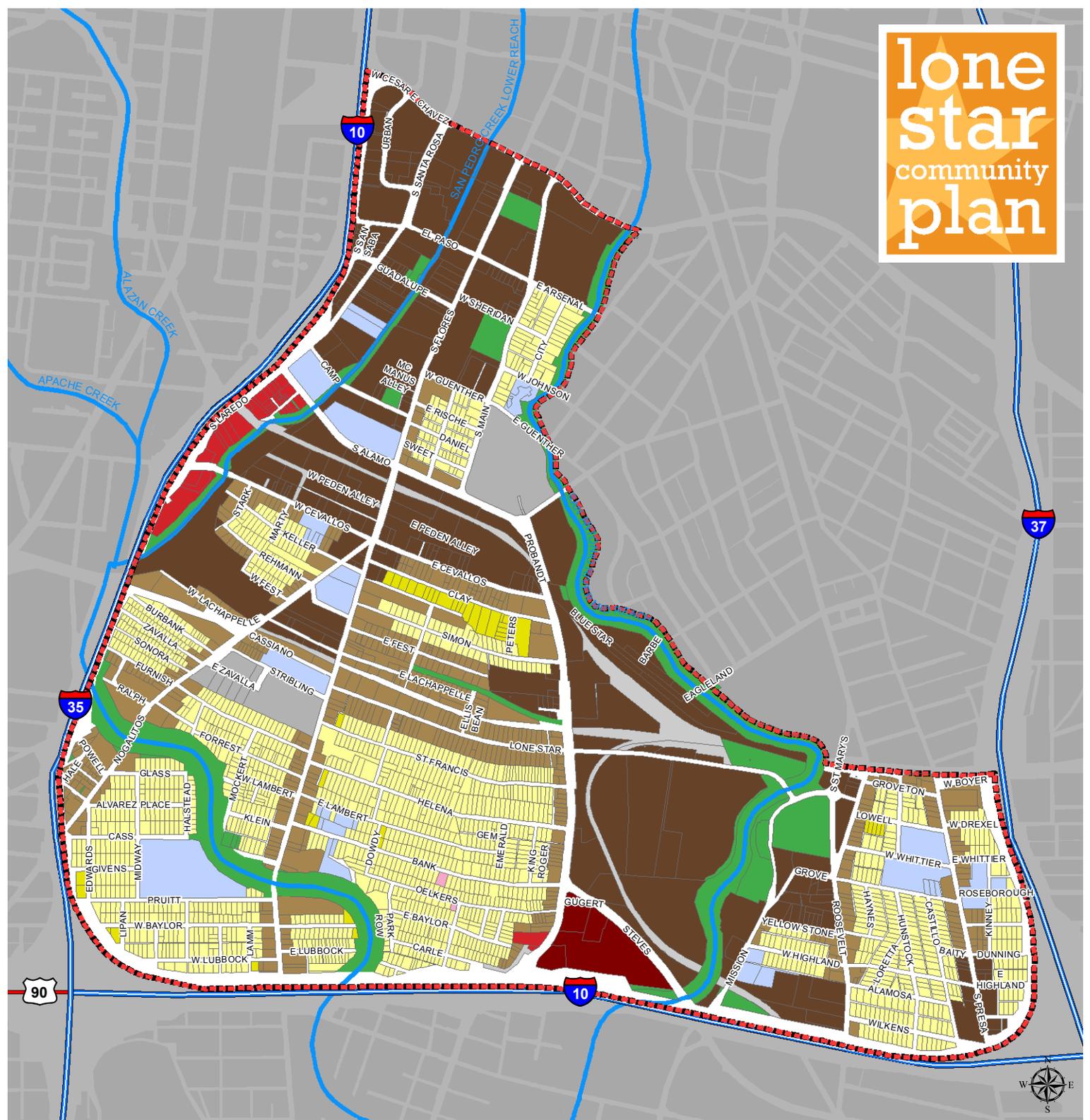
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Attachment A: PLAN BOUNDARY

City of San Antonio
Department of Planning & Community Development
John M. Dugan, AICP
Director

Cliff Marston, Development and Business Services Center
1001 S. Alamo
San Antonio, TX 78204



FUTURE LAND USE CLASSIFICATIONS

- | | | | | | | | |
|--|----------------------------|--|-------------------------|--|---------------------|--|-----------------------|
| | Low Density Residential | | High Density Mixed Use | | Regional Commercial | | Parks/ Open Space |
| | Medium Density Residential | | Neighborhood Commercial | | Business Park | | Public/ Institutional |
| | Low Density Mixed Use | | Community Commercial | | | | |



0 0.125 0.25 0.5
Miles

Date Source: City of San Antonio Enterprise GIS; Base Map: 011; Base: Aerial/Street
 *This Geographic Information System Product received from the City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all responsibility for any errors, omissions, or inaccuracies that may appear in this product. The City of San Antonio does not warrant, guarantee, or make any representation regarding the use, or the results of the use, of the information provided in this product by the City of San Antonio or any other person, and the user assumes all responsibility for the use of the information. The user releases the City of San Antonio and its representatives from any liability for any errors, omissions, or inaccuracies that may appear in this product. The user releases the City of San Antonio and its representatives from any liability for any errors, omissions, or inaccuracies that may appear in this product. The user releases the City of San Antonio and its representatives from any liability for any errors, omissions, or inaccuracies that may appear in this product.
 Map Created by: Michael Taylor, AICP

Attachment B: LAND USE PLAN



Introduction: Implementation Matrix

The Implementation Matrix succinctly outlines the goals and strategies introduced in the Land Use, Transportation & Infrastructure, Community Facilities, and Quality of Life chapters of this Plan. The Implementation Matrix includes goals, strategies, timelines, partners, estimated costs, and funding sources. Acronyms are used frequently; please refer to the Acronym Glossary in Appendix A for full names.

Goals & Strategies

The goals and strategies were developed through a community-based planning process that is described in greater detail in Chapter 1. The public input activities conducted as part of the planning process were designed to generate strategies that can be completed by 2020. Due to the longer funding cycles for larger infrastructure projects, the strategies for these types of projects may include programming but not necessarily physical construction of these projects by 2020.

Time Frames

The Plan includes strategies that can be completed or programmed by 2020. If specific time frames are known, they are provided. Otherwise time frames are classified into three levels:

- Short - 1 to 2 years following plan adoption
- Mid - 3 to 5 years following plan adoption
- Long - 6 to 7+ years following plan adoption

Some action items have been classified as "Ongoing." These action steps require continuous effort.



Implementation Lead and Partners

The leads for the individual implementation strategies include various City departments and partner agencies. Designating a City department or outside partner agency as the lead is a significant departure from previously adopted Community Plans. In previously adopted plans, neighborhood associations and other community groups were usually designated as the lead and city departments and outside agencies were typically the partners. As the lead, the neighborhood associations or community groups were expected to coordinate the implementation of the strategies. This approach has been met with minimal success. The Lone Star Community Plan relieves the neighborhood associations and other community groups of the lead responsibility and instead places them in a partner

role. The City departments and outside agencies that are designated as the leads (indicated with bold lettering in the matrix) are expected to actively pursue the implementation of the strategies in the time frames provided.

Cost Estimate

Cost estimates are provided in most cases and are based on best available information. They are only to be used for budgeting purposes. Actual costs will vary.

Funding Source

The funding sources listed in the matrix are recommendations based on current sources of funds. Other funding sources may be pursued if they are more appropriate and should be pursued as they become available.



Land Use Implementation Matrix

Strategies	Time Frame	Lead & Partners	Cost Estimate	Funding Source	
GOAL LU-1: Establish performance standards for industrial uses. Phase out industrial uses that do not comply with performance standards with a combination of zoning changes and relocation assistance.					
LU-1.1	Eliminate existing zoning that allows industrial uses that do not meet the performance criteria in Table LU-1.1 (pg. 28). (This strategy does not apply to properties designated as Business Park on the Future Land Use Map (pg. 41).)	Initiate at plan adoption and complete within 6-9 months	DPCD	\$13,000 with City Council waiver for application fees	DPCD, CDBG
LU-1.2	Encourage the relocation of industrial uses that do not meet the performance criteria in Table LU-1.1 (pg. 28) to suitable locations on city-owned property located outside of the Plan area. Assist relocating industrial business owners with environmental clean-up expenses to prepare the vacated sites for reuse/ redevelopment. (See LU-4.3). (This strategy does not apply to properties designated as Business Park on the Future Land Use Map (pg. 41).)	Initiate property search immediately	CCDO, EDD, CIMS, DPCD	varies	ICIF, EDIF, State and Federal Grants
LU-1.3	Allow low impact industrial uses associated with low volume production by an artisan subject to the performance criteria in Table LU-1.1 (pg. 28).	Initiate at plan adoption and complete within 6-9 months	DPCD	\$13,000 with City Council waiver for application fees	DPCD
LU-1.4	Encourage efforts to provide buffer areas and landscaping or neighborhood/ community commercial uses between Business Park and adjoining uses. Encourage the use of buffer areas for community events as business needs allow.	Ongoing	DSD, DPCD, CCDO	Minimal	DSD
GOAL LU-2: Incorporate site and building design principles including attractive and functional streetscapes, inviting public spaces, creative design and material selection, sustainable development techniques, and a mix of uses into new development and redevelopment projects.					
LU-2.1	Implement site and building design principles in Table LU-2.1 (pg. 31) through a comprehensive rezoning that utilizes "special zoning districts" to implement the Future Land Use Plan (pg. 41) and Physical Master Plan (pg. 46).	Initiate at plan adoption and complete within 6-9 months	DPCD	\$13,000 with City Council waiver for application fees	DPCD, CDBG
LU-2.2	Develop standards for utility placement in the Center City to minimize the impacts of power poles and associated infrastructure on view sheds, pedestrian mobility, and building placement.	Short	DPCD, CPS, CCDO	Minimal	DPCD



Land Use Implementation Matrix

Strategies	Time Frame	Lead & Partners	Cost Estimate	Funding Source	
LU-2.3	Conduct a better block demonstration project within the Plan area during FY13 to showcase the benefits of complete streets and the City's facade improvement program (Operation Facelift).	2013	DPCD, CCDO, DCCD, ULI, AIA, APA, UTSA COA	\$10,000	Grant
GOAL LU-3: Attract/ retain office, retail, and service uses through zoning and development incentives.					
LU-3.1	Rezone to ensure a community-scale grocery store and neighborhood-scale retail and service businesses such as neighborhood dry cleaners, coffee shops, restaurants, pharmacies, bike shops, and fitness centers are permitted where appropriate. Utilize "special zoning districts" to reduce minimum off-street parking space requirements to facilitate the reuse of existing sites.	Initiate at plan adoption and complete within 6-9 months	DPCD	\$13,000 with City Council waiver for application fees	DPCD, CDBG
LU-3.2	Utilize the full complement of community resources and incentive programs through 2020 to attract/ retain employment generating businesses to/ within the Plan area.	Ongoing	EDD, CCDO	Varies	EDIF
LU-3.3	Continue to authorize funding for the Center City Housing Incentive Program (CCHIP) Mixed Use Forgivable Loan Program through 2020 to incentivize first floor retail and commercial office space in new mixed use buildings. Market program within the Plan area.	Reoccurring	CCDO, IEDD	Portion of \$3M ICIF	ICIF
LU-3.4	Market Operation Facelift to owners of existing commercial buildings in the Plan area through 2020 to assist with facade improvements that will make existing and new business more viable. Begin outreach along South Flores and later expand to other major corridors.	Short and Ongoing	DPCD	Minimal	CDBG
LU-3.5	Add on-street parking striping and 2-hour limit signs to commercial corridors and side streets where space is available to serve neighborhood-scale retail and service businesses and facilitate the lease of existing buildings with limited off-street parking.	Ongoing	PW, CCDO, DTOPS	Approximately \$200/ sign, \$3/ linear foot for 4-inch wide white lines	ATD, General Fund
LU-3.6	Investigate expanding the Downtown Public Improvement District boundaries to include the Plan area. Consider including those parts of the Plan area that abut or are adjacent to the San Antonio River for initial expansion.	2018	Centro SA	\$50,000 for study	Assessments on property owners



Land Use Implementation Matrix

Strategies	Time Frame	Lead & Partners	Cost Estimate	Funding Source
LU-3.7 Develop shared “park-once” facilities with structured off-street parking to minimize parking requirements for individual business owners and limit space devoted to surface parking lots.	Mid to Long Term	CCDO, Private Developer	\$100,000 for small 20-space surface lot to \$12M for 600-space garage	Private Developer, ICIF
GOAL LU-4: Utilize Brownfields Program to facilitate the redevelopment of vacant buildings and contaminated sites.				
LU-4.1 Develop inventory of brownfield sites within the Plan area by utilizing the Brownfields Inventory Evaluation System. See Table LU-4.1 (pg. 35) and Potential Brownfield Sites Map (pg. 35).	Short	CCDO, DSD	Minimal	CCDO, State & Federal Grants
LU-4.2 Provide technical assistance to help brownfield property owners/ responsible parties clean-up and redevelop sites.	Short and ongoing	CCDO	Minimal	CCDO, State & Federal Grants
LU-4.3 Perform Phase I and II Environmental Site Assessments (ESAs) for projects within the Plan area identified through the Brownfields Program. Provide priority assistance to industrial users that are vacating sites suitable for mixed-use reuse/ redevelopment. See also LU-1.2.	Short and ongoing	CCDO, CIMS	Minimal	CCDO, State & Federal Grants
GOAL LU-5: Relax development code requirements that prevent or significantly increase the cost of improving and reusing existing buildings along the major corridors and redeveloping vacant and underutilized parcels; provide fee waivers and utilize TIRZ funds to offset the costs of returning these commercial properties to productive use.				
LU-5.1 Track impediments to improving and reusing existing commercial buildings along the major corridors and submit findings and recommendations annually to the In-fill Development Task Force. Support code amendments that will not compromise safety, character, or the vision for the area.	Short and ongoing	CCDO, DSD, DPCD	Minimal	CCDO
LU-5.2 Ensure revised ICRIP policy continues to provide fee waivers for new and improving neighborhood-scale retail and service businesses in the Plan area.	FY2013	DPCD, CCDO	Minimal	DPCD
LU-5.3 Utilize TIRZ funds to pay for eligible expenses associated with catalytic redevelopment projects in the Plan area.	Ongoing	DPCD	Varies	Center City TIRZ, Westside TIRZ



Land Use Implementation Matrix

Strategies		Time Frame	Lead & Partners	Cost Estimate	Funding Source
GOAL LU-6: Establish policies that provide for a range of housing types that are affordable to people at most income levels.					
LU-6.1	Rezone to provide for a range of housing types including single-family detached, townhouses, senior housing, live/ work units, and apartments.	Initiate at plan adoption and complete within 6-9 months	DPCD	\$13,000 with City Council waiver for application fees	DPCD, CDBG
LU-6.2	Support San Antonio Housing Authority (SAHA) efforts to obtain funding for, and construct new mixed-income housing within the Plan area.	Mid to Long	DPCD , SAHA, CCDO, City Council	Minimal	DPCD
LU-6.3	Support applications for Housing Tax Credits for the creation of mixed-income housing through new construction and the substantial rehabilitation of existing residential units to create an appropriate mix of price points for housing.	Ongoing	DPCD , Private Developers, City Council	Minimal	DPCD
LU-6.4	Support SAHA, private, and non-profit developer efforts to preserve and renovate affordable housing that already exists in the Plan area.	Ongoing	DPCD , Private Developers, City Council	Minimal	DPCD
LU-6.5	Freeze City property taxes at the current assessed value prior to residential rehabilitation for up to 10 years for properties that receive funding for improvements through the DPCD Housing Programs to maintain housing affordability in the Plan area.	Short and ongoing	DPCD , OMB, Bexar County Tax Assessor-Collector	Minimal	DPCD
LU-6.6	Market Substantial Rehabilitation Tax Incentives program to owners of designated local landmarks and properties within local historic districts within the Plan area. See Historic Properties Map (pg. 38).	Short	OHP	Minimal	OHP



Transportation & Infrastructure Implementation Matrix

Strategies	Time Frame	Lead & Partners	Cost Estimate	Funding Source	
GOAL TI-1: Institute Complete Streets in the Plan area especially along: Cevallos, Lone Star, Nogalitos, Probandt, Roosevelt, South Alamo, South Presa, South Flores, and Steves.					
TI-1.1	Improve pedestrian access and expand the bicycle on-street network on Cevallos, Lone Star, Nogalitos, Probandt, Roosevelt, South Alamo, South Presa, South Flores and Steves as recommended in Table TI-1.1 (pg. 56). See also the Proposed Bicycle Network Map (pg. 61).	Mid to Long	See Table TI-1.1	See Table TI-1.1	ATD, CDBG, 2017 Bond, Cat. 7 - STP-MM
TI-1.2	Complete a traffic study to recommend safety enhancements for all users at the following intersections: Probandt and South Alamo; Cevallos and Probandt; and South Flores, Cevallos, and Nogalitos.	Short to Mid	DPCD, CCDO, CIMS, PW	TBD	CDBG, MPO UPWP
TI-1.3	Improve bus shelters at major boarding locations and near high density developments to provide a comfortable place for passengers and to serve as public art spaces, where possible. See Table TI-1.3 (pg. 57).	Short	VIA, DCCD, DPCD, CIMS	\$40,000 - \$46,000 + purchase of easements	CDBG, VIA
TI-1.4	Install landscaping and trees to provide shade, create buffers for pedestrians and cyclists, promote aesthetically welcoming environments within the public right-of-way and allow for low impact development (LID) to minimize the effects of stormwater runoff. See also Strategy QL-1.1.	Short to Long	PARD, PW, CIMS	TBD	CDBG, 2017 Bond, Tree Mitigation Fund
GOAL TI-2: Develop a safe multimodal north-south transportation thoroughfare on South Flores that accommodates bicyclists, pedestrians, automobile traffic, and mass transit.					
TI-2.1	Provide support for VIA's Long Range Comprehensive Transportation Plan in order to improve transit service along South Flores. See also Strategy TI-1.3.	Ongoing	DPCD, VIA, CIMS, PW	Minimal	DPCD
TI-2.2	Conduct a corridor study that emphasizes a multimodal level of service for South Flores from Cesar Chavez to Cevallos to determine the ideal cross-section that is consistent with the proposed future land use plan.	Long	DPCD, PW, CCDO	\$36,000	CCDO, CDBG, DPCD, MPO UPWP
TI-2.3	Improve South Flores as recommended by the corridor study conducted under Strategy TI-2.2.	Long	PW, CIMS, OS, DPCD, MPO, VIA (Lead will depend on extent of improvements)	TBD	2017 Bond, General Fund, ATD. CDBG



Transportation & Infrastructure Implementation Matrix

Strategies	Time Frame	Lead & Partners	Cost Estimate	Funding Source	
GOAL TI-3: Improve connections between the river and the street through wayfinding and route signage.					
TI-3.1	Establish a trailhead at Steves Avenue to the San Antonio River Mission Reach Trail and include parking, wayfinding signage and route markers at street level.	Mid	SARA, TxDOT	\$750,000	State or Federal Grants, Bexar County
GOAL TI-4: Expand the east-west transportation network by establishing an on-street link for cyclists and pedestrians between the San Antonio River and San Pedro Creek.					
TI-4.1	Designate bicycle facilities with signage and branding from the Westside Creeks Restoration Project and the San Antonio River Mission Reach to serve as an on-road link between the San Pedro Creek and the San Antonio River on: Guadalupe from IH-35 to South Flores Street; West Sheridan from South Flores Street to South Main Avenue; South Main Avenue from West Sheridan to West Johnson; and West Johnson to the San Antonio River. See Table TI-1.1 (pg. 56) and the Proposed Bicycle Network Map (pg. 61).	Short	SARA, PW, OS	\$2,500	ATD, CDBG
TI-4.2	Provide links and signage from the route in Strategy TI-4.1. to other bicycle facilities such as the current bicycle lanes on Main Street and the proposed bicycle facilities on South Flores.	Short	OS, PW, SARA	\$1,500	ATD, CDBG
TI-4.3	Reconstruct South Alamo from South Flores to Probandt to include bicycle lanes and wider sidewalks. See Table TI-1.1 (pg. 56).	Mid	TxDOT, MPO, OS, PW	TBD	Cat. 7 - STP-MM
GOAL TI-5: Improve sidewalks on local residential streets.					
TI-5.1	Construct and repair sidewalks to close the gap where pedestrian access is currently limited or nonexistent. See the Recommended Sidewalk Improvements Map (pg. 62) and Table TI-5.1 (pg. 63).	Short to Mid	PW, TxDOT for Spur 536	See Table TI-5.1	General Fund, CDBG, ATD, Cat. 7 - STP-MM
TI-5.2	Relocate and/or remove utility poles in the sidewalk where the sidewalk is obstructed such that it does not meet minimum Americans with Disabilities Act (ADA) requirements. See Table TI-5.2 (pg. 64).	Short to Mid	CPS	TBD	CPS, ATD, General Fund
TI-5.3	Upgrade outdated traffic signal poles that obstruct sidewalks. See Table TI-5.3 (pg. 64)	Short to Mid	PW	TBD	CPS, ATD, General Fund



Transportation & Infrastructure Implementation Matrix

Strategies	Time Frame	Lead & Partners	Cost Estimate	Funding Source	
GOAL TI-6: Improve connectivity to Blue Star Street.					
TI-6.1	Conduct a feasibility study in order to estimate the cost to construct a new road to connect Blue Star Street to Lone Star Boulevard with an at-grade railroad crossing. See the Blue Star Street Extension Map (pg. 66).	Short	DPCD, PW, UP	TBD	MPO UPWP
TI-6.2	Based upon the results of the feasibility study, design and construct a new road between Blue Star Street and Lone Star Boulevard with an at-grade railroad crossing that is consistent with the Federal Railroad Administration requirements for Quiet Zones. Acquire right-of-way from affected property owners.	Mid	CIMS, UP, Blue Star Arts Complex	TBD	2017 Bond
TI-6.3	Complete a preliminary engineering study in cooperation with Union Pacific to determine the feasibility of abandoning the portion of the Kerrville Subdivision within the Plan area by diverting rail traffic to the Del Rio Subdivision via the Laredo Subdivision. See the Railroad Network Map (pg. 67).	Mid	DPCD, UP, Bexar County, PW, LSTAR	\$200,000	MPO UPWP
TI-6.4	Conduct a feasibility study with cost estimates for the extension of Cevallos Street from Probandt to Blue Star Street with an at-grade railroad crossing that takes into account the safety of cyclists and pedestrians crossing Probandt. See the Cevallos Street Extension Map (pg. 67).	Short	DPCD, PW, UP	TBD	MPO UPWP
TI-6.5	Based upon the results of the feasibility study, design and construct an extension of Cevallos Street from Probandt to Blue Star Street that prioritizes the safety of cyclists and pedestrians crossing Probandt, and abandon Blue Star Street right-of-way to the north. See the Cevallos Street Extension Map (pg. 67).	Mid	CIMS, TxDOT, Affected property owners	TBD	2017 Bond
GOAL TI-7: Create better public transit service from Downtown to the San Antonio Missions utilizing Roosevelt Avenue.					
TI-7.1	Develop and improve transit service from Roosevelt Park to the San Antonio Missions.	Short	VIA, NPS	TBD	VIA, NPS
TI-7.2	Conduct a feasibility study to investigate short term alternatives to adding a streetcar system for high capacity transit service along Roosevelt Avenue.	Short	VIA	Minimal	VIA



Transportation & Infrastructure Implementation Matrix

Strategies	Time Frame	Lead & Partners	Cost Estimate	Funding Source	
GOAL TI-8: Address traffic concerns utilizing traffic management.					
TI-8.1	Conduct a feasibility study to determine where new or improved traffic management tools are warranted and construct necessary roadway improvements to address priority areas identified in the Traffic Management Prioritization Map (pg. 69).	Mid	DPCD, PW	TBD	MPO UPWP
GOAL TI-9: Address drainage issues on South Alamo, South Flores, Probandt, Lone Star, Nogalitos, South Presa, Steves, and Drexel utilizing low impact development (LID) strategies.					
TI-9.1	Conduct a drainage study to determine how to address drainage problems utilizing LID strategies. See the Drainage Concerns Map (pg. 70).	Short	SARA, PW, TXDOT	TBD	SARA
TI-9.2	Implement the improvements based on the drainage study.	Mid to Long	CIMS, SARA, TXDOT	TBD	2017 Bond, State and Federal Grants



Community Facilities Implementation Matrix

Strategies	Time Frame	Lead & Partners	Cost Estimate	Funding Source	
GOAL CF-1: Provide entertainment opportunities in the parks by creating a multiple purpose outdoor space for community gathering, recreational activities, and performance opportunities and by programmatic improvements such as hosting movie nights or music performances.					
CF-1.1	Include a multiple use outdoor space as part of the San Pedro Creek restoration improvements for community gathering, recreational activities, and performance opportunities.	Long	SARA , Bexar County, City of San Antonio	\$750,000	2017 Bond, Linear Creekway Funds, Bexar County West-side Creeks Fund
CF-1.2	Initiate outdoor movie screening series in Roosevelt Park and SAHA Park.	Short	Neighborhood Associations , PARD, DTOPS, SAHA, SAPF	Minimal	Sponsorship(s)
CF-1.3	Market DCCD grant funding opportunities to local non-profits to support musical and theatrical performances in public spaces such as Roosevelt Park and SAHA Park. Initiate a series of performances in Roosevelt Park and SAHA Park.	Short	DCCD , PARD, SAPF	\$12,000	DCCD Grants, Sponsorship(s)
GOAL CF-2: Develop designated food truck and farmers market areas.					
CF-2.1	Host Farmer’s Market in SAHA parking lot. (See San Antonio Housing Authority Site Activation Plan (pg. 75).)	Short	SAHA , Regional Farmers Market Association(s)	Minimal	SAHA
CF-2.2	Include a designated food truck area at SAHA Park to serve employees of nearby major employers (SAHA, COSA, ACCD, HEB). See San Antonio Housing Authority Site Activation Plan (pg. 75).	Short	SAHA	Minimal	SAHA (if adding seating area in park)
GOAL CF-3: Initiate a community garden program.					
CF-3.1	Create community gardens at SAHA Park and Cass Avenue pocket park. See also CF-9.1.	Short to Mid	Neighborhood Associations , Green Spaces Alliance, SAHA	\$6,000 (start-up costs)	Green Spaces Alliance Community Garden Funding, Metro Health Grant



Community Facilities Implementation Matrix

Strategies	Time Frame	Lead & Partners	Cost Estimate	Funding Source
GOAL CF-4: Redevelop Lone Star Lake and pool as a community amenity.				
CF-4.1 Establish public-private partnership to rehabilitate the Lone Star Lake and pool.	Mid to Long	CCDO , Private Developer, OHP, CIMS, CCDO, SAPF	\$1.5M	Private Developer, 2017 Bond, SAPF fundraising campaign
GOAL CF-5: Increase community access to library services.				
CF-5.1 Monitor population increase within the Plan Area and adjacent neighborhoods to evaluate the need for additional library facilities. Consider establishing a co-located library in conjunction with a school or a storefront library within the Plan Area as the population nears 10,000 persons.	Mid to Long	SAPL , SALF, SAISD, CIMS	\$1M	2017 Bond
CF-5.2 Add public Wi-Fi service to Roosevelt Park and the Commander's House property to provide community access to library resources and the internet.	Short to Mid	ITSD , PARD, SAPL	TBD	ITSD
CF-5.3 Incorporate library services including public Wi-Fi service, laptop check-out, and book exchange into the Lone Star Recreational Facility or the Commanders House.	Mid	SAPL , PARD, ITSD	\$50,000 annually	2012 Bond, SAPL Annual Budget
GOAL CF-6: Preserve the Commanders House facility and expand the use of the property by increasing access to the grounds and enhancing services and programs offered.				
CF-6.1 Replace unsightly perimeter fencing at the Commander's House property with a historically appropriate ornamental metal fence subject to review and approval by the HDRC.	Mid to Long	PARD , OHP, CIMS	\$35,000	2017 Bond
CF-6.2 Add park seating and Wi-Fi to the grounds of Commander's House property. See also CF-5.2.	Mid to Long	PARD , Green Spaces Alliance, CIMS	\$75,000	2017 Bond
CF-6.3 Continue to provide senior services and activities at Commander's House.	Ongoing	PARD , DHS	Minimal	PARD, DHS



Community Facilities Implementation Matrix

Strategies	Time Frame	Lead & Partners	Cost Estimate	Funding Source
GOAL CF-7: Improve San Pedro Creek by restoring the creek ecosystem and adding recreational amenities such as hike and bike trails.				
CF-7.1 Coordinate with partners to fund, design, and build San Pedro Creek improvements.	Long	SARA , Bexar County, US Army Corps of Engineers, CoSA	\$97M	2017 Bond, Linear Creekway Funds, Bexar County West-side Creeks Fund, US Army Corps of Engineers
GOAL CF-8: Convert abandoned rail line to a hike and bike trail to create an east to west connection between San Pedro Creek and the San Antonio River.				
CF-8.1 Acquire property from Union Pacific and other current owners utilizing a land swap for city surplus properties and through fee simple transactions. See Proposed Trails Map (pg. 83).	Long	CIMS , CCDO, VIA, PARD	\$1.4M (see also CF-8.2)	2017 Bond, State and Federal Grants
CF-8.2 Acquire vacant properties adjacent to rail-to-trail to be utilized as park space where feasible. Acquire access easements when property acquisition is not feasible. See Proposed Trails Map (pg. 83).	Long	CIMS , PARD	\$1.4M (see also CF-8.1)	2017 Bond, CDBG
CF-8.3 Design and construct rail-to-trail improvements.	Long	CIMS , PARD	\$1.5M	2017 Bond, CDBG, State and Federal Grants
GOAL CF-9: Establish parks where feasible, particularly west of the San Antonio River, to increase community access to park space.				
CF-9.1 Transform city owned property on Cass Avenue into a trail head or pocket park. See Proposed Pocket Park Map (pg. 84).	Long	SARA	\$25,000	2017 Bond, Linear Creekway Funds, Bexar County West-side Creeks Fund, US Army Corps of Engineers
CF-9.2 Expand the SPARK School Park Program to include Harris Middle School, Briscoe Elementary, and Robert B. Green Elementary. Give priority to Harris Middle School SPARK Park.	Mid to Long	SA Sports , PARD, MHD, SAISD	\$180,000 (per park)	State and Federal Grants, 2017 Bond, CDBG



Quality of Life Implementation Matrix

Strategies	Time Frame	Lead & Partners	Cost Estimate	Funding Source
GOAL QL-1: Increase tree canopy along local streets and public areas.				
QL-1.1	Distribute 100 trees each year through 2020 for planting in the front yard of residential parcels and in public areas such as parks and right-of-way medians and islands.	Short	PARD , DSD, Alamo Forest Partnership, Neighborhood Associations, Affected Property Owners	\$5,000/year Tree Mitigation Fund, Tree Challenge, CDBG
GOAL QL-2: Support art and artists through public art projects and cultural tourism programs.				
QL-2.1	Incorporate public art into the catalytic infrastructure projects identified in Table QL-2.1 (pg. 92).	Short to Long	DCCD , CIMS	Individual Project cost TBD 2012 and 2017 Bond Programs, Annual Capital Improvements Program budget and Grants
QL-2.2	Work with local non-profits to develop increased funding opportunities for arts education programs within the Plan area.	Mid	DCCD , Non-profits	TBD DHS, State and Federal Grants
QL-2.3	Include Lone Star Neighborhoods in DCCD Cultural Corridors Initiative that celebrates and recognizes burgeoning arts developments in the Plan area as economic and cultural generators.	Short	DCCD , DPCD, local artists and art institutions	Minimal DCCD, DPCD, art institutions
GOAL QL-3: Rehabilitate existing housing stock.				
QL-3.1	Prioritize identified houses in the neighborhood for receiving enhanced assistance through the City's Housing Programs. See Structure Grading Map (pg. 94).	Short	DPCD , Participating Property Owners	Minimal CDBG, HOME
QL-3.2	Rehabilitate targeted housing stock. Leverage other programs to provide full housing rehabilitation service.	Short to Mid	DPCD , Participating Property Owners	TBD CDBG, HOME



Quality of Life Implementation Matrix

Strategies	Time Frame	Lead & Partners	Cost Estimate	Funding Source
QL-3.3 Market CPS Energy's Weatherization Program in the Plan area.	Short	CPS	Minimal	CPS
QL-3.4 Identify structures that are eligible for historic district designation. Protect and revitalize these structures through local historic district designation and provide eligible rehabilitation incentives for historically designated properties.	Short to Mid	OHP	Minimal	OHP
GOAL QL-4: Address the sites that threaten public health, safety and welfare by increasing monitoring and environmental clean-up activities in the plan area for anti-dumping, graffiti removal and illegal storage prevention.				
QL-4.1 Conduct a neighborhood sweep of the plan area annually starting in 2013 through 2016.	Short to Mid	DSD	Minimal	DSD
QL-4.2 Target the nuisance locations in Table QL-4.2 (pg. 96) for code enforcement violations.	Short	DSD	Minimal	DSD
QL-4.3 Coordinate with neighborhood associations to implement the Code Rangers Program in the Plan area.	Short	DSD, Neighborhood Associations	Minimal	DSD
QL-4.4 Provide at least one bulky item drop-off event in the Plan area per year by utilizing the City's Dial-a-Trailer Program.	Ongoing	Neighborhood Associations, SWMD, DSD	TBD	Solid Waste Enterprise Fund
QL-4.5 Encourage residents to take advantage of Free Landfill Day with targeted marketing in the Plan area.	Ongoing	SWMD, Neighborhood Associations	None	N/A
GOAL QL-5: Preserve, promote, and enhance identities of area's distinct neighborhoods through public art, signage and cultural tourism initiatives.				
QL-5.1 Create community identity guidelines including design, shape and color palette for way-finding signage to incorporate into Downtown way-finding signage and installation project.	Short	DPCD, CCDO, DCCD	Minimal	DPCD, CCDO
QL-5.2 Restore Neighborhood Improvement Challenge Grant Program. See Table QL-5.2 (pg. 97) for program details.	Short	DPCD	\$100,000/ year	DPCD



Quality of Life Implementation Matrix

Strategies	Time Frame	Lead & Partners	Cost Estimate	Funding Source
QL-5.3 Create an on-line web based project to highlight the significant artistic, cultural, and historic nature of neighborhoods within the Plan area.	Short to Mid	DCCD , OHP	\$5,000	DCCD
GOAL QL-6: Increase the sense of safety by enhancing lighting and adding bike patrols.				
QL-6.1 Assess locations for additional street lighting where needed in the Plan area. Install LED lamps and fixtures where recommended.	Short to Mid	CPS , SAPD	\$3,000 per light fixture and powder coated colored pole	CPS
QL-6.2 Increase Bike Patrols along the San Antonio River in the Plan area.	Ongoing	SAPD , PARD	Minimal	SAPD
GOAL QL-7: Increase animal care services to control the stray animal population.				
QL-7.1 Increase patrols and enforcement along San Pedro Creek.	Short	ACS	Minimal	ACS
QL-7.2 Conduct a licensing drive which includes free pet license. (Funds for this strategy may only be available if Plan area qualifies as a Comprehensive Neighborhood Sweep Initiative Area.)	Short to Mid	ACS	Minimal	ACS CNSI
QL-7.3 Conduct annual Mobile Spay and Neuter Surgery Clinic in the plan area through 2020. (Funds for this strategy may only be available if Plan area qualifies as a Comprehensive Neighborhood Sweep Initiative Area.)	Short to Long	ACS	TBD	ACS CNSI
GOAL QL-8: Provide active and healthy lifestyle opportunities.				
QL-8.1 Target plan area for Healthy Restaurants, Healthy Menu "Por Vida" and Healthy Stores "Tiendita Por Vida" initiatives.	Short to Mid	MHD	Minimal	Grants/MHD
QL-8.2 Consider routing a future Sidovia event through the Plan area to involve new and long-time residents in healthy living activities and showcase redevelopment projects.	Short to Long	YMCA , Mayor's Fitness Council	TBD	Sponsorship(s)
QL-8.3 Add B-Cycle stations on South Flores and South Alamo intersection, future parks, and future Lone Star Brewery development.	Short to Mid	OS , San Antonio Bike Share	Approximately \$45,000 per station	State and Federal Grants

RESOLUTION NO.

RECOMMENDING THE LONE STAR COMMUNITY PLAN TO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN AND TO SUPERSEDE THE DOWNTOWN NEIGHBORHOOD PLAN AND THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN FOR A 1.9 SQUARE MILE AREA BOUND BY CESAR E. CHAVEZ BOULEVARD AND A UNION PACIFIC RAILROAD RIGHT-OF-WAY ON THE NORTH, THE SAN ANTONIO RIVER AND INTERSTATE HIGHWAY 37 ON THE EAST, US HIGHWAY 90 ON THE SOUTH, AND INTERSTATE HIGHWAY 35 ON THE WEST.

WHEREAS, the San Antonio Master Plan Polices adopted May 29, 1997 recommends that the City preserve, protect, and enhance the integrity, economic viability, and livability of San Antonio's neighborhoods and encourage development of the Downtown area as a complete neighborhood to enhance its image to both visitors and residents; and

WHEREAS, the *Unified Development Code* (adopted May 3, 2001), Section 35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans; and

WHEREAS, the San Antonio Planning Commission approved the Comprehensive Planning Program on December 10, 2009; and

WHEREAS, the Center City Implementation Plan adopted June 21, 2012 recommends that the City increase public investment, create a housing finance strategy, coordinate management, and regulate development by undertaking master planning for key center city growth areas; and

WHEREAS, the Lone Star Community Plan is the master plan for the *Near River South* growth area and provides a balanced approach to redevelopment that was developed through a community-based public participation process; and

WHEREAS, the planning process was initiated in July 2012 and six community meetings and two technical committee meetings were held; and

WHEREAS, the San Antonio Planning Commission has reviewed the Lone Star Community Plan and found the 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

WHEREAS, the San Antonio Planning Commission held a public hearing on February 27, 2013

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

SECTION 1: The Lone Star Community Plan attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation that it be adopted as a component to the City's Comprehensive Master Plan and supersede the Downtown Neighborhood Plan and the South Central San Antonio Community Plan for a 1.9 square mile area bound by Cesar E. Chavez

Boulevard and a Union Pacific railroad right-of-way on the north, the San Antonio River and Interstate Highway 37 on the east, US Highway 90 on the south, and Interstate Highway 35 on the west.

PASSED AND APPROVED ON THIS 27th DAY OF FEBRUARY 2013.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission