

SAN ANTONIO PLANNING COMMISSION AGENDA



February 8, 2012



2:00 P.M.

Jose R. Limon, *Chair*

Marcello Diego Martinez, *Vice Chair*

Rob Rodriguez, *Chair Pro Tem*

Christopher M. Lindhorst

Andrea Rodriguez

Lynda Billa Burke

Jody R. Sherrill

Daniel D. Kossel

Donald Oroian

The Cliff Morton Development and Business Service Center is located at 1901 South Alamo Street

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, call (210) 207-1111 or 711 (Texas Relay Service for the Deaf).

Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación al la reunión. Para asistencia llamar a (210) 207-1111) o al 711 (servicio de transmitir para sordos).

Please note that Citizens Comments are limited up to three (3) minutes per person and may change as needed
CALL (210) 207-1111 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEM(S):

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

- Agenda items may be discussed (Development Services Department)

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

3. Roll Call

4. Citizens to be heard

CONSENT AGENDA

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

* Project is located in the Camp Bullis Notification Area.

<u>PLATS:</u>			Council District	Ferguson Index #
5.	110161	Quiet Creek (East of Loop1604, south of Graytown Road)	2	587 A-4
6.	110171	Napa Oaks Unit 2A PUD* (North of IH-10, west of Napa Landing)	OCL	447 B-3
7.	120042	Fox Grove, Unit 12A (East of the intersection of Dusty Canyon and Semora Oak)	OCL	484 E-6

TIME EXTENSION:

8.	070434	Sonoma Verde – Unit 5A (On the east side of Kyle Seale Parkway, south of Vista Colina)	OCL	513 C-3
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DEFERRALS:

9.	120105	S.A.F.E II (On the southeast corner of New Laredo Highway and Pitluk Avenue)	4	649 B-7
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LAND TRANSACTION(S):

10. **S.P. No. 1584** Request for a Joint Use Agreement for an easement within Concepcion Creek for the Eldorado Sewer Project adjacent to Lots 30 through 33, Block 13, NCB 3916. (Capital Improvements Management Services, by Martha Almeria)
 11. **S.P. No. 1607** NuStar request to license City ROW at Old Corpus Christi Rd (NCB 10927/NCB 10879) for the placement of crude pipeline (Capital Improvements Management Services, by Mary Fors)
 12. **S.P. No. 1613** NuStar request to license City ROW at Shane Road (NCB 10915) for the placement of crude pipeline (Capital Improvements Management Services, by Mary Fors)
 13. **S.P. No. 1618** Request to purchase approximately 4.51 acres of vacant land located between Thompson Place and Calle De Sol adjacent to General Hudnell Drive out of New City Block 6801, Block 1, Lot 1 and to convey the land to Habitat for Humanity for Public Housing (Capital Improvements Management Services, by Jesse Quesada)
-

INDIVIDUAL CONSIDERATION

VARIANCES and APPEAL(S):

14. **FPV 12-003 SA 43-Six Mile Creek Drainage Improvement** 3 682 F-2
(South Flores Street from Deely Place to Roosevelt Avenue)

LAND TRANSACTION:

15. **S.P. 1464** – City of San Antonio request to close, vacate and abandon an improved portion of Grove Avenue between NCB A20 and NCB 20 for the Mission Trails 2007 Bond Project (Capital Improvements Management Services, by Mary Fors)

COMPREHENSIVE MASTER PLAN:

16. **PA12018-** Public hearing and consideration of a resolution amending the land use plan contained in the Nogalitos/S. Zarzamora Community Plan, a component of the Master Plan of the City, by changing the use of approximately 4.953 acres located at 2221, 2211, 2209 SW Military Drive and 123 Ascot Avenue from Mixed Use land use and High Density Residential land use to Regional Commercial land use. (Planning and Community Development Department by Robert C. Acosta)
17. **PA12021** - Public hearing and consideration of a resolution amending the land use plan contained in the Downtown Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.4189 acres located at 701 South Frio Street from Residential land use to Mixed Use land use. (Planning and Community Development Department by Loretta Olson)

OTHER ITEMS:

18. Approval of the minutes for the January 25, 2012 Planning Commission meeting
19. Director's report - City Council Action Update (Planning Commission Items sent to Council)
20. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
21. **ADJOURNMENT**

Consent Agenda

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 5 February 8, 2012

QUIET CREEK
SUBDIVISION NAME

MAJOR PLAT

110161
PLAT #

COUNCIL DISTRICT: 2

FERGUSON MAP GRID: 587 A-4

OWNER: Velma Development, LLC, by Gordon Hartman

ENGINEER: KFW Engineers, by George L. Weron, P.E.

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

Date filed with Planning Commission: January 27, 2012

Location: East of Loop 1604, south of Graytown Road

Services Available: SAWS Water and On Site Sewer Facility

Zoning: R-5 Residential Single-Family District
R-6 Residential Single-Family District
MF-33 Multifamily District
C-3 General Commercial District
C-2 CD Commercial District with a conditional use for a Mini Warehouse

Proposed Use: Residential

Major Thoroughfare: Loop 1604 is a Highway and Graytown Road is a secondary arterial, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **105.71** acres consisting of **72** single-family lots, **3** non-single family lots, and **5,300.9** linear feet of public streets.

STAFF RECOMMENDATION:

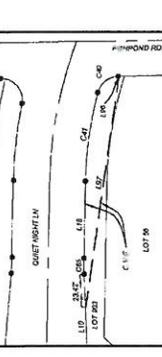
Approval

QUIET CREEK SUBDIVISION

BEING 103.71 ACRES, OUT OF A 214.4877 ACRE TRACT COMEIVED TO VOLUME 4817, PAGE 3028 OF THE OFFICIAL PUBLIC RECORDS OF BROWN COUNTY, TEXAS, AND OUT OF THE J.F. SHEPHERD SURVEY NO. 314, ASST. TRACT NO. 876 COUNTY BLOCK 3062, NOW NEW CITY BLOCK 16554 IN THE CITY OF QUIET CREEK, BROWN COUNTY, TEXAS.



1409 BLANCO SUITE 280
SAN ANTONIO, TEXAS 78218
PHONE: 210-979-4441
FAX: (210) 979-4441



DETAIL 'A'
SCALE: 1"=60'
EASEMENTS:
AN EASEMENT TO SERVE THE CITY OF SAN ANTONIO'S PUBLIC UTILITIES FOR THE SERVICE OF ELECTRICITY, GAS, TELEPHONE, AND CABLE TELEVISION. THIS EASEMENT IS GRANTED TO THE CITY OF SAN ANTONIO, TEXAS, AND IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE CITY OF SAN ANTONIO'S PUBLIC UTILITIES ORDINANCES AND REGULATIONS.

THE OWNER OF LAND SHOWN ON THIS PLAN, PART OF OR FULLY OWNED BY THE CITY OF SAN ANTONIO, TEXAS, HAS HEREBY GRANTED TO THE CITY OF SAN ANTONIO, TEXAS, AN EASEMENT TO SERVE THE CITY OF SAN ANTONIO'S PUBLIC UTILITIES FOR THE SERVICE OF ELECTRICITY, GAS, TELEPHONE, AND CABLE TELEVISION. THIS EASEMENT IS GRANTED TO THE CITY OF SAN ANTONIO, TEXAS, AND IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE CITY OF SAN ANTONIO'S PUBLIC UTILITIES ORDINANCES AND REGULATIONS.

STATE OF TEXAS
COUNTY OF BROWN
I, James P. Sheehan, County Clerk, do hereby certify that this plat was duly recorded in the Public Records of Brown County, Texas, on this 23rd day of January, 2012, at 10:58:18 AM.



OWNER/DEVELOPER:
VELIA DEVELOPMENT, LLC
1202 W. BITTERS, BLDG 1 SUITE 1200
SAN ANTONIO, TX 78216
PHONE: 210-486-1799
FAX: 210-493-2811

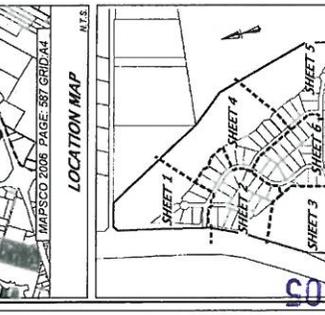
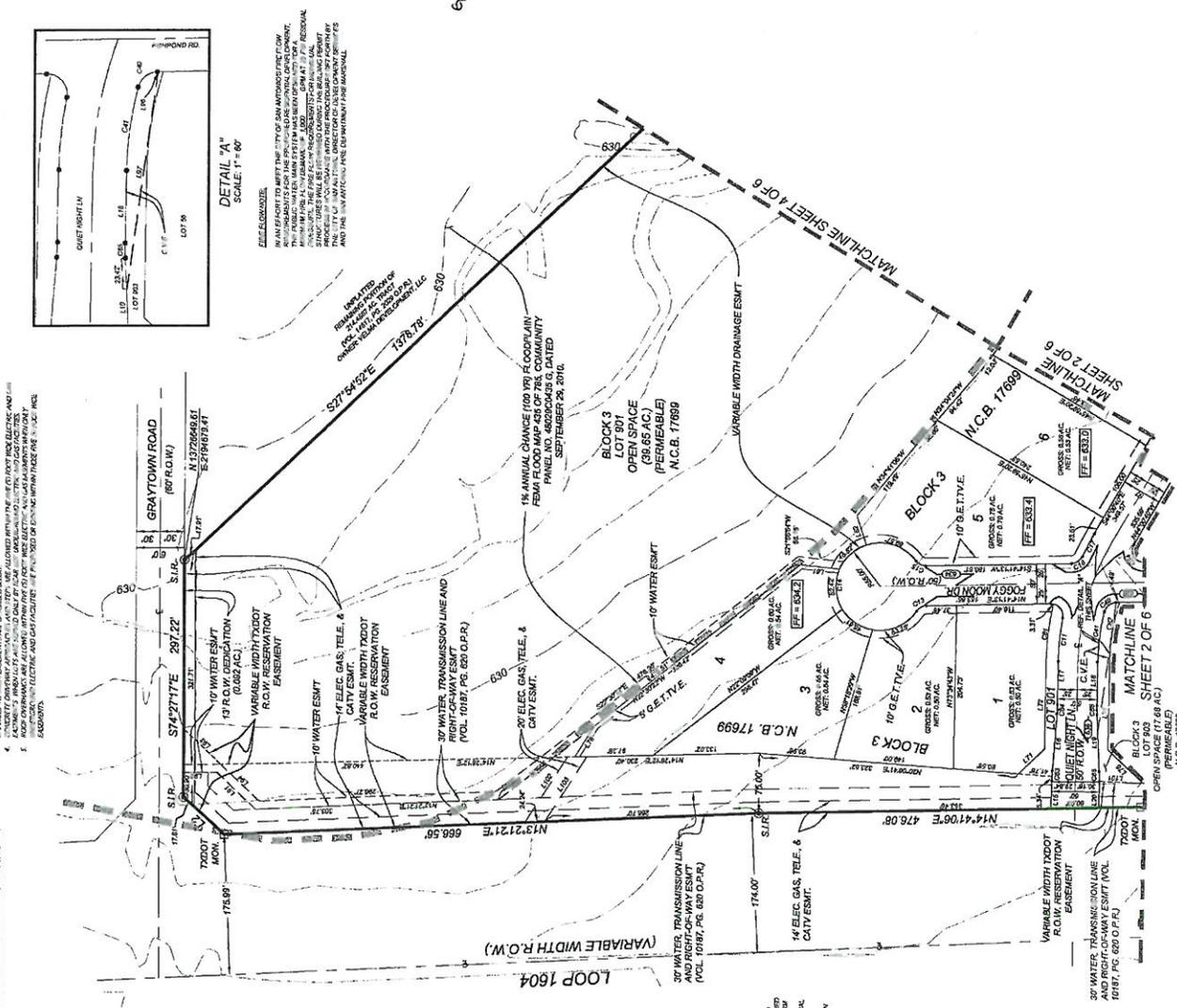
THIS PLAT OF QUIET CREEK SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF BROWN COUNTY, TEXAS, ON THIS DAY OF _____, A.D. 20____. THE COMMISSION HAS REVIEWED THIS PLAT AND HAS APPROVED THE SAME IN ACCORDANCE WITH THE PLANNING COMMISSION CHARTER AND THE PLANNING COMMISSION ADMINISTRATIVE EXCEPTIONS AND/OR VARIANCES HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20____.
BY: _____ COUNTY CLERK, BROWN COUNTY, TEXAS
BY: _____ SECRETARY

UTILITY EASEMENT: WATER MAINS AND SEWER MAINS SHALL BE LOCATED IN THE PLANNING COMMISSION'S UTILITY EASEMENT. THE UTILITY EASEMENT SHALL BE LOCATED IN THE PLANNING COMMISSION'S UTILITY EASEMENT. THE UTILITY EASEMENT SHALL BE LOCATED IN THE PLANNING COMMISSION'S UTILITY EASEMENT.

1. THE CITY OF SAN ANTONIO, TEXAS, HAS HEREBY GRANTED TO THE CITY OF SAN ANTONIO, TEXAS, AN EASEMENT TO SERVE THE CITY OF SAN ANTONIO'S PUBLIC UTILITIES FOR THE SERVICE OF ELECTRICITY, GAS, TELEPHONE, AND CABLE TELEVISION. THIS EASEMENT IS GRANTED TO THE CITY OF SAN ANTONIO, TEXAS, AND IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE CITY OF SAN ANTONIO'S PUBLIC UTILITIES ORDINANCES AND REGULATIONS.

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DATED THIS _____ DAY OF _____, A.D. 20____.
BY: _____ COUNTY CLERK, BROWN COUNTY, TEXAS
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BROWN
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OWNER/DEVELOPER:
VELIA DEVELOPMENT, LLC
1202 W. BITTERS, BLDG 1 SUITE 1200
SAN ANTONIO, TX 78216
PHONE: 210-486-1799
FAX: 210-493-2811

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 6 February 8, 2012

NAPA OAKS,
UNIT-2A PUD

MAJOR PLAT

110171
PLAT #

SUBDIVISION NAME

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 447 B-3

OWNER: Napa Oaks, SA, Ltd., by James Japhet

ENGINEER: Macina, Bose, Copeland & Associates, Inc., by Robert A. Liesman, P.E.

CASE MANAGER: Rudy Muñoz, Planner (207-5014)

Date filed with Planning Commission: January 23, 2012

Location: North of IH-10, west of Napa Landing

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 041-06A, Arthur Tract, accepted on November 10, 2010

PUD 09-001A, Napa Oaks, approved on November 2, 2010

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **10.6123** acres consisting of **32** single-family lots, and **1,445** linear feet of private streets.

DISCUSSION:

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

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

The applicant acknowledges receiving the Military's letter and indicated they will comply with the Military's request.

STAFF RECOMMENDATION:

Approval



REPLY TO
ATTENTION OF

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

SEP 22 2008

Office of the Commander

T.C. Broadnax
Assistant City Manager and Interim Director
Planning and Community Development
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

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

Dear Mr. Broadnax and Mr. Murdock,

Thank you for the opportunity to respond to your staff's September 15, 2008 notification on Master Development Plan (MDP) 041-06, a 113 acre development (also referred to as the Arthur Tract MDP) near Old Fredericksburg Road and I-10 and less than 2 miles west of Camp Bullis. We provide the following comments.

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

Our concerns on compatibility with Camp Bullis will be addressed as long as the developer: commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent) into their project. My points of contact are Mr. Phil Reidinger at (210) 221-1099 or 336-0449 (cell) or Mr. Jim Cannizzo (210) 295-9830.

Sincerely,

Mary E. Garr
Colonel, US Army
Garrison Commander



**PLANNING COMMISSION
SUBDIVISION PLAT**

AGENDA ITEM NO: 7 February 8, 2012

FOX GROVE, UNIT 12A
SUBDIVISION NAME

MAJOR PLAT

120042
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 484 E-6

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

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

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

Date filed with Planning Commission: January 25, 2012

Location: East of the intersection of Dusty Canyon and Semora Oak

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with: MDP 705, Fox Grove, accepted on May 4, 2001

Proposed Use: Residential

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

APPLICANT'S PROPOSAL:

To plat **9.200** acres consisting of **42** single-family lots, and **1,690** linear feet of public streets.

DISCUSSION:

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

STAFF RECOMMENDATION:

Approval



RECEIVED

JAN 23 2012

January 18, 2012

Ms. Kara J. Heasley, P.E.
Vickrey & Associates, Inc.
12940 Country Pkwy
San Antonio, Texas 78216

RE: File No. 1111003 - Request for review of **Fox Grove Subdivision Unit 12A, Plat No. 120042** located approximately 0.82 miles south of Evans Road and east of Dusty Canyon Road.

Dear Ms. Heasley:

On November 8, 2011, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 8.841 acres located entirely within the EARZ. No notable significant features were observed. The property is not within a 100-year floodplain preservation area.

The proposed development is a **Category 3** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1901. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan was submitted to SAWS and approved in a letter dated January 6, 2012-File 197.

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

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated December 17, 2010. At the time of this request, it is unknown if an Organized Sewage Collection System (SCS) Plan has been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ).

Ms. Kara J. Heasley, P.E.
Fox Grove Subdivision Unit 4
Page 2

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Fox Grove Unit 12A, Plat No. 120042.

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

Sincerely,



Kirk M. Nixon
Manager
Resource Protection Division

KMN/GDJ:LRD

**PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION**

AGENDA ITEM NO: 8 February 8, 2012

SONOMA VERDE – UNIT 5A
SUBDIVISION NAME

070434
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 513 C-3

OWNER: Coppermark Bank, by David Parkerson, P.E., Agent

CASE MANAGER: Luz M. Gonzales, Planner (210) 207-7898

Location: On the east side of Kyle Seale Parkway, south of Vista Colina

Plat status: The Planning Commission approved this plat on February 11, 2009. The plat has not been recorded.

APPLICANT'S REQUEST:

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

DISCUSSION:

The applicant has indicated that they have started their construction, but they have been delayed due to the economic downturn. The percentages of improvements completed are as follows:

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

STAFF RECOMMENDATION:

Approval

*Case Manager:
Luz Gonzales*

Kavanaugh Consulting, LLC
108 River Oaks Drive
Wimberley, Texas 78676
kavanaughconsulting@gmail.com
(512) 587 - 7397

DEVELOPMENT SERVICES
RECEIVED

2012 JAN 24 PM 4:02

City of San Antonio
Larry Odis
1901 South Alamo
San Antonio, Texas 78204

January 16, 2012

Re: Plat Extension Request – Sonoma Verde Unit 5A (Final Plat Number 070434)

Please consider this letter, along with the attached application, as a formal request from the Owner of Sonoma Verde Unit 5A (Coppermark Bank) for an Extension of the Unit 5A Plat Approval that expires on February 11, 2012. The construction of the improvements associated with this plat have begun but various portions of the construction have been delayed due to the economy, sales, and logistics with the completion of other project related requirements.

The current status of the Unit 5A development is that the roadways are all cleared and rough graded. The offsite water production facility and waterline improvements and oversizing have been completed and accepted by SAWS. The detention pond has been completed. We are planning the completion of Unit 5A improvements with private streets by the end of 2013. In the interest of being conservative with our timeframes, we are requesting a full 3-year extension to the current Planning Commission Plat Approval to February 11, 2015.

Thanks for your assistance in this matter.



David Parkerson, P.E.
Kavanaugh Consulting, LLC, Its' Member

Attachments: Plat Extension Application
Approved Unit 5A Final Plat
Sonoma Verde Master Development Plan (MDP)
Agent Letter

PLAT NO. 070434

SECTION EAST 1/4

SONOMA VERDE - UNIT 5A

SHEET 1 OF 4

THE UNDERSIGNED HAS BEEN AUTHORIZED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA TO PREPARE THIS PLAT FOR THE PURPOSES AND CONDITIONS SET FORTH IN THE PUBLIC RECORDS OF SAID COUNTY, TO WIT:

COUNTY OF SONOMA

THE UNDERSIGNED HAS BEEN AUTHORIZED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA TO PREPARE THIS PLAT FOR THE PURPOSES AND CONDITIONS SET FORTH IN THE PUBLIC RECORDS OF SAID COUNTY, TO WIT:

COUNTY OF SONOMA

BEFORE ME, THE UNDEERSIGNED AUTHORITY OF THIS COUNTY HAS BEEN FULLY EXERCISED

FOR THE PURPOSES AND CONDITIONS SET FORTH IN THE PUBLIC RECORDS OF SAID COUNTY, TO WIT:

UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF FEBRUARY, 2002.

RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, TO WIT:

STATE OF TEXAS

COUNTY OF DALLAS

I HEREBY CERTIFY THAT THE ABOVE PLAT COMES TO THE MARCHING STANDARD LOT

AND IS IN ACCORDANCE WITH THE PUBLIC RECORDS OF SAID COUNTY, TO WIT:

RETURNED BY REGISTERED MAIL TO THE REGISTER

STATE OF TEXAS

COUNTY OF DALLAS

I HEREBY CERTIFY THAT THE ABOVE PLAT COMES TO THE MARCHING STANDARD LOT

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STATE OF TEXAS

COUNTY OF DALLAS

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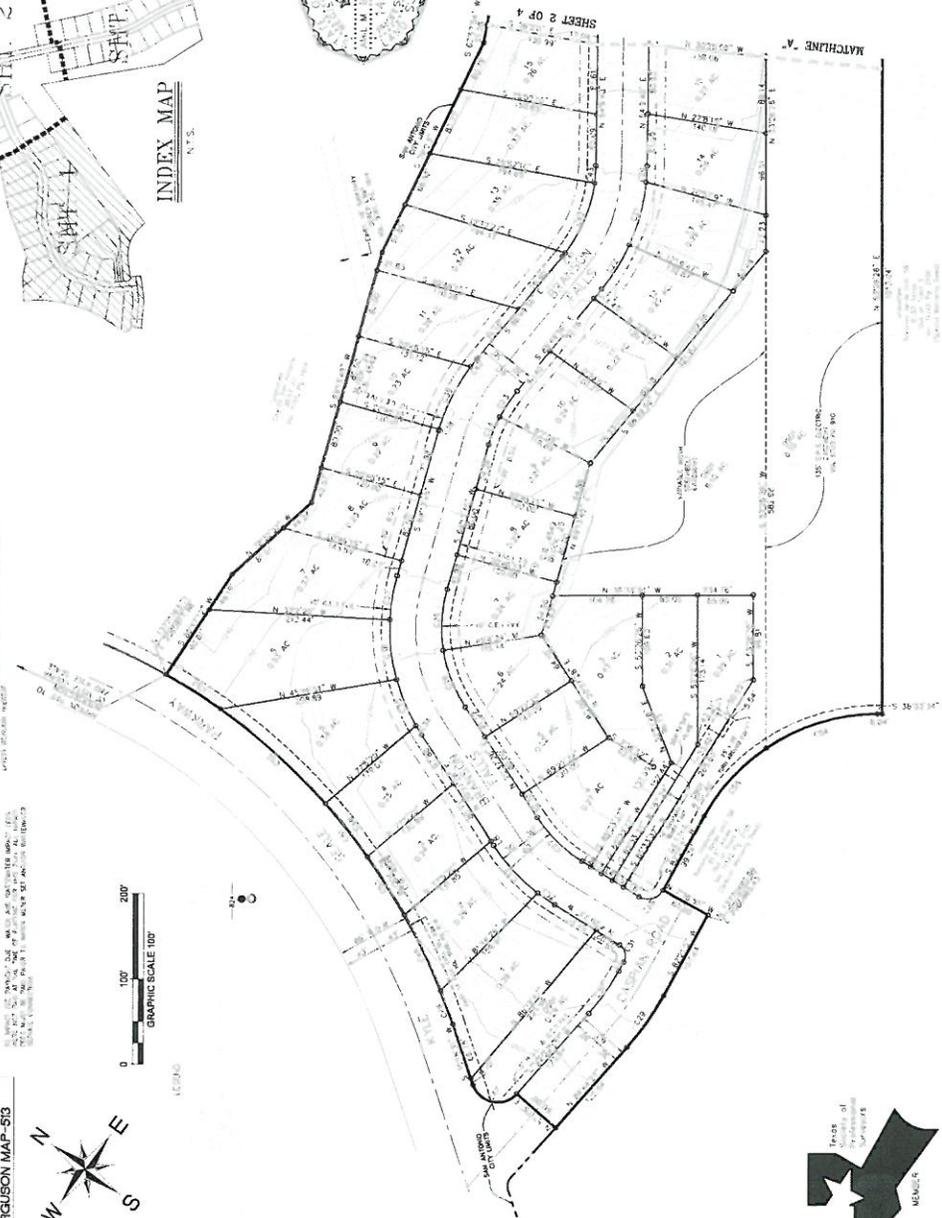
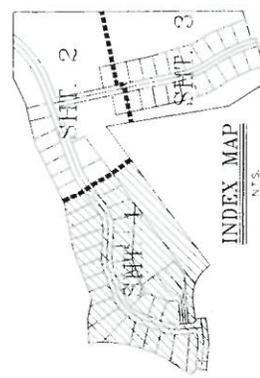
RETURNED BY REGISTERED MAIL TO THE REGISTER

STATE OF TEXAS

COUNTY OF DALLAS

I HEREBY CERTIFY THAT THE ABOVE PLAT COMES TO THE MARCHING STANDARD LOT

AND IS IN ACCORDANCE WITH THE PUBLIC RECORDS OF SAID COUNTY, TO WIT:



BAKER SURVEYING, INC. 1000 E. UNIVERSITY AVENUE, SUITE 110 DALLAS, TEXAS 75201

BAKER SURVEYING, INC. 1000 E. UNIVERSITY AVENUE, SUITE 110 DALLAS, TEXAS 75201

BAKER SURVEYING, INC. 1000 E. UNIVERSITY AVENUE, SUITE 110 DALLAS, TEXAS 75201

RECEIVED DEVELOPMENT SERVICES 2002 JAN 24 10:02

PLAT SONOMA VERDE UNIT 5A IS A PART OF THE TRACT OF LAND SITUATED IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AND IS SUBJECT TO THE EASEMENTS, RIGHTS AND INTERESTS HEREIN SET FORTH IN THE INSTRUMENTS REFERRED TO IN THIS PLAT AND THE ORIGINAL PUBLIC RECORDS OF SAID COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BROWN
I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR RECORD IN THE PUBLIC RECORDS OF SAID COUNTY, TEXAS, IN ACCORDANCE WITH THE PROVISIONS OF THE ACTS OF THE LEGISLATURE OF SAID STATE, AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDS OF SAID COUNTY, TEXAS.

DATE OF RECORDING: _____
COUNTY CLERK, BROWN COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BROWN
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COUNTY CLERK, BROWN COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BROWN
I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR RECORD IN THE PUBLIC RECORDS OF SAID COUNTY, TEXAS, IN ACCORDANCE WITH THE PROVISIONS OF THE ACTS OF THE LEGISLATURE OF SAID STATE, AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDS OF SAID COUNTY, TEXAS.

DATE OF RECORDING: _____
COUNTY CLERK, BROWN COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BROWN
I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR RECORD IN THE PUBLIC RECORDS OF SAID COUNTY, TEXAS, IN ACCORDANCE WITH THE PROVISIONS OF THE ACTS OF THE LEGISLATURE OF SAID STATE, AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDS OF SAID COUNTY, TEXAS.

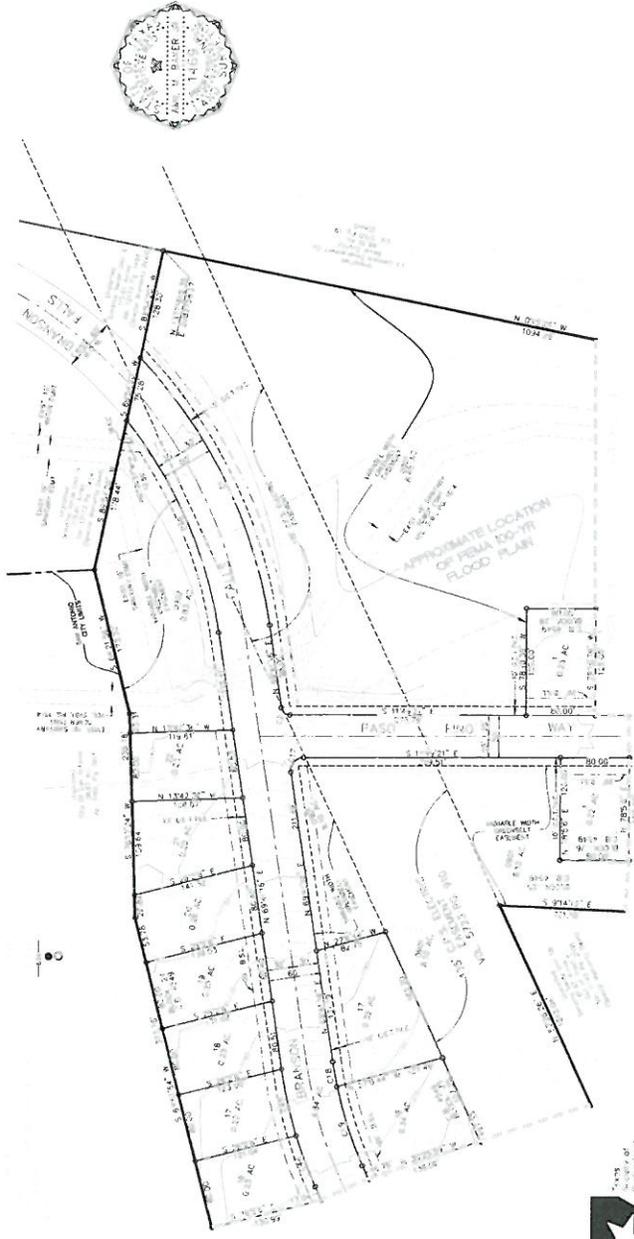
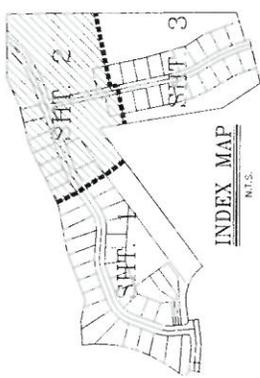
DATE OF RECORDING: _____
COUNTY CLERK, BROWN COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BROWN
I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR RECORD IN THE PUBLIC RECORDS OF SAID COUNTY, TEXAS, IN ACCORDANCE WITH THE PROVISIONS OF THE ACTS OF THE LEGISLATURE OF SAID STATE, AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDS OF SAID COUNTY, TEXAS.

DATE OF RECORDING: _____
COUNTY CLERK, BROWN COUNTY, TEXAS

STATE OF TEXAS
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DATE OF RECORDING: _____
COUNTY CLERK, BROWN COUNTY, TEXAS



DEVELOPMENT SERVICES RECEIVED
2022 JUN 24 PM 4:02

1. THIS PLAT IS A PART OF THE TRACT OF LAND SITUATED IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AND IS SUBJECT TO THE EASEMENTS, RIGHTS AND INTERESTS HEREIN SET FORTH IN THE INSTRUMENTS REFERRED TO IN THIS PLAT AND THE ORIGINAL PUBLIC RECORDS OF SAID COUNTY, TEXAS.

2. THE TRACT OF LAND SITUATED IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AND IS SUBJECT TO THE EASEMENTS, RIGHTS AND INTERESTS HEREIN SET FORTH IN THE INSTRUMENTS REFERRED TO IN THIS PLAT AND THE ORIGINAL PUBLIC RECORDS OF SAID COUNTY, TEXAS.

3. THE TRACT OF LAND SITUATED IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AND IS SUBJECT TO THE EASEMENTS, RIGHTS AND INTERESTS HEREIN SET FORTH IN THE INSTRUMENTS REFERRED TO IN THIS PLAT AND THE ORIGINAL PUBLIC RECORDS OF SAID COUNTY, TEXAS.

4. THE TRACT OF LAND SITUATED IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AND IS SUBJECT TO THE EASEMENTS, RIGHTS AND INTERESTS HEREIN SET FORTH IN THE INSTRUMENTS REFERRED TO IN THIS PLAT AND THE ORIGINAL PUBLIC RECORDS OF SAID COUNTY, TEXAS.

BECKER & LAND SERVICES, L.L.C.
APR 15, 2022 10:18 AM
COUNTY CLERK, BROWN COUNTY, TEXAS

BAKER SURVEYING, INC.
MEMBER OF THE ASSOCIATION OF PROFESSIONAL SURVEYORS
FAX: (817) 874-2927
FAX: (817) 874-2927
2540 US 251 N.
EUWING, TX 76039

Kimley-Horn and Associates, Inc.
MEMBER OF THE ASSOCIATION OF PROFESSIONAL SURVEYORS

SONOMA VERDE - UNIT 5A

SHEET 4 OF 4

STATE OF TEXAS... COUNTY OF SONOMA...

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED... COUNTY OF SONOMA...

STATE OF TEXAS... COUNTY OF SONOMA...

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED... COUNTY OF SONOMA...

STATE OF TEXAS... COUNTY OF SONOMA...

SECTION 1. THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS THE PROPERTY OF SONOMA VERDE UNIT 5A...

Table with columns: CURVE TABLE, C-CHORD BEARING, C. DIS. Rows C1 through C25.

Table with columns: LINE LENGTH, BEARING. Rows L1 through L6.

SECTION 2. THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS THE PROPERTY OF SONOMA VERDE UNIT 5A...



2022 JAN 24 PM 4:02 DEVELOPMENT SERVICES



BAKER SURVEYING, INC. 14310 833-2257 2250 W. 321 N. WACO, TX 76798

Kimley-Horn and Associates, Inc. 4505 W. 19th Street, Suite 400 Fort Worth, Texas 76114

SURVEYOR & LAND SURVEYOR... STATE OF TEXAS...

STATE OF TEXAS... COUNTY OF SONOMA...

**PLANNING COMMISSION
PLAT DEFERRAL**

AGENDA ITEM NO: 9 February 8, 2012

S.A.F.E II

SUBDIVISION NAME:

120105

PLAT #

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 649 B-7

OWNER: Joe H. Rios

ENGINEER: AB Civil Consultants, LLC, by William T. Fey, P.E.

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

Location: On the southeast corner of New Laredo Highway (U.S. Hwy. 81) and Pitluk Avenue

Zoning: C-3R	Restrictive Commercial
I-1	General Industrial
MAOZ-1	Military Airport Overlay Zone
AHOD	Airport Hazard Overlay District

Proposed use: Soccer Field

APPLICANT'S PROPOSAL:

To defer platting for 1 non-single family lot consisting of 0.94 acres.

APPLICANT'S REQUEST:

The applicant is requesting temporary utility service and building permits prior to plat approval and recordation.

STAFF RECOMMENDATION:

The Director of Development Services Department recommends **approval** of the plat deferral with the following conditions:

1. No certificate of occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If a complete plat filing is not filed within 180 days, plat filing fees will not be refunded and the plat deferral request shall become null and void.



6303 CAIRO
 SAN ANTONIO, TEXAS 78229
 Office Phone #: 210.592.7102 Cell # 210.300.6587
 email: abcc.rios7@gmail.com
cab77@satx.rr.com
www.abcivilconsultants.com

Engineering Services, Land Development, Platting, Building Permits, Commercial, Residential,
 Surveying, Zoning, Construction Building Stake-outs & Cad Services

January 27, 2012

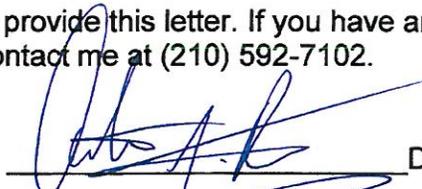
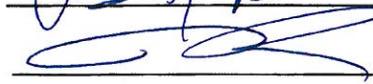
COSA
 Attn; Richard Carrizales
 Plat Deferral #120105
 1901 Alamo
 San Antonio, Texas

Re: Plat Deferral approval granted for
 construction request letter –
 SAFE II of Plat # 120105,

Dear Mr. Richard Carrizales:

As requested, I am pleased to submit this letter requesting plat deferral approval be granted for soccer field, & office building (modular unit) construction and utility construction. We have retained AB Civil Consultants to act on our behalf and apply for this request.

Thank you for the opportunity to provide this letter. If you have any questions or comments, please feel free to contact me at (210) 592-7102.

Arturo J. Rios, *(owner agent)*  Date: 01/31/12
 Principle/ P.M.
 Joe H. Rios  Date: 1/31/12

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission
FROM: Mike Etienne, Ph.D., Assistant Director, CIMS Real Estate ME
COPIES TO: Mike Frisbie, P.E., Director of Capital Improvements Management Services
SUBJECT: S. P. No. 1584—Request for a Joint Use Agreement for an easement within Concepcion Creek for the Eldorado Sewer Project adjacent to Lots 30 thru 33, Block 13, NCB 3916

DATE: January 23, 2012

PETITIONER: San Antonio Water System
Attn: Robert Brannon
Corporate Real Estate
P. O. Box 2449
San Antonio, TX 78298-2449

Staff is requesting that this item be placed on the Consent agenda for the Planning Commission meeting on February 8, 2012.

BACKGROUND

San Antonio Water System (petitioner) is requesting the use of a 0.0565 tract of land within Concepcion Creek for the construction of a sanitary sewer main adjacent to Lots 30 thru 33, Block 13, NCB 3916 as shown on attached Exhibit A. Part of the old sewer main was located under the adjacent home (Lots 30 thru 33) and due to its deteriorated condition; there was a physical failure of the line, which necessitated emergency repair. The construction included 317 linear feet of 8-inch sanitary sewer main, which will serve to reroute flows from the Eldorado Street to Nunes Street sewer main.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. The consensus was approval of the project.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

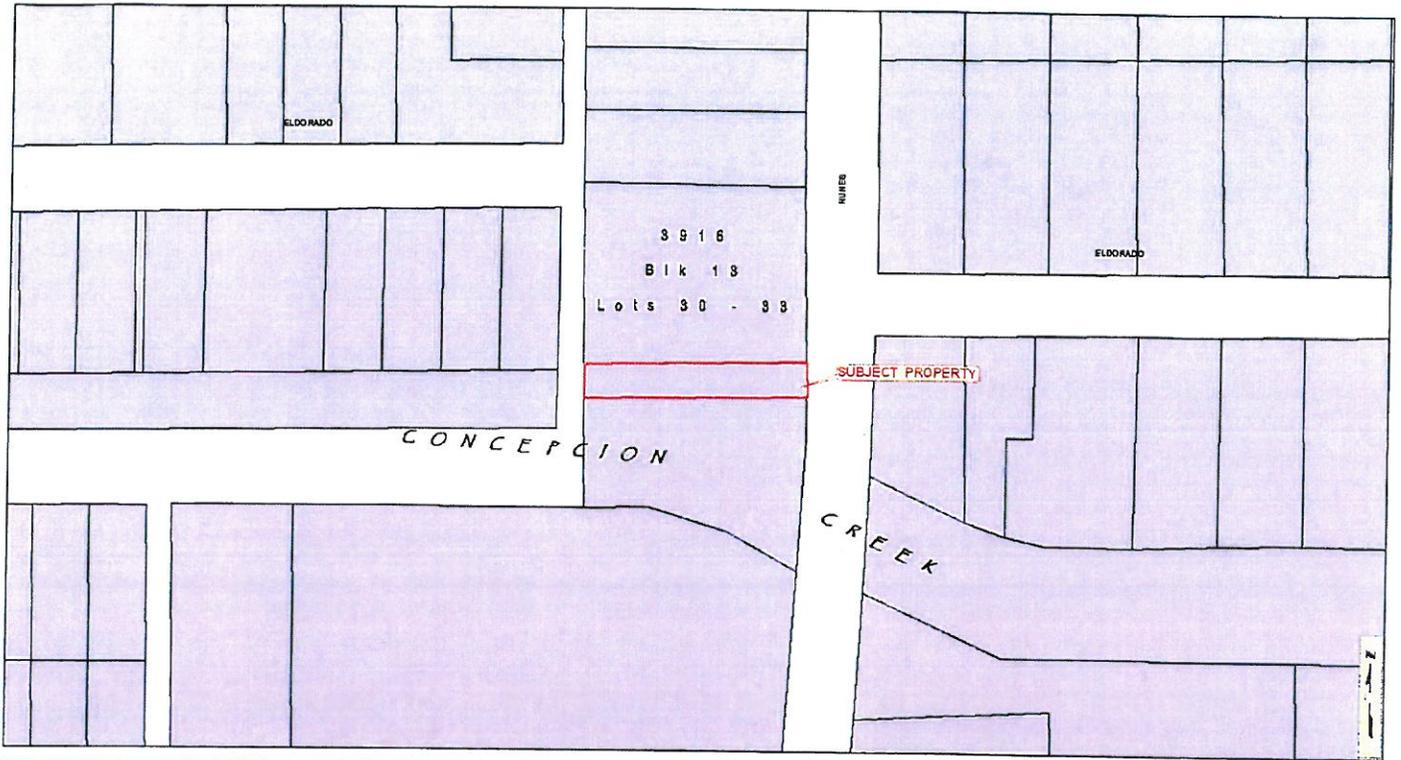


Exhibit A

S. P. No. 1584

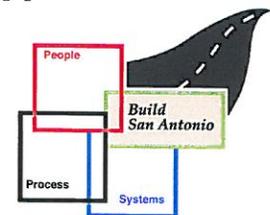
Petitioner: SAWS

City of San Antonio Capital Improvements Management Services Department

February 8, 2012
Agenda Item #

Request to use a parcel of land within
Concepcion Creek

Petitioner: San Antonio Water System





Planning Item

- Request for a Joint Use Agreement to use a 0.0565 tract of land located within Concepcion Creek adjacent to Lots 30 thru 33, Block 13, NCB 3916, in Council District 5.



Background

Purpose:

- Part of the old sewer main was located under the adjacent home (Lots 30 thru 33) and due to its deteriorated condition, there was a physical failure of the line, which necessitated emergency repair.
- The new construction was built away from the structure and included 317 linear feet of 8-inch sanitary sewer main, which will serve to reroute flows from the Eldorado Street to Nunes Street sewer main.

Exhibit A - Map

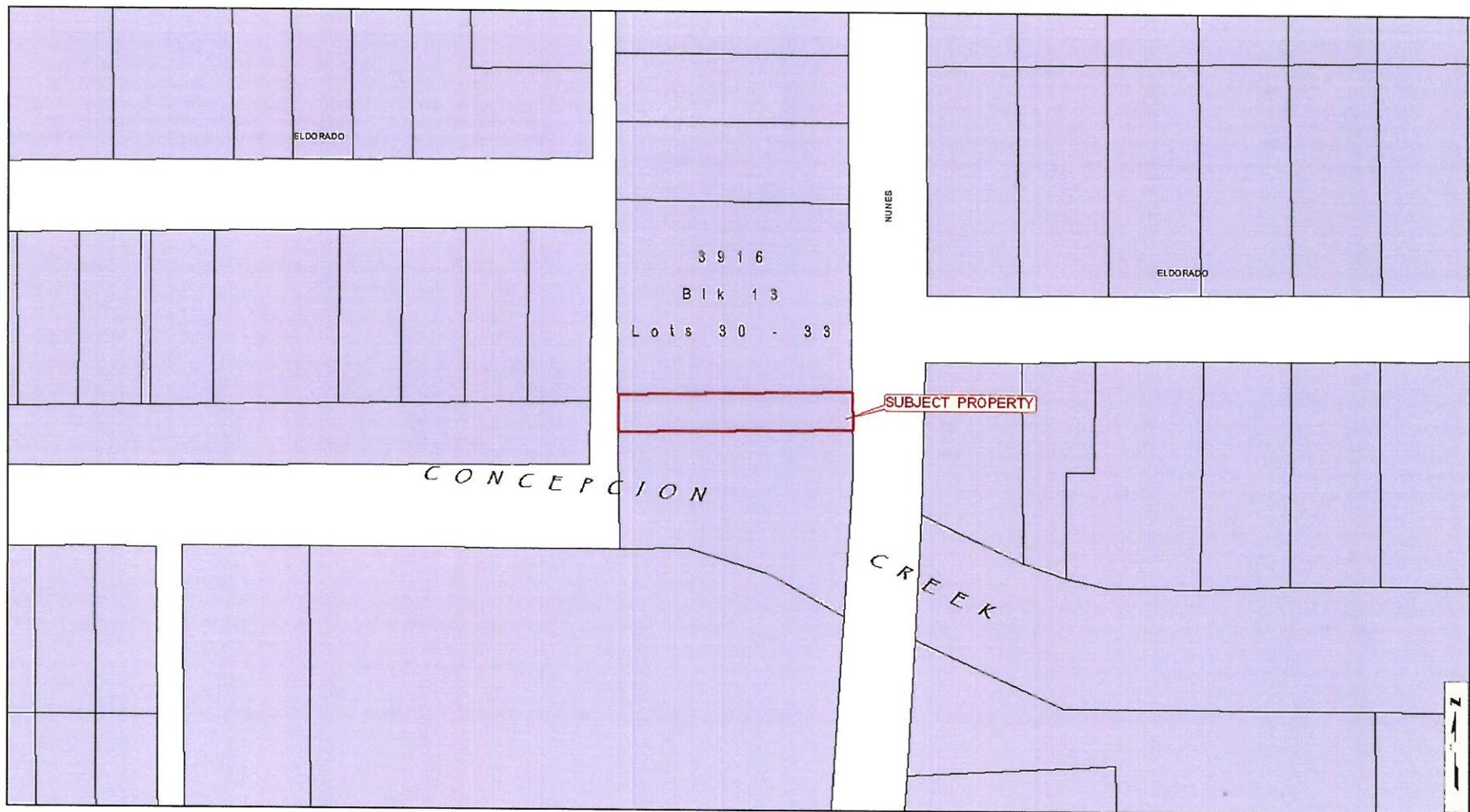


Exhibit B - Aerial





Fiscal Impact

Coordination

- Project has been canvassed to all interested city departments and utility agencies.
- The consensus was approval of the project.

Financial Impact:

- The City will collect \$123.00 for this Joint Use Agreement.



Issues & Recommendation

Policy Analysis:

- This action is consistent with City Codes and Ordinances which require City Council approval for use of property owned or controlled by the City.

Recommendation:

- Staff recommends approval of this request.

RESOLUTION # _____

A RESOLUTION SUPPORTING A JOINT USE AGREEMENT FOR THE USE OF A 0.0565 TRACT OF LAND WITHIN CONCEPCION CREEK ADJACENT TO LOTS 30 THRU 33, BLOCK 13, NCB 3916, IN COUNCIL DISTRICT 5, AS REQUESTED BY THE SAN ANTONIO WATER SYSTEM.

* * * * *

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 joint use agreements to public hearing and approval by act of City Council; and

WHEREAS, the San Antonio Water System filed an application requesting use of a 0.0565 tract of land within Concepcion Creek in Council District 5; 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 request for use of 0.0565 tract of land within Concepcion Creek located adjacent to Lots 30 thru 33, Block 13, NCB 3916.

SIGNED this 8th day of February, 2012

Jose R. Limon, Chairman

Attest:

Executive Secretary
San Antonio Planning Commission

ITEM # 11

ITEM # 12

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission

FROM: Marcia Shelf Orlandi, Real Estate Manager 

COPIES TO: Mike Frisbie, P.E., Director of Capital Improvements Management Services

SUBJECT: S.P. No. 1607 and S.P. No. 1613 – NuStar requests 10-year License Agreements to use public right-of-way located at Old Corpus Christi Road and Shane Road for the placement of 8” crude oil pipeline underneath the roads.

DATE: January 24, 2012

PETITIONER: NuStar Logistics, L.P.
2330 North Loop 1604 West
San Antonio, Texas 78248

Staff is requesting that these items be placed on the Planning Commission meeting agenda of February 8, 2012.

BACKGROUND

Petitioner is requesting use of public right-of-way at Old Corpus Christi Road (between NCB 10927 and NCB 10879) and Shane Road (NCB 10915), located in City Council District 3. NuStar is installing crude pipeline from its refinery in San Antonio to its terminal in Elmendorf (approximately 13 miles). NuStar identified two City public right-of-ways that it will cross with its pipeline project.

COORDINATION AND FINANCIAL IMPACT

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

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

Telephone (210) 207-4032

January 23, 2012

Martha Dowlearn
2330 North Loop 1604 West
San Antonio, Texas 78248

Re: S.P. 1607 and 1612 NuStar requests to install 8" crude line under City right of way located at Old Corpus Christi Road and Shane Road

Dear Ms. Dowlearn,

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

CPS ENERGY:

Digging may not be closer than 10' from CPS Energy poles. If Petitioner must dig closer than 10' from CPSE poles then there will be charges to brace the poles. If petitioner uses a crane or large equipment the Overhead Utility lines will need to be marked and charges will apply as well.

No objections provided NuStar calls for locates and is aware of and avoids CPS Energy underground facilities.

Records indicate CPS Energy-owned natural gas facilities to be in close proximity to the proposed pipeline at various locations along the proposed route. Gas Engineering recommends contacting 1-800-DIG-TESS to have all the natural gas facilities located and then for the Customer/Petitioner to pothole the said facilities at their expense to ensure these facilities will not be in conflict with proposed construction.

If any CPS Energy-owned natural gas facility is found to be in conflict and/or otherwise require adjustment to accommodate the referenced project, the Petitioner may seek the relocation of the same with the express permission and coordination of CPS Energy and at the sole expense of the Petitioner.

All CPS Energy communications cables in the affected area are overhead on distribution/transmission structures. If the pipeline project causes any relocation of the distribution/transmission structures, the cost of relocating the communication cable will need to be included.

DEVELOPMENT SERVICES:

Provided proper permits are obtained.

PUBLIC WORKS:

Storm Water Engineering: Must obtain a Floodplain Development Permit prior to any construction through Development Services Department (DSD).

Stormwater/Streets Operations (SE Quadrant): This installation should be designed to a depth to ensure safety and industry standards. Designed by licensed engineer and plans approval through Right-of-Way Office.

In addition to the above conditions which apply to both of the requests, the Solid Waste Department has imposed the following condition for the Shane Road project:

SOLID WASTE MANAGEMENT:

Shane Road to remain open to traffic during/after construction. This is the sole access to reach customers on the Shane Road dead end.

Capital Improvements Management Services

The License Agreement will be authorized by a City Ordinance.

Schedule for 10-year License fees:

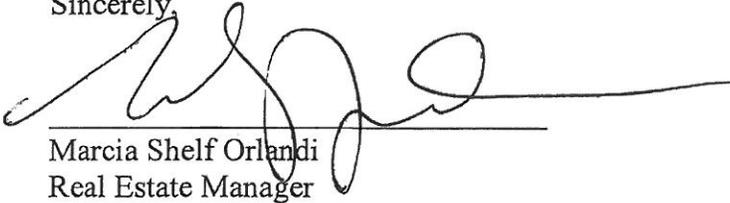
	SP 1607 Old Corpus Christi/Henderson	SP 1613 Southton/Shane	
Year 1	\$1,484.00	69.00	FMV
Year 2	\$1,543.36	\$71.76	Year 1 * 1.04
Year 3	\$1,605.09	\$74.63	Year 2 * 1.04
Year 4	\$1,669.30	\$77.62	Year 3 * 1.04
Year 5	\$1,736.07	\$80.72	Year 4 * 1.04
Year 6	\$1,805.51	\$83.95	Year 5 * 1.04
Year 7	\$1,877.73	\$87.31	Year 6 * 1.04
Year 8	\$1,952.84	\$90.80	Year 7 * 1.04
Year 9	\$2,030.96	\$94.43	Year 8 * 1.04
Year 10	\$2,112.19	\$98.21	Year 9 * 1.04
	\$17,817.06	\$828.42	
	Subtotal	\$18,645.48	
	Recording Fee	\$ 100.00	
	TOTAL	\$18,745.48	

Petitioner agrees to remit a total of \$18,745.48 for the two (2) License Agreements.

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

If you concur with the above mentioned conditions, please countersign this letter in the spaces provided below and return to the undersigned. *Upon receipt of this executed Letter of Agreement we will continue processing your request.*

Sincerely,



Marcia Shelf Orlandi
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

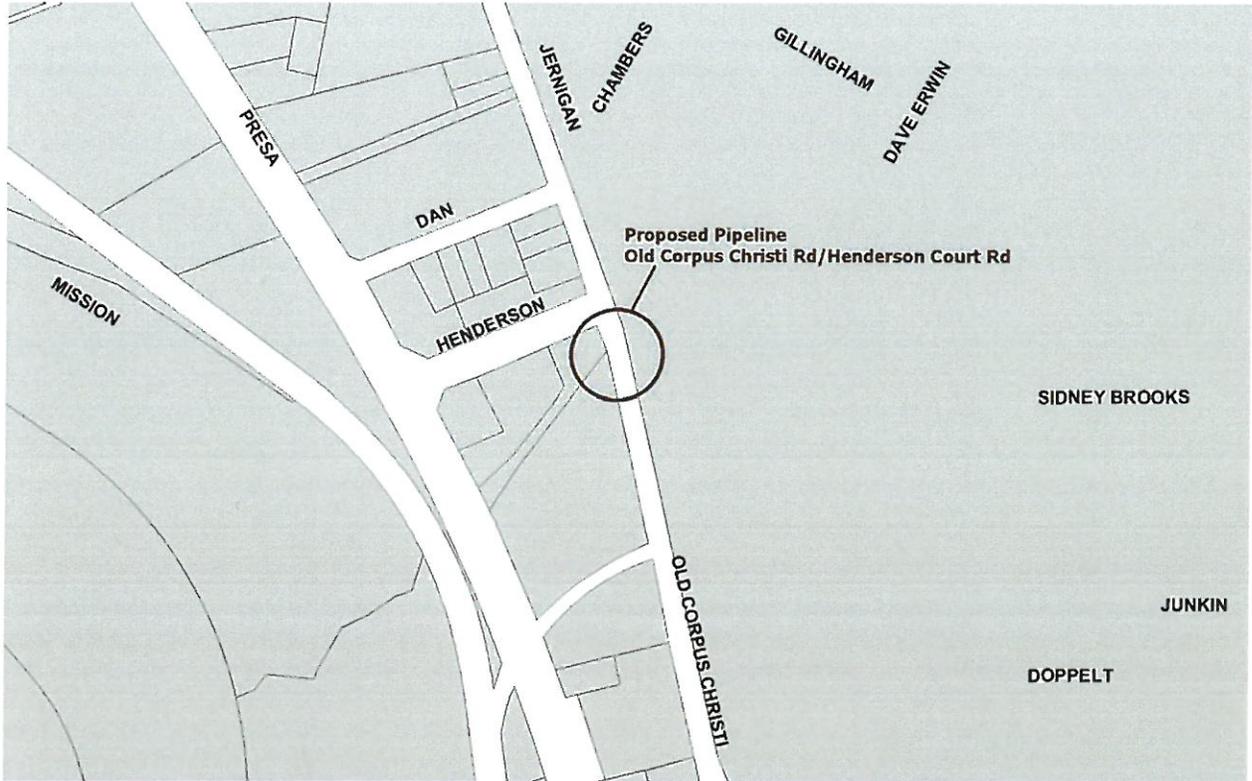
PETITIONER:

By _____

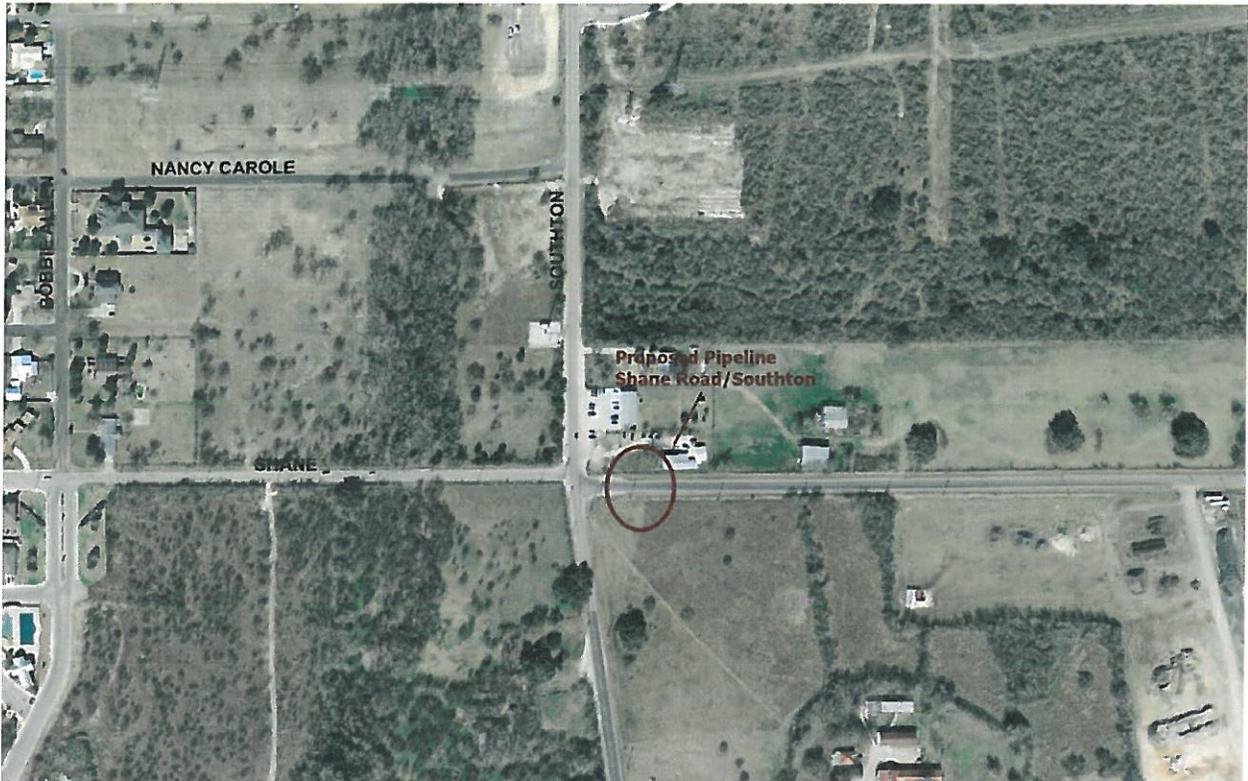
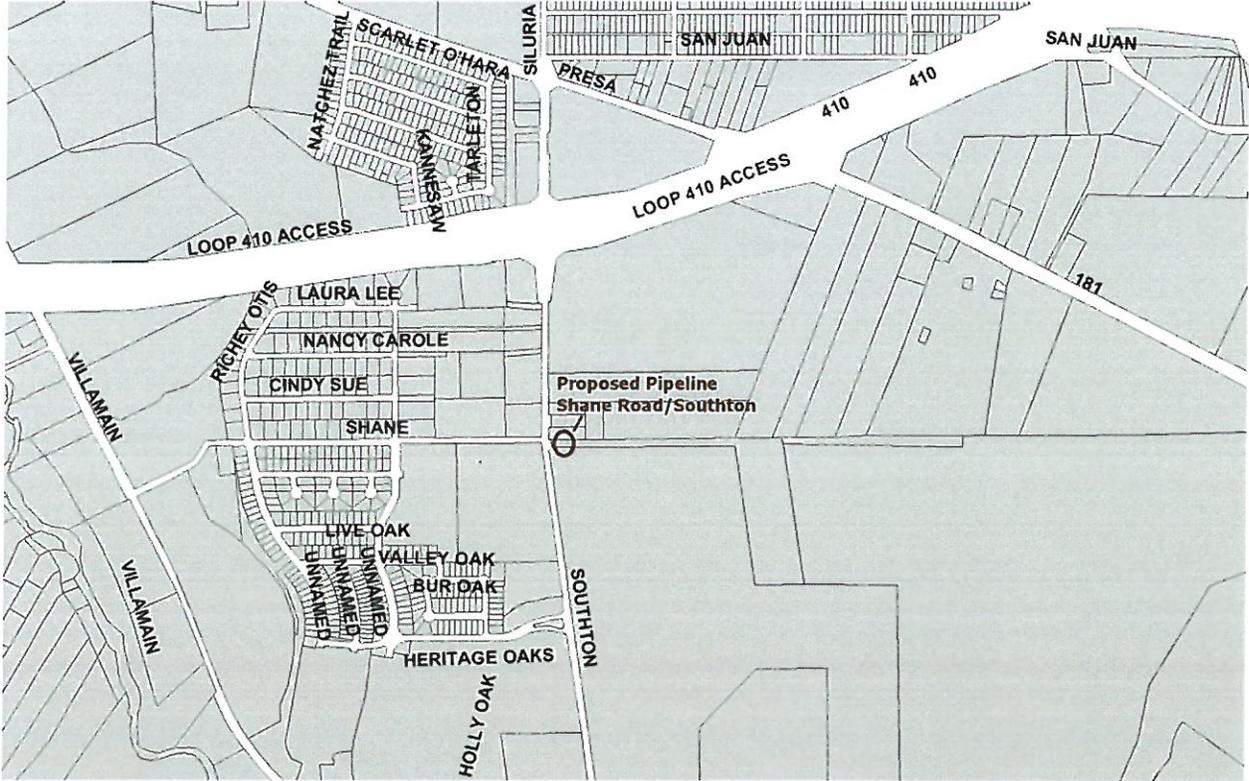
Title _____

Print Name _____

Date _____



**S.P. 1607 Request for a Petrochemical Pipeline License Agreement
Old Corpus Christi/Henderson Ct.**



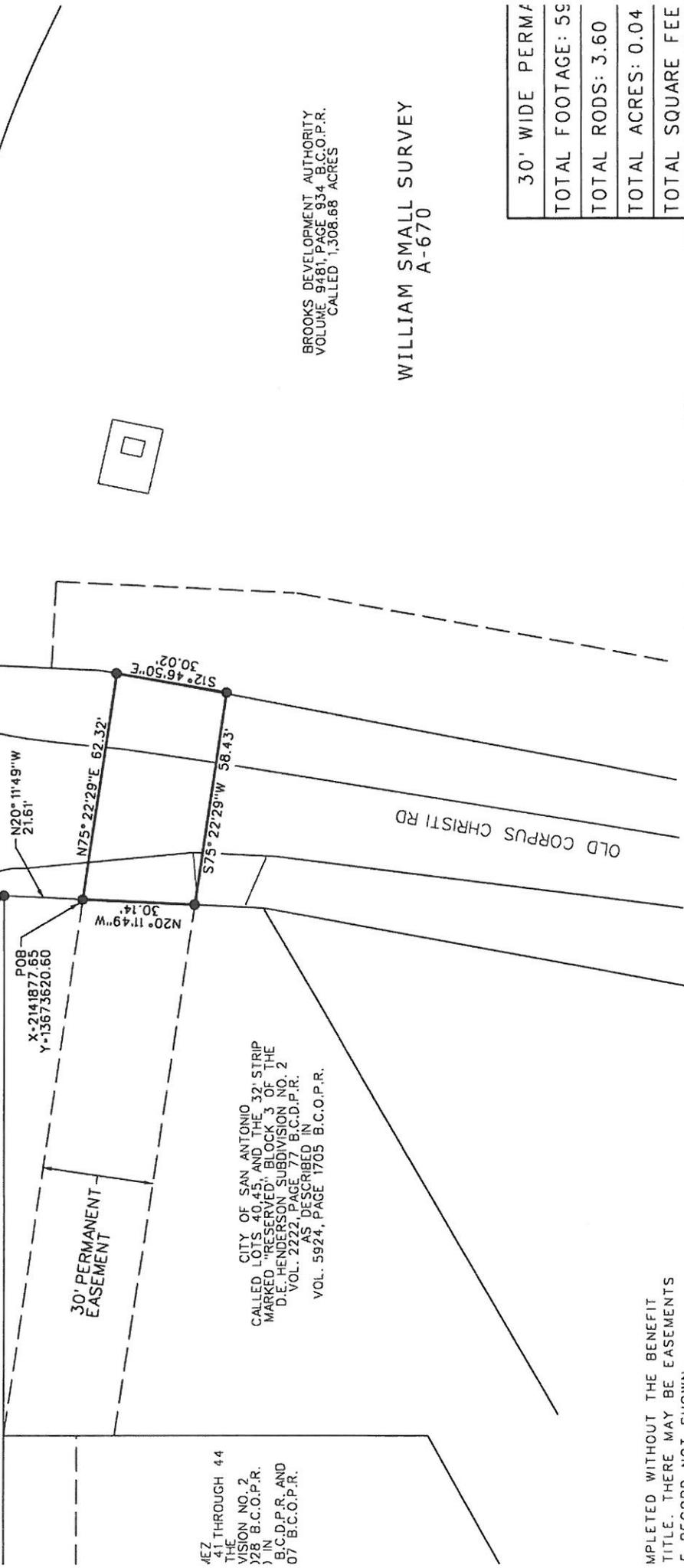
S.P. 1613 NuStar Request for Petrochemical Pipeline License Agreement
Southton/Shane

EXHIBIT B

SON COURT ROAD

FOUND 5/8" IRON ROD
W/ CAP BAKER SURV.

SIDNEY ROAD



MEZ
41 THROUGH 44
THE
VISION NO. 2
28 B.C.O.P.R.
IN
B.C.D.P.R. AND
07 B.C.O.P.R.

CITY OF SAN ANTONIO
CALLED LOTS 40, 45 AND THE 32' STRIP
MARKED "RESERVED", BLOCK 3 OF THE
D.E. HENDERSON SUBDIVISION NO. 2
VOL. 2222, PAGE 77 B.C.D.P.R.
VOL. 5924, PAGE 1705 B.C.O.P.R.

BROOKS DEVELOPMENT AUTHORITY
VOLUME 9481, PAGE 934 B.C.O.P.R.
CALLED 1,308.68 ACRES

WILLIAM SMALL SURVEY
A-670

OLD CORPUS CHRISTI RD

30' WIDE PERMA
TOTAL FOOTAGE: 59
TOTAL RODS: 3.60
TOTAL ACRES: 0.04
TOTAL SQUARE FEE

MPLETED WITHOUT THE BENEFIT
TITLE. THERE MAY BE EASEMENTS
F RECORD NOT SHOWN.

ON GPS OBSERVATION
CENTRAL ZONE.
TANCES SHOWN HEREON ARE GRID

PREPARED FROM SURVEY INFORMATION
ENERGY L.P. AND PERCHERON SURVEYING, L.L.C.

George A. Ganem Jr.
DATE

PROFESSIONAL LAND SURVEYOR



DRAWN BY	G&K/GKS	01-16-12
DRAWING APPR.	G&K/GKS	01-16-12
PROJECT APPR.		
ENG. APPR.		
SCALE: 1" = 40'		
JOB NO:	PC11-121	
REVISION:		
PREPARED BY:	GANEM & KELLY SURVEYING, INC.	



30' WIDE PIPELINE
CITY OF SAN
OLD CORPUS CHR
BEAR COUNTY,

LAWAR STREET, SUITE 5
POINT COMFORT, TEXAS 77978
(361) 967-2011

STATE OF TEXAS
COUNTY OF BEXAR

BEING a 30 foot wide pipeline easement situated in the William Small Survey, Abstract No. 670, Bexar County, Texas and being out of Old Corpus Christi Road, City of San Antonio and this 30 foot wide pipeline easement being more particularly described by metes and bounds as follows;

BEGINNING at a point in the east line of that tract described as Lots 40, 45, and the 32 foot strip marked 'reserved', Block 3 of the D. E. Henderson Subdivision No. 2 and recorded in Volume 2222, Page 77 of the Deed and Plat Records of said county and the west right-of-way line of Old Corpus Christi Road for the northwest corner of the herein described pipeline easement, said point having a Texas State Plane coordinate NAD 83 Texas South Central Zone of X = 2,141,877.65 and Y = 13,673,620.60, and being located South 20° 11' 49' East a distance of 21.61 feet from an existing 5/8 inch iron rod with Cap marked Baker Surveying at the northeast corner of said Lots 40, 45, and the 32 foot strip marked 'reserved', Block 3 of the D. E. Henderson Subdivision No. 2;

THENCE North 75° 22' 29" East and crossing Old Corpus Christi Road for a distance of 62.32 feet to a point in the west line of that remaining 1308.68 acre tract described in Volume 9481, Page 934 of the Official Public Records of said county and the east right-of-way line of Old Corpus Christi Road for the northeast corner of the herein described pipeline easement;

THENCE South 12° 46' 50" East with the west line of said remaining 1308.68 acre tract and the east right-of-way line of Old Corpus Christi Road for a distance of 30.02 feet to a point for the southeast corner of the herein described pipeline easement,

THENCE South 75° 22' 29" West and crossing Old Corpus Christi Road for a distance of 58.43 feet to a point in the west right-of-way line of Old Corpus Christi Road and the east line of said as Lots 40, 45, and the 32 foot strip marked 'reserved', Block 3 of the D. E. Henderson Subdivision No. 2 for the southwest corner of the herein described pipeline easement;

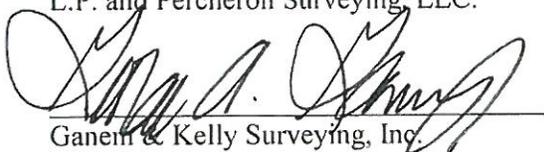
THENCE North 20° 11' 49" West with the west right-of-way line of Old Corpus Christi Road and the east line of said Lots 40, 45, and the 32 foot strip marked 'reserved', Block 3 of the D. E. Henderson Subdivision No. 2 for a distance of 30.14 feet to the **POINT OF BEGINNING**, Containing 1811.33 square feet or 0.04 acre of land.

Reference is made to that plat accompanying this legal description.

The above pipeline traverses the City of San Antonio Old Corpus Christi Highway Tract for a distance of 59.39 feet or 3.60 rods

Bearings are based on GPS Observation converted to Texas Coordinate System NAD83 South Central Zone.

The above legal description was prepared from survey information provided by NuStar Energy, L.P. and Percheron Surveying, LLC.



Ganem & Kelly Surveying, Inc.
By: George A. Ganem, Jr.
Registered Professional Land Surveyor
Texas No. 4681

Date 01/16/2012



CONSTRUCTION & UTILITIES, INC.
 CALLED 8.12 ACRES
 15953, PAGE 348 B.C.O.P.R.

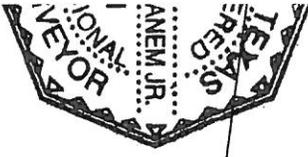
LYSANDER WELLS SURVEY
 A-795

DAVID R. VALDEZ B.C.D.R.
 VOLUME 8420, PAGE 944
 CALLED LOT 6 AND 10915
 VALDEZ SUBDIVISION AS DESCRIBED IN
 VOLUME 7000, PAGE 196 B.C.D.P.R.

ERASMO D. AND MARIA S. VALERIO
 VOLUME 6985, PAGE 881 B.C.D.R.
 CALLED LOT 7 AND 10915
 VALDEZ SUBDIVISION UNIT 2
 VALDEZ DESCRIBED IN
 VOLUME 9200, PAGE 97 B.C.D.P.R.

EXHIBIT B

CALLE
 LLO
 BEJAR
 C
 SERVICE
 VOLUME 954



JAMES MCKAY SURVEY
 A-522

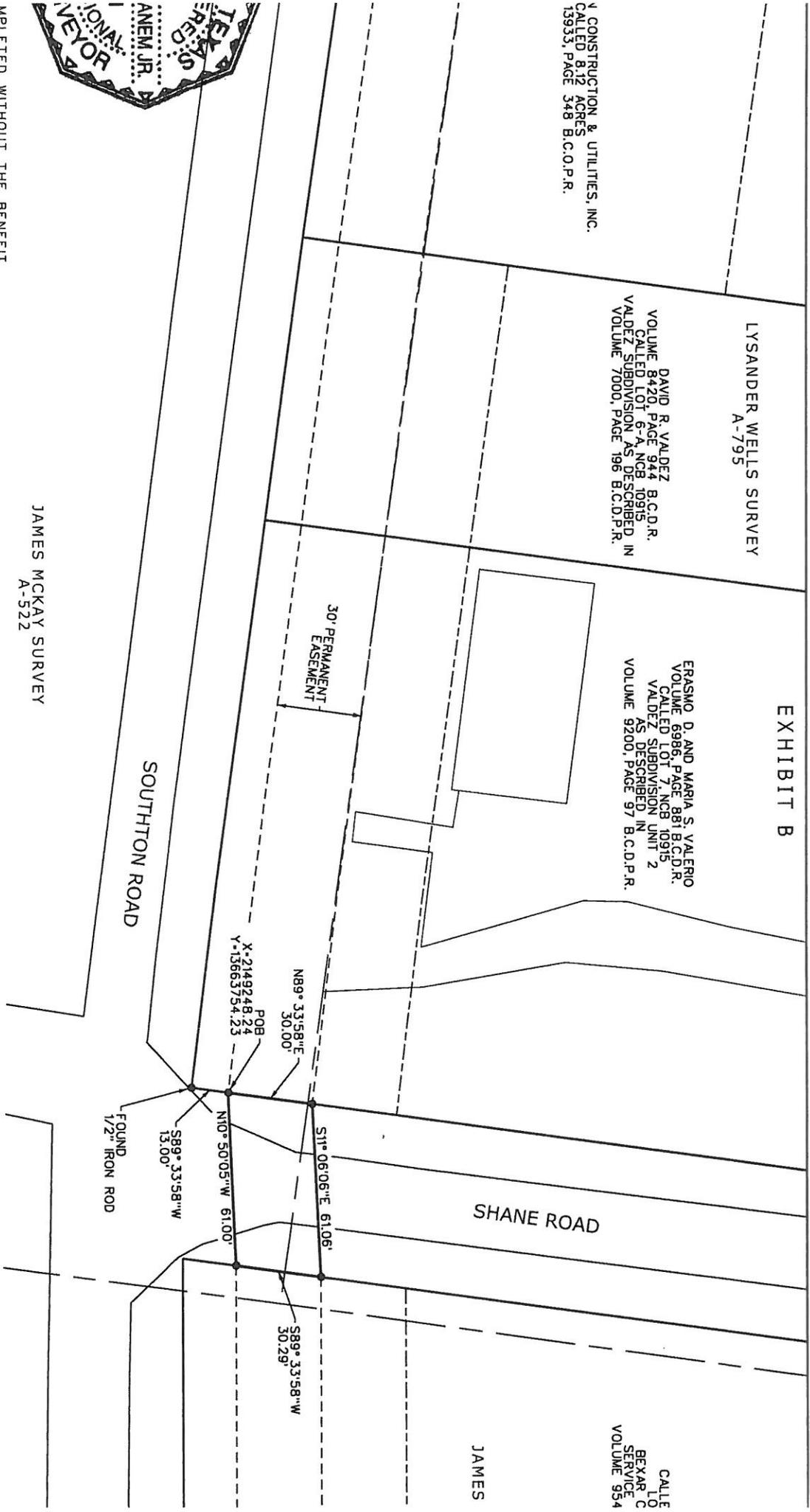
COMPLETED WITHOUT THE BENEFIT
 OF TITLE. THERE MAY BE EASEMENTS
 OF RECORD NOT SHOWN.

ON GPS OBSERVATION
 IN CENTRAL ZONE.
 DISTANCES SHOWN HEREON ARE GRID

PREPARED FROM SURVEY INFORMATION
 OF ENERGY L.P. AND PERCHERON SURVEYING, LLC.

[Signature]
 DATE 01/16/2012

PERCHERON SURVEYING, INC.
 PROFESSIONAL LAND SURVEYOR



30' WIDE PERMANENT EASEMENT
TOTAL FOOTAGE: 60.58'
TOTAL RODS: 3.67
TOTAL ACRES: 0.04
TOTAL SQUARE FEET: 1,808.61

DRAWN BY	G&K/GKS	01-16-12
DRAWING APPR.	G&K/GKS	01-16-12
PROJECT APPR.		
ENG. APPR.		
SCALE: 1" = 50'		
JOB NO: PC11-121		
REVISION:		
PREPARED BY:		
CANEM & KELLY SURVEYING, INC.		
LAKAR STREET, SUITE 5 POINT COMFORT, TEXAS 77978 (361) 987-2011		



30' WIDE PIPELINE
 CITY OF SAN
 SHANE R

BEJAR COUNTY

STATE OF TEXAS
COUNTY OF BEXAR

BEING a 30 foot wide pipeline easement situated in the Lysander Wells Survey, Abstract No. 795 and the James McKay Survey, Abstract 522, Bexar County, Texas and being and being out of Shane Road, City of San Antonio and this 30 foot wide pipeline easement being more particularly described by metes and bounds as follows;

BEGINNING at a point in the south line of Lot 7 NCB 10915 of the Valdez Subdivision Unit 2 as recorded in Volume 9200, Page 97 of the Deed and Plat Records of said county and the north right-of-way line of Shane Road for the northwest corner of the herein described pipeline easement, said point having a Texas State Plane coordinate NAD 83 Texas South Central Zone of $X = 2,149,248.24$ and $Y = 13,663,754.23$, and being located North $89^{\circ} 33' 58''$ East a distance of 13.00 feet from an existing 1/2 inch iron rod at the south of said Lot 7 NCB10915 of the Valdez Subdivision Uint 2;

THENCE North $89^{\circ} 33' 58''$ East with the north right-of-way line of Shane Road and the south line of said Lot 7 NCB 10915 of the Valdez Subdivision Unit 2 for a distance of 30.00 feet to a point for the northeast corner of the herein described pipeline easement,

THENCE South $11^{\circ} 06' 06''$ East and crossing Shane Road for a distance of 61.06 feet to a point in the south right-of-way line of Shane Road and the north line of a 12.626 acre tract recorded in Volume 9545, Page 184 of the Official Public Records of said county for the southeast corner of the herein described pipeline easement;

THENCE South $89^{\circ} 33' 58''$ West with the south right-of-way line of Shane Road and the north line of said 12.626 acre tract for a distance of 30.29 feet to a point for the southwest corner of the herein described pipeline easement;

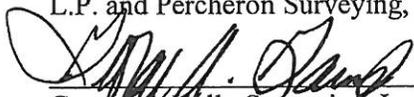
THENCE North $10^{\circ} 50' 05''$ West and crossing Shane Road for a distance of 61.00 feet to the **POINT OF BEGINNING**, Containing 1808.61 square feet or 0.04 acre of land.

Reference is made to that plat accompanying this legal description.

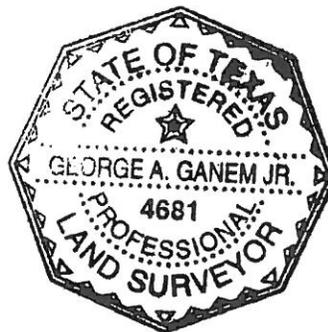
The above pipeline traverses the City of San Antonio Shane Road Tract for a distance of 60.58 feet or 3.67 rods

Bearings are based on GPS Observation converted to Texas Coordinate System NAD83 South Central Zone.

The above legal description was prepared from survey information provided by NuStar Energy, L.P. and Percheron Surveying, LLC.


Ganem & Kelly Surveying, Inc.
By: George A. Ganem, Jr.
Registered Professional Land Surveyor
Texas No. 4681

Date *01/16/2012*



RESOLUTION # _____

A RESOLUTION SUPPORTING A 10-YEAR LICENSE AGREEMENT BETWEEN THE CITY AND NUSTAR TO USE PUBLIC RIGHT-OF-WAY AT OLD CORPUS CHRISTI ROAD TO PLACE 8" CRUDE PIPELINE UNDER THE RIGHT-OF-WAY

* * * * *

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 land use to public hearing and approval by act of City Council; and

WHEREAS, NuStar filed an application requesting a 10-year License Agreement to use City public right-of-way for the placement of 8" crude pipeline underneath the road; 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 a 10-year License Agreement between the City and NuStar for the use of public right-of-way located at Old Corpus Christi Road, between NCB 10927 and NCB 10879, for the placement of crude oil pipeline.

SIGNED this 8th day of February, 2012

Chair

Attest:

Executive Secretary
San Antonio Planning Commission

RESOLUTION # _____

A RESOLUTION SUPPORTING A 10-YEAR LICENSE AGREEMENT BETWEEN THE CITY AND NUSTAR TO USE PUBLIC RIGHT-OF-WAY AT SHANE ROAD TO PLACE 8" CRUDE PIPELINE UNDER THE RIGHT-OF-WAY

* * * * *

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 land use to public hearing and approval by act of City Council; and

WHEREAS, NuStar filed an application requesting a 10-year License Agreement to use City public right-of-way for the placement of 8" crude pipeline underneath the road; 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 a 10-year License Agreement between the City and NuStar for the use of public right-of-way located at Shane Road, NCB 10915, for the placement of crude oil pipeline.

SIGNED this 8th^h day of February, 2012

Chair

Attest:

Executive Secretary
San Antonio Planning Commission

[View RFCA Detail](#) [Continue](#)



**CITY OF SAN ANTONIO
Request for Council Action**

Agenda Item #
Council Meeting Date: 2/16/2012
RFCA Tracking No: R-8765

DEPARTMENT: Capital Improvements
Management Services

DEPARTMENT HEAD: Mike Frisbie

COUNCIL DISTRICT(S) IMPACTED:
Council District 3

SUBJECT:
Request to license right-of-way on Old Corpus Christi Road and Shane Road

SUMMARY:
Consideration of the following ordinances authorizing 10-year License Agreements to NuStar Logistics, L.P. for use of public right-of-way for its San Antonio Refinery Crude Pipeline Project.

A. An Ordinance authorizing the use of 1,811.33 square feet under public right-of-way located at Old Corpus Christi Road between NCB 10927 and NCB 10879, in City Council District 3.

B. An Ordinance authorizing the use of 1,808.61 square feet under public right-of-way located at Shane Road, NCB 10915, in City Council District 3.

BACKGROUND INFORMATION:

NuStar Energy L.P. is a publicly traded, limited partnership based in San Antonio. NuStar acquired key refining and terminal assets from AGE Refining in 2011 that included a low-cost refinery on the South Side of San Antonio and a terminal in Elmendorf, Texas. The refinery is within close proximity to the Eagle Ford Shale, resulting in low transportation costs for the light crude from Eagle Ford to the NuStar refinery.

NuStar's San Antonio Refinery Crude Pipeline Project will install 8" pipeline for crude oil, beginning at the NuStar refinery located at 7811 South Presa, San Antonio and ending at Logistics Terminal located at 20830 Lamm Rd., Elmendorf (approximately 13 miles). Petroleum pipelines are the safest method of overland transportation according to the National Transportation Safety Board. This project will eliminate between 80-100 trucks daily off of this route.

ISSUE:

NuStar has identified two City public right-of-ways that it would cross with its pipeline project. NuStar is requesting License Agreements, to allow it to bore under public right-of-ways on Old Corpus Christi Road and Shane Road, to install 8" crude oil pipeline at a depth between 10-20'

below the surface. The construction and completed pipeline will not affect traffic.

A. This ordinance authorizes the use of 1,811.33 square feet under public right-of-way, located at Old Corpus Christi Road between NCB 10927 and NCB 10879, in City Council District 3.

B. This ordinance authorizes the use of 1,808.61 square feet under public-right-of-way. located at Shane Road, NCB 10915, in City Council District 3.

ALTERNATIVES:

City Council could choose not to approve this request; however that would delay or prevent NuStar from installing the pipeline which is a safer mode of transportation and will eliminate up to 100 trucks on the route daily.

FISCAL IMPACT:

Under Section 37-10 of Municipal Code, the first year of a pipeline license is the fair market value of the licensed area. Fair Market Value was determined by an appraisal by TRC Solutions, Inc., dated January 3, 2012.

A. The City will collect \$17,817.06 in total for the 10-year license of 1,811.33 square feet under public right-of-way located at Old Corpus Christi Road. The revenues from this agreement will be deposited in the General Fund in accordance with the FY 2012 Adopted Budget.

B. The City will collect \$828.42 in total for the 10-year license of 1,808.61 square feet under public right-of-way located at Shane Road. The revenues from this agreement will be deposited in the General Fund in accordance with the FY 2012 Adopted Budget.

RECOMMENDATION:

The City of San Antonio's Planning Commission reviewed this request at its regular meeting on February 8, 2012.

Staff recommends approval of these ordinances authorizing the License Agreements between the City and NuStar for:

A. The use of 1,811.33 square feet under public right-of-way located at Old Corpus Christi Road between NCB 10927 and NCB 10879.

B. The use of 1,808.61 square feet under public right-of-way located at Shane Road, NCB 10915, in City Council District 3.

ATTACHMENT(S):

File Description	File Name
Shane Road Map	ShaneMap.pdf
Shane Field Notes and Survey	Shane Road Field Notes.pdf
Old Corpus Christi Road Map	OCCR Map.pdf

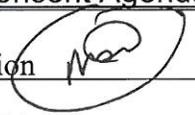
[Old Corpus Christi Field Notes and Survey](#)

Old Corpus Christi Road Field Notes.pdf

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

ITEM # 13

TO: Planning Commission Consent Agenda

FROM: Marcia Shelf Orlandi, Real Estate Manager, Real Estate Division 

COPY: Mike Etienne, PhD/Assistant Director, Capital Improvements Management
Services Department

SUBJECT: S.P. No. 1618 - Request to purchase approximately 4.51 acres of vacant land located between Thompson Place and Calle De Sol adjacent to General Hudnell Drive out of New City Block 6801, Block 1, Lot 1 and to convey the land to Habitat for Humanity for Public Housing

DATE: January 24, 2012

PETITIONER: City of San Antonio
CIMS, Real Estate Division

Staff is requesting that this item be placed on the Consent Agenda for the Planning Commission meeting on 2/8/2012.

BACKGROUND

The City of San Antonio (petitioner) is requesting to purchase a vacant parcel of land out of New City Block 6801, Block 1, Lot 1 from the San Antonio Independent School District (SAISD) as shown on Exhibit "A." The vacant parcel consists of approximately 4.51 acres of land and is located between Thompson Place and Calle De Sol Street adjacent to General Hudnell Drive in City Council District No. 5. If approved, the City of San Antonio will convey the 4.51 acres to Habitat for Humanity for public housing.

COORDINATION AND FINANCIAL IMPACT

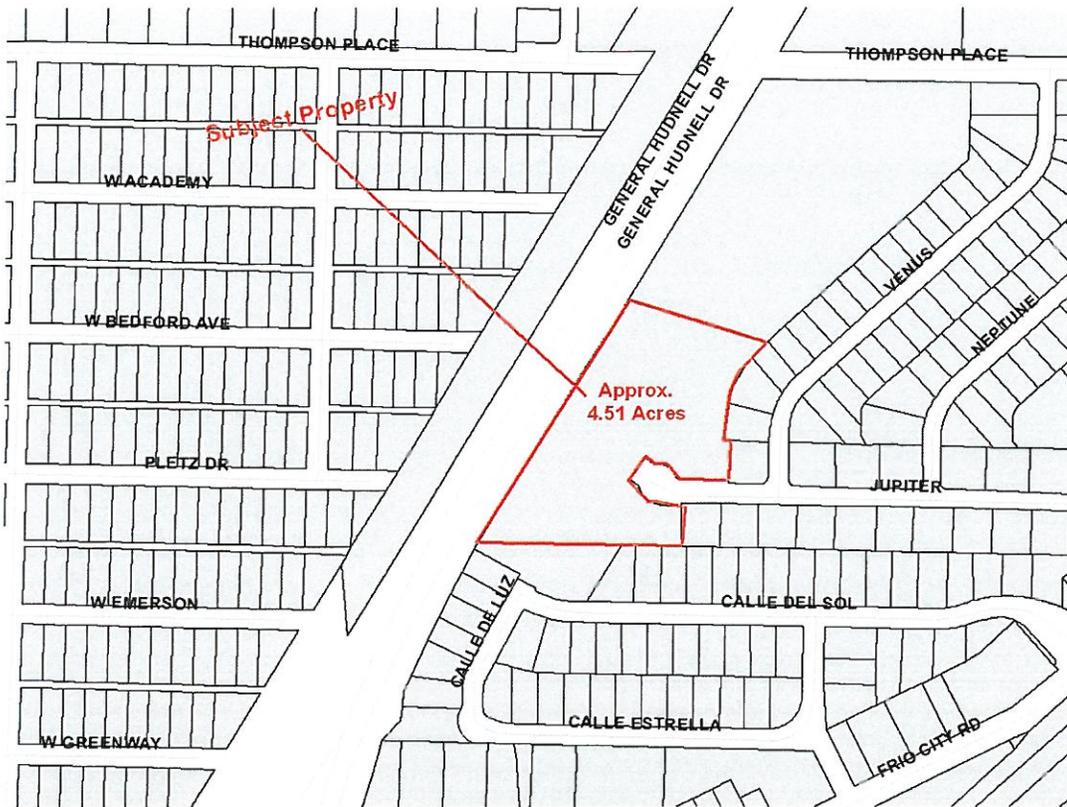
In compliance with City procedures, the Capital Improvements Management Services Department has coordinated with the City Manager's Office. The City of San Antonio will pay approximately \$88,400.00 for the vacant parcel of land and convey the property to the Habitat for Humanity for \$1.00.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.



Site Map of Subject Property



Aerial View of Subject Property



Exhibit "A"

RESOLUTION # _____

A RESOLUTION SUPPORTING FOR THE CITY OF SAN ANTONIO TO THE PURCHASE A VACANT PARCEL OF REAL PROPERTY OUT OF NEW CITY BLOCK 6801, BLOCK 1, LOT 1 CONSISTING OF APPROXIMATELY 4.51 ACRES LOCATED BETWEEN THOMPSON PLACE AND CALLE DE SOL ADJACENT TO GENERAL HUDNELL FROM THE SAN ANTONIO SCHOOL DISTRICT AND CONVEYING THE PROPERTY TO THE HABITAT FOR HUMANITY FOR PUBLIC HOUSING IN CITY COUNCIL DISTRICT 5

* * * * *

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

WHEREAS, The City of San Antonio is requesting to purchase a vacant parcel which consists of approximately 4.51 acres of land located between Thompson Place and Calle De Sol adjacent to General Hudnell out of New City Block 6801, Block 1, Lot 1 from the San Antonio Independent School District and to convey the property to the Habitat for Humanity for Public Housing as identified in 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 sale of land and purchase of land.

SIGNED this 8th day of February, 2012.

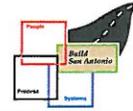
Jose R. Limon, Chairman

Attest:

Executive Secretary
San Antonio Planning Commission

**City of San Antonio
Capital Improvements Management
Services (CIMS) Department**

**Planning Commission Item
Special Project 1618
Purchase of Vacant Property
February 8, 2012**



Planning Commission Item

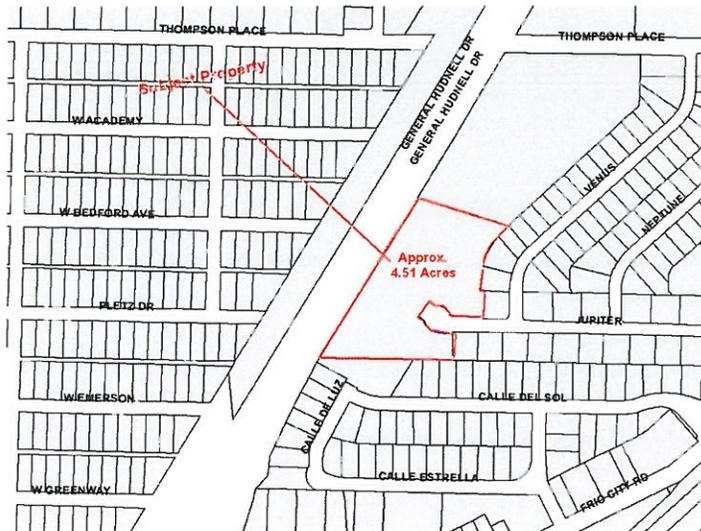
- The City of San Antonio, (petitioner) is requesting to purchase a vacant parcel of land from the San Antonio Independent School District out of New City Block 6801, Block 1, Lot 1 and to convey the property to the Habitat for Humanity for Public Housing in City Council District No. 5
- The vacant parcel is located between Thompson Place and Calle De Sol adjacent to General Hudnell Drive
- The parcel consists of approximately 4.51 acres

Exhibit "A" Site Map of Subject Property



3

Exhibit "A" (Cont.) Map of Subject Property



4

Exhibit "A" (cont.) Aerial Photograph of Subject Property



5

Coordination

Coordination:

- CIMS has coordinated with the City Attorney's Office and the City Manager's Office

Fiscal Impact

Financial Impact:

- The City of San Antonio will pay approximately \$88,400.00 for the vacant parcel of land and convey the property to the Habitat for Humanity for \$1.00

6



Issues & Recommendation

Policy Analysis:

This action is consistent with City Code and Ordinances relative to the and purchase of property

Recommendation:

Staff recommends approval of this request

Individual Consideration

PLANNING COMMISSION
FLOODPLAIN PERMIT VARIANCE REQUEST
AGENDA ITEM NO: 14 February 8, 2012

SA 43-SIX MILE CREEK DRAINAGE
IMPROVEMENT (SOUTH FLORES BRIDGE)

#FPV 12-003

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 682 F-2

OWNER: Bexar County, by David Wegmann, P.E., Agent

ENGINEER: CDM, Inc., by Eduardo Parra, P.E.

CASE MANAGER: Luz M. Gonzales, Planner (210) 207-7898

Location: South Flores Street from Deely Place to Roosevelt Avenue

Proposed Use: Six Mile Creek Drainage Improvements Project (SA-43)

APPLICANT'S REQUEST:

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

DISCUSSION:

The Department of Public Works cited 35-F124 (f) (1) and 35-504 (g) (7) (A) of the Unified Development Code regarding allowable development within a Regulatory Floodplain and Storm Water Management, Streets. The Director of Public Works has responded to the variance request as indicated in their attached report and does not object to the granting of the variances.

STAFF RECOMMENDATION:

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

- The engineer of record has demonstrated that the proposed improvements to the South Flores Bridge by lengthening and raising the structure will decrease existing 100-year WSE (weather surface elevation) by approximately one (1) foot.
- Planned, future upstream improvements including channel widening and bridge replacements will result in a decrease of overall WSE by eleven (11) feet. With the planned upstream channel improvements, the 100-year WSE will be below this proposed South Flores Bridge.



1777 NE Loop 410 Suite 500
San Antonio, Texas 78217
tel: 210 826-3200
fax: 210 826-8876

RECEIVED

11 DEC 20 PM 4: 28

LAND DEVELOPMENT
SERVICES DIVISION

December 13, 2011

Administrative Exception / Variance Request Review¹
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

**Re: Six Mile Creek Drainage Improvements (SA-43) South Flores Bridge
Bexar County CIP – Flood Control Division, IFB 2012-014
UDC Code Sections 35-F124 and 35-504**

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

Dear COSA DSD,

Introduction: With this letter, the Bexar County Flood control Program requests a Variance to the City San Antonio's Unified Development Code Ordinance Section 35-F124 (Allowable Development within the Regulatory Floodplain), and Section 35-504(g) (Stormwater management, Streets) for the Sixmile Creek Drainage Improvements Project (SA-43). This project consists of the removal and replacement of a bridge structure over Sixmile Creek on S. Flores St. from Deely Place to Roosevelt Avenue (Spur 536) and associated roadway improvements north and south of the bridge structure. The project consists of construction of a 225 ft. long, four-lane bridge with bicycle lanes and sidewalks on each side. Total width of the proposed structure is 72'-2" and replaces an existing 120 ft. length four-lane structure and will be approximately three to five-feet higher in elevation to allow proper conveyance of flood waters.

S. Flores is classified as a Secondary Arterial Type B with a 100-ft. right-of-way and will be widened to include four- and five-lanes with 5-ft. bicycle lanes and 6-ft. sidewalks on each side. Total length of the project from Deely Place to the intersection with Roosevelt Ave. is 1,140 feet including the proposed bridge structure. Approximately 600 feet of roadway will be improved north of the bridge structure and 310 feet south of the structure.

The replacement of the S. Flores St. bridge (to increase its length and elevation is one element in the improvement of Sixmile Creek that will result in improvements to contain 100-year stormwater conveyance within the confines of the proposed channel that is to be widened by 45 to 55 feet in width for an extent approximately 10,600 feet upstream of the S. Flores St. bridge. The overall project is documented in the "Final Preliminary Engineering Report" for Sixmile Creek Drainage Improvements (SA-43), dated July 2011, sponsored by the Bexar County Infrastructure Services Department, Flood Control Division and prepared by Camp Dresser & McKee, Inc.



RECEIVED

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COSA DSD

December 13, 2011

Page 2

LAND DEVELOPMENT
SERVICES DIVISION

Code Issue: Sections 35-F124 (f) (1) and Sec. 35-504(g) specifies that all-weather street crossings shall pass the ultimate development 100-year flood under the street.

Variance Request: It is requested that the provisions requiring 100-year flood conveyance for Sixmile Creek at the s. Flores St. Bridge be waived pending completion of the Sixmile Creek improvement project that is intended to increase the area of floodwater conveyance and reduce the ultimate 100-year water surface elevation. Existing, "Interim" and ultimate water surface elevations (WSE) at the S. Flores bridge are as follows:

Existing:	577.0
"Interim":	576.0
Ultimate:	567.0

Justification of Variance: As a result of the detailed floodway study, improvements to the S. Flores St. bridge by lengthening and raising the structure will decrease the 100-year WSE by approximately one-foot. Planned, future upstream improvements including channel widening and bridge replacements will result in a decrease of overall WSE by 11 feet. The proposed bridge structure has been designed to provide a roadway surface elevation approximately 3.7 feet above the ultimate WSE. With the planned upstream channel improvements, the 100-year floodwaters will be below the proposed roadway surface elevation. Attached is a plan and profile sheet of the proposed bridge structure illustrating the proposed design and water surface elevations.

Sincerely,

Eduardo Parra, P.E., Project Manager
CDM, Inc.
TBPE Firm Registration No. F-3043

Signature of Owner (if applicable)

Attachments

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:		



Bexar County Public Works
233 N. Pecos Suite 420, San Antonio, TX 78207
(210)335-6700 office (210)335-6713 fax

Flood Control Capital Improvement Program Office
6800 Park Ten Blvd. Suite 180S, San Antonio TX 78213
(210)296-2002 office (210)296-2025 fax



LAND DEVELOPMENT
SERVICES DIVISION

December 15, 2011

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

**Re: Design Exception Request – UDC Code Sections 35-F124 and 35-504
Six Mile Creek Drainage Improvements (SA-43) South Flores Bridge
Bexar County Flood Control Project SA-43**

Dear CoSA DSD,

Bexar County Flood Control is in the process of preparing construction plans and specifications for the above referenced project. The project is located fully within the city limits of the City of San Antonio and is subject to jurisdictional requirements of the City of San Antonio. However, an exception to the jurisdictional requirements is required and noted in the attached letter dated December 13, 2011 from CDM for the project. Bexar County Flood Control has reviewed this exception and respectfully requests approval from the City of San Antonio.

Should you have any questions, please don't hesitate to contact me at (210) 335-6700.

Respectfully,

A handwritten signature in blue ink that reads "David Wegmann PE".

David Wegmann, PE
Engineering Services Manager
Bexar County Public Works

cc: Martin J. Cristofaro, PE, RPLS, CFM – Program Manager
Christopher J. Trevino, PE – Program Project Manager

CITY OF SAN ANTONIO
PUBLIC WORKS
Interdepartmental Correspondence

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

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

COPIES TO: David Wegmann, P.E., Bexar County

SUBJECT: Floodplain Variance FPV# 12-003
SA 43-Six Mile Creek Drainage Improvement (S. Flores Bridge)

DATE: January 13, 2012

The Department of Public Works has reviewed the flood study and associated design plans for the South Flores Bridge as submitted by CDM, Inc. on behalf of their client Bexar County.

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

- Appendix F, Subdivision C, Section 35-F124 (f) (1) which states that All-weather street crossings that meet the requirements of subsection 35-504(g)(7).
- UDC Section 35-504(g)(7)(A)- Where proposed streets cross existing or proposed watercourses, all-weather crossings shall be required. Culverts or bridges shall be adequate to allow passage of the design storm identified in subsection 35-504(b)(1). The design storm is 100 yr storm in this case as per 35-504(b) (1).

Public Works supports the variances because:

- The engineer of record has demonstrated that the proposed improvements to the S. Flores St. bridge by lengthening and raising the structure will decrease existing 100-year WSE (water surface elevation) by approximately one (1) foot.
- Planned, future upstream improvements including channel widening and bridge replacements will result in a decrease of overall WSE by eleven (11) feet. With the planned upstream channel improvements, the 100-year WSE will be below this proposed S. Flores Bridge.

If the Variance is approved by the Planning Commission, Public Works Department will issue a floodplain development permit for work associated with this project. If you have additional questions, please contact K M Rahman (210) 207-5012 or via email at k.rahman@sanantonio.gov.

Attm(s) #: Exhibit 1- Location map
Exhibit 2- Plan and profile of S. Flores Bridge

Handwritten notes:
GR
HR
1/17/12



**CITY OF SAN ANTONIO
FLOOD PLAIN DEVELOPMENT PERMIT**



Application Number 12-055

Date 1/23/2012

Permit Number 2012055

1. APPLICANT DATA (Owner)

Company Name Bexar County Flood Control Program
 First Name David MI R Last Wegman, P.E.
 Address: Number 6800 Street Park Ten, Suite 180 S City San Antonio
 State Tx Zip Code 78213 Phone (210) 296-2002

THE ABOVE PERMITTEE HAS APPLIED FOR A FLOODPLAIN DEVELOPMENT PERMIT. THE APPLICATION HAS BEEN REVIEWED BY THE FLOOD PLAIN ADMINISTRATOR AND IT IS HIS DETERMINATION THAT THE PROPOSED DEVELOPMENT IS LOCATED WITHIN AN IDENTIFIED FLOOD PLAIN OF THE CITY OF SAN ANTONIO OR E.T.J.

THE FLOOD PLAIN ADMINISTRATOR HAS REVIEWED PLANS AND SPECIFICATIONS OF THE PROPOSED DEVELOPMENT FOR CONFORMANCE WITH THE FLOOD PLAIN ORDINANCE NO. 57969 OF THE CITY OF SAN ANTONIO, TEXAS.

YOU ARE HEREBY AUTHORIZED TO PROCEED WITH THE FOLLOWING PROPOSED CONSTRUCTION:

2. TYPE OF PROPOSED DEVELOPMENT

Proposed use: Other*
 *If non-residential or other selected complete the following:
 Type of use proposed: Sixmile Creek (SA-43), Flores Bridge
 Occupant Name Bexar County Flood Control (BCFC) Phone (210) 296-2015

3. DESCRIPTION OF CONSTRUCTION - NOTE: Applicant shall provide two sets of plans of the proposed construction or development.

Type: Other Other (Describe): Construction of S. Flores St. Bridge at Six Mile Creek

ON THE FOLLOWING DESCRIBED PROPERTY:

4. LOCATION

Subdivision _____ Number _____ Lot Number _____ Block _____ NCB _____ Tract _____
 Location Description: South Flores Street at Six Mile Creek

Permitee Print Name

Permitee Signature

K. Rahman

Date

1.23.12

RECOMMEND FOR DISAPPROVAL

Date

N. Gomez

1.23.2012

FLOOD PLAIN ADMINISTRATOR (DIR. OF PUBLIC WORKS)

Date

(Conditions and provisions on next page)



**CITY OF SAN ANTONIO
FLOOD PLAIN DEVELOPMENT PERMIT**



FOR OFFICE USE ONLY

Application Number 12-055

Date 1/23/2012

Permit 2012055

TO MAINTAIN COMPLIANCE WITH THE FLOOD PLAIN ORDINANCE REGULATIONS AND TO ELIMINATE OR MINIMIZE FLOOD DAMAGE POTENTIAL TO THE PROPOSED DEVELOPMENT, YOU ARE HEREBY DIRECTED TO CONSTRUCT YOUR PROPOSED DEVELOPMENT IN ACCORDANCE WITH THE FOLLOWING SPECIAL PROVISIONS:

- For residential structures, the lowest floor (including basement) must be elevated to _____ feet mean sea level.
- For non-residential structures, the lowest floor (including basement) must be elevated or floodproofed to _____ feet mean sea level.
- Permittee must submit an elevation certificate from a registered professional engineer or surveyor that the finished floor level of each structure has been constructed at the specified elevation.
- For non-residential floodproofing, a registered professional engineer or architect must certify that the floodproofing methods are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood.

Other provisions:

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

-Appendix F, Subdivision C, Section 35-F124-(f)(1) of the City of Unified Development Code, All weather street crossing does not pass the ultimate development 100 yr flood under the street.

-UDC Section 35-504(g)(7)(A)- Where proposed streets cross existing or proposed watercourses, all-weather crossings shall be required. Culverts or bridges shall be adequate to allow passage of the design storm identified in subsection 35-504(b)(1).

The design storm is 100 yr storm in this case as per 35-504(b) (1).

Is Additional Information Required? no

Are other Federal, State, or Local Permits required? no

Permit Application - Reviewed By: KMR

WARNING:

The flood hazard boundary maps and other flood data used by the Flood Plain Administrator in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. Issuance of this permit does not imply that land outside the areas of special flood hazards or that the uses permitted within such areas will be free from flooding or flood damages due to local conditions. Construction standards required by this permit are the minimum standards deemed necessary to minimize or eliminate flood damage, but reliance on these minimum standards shall not create liability on the part of the City, the Flood Plain Administrator or any officer or employee of the City of San Antonio in the event flooding or flood damage does occur.

Permittee Initial



CITY OF SAN ANTONIO

P O BOX 839966
SAN ANTONIO, TEXAS 78283-3966

January 13, 2012

David Wegmann, P.E.
Bexar County, Infrastructure Service Department
6800 Park Ten Blvd., Ste. 180S
San Antonio, TX 78213

**Re: Floodplain Variance FPV# 12-003
SA 43- Six Mile Creek Drainage Improvement (S. Flores Bridge)**

Dear Mr. Wegmann;

The Department of Public Works has reviewed the flood study and associated design plans for the above mentioned project as submitted by CDM, Inc. on behalf of Bexar County. Unfortunately, the proposed development is not in compliance with the current floodplain ordinance as follows:

1. The proposed development does not meet the following City of San Antonio Unified Development Code (UDC) requirement:
 - Appendix F, Subdivision C, Section 35-F124 (f) (1) which states that All-weather street crossings that meet the requirements of subsection 35-504(g)(7).
 - UDC Section 35-504(g)(7)(A)-Where proposed streets cross existing or proposed watercourses, all-weather crossings shall be required. Culverts or bridges shall be adequate to allow passage of the design storm identified in subsection 35-504(b)(1). The design storm is 100 yr storm in this case as per 35-504(b) (1).
2. A variance to the above UDC section will be required prior to Public Works approval on any Floodplain Development Permit associated with this project.
3. Public Works will support the variances because:
 - The engineer of record has demonstrated that the proposed improvements to the S. Flores St. bridge by lengthening and raising the structure will decrease existing 100-year WSE (water surface elevation) by approximately one (1) foot.
 - Planned, future upstream improvements including channel widening and bridge replacements will result in a decrease of overall WSE by eleven (11) feet. With the planned upstream channel improvements, the 100-year WSE will be below this proposed S. Flores Bridge.

David Wegmann, P.E.
Bexar County Infrastructure Service Department
January 13, 2012
Page 2 of 2

If the Variance is approved by the Planning Commission, Public Works will issue a floodplain development permit.

If you have additional questions, please contact K. M. Rahman (210) 207-5012 or via email at k.rahman@sanantonio.gov.

Sincerely,



Nefi Garza, PE, CFM
Assistant Director of Public Works

Attm(s): Exhibit 1-Location map
Exhibit 2- Plan and profile of S. Flores Bridge

cc: Eduardo Parra, P.E., CDM, Inc.
City of San Antonio, Planning Commission

KMR
1/17/12

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission

FROM: Marcia Shelf Orlandi, Real Estate Manager 

COPIES TO: Mike Frisbie, P.E., Director of Capital Improvements Management Services

SUBJECT: S.P. No. 1464 – Request to close, vacate and abandon a 0.594 acre portion of Grove Avenue located between NCB A20 and NCB 20, in City Council District 5.

DATE: January 24, 2012

PETITIONER: Capital Improvements Management Services
City of San Antonio, Texas

Staff is requesting that this item be placed on the Planning Commission meeting agenda of February 8, 2012.

BACKGROUND

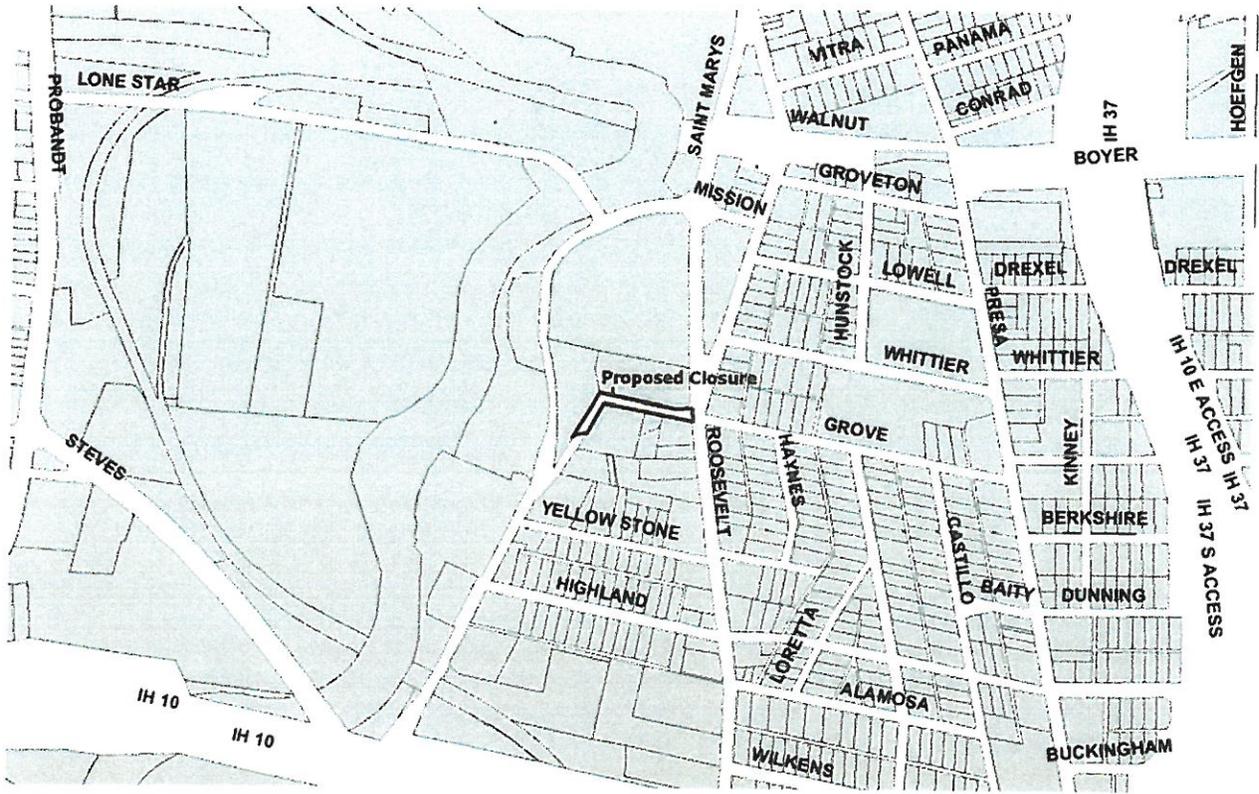
The Capital Improvements Management Services (CIMS) Department is requesting the closure, vacation and abandonment of a 0.594 acre portion of Grove Avenue located between NCB A20 and NCB 20, in City Council District 5. This closure is part of the 2007 Bond Program project to enhance right of ways, trails and markers leading to the Missions.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.



S.P. 1464 Proposed closure of a portion of Grove Avenue



**CITY OF SAN ANTONIO
Request for Council Action**

Agenda Item #
Council Meeting Date: 3/1/2012
RFCA Tracking No: R-8764

DEPARTMENT: Capital Improvements
Management Services

DEPARTMENT HEAD: Mike Frisbie

COUNCIL DISTRICT(S) IMPACTED:

SUBJECT:

Request to close, vacate and abandon an improved portion of Grove Avenue

SUMMARY:

An ordinance authorizing the closure, vacation and abandonment of an improved portion of Grove Avenue public right of way, located in City Council District 5, as requested by the City of San Antonio.

BACKGROUND INFORMATION:

The Capital Improvements Management Services (CIMS) Department is requesting the closure, vacation and abandonment of a 0.594 acre portion of Grove Avenue located between NCB A20 and NCB 20, in City Council District 5. This closure is part of the 2007 Bond Program project to enhance right of ways, trails and markers leading to the Missions.

ISSUE:

An ordinance authorizing the closure, vacation and abandonment of an improved portion of Grove Avenue public right of way, located in City Council District 5, as requested by the City of San Antonio.

Martin Linen Supply Company is the abutting property owner to the portion of Grove Avenue proposed to be closed. Martin Linen agreed to the closure. The road will be gated to prevent visitors to the Missions from traveling on this portion of Grove Avenue. The closed portion of Grove Avenue will be used exclusively by Martin Linen staff and its visitors. The proposed closure will allow Martin Linen's trucks easy access to the facility, while directing Mission's visitors to the new entrance to the Missions off of Roosevelt.

The main entrance to the Missions off of Roosevelt will be realigned to south of Grove Avenue. The new road will include uniform markers, landscaping and lamps as other streets leading to the Missions.

ALTERNATIVES:

City Council could choose not to approve this request, however that would delay or prevent CIMS from completing this 2007 Bond Project.

FISCAL IMPACT:

The fee established for this street closure is \$75,011.40 based on an in-house appraisal.

Since the City initiated this closure there will be no financial impact associated with this item.

RECOMMENDATION:

The City of San Antonio's Planning Commission reviewed this request at its regular meeting on February 8, 2012.

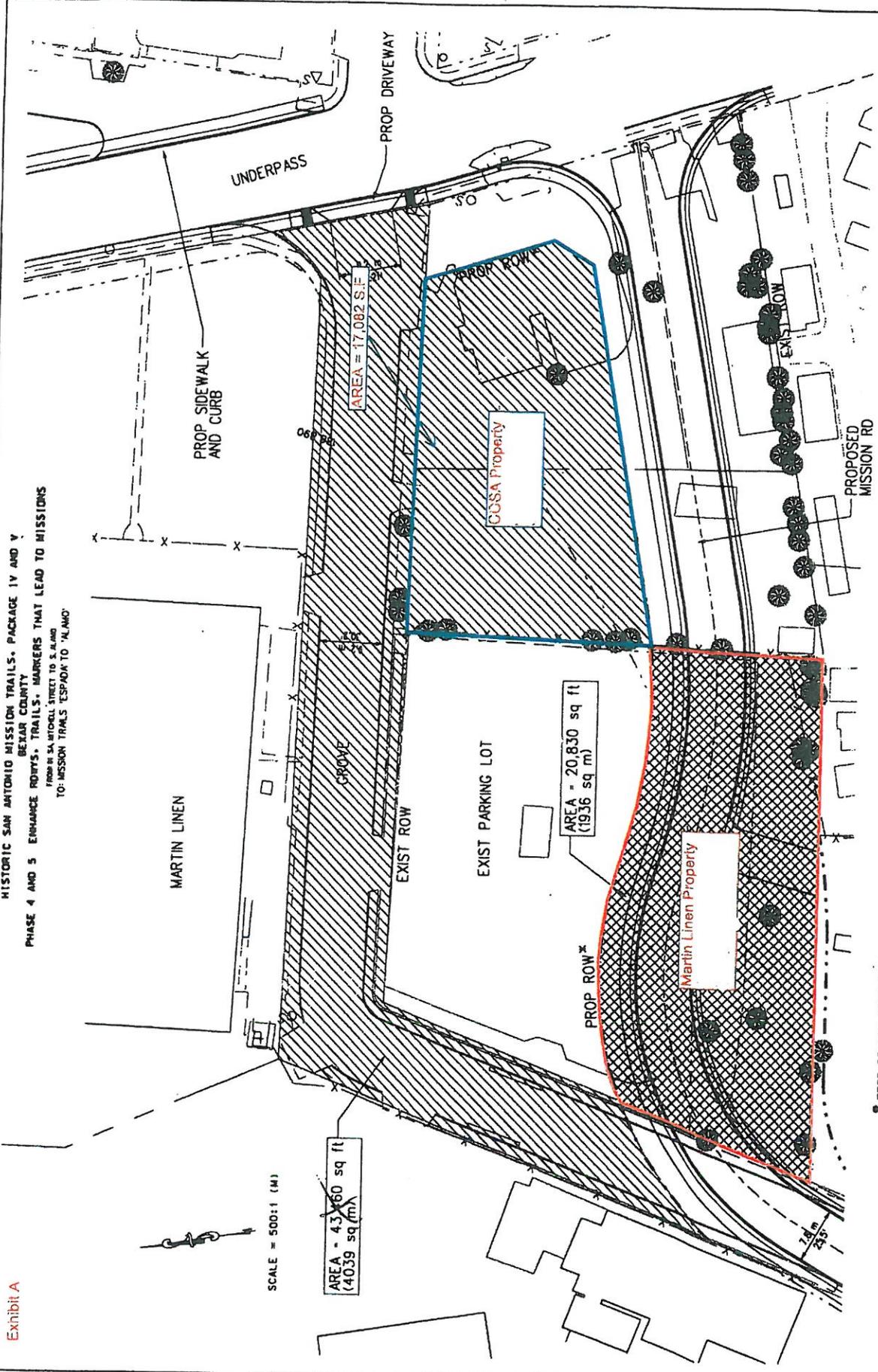
Staff recommends approval of this request to close, vacate and abandon a 0.594 acre improved portion of Grove Avenue as requested by the Capital Improvements Management Services Department.

ATTACHMENT(S):

File Description	File Name
<u>Map of proposed closure on Grove Avenue</u>	MissionTrailsMap.pdf
<u>Field Notes and Survey</u>	Field Notes and Survey.pdf
<u>Realignment Map</u>	ClosureAndRealignmentMap.pdf

Exhibit A

HISTORIC SAN ANTONIO MISSION TRAILS, PACKAGE 1V AND V
BEJAR COUNTY
PHASE 4 AND 5 ENHANCE ROWS, TRAILS, MARKERS THAT LEAD TO MISSIONS
FROM SA MICHELL STREET TO S. ALAMO
TO MISSION TRAILS ESPADON TO ALAMO



PROP ROW IS CONCEPTUAL AT THIS TIME AS NO VERTICAL DESIGN HAS BEEN COMPLETED.

PRELIMINARY. NOT FOR BIDDING OR CONSTRUCTION PURPOSES.

.../EXHIBITS/Martin_Linen_Cosa.dgn 10/6/2008 12:50:56 PM

COUNTY: Bexar
HIGHWAY: Mission Road
PROJECT LIMITS: From Mitchell Street to Roosevelt Ave.

**ACCESS EASEMENT
FIELD NOTE DESCRIPTION FOR PARCEL 14430A**

Being 0.2403 hectares [0.594 acres], 2,403 sq. mtrs. [25,866 sq. ft.] out of N.C.B. A-20, City of San Antonio, Bexar County, Texas, and being out of Mission Road and Grove Avenue said 0.2403 hectares [0.594 acres] being more particularly described by metes and bounds as follows:

COMMENCING at an "X" in concrete found at the southwest intersection of Roosevelt Ave. and Grove Avenue, said "X" being 30.959m left of and at a right angle to the proposed Mission Road centerline station 12+612.095, for the northeast corner of Lot 31, N.C.B. A-20, as recorded in Volume 3377, Page 219, Plat Records, Bexar County, Texas, thence, North 78° 37' 57" West, a distance of 2.222m [7.29'] to a ½" iron rod with "CEC" cap set for the **POINT OF BEGINNING** of the herein described tract;

Thence, North 78° 37' 57" West, a distance of 8.373m [27.47'], along the south R.O.W. line of said Grove Avenue and the north boundary line of said Lot 31, to a ½" iron rod with "CEC" cap found for an angle point of the herein described tract, said ½" iron rod found being 33.179m left of and at a right angle to the proposed Mission Road centerline station 12+601.735;

Thence, North 78° 37' 39" West, continuing along said south R.O.W. line of Grove Avenue, a distance of 50.445m [165.50'], to a ½" iron rod with "CEC" cap found for the northwest corner of Lot 31, N.C.B. A-20, as recorded in Volume 3377, Page 219, Plat Records, Bexar County, Texas, and the northeast corner of an approximate one acre tract of land conveyed to Martin Linen Supply Company, and an angle point of the herein described tract, said ½" iron rod set being 43.749m left of and at a right angle to the proposed Mission Road centerline station 12+552.410;

Thence, North 78° 04' 10" West, continuing along said south R.O.W. line of Grove Avenue and the north line of said approximate one acre tract of land, a distance of 52.563m [172.45'] to a ½" iron rod with "CEC" cap set, for an angle point of the herein described tract;

Thence, South 30° 45' 43" West, along the east R.O.W. line of Mission Road and the west line of said approximate one acre tract of land, a distance of 36.548m [119.91'], to a ½" iron rod with "CEC" cap found, for the southeast corner of the herein described tract and a Point of Curvature of a curve to the left having a central angle of 27° 49' 30", a radius of 49.300m [161.74'], and a chord bearing and distance of South 64° 19' 59" West, 23.707m [77.78'];

Thence, along said curve to the left, a distance of 23.942m [78.55'], to a ½" iron rod with "CEC" cap set for the southwest corner of the herein described tract;

Thence, North 30° 45' 56" East, along the east boundary line of Lot A-2, and the west R.O.W. line of said Mission Road, a distance of 67.291m [220.77'], to a ½" iron rod with "CEC" cap set for the northwest corner of the herein described tract;

Thence, North 78° 37' 58" East, along the north R.O.W. line of said Grove Avenue and the south boundary line of Lot 43, N.C.B. A-20, Martin Linen Subdivision, as recorded in Volume 9513, Page 2, Plat Records, Bexar County, Texas, a distance of 105.850m [347.28'], to a ½" iron rod with "CEC" cap set for a Point of Curvature of a curve to the left having a central angle of 104° 38' 33", a radius of 8.422m [27.63], and a chord bearing and distance of North 49° 02' 15" East, 13.330m [27.63'];

Thence, along said curve to the left, a distance of 15.382m [50.47'], to a ½" iron rod with "CEC" cap set for the northeast corner of the herein described tract;

Thence, South 01° 55' 41" East, crossing said Grove Avenue, a distance of 26.502m [86.95'] to the **POINT OF BEGINNING** and containing 0.2403 hectares [0.594 acres] 2,403 sq. mtrs. [25,866 sq. ft.] of land, more or less.

A plat of even date herein accompanies this legal description.

NOTE: English units are provided for information only.

NOTE: The herein before described tract of land was prepared from a survey made on the ground under my supervision on this the 26th day of June, 2009.

Chester A. Varner, R.P.L.S. 7/13/09
Chester A. Varner, Registered Professional Land Surveyor, #4812



SCALE: 1" = 1000
(IN METERS)

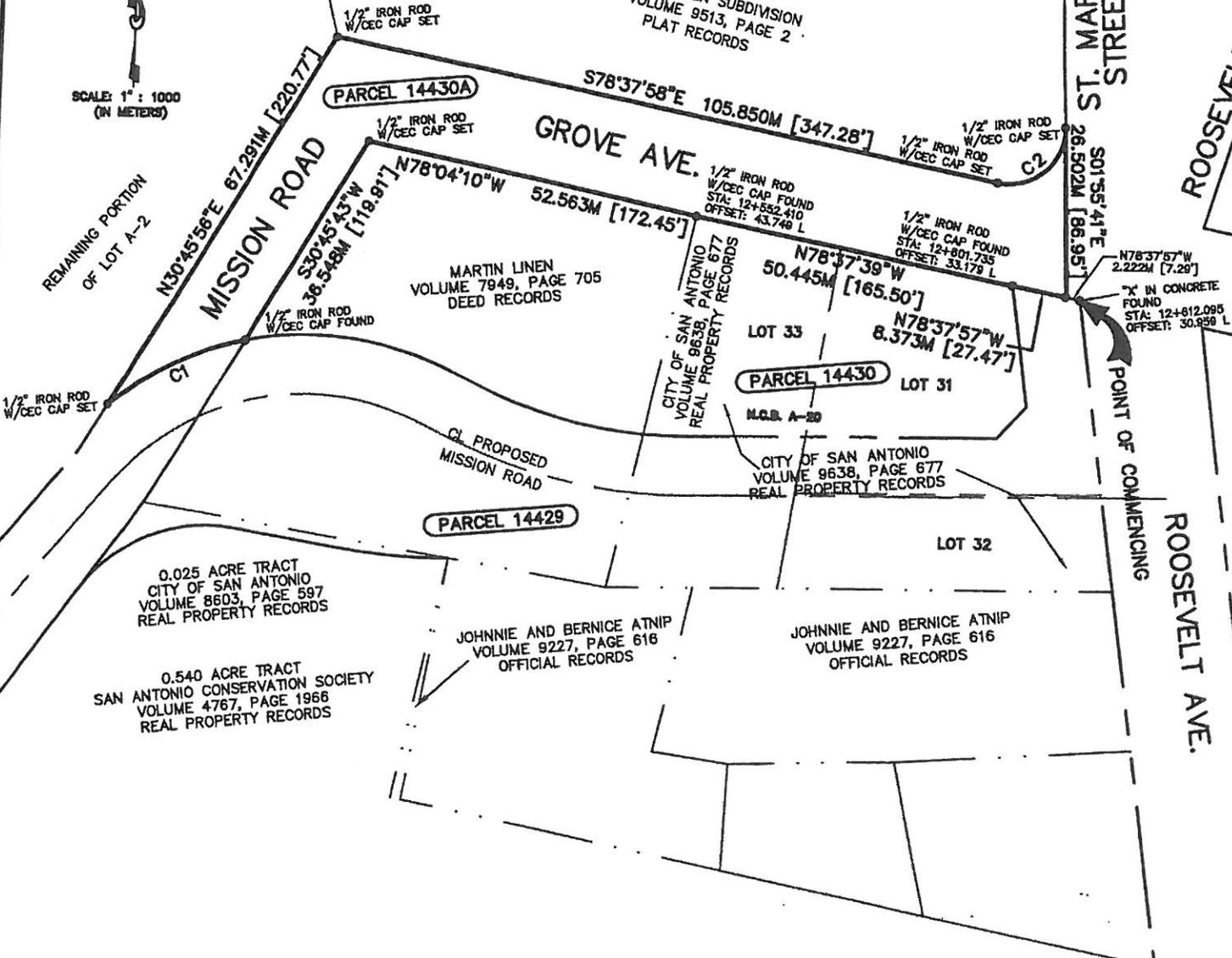
REMAINING PORTION
OF LOT A-2

LOT 43
MARTIN LINEN SUBDIVISION
VOLUME 9513, PAGE 2
PLAT RECORDS

ST. MARY'S STREET
S01°55'41"E
26.502M [86.95']

ROOSEVELT AVE.

ROOSEVELT AVE.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	23.942M [78.55']	48.300M [181.74']	27°48'30"	S84°18'59"W	23.707M [77.78']
C2	15.382M [50.47']	8.422M [27.63']	104°38'33"	N49°02'15"E	13.330M [43.73']

NOTE: ENGLISH UNITS ARE PROVIDED FOR INFORMATION ONLY

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEY STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY. SURVEYED THIS THE 26th DAY OF JUNE, 2009.

Chester A. Varner R. P. S. 7/13/09
CHESTER A. VARNER
REGISTERED PROFESSIONAL LAND SURVEYOR
4812
TEXAS REGISTRATION NO.

JOB NO. E0154530

 <p>CIVIL ENGINEERING CONSULTANTS DON DURDEN, INC. 11650 I.H. 10 WEST, SUITE 305 SAN ANTONIO, TEXAS 78230 P) 210.641.9999 F) 210.641.6440 Email: cec@cec-texas.com</p>			DIST:	BEING 0.2403 HECTARES (0.594 ACRES) OUT OF LOT 43, N.C.B. A-20, MARTIN LINEN SUBDIVISION, AS RECORDED IN VOLUME 9513, PAGE 2, PLAT RECORDS, BEXAR COUNTY, TEXAS	COUNTY: BEXAR
			ACCOUNT NO.		DATE OF SURVEY: MARCH 27, 2009.
			PARCEL 14430A		

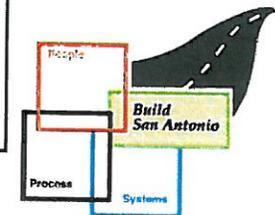
**City of San Antonio
Capital Improvements Management Services
Department**

February 8, 2012

**Request to close, vacate
and abandon a portion of
Grove Avenue**

Petitioner:

COSA – CIMS Department





Planning Item

- **The Capital Improvements Management Services (CIMS) Department is requesting the closure, vacation and abandonment of a 0.594 acre portion of Grove Avenue**



Background

- This project is part of the 2007 Bond Program project to enhance right-of-ways, trails and markers leading to the Missions
- CIMS is requesting the closure of a portion of Grove Avenue and will realign this entrance south of the closure
- Martin Linen Supply Company (abutting owner) has agreed to the closure



Background

- Visitors to the Missions will use the realigned road south of Grove Avenue
- The new road will include uniform markers, landscaping and lamps as other streets leading to the Missions
- Martin Linen will utilize the portion of Grove Avenue proposed to be closed
- This portion of Grove Avenue will be gated

Aerial Map – Grove Avenue





Coordination:

- Project has been canvassed through all interested City Departments and Utility Agencies and received conditional approval



Fiscal Impact and Recommendation

- There will be no financial impact since the City initiated the closure
- Staff recommends approval of this request to close, vacate and abandon a 0.594 acre portion of Grove Avenue

RESOLUTION # _____

**A RESOLUTION SUPPORTING THE CLOSURE, VACATION
AND ABANDONMENT OF A 0.594 ACRE PORTION OF GROVE
AVENUE LOCATED BETWEEN NCB A20 AND NCB 20**

* * * * *

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

WHEREAS, the Capital Improvements Management Services Department filed an application requesting closure of a portion of Grove Avenue Public Right of Way located between NCB A20 and NCB 20; 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 a 0.594 acre portion of Grove Avenue located between NCB A20 and NCB 20.

SIGNED this 8th day of February, 2012

Chair

Attest:

Executive Secretary
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA 12018

Council District: 5

Anticipated City Council Meeting Date: **March 15, 2012**

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

ITEM # 16

Summary:

Neighborhood/Community/Perimeter/Sector Plan: **Nogalitos/S. Zarzamora Community Plan**

Plan Approval Date: September 30, 2004

Plan Update(s): June 18, 2009

The applicant requests to amend the Land Use Plan designation *from* **Mixed Use** land use and **High Density Residential** land use *to* **Regional Commercial** land use.

Background Information:

Applicant: Rick Thompson

Owner: Harlandale Housing Corporation

Property Location: 2221, 2211, and 2209 Southwest Military Drive and 123 Ascot Avenue

Acreage: 4.953

Current Land Use of site: Vacant and Restaurant

Adjacent Land Uses:

N: designated Low Density Residential; occupied by a single-family home

E: designated Mixed Use and High Density Residential; occupied by a restaurant and a single-family home

S: designated Mixed Use Center in West/ Southwest Sector Plan; occupied by a shopping center

W: designated Regional Commercial; occupied by a shopping center

Issue:

LAND USE ANALYSIS:

The subject property is located on the south side of Southwest Military Drive at the intersection of Southwest Military Drive and Ascot Avenue and is within the Nogalitos/S. Zarzamora Community Plan. The subject property consists of four lots and is located in an area that includes single family residences to the north, a shopping center to the south and west and a restaurant and single family residences to the east. The Nogalitos/S. Zarzamora Community Plan designates the properties to north as Low Density Residential land use, the properties to west as Regional Commercial and the properties to the east as Mixed Use land use and High Density Residential land use. The properties to the south are located within the West/Southwest Sector Plan and are designated as Mixed Use Center land use.

The Nogalitos/S. Zarzamora Community Plan designates the subject properties as Mixed Use land use and High Density Residential land use. The Mixed Use land use classification allows for a concentrated, well structured, and integrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities. This use pattern creates a pedestrian and transit oriented rather than an automobile oriented environment. Building and architectural design of a Mixed-Use development should stress quality architecture and urban design features, including parks/plazas and landscaping in a safe, attractive, pedestrian and bicycle friendly environment. A majority of the ground floor façade should be composed of windows. Centralized parking areas should be located behind buildings. Mixed Use Centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access. Mixed Use development is preferred along arterials in a nodal pattern around a transit stop, where density would decrease towards the edge of the node.

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

The High-Density Residential land use classification includes multi-family residential developments with more than four units, such as apartments, condominiums, and assisted living facilities, but can also include low density and medium density residential uses. This form of development should be located along or in the vicinity of major arterials or collector streets, often in close proximity to commercial and transportation facilities. This classification may be used as a transition between lower density residential uses and non-residential uses. High-density residential uses should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls, and should be located in a manner that does not route traffic through other residential areas. Examples include single family, accessory dwellings, cottages, duplexes, triplexes, fourplexes, townhomes, apartments, condominiums, assisted living units.

The applicant requests to change the future land use designation of the subject property to the Regional Commercial land use. The Regional Commercial land use classification includes land uses that are automobile related or draw their customer base from a larger region, thus bringing more traffic and parking needs. The design of Regional Commercial developments should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, trees that shade ample sidewalks and parking lots, and monument signage. Regional Commercial centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access. Buffering is required if this use abuts a residential use. Regional Commercial uses should be located at nodes formed by highways and major arterials, or two major arterials, and are typically 20 acres or greater in size. Examples include shopping malls, large hotels, home improvement centers, automotive repair shops, automobile sales, "big box" and "power center" retailers, small ministorage facilities, large commercial landscapes companies, theater complexes, and mid to high-rise medical or office buildings.

The applicant requests this plan amendment and associated zoning change to bring the subject properties into compliance with current zoning regulations. The subject properties are located between the intersection of South Zarzamora and Southwest Military Drive, both major arterials and IH-35. They are located just north of South Park Mall, an established regional commercial development. Although the subject properties are designated as Mixed Use land use and High Density Residential land use the general conditions in the area could support Regional Commercial land use. The request for Regional Commercial completes an existing Regional Commercial node already established at the corners of Kyle Street and Southwest Military Drive. The established commercial uses on the subject property already function as part of this regional commercial node and provide adequate parking and traffic access. The designation of Regional Commercial land use on the subject properties is in accordance with the goals and objectives of the Nogalitos/S. Zarzamora Community Plan and should have minimal impact on adjacent properties.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Military Drive and Zarzamora Street are Primary Arterial Type A. IH-35 is an expressway.

Other streets: Kyle Street and Ascot Avenue are local streets.

Comments: There is VIA bus stop on the corner of Southwest Military Drive and Ascot Avenue. The area includes sidewalks which would allow pedestrian access to and from the adjacent residential and commercial areas. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

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

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: City of San Antonio Community Link Office is within walking distance. The VIA Madla Transit Center, San Antonio Police Department, South Substation and the Pan American Public Library are also nearby.

Comments: The existing community facilities could support any additional demand generated by the requested land use change.

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: The request for Regional Commercial land use completes an existing Regional Commercial node already established at the corners of Kyle Street and Southwest Military Drive. The established commercial uses on the subject property already function as part of this regional commercial node and provide adequate parking and traffic access. The designation of Regional Commercial land use on the subject properties is in accordance with the goals and objectives of the Nogalitos/S. Zaramora Community Plan and should have minimal impact on adjacent properties.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: February 8, 2012

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: January 20, 2012

No. Notices mailed 10 days prior to Public Hearing: 27 to owners of property within 200 feet; 33 to planning team, 1 to applicant and 1 to neighborhood association.

Registered Neighborhood Association(s) Notified: Tierra Linda Neighborhood Association

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011211

Current zoning district: I-2 Proposed zoning district: C-2

Zoning Commission Public Hearing Date: February 21, 2012

Approval Denial

Planning and Community Development Department Staff:

John M. Dugan, AICP

Director

Rudy Nino, AICP

Planning Manger

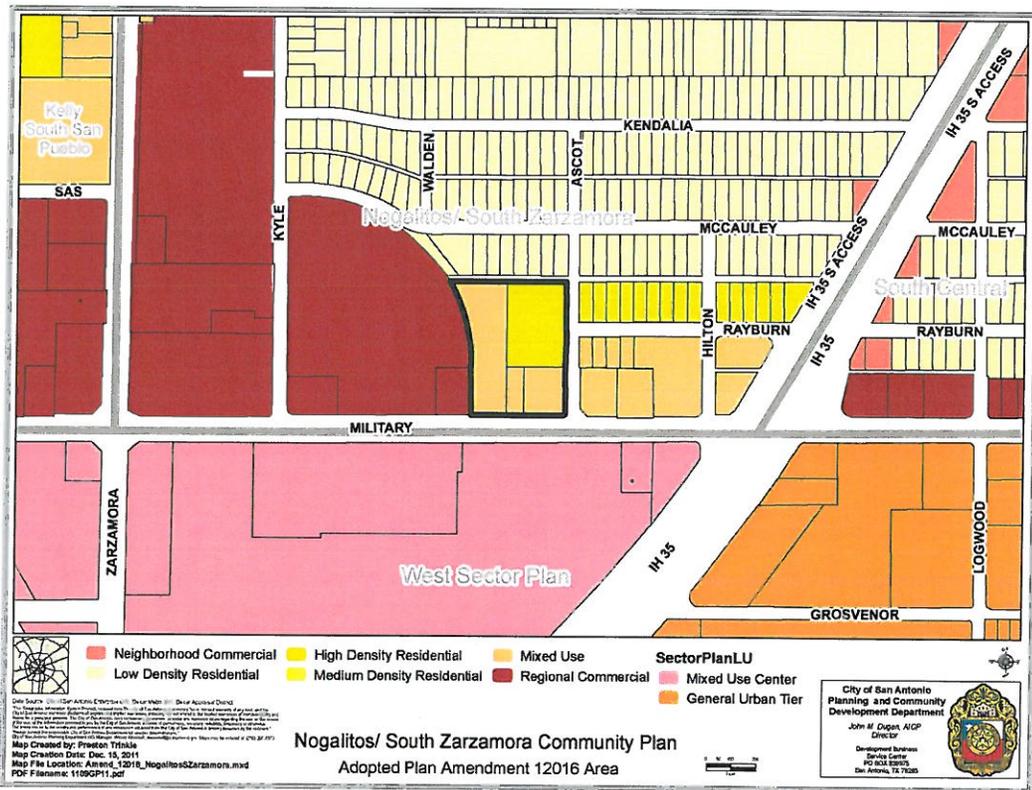
Case Manager: Robert C. Acosta

Planner

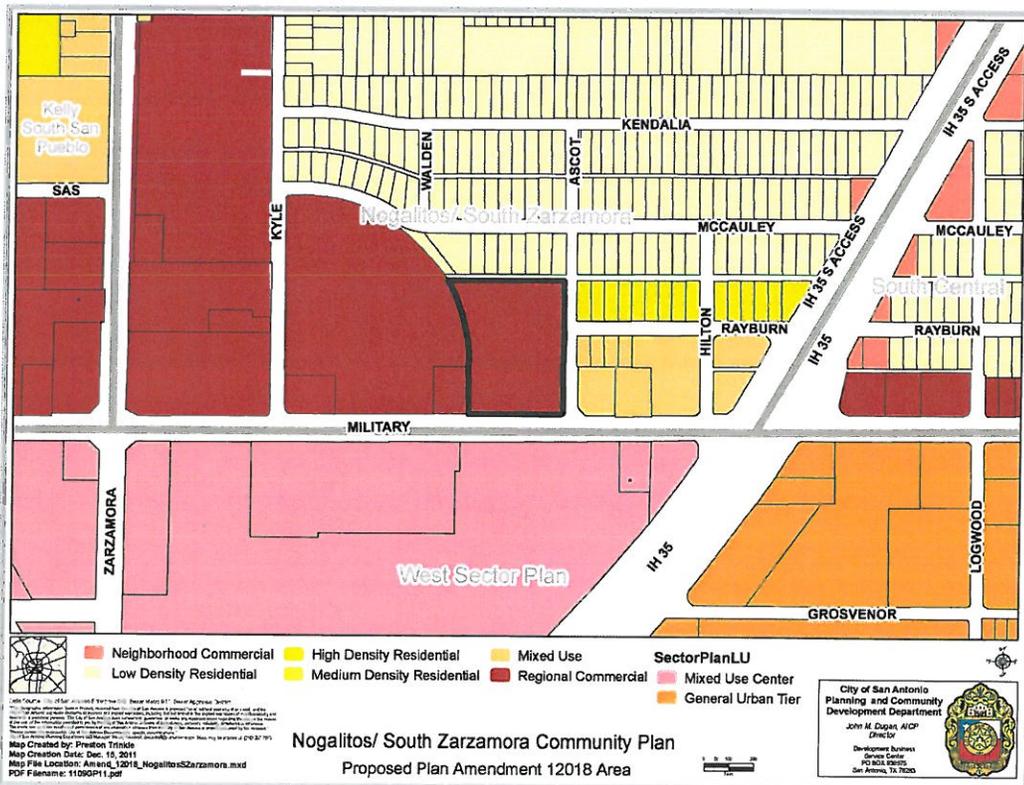
Phone No.: 207-0157

Attachment 1

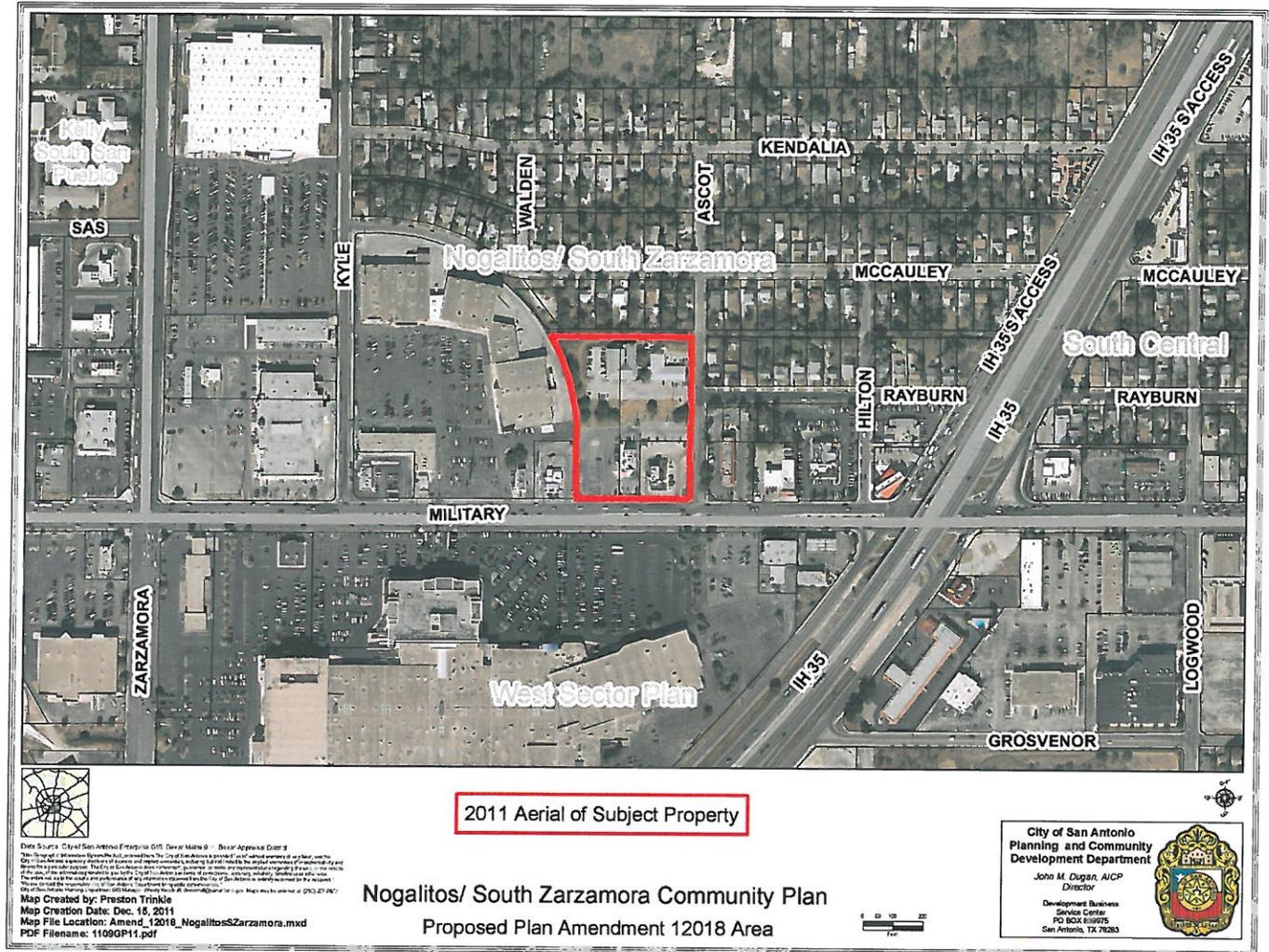
Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



2011 Aerial of Subject Property



 Data Source: City of San Antonio Enterprise GIS, Navar Moline & Blair Appraisal District
 This map is not a warranty of accuracy or representation. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map. The City of San Antonio is not responsible for any claims or liabilities arising from the use of this map. The City of San Antonio is not responsible for any claims or liabilities arising from the use of this map.

Map Created by: Preston Trinkle
Map Creation Date: Dec. 16, 2011
Map File Location: Amend_12018_NogalitosSZarzamora.mxd
PDF Filename: 1109GP11.pdf

Nogalitos/ South Zarzamora Community Plan
Proposed Plan Amendment 12018 Area



City of San Antonio
Planning and Community
Development Department
 John M. Dugan, AICP
 Director
 Development Business
 Service Center
 PO BOX 680925
 San Antonio, TX 78263



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NOGALITOS/S. ZARZAMORA COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MIXED USE LAND USE AND HIGH DENSITY RESIDENTIAL LAND USE TO REGIONAL COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 4.953 ACRES LOCATED AT 2221, 2211, AND 2209 SOUTHWEST MILITARY DRIVE AND 123 ASCOT AVENUE.

WHEREAS, City Council approved the Nogalitos/S. Zarzamora Community Plan as an addendum to the Master Plan on September 30, 2004 and updated on June 18, 2009 ; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on February 8, 2012 and **APPROVED** the amendment on February 8, 2012; and

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

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

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

PASSED AND APPROVED ON THIS 8th DAY OF FEBRUARY 2012.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Jose R. Limon, Chair
San Antonio Planning Commission

Master Plan Amendment 12018

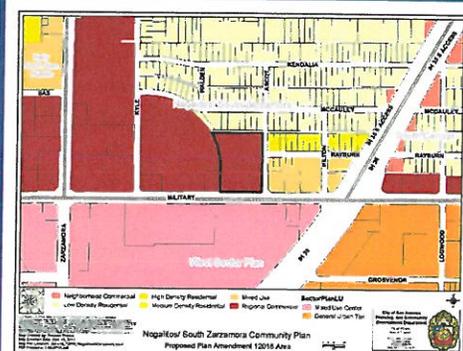
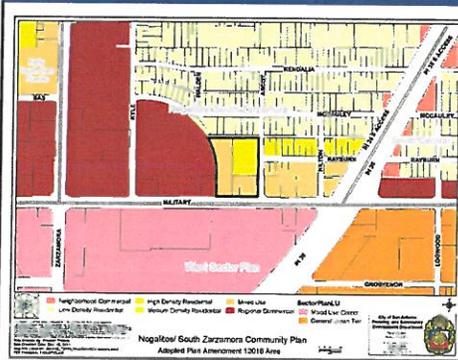
Nogalitos /S. Zarzamora Community Plan

Planning Commission
February 8, 2012
Agenda Item No. 17

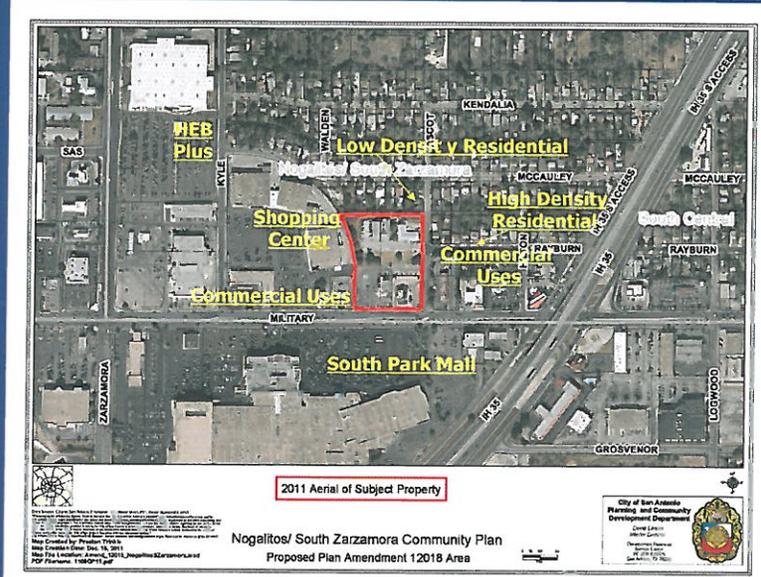
Amendment 12018

Plan as adopted:

Proposed amendment:



Surrounding Land Uses



3

Area Images



Front View of Subject Property (1 of 4)



Front View of Subject Property (2 & 3 of 4)

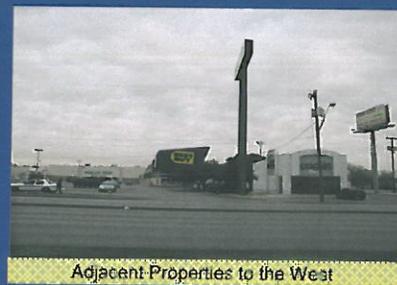
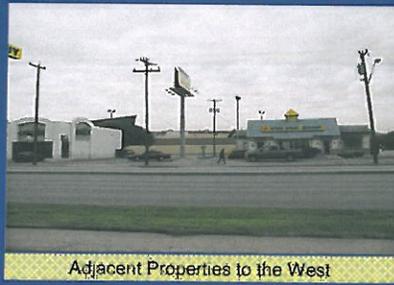
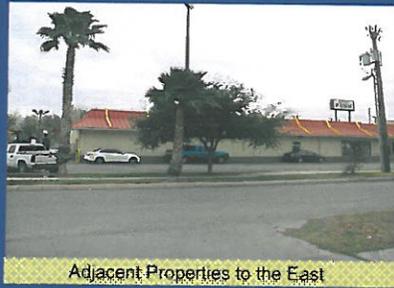
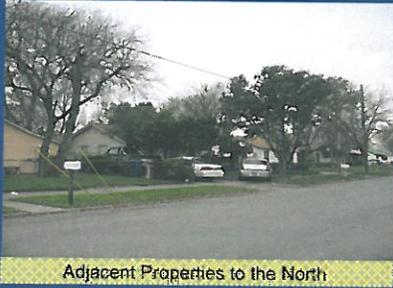


Front View of Subject Property (4 of 4)



Adjacent Properties to the South

Area Images



Staff Recommendation

Approval of the request to amend
from Mixed Use land use and High
Density Residential land use to
Regional Commercial land use

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

Plan Amendment Application Case No.: PA 12021

Council District: 5

Anticipated City Council Meeting Date: **March 15, 2012**

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

ITEM # 17

Summary:

Neighborhood/Community/Perimeter/Sector Plan: **Downtown Neighborhood Plan**

Plan Approval Date: May 13, 1999

Plan Update(s): January 15, 2009 (Downtown West Neighborhood Plan) and March 19, 2009 (River North Master Plan)

The applicant requests to amend the Land Use Plan designation *from Residential* land use to **Mixed Use** land use.

Background Information:

Applicant: Brown & Ortiz, PC

Owner: WG Resources Partners LP

Property Location: 701 S. Frio Street

Acreage: 0.4189

Current Land Use of site: Vacant Lot

Adjacent Land Uses:

- N: designated Governmental/Educational; currently vacant
- E: designated Mixed Use; occupied by an automotive warehouse
- S: designated Residential; currently vacant
- W: designated Residential; currently vacant

Issue:

LAND USE ANALYSIS:

The subject property is located at 701 S. Frio Street, generally located at the corner of San Fernando Street and South Frio Street. The current land use designation for the subject property is Residential land use. Governmental/Educational land use, Mixed Use land use, and Residential land use are the present surrounding land use classifications. Additionally, the subject property is in close proximity to various City of San Antonio and Bexar County buildings, Café College, the University of Texas at San Antonio (UTSA) Downtown campus, a Doubletree Hotel and the Guadalupe Cultural Arts Center.

The current land use designation is Residential. This land use designation includes single family, multifamily and mixed use activities.

The proposed land use designation is Mixed Use. Mixed Use land use includes a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian oriented environment. Mixed Use land use should incorporate high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. A majority of the ground floor façade should be composed of windows. This classification allows for a mix of uses in the same building or in the same development such as small offices, small retail establishments, professional offices and high-density residential uses.

The site is surrounded by vacant lots with the exception of an automotive warehouse directly to the east. Although the current land use is Residential, the requested Mixed Use land use is compatible for the following reasons: the amount of related uses in the area would increase; access to various public

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

institutions would be allowed; the amount of additional vehicle traffic would be accommodated; and it would support a pedestrian friendly environment.

The subject property is also within the Tier 1 Inner City Reinvestment / Infill Policy. This policy provides incentives for infill and adaptive reuse projects within this targeted area. With recent plan amendments to Mixed Use land use along South Frio Street, the corridor is beginning to transition to a mixed use environment, supporting residential and commercial uses. Mixed uses provide additional residential and retail/office opportunities that could serve and complement the established civic and institutional uses in the area.

The request to Mixed Use land use aids to accomplish the vision for properties along Frio to provide a mix of services and functions to the student, business, and resident populations in the area. A recommendation of Mixed Use land use will encourage a mix of uses to accommodate this site. A designation to Mixed Use land use will provide continuity to the transitioning land use pattern of privately held properties along the South Frio Corridor. Mixed Use land use will allow for commercial uses that could benefit from being located on an arterial.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Frio Street is a Secondary Arterial Type A.

Comments: Numerous VIA bus stops and sidewalks are located along Frio Street which support a pedestrian oriented environment

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: Various City of San Antonio and Bexar County buildings, Café College, University of Texas at San Antonio (UTSA) Downtown campus, and the Guadalupe Cultural Arts Center are all located within walking distance or may be accessed via the bus system.

Comments:

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

The request to Mixed Use land use aids to accomplish the vision for properties along Frio to provide a mix of services and functions to the student, business, and resident populations in the area.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: February 8, 2012

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: January 20, 2012

No. Notices mailed 10 days prior to Public Hearing: 1 to the applicant, 1 to the affected property owner, 8 to owners of property within 200 feet; and 4 to registered neighborhood associations

Registered Neighborhood Association(s) Notified: Five Points Neighborhood Association, Downtown Residents Association, King William Association, and Avenida Guadalupe Association

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2012062

Current zoning district: I-2 Proposed zoning district: C-2

Zoning Commission Public Hearing Date: None at this time

Approval Denial

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

Planning and Community Development Department Staff:

John M. Dugan, AICP

Director

Rudy Nino, AICP

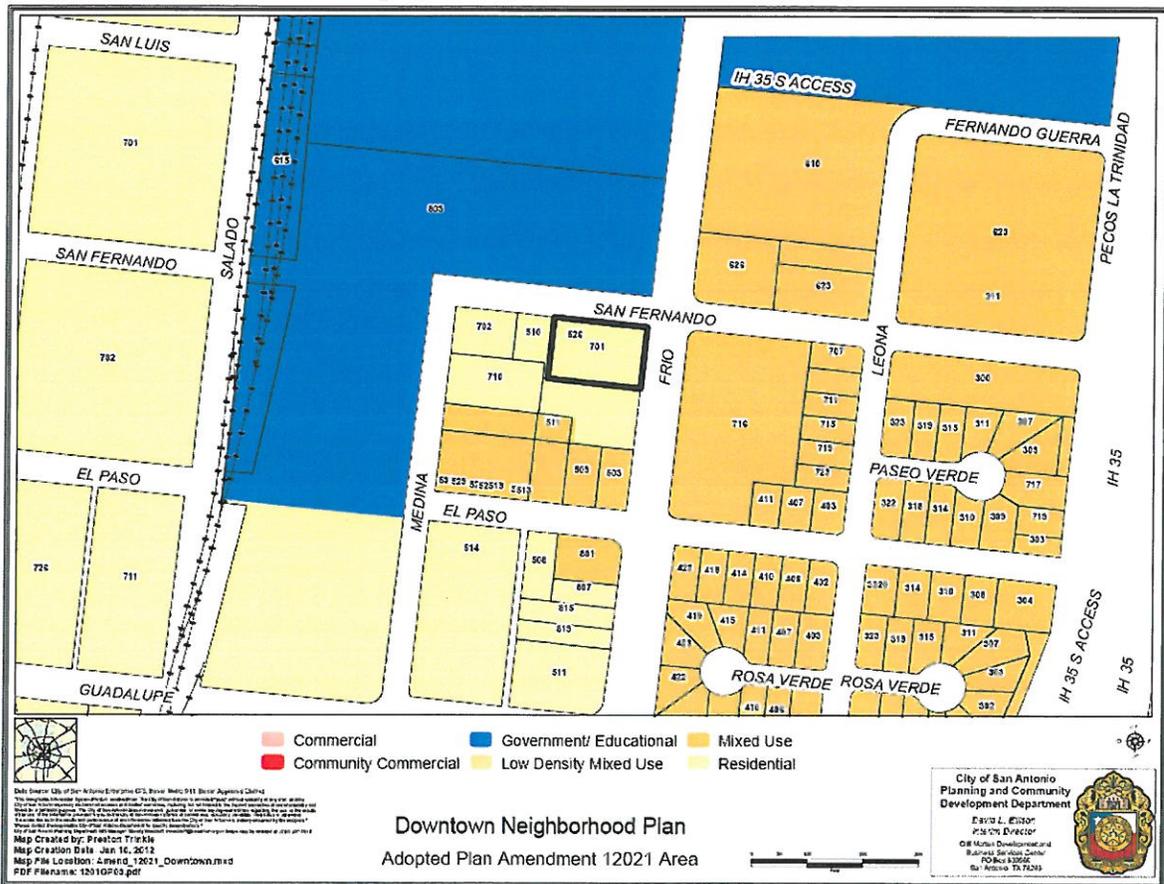
Planning Director

Loretta N. Olson

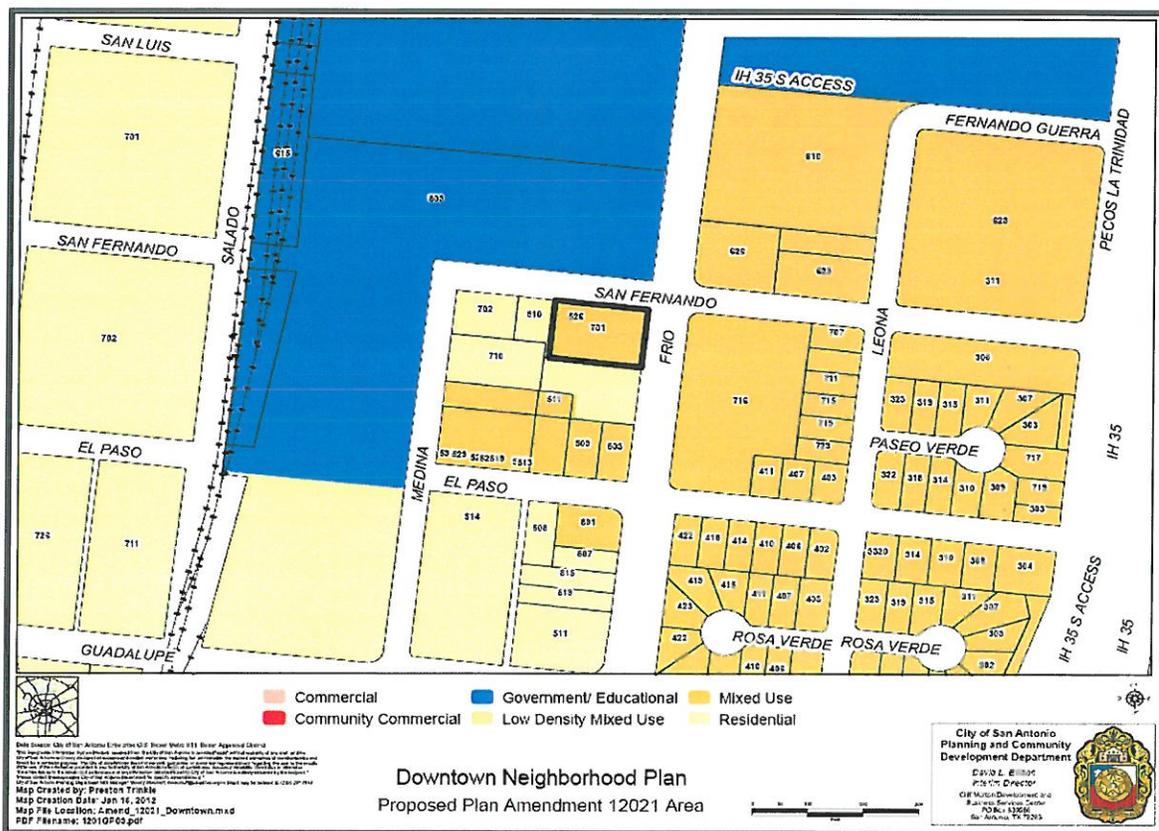
Senior Planner

Phone No.: 210 207-7919

Land Use Plan as adopted:



Proposed Amendment:





2011 Aerial

Downtown Neighborhood Plan
Proposed Plan Amendment 12021 Area

City of San Antonio Planning and Community Development Department
 Map Creation Date: Jan 10, 2012
 Map File Location: Amend_12021_Downtown.mxd
 PDF Filename: 1201 GP03.pdf

City of San Antonio
 Planning and Community
 Development Department
 Edward L. Ertman
 Director
 100 West Commerce Street
 Planning and Community
 Development Department
 San Antonio, TX 78205



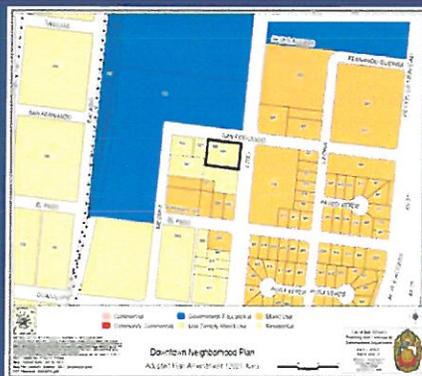
Master Plan Amendment 12021

Downtown Neighborhood Plan

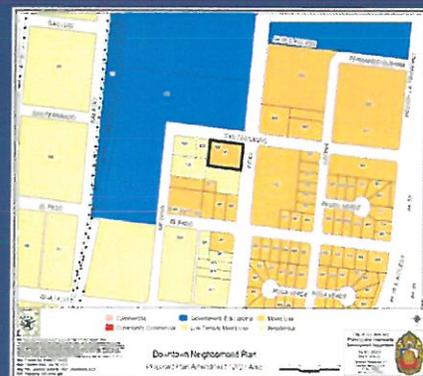
Planning Commission
February 8, 2012
Agenda Item No. XX

Amendment 12021

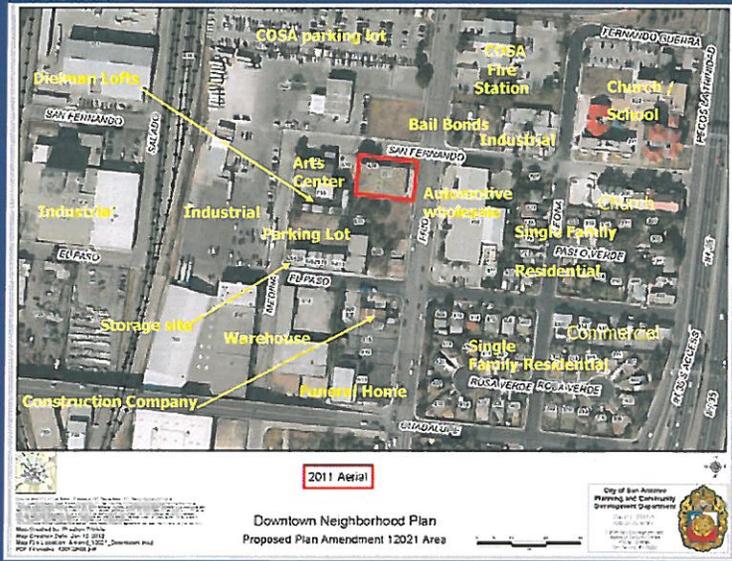
Plan as adopted:



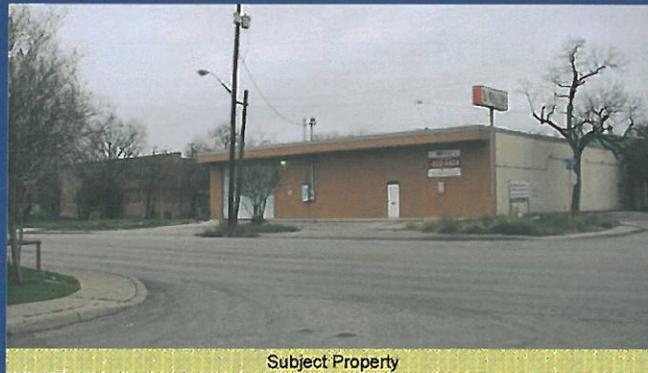
Proposed amendment:



Surrounding Land Uses



Area Images



Area Images



North of property-vacant lot



East of property-automotive warehouse



South of property-vacant lot



West of property-vacant lot

Staff Recommendation

Approval of the request to amend
from Residential land use
to Mixed Use land use

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE DOWNTOWN NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM RESIDENTIAL LAND USE TO MIXED USE LAND USE FOR AN AREA OF APPROXIMATELY 0.4189 ACRES LOCATED AT 701 SOUTH FRIO STREET.

WHEREAS, City Council approved the Downtown Neighborhood Plan as an addendum to the Master Plan on May 13, 1999 and updated January 15, 2009 and March 19, 2009

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on February 8, 2012 and **APPROVED** the amendment on February 8, 2012; and

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

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

SECTION 1: The amendment to the Downtown 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 8th DAY OF FEBRUARY 2012.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Jose R. Limon, Chair
San Antonio Planning Commission

P/C AGENDA FOR February 8, 2012

Item Number	Item Name	Company	Owner Information	Agent Information
5	Quiet Creek	Velma Development	Gordon Hartman	
6	Napa Oaks, Unit -2A PUD	Napa Oaks, SA, Ltd.	James Japhet	
7	Fox Grove, Unit 12A	KB Home Lone Star, Inc.	Joseph C. Hernandez	
8	Sonoma Verde - Unit 5A	Coppermark Bank	David Parkerson	
9	S.A.F.E. II		Joe H. Rios	
10	SP 1584	Capital Improvements Management Serv		
11	SP 1607	Capital Improvements Management Serv		
12	SP 1613	Capital Improvements Management Serv		
13	SP 1618	Capital Improvements Management Serv		
14	SA 43-Six Mile Creek Drainage Improvement	Bexar County		
15	SP 1464	Capital Improvements Management Serv		
16	PA12018	Planning and Community Development		
17	PA12021	Planning and Community Development		