

SAN ANTONIO PLANNING COMMISSION AGENDA



January 25, 2012



2:00 P.M.

Jose R. Limon, *Vice Chair*

Andrea Rodriguez, *Chair Pro Tem*

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez

Jody R. Sherrill

Rob Rodriguez

Daniel D. Kossl

Donald Oroian

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:

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

- Agenda items may be discussed (Development Services Department)

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

3. Roll Call

4. Citizens to be heard

5. Election of Planning Commission Chair, Vice Chair, and Chair Pro-Tem

6. PUBLIC HEARINGS:

REPLATS:

A. 110336

Grissom Road Business Park

(Southwest of Heath Road and north of Grissom Road)

Council Ferguson
District Index #

7

579 E-5

* Project is located in the Camp Bullis Notification Area.

B. 110349 Calicar, Unit-3 3 651 D-7
(West of South New Braunfels and north of SE Military Drive)

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.

PUBLIC HEARINGS FOR ITEMS 7-8 HELD ABOVE:

7. 110336 **Grissom Road Business Park** 7 579 E-5
(Southwest of Heath Road and north of Grissom Road)

8. 110349 **Calicar, Unit-3** 3 651 D-7
(West of South New Braunfels and north of SE Military Drive)

PLATS:

9. 110334 **Stone Oak Nursing Home*** 9 482 E-6
(South of the intersection of Stone Oak Parkway and Arrow Hill)

10. 120061 **Alamo Farmstead Lots 24 & 25** (vacating declaration) 7 547 F-5
(Southwest of of Rochelle Road and Stonykirk Road)

INDIVIDUAL CONSIDERATION

LAND TRANSACTIONS:

11. **S.P. 1384** – Request to close, vacate and abandon a 0.683 acre portion of improved public right-of-way on Bryn Mawr Drive, located between NCB 9059 and NCB 11762 in Council District 10 as requested by Mt. Calvary Lutheran Church. (Capital Improvements Management Services, by Mary Fors)

12. **S.P. 1479** – Request to declare as surplus and dispose of a 2.544 acre tract of City-owned property located at 1001 Harriman Place, NCB 6803 Block H, Lots 5 thru 22, 30 and 35 and West 6538 feet of 36 in Council District 5. (Capital Improvements Management Services, by Mary Fors)
13. **S.P. 1606** – Request to declare as surplus and sell a vacant 9.37 acre tract of City-owned property in City Council District No. 6 within the Southwest Business and Technology Park, located between S. Callaghan Road and Old U.S. Highway 90 adjacent to State Highway 151 described as NCB 11379, Block 9, Lot 5. (Capital Improvements Management Services, by Jesse Quesada)

COMPREHENSIVE MASTER PLANS:

14. **PA11060** - Public hearing and consideration of a resolution amending the land use plan contained in the Nogalitos/South Zarzamora Community Plan, a component of the Master Plan of the City, by changing the use of approximately 1.1524 acres located at 718 Stonewall, more specifically described as NCB 7895 Blk Lot S IRR 238.82 Ft of TR 55, NCB 7895 Blk Lot 97, NCB 7895, Blk Lot S IRR 137.75 Ft of N 150.25 Ft of TR 55 and NW IRR 33.0 ft of 56, NCB 7895 Blk Lot S 183 ft of 54, from Low Density Residential land use and Neighborhood Commercial land use to Regional Commercial land use. (Planning and Community Development Department by Tyler Sorrells)
15. **PA12019** - Public hearing and consideration of a resolution amending the land use plan contained in the Midtown Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.3036 acres located at 402 West Gramercy from Medium Density Residential and Low Density Residential and use to Neighborhood Commercial land use. (Planning and Community Development Department by Tyler Sorrells)
16. **PA12020** - Public hearing and consideration of a resolution amending the land use plan contained in the Heritage South Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 2.04 acres located at 10905 and 10907 South State Highway 16 from General Urban Tier land use to Agribusiness / RIMSE land use. (Planning and Community Development Department by John Osten)

OTHER ITEMS:

17. Public Hearing and Consideration of a resolution amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, to designate a segment of 36th Street as a Secondary Arterial Type A (86 feet Right-of-Way), generally located within Port San Antonio, south of Highway 90 and north of SW Military Drive. (Planning and Community Development Department by Priscilla Rosales-Piña)

San Antonio Planning Commission
January 25, 2012

18. Technical Advisory Committee appointment for Planning Commissioner Representative. (Development Services Department, by Rick Carrizales)
19. Approval of the minutes for the January 11, 2012 Planning Commission meeting
20. Director's report - City Council Action Update (Planning Commission Items sent to Council)
21. 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
22. **ADJOURNMENT**

Consent Agenda

**PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT
AND SUBDIVISION**

AGENDA ITEM NO: 6A & 7 January 25, 2012

GRISSOM ROAD

BUSINESS PARK

SUBDIVISION NAME

MAJOR PLAT

110336

PLAT #

COUNCIL DISTRICT: 7

FERGUSON MAP GRID: 579 E-5

OWNER: Heathro LTD, by Henry Daughtry

ENGINEER: KFW Engineers, by Steven D. Krauskopf, P.E.

CASE MANAGER: Rudy Muñoz, Planner, (210) 207-5014

Date filed with Planning Commission: January 2, 2012

Location: Southwest of Heath Road and north of Grissom Road

Services Available: SAWS Water and Sewer

Zoning: C-2 CD Commercial District with a conditional use for Office Warehouse

Plat is associated with:

MDP 006-07, Grissom Road Business Park accepted on March 5, 2007

Proposed Use: Office Warehouse

APPLICANT'S PROPOSAL:

To plat 8.18 acres consisting of 7 non-single family lots.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT
AND SUBDIVISION**

AGENDA ITEM NO: 6B & 8 January 25, 2012

CALICAR, UNIT-3
SUBDIVISION NAME

MAJOR PLAT

110349
PLAT #

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 651 D-7

OWNER: City Bases West, L.P., by Mark D. Granados

ENGINEER: Pape-Dawson Engineers, Inc., by Matt Johnson, P.E.

CASE MANAGER: Donna Camacho, Planner (210) 207-5016

Date filed with Planning Commission: January 2, 2012

Location: On the west side of South New Braunfels Avenue and north of SE Military Drive

Services Available: SAWS Water and Sewer

Zoning: C-3 General Commercial District

Plat is associated with:

MDP 015-08, City Base West, accepted on September 15, 2008

Proposed Use: Commercial

Major Thoroughfare: South New Braunfels Avenue is a secondary arterial, Type A, minimum R.O.W 86 feet.

APPLICANT'S PROPOSAL:

To plat 5.871 acres consisting of 3 non-single family lots.

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 9 January 25, 2012

STONE OAK
NURSING HOME
SUBDIVISION NAME

MAJOR PLAT

110334
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 482 E-6

OWNER: FSCF III, LLC, by Joseph Bell

ENGINEER: Pate Engineers, by Jeffrey McKinnie, P.E.

CASE MANAGER: Rudy Muñoz, Planner, (210) 207-5014

Date filed with Planning Commission: January 9, 2012

Location: South of the intersection of Stone Oak Parkway and Arrow Hill

Services Available: Bexar Metropolitan Water District and Saws Sewer

Zoning: MF-33 Multi-Family

Plat is associated with:

MDP 48-A, Stone Oak accepted on June 23, 2006

Proposed Use: Nursing Home

APPLICANT'S PROPOSAL:

To plat **13.78** acres consisting of **1** non-single family lot.

DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, 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.

Furthermore, this plat lies within the Camp Bullis 5 Mile Awareness Zone and the tract is less than 10 acres and is not immediately adjoining the Camp Bullis or Camp Stanley Installation. Therefore, the Military review was not applicable in accordance with the executed Camp Bullis MOU.

STAFF RECOMMENDATION:

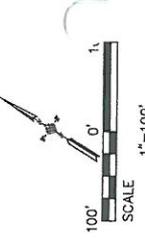
Approval

PLAT NO: 110334

SUBDIVISION PLAT OF STONE OAK NURSING HOME

LEGAL DESCRIPTION:
BEING A 13.78 ACRE TRACT OF LAND OUT OF
THE PESCO TRUST CO. FBO CHRISTOPHER
TRUST COMPANY, CHED. CHED. SERVICES
TRUST COMPANY, CHED. CHED. SERVICES
VOLUME 14412, PAGE 2102, O.P.R.P.B.C.T. IN
THE BEATY, SEALE & FORWOOD SURVEY NO.9,
ABSTRACT 112, BEAR COUNTY, TEXAS.

PATE ENGINEERS
183 W. LOOP 410, SUITE 100, SAN ANTONIO, TEXAS, 78266
Phone: 210-340-8441



OWNER/DEVELOPER:
FIRST STONE OAK CAPITAL FUNDING, LLC
430 PARK AVE., 7th FLOOR
NEW YORK, NY 10022

STATE OF NEW YORK
COUNTY OF NEW YORK
I, JOSEPH BELL
WINNER
BEFORE ME, THE UNDERSIGNED, AUTHORITY OF THIS DAY
PERSONALLY APPEARED JOSEPH BELL
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED
TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME
THAT HE SIGNED THE SAME FOR THE PURPOSES AND
CONTENTS THEREIN, AND THAT HE IS FULLY CAPABLE OF
UNDERSTANDING THE NATURE AND CONSEQUENCES OF THE
SAME. I HAVE READ THE FOREGOING INSTRUMENT TO HIM,
AND HE HAS REQUESTED THAT I AFFIX MY SEAL AND SIGN
THIS INSTRUMENT AS A PUBLIC NOTARY.

NOTARY PUBLIC
BY JOSEPH BELL
MY COMMISSION EXPIRES November 16, 2013

KIMBERLY JEAN HIGHLUND
Notary Public, State of New York
No. 011212195
Qualified in New York County,
New York State, Commission Expires November 16, 2013

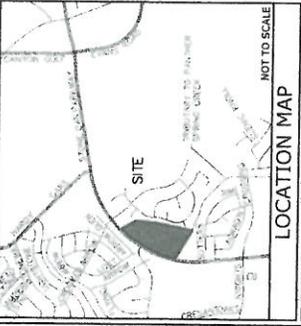
THIS PLAT OF STONE OAK NURSING HOME HAS BEEN
REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF
BEAR COUNTY, TEXAS, AND THE BEAR COUNTY CLERK HAS
RECORDED THIS INSTRUMENT IN THE PUBLIC RECORDS OF SAID
COUNTY, TEXAS, IN VOLUME 59353, PAGE 1140.
APPROVED THIS 10th DAY OF JANUARY, 2013.

STATE OF TEXAS
COUNTY OF BEAR
I, JEFFREY MARTINE, CLERK OF BEAR COUNTY, DO HEREBY
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON
THIS 10th DAY OF JANUARY, A.D. 2013, AT 10:00 A.M. AND THAT
THE SAME IS CORRECTLY AND TRULY A TRUE AND CORRECT
REPRODUCTION OF THE ORIGINAL AS FILED IN MY OFFICE.
IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND OFFICIAL SEAL
OF SAID COUNTY, TEXAS, AT BEAR COUNTY, TEXAS, THIS 10th DAY OF
JANUARY, 2013.

SAN ANTONIO WATER SYSTEM NOTE:
THE CITY OF SAN ANTONIO HAS BEEN ADVISED THAT THE PLAT IS BEING FILED FOR RECORD IN THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS. THE CITY OF SAN ANTONIO HAS THE RIGHT TO REVIEW THE PLAT AND TO REQUIRE THE PLAT TO BE CORRECTED IF IT DOES NOT COMPLY WITH THE CITY'S WATER SYSTEM REQUIREMENTS. THE CITY OF SAN ANTONIO'S REVIEW OF THE PLAT IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. THE CITY OF SAN ANTONIO'S REVIEW OF THE PLAT IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED THEREIN.

EMERSON ADAMS NOTE:
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BEAR METROPOLITAN WATER DISTRICT NOTE:
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LEGEND
1. TYPE AND SIZE (IN FEET)
2. DISTANCE BETWEEN CORNERS
3. BEARING
4. CURVE DATA
5. AREA
6. PERCENTAGE
7. BEARING
8. DISTANCE
9. BEARING
10. DISTANCE

GENERAL PLATING NOTES:
1. THE PLAT IS BEING FILED FOR RECORD IN THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS. THE CITY OF SAN ANTONIO HAS THE RIGHT TO REVIEW THE PLAT AND TO REQUIRE THE PLAT TO BE CORRECTED IF IT DOES NOT COMPLY WITH THE CITY'S WATER SYSTEM REQUIREMENTS. THE CITY OF SAN ANTONIO'S REVIEW OF THE PLAT IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED THEREIN.

CITY PUBLIC SERVICE:
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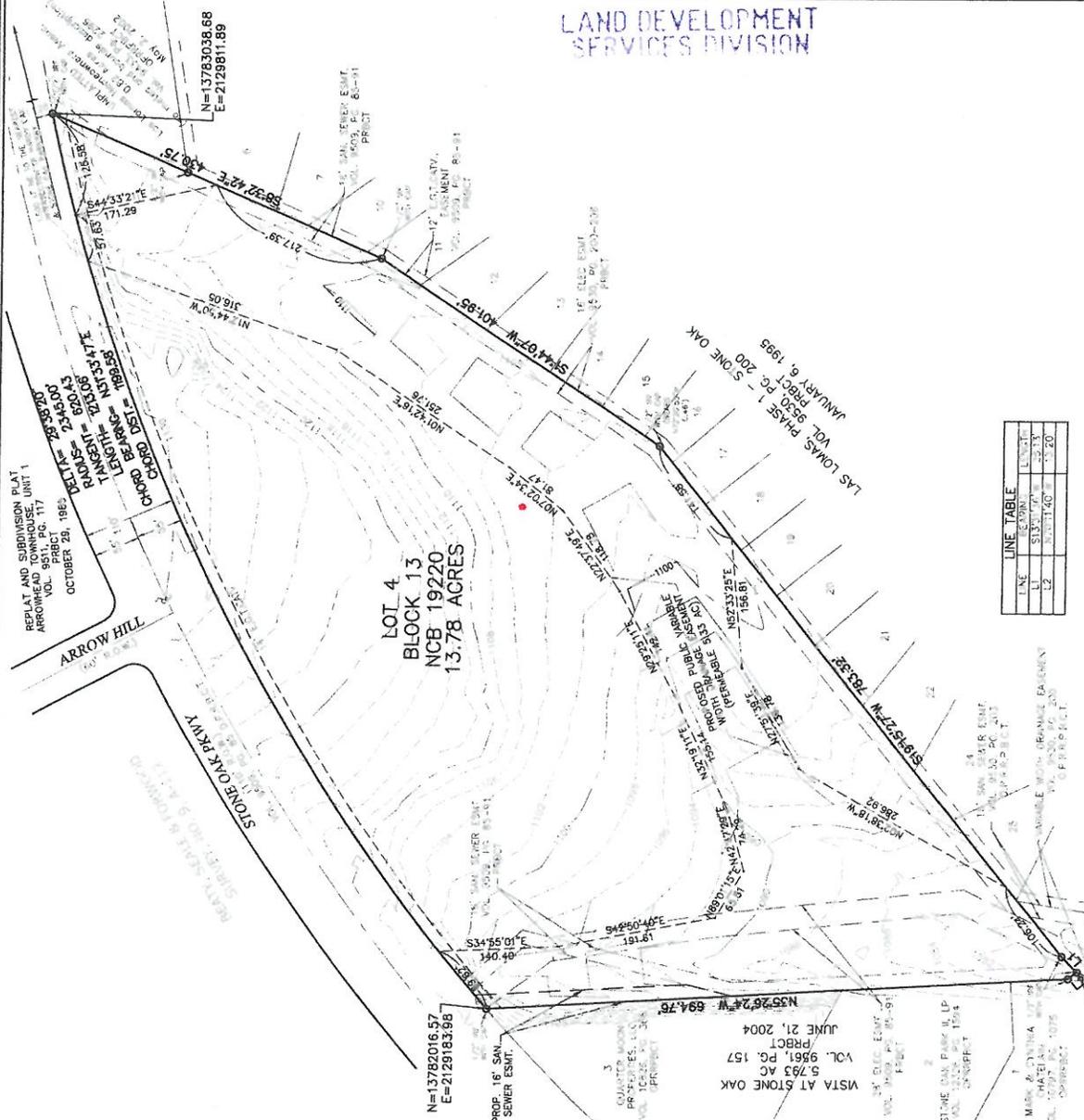
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LAND DEVELOPMENT
SERVICES DIVISION

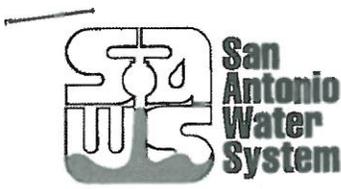
LINE TABLE

| LINE | DESCRIPTION | LENGTH |
|------|-------------|--------|
| L-1 | STONE OAK | 13.78 |
| L-2 | STONE OAK | 13.78 |



2006 00200 A

11-2-11



October 27, 2011

Mr. Jeff McKinnie, P.E.
Pate Engineers
8200 IH 10 West, Suite 316
San Antonio, Texas 78230

RE: File No. 1110001 - Request for review of **Stone Oak Nursing Home Subdivision, Plat No. 110334** located on eastside of Stone Oak Parkway and Arrow Hill.

Dear Mr. McKinnie:

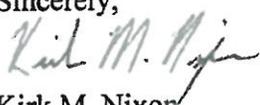
On October 7, 2011, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced 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 nursing homes and consists of approximately 13.780 acres located entirely within the EARZ. No significant features were observed. The eastern portion of the property lies within a drainage area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1871. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

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

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Stone Oak Nursing Home Subdivision, Plat No. 110334.

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:pzg

**PLANNING COMMISSION
VACATING DECLARATION**
AGENDA ITEM NO: 10 January 25, 2012

ALAMO FARMSTEAD
LOTS 24 AND 25
SUBDIVISION NAME

120061
PLAT#

COUNCIL DISTRICT: 7
FERGUSON MAP GRID: 547 F-5
OWNER: Adrian Lozano
ENGINEER: Bury + Partners, Inc., by Gary Freeland, P.E.
CASE MANAGER: Donna Camacho, Planner (210) 207-5016

Date filed with Planning Commission: January 9, 2012

Location: Southwest of the intersection of Rochelle Road and Stonykirk Road

Services Available: SAWS Water and Sewer

Zoning: R-20 Residential Single-Family District
RE Residential Estate District

Proposed Use: Residential

APPLICANT'S PROPOSAL:

In accordance with Unified Development Code Section 35-439 *Owner-Initiated Plat Vacation*, the applicants are asking to vacate a total of **0.506** acres consisting of **0.129** out of Lot 24 and **0.377** acres out of Lot 25, to allow for the remaining portions of Lots 24 and 25 to be legal lots of record. The replat was previously approved by the San Antonio Planning Commission on February 17, 1988 and recorded on February 22, 1988 in Volume 9518 Page 139, of the Bexar County Deed and Plat Records.

STAFF RECOMMENDATION:

Approval

RECEIVED

Executed this 30TH day of NOVEMBER, A.D., 20 11 12 JAN -6 PM 2:48

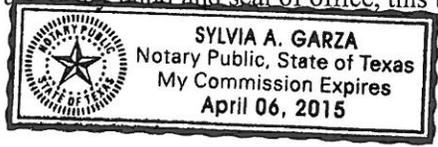
By: [Signature]
Owner

LAND DEVELOPMENT
SERVICES DIVISION

State of Texas §
County of Bexar §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared ADRIAN LOZANO, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed. Given under my hand and seal of office, this the 30TH day of NOVEMBER, 20 11.

[Signature]
Notary Public in and for the State of Texas



My commission expires: 4-6-15

Executed this 1st day of DEC, A.D., 20 11

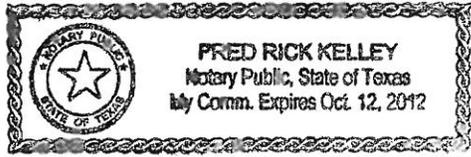
By: [Signature]
Owner

State of Texas §
County of Bexar §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared HOLLY VAN DELDEN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed. Given under my hand and seal of office, this the 1st day of DEC, 20 11.

[Signature]
Notary Public in and for the State of Texas

My commission expires: 10/12/12



Executed this 9th day of December, A.D., 20 11.

By: M. J. Van Beldt
Owner

RECEIVED
12 JAN -6 PM 2:48

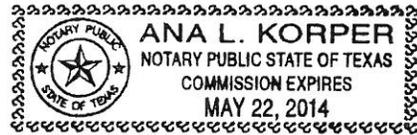
LAND DEVELOPMENT
SERVICES DIVISION

State of Texas §

County of Bexar §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared JEANETTE K. VANDELLEN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed. Given under my hand and seal of office, this the 9th day of DEC, 2011.

[Signature]
Notary Public in and for the State of Texas



My commission expires: MAY 22, 2014

This vacating declaration for a portion of of Replat of a portion of Alamo Farms Subdivision Plat, plat number 880021, submitted to and considered by the City of San Antonio, Texas is hereby approved.

Dated this _____ day of _____, A.D., 20 _____.

By: _____
Chairman

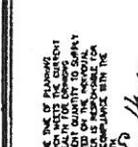
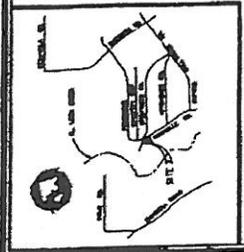
By: _____
Secretary

By: _____
~~Director of Development Services~~

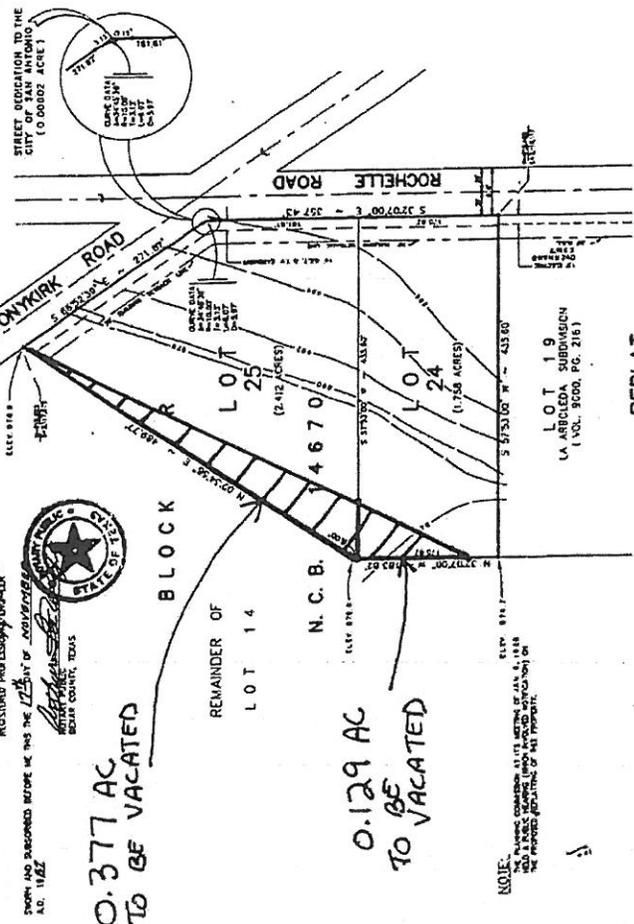
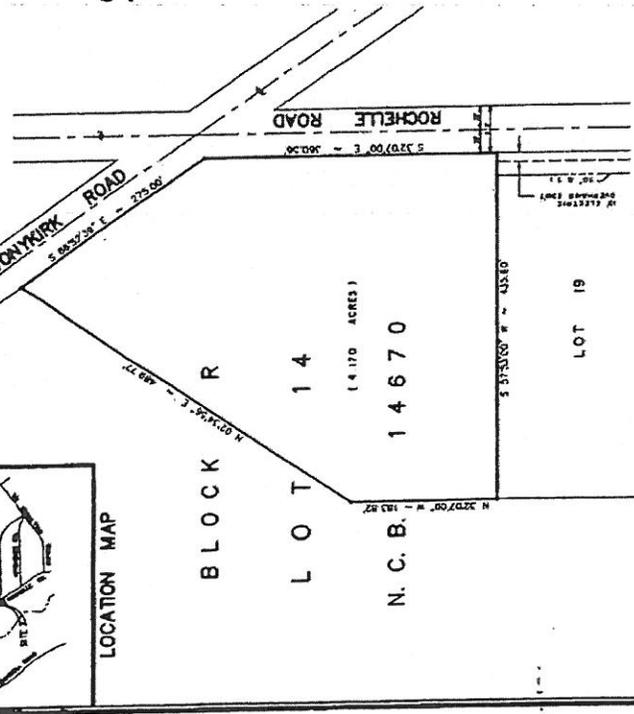
| |
|-------------------------------|
| Return |
| Copy to: <u>GARY FREELAND</u> |
| Name |
| <u>Bury + PARTNERS, INC.</u> |
| <u>922 ISOM RD, Ste 100</u> |
| Address |
| <u>SAN ANTONIO, TX 78216</u> |
| City, State, & Zip Code |
| <u>PH (210) 525-9090</u> |

8259
 1/19
 1/19

880021



880021



AREA BEING REPLATTED THROUGH PUBLIC HEARING

THE CITY OF SAN ANTONIO, TEXAS, HAS DETERMINED THAT THE AREA DESCRIBED IN THE ATTACHED PLAT IS BEING REPLATTED TO CONFORM WITH THE CITY OF SAN ANTONIO ZONING ORDINANCE.



WFC
 WALTER F. CASTILLAS ASSOCIATES, INC.
 ENGINEERS - ARCHITECTS - PLANNERS
 1000 DOWNEY ROAD, SUITE 100
 SAN ANTONIO, TEXAS 78204

THE CITY OF SAN ANTONIO, TEXAS, HAS DETERMINED THAT THE AREA DESCRIBED IN THE ATTACHED PLAT IS BEING REPLATTED TO CONFORM WITH THE CITY OF SAN ANTONIO ZONING ORDINANCE.



880021

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ALAMO FARMSTEADS SUBDIVISION
 BEING LOTS 24 AND 25 OUT OF LOT 19, B.C.B. N.C.B. 14870,
 SAN ANTONIO, BEXAR COUNTY, TEXAS, AND CONTAINING APPROXIMATELY
 4.170 ACRES OF LAND MORE OR LESS.

REPLAT OF A PORTION OF LOT 19

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WALTER F. CASTILLAS ASSOCIATES, INC.

VOL. 9518

Scanned

WARRANTY DEED

(LONG FORM)

96-0074614

RECEIVED

12 JAN -6 PM 2:48

THE STATE OF TEXAS

COUNTY OF BEXAR

} KNOW ALL MEN BY THESE PRESENTS:

LAND DEVELOPMENT SERVICES DIVISION

That Gerard N. Van Delden, Vester B. Van Delden, and Barbara Sonja Van Delden Blanton

of the County of Bexar and State of Texas for and in consideration of the sum of Ten and no/100----- DOLLARS and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Rochelle Golf Club, Inc.

of the County of Bexar and State of Texas, all of the following described real property in Bexar County, Texas, to-wit:

BOOK 02918 PAGE 8895

RECEIVED
12 JAN -6 PM 2:48

LAND DEVELOPMENT
SERVICES DIVISION

0.129 of one acre of land, out of Lot 24, Block R, New City Block 14670, Alamo Farmsteads Subdivision, Volume 951B, Page 139, Deed and Plat Records, Bexar County, Texas. Said 0.129 of one acre of land is in San Antonio, Bexar County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar with a Castella & Assoc. plastic cap set at the common rear corner of said Lot 24 and Lot 25, said Block R, for the west corner of this parcel;

THENCE N.57°53'00"E., with the common line of Lots 24 and 25, a distance of 74.63 feet to a 1/2" rebar with a Castella & Assoc. plastic cap set for the east corner of this parcel;

THENCE S.05°40'51"E., crossing Lot 24, a distance of 167.64 feet to a 1/2" rebar with a Castella & Assoc. plastic cap set on the southwest line of Lot 24 for the south corner of this parcel;

THENCE N.32°07'00"W., with said southwest line, a distance of 150.11 feet to the **POINT OF BEGINNING** and containing 0.129 of one acre of land more or less.

Book 02928 58480

RECEIVED

12 JAN - 6 PM 2:48

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantees, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

LAND DEVELOPMENT SERVICES DIVISION

EXECUTED on the date of my acknowledgement.

Gerard N. Van Delden
Gerard N. Van Delden

Vester B. Van Delden
Vester B. Van Delden

Barbara Sonja Van Delden Blanton
Barbara Sonja Van Delden Blanton

STATE OF TEXAS)
COUNTY OF)

This instrument was acknowledged before me on 10th of May
1996 by Gerard N. Van Delden.



Pam Van Delden
Notary Public in and for
State of Texas

Notary's Name Printed:
PAM VAN DELDEN

My Commission Expires:
4-24-97

Addresses:

Book 05768 Page 58481

Gerard N. Van Delden
8555 Rochelle
San Antonio, Texas 78240

Vester B. Van Delden
7601 Dietz Elkhorn
Wainwright, Texas 78006

Barbara S. Blanton
8357 Rochelle
San Antonio, Tx 78240

After Recordation Return To:
Rochelle Golf Club, Inc.
9700 Rochelle
San Antonio, Texas 78240

Scanned

WARRANTY DEED
(LONG FORM)

RECEIVED

12 JAN -6 PM 2:48

THE STATE OF TEXAS
COUNTY OF BEKAR

} KNOW ALL MEN BY THESE PRESENTS:

96- 0074615

LAND DEVELOPMENT
SERVICES DIVISION

That Frank J. Van Delden , and Jeanette K. Van Delden (wife)

of the County of Bexar and State of Texas for and in
consideration of the sum of Ten and no/100-----
----- DOLLARS
and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which
is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto
Rochelle Golf Club, Inc.

of the County of Bexar and State of Texas, all of
the following described real property in Bexar County, Texas, to-wit:

Book 08928 58483

RECEIVED
12 JAN -6 PM 2:48

LAND DEVELOPMENT
SERVICES DIVISION

0.377 of one acre of land, out of Lot 25, Block R, New City Block 14670, Alamo Farmsteads Subdivision, Volume 9518, Page 139, Deed and Plat Records, Bexar County, Texas. Said 0.377 of one acre of land is in San Antonio, Bexar County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar with a Castella & Assoc. plastic cap set at the common rear corner of said Lot 25 and Lot 24, said Block R, for the southwest corner of this parcel;

THENCE N.32°07'00"W., with the southwest line of Lot 25, a distance of 8.00 feet to a 1/2" rebar with a Castella & Assoc. plastic cap set for an angle of Lot 25 and this parcel;

THENCE N.02°34'57"E., with the above mentioned line, a distance of 489.77 feet to a 1/2" rebar with a Castella & Assoc. plastic cap set, for the north corner of Lot 25 and this parcel;

THENCE S.05°40'51"E., crossing Lot 25, a distance of 458.62 feet to a 1/2" rebar with a Castella & Assoc. plastic cap set on the common line of Lots 24 and 25 for the southeast corner of this parcel;

THENCE S.57°53'00"W., with the above mentioned common line, a distance of 74.63 feet to the **POINT OF BEGINNING** and containing 0.377 of one acre of land more or less.

BOOK 02928 58484

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantees, their heirs and assigns forever, and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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DEVELOPMENT
SERVICES DIVISION

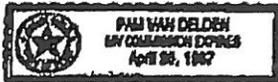
EXECUTED on the date of my acknowledgement.

Frank J. Van Delden
Frank J. Van Delden

Jeanette K. Van Delden
Jeanette K. Van Delden

STATE OF TEXAS)
COUNTY OF)

This instrument was acknowledged before me on 10 of May,
1996 by Frank J. Van Delden.



Pam Van Delden
Notary Public in and for
State of Texas

Notary's Name Printed:
Pam VAN DELDEN

My Commission Expires:
4-26-97

Address:
Frank J. Van Delden
9675 Rochelle
San Antonio, Texas 78240

BOOK 02528 58885

Rochelle Golf Club, Inc.
9700 Rochelle
San Antonio, Texas 78240

After Recordation Return To:
Rochelle Golf Club, Inc.
9700 Rochelle
San Antonio, Texas 78240

RECEIVED

12 JAN -6 PM 2:48

LAND DEVELOPMENT
SERVICES DIVISION

1996
JAN 12 2 48 PM '96

Any provision hereto which relates to date, time, or year of the described
and is hereby declared null and void and unenforceable against the State of
STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in the Public Records on
the date and in the State designated herein by me and that this INSTRUMENT IS
the Official Public Record of Real Property of Bexar County, Texas per

MAY 20 1996



Gerry Rilloff
COUNTY CLERK BEXAR COUNTY, TEXAS

Book 02928 58486

Filed for Record in
BEXAR COUNTY, TX
GERRY RILLOFF, COUNTY CLERK

On May 20 1996

At 4:00pm

Receipt No 22314
Recording Fee 7.00
Doc/Inst Fee 6.00

Doc/Inst # 96-0674615

Deputy - Belorah Grainer

Individual Consideration

Item # 11

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission

FROM: Mike Etienne, Ph.D., Assistant Director, CIMS - Real Estate 

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

SUBJECT: S.P. No. 1384 – Request to close, vacate and abandon a 0.683 acre portion of improved public right-of-way on Bryn Mawr Drive, located between NCB 9059 and NCB 11762 in Council District 10 as requested by Mt. Calvary Lutheran Church

DATE: January 9, 2012

PETITIONER: Mt. Calvary Lutheran Church
308 Mt. Calvary Drive
San Antonio, Texas 78209

Staff is requesting that this item be placed on the Planning Commission meeting agenda of January 25, 2012.

BACKGROUND

Petitioner is requesting the closure, vacation and abandonment of a 0.683 acre portion of improved right-of-way on Bryn Mawr Drive. The petitioner has insufficient parking to accommodate the needs of its congregation and visitors. The petitioner requested the City close, vacate and abandon a portion of Bryn Mawr Drive so the church can implement diagonal parking which will add between 30-40 parking spaces.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. An Executed Letter of Agreement by which 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.



**SP 1384 Mt. Calvary Lutheran Church
Request to close, vacate and abandon a portion of Bryn Mawr Drive**

Mount Calvary Evangelical Lutheran Church

308 Mt. Calvary Drive
San Antonio, Texas 78209



(210) 824-8748
Fax (210) 804-0052

August 16, 2011

Ms. Priscilla Rosales-Pina
Special Projects Coordinator
City of San Antonio
Planning & Community Development Department
1901 S. Alamo
P. O. Box 83966
San Antonio, TX 78283-3966

Re: S.P. 1384 – Request to close, vacate and abandon Bryn-Mawr Drive from Mt. Calvary to Chevy Park right of way adjacent to NCB 9059 and 11762

Dear Ms. Rosales-Pina,

I appreciated the opportunity to meet with you, Christopher Looney and Tom Carrasco last Friday morning, August 12, 2011 to discuss our church's plan to purchase the above block of Bryn-Mawr for additional parking.

As we discussed in our meeting, Mt. Calvary will not close public access to this block of Bryn-Mawr. This block of Bryn-Mawr will be utilized as a street and allow access to our proposed angle-in parking on the south side of Bryn Mawr (See attached drawing).

We will be platting this block of Bryn-Mawr per the Unified Development Code, Section 35-430. We will be incorporating pedestrian and utility easements to accommodate existing water, sewer, gas and overhead electric facilities. The easements in this property will basically keep the street as is and not be available to have any structure built on this property.

Hopefully, the above captures the topics and concerns that we discussed in our meeting. We are please that you are receptive to our request to purchase this section of Bryn-Mawr Drive.

Please let me know what our next step should be to go forward with this process.

Sincerely,

A handwritten signature in black ink that reads "Jim Koenig". The signature is written in a cursive style with a large, looping initial "J".

Jim Koenig
Board of Elders
Mt. Calvary Lutheran Church

Attachment

Copies to:

Mary L. Fors
Tom Carrasco, P.E.
Christopher Looney
Joyce Labus, CPS Energy
Trent Boarnet, Terrell Heights Neighborhood Association

EXHIBIT A
CITY OF SAN ANTONIO TO
MOUNT CALVARY LUTHERAN CHURCH
STREET DEDICATION
September 16, 2011

A tract of land being 0.683 Acres (29,751 Square Feet) and also Part of Bryn Mawr Drive, as shown according to the AMENDING PLAT ESTABLISHING TERRELL HEIGHTS 2-4 OF UNIT N0. 6 , PLAT NO. 110165 as recorded in Volume 9630, Pages 56 & 57 a subdivision out of the Gonifaco Rodriguez Survey No. 131, Bexar County, Texas more particularly described as follows:

BEGINNING at a ½” iron rod found marking the northwest corner of said AMENDING PLAT ESTABLISHING TERRELL HEIGHTS 2-4 OF UNIT N0. 6;

THENCE, N19°11’54”E, 72.60 feet to a nail set In pavement;

THENCE, N70°07’02”E, 26.21 feet to a nail set in pavement marking the intersection of the north Right-of-way line of Bryn Mawr Drive with the east Right-of-way line of Mt. Calvary Drive;

THENCE, along a circular curve to the left having the following parameters:

| | |
|--------------------------|--------------------------|
| Length | 381.73 feet |
| Radius | 1,056.28 feet |
| Delta | 20°42’21” |
| Tangent | 192.97 feet |
| Chord Bearing & distance | N60°41’18”E, 379.65 feet |

to a nail set in pavement:

THENCE, N50°19’15”E, 44.05 feet to a ½” Iron Rod Found marking the intersection of the North Right-of Way Line of Bryn Mawr Drive with the west Right-of Way Line of Chevy Park;

THENCE, S 60°45’50”E, 63.70 feet to a nail set in pavement on the south Right-of-way of Bryn Mawr Drive ;

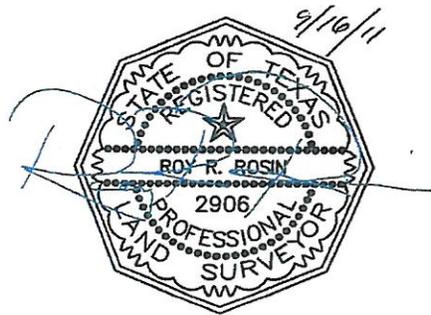
THENCE, S 49°50’28”W, 66.99 feet along the south right-of-Way of Bryn Mawr Drive to a nail set in pavement;

THENCE, along a circular curve to the right having the following parameters:

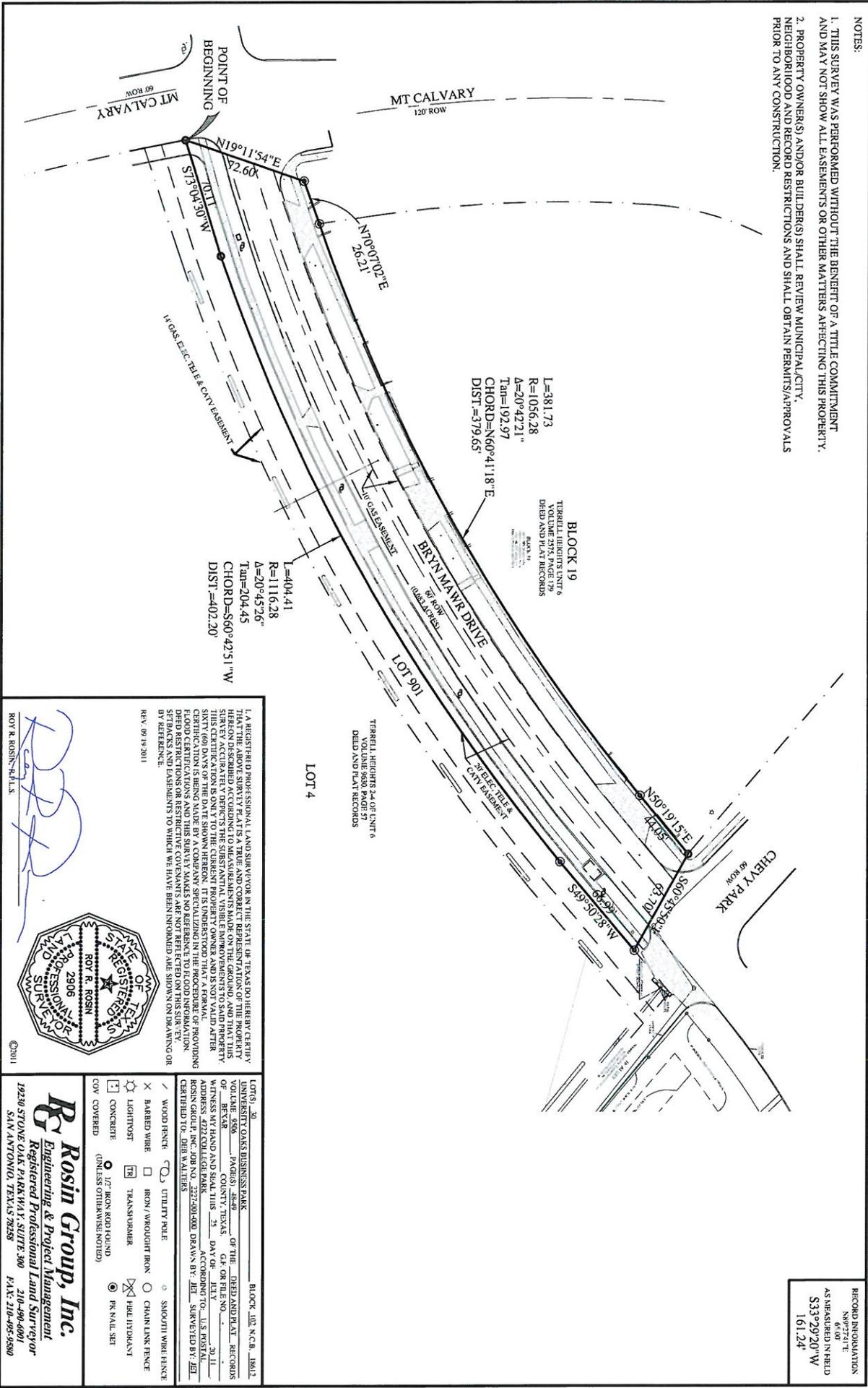
| | |
|--------------------------|--------------------------|
| Length | 404.41 feet |
| Radius | 1,116.28 feet |
| Delta | 20°45'26" |
| Tangent | 204.45 feet; |
| Chord Bearing & distance | S60°42'51"W, 402.20 feet |

to a ½" Iron Rod Found in pavement;

THENCE, S 73°04'30"W, 70.11 feet **TO THE POINT OF BEGINNING.**



- NOTES:
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS AFFECTING THIS PROPERTY.
 2. PROPERTY OWNER(S) AND/OR BUILDERS SHALL REVIEW MUNICIPALITY, NEIGHBORHOOD AND RECORD RESTRICTIONS AND SHALL OBTAIN PERMITS/APPROVALS PRIOR TO ANY CONSTRUCTION.



RECORD INFORMATION
 N89°27'11"E
 6' 00"
 AS MEASURED IN FIELD
 S33°29'20"W
 161.24'

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY HEREON DESCRIBED ACCORDING TO MEASUREMENTS MADE ON THE GROUND, AND THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYING. THIS CERTIFICATION IS ONLY VALID AFTER SIXTY (60) DAYS OF THE DATE SHOWN HEREON. IT IS UNDERSTOOD THAT A FORMAL CERTIFICATION IS BEING MADE BY A COMPANY SPECIALIZING IN THE PROCEDURE OF PROVIDING SURVEYING SERVICES TO THE PUBLIC. THE SURVEYOR'S LIABILITY IS LIMITED TO THE WORK DONE BY REFERENCE.

REV. 09/19/2011

ROY R. ROSIN
 2906
 LAND SURVEYOR
 STATE OF TEXAS
 PROFESSIONAL LAND SURVEYOR

ROY R. ROSIN - P.L.S.

©2011

| | | | | | |
|---|--------------|---|--------------------------|---|-------------------|
| ✓ | WOOD FENCE | ○ | UTILITY POLE | ○ | SMOOTH WIRE FENCE |
| ✗ | BARBED WIRE | □ | IRON / WROUGHT IRON | ○ | CHAIN LINK FENCE |
| ☼ | LIGHTPOST | ▣ | TRANSFORMER | ⊗ | IRREGULAR SHAPED |
| ☐ | CONCRETE | ○ | 1/2" IRON ROD FOUND | ⊙ | PK NAIL SET |
| | COV. COVERED | | (UNLESS OTHERWISE NOTED) | | |

LOT(S) 30, BLOCK 102, N.C.B. 18612
 VENDOR: CHAS BUSINESS PARK OF THE DEED AND PLAT RECORDS
 VOLUME 1940, COUNTY TEXAS, G.P. OR FILE NO. 30.11
 ADDRESS: 4722 COLLEGE PARK DAY OR
 ROSIN GROUP, INC. JOB NO. 2272-001-000 DRAWN BY: JET SURVEYED BY: JET
 CARRIED TO: DBH MATTERS ACCORDING TO: U.S. POSTAL SERVICE

Rosin Group, Inc.
 Engineering & Project Management
 Registered Professional Land Surveyor
 19230 STONE OAK PARKWAY, SUITE 300
 SAN ANTONIO, TEXAS 78258
 FAX: 210-495-9580

RESOLUTION # _____

**A RESOLUTION SUPPORTING THE CLOSURE, VACATION
AND ABANDONMENT OF A 0.683 ACRE PORTION OF
IMPROVED PUBLIC RIGHT-OF-WAY ON BRYN MAWR DRIVE
LOCATED BETWEEN NCB 9059 AND NCB 11762.**

* * * * *

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, Mt. Calvary Lutheran Church filed an application requesting closure of a portion of public right-of-way on Bryn Mawr; 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; and

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 0.683 acre portion of Bryn Mawr Drive located between NCB 9059 and NCB 11762.

SIGNED this 25th day of January, 2012

Chair

Attest:

Executive Secretary
San Antonio Planning Commission

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

January 25, 2012

**Request to close, vacate
and abandon a portion of
Bryn Mawr Drive**

Petitioner: Mt. Calvary Lutheran
Church



Planning Item

- **Mt. Calvary Lutheran Church is requesting to close, vacate and abandon a 0.683 acre portion of improved right-of-way on Bryn Mawr Drive**

Aerial Map – Bryn Mawr Drive



5

Coordination:

- Project has been canvassed through all interested City Departments and Utility Agencies
- Project received conditional approval
- Petitioner has agreed to comply with all conditions

6



Fiscal Impact

Fair Market Value for this closure was determined to be \$74,375.00 based on an appraisal done by Noble & Associates

Signs and recording fees for this closure are \$194.00

Proceeds from this closure will be deposited in the General Fund in accordance with the FY 2012 Adopted Budget

7



Recommendation

- Staff recommends approval to close, vacate and abandon a 0.683 acre portion of improved public right-of-way on Bryn Mawr Drive as requested by Mt. Calvary Lutheran Church

8

Item # 12

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission

FROM: Mike Etienne, Ph.D., Assistant Director, Real Estate 

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

SUBJECT: S.P. No. 1479 – Request to declare as surplus and dispose of a 2.544 acre tract of City-owned property located at 1001 Harriman Place, NCB 6803 Block H, Lots 5 thru 22, 30 thru 35 and West 32.5 feet of 36 in Council District 5

DATE: January 9, 2012

PETITIONER: City of San Antonio
CIMS on behalf of Human Services
(former Department of Community Initiatives)

Staff is requesting that this item be placed on the Planning Commission meeting agenda of January 25, 2012.

BACKGROUND

Human Services department used this site located at 1001 Harriman Place for Headstart programs. The program scope was revised and the property was no longer needed. The property was vacated in 2009.

Human Services had no further use for the property, so it presented the property to CIMS, Real Estate for disposal in 2010. The property was canvassed throughout City departments and agencies and was given Conditional Approval to be declared as surplus.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

911, 1000, 1001 W. Harriman Place, S.A., TX 78207

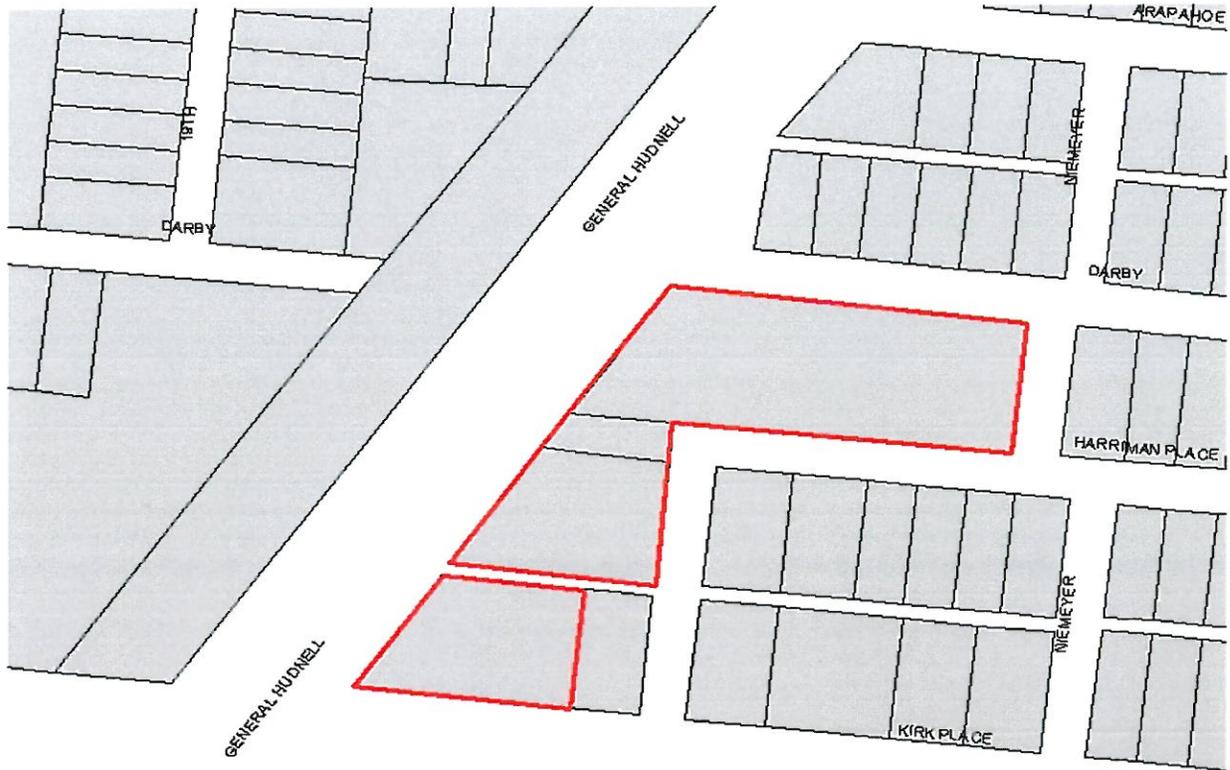


Exhibit "A"

Metes and Bounds
2.544 Acre Tract
New City Block 6803
San Antonio, Texas
January 4, 2011

Being all of Lots 9 through 15, Lots 21, 22, 34, and 35, the remaining portions of Lots 7, 18, 19, 32, 33, and the west 32.5 feet of Lot 36, New City Block 6803, as recorded in Volume 2222, Page 198 of the Deed and Plat Records of Bexar County, Texas, along with the remaining vacated portion of West Harriman Place, New City Block 6803, as recorded in Volume 5107, Page 222 of the Real Property Records of Bexar County, Texas, and being more particularly described as follows;

Beginning: at a found ½" iron rod at the intersection of the southeast right-of-way line of General Hudnell (150' R.O.W.) and the south right-of-way line of Darby Boulevard (variable width R.O.W.) for the northwest corner of this tract described herein;

Thence: South 82°43'12" East, 357.07 feet, along the south R.O.W. line of said Darby Boulevard, to a found ½" pipe at the southwest intersection of said Darby Boulevard and Niemeyer Street (65' R.O.W.), being the northeast corner of said Lot 15, for the northeast corner of this tract described herein;

Thence: South 07°11'56" West, 137.69 feet, along the west R.O.W. line of said Niemeyer Street, to a found 5/8" iron rod at the northwest intersection of said Niemeyer Street and West Harriman Place (50' R.O.W.), being the southeast corner of said Lot 15, for a southeastern corner of this tract described herein;

Thence: North 82°48'04" West, 335.00 feet, along the north R.O.W. line of said West Harriman Place, to a set ½" iron rod with cap (GE Reaves), being the northeast corner of said vacated West Harriman Place at the projected west R.O.W. line of Grothues Place (50' R.O.W.), for an interior corner of this tract described herein;

Thence: South 07°11'56" West, 197.50 feet, along the west R.O.W. line of said Grothues Place, to a set ½" iron rod with cap (GE Reaves), being the northeast corner of Lot 37, N.C.B. 6803, as recorded in Volume 2222, Page 198 of the Deed and Plat Records of Bexar County, Texas, for a exterior corner of this tract described herein;

Thence: North 82°48'04" West, 67.50 feet, along the north line of said Lot 37 and Lot 36, N.C.B. 6803, as recorded in Volume 2222, Page 198 of the Deed and Plat Records of Bexar County, Texas, to a set ½" iron rod with cap (GE Reaves), for an interior corner of this tract described herein;

Thence: South 07°11'56" West, 132.60 feet, bisecting said Lot 36, to a set ½" iron rod with cap (GE Reaves) on the north R.O.W. line of West Kirk Place (60' R.O.W.) for the southeast corner of this tract described herein;

Thence: North 82°48'04" West, 224.59 feet, along the north R.O.W. line of said West Kirk Place, to a set ½" iron rod with cap (GE Reaves) on the southeast R.O.W. line of said General Hudnell, for the southwest corner of this tract described herein;

Thence: North 37°10'00" East, 540.57 feet, along the southeast R.O.W. line of said General Hudnell, to the **POINT OF BEGINNING** and containing 2.544 acres of land, or 110,814 square feet of land, more or less, as surveyed on the ground by GE Reaves Engineering, Inc. on January 3, 2011.

Basis of bearing from recorded plat, Marina Village as recorded in Volume 3025, Page 223 of the Deed and Plat Records of Bexar County, Texas.

Gaylord E. Reaves, RPLS 3501



Gaylord E. Reaves 1/5/11

RESOLUTION # _____

A RESOLUTION SUPPORTING THE DECLARATION AS SURPLUS AND CONVEYANCE OF A 2.544 ACRE TRACT OF CITY-OWNED PROPERTY LOCATED AT 1001 HARRIMAN PLACE, (NCB 6803, BLOCK H, LOTS 5 THRU 22, 30 THRU 35 AND WEST 32.5 FEET OF 36), IN COUNCIL DISTRICT 5 TO HABITAT FOR HUMANITY.

* * * * *

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 City of San Antonio Human Services (former Department of Community Initiatives) filed an application requesting to declare as surplus and dispose of property located at 1001 Harriman; 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 the declaration as surplus and conveyance of a 2.544 acre tract of City-owned property located at 1001 Harriman Place to Habitat for Humanity.

SIGNED this 25th day of January, 2012

Chair

Attest:

Executive Secretary
San Antonio Planning Commission

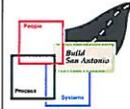
**City of San Antonio
Capital Improvements Management Services
Department**

January 12, 2012

**Request to declare as
surplus and convey a 2.544
acre tract of City-owned
property**

Petitioner:

City of San Antonio



Planning Item

- **The City of San Antonio Human Services department (former Department of Community Initiatives) requests City-owned property located at 1001 Harriman Place be declared as surplus and conveyed to Habitat for Humanity**



Background

- The property located at 1001 Harriman Place was acquired in 1964 as part of the Highway 90 West Expressway project
- Most recently it was used by the Human Services department (former Department of Community Initiatives) for Headstart programs
- The Headstart program scope was revised and the property was no longer necessary for the program

3



Background

- The property was vacated in 2009 and presented to Real Estate for disposal in 2010
- The property was canvassed throughout City departments and agencies and was given Conditional Approval to be declared as surplus

4



Background

- The Office of Management and Budget identified FY 2010 HOME funds that were cancelled and in need of reprogramming action
- Budget staff recommended the available funds (\$857,000) be reprogrammed to Habitat for Humanity Harriman Place for affordable single family development

5



Background

- The project will remove existing abandoned and blighted Head Start facilities owned by the City and convert the property to single-family lots
- The project will install new and reconstructed infrastructure such as streets, drainage, utilities and sidewalks necessary to service 14 new single-family units off Harriman Place

6

Background

- The tract is landlocked by General Hudnell Street and is in an all residential neighborhood
- CIMS will coordinate and manage the required environmental assessment; demolition and removal of existing buildings on the property
- Habitat for Humanity will manage design and infrastructure construction and the construction of the 14 affordable housing units

7

Site Map – 1001 Harriman Place



8

Aerial Map – 1001 Harriman Place



Coordination:

- Project has been canvassed through all interested City Departments and Utility Agencies
- Project received conditional approval
- Petitioner has agreed to comply with all conditions



Fiscal Impact and Recommendation

- The City is recommending selling the property to Habitat for Humanity of San Antonio for \$1.00
- Staff recommends approval to declare the property located at 1001 Harriman Place as surplus and convey it to Habitat for Humanity of San Antonio

IFem # 13

**CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET**

TO: Planning Commission Individual Consideration 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. 1606 - Request declare as surplus and sell 9.37 acres of vacant City-owned property, within the Southwest Business and Technology Park, located between S. Callaghan Road and Old U.S. Highway 90 adjacent to State Highway 151

DATE: January 9, 2012

PETITIONER: Glazer's Distributors
C/o Jack Westenborg, Vice President
14911 Quorum Drive, Suite 400
Dallas, Texas 75254

Staff is requesting that this item be placed on the Individual Consideration Agenda for the Planning Commission meeting on 01/25/2012.

BACKGROUND

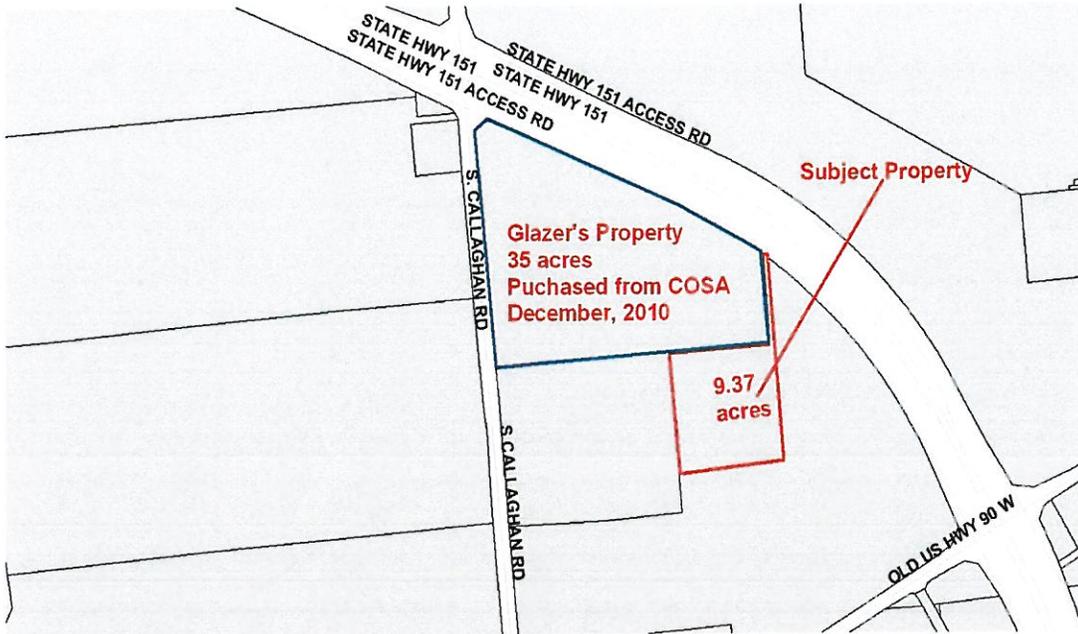
Glazer's Distributors (petitioner) is requesting for the City of San Antonio to declare as surplus and sell a 9.37 acre tract of vacant City-owned property within New City Block 11379 in City Council District No. 6, as shown on Exhibit "A." The subject property is within the Southwest Business and Technology Park (SWBTP) between S. Callaghan Road and Old U.S. Highway 90 adjacent to State Highway 151. Glazer's Distributors purchased 35 acres of vacant land from the City of San Antonio in December 2010 and this purchase would bring their total of vacant land to 44.37 acres. Petitioner is in the process of acquiring Halo Distributing located in San Antonio. With this acquisition, Glazer's Distributors plans to construct a 500,000 square foot facility, invest \$32 million in real and personal property, create 100 new jobs and retain 350 Glazer's and Halo jobs for a total of 450 jobs in the new facility. Staff is recommending other financial incentives to Council regarding this project.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, the subject property was advertised to the public in the Hart Beat Newspaper on Wednesday, January 4, 2012 and Friday, January 6, 2012. The Capital Improvements Management Services Department has coordinated with the City Attorney's Office and the Economic Development Department. The City of San Antonio will receive \$399,999.00 for the sale of this property.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.



Map of Subject Property



Aerial Photograph of Subject Property

Metes & Bounds
Lot 5, Block 9, N.C.B. 11379
Southwest Business and Technology Park, Unit 3
December 30, 2011

Being all of Lot 5, Block 9, New City Block 11379, Southwest Business and Technology Park, Unit 3 as recorded in Volume 9569, Page 211 of the Deed and Plat Records of Bexar County, Texas, and being more particularly described as follows;

Beginning: at a found 1/2" iron rod with cap (COSA CIMS) on the south right-of-way line of State Highway 151 (350' Min. R.O.W.) being 1733.55 feet in a southeasterly direction from the cut-back line of Herbert Lane, said 1/2" iron rod being the northeast corner of Lot 4, Block 9, N.C.B. 11379 of said Southwest Business and Technology Park, Unit 3, for the north most corner of this Lot described herein;

Thence: along said right-of-way line and a curve to the right having a radius of 2689.79 feet, an arc length of 51.26 feet, and a chord bearing and distance of South 51°16'24" East, 51.26 feet to a set 1/2" iron rod with cap (GE Reaves) being the northwest corner of a 100 foot drainage right-of-way, for the northeast corner of this Lot described herein;

Thence: South 00°01'29" West, 1117.54 feet, departing said right-of-way line and along the west line of said drainage right-of-way, to a set 1/2" iron rod with cap (GE Reaves), being the northeast corner of Lot 6, Block 9, N.C.B. 11379 of said Southwest Business and Technology Park, Unit 3, for the southeast corner of this Lot described herein;

Thence: South 89°47'33" West, 602.69 feet, along the north line of said Lot 6, to a set 1/2" iron with cap (GE Reaves) on the east line of Lot 1, Block 9, N.C.B. 11379, Medline Industries as recorded in Volume 9557, Page 68 of the Deed and Plat Records of Bexar County, Texas, being an exterior corner of said Lot 6, for the southwest corner of this Lot described herein;

Thence: North 00°12'27" West, 643.10 feet, along the east line of said Lot 1, to a found 1/2" iron rod on the south line of said Lot 4, an exterior corner of this Lot described herein;

Thence: North 89°47'33" East, 565.29 feet, along the south line of said Lot 4, to a found 1/2" iron rod with cap (Pape Dawson), being the southeast corner of said Lot 4, for an interior corner of this Lot described herein;

Thence: North 00°01'29" East, 506.65 feet, along the east line of said Lot 4, to the **POINT OF BEGINNING** and containing 9.37 acres, or 408,057 square feet, of land as surveyed on the ground by GE Reaves Engineering, Inc. on December 28, 2011.


Keith C. Keppler
Registered Professional Land Surveyor, #6271



RESOLUTION # _____

A RESOLUTION SUPPORTING THE SALE OF 9.37 ACRES OF VACANT CITY-OWNED PROPERTY, WITHIN THE SOUTHWEST BUSINESS AND TECHNOLOGY PARK, LOCATED BETWEEN S. CALLAGHAN ROAD AND OLD U.S. HIGHWAY 90 ADJACENT TO STATE HIGHWAY 151, COUNCIL DISTRICT 6, AS REQUESTED BY GLAZER'S DISTRIBUTORS

* * * * *

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

WHEREAS, Glazer's Distributors has filed an application requesting to purchase approximately 9.37 acres of vacant City-owned property within New City Block 11379 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.

SIGNED this 25th day of January, 2012.

Chair

Attest:

Executive Secretary
San Antonio Planning Commission

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

**Planning Commission
Individual Consideration Item
Special Project 1606
Sale of Vacant City-owned Property
January 25, 2012**



Planning Commission Item

- Glazer's Distributors (petitioner) is requesting for the City of San Antonio to declare as surplus and sell a 9.37 tract of vacant City-owned property within New City Block 11379 in City Council District No. 6
- The subject property is in the Southwest Business and Technology Park
- Specifically, this property is located between S. Callaghan Road and Old U.S. Highway 90 adjacent to State Highway 151



Background

- Glazer's Distributors purchased 35 acres of vacant land from the City of San Antonio in December 2010 and this purchase would bring their total of vacant land to 44.37 acres
- Petitioner is in the process of acquiring Halo Distributing located in San Antonio
- With this acquisition, Glazer's Distributors plans to construct a 500,000 square foot facility, invest \$32 million in real and personal property, create 100 new jobs and retain 350 Glazer's and Halo jobs for a total of 450 jobs in the new facility

3

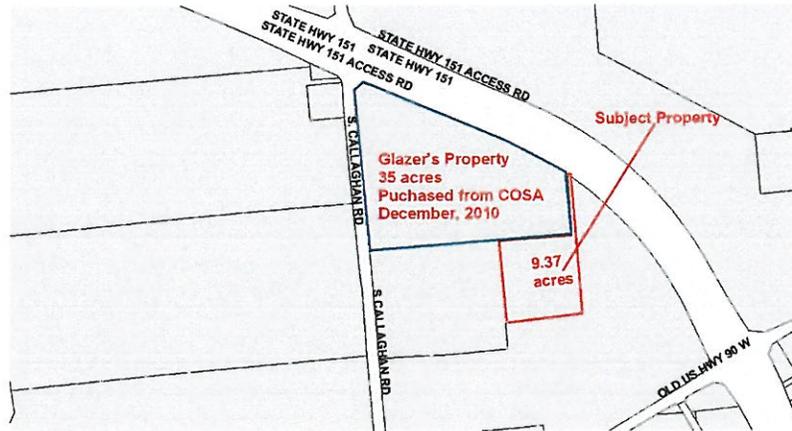


Background (cont.)

- Under the Tax Abatement Guidelines and Glazer's planned investments of \$32 million, Glazer's qualifies for a 10-year, 100% tax abatement on new real and personal property improvements valued at \$1,999,330.00
- Under the San Antonio Water System (SAWS) Impact Fee Waiver Guidelines approved by City Council, this project is eligible for \$400,000.00 in fee waivers based on an investment of over \$30 million
- City Council must approve waivers \$100,000.00 in accordance with guidelines

4

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



7

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



8



Background (cont.)

Coordination:

- In compliance with City procedures, the subject property was advertised to the public in the Hart Beat Newspaper on Wednesday, January 4, 2012 and Friday, January 6, 2012
- CIMS has coordinated with the City Attorney's Office and the Economic Development Department

9



Fiscal Impact

Financial Impact:

- The sale of this City-owned land at the Southwest Business and Technology Park will be at a discounted rate of \$0.98 per square foot since Glazer's has agreed to donate \$75,000.00 for Westside development
- The City of San Antonio will receive \$399,999.00 for the sale of this property

10



Issues & Recommendation

Policy Analysis:

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

Recommendation:

- Staff recommends approval of this request

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

Plan Amendment Application Case No.: PA 11060

Item # 14

Council District: 5

Anticipated City Council Meeting Date: **March 1, 2012**

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter/Sector Plan: **Nogalitos/South Zarzamora Community Plan**

Plan Approval Date: September 30, 2004

Plan Update(s): June 18, 2009 (Land Use Map Update)

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

Background Information:

Applicant: Marcus A. Garza

Owner: Herman S. Ford

Property Location: 718 Stonewall Avenue

Acreage: 1.1524

Current Land Use of site: Vacant

Adjacent Land Uses:

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

E: right-of-way and Neighborhood Commercial land use designation designation; occupied by a freeway

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

W: designated Public Institutional; occupied by an elementary school

Issue:

LAND USE ANALYSIS:

The subject property is an approximately 1.1 acre parcel located at the intersection of Stonewall Avenue and Interstate Highway 35. The current land use designation for the property is Low Density Residential land use. The surrounding properties to the north are designated as Low Density Residential land use. The property to the east is freeway right-of-way and does not have a land use designation. The properties further east of the freeway are classified as Neighborhood Commercial land use. The property to the west of the subject property is classified as Public Institutional land use and is occupied by an elementary school.

The subject property is currently designated as Low Density Residential land use. Low density Residential uses include single-family houses on individual lots with or without attached accessory dwelling units. All off-street parking and vehicular circulation adjacent to residential uses should include buffer landscaping and lighting and signage controls. Certain non-residential activities such as schools, places of worship, and parks are appropriate within these areas.

The proposed plan amendment would change the land use designation on the subject property to Regional Commercial land use. The Regional Commercial land use category includes uses that are automobile related or draw their customer base from a larger region. The development of Regional Commercial land use should incorporate well-defined entrances, shared internal circulation, and limited curb cuts to arterial streets. Regional Commercial land uses should be linked to adjoining land uses with safe and convenient vehicular and pedestrian access. Buffering is recommended if this use abuts a residential use. Regional Commercial land uses should be located at nodes formed by highways and major arterials and are typically twenty acres or greater in size.

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

The Regional Commercial land use classification recommends design elements such as well defined entrances, internal pedestrian and vehicular circulation systems, as well landscape buffering to mitigate potential negative impacts on adjacent residential properties. The size and unique configuration of the subject property would render it difficult to achieve these recommended design elements. Additionally, the intensive nature of the commercial uses consistent with the Regional Commercial land use classification could present significant lighting and traffic impacts in such close proximity to adjacent residences.

Future land uses consistent with the Regional Commercial land use, such as, automotive repair shops, mini-storage facilities, landscaping companies and mid to high-rise medical or office buildings would conflict with Goal 2: Community Character and the Environment which states the community's desire to preserve and enhance the character of existing neighborhoods. The neighborhood is predominantly residential. A Regional Commercial center in such close proximity to residential uses could cause negative impacts to the fabric of this neighborhood.

The Nogalitos/South Zarzamora Community Plan also expresses the desire of the community that future economic development build upon the walkable character of the neighborhoods in order to create and enhance walkable neighborhood commercial areas. Specifically, Action Step 3.2.4 speaks to the preservation and creation of neighborhood friendly development within walking distance of residences and to ensure pedestrian access to these areas as well as general neighborhood walkability. The intensive nature of potential future land uses contained in the Regional Commercial land use category could pose a significant impact to the walkability of the existing neighborhood. Also, the traffic that could potentially be generated by the future land uses could also pose negative impacts to the adjacent public schools.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Interstate Highway 35 is classified as a Freeway.

Other Streets: Stonewall Avenue and Commercial Avenue are classified as local streets.

Comments: There is a portion of the subject property that bisects the existing single-family homes immediately to the west. This configuration could present traffic impacts to the middle school to the west if future development plans placed a driveway on that portion of the subject property. Additionally, the subject property is located on the southbound frontage road of IH-35 which could potentially pose traffic issues for drivers on Stonewall Avenue. Stonewall Avenue, as a local street, is not configured to carry the potential cut-through traffic that could be generated by Regional Commercial land uses.

Additionally, the potential traffic impacts posed by uses consistent with the Regional land use classification could, in conjunction with the potential traffic impacts posed by the adjacent elementary and high schools, pose an additional impact on the residential homeowners in the vicinity of the subject property.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: The property is adjacent to Stonewall-Flanders Elementary School and approximately 376 feet southeast of Fenley Transitional High School

Comments: The proposed plan amendment is not anticipated to result in an increase in the number of students, however, traffic impacts may result.

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

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: The proposed plan amendment would conflict with goals, objectives, and action steps in the Nogalitos/South Zarzamora Community plan relating to uses compatible with existing residential neighborhoods. Additionally, the intensive commercial uses recommended in the Regional Commercial land use classification could pose lighting and traffic impacts to adjacent existing residences and schools.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: January 25, 2012

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: January 12, 2012

No. Notices mailed 10 days prior to Public Hearing: 18 to owners of property within 200 feet; 27 to planning team; One to the property owner.

Registered Neighborhood Association(s) Notified: None. There are no registered neighborhood associations within 200 feet of the subject property.

Comments:

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011193

Current zoning district: R-4 and C-1 Proposed zoning district: C-3NA

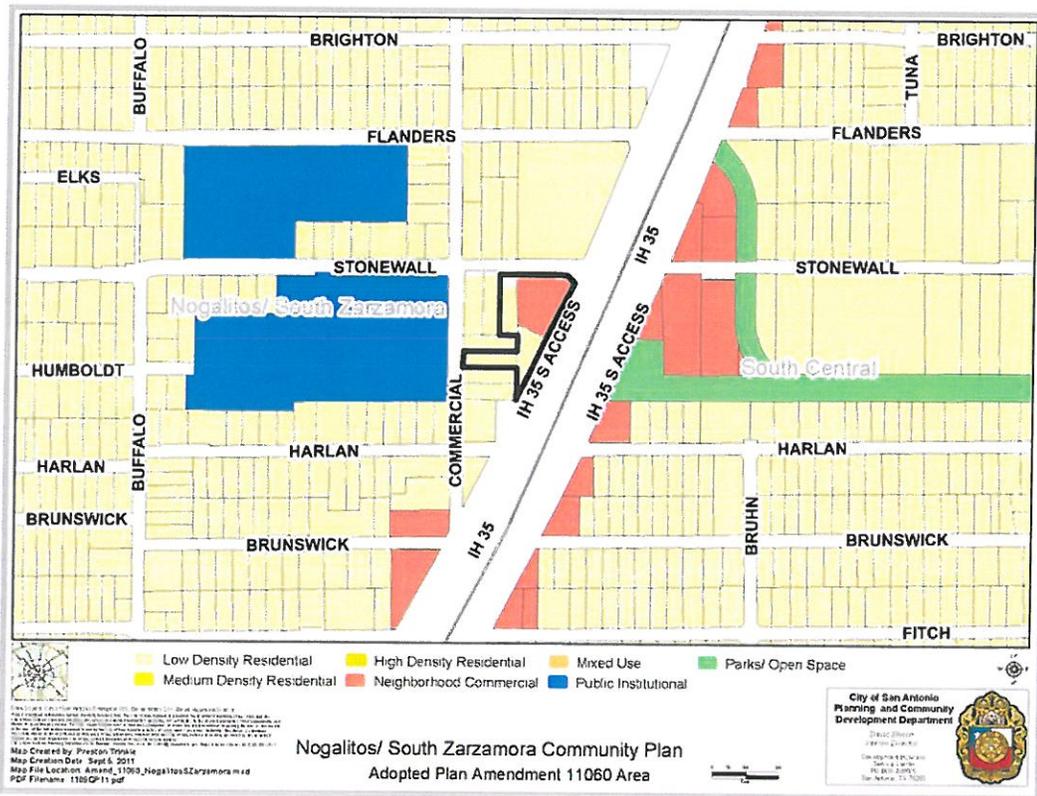
Zoning Commission Public Hearing Date: February 7, 2012

Approval Denial

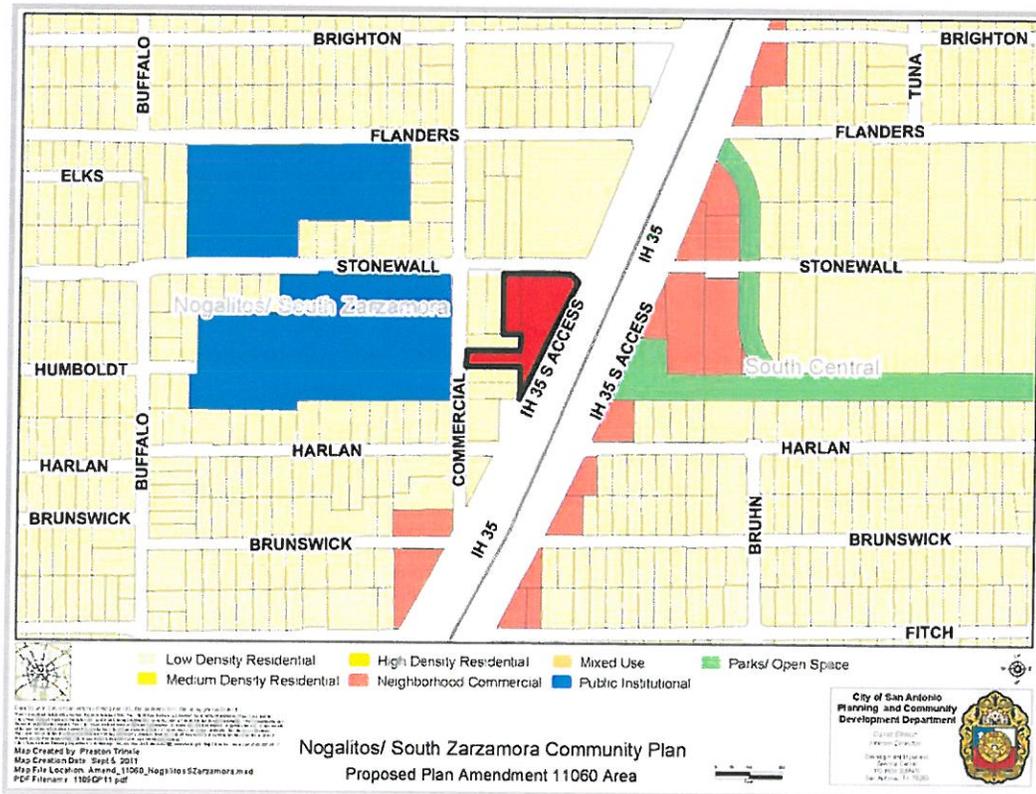
Planning and Community Development Department Staff:

| | | |
|------------------------------------|------------------|---------------------|
| David L. Ellison | Interim Director | |
| Rudy Nino, AICP | Planning Manager | |
| Case Manager: Tyler Sorrells, AICP | Planner | Phone No.: 207-7395 |

Land Use Plan as adopted:



Proposed Amendment:



RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NOGALITOS/SOUTH ZARZAMORA COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM NEIGHBORHOOD COMMERCIAL AND LOW DENSITY RESIDENTIAL LAND USE TO REGIONAL COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 1.1524 ACRES LOCATED AT 718 STONEWALL AVENUE.

WHEREAS, City Council approved the Nogalitos/South Zarzamora Community Plan as an addendum to the Master Plan on September 30, 2004; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on January 25, 2012 and **DENIED** the amendment on January 25, 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 **INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore not meeting all requirements; and

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

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

PASSED AND APPROVED ON THIS 25th DAY OF JANUARY 2012

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Chair
San Antonio Planning Commission

Master Plan Amendment 11060

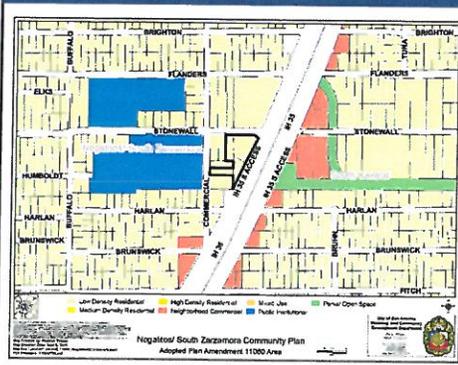
Nogalitos/South Zarzamora Community Plan

Planning Commission
January 25, 2012
Agenda Item No. XX

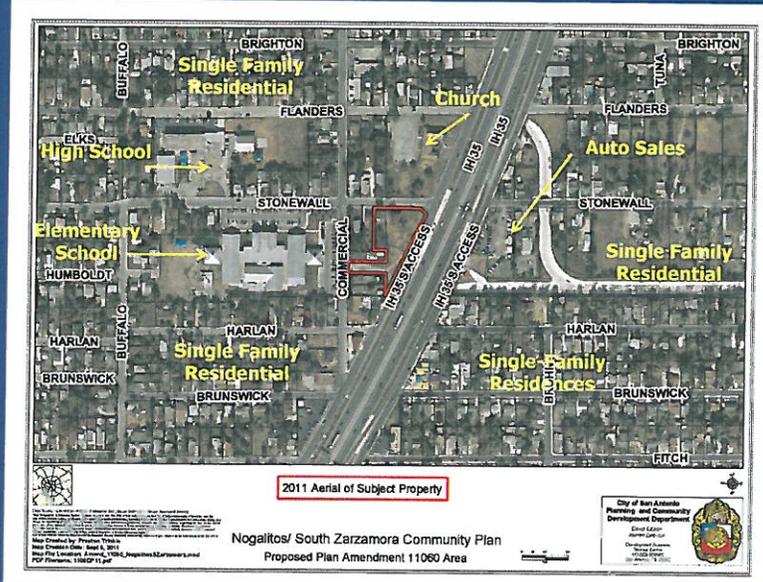
Amendment 11060

Plan as adopted:

Proposed amendment:



Surrounding Land Uses



3

Area Images



Subject Property



Subject Property



West



North

Staff Recommendation

Denial of the request to amend
from Low Density Residential land
use to Regional Commercial land
use

5

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

Plan Amendment Application Case No.: PA 12019

Item #15

Council District: 1

Anticipated City Council Meeting Date: **March 1, 2012**

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter/Sector Plan: **Midtown Neighborhoods Neighborhood Plan**

Plan Approval Date: October 12, 2000

Plan Update(s): November 9, 2005 (No Update Warranted)

The applicant requests to amend the Land Use Plan designation *from Medium Density Residential* land use and **Low Density Residential** land use *to Neighborhood Commercial* land use.

Background Information:

Applicant: Jesse A. Sepulveda

Owner: Jesse A. Sepulveda

Property Location: 402 West Gramercy

Acreage: 0.3036

Current Land Use of site: Professional Offices

Adjacent Land Uses:

N: designated Medium Density Residential; occupied by a single family home and a dental clinic

E: undesignated; occupied by a single family home

S: designated Medium Density Residential; occupied by a school

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

Issue:

LAND USE ANALYSIS:

The subject property is located at 402 West Gramercy Place. It is located at the southwest corner of the intersection of San Pedro Avenue and West Gramercy Place. The subject property is currently classified as Low Density Residential land use and Medium Density Residential land use. The properties to the north of the subject property are classified as Medium Density Residential land use and Low Density Residential land use. A dental clinic and single-family residence occupy the properties to the north. The properties to the east are within the Monte Vista Neighborhood Plan which does not have a land use component that requires review for consistency. The properties to the east are occupied by single-family homes. Properties to the south are classified as Low Density Residential land use and Medium Density Residential land use and are occupied by single-family homes

The Low Density Residential land use classification includes single-family residences on individual lots. Additionally, the Low Density Residential land use classification can include a limited number of duplexes, granny flats, or garage apartments. The Medium Density Residential land use classification includes three and four-unit multifamily dwellings as well as townhouses.

The proposed amendment would change the land use designation for the subject property to Neighborhood Commercial land use. The Neighborhood Commercial land use category includes low-impact convenience, retail, or service uses that are generally intended to serve the adjacent neighborhood. This land use classification also includes Medium Density Residential land uses. Uses consistent with the Neighborhood Commercial land use classification include gift shops, delis, small neighborhood groceries or markets, as well as shoe repair shops and doctor's offices.

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

Goal 1 of the Midtown Neighborhoods Plan calls for economic development of commercial corridors through the revitalization and enhancement of existing neighborhood-scaled commercial centers and is further defined by Objective 1.1 which calls for the preservation of the character of commercial corridors, including San Pedro Avenue. There is an existing dental clinic immediately to the north of the subject property. Medical offices are also located at 3015 San Pedro Avenue and 3111 San Pedro Avenue which are four blocks and three blocks north of the subject property.

Additionally, the proposed plan amendment is also supported by Objective 1.3: Business Development which calls for the retention of existing businesses that would support the neighborhood and provide sustainable services to the neighborhood. The applicant is requesting a plan amendment in order to rehabilitate an existing law office. The proposed amendment, if approved, would maintain the character of the corridor by preserving existing building stock. Additionally, the proposed amendment is an existing business in the planning area providing legal services to the adjacent neighborhood since 2007.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: San Pedro Avenue is a Primary Arterial Type B.

Other Streets: West Gramercy Place is classified as a local street.

Comments: The proposed amendment, and its location at the corner of an arterial and a local street, should pose minimal traffic impacts to adjacent residential properties. A VIA bus stop is located at the intersection of San Pedro Avenue and West Gramercy Place.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: The subject property is approximately 0.12 miles north of Mark Twain Middle School and approximately one mile north of San Antonio College.

Comments: The scale of the proposed amendment and the nature of land uses consistent with the Neighborhood Commercial land use classification are not anticipated to pose any negative impacts to adjacent community facilities.

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

The proposed plan amendment from Low Density Residential land use and Medium Density Residential land use Neighborhood Commercial land use would preserve a low intensity commercial use along San Pedro Avenue. This is consistent with Objective 1.1 which recognizes the commercial nature of the development along San Pedro Avenue. The proposed plan amendment is also supported by Objective 1.3 which calls for the retention of existing businesses within commercial corridors.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: January 25, 2012

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: January 6, 2012

No. Notices mailed 10 days prior to Public Hearing: 29 to owners of property within 200 feet; 11 to planning team members

Registered Neighborhood Association(s) Notified: Alta Vista Neighborhood Association, Monte Vista Neighborhood Association (within 200 feet).

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2012013

Current zoning district: MF-33CD NCD-2 AHOD

Proposed zoning district: O-1 NCD-2 AHOD

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

Zoning Commission Public Hearing Date: February 7, 2012

Approval

Denial

Planning and Community Development Department Staff:

David L. Ellison

Interim Director

Rudy Nino, AICP

Planning Manager

Case Manager: Tyler Sorrells, AICP Planner

Phone No.: **207-7395**

Land Use Plan as adopted:



Proposed Amendment:



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE MIDTOWN NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL LAND USE TO NEIGHBORHOOD COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY .3036 ACRES LOCATED AT 402 WEST GRAMERCY PLACE.

WHEREAS, City Council approved the Midtown Neighborhood Plan as an addendum to the Master Plan on October 12, 2000; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on January 25, 2012 and **APPROVED** the amendment on January 25, 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 Midtown 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 25th DAY OF JANUARY 2012.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Chair
San Antonio Planning Commission

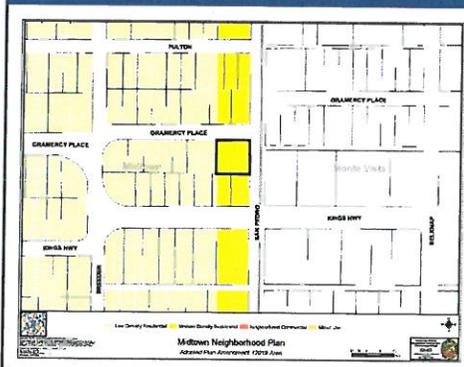
Master Plan Amendment 12019

Midtown Neighborhoods Plan

Planning Commission
January 25, 2012
Agenda Item No. XX

Amendment 12019

Plan as adopted:



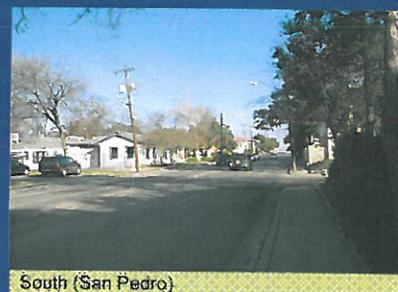
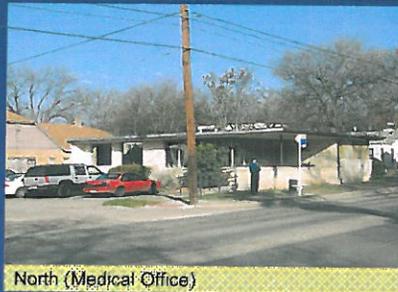
Proposed amendment:



Surrounding Land Uses



Area Images



Staff Recommendation

Approval of the request to amend
from Low Density Residential land
use and Medium Density
Residential land use to
Neighborhood Commercial land
use

5

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

Plan Amendment Application Case No.: PA 12020

Item # 16

Council District: 4

Anticipated City Council Meeting Date: **March 1, 2012**

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

Summary:

Neighborhood/Community/Perimeter/Sector Plan: **Heritage South Sector Plan**

Plan Approval Date: September 16, 2010

Plan Update(s): N/A

The applicant requests to amend the Land Use Plan designation *from* **General Urban Tier** land use *to* **Agribusiness/RIMSE (Research, Industrial, Manufacturing, Sport and Entertainment) Tier** land use.

Background Information:

Applicant: Alfonso C. Guarnero

Owner: Joe L. Sanchez Contracting, Inc.

Property Location: 10905 and 10907 South State Highway 16

Acreage: 2.04

Current Land Use of site: Vacant Industrial Building and Vacant Land

Adjacent Land Uses:

N: designated General Urban Tier; occupied by a vacant parcel

E: designated General Urban Tier; occupied by single-family houses (across from Highway 16)

S: designated General Urban Tier; occupied by a single-family house

W: designated General Urban Tier; occupied by a vacant parcel

Issue:

LAND USE ANALYSIS:

The subject property is located on the west side of the South State Highway 16, between Southwest Loop 410 and Kingsride Boulevard. Kingsride Boulevard becomes Applewhite Road on east of the intersection of the South State Highway 16. This approximately two-acre site is mostly vacant with the exception of a small vacant industrial structure. The land use designation of the subject property and the surrounding parcels is General Urban Tier land use. There are single-family residential uses surrounding the subject property. The Palo Alto Village subdivision is located 240 feet to the west separated by a vacant tract. There are single-family houses located along State Highway 16 to the south and east of the subject property. This portion of the road has few low density residential units accessible from the frontage road.

The General Urban tier land use category includes a large spectrum of uses which are mainly residential and commercial in nature. Residential uses include multi-family residential that are medium and high density in character. These multi-family residential uses include duplexes, quadplexes, townhouses, apartments and condominiums. Commercial uses that are allowed in General Urban Tier land use are medium-intensity retail services such as convenience retail stores, professional offices, cafes, restaurants, grocery stores, clinics, hotels and other small businesses.

The current Agribusiness/RIMSE Tier land use category recommends a minimum of twenty five-acre lots for businesses that produce, process or distribute agricultural products and/or livestock or conduct related agribusiness activities. Various light industrial and manufacturing uses are also allowed under this land use designation. Light industrial uses are considered incompatible with non-industrial uses;

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

they should be screened and buffered from adjoining non-industrial uses. In addition, research, technology, manufacturing, and allied office parks with supporting uses such as restaurants, gas stations, and other similar uses as well as amateur and professional large scale sports and entertainment venues with supporting uses may also be accommodated within this land use category.

For the area where the subject property is located, urban development with various residential densities and commercial/service uses with various intensities are envisioned. Even though this area is mostly vacant at this moment, it has the potential of growth with envisioned urban growth pattern by the Heritage South Sector Plan. The land use plan promotes General Urban land use for the areas close to the Southwest Loop 410. The requested use, Agribusiness/RIMSE Tier, can be accommodated in areas that are already designated with this land use classification in the Heritage South Sector Plan area. Agribusiness/RIMSE is an incompatible use with the existing surrounding residential uses and envisioned urban development pattern of the future. Therefore, it would be inconsistent with Sector Plan's vision and it would significantly alter the potential growth pattern of this area.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: South State Highway 16 is a Super Arterial Type B with a two-way frontage road.

Other streets: Kingsride Boulevard is a collector. Applewhite Road, across from Kingsride Boulevard, is a major road.

Comments: The proposed use would impact the capacity of the frontage road since this road has a stop sign at the crossing roads and the nearest intersection with Kingsride Boulevard is extremely close to the intersection with the Highway 16 where left turn to the Highway 16 is already a difficult task.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: Bob Hope Elementary School is a half mile, Palo Alto Methodist Church is one mile, and San Antonio College is 1.4 miles away from the subject property.

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

The areas surrounding this section of the South State Highway 16, between Southwest Loop 410 to the north and Kingsride Boulevard/Applewhite Road to the south, is designated with General Urban Tier land use where urban development with various residential densities and commercial/service uses with various intensities are envisioned. Even though this area is mostly vacant at this time, it has the potential for growth in the future as envisioned by the general urban pattern designated in the Heritage South Sector Plan. The requested land use is an incompatible use with the existing surrounding residential uses and development pattern envisioned by the Sector Plan. Therefore, it would be inconsistent with Sector Plan's vision to promote urban growth and it would significantly alter the potential growth pattern of this area. Staff recommends denial of the proposed land use change.

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

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: January 25, 2012

Approval

Denial

Resolution Attached

Newspaper Publication Date of Public Hearing: January 6, 2012

No. Notices mailed 10 days prior to Public Hearing: 9 to owners of property within 200 feet; 29 to planning team members

Registered Neighborhood Association(s) Notified: None, there are no registered neighborhood association within 200 feet of the subject property.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2012053 S

Current zoning district: UD

Proposed zoning district: MI-1 S (Contractor Facility)

Zoning Commission Public Hearing Date: February 7, 2012

Approval

Denial

Planning and Community Development Department Staff:

David L. Ellison

Interim Director

Christopher Looney, AICP

Assistant Director

Case Manager: John Osten

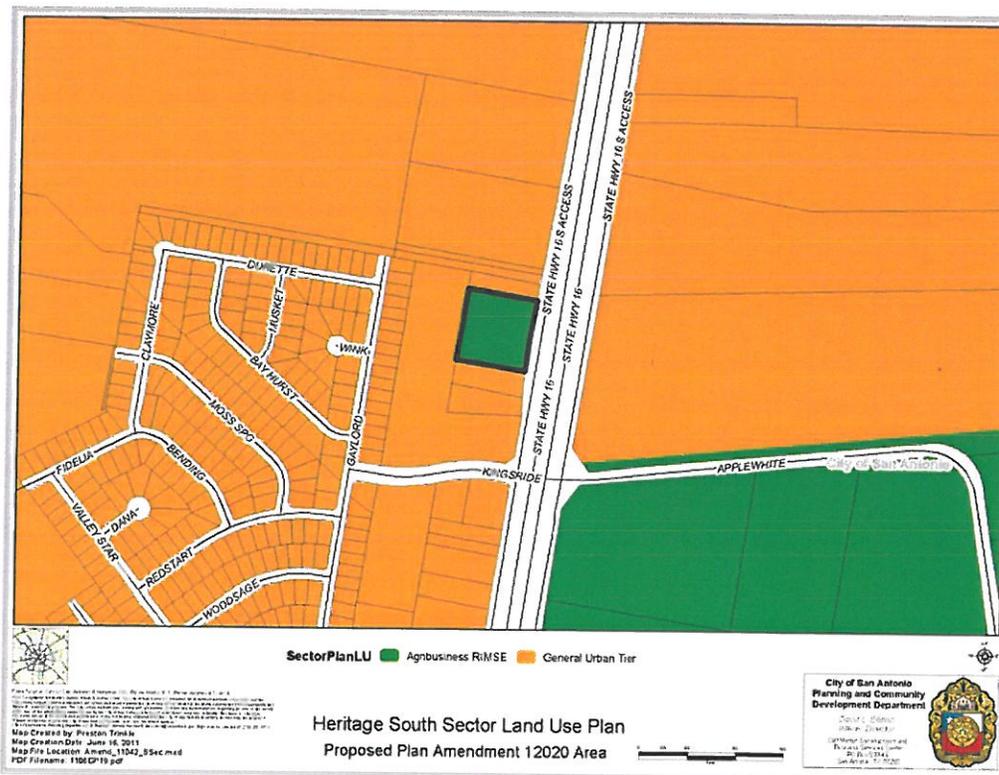
Senior Planner

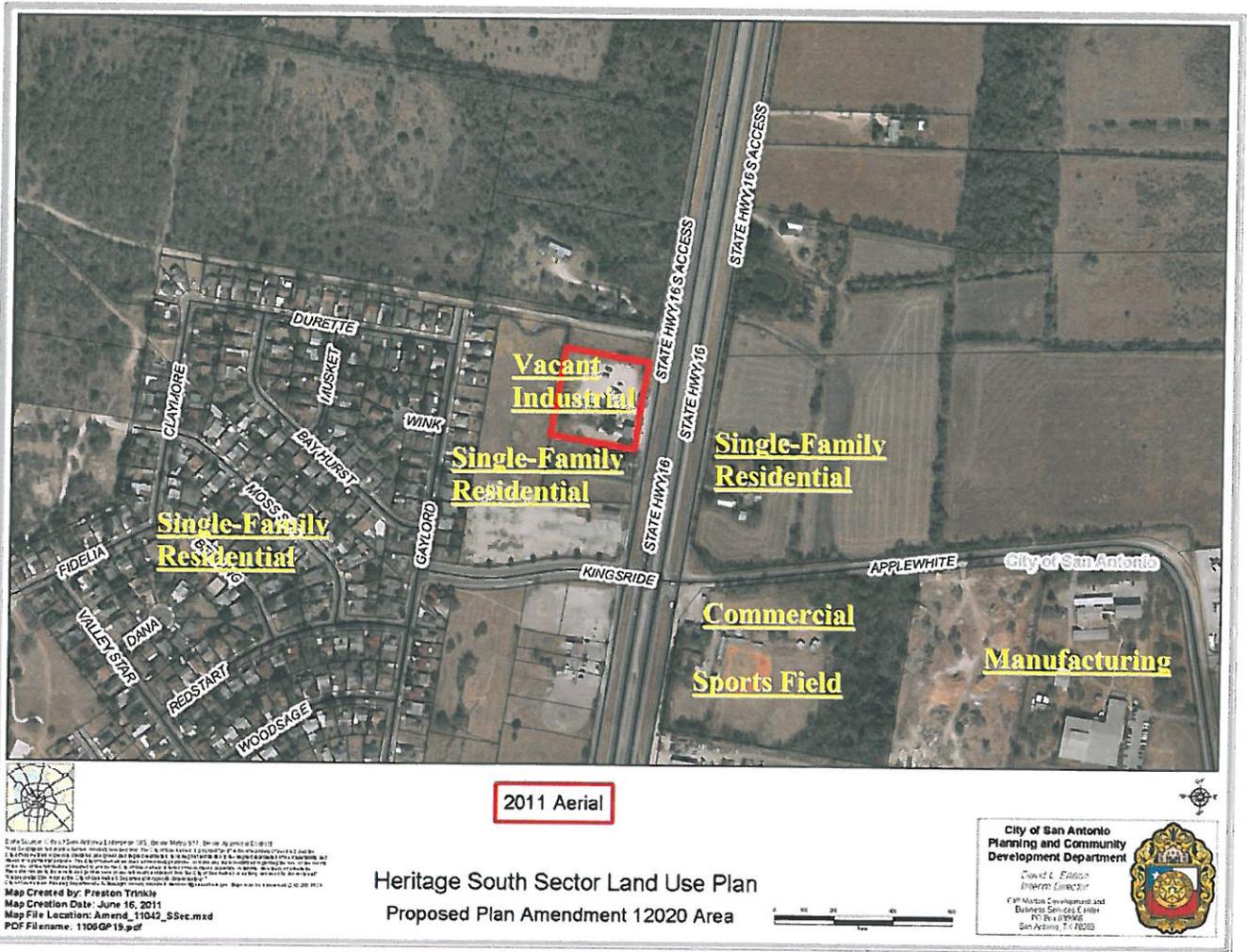
Phone No.:207-2187

Land Use Plan as adopted:



Proposed Amendment:





2011 Aerial

Life Source - City of San Antonio GIS Department
Map Created by: Preston Trinkle
Map Creation Date: June 16, 2011
Map File Location: Amend_11042_SSec.mxd
PDF Filename: 1106GP19.pdf

Heritage South Sector Land Use Plan
Proposed Plan Amendment 12020 Area

City of San Antonio
Planning and Community
Development Department
Cristina E. Falcón
Director
City of San Antonio
1001 South Alamo
San Antonio, TX 78203



RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE HERITAGE SOUTH SECTOR PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM GENERAL URBAN TIER LAND USE TO AGRIBUSINESS/RIMSE TIER LAND USE FOR AN AREA OF APPROXIMATELY 2.04-ACRES LOCATED AT 10905 AND 10907 SOUTH STATE HIGHWAY 16.

WHEREAS, City Council approved the Heritage South Sector Plan as an addendum to the Master Plan on September 16, 2010; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on January 25, 2012 and **DENIED** the amendment on January 25, 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 **INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420; and

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

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

PASSED AND APPROVED ON THIS 25th DAY OF JANUARY 2012.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Chair
San Antonio Planning Commission

Master Plan Amendment 12020

Heritage South Sector Plan

Planning Commission

January 25, 2012

Agenda Item No. XX

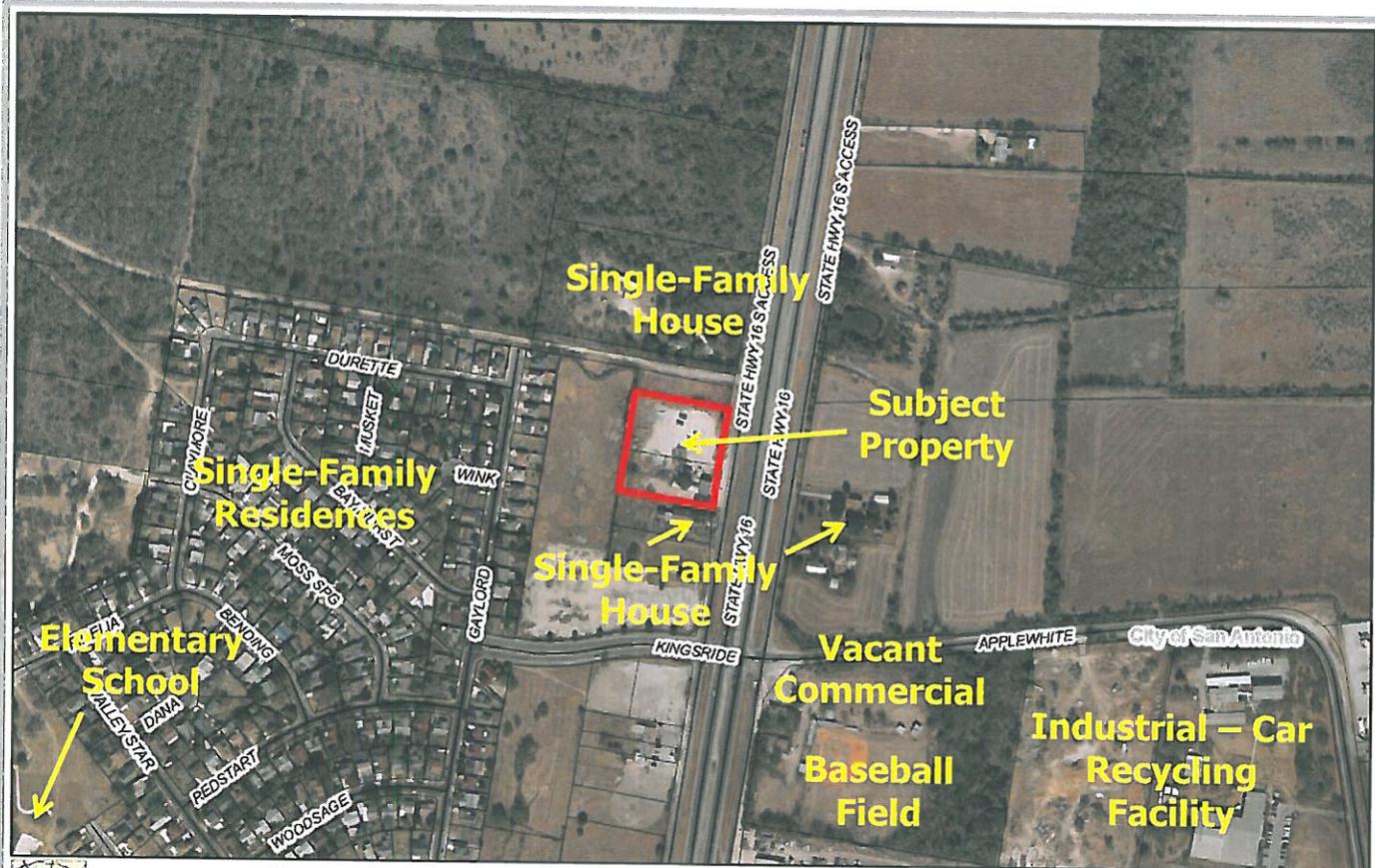
Amendment 12020

Plan as adopted:

Proposed amendment:



Surrounding Land Uses



2011 Aerial

Map Created by: Preston Trinkle
 Map Creation Date: June 16, 2011
 Map File Location: Amend_11042_SSsec.mxd
 PDF Filename: 1106GP19.pdf

Heritage South Sector Land Use Plan
 Proposed Plan Amendment 12020 Area



City of San Antonio
 Planning and Community
 Development Department

David L. Ellison
 Interim Director

1301 Market Development and
 Business Services Center
 144 West Commerce
 San Antonio, TX 78205



Area Images - I



Subject Property – Facing the Frontage Road



Subject Property



Subject Property



Agribusiness/RIMSE Proposed for 2.04 acres

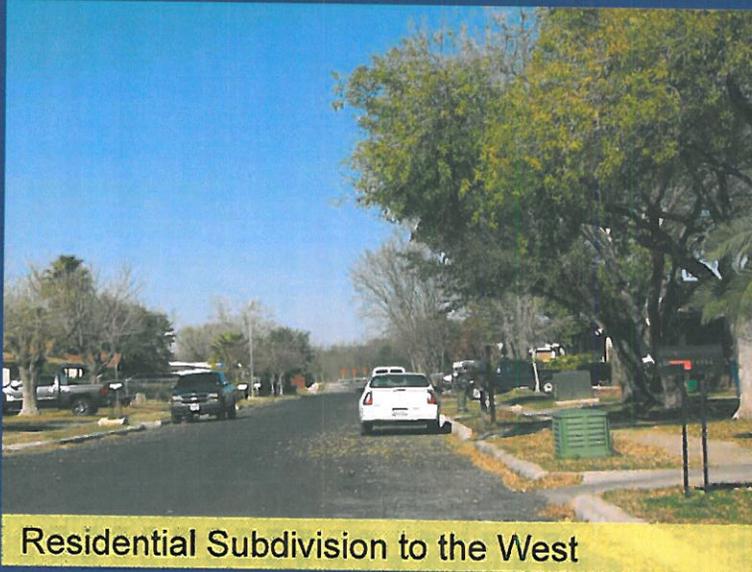
Area Images - II



Adjacent Single-Family Residential Property



Single-Family Residence to the North



Residential Subdivision to the West



Single-Family Residences Across Hwy 16

Staff Recommendation

Denial of the request to amend from
General Urban Tier land use to
Agribusiness/RIMSE Tier land use

Item # 17

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

**STAFF RECOMMENDATION TO
PLANNING COMMISSION
JANUARY 25, 2012**

GENERAL LOCATION: Council District 4, within Port San Antonio, south of Highway 90 and north of SW Military Drive

SUBJECT: Designation of a segment of 36th Street on the Major Thoroughfare Plan (MTP)

APPLICANT: Port San Antonio, Albert Raymond

BACKGROUND INFORMATION

In 1987, the City of San Antonio designated 36th Street as a Secondary Arterial Type B (70-86 feet of Right-of-Way) on the Major Thoroughfare Plan (MTP). The existing segment of 36th Street begins at Highway 90 and extends north to Bandera Road, at which point this segment of the MTP becomes Hillcrest Drive and extends further north and ends at Fredericksburg Road (See Attachment A). It is approximately 5.5 miles in length.

This request is to add a new segment of 36th Street as a Secondary Arterial Type A (86 feet of Right-of-Way) on the Major Thoroughfare Plan (MTP). The proposed new section on the MTP begins at Highway 90 and extends south, through Port San Antonio, and ends at the designation of Kelly Parkway on the Major Thoroughfare Plan. It is approximately 2.6 miles in length.

ISSUES

The Port San Antonio/Lackland Air Force Base area has sparse north-south connectors. The closest north-south connectors to the Port that are built, are General McMullen to the east and West Military Drive to the west. The spacing between these two connectors is approximately four miles. Callaghan Road/North-South Connector is also designated in the MTP from Highway 90 to SW Military Drive but has not yet been built. The proposed segment of 36th Street provides an additional north-south connection, which allows for more direct access to the Port for existing and future businesses.

Port San Antonio is seeking to enhance the arterial classification of this proposed segment, compared to the existing segment of 36th Street on the MTP. The increased amount of ROW will accommodate future traffic volume associated with current land uses and proposed development within the Port. Existing land uses within Port San Antonio include aerospace, airfield related businesses, and office spaces. West of the proposed 36th Street extension, Port San Antonio is currently planning for approximately 150 acres of new development for additional aerospace and air cargo facilities.

Plans and construction have begun on the new 36th Street segment proposed for addition to the Major Thoroughfare Plan. Port San Antonio has collaborated with local, state, and federal partners for funding and project construction management.

The entire extension of 36th Street will be built in five major phases.

- The first phase is the construction of an interchange at Highway 90, which has been completed by the Texas Department of Transportation (TxDOT).
- The second phase extends south from Highway 90 to Growdon Road, which is located at the northern boundary of Port San Antonio (See Attachment B).
- The third phase is from Growdon Road to General Hudnell Drive. It is divided into two parts. The first part, Phase 3a, is from Growdon Road to Billy Mitchell Boulevard and the second part, Phase 3b is from Billy Mitchell Boulevard to General Hudnell Drive.
- Phases 2 and 3a are currently under construction and the management for the construction is provided by the City of San Antonio. Funding for Phase 3b (from Billy Mitchell Boulevard to General Hudnell Drive) is currently proposed on the San Antonio 2012 Bond.
- Port San Antonio is currently in the process of identifying funding sources for the fourth and fifth phases of the 36th Street extension.

PROCESS HISTORY

On February 25, 2011, a stakeholder meeting was held at which time the following agencies and departments were canvassed: City of San Antonio (CoSA) Development Services Department Engineering Section; CoSA Planning and Community Development Department, Comprehensive Planning Section; CoSA Public Works Department, Traffic Engineering and Planning Section; VIA; Bexar County; and TxDOT.

On March 16, 2011, an informational meeting was held for impacted property owners within 200 feet of the proposed re-alignment.

TAC RECOMMENDATION

On December 19, 2011, the Technical Advisory Committee (TAC) of the Planning Commission recommended approval of staff recommendation.

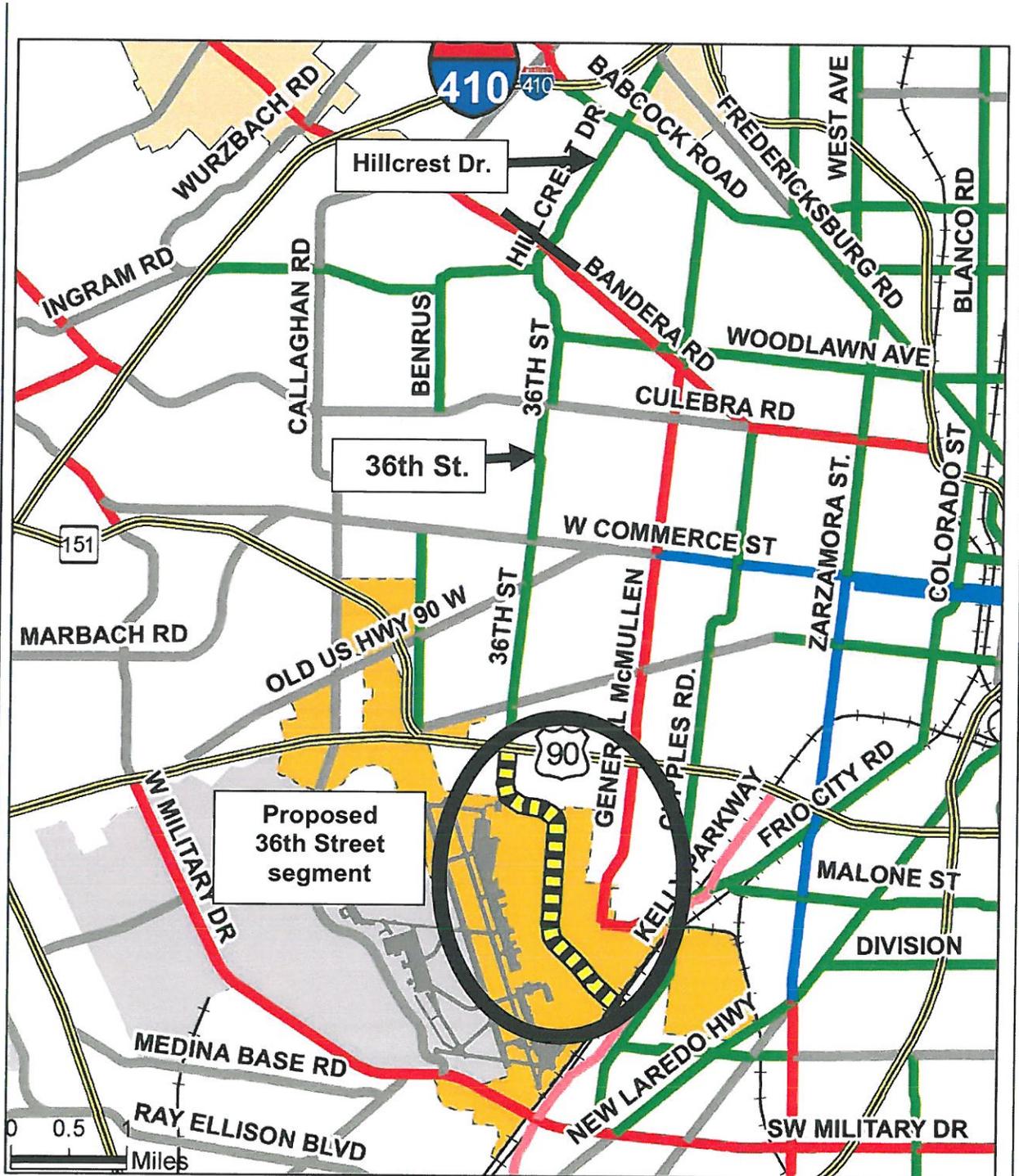
STAFF RECOMMENDATION

Staff recommends approval to designate a segment of 36th Street as a Secondary Arterial Type A (86 feet Right-of Way) on the Major Thoroughfare Plan, a component of the San Antonio Comprehensive Master Plan, generally located within Port San Antonio, south of Highway 90 and north of SW Military Drive.

PLANNING AND COMMUNITY DEVELOPMENT STAFF

| | |
|--------------------------|---|
| Christopher Looney, AICP | Assistant Director |
| Trish Wallace, AICP | Manager, Comprehensive Planning |
| Priscilla Rosales-Piña | Planning Coordinator, Comprehensive Planning, (210)207-7839 |

ATTACHMENT A



36th Street Major Thoroughfare Plan Amendment Local Streets

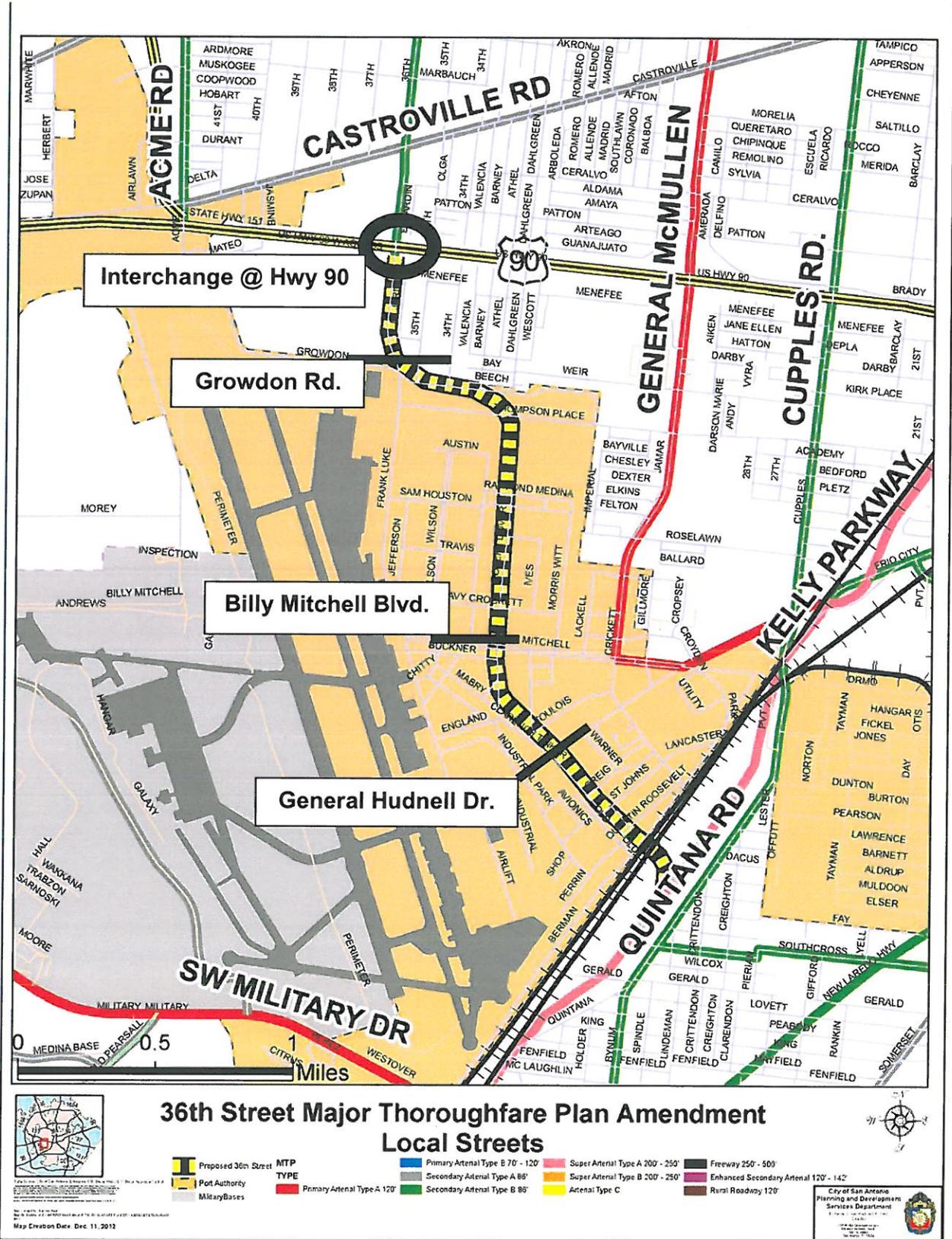


- | | | | |
|----------------------|------------------------------|------------------------------------|---|
| Proposed 36th Street | MTP TYPE | Primary Arterial Type B 70' - 120' | Super Arterial Type A 200' - 250' |
| Port Authority | Primary Arterial Type A 120' | Secondary Arterial Type B 86' | Super Arterial Type B 200' - 250' |
| Military Bases | Freeway 250' - 500' | Arterial Type C | Enhanced Secondary Arterial 120' - 142' |
| | | Rural Roadway 120' | |

Map Creation Date: Dec 11, 2012



ATTACHMENT B



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE MAJOR THOROUGHFARE PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, TO DESIGNATE A SEGMENT OF 36TH STREET AS A SECONDARY ARTERIAL TYPE A (86 FEET RIGHT-OF-WAY), GENERALLY LOCATED WITHIN PORT SAN ANTONIO, SOUTH OF HIGHWAY 90 AND NORTH OF SW MILITARY DRIVE.

WHEREAS, the Planning Commission is charged by the City Charter with the responsibility to make, amend, extend, and add to the City of San Antonio Master Plan for the physical growth and development of the City; and

WHEREAS, the City of San Antonio Major Thoroughfare Plan was adopted on September 21, 1978 by City Council as a component of the City of San Antonio Master Plan; and

WHEREAS, the Planning Commission held a public hearing on January 25, 2012, in order to receive comments on the attached proposed amendment from parties of interest and other citizens.

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

SECTION 1: The amendment to the Major Thoroughfare Plan, a component of the Master Plan of the City, to designate a segment of 36th Street as a Secondary Arterial Type A (86' of right-of-way) generally located within Port San Antonio, south of Highway 90 and north of SW Military Drive, is herein approved and recommended to the City Council for adoption.

PASSED AND APPROVED ON THIS 25th DAY OF JANUARY 2012.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

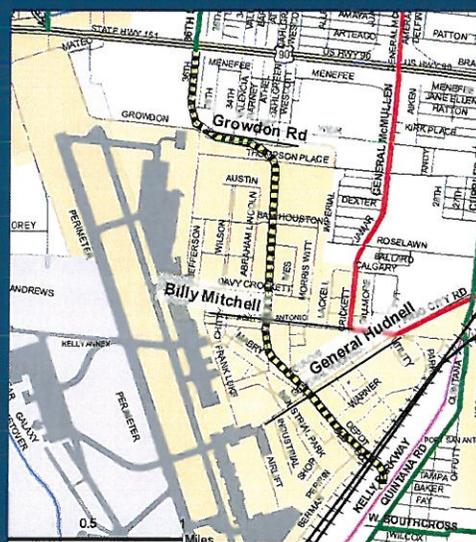
Chair
San Antonio Planning Commission

Proposed 36th Street (Port SA) Amendment to the Major Thoroughfare Plan

Planning Commission
January 25, 2012

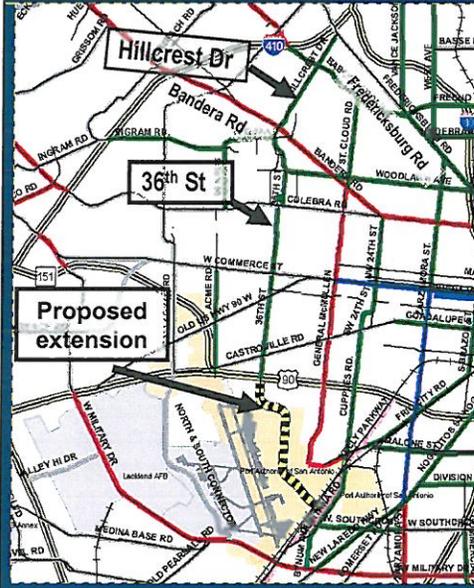


Request Summary



- Applicant: Port San Antonio
- Designate 36th St. within Port as Sec. Arterial Type A
- Increase connectivity to and within the Port

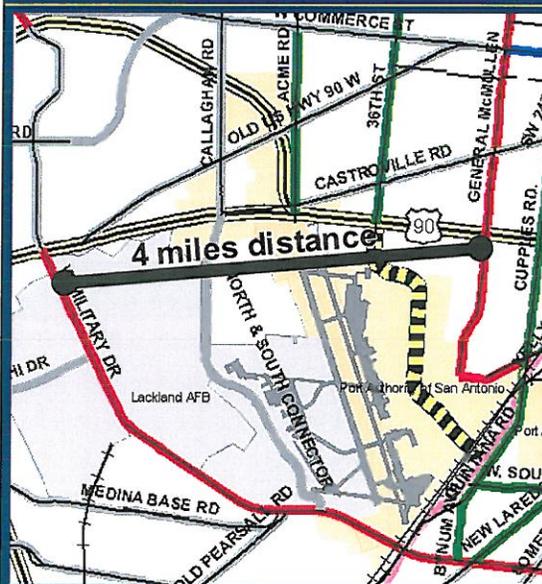
Background



- 1978 Ordinance added alignment:
 - 36th St: Hwy 90 to Bandera Rd
 - Hillcrest Dr: Bandera Rd to Fredericksburg Rd
- Proposed Amendment extends alignment:
 - Hwy 90 W to North of SW Military Dr
 - through the Port San Antonio
 - City Council Dist. 4

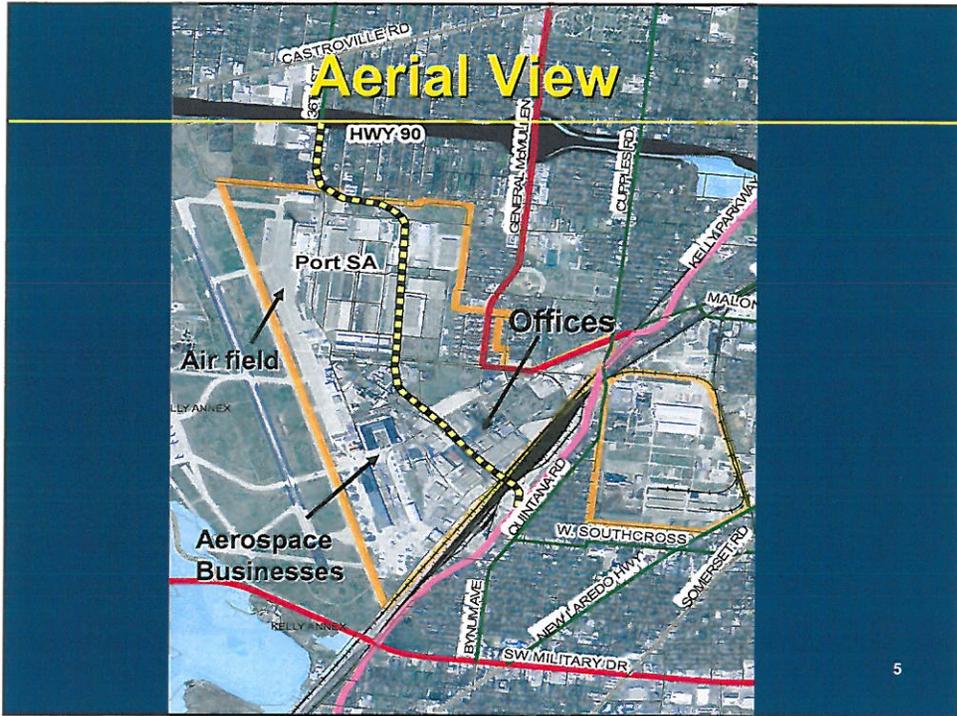
3

Thoroughfare Spacing

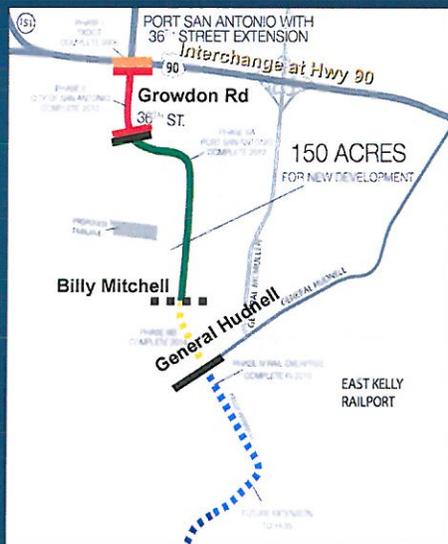


- Nearest existing north-south connectors: General McMullen & W Military Dr.
- 4 miles between these connectors
- Callaghan Rd/North-South Connector to the west is an alignment

4

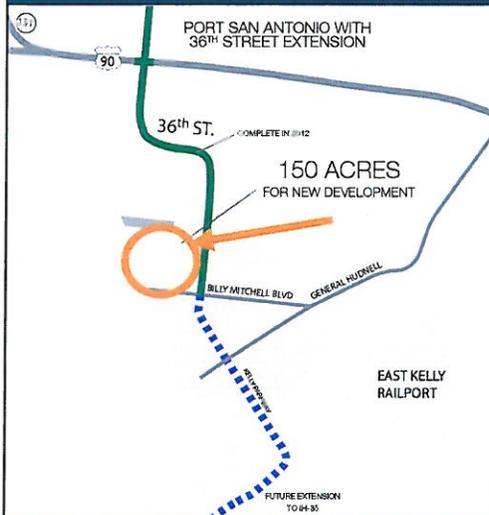


36th Street Construction Project



- Multiple Partners: federal, state & local agencies
- 5 major phases
 1. Interchange at Hwy 90
 2. Hwy 90 to Growthon Rd
 - 3.A. Growthon Rd to Billy Mitchell Dr
 - 3.B. Billy Mitchell to General Hudnell
 - 4 & 5 Extension to the south

New Development



Proposed alignment would open up approximately 150 acres, to west of road, for the new development of air field facilities

7

Schedule

- February 25, 2011: MTP Committee
- March 16: Public Info Meeting
- December 19: TAC meeting
- January 25, 2012: Planning Commission
- March 1, 2012: City Council

8

Staff Recommendation

Approval to designate a segment of 36th Street as a Secondary Arterial Type A on the MTP, generally located within Port San Antonio, south of Hwy 90 West and north of S.W. Military Drive.

Item # 18

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

A RESOLUTION APPOINTING A MEMBER TO THE
PLANNING COMMISSION TECHNICAL ADVISORY
COMMITTEE FOR A TWO YEAR TERM.

* * * * *

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

Section 1. _____ is appointed to the Planning Commission Technical Advisory Committee as a Planning Commission member, with a term to expire April 27, 2014.

PASSED AND APPROVED THIS 25th DAY OF January 2012.

APPROVED:

Chair

ATTEST: _____
Executive Secretary

P/C AGENDA FOR January 11, 2012

| Item Number | Item Name | Company | Owner Information | Agent Information |
|-------------|--------------------------------------|--------------------------------------|-------------------|-------------------|
| 6A & 7 | Grissom Road Business Park | Healthro LTD | Henry Daughtry | |
| 6B & 8 | Calicar, Unit-3 | City Bases West, LP | Mark D. Granados | |
| 9 | Stone Oak Nursing Home | FSCF III, LLC | Joseph Bell | |
| 10 | Alamo Farmstead Lots 24 & 25 Vac Dec | | Adrian Lozano | |
| 11 | SP 1384 | Capital Improvements Management Serv | | |
| 12 | SP 1479 | Capital Improvements Management Serv | | |
| 13 | SP 1606 | Capital Improvements Management Serv | | |