



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

**PLANNING COMMISSION AGENDA**  
**❧ January 9, 2013 ❧**  
**2:00 P.M.**

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

Jody R. Sherrill  
Daniel D. Kossl  
Zachary Harris

Kevin Love  
George Peck  
Marcello Diego Martinez

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

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

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

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

1. **1:30 P.M.** - Work Session, Tobin Room
  - A. Agenda items may be discussed (Development Services Department)
  - B. Discussion regarding plat notes (Development Services Department)

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

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

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

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

**Planned Unit Development (PUD) Plans**

5. **PUD 05-006A\***: Request by Tuscan Oaks SA, Ltd., for approval of the **Tuscan Oaks PUD Plan**, generally located northwest of the intersection of Bulverde Road and Smithson Valley Road, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
6. **PUD 12-007**: Request by Landquest Acquisitions, LLC, for approval of the **Stahl Road 21 Ac. Subdivision PUD Plan**, generally located on the south side of Stahl Road, east of Ross Oak Street, in Council District 10. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

**Plats**

7. **110297\***: Request by Tuscan Oaks, Inc., for approval of a major plat to subdivide a 6.0009-acre tract of land to establish the **Tuscan Oaks, Unit 3A Planned Unit Development** Subdivision, generally located south of the intersection of Rustic Brook and Trinity Glade, outside San Antonio City Limits. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
8. **120099\***: Request by Loadstar, Inc. for approval of a major plat to replat and subdivide a 12.297-acre tract of land to establish **Town Center at La Cantera, Phase I (Enclave)**, generally located north of Loop 1604, west of Interstate Highway 10, in Council District 8. **Staff recommends approval.** (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
9. **120165**: Request by Shaggy Development, LLC, for approval of a major plat to subdivide a 23.80-acre tract of land to establish the **Wortham Oaks, Unit-7 (Enclave) Subdivision**, generally located at the extension of Carriage Cape, east of Wortham Oaks Boulevard, outside San Antonio City Limits. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
10. **120166**: Request by Shaggy Development, LLC, for approval of a major plat to subdivide a 16.54-acre tract of land to establish the **Wortham Oaks, Unit-8 (Enclave) Subdivision**, generally located at the extension of Akin Place, east of Akin Gate, outside San Antonio City Limits. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
11. **120171**: Request by Wal-Mart Real Estate Business Trust & PRA/GFR Nacogdoches, LP, for approval of a major plat to subdivide a 23.634-acre tract of land to establish the **Northgate Plaza Subdivision**, generally located north of the intersection of Thousand Oaks Drive and Nacogdoches Road, in Council District 10. **Staff recommends approval.** (Rudy Muñoz, Planner, (210) 207-5014, rudy.munoz@sanantonio.gov, Development Services Department)

12. **120209\***: Request by 2011 Kinder Ranch, LLC., for approval of a major plat to subdivide a 12.168-acre tract of land to establish **Kinder Northeast, Unit-3 (PUD)**, generally located north of the intersection of Gooseberry and Pimpenel, outside San Antonio City Limits. **Staff recommends approval.** (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
13. **120222\***: Request by Pecan Creek Parkway SPE, LLC, for approval of a major plat to subdivide a 1.23-acre tract of land to establish the **Pecan Creek Ranch Unit 2 Subdivision**, generally located northwest of the intersection of Toutant Beauregard Road and Anaqua Springs, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
14. **120372**: Request by Educational Resource Center, Inc., for approval of a major plat to subdivide a 4.620-acre tract of land to establish the **John Wood Charter Inspire Academies** Subdivision, generally located southeast of the intersection of Bandera Road and Brae Ridge, within City Council District 8. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
15. **120403\***: Request by Huey Commercial Properties, Ltd., for approval of a major plat to subdivide a 2.162-acre tract of land to establish the **Bulverde Crossing Unit 2 Subdivision**, generally located southeast of the intersection of U.S. Highway 281 and Bulverde Road, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
16. **130002**: Request by Anaqua Springs Ranch, Inc., for approval of a major plat to subdivide a 10.759-acre tract of land to establish the **Anaqua Springs Ranch VA-1 PUD Subdivision**, generally located northwest of the intersection of Miranda Ridge and Cimarron Crest, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)

#### **Plat Deferrals**

17. **120158**: A resolution directing staff to terminate temporary utility service and revoke building permits pending plat approval and recording of **Lien HOA Temple Subdivision**, generally located northeast of the intersection of Excalibur Drive and Fratt Road, within City Council District 2. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
18. **130074**: Request by Weststar Alamo for temporary utility service prior to plat approval and recordation of the **SAYC Subdivision** two (2) single family lots consisting of 2.601 acres, located at 11011 Shaenfield Road, outside San Antonio City Limits. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
19. **130101**: Request by Southwest School of Art and Crafts for temporary utility service prior to plat approval and recordation of the **Southwest School of Arts Addition Subdivision** for one (1) non-single family lot consisting of 0.85 acres, located at 1201 Navarro, in Council District 1. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)

## Time Extensions

20. **080178:** Request by SA Kinder Ranch No. 1, Ltd. for a one (1) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for the **Kinder Parkway, Unit-2**, generally located at the extension of Kinder Parkway from Kinder Bluff, outside San Antonio City Limits. **Staff recommends approval.** (Larry Odis, Planner (210) 207-0210, [larry.odis@sanantonio.gov](mailto:larry.odis@sanantonio.gov), Development Services Department)

## Comprehensive Master Plan Amendments

21. **PA 13006:** A request by Carlos Lomelin and Hector Islas, for approval of a resolution to amend the future land use plan contained in the Tobin Hill Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.799 acres of land at 211,215 and 219 Courtland Place, and 2003 and 2011 McCullough Avenue from "Low Density Mixed Use" to "High Density Residential", in City Council District 1. Staff recommends Approval. (Robert C. Acosta, Planner, (210) 207-0157, [racosta@sanantonio.gov](mailto:racosta@sanantonio.gov) , Department of Planning and Community Development)
22. **PA 13007:** A request by James McKnight, for approval of a resolution to amend the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Master Plan of the City, by changing the use of approximately 1.988 acres of land at 426 Everest Avenue, 430 Everest Avenue, 214 West Sunset Road, 220 West Sunset Road, 226 West Sunset Road, and 232 West Sunset Road from "Medium Density Residential" to "Community Commercial", in City Council District 1. Staff recommendations Approval. (Tyler Sorrells, AICP, Planner, (210) 207-7395, [tyler.sorrells@sanantonio.gov](mailto:tyler.sorrells@sanantonio.gov) Department of Planning and Community Development)
23. **PA 13008:** A request by James McKnight, for approval of a resolution to amend the future land use plan contained in the Eastern Triangle Community Plan, a component of the Master Plan of the City, by changing the use of approximately 1.0958 acres of land at 4282 E. IH-10 and 307 Highway Drive from "Community Commercial" to "Industrial", in City Council District 1. Staff recommendations Denial. (Tyler Sorrells, AICP, Planner, (210) 207-7395, [tyler.sorrells@sanantonio.gov](mailto:tyler.sorrells@sanantonio.gov) Department of Planning and Community Development)
24. **PA 13009:** A request by Maria G. Mendiola, for approval of a resolution to amend the future land use plan contained in the West/Southwest Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 0.3719 acres of land at 251 Altitude Drive from "Civic Center" to "General Urban Tier", in City Council District 4. Staff recommends Approval. (Robert C. Acosta, Planner, (210) 207-0157, [racosta@sanantonio.gov](mailto:racosta@sanantonio.gov) , Department of Planning and Community Development)
25. **PA 13010:** A request by Ashley Farrimond, for approval of a resolution to amend the future land use plan contained in the Mahncke Park Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.4018 acres of land at 149 Perry Court, 153 Perry Court, 152 Burr Road, and 156 Burr Road from "Urban Single Family Residential" to "**Compact Multi Family Residential**", in City Council District 9. Staff recommendations approval. (Tyler Sorrells, AICP, Planner, (210) 207-7395, [tyler.sorrells@sanantonio.gov](mailto:tyler.sorrells@sanantonio.gov) Department of Planning and Community Development)

## Other Items

26. Consideration and possible action on convening the Planning Commission Technical Advisory Committee for the purpose of advising the Planning Commission on current acceptable plat notes form and contents, per section 35-B121(c)(22).
27. Approval of the minutes for the December 12, 2012 Planning Commission meeting.
28. Director's report - City Council Action Update (Planning Commission Items sent to Council).
29. Adjournment.



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 5

**Public Hearing:**

Planning Commission  
January 9, 2013

**Application/Case Number:**

PUD 05-006A

**Project Name:**

Tuscan Oaks

**Applicant:**

James H. Japhet

**Representative:**

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

**Owner:**

Tuscan Oaks SA, Ltd.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located northwest of the  
intersection of Bulverde Road and  
Smithson Valley Road

**MAPSCO Map Grid (Ferguson):**

451 E-6

**Tract Size:**

42.21

**Council District(s):**

ETJ

**Notification:**

Notices mailed December 21, 2012

- Seven (7) to property owners  
within 200 feet

Internet Agenda Posting January 4,  
2013

**REQUEST**

Approval of the Tuscan Oaks Planned Unit Development  
(PUD) plan Major Amendment

**RECOMMENDED ACTION**

Approval

**ALTERNATIVE ACTIONS**

The possible actions the Planning Commission may make on this  
item are as follows:

1. Approval as requested
2. Approval with conditions
3. Denial

**CASE HISTORY:**

The original plan was approved by the Planning Commission on  
November 9, 2005. The amendment is for the addition of 14.11  
acres to include 45 single-family lots and 1 non-single family  
residential lot and one thousand eight hundred ninety (1,890)  
Linear feet of private streets.

**I. ANALYSIS**

**A. Proposed Use(s)**

The proposed PUD Plan will consist of one hundred fifty (150) single-family residential lots, sixty-five percent (65%) of open space, approximately six thousand one hundred eighty (6,180) linear feet of private streets and one thousand six hundred and sixty (1,660) linear feet of public streets.

**B. Zoning**

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

**C. Surrounded Land Uses and Zoning**

Land Use Overview		
	Zoning Districts	Current Land Use
North	OCL	Single family residential
South	OCL	Single family residential
East	OCL	Single family residential
West	OCL	vacant

**D. Major Thoroughfare(s)**

Bulverde Road, Secondary Arterial Type A, 86-foot minimum right-of-way  
Smithson Valley Road, Secondary Arterial Type A, 86-foot minimum right-of-way

**E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on December 5, 2012.

Furthermore, the subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), Camp Bullis was notified and the Commander stated that because the western half of this development has already been cleared and the eastern portion has a habitat assessment for the 5 acres and the remaining 15 or so acres contain relatively sparse tree canopy cover, it appears there are no endangered species issues with the PUD that would affect Camp Bullis.

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

**Interdepartmental Review**

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

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

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Applications**

MDP 847A, Tuscan Oaks, accepted on October 30, 2012

**B. Evaluation Criteria**

According to Section 35-344(a) of the Unified Development Code (UDC), the Planning Commission shall utilize the evaluation criteria of this Section in reviewing a PUD plan. Staff finds that the Tuscan Oaks PUD, as proposed, meets the evaluation criteria of Section 35-344(a) of the UDC.

**C. Notices**

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

**III. RECOMMENDATION**

Approval of the proposed **Tuscan Oaks Planned Unit Development (PUD) Plan**.

**IV. ATTACHMENTS**

1. Proposed PUD Plan





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 6

**Public Hearing:**

Planning Commission  
January 9, 2013

**Application/Case Number:**

12-007

**Project Name:**

Stahl Road 21 Ac.

**Applicant:**

Jeff Brown

**Representative:**

M.W. Cude Engineers, LLC  
c/o Patrick Murphy, P.E., CFM

**Owner:**

Landquest Acquisitions, LLC

**Staff Coordinator:**

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

**Property Address/Location:**

On the south side of Stahl Road, east  
of Ross Oak Street.

**MAPSCO Map Grid (Ferguson):**

519 C-5

**Tract Size:**

20.38 acres

**Council District:**

10

**Notification:**

Eighty five (85) notices were mailed  
to property owners within 200 feet,  
and to the Fox Run Home Owners  
Association and to the Spring Creek  
Neighborhood Alliance.  
Internet Agenda posting January 4,  
2013

**REQUEST**

Approval of a Planned Unit Development (PUD) plan **Stahl  
Road 21 Ac.**

**APPLICATION TYPE**

PUD

**RECOMMENDED ACTION**

Approval

**ALTERNATIVE ACTIONS**

The possible actions the Planning Commission may make on this  
item are as follows:

1. approve as requested
2. approve with conditions
3. denial

**I. ANALYSIS**

**A. Proposed Uses**

The proposed PUD will consist of eight hundred and one hundred (100) single-family residential lots, fifty seven (57%) of open space, and approximately two thousand nine hundred seventy-two (2,972) linear feet of private streets.

**B. Zoning**

“PUD” “R-6” Planned Unit Development Single-Family Residential

The PUD zoning designation on the subject property was established by Ordinance No. 84587, which was approved on August 22, 1996, and Ordinance No. 91124, which was approved on January 13, 2000.

**C. Surrounded Land Uses and Zoning**

Land Use Overview		
	Zoning Districts	Current Land Use
North	R-6	Single-family residential
South	R-5	Single-family residential
East	R-6	Single-family residential
West	R-6	Single-family residential

**D. Major Thoroughfare(s)**

Stahl Road, Secondary Arterial Type A, 86-foot minimum ROW

**E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on September 20, 2012.

**F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on October 2, 2012.

**II. SUPPLEMENTAL INFORMATION**

**A. Evaluation Criteria**

According to Section 34-344(a) of the Unified Development Code (UDC), the Planning Commission shall utilize the evaluation criteria of this Section in reviewing a PUD plan. This single-family residential development of the Stahl Road 21 Acre PUD, as proposed, meets the evaluation criteria of Section 35-344(a) of the UDC.

**B. Notices**

To the present, staff has not received a written response from the surrounding property owners.

**III. RECOMMENDATION**

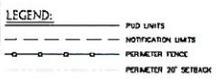
Approval of the proposed **Stahl Road 21 Ac.**

**IV. ATTACHMENTS**

1. Proposed P.U.D. Plan

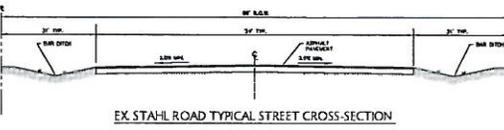
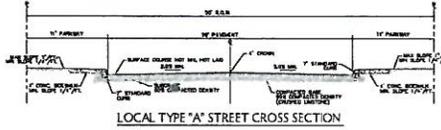
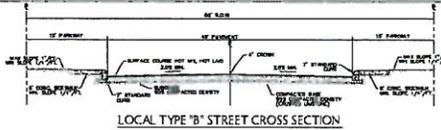
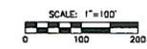


**LEGAL DESCRIPTION**  
 LOTS 2, 3, 4, AND 5, BLOCK 14, N.C.B. 17750, ST. STAHL ROAD, 66 ACRES, PLATS RECORDED IN RECORDS DEPARTMENT, 2012.

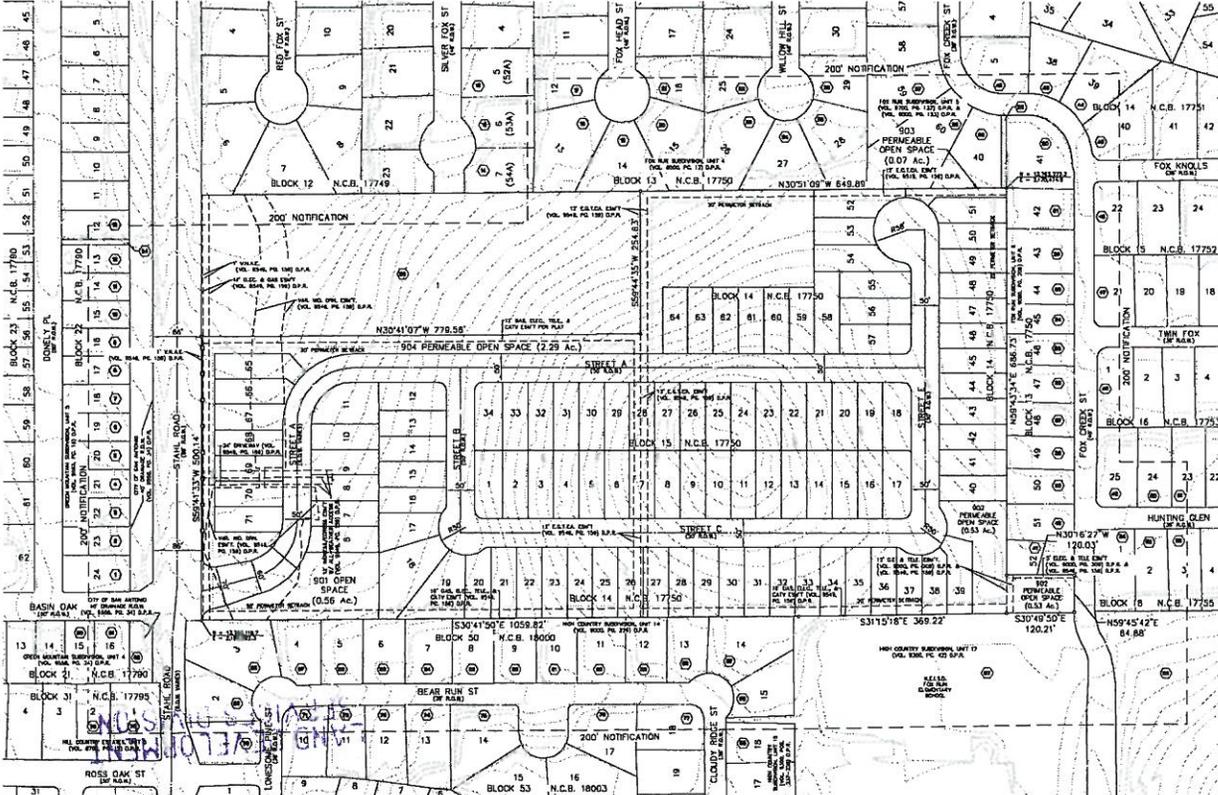


**DEVELOPER**  
 LANDQUEST ACQUISITIONS, LLC  
 CONTACT PERSON: BRYAN BROWN  
 9311 SAN PEDRO AVE, STE 800  
 SAN ANTONIO, TX 78216  
 TEL: (210) 366-2222  
 FAX: (210) 366-2221

**CIVIL ENGINEER/DESIGNER**  
 CUDE ENGINEERS, LLC  
 CONTACT PERSON: CHRISTOPHER DICE, P.E.  
 13504 LOOP EAST, SUITE 104  
 SAN ANTONIO, TEXAS 78232  
 (210) 681-2951  
 FAX: (210) 523-7112  
 WWW.HWCUDE.COM



- PROPERTY OVERLAYS:**
- 1. FLOOD HAZARD ZONE (FLOOD INSURANCE RATE MAP)
  - 2. STATE HIGHWAY RIGHT-OF-WAY
  - 3. COUNTY ROAD RIGHT-OF-WAY
  - 4. CITY STREET RIGHT-OF-WAY
  - 5. UTILITY RIGHT-OF-WAY
  - 6. AIRCRAFT NOISE CONTOUR
  - 7. HISTORIC DISTRICT
  - 8. ENVIRONMENTAL SENSITIVE AREA
  - 9. OPEN SPACE
  - 10. WETLANDS
  - 11. WILDLIFE HABITAT
  - 12. WILDLIFE CORRIDOR
  - 13. WILDLIFE REFUGIUM
  - 14. WILDLIFE SENSITIVE AREA
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- NOTES**
1. BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (200533).
  2. CONTAINMENT: THE INTERSECTION DOES NOT MEET SHORT DISTANCE REQUIREMENTS AS DEFINED IN AUSTIN MUNICIPAL CODE, SECTION 21-10.001.
  3. ALL INTERIOR STREETS SHOWN HEREIN ARE NOT PRIVATE STREETS WITH 20' PAVEMENT UNLESS OTHERWISE NOTED.
  4. SIDEWALKS WILL BE INSTALLED IN PUBLIC RIGHT-OF-WAY OR PEDESTRIAN easement PER UTILITY ARTICLES & SPECIFICATIONS 20-0906(C).
  5. ALL UTILITY LINES SHOWN HEREIN SHALL BE 10' FROM THE ADJACENT PROPERTY LINE UNLESS OTHERWISE NOTED.
  6. OPEN SPACE: PLANE COORDINATES SHALL MARK MILLER PER APPLICABLE CITY ORDINANCES.
  7. WATER AND SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM. ELECTRIC AND GAS SERVICE WILL BE PROVIDED BY CPS ENERGY.
  8. STORM WATER DETENTION IS NOT BEING PROVIDED; PROVIDER REVIEW AND APPROVAL BY THE CITY OF SAN ANTONIO OF THE STORM WATER MANAGEMENT PLAN & DOMESTIC SEWER DRAINAGE ANALYSIS.
  9. NO RESIDENTIAL DRIVEWAY ACCESS SHALL BE PERMITTED TO COLLECTOR STREET.
  10. THE MAXIMUM HEIGHT OF ALL STRUCTURES SHALL COMPLY WITH UDC 20-3A(6)(X).
  11. LOTS ALONG THE PARAMETER SHALL PROVIDE A 20' BUILDING SETBACK ADJACENT TO THE PARAMETER. INTERNAL SETBACKS SHALL BE PROVIDED FOR REQUIREMENTS OF THE BASE ZONING DISTRICT. PARAMETER FENCE SHALL COMPLY WITH UDC 20-3A(6)(Z).
  12. DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, LATEST EDITION THEREOF.
  13. AT LOCATIONS IDENTIFIED ON THE CITY COUNCIL APPROVED MASTER PLAN, ROADWAYS REQUIRING BI-CYCLE FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAYS AND TRANSPORTATION OFFICIALS "GUIDE FOR THE DEVELOPMENT OF BI-CYCLE FACILITIES".
  14. THIS DEVELOPMENT SHALL COMPLY WITH ALL CONDITIONS IMPOSED AS PER ZONING ORDINANCES, PLANS AND SPECIFICATIONS.

**DENSITY AND OPEN SPACE**

BASE ZONING DISTRICT:	PUD RB
MAXIMUM DENSITY ALLOWED:	5 UNITS / ACRE
PROPOSED DENSITY:	4.81 UNITS / ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE:	50%
PROPOSED PERCENTAGE OF OPEN SPACE:	51%
TOTAL SPACE:	26.38 ACRES
PUBLIC STREETS:	136,913 S.F.
DRIVEWAY:	32,000 S.F.
DRAINAGE E.G.W. / EMBANKMENTS:	8,549 S.F.
HOURLY SLABS:	710,000 S.F.
OCCUPIED OPEN SPACE:	351,724 S.F. (8.07 ACRES)
UNOCCUPIED OPEN SPACE:	160,182 S.F. (3.64 ACRES)
TOTAL OPEN SPACE:	511,906 S.F. (11.71 ACRES)
OPEN SPACE PERCENTAGE:	51%

**AC REARZ DENSITY SUMMARY**

| LAND USE          |
|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| MAXIMUM PERMITTED |
| 100               | 100               | 100               | 100               | 100               | 100               |
| TOTAL             | TOTAL             | TOTAL             | TOTAL             | TOTAL             | TOTAL             |

**LANDUSE TABLE**

LAND USE TABLE	LAND USE TABLE	LAND USE TABLE	LAND USE TABLE
LAND USE TABLE	LAND USE TABLE	LAND USE TABLE	LAND USE TABLE
LAND USE TABLE	LAND USE TABLE	LAND USE TABLE	LAND USE TABLE
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**IMPERVIOUS COVER CALCULATIONS**

IMPERVIOUS COVER CALCULATIONS	IMPERVIOUS COVER CALCULATIONS
IMPERVIOUS COVER CALCULATIONS	IMPERVIOUS COVER CALCULATIONS
IMPERVIOUS COVER CALCULATIONS	IMPERVIOUS COVER CALCULATIONS
IMPERVIOUS COVER CALCULATIONS	IMPERVIOUS COVER CALCULATIONS

**APPROVED PLANNED UNIT DEVELOPMENT**  
 PLANNING COMMISSION  
 CITY OF SAN ANTONIO

CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_

RECEIVED  
 12 DEC 10 PM 2:03

**STAHL ROAD 21 AC. SUBDIVISION, P.U.D.**  
 PLANNED UNIT DEVELOPMENT (PUD # 12-007)  
 SEPTEMBER 2012



HW CUDE ENGINEERS, LLC  
 13504 LOOP EAST, SUITE 104  
 SAN ANTONIO, TEXAS 78232  
 (210) 681-2951  
 WWW.HWCUDE.COM

1  
 2  
 3  
 4

P.A.T. # 03787  
 12/28/12 03789.000  
 DRAWN BY JMM

**P1**  
 SHEET 1 of 1

*Attachment 1*



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

**Public Hearing:**

Planning Commission  
January 9, 2013

**Application/Case Number:**

110297

**Project Name:**

Tuscan Oaks, Unit-3A PUD

**Applicant:**

James H. Japhet

**Representative:**

Macina Bose Copeland & Associates,  
Inc. c/o Joe Edward Hagle, P.E.

**Owner:**

Tuscan Oak, Inc.

**Staff Coordinator:**

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

**Property Address/Location:**

South of the intersection of Rustic  
Brook and Trinity Glade

**MAPSCO Map Grid (Ferguson):**

451 E-6

**Tract Size:**

6.0009 Acres

**Council District(s):**

ETJ

**Notification:**

Internet Agenda Posting  
January 4, 2013

**REQUEST**

Approval of a major plat to subdivide a 6.0009-acre tract of land to establish the **Tuscan Oaks, Unit-3A Planned Unit Development** Subdivision.

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

December 14, 2012

## **I. ANALYSIS**

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

The proposed plat will consist of fourteen (14) single-family residential lots, one (1) non-single family residential lot and approximately six hundred twenty (620) linear feet of private streets.

### **B. Zoning**

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

### **C. Services Available**

SAWS Water and Sewer

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

Letters of Certification (LOCs) were issued from all reviewing agencies on December 11, 2012.

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

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

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on December 10, 2012.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

MDP 847A, Tuscan Oaks, accepted on October 30, 2012

PUD 05-006A, Tuscan Oaks, being considered on January 9, 2013

## **III. RECOMMENDATION**

Approval of the proposed **Tuscan Oaks, Unit-3A PUD** Subdivision Plat.

## **IV. ATTACHMENTS**

1. Proposed Plat
2. SAWS Request for review letter





September 22, 2011

Mr. Robert Liesman, P.E.  
Macina, Bose, Copeland & Assoc., Inc.  
1035 N Central Parkway  
San Antonio, Texas 78232

RE: File No. 1109003 - Request for review of **Tuscan Oaks Unit 3A, Plat No. 110297**  
located north of Bulverde Road, about 500 linear feet east of Highway 281.

Dear Mr. Liesman:

On September 19, 2011, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 5.875 of which 0.712 acres are located within the Contributing Zone and 5.163 acres are within the EARZ. No notable significant features were observed. The property is not within a 100-year floodplain preservation area.

The proposed development is a **Category 3** property under the provisions of Aquifer Protection Ordinance No. 81491-File 1890. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan was submitted to SAWS and approved in a letter dated January 7, 2011-File No. 192.

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

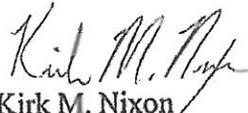
A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated December 8, 2010. At the time of this request, it is unknown if an Organized Sewage Collection System (SCS) Plan has been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ).

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 Tuscan Oaks Unit 3A, Plat No. 110297.

Mr. Robert Liesman, P.E.  
Tuscan Oaks Unit 3A  
Page 2

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

Sincerely,



Kirk M. Nixon  
Manager  
Resource Protection Division

KMN/GDJ: LRD



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 8

**Public Hearing:**

Planning Commission  
January 9, 2013

**Application/Case Number:**

120099

**Project Name:**

Town Center at La Cantera, Phase I  
(Enclave)

**Applicant:**

Bruce Petersen

**Representative:**

Pape-Dawson Engineers, Inc.  
c/o Thomas M. Carter, P.E.

**Owner:**

Loadstar, Inc.

**Staff Coordinator:**

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

**Property Address/Location:**

North of Loop 1604, west of  
Interstate Highway 10

**MAPSCO Map Grid (Ferguson):**

514 C-5

**Tract Size:**

12.297 acres

**Council District:**

8

**Notification:**

Internet Agenda posting January 4,  
2013

**REQUEST**

Approval of a major plat to replat and subdivide a 12.297-acre tract of land to establish **Town Center at La Cantera, Phase I (Enclave)**

**APPLICATION TYPE**

Replat and Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

December 12, 2012

**CASE HISTORY**

Area being replatted are portions of Lot 8, Block 9, NCB 18339 out of The Shops at La Cantera plat, recorded in Volume 9559, Pages 81-85, of the Deed and Plat Records of Bexar County, Texas.

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of two (2) non-single family residential lots, and approximately one thousand four hundred seventy five (1475) linear feet of private streets.

### **B. Zoning**

“ED ERZD MLOD” Entertainment Edwards Recharge Zone Military Lighting Overlay District

### **C. Major Thoroughfare**

Loop 1604 is a freeway

### **D. Services Available**

SAWS Water and Sewer

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

Letters of Certification (LOCs) were issued from all reviewing agencies on August 3, 2012.

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

Furthermore, the subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), Camp Bullis was notified. The Camp Bullis Military Installation reviewed the project and the Commander provided the following response:

- The applicant has appropriate documentation of a recent endangered species survey (not older than three (3) years) that was conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;
- The applicant sent the project survey to the U.S. Fish and Wildlife Services (USFWS) Ecological Services Office in Austin;

### **F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on November 28, 2012.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

MDP 237-B La Cantera, accepted on January 11, 1995

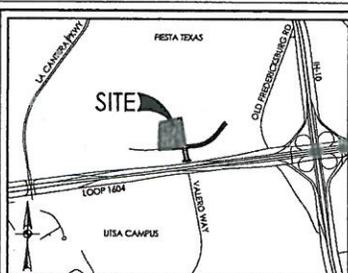
## **III. RECOMMENDATION**

Approval of the proposed **Town Center at La Cantera, Phase 1 (Enclave)** Replat and Subdivision Plat

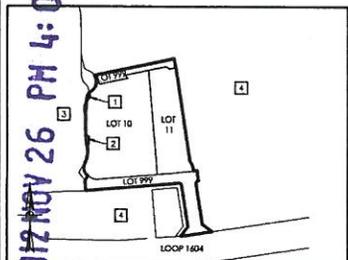
## **IV. ATTACHMENT**

1. Proposed plat
2. SAWS request for review approval letter

DEVELOPMENT SERVICES RECEIVED



LOCATION MAP MAPSCO MAP GRID: S1845 & C5 NORTH SCALE



AREA BEING REPLATED THROUGH PUBLIC HEARING SCALE: 1"=500'

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS PORTIONS OF LOT B, BLOCK 9, NCB 18339 OF THE SHOPS AT LA CANTERA, RECORDED IN VOLUME 9539, PAGES 81-85 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT SHOPS AT LA CANTERA WHICH IS RECORDED IN VOLUME 9539, PAGES 81-85, COUNTY PLAT AND DEED RECORDS.

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

OWNER/DEVELOPER: BRUCE PETERSEN, LOADSTAR, INC., 9830 COLONNADE BOULEVARD, SUITE 600, SAN ANTONIO, TEXAS, 78220

STATE OF TEXAS, COUNTY OF BEAR. SWORN AND SUBSCRIBED BEFORE ME THIS 26th DAY OF November, A.D. 2016.

Melissa Williams, Notary Public, State of Texas, My Commission Expires: 11-11-2016

C.P.S. ENERGY NOTES: THE CITY OF SAN ANTONIO AT PART OF ITS ELECTRIC AND GAS SYSTEM (CPH PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE OWNERSHIP AND RESPONSIBILITY FOR EXISTING DISTRIBUTION AND SERVICE FACILITIES...

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

Licensed Professional Engineer and Registered Professional Land Surveyor signatures and stamps.

MAINTENANCE NOTE: THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OTHER PERMISSIBLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION...

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

DRAINAGE EASEMENT NOTE: NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THE PLAT...

TxDOT NOTES: 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

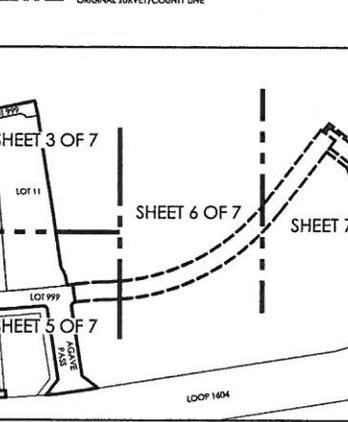
SHARED CROSS ACCESS NOTE: OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-004(f)(5).

AQUIFER NOTE: THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 2 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION"...

SURVEYOR'S NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE...

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

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



INDEX MAP SCALE: 1"=300'

Table with 3 columns: LINE, BEARING, LENGTH. Lists line data for L1 through L26.

Table with 6 columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Lists curve data for C1 through C32.

- 1. PORTION OF LOT 8 (BLOCK 9, NCB 18339) CONVEYED TO LA CANTERA DEVELOPMENT COMPANY...
2. PORTION OF LOT 10 (BLOCK 9, NCB 18339) CONVEYED TO LA CANTERA DEVELOPMENT COMPANY...
3. UNPLATTED (99.99 ACRES) LA CANTERA DEVELOPMENT COMPANY...
4. UNPLATTED (99.99 ACRES) LA CANTERA DEVELOPMENT COMPANY...

PLAT NUMBER 120099 REPLAT & SUBDIVISION PLAT OF TOWN CENTER AT LA CANTERA, PHASE I (ENCLAVE)

12.297 ACRES ESTABLISHING LOTS 10, 11, & 999, BLOCK 9, NCB 18339 SAID LOTS 10, 11 AND 999 BEING 9.810 ACRES AND CONVEYED AS A CALLED 12.297 ACRES TRACT TO LOADSTAR, INC. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15494, PAGES 2184-2186 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS...



DATE OF PRINT: November 26, 2012

STATE OF TEXAS, COUNTY OF BEAR. THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC...

OWNER/DEVELOPER: BRUCE PETERSEN, LOADSTAR, INC., 9830 COLONNADE BOULEVARD, SUITE 600, SAN ANTONIO, TEXAS, 78220

STATE OF TEXAS, COUNTY OF BEAR. BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRUCE PETERSEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...

Melissa Williams, Notary Public, State of Texas, My Commission Expires 01-11-2016

STATE OF TEXAS, COUNTY OF BEAR. THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC...

OWNER/DEVELOPER: BRUCE PETERSEN, LA CANTERA DEVELOPMENT COMPANY, 9830 COLONNADE BOULEVARD, SUITE 600, SAN ANTONIO, TEXAS, 78220

STATE OF TEXAS, COUNTY OF BEAR. BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRUCE PETERSEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...

Melissa Williams, Notary Public, State of Texas, My Commission Expires 01-11-2016

STATE OF TEXAS, COUNTY OF BEAR. THE PLAT OF TOWN CENTER AT LA CANTERA, PHASE I (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS...

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

BY: CHAIRMAN

BY: SECRETARY

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

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: DEPUTY

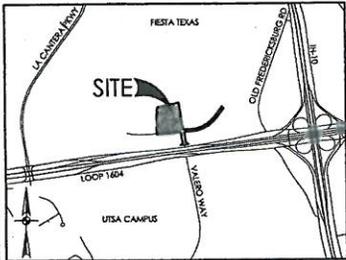
TOWN CENTER AT LA CANTERA, PHASE I (ENCLAVE) AT TOWN CENTER AT LA CANTERA, PHASE I (ENCLAVE)

REPLAT & SUBDIVISION PLAT OF TOWN CENTER AT LA CANTERA, PHASE I (ENCLAVE)

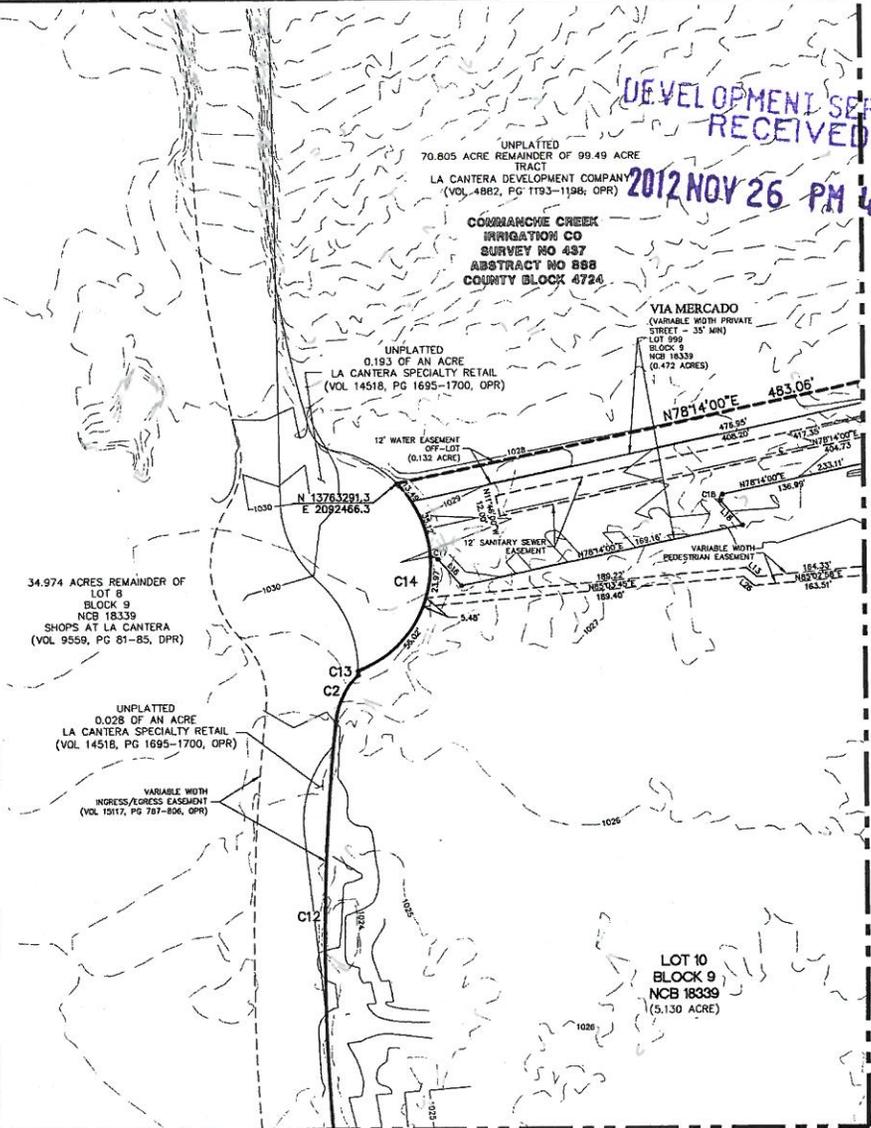
12,297 ACRES ESTABLISHING LOTS 10, 11, & 999, BLOCK 9, NCB 18339 SAID LOTS 10, 11 AND 999 BEING 9,810 ACRES AND CONVEYED AS A CALLED 12,259 ACRE TRACT TO LOADSTAR, INC. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15694, PAGES 2184-2186 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND SAID 12,297 ACRE INCLUDING 12,286 ACRES OUT OF THAT 99.49 ACRE TRACT CONVEYED TO LA CANTERA DEVELOPMENT COMPANY IN WARRANTY DEED RECORDED IN VOLUME 4882, PAGES 1193-1198 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND A 0.0057 ACRE AND A 0.0050 ACRE TRACT OUT OF LOT 8, BLOCK 9, NEW CITY BLOCK 18399 OF THE SHOPS AT LA CANTERA SUBDIVISION RECORDED IN VOLUME 9559, PAGES 81-85, SAID 0.0050 AND 0.0057 ACRE TRACTS CONVEYED TO LA CANTERA DEVELOPMENT COMPANY IN DEED RECORDED IN VOLUME 14518, PAGES 1689-1694 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND BEING 5.775 ACRES OUT OF THE 888 & CCR, SURVEY NUMBER 21, ABSTRACT BLOCK 4724, NOW ALL IN NEW CITY BLOCK 18399 ACRES OUT OF THE COMMANCHE CREEK IRRIGATION CO, SURVEY NUMBER 437, ABSTRACT BLOCK 4724, NOW ALL IN NEW CITY BLOCK 18399 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

DEVELOPMENT SERVICES RECEIVED

2012 NOV 26 PM 4:10



LOCATION MAP MAPSCO MAP GRID: 51485 & C2 NOT-TO-SCALE







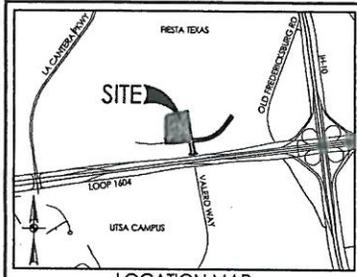




REPLAT & SUBDIVISION PLAN OF TOWN CENTER AT LA CANTERA, PHASE I (ENCLAVE)

12.297 ACRES ESTABLISHING LOTS 10, 11, & 999, BLOCK 9, NCB 18339 SAID LOTS 10, 11 AND 999 BEING 9.810 ACRES AND CONVEYED AS A CALLED 12.297 ACRE TRACT TO LOADSTAR, INC. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 1596A, PAGES 2184-2186 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND SAID 12.297 ACRE INCLUDING 12.284 ACRES OUT OF THAT 99.49 ACRE TRACT CONVEYED TO LA CANTERA DEVELOPMENT COMPANY IN WARRANTY DEED RECORDED IN VOLUME 4882, PAGES 1193-1198 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, AND A 0.0037 ACRE AND A 0.0050 ACRE TRACT OUT OF LOT 8, BLOCK 9, NEW CITY 18399 OF THE SHOPS AT LA CANTERA SUBDIVISION RECORDED IN VOLUME 9559, PAGES 81-85, SAID 0.0050 AND 0.0057 ACRE TRACTS CONVEYED TO LA CANTERA DEVELOPMENT COMPANY IN DEED RECORDED IN VOLUME 14516, PAGES 1689-1694 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, AND BEING 3.775 ACRES OUT OF THE 888 & CCR SURVEY NUMBER 21, ABSTRACT 404, COUNTY BLOCK 4745, AND 5.565 AND 0.938 ACRES OUT OF THE COMMANCHE CREEK IRRIGATION CO. SURVEY NUMBER 437, ABSTRACT 818, COUNTY BLOCK 4724, NOW ALL IN NEW CITY BLOCK 18339 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

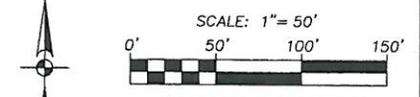
DEVELOPMENT SERVICES RECEIVED 2012 NOV 26 PM 4:10



LOCATION MAP NAD83 CO MAP GRID: 514 85 & C5 NOT TO SCALE

UNPLATTED 70.805 ACRE REMAINDER OF 94.49 ACRE TRACT LA CANTERA DEVELOPMENT COMPANY, (VOL. 4882, PG. 1193-1198, OPR)

COMMANCHE CREEK IRRIGATION CO SURVEY NO 437 ABSTRACT NO 888 COUNTY BLOCK 4724

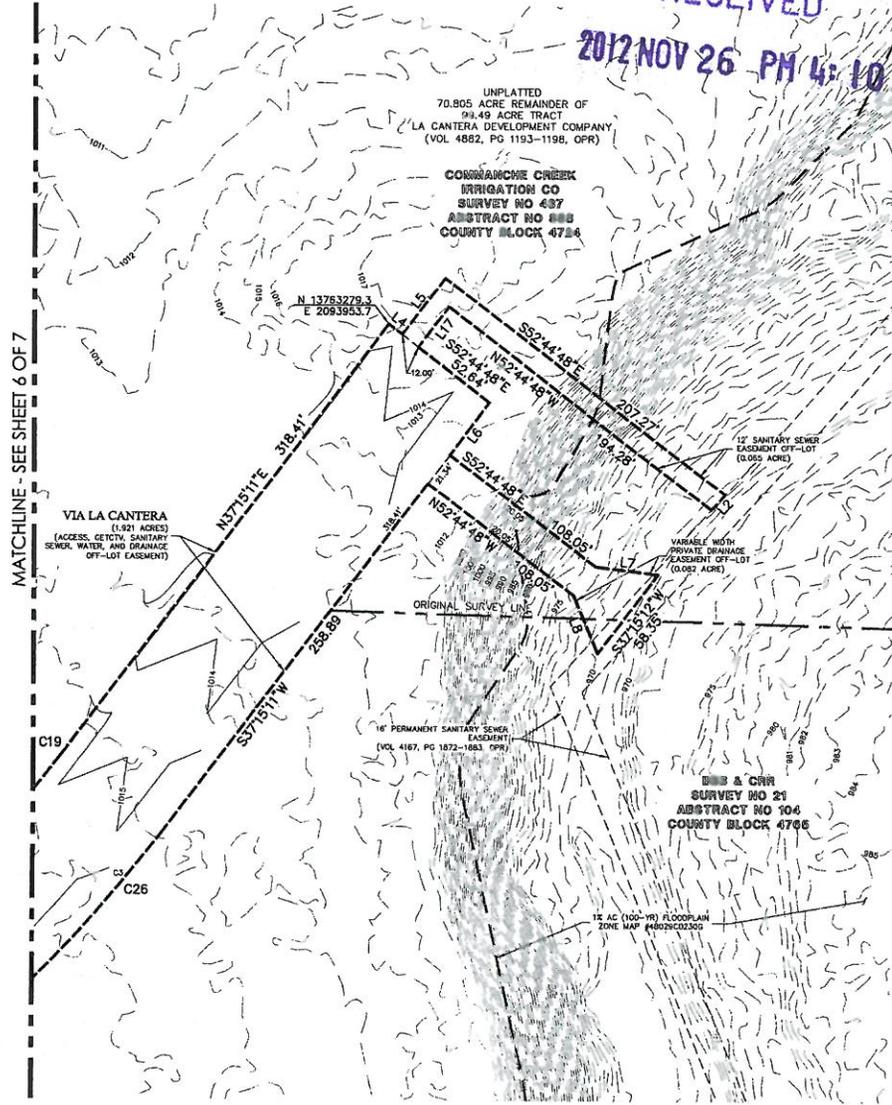


PAPE-DAWSON ENGINEERS TPE, FIRM REGISTRATION # 470

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

DATE OF PRINT: November 26, 2012

NOTE: SEE SHEET 1 OF 7 FOR CURVE AND LINE TABLE



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

OWNER/DEVELOPER: BRUCE PETERSEN LOADSTAR, INC. 9550 COLONNADE BOULEVARD, SUITE 600 SAN ANTONIO, TEXAS 78230 (210) 641-8400

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRUCE PETERSEN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26th DAY OF November, A.D. 2012.

Melissa Williams NOTARY PUBLIC, BEAR COUNTY, TEXAS

C.P.S. ENERGY NOTES: THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND HIGHWAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS ELECTRIC EASEMENT, HIGHWAY EASEMENT, SERVICE EASEMENT, OVERHEAD EASEMENT, UNDERGROUND EASEMENT, TRANSFORMER EASEMENT FOR THE PURPOSE OF RETAILING, CONDUITING, RECONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, PARALLELING AND REPAIRING FOUR INCHES OR GREATER WATER, GAS, COUPLERS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTED ALIENATED LAND AND THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO RELOCATE FROM SAID AREAS ALL TRENDS OF TRENDS THEREOF, OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR INTERFERE WITH THE PROGRESS OF SAID WORK OR APPURTENANCES THEREIN IF IT IS DEEMED AND UNDERSTOOD THAT NO HAZARDOUS, CONCRETE, LEAD OR WALLS WILL BE PLACED OVER SAID EASEMENT AREA.

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

Licensed Professional Engineer

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

Registered Professional Land Surveyor

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

OWNER/DEVELOPER: BRUCE PETERSEN LA CANTERA DEVELOPMENT COMPANY 9550 COLONNADE BOULEVARD, SUITE 600 SAN ANTONIO, TEXAS 78230 (210) 641-8400

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRUCE PETERSEN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26th DAY OF November, A.D. 2012.

Melissa Williams NOTARY PUBLIC, BEAR COUNTY, TEXAS

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

DATED THIS 26th DAY OF November, A.D. 2012

BY: CHAIRMAN

BY: SECRETARY

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 26th DAY OF November, A.D. 2012, AT 4:10 P.M. AND DULY RECORDED IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 26th DAY OF November, A.D. 2012.

COUNTY CLERK, BEAR COUNTY, TEXAS

TOWN CENTER AT LA CANTERA, PHASE I (ENCLAVE) Civil Job No. 7801-12



March 3, 2012

Mr. Tom Carter, P.E.  
Pape-Dawson Engineers  
555 East Ramsey  
San Antonio, Texas 78216

RE: File No. 1201002 - Request for review of **Town Center at La Cantera, Phase 1, Plat No. 120099** located near Loop 1604 and IH 10 West.

Dear Mr. Carter:

On January 25, 2012, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 12.364 acres located entirely within the EARZ. No sensitive features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1915. 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) or an Organized Sewage Collection System (SCS) Plan has 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 Town Center at La Cantera, Phase 1, Plat No. 120099.

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

Sincerely,

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

Kirk M. Nixon

Manager

Resource Protection Division

KMN/GDJ:LRD



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 9

**Public Hearing:**

Planning Commission  
January 9, 2013

**Application/Case Number:**

120165

**Project Name:**

Wortham Oaks, Unit-7 (Enclave)  
Subdivision

**Applicant:**

Gordon Hartman

**Representative:**

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

**Owner:**

Shaggy Development, LLC

**Staff Coordinator:**

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

**Property Address/Location:**

The extension of Carriage Cape, east  
of Wortham Oaks Boulevard

**MAPSCO Map Grid (Ferguson):**

485 B-3

**Tract Size:**

23.80 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda Posting  
January 4, 2013

**REQUEST**

Approval of a major plat to subdivide a 23.80-acre tract of land to establish the **Wortham Oaks, Unit-7 (Enclave)**

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

December 12, 2012

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of seventy (70) single-family residential lots, five (5) non-single family residential lots, and approximately seven hundred two (702) linear feet of public streets, and two thousand four hundred eighty three (2,483) linear feet of private streets.

### **B. Zoning**

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

### **C. Services Available**

SAWS Water and Sewer

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

Letters of Certification (LOCs) were issued from all reviewing agencies on December 10, 2012.

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

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on October 25, 2012.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 460E, Century Oaks, accepted on August 7, 2012.

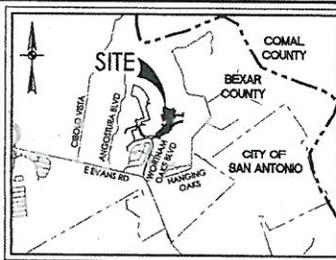
## **III. RECOMMENDATION**

Approval of the proposed **Wortham Oaks, Unit-7 (Enclave) Subdivision Plat**.

## **IV. ATTACHMENT**

1. Proposed plat
2. SAWS Aquifer letter





LOCATION MAP  
MAPSCO MAP GRID: 483 B3  
NOT-TO-SCALE

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Willie Mackey*  
OWNER/DEVELOPER: JUDSON INDEPENDENT SCHOOL DISTRICT  
DR. WILLIE MACKAY  
8012 29TH OAK  
SAN ANTONIO, TEXAS 78223

STATE OF TEXAS  
COUNTY OF BEXAR

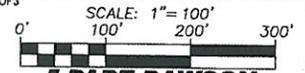
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Willie Mackey* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF SEPTEMBER, A.D. 2012.

*Rene J. Robb*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

NOTE:  
SEE SHEET 1 OF 3 FOR LEGEND,  
NOTES, CURVE AND LINE TABLE.

PLAT NUMBER 120165  
SUBDIVISION PLAT  
OF  
WORTHAM OAKS, UNIT-7  
(ENCLAVE)

SEE SURVEYOR NOTES FOR DEED/PLAT REFERENCE INFORMATION ON PAGE SHEET 1 OF 3



**Pape-Dawson ENGINEERS**  
TYPE: FPM REGISTRATION # 470  
655 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.0000  
FAX: 210.375.0010

DATE OF PRINT: November 30, 2012

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: SHAGGY DEVELOPMENT, LLC  
DUNCAN HARTMAN  
1202 W. BITTERS BUILDING 1, SUITE 1200  
SAN ANTONIO, TEXAS 78216  
(210) 475-2011

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Duncan Hartman* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF SEPTEMBER, A.D. 2012.



*Jaime L. Johnson*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

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

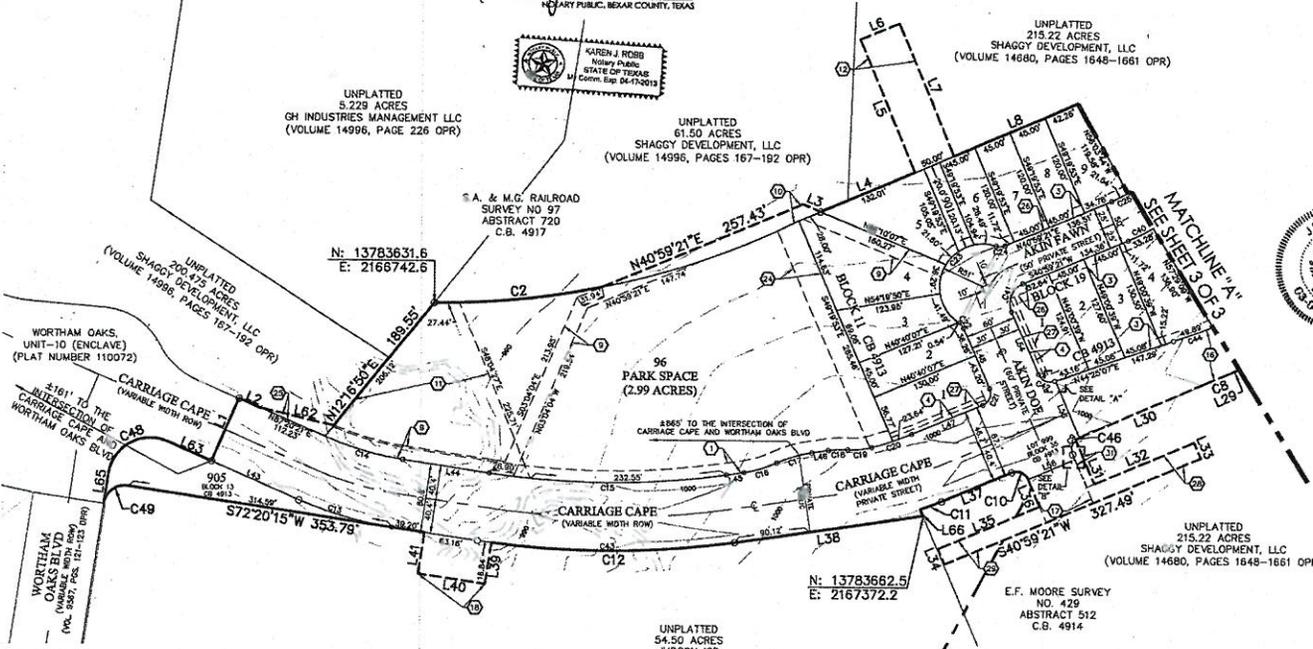
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (BY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED BY ENGINEERING AND SURVEYING FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "WATERCOURSE EASEMENT", "SERVICE EASEMENT", "WATERMANS EASEMENT" OR "UTILITY EASEMENT". THE CITY OF SAN ANTONIO IS HEREBY DESIGNATED AS THE PERSON OF RECORD FOR ALL SUCH EASEMENTS. THE CITY OF SAN ANTONIO IS HEREBY DESIGNATED AS THE PERSON OF RECORD FOR ALL SUCH EASEMENTS. THE CITY OF SAN ANTONIO IS HEREBY DESIGNATED AS THE PERSON OF RECORD FOR ALL SUCH EASEMENTS.
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- THE CITY OF SAN ANTONIO IS HEREBY DESIGNATED AS THE PERSON OF RECORD FOR ALL SUCH EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

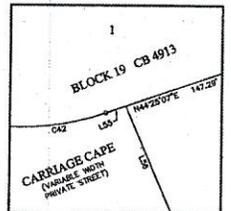
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Eric Wood*  
LICENSED PROFESSIONAL ENGINEER

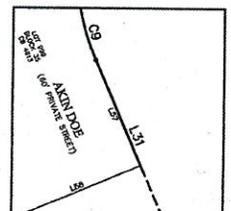
STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN AERIAL SURVEY MADE ON THE GROUND BY: *E. J. Dawson* ENGINEER, INC.

*E. J. Dawson*  
11-30-12  
REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "A"  
SCALE: 1"=6'



DETAIL "B"  
SCALE: 1"=6'

WORTHAM OAKS, UNIT-7 (ENCLAVE)  
Civil Job No. 5724-60; Survey Job No. 9192-10





April 17, 2012

Mr. Rick Wood, P.E.  
Pape-Dawson Engineers, Inc  
555 E Ramsey  
San Antonio, Texas 78216

RE: SAWS File No. 1204001 - Request for review of **Wortham Oaks, Unit 7 (PUD), Plat No. 120165** located on located north of Evans Rd. and northeast of Wortham Oaks Blvd.

Dear Mr. Wood:

On April 3, 2012, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 23.94 acres located entirely within the EARZ. No sensitive features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1923, **Wortham Oaks, Unit 7 (PUD)**. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

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

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of **Wortham Oaks, Unit 7 (PUD)**, Plat No. 120165.

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

Sincerely,

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

Kirk M. Nixon  
Manager  
Resource Protection Division

KMN/GDJ:LMR



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 10

**Public Hearing:**

Planning Commission  
January 9, 2013

**Application/Case Number:**

120166

**Project Name:**

Wortham Oaks, Unit-8 (Enclave)  
Subdivision

**Applicant:**

Gordon Hartman

**Representative:**

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

**Owner:**

Shaggy Development, LLC

**Staff Coordinator:**

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

**Property Address/Location:**

The extension of Akin Place, east of  
Akin Gate

**MAPSCO Map Grid (Ferguson):**

485 C-3

**Tract Size:**

16.54 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda Posting  
January 4, 2013

**REQUEST**

Approval of a major plat to subdivide a 16.54-acre tract of land to establish the **Wortham Oaks, Unit-8 (Enclave)**

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

December 14, 2012

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of fifty five (55) single-family residential lots, one (1) non-single family residential lot, and approximately two thousand fifty three (2,053) linear feet of private streets.

**B. Zoning**

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

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on December 10, 2012.

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

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on October 16, 2012.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Application**

MDP 460E, Century Oaks, accepted on August 7, 2012.

**III. RECOMMENDATION**

Approval of the proposed **Wortham Oaks, Unit-8 (Enclave) Subdivision** Plat.

**IV. ATTACHMENT**

1. Proposed plat
2. SAWS Aquifer Letter







March 30, 2012

Mr. Rick Wood, P.E.  
Pape Dawson Engineers, Inc.  
555 E Ramsey  
San Antonio, Texas 78216

RE: File No. 1203002 - Request for review of **Wortham Oaks, Unit 8 PUD, Plat No. 120166** located on 0.8 miles northeast of the intersection of Wortham Oaks Pkwy and Evans Road

Dear Mr. Wood:

On March 22, 2012, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for Single Family Residential and consists of approximately 15.83 acres located entirely within the EARZ. One significant recharge feature (S-600) a well, capped, but has not been properly plugged and is abandoned. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1920. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

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

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System recommends the approval of Wortham Oaks Unit 8 PUD, Plat No. 120166.

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

Sincerely,

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

Kirk M. Nixon  
Manager  
Resource Protection Division

KMN/GDJ:LRD



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 11

**Public Hearing:**

Planning Commission  
January 9, 2013

**Application/Case Number:**

120171

**Project Name:**

Northgate Plaza

**Applicant:**

Michael Allan & Julian Hawes Jr.

**Representative:**

Pape-Dawson Engineers Inc., c/o  
Matt Johnson, P.E.

**Owner:**

Wal-Mart Real Estate Business Trust  
& PRA/GFR Nacogdoches, LP

**Staff Coordinator:**

Rudy Muñoz, Planner  
(210) 207-5014  
Rudy.Munoz@sanantonio.gov

**Property Address/Location:**

North of the intersection of Thousand  
Oaks Drive and Nacogdoches Road

**MAPSCO Map Grid (Ferguson):**

552 D-2

**Tract Size:**

23.634 acres

**Council District:**

10

**Notification:**

Published in Daily Commercial  
Recorder December 14, 2012  
Internet Agenda Posting January 4,  
2013

**REQUEST**

Approval of a major plat to subdivide a 23.634-acre tract of land to establish the **Northgate Plaza Subdivision**

**APPLICATION TYPE**

Replat and Subdivision Plat

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

December 11, 2012

**CASE HISTORY**

Area being replatted was previously platted as portion of Lot 11, NCB 15689, of the Northern Hills Country Village Subdivision, recorded in Volume 9300, Pages 94 through 95 of the deed and plat records of Bexar County, Texas; Lot 6, NCB 15689, of the BSR Subdivision, recorded in Volume 7800, Page 1 of the deed and plat records of Bexar County, Texas; Lot 13, NCB 15689, of the Nacogdoches Hills Subdivision, recorded in Volume 9502, Page 213, of the deed and plat records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of five (5) non-single family residential lots.

**B. Zoning**

“C-2” Commercial District, “C-3” General Commercial District, “MF-33” Multi-family District, and “PUD MF-33” Planned Unit Development Multi-family District

**C. Major Thoroughfares**

Thousand Oaks Drive, Secondary Arterial Type A, 86-foot minimum right-of-way  
Nacogdoches Road, Secondary Arterial Type A, 86-foot minimum right-of-way

**D. Services Available**

SAWS Water and Sewer

**E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on December 5, 2012.

**F. Interdepartmental Review**

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

**II. RECOMMENDATION**

Approval of the proposed **Northgate Plaza Subdivision** Replat and Subdivision Plat.

**III. ATTACHMENTS**

1. Proposed plat



NORTHGATE PLAZA  
Civil Job No. 78-16-02; Survey Job No. 9273-11

# PLAT NUMBER 120171

## REPLAT & SUBDIVISION PLAT ESTABLISHING NORTHGATE PLAZA

A 23.54 ACRES TRACT ESTABLISHING LOTS 23, 24, 25, 26 AND 27, NEW CITY BLOCK 1589 COMPRSED OF 9.793 ACRES OUT OF LOT 11 OF THE NORTHERN HILLS COUNTRY VILLAGE SUBDIVISION, RECORDED IN VOLUME 9302, PAGES 94-95, ALL OF LOT 6 OF THE BSE SUBDIVISION, RECORDED IN VOLUME 7802, PAGE 1; ALL OF LOT 13 OF THE NACOGDOCHES HILLS SUBDIVISION, RECORDED IN VOLUME 15554, PAGE 113 OF THE DEEDS AND PLAT RECORDS OF BEAR COUNTY, TEXAS, SAID 23.54 ACRES CONVEYED TO PRAUGR NACOGDOCHES LP IN DEEDS RECORDED IN VOLUME 15554, PAGES 90-92 OF THE OFFICIAL RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, SAID 23.54 ACRES INCLUDING TRACT 17344 ACRES CONVEYED TO WAL-MART REAL ESTATE BUSINESS TRUST IN VOLUME 15554, PAGES 2457-2468 OF THE OFFICIAL RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS.

SCALE: 1" = 100'  
0' 100' 200' 300'



DATE OF PRINT: November 16, 2012

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

OWNER/DEVELOPER: WAL-MART REAL ESTATE BUSINESS TRUST  
A DELAWARE STATUTORY TRUST  
2001 E.E. TON STREET, DEPT #4033  
BENTONVILLE, ARKANSAS, 72716-0550  
(479) 251-3617  
MICHAEL ALLIN, DIRECTOR/PROJECT MANAGEMENT,  
DESIGN & REAL ESTATE

STATE OF ARKANSAS  
COUNTY OF BENTON  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL ALLIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF November, A.D. 2012.

SOMIA SHROYER  
NOTARY PUBLIC  
Benton County, Arkansas  
My Commission Expires 05/29/2016  
Commission Number 12348604

*Sonia Shroyer*  
NOTARY PUBLIC, BENTON COUNTY, ARKANSAS

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

OWNER/DEVELOPER: PRAUGR NACOGDOCHES LP  
5400 LBJ FREEWAY, STE 972  
DALLAS, TX 75248  
(972) 385-4151  
By: *Paula G. Hays, Inc.*  
*Paula G. Hays, Inc.*

STATE OF TEXAS  
COUNTY OF BEAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JESSAN HAYES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF November, A.D. 2012.

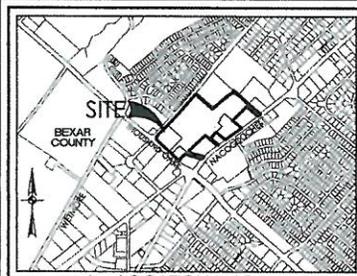
*Jessan Hayes*  
NOTARY PUBLIC, BEAR COUNTY, TEXAS

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

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

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

SHEET 2 OF 3 BY: \_\_\_\_\_ DEPUTY

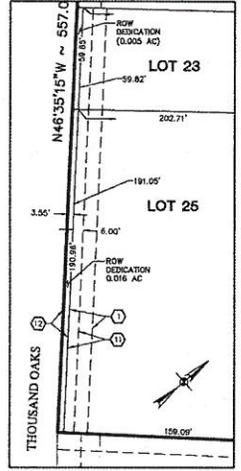
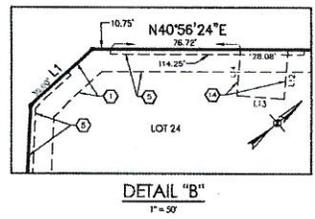


LOCATION MAP  
MAPSCO MAP GRID: 55222AD3  
NOT-TO-SCALE

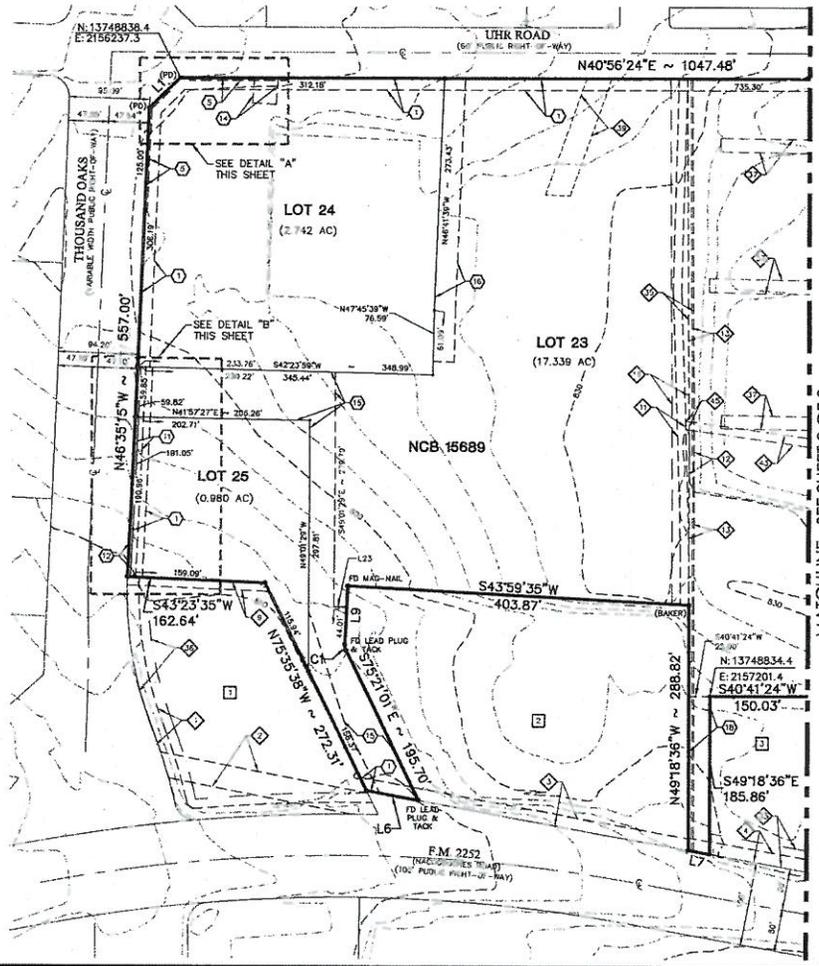
**C.P.S. ENERGY NOTES:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE DESIGNER AND RECORD-DRAWER FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT AS "ELECTRIC FACILITIES," "WASTEWATER FACILITIES," "SEWER FACILITIES," "STORMWATER FACILITIES," "WATER FACILITIES," "GAS FACILITIES," AND "TELEPHONE FACILITIES" FOR THE PURPOSES OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, IMPROVING, ENLARGING, EXTENDING, AND TESTING SUCH FACILITIES. THE DESIGNER AND RECORD-DRAWER SHALL BE RESPONSIBLE FOR THE DESIGN AND RECORD-DRAWING OF SUCH FACILITIES TOGETHER WITH THE RIGHT OF WAY AND LINES OVER GRANTED EASEMENT LAND, INCLUDING THE NECESSARY EASEMENTS AND RIGHTS OF WAY AND RIGHT-OF-WAY AREA, AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES OF ANY KIND, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR ARE IN CONFLICT WITH THE UTILITY OF SAID USES OR APPLICABLES THEREOF. IF A ACCESS AND OVERHEADS FOR NO UTILITIES, CONCRETE BASES, OR WALLS SHALL BE REQUIRED FOR SUCH FACILITIES.  
2. ANY CITY INDEMNITY FOR THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, IMPROVEMENT, ENLARGEMENT, EXTENSION, OR TESTING OF SUCH FACILITIES, WHICH IS REQUIRED BY THE DESIGNER, LOCATED WITHIN SAID EASEMENT, SHALL BE THE RESPONSIBILITY OF THE OWNER OF SAID EASEMENT. THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE DESIGN AND RECORD-DRAWING OF SUCH FACILITIES.  
3. THE PLAT DOES NOT AFFECT, ALTER, INCREASE OR DECREASE ANY EXISTING ELECTRIC, GAS, WATER, LINE, DRAINAGE, OR TELEPHONE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNDER THE CHARGE TO SUCH EASEMENTS AS DESCRIBED HEREON.

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

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



DETAIL "A"  
1" = 50'



**SURVEYOR'S NOTES:**  
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE GRID NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE.  
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

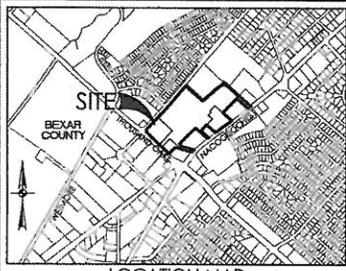
*Matt Johnson*  
LICENSED PROFESSIONAL ENGINEER



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

*J. N. Nicholls*  
REGISTERED PROFESSIONAL LAND SURVEYOR

MATCHLINE - SEE SHEET 3 OF 3



LOCATION MAP  
MAPSCO MAP GRID: S32D24D3  
NCH-10 SCALE

**C.P.S. ENERGY NOTES:**

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM CITY PUBLIC SERVICE BOARD IS HEREBY DESIGNATED THE FURNISHING AND MONITORING PARTY FOR ELECTRIC DISTRIBUTION AND SERVICE FACTORS IN THE AREA DESIGNATED ON THIS PLAN AS "ELECTRIC LADDER" (ANCHOR BASEMENT "SERVICE LADDER") "OVERHEAD LADDER" "WIRE LADDER" "CABLE LADDER" AND "TRANSFORMER LADDER" FOR THE PURPOSE OF HOLDING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, ERECTING, REPAIRING, PARALLELING, AND RELOCATING POLES, HUNGERS, OR SERVICE WIRES, CABLES, CONDUITS, TRUNKS, OR TRANSFORMERS WHICH WOULD BE NECESSARY APPURTENANCES TOGETHER WITH THE PILES OF PILES AND CABLES OVER GRANTOR'S ADJACENT LOTS, THE RIGHT TO RELOCATE AND REPAIR WITHIN THE RIGHT OF WAY AND THE RIGHT TO RELOCATE WITHIN THE RIGHT OF WAY ALL PILES OF PILES OR CABLES OR OTHER CONDUITS WHICH EXIST OR MAY EXIST WITHIN THE RIGHT OF WAY OF THE LINES OF APPURTENANCES, TRUNKS, CABLES AND CONDUITS THAT NO UNLAWFUL CONDUIT SHALL BE PLACED WITHIN THE RIGHT OF WAY OF THE LINES OF APPURTENANCES, TRUNKS, CABLES AND CONDUITS LOCATED WITHIN THE RIGHT OF WAY OF THE LINES OF APPURTENANCES, TRUNKS, CABLES AND CONDUITS. THE RIGHT TO RELOCATE AND REPAIR WITHIN THE RIGHT OF WAY AND THE RIGHT TO RELOCATE WITHIN THE RIGHT OF WAY ALL PILES OF PILES OR CABLES OR OTHER CONDUITS WHICH EXIST OR MAY EXIST WITHIN THE RIGHT OF WAY OF THE LINES OF APPURTENANCES, TRUNKS, CABLES AND CONDUITS SHALL BE CHARGED TO THE PERSON OR PERSONS DESIGNATED RESPONSIBLE FOR SAID CHARGES OF RELOCATION OR REPAIR.

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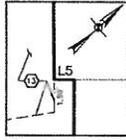
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**EDU NOTE:**

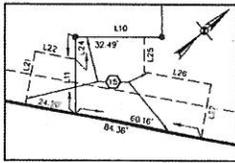
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

**IMPACT FEE PAYMENT NOTE:**

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



DETAIL "C"  
1" = 5'



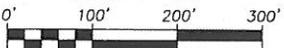
DETAIL "D"  
1" = 40'

**PLAT NUMBER 120171**

**REPLAT & SUBDIVISION PLAN  
ESTABLISHING  
NORTHGATE PLAZA**

A 23.64 ACRE TRACT ESTABLISHING LOTS 23, 24, 25, 26, AND 27 NEW CITY BLOCK 15687 COMPRISED OF 9,700 ACRES OUT OF LOT 11 OF THE NORTHERN HILLS COUNTRY VILLAGE SUBDIVISION, RECORDED IN VOLUME 9300, PAGES 2475-2487, ALL OF LOT 4 OF THE BAY SUBDIVISION, RECORDED IN VOLUME 7000, PAGE 1; ALL OF LOT 13 OF THE NACOGDOCHES HILLS SUBDIVISION, RECORDED IN VOLUME 9300, PAGE 213 ON THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, AND 3.65 ACRES CONVEYED TO PRAGR NACOGDOCHES LP IN DEEDS RECORDED IN VOLUME 15554, PAGES 30-32 OF THE OFFICIAL RECORDS OF BEAR COUNTY, TEXAS, SAID 23.64 ACRES INCLUDING THAT 17.244 ACRES CONVEYED TO HALLMARK REAL ESTATE BUSINESS TRUST IN VOLUME 15554, PAGES 247-248 OF THE OFFICIAL RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS.

SCALE: 1" = 100'



355 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010  
DATE OF PRINT: November 16, 2012

STATE OF ARKANSAS  
COUNTY OF BENTON

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

OWNER/DEVELOPER: WAL-MART REAL ESTATE BUSINESS TRUST  
A DELAWARE STATUTORY TRUST  
2001 S.E. 10TH STREET, DEPT #4703  
BENTONVILLE, ARKANSAS, 72716-0550

MICHAEL ALLEN, DIRECTOR-PROJECT MANAGEMENT,  
DESIGN & REAL ESTATE

STATE OF ARKANSAS  
COUNTY OF BENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL ALLEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE DESCRIBED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF November, A.D. 2012.

NOTARY PUBLIC  
Benton County Arkansas  
My Commission Expires 08/02/2018  
Commission Number 123456789

*Lois Shaver*  
NOTARY PUBLIC, BENTON COUNTY, ARKANSAS

STATE OF TEXAS  
COUNTY OF BEAR

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

OWNER/DEVELOPER: PRAGR NACOGDOCHES, LP  
5400 LBJ FREEWAY, STE 975  
DALLAS, TX 75246  
By: *Paul G. P. Inc.*  
(972) 385-4151  
*Paul G. P. Inc.*  
Dallas, Texas, Inc. 100%

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Paul G. P. Inc.*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE DESCRIBED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF November, A.D. 2012.

*Jana Lee*  
NOTARY PUBLIC, BEAR COUNTY, TEXAS

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

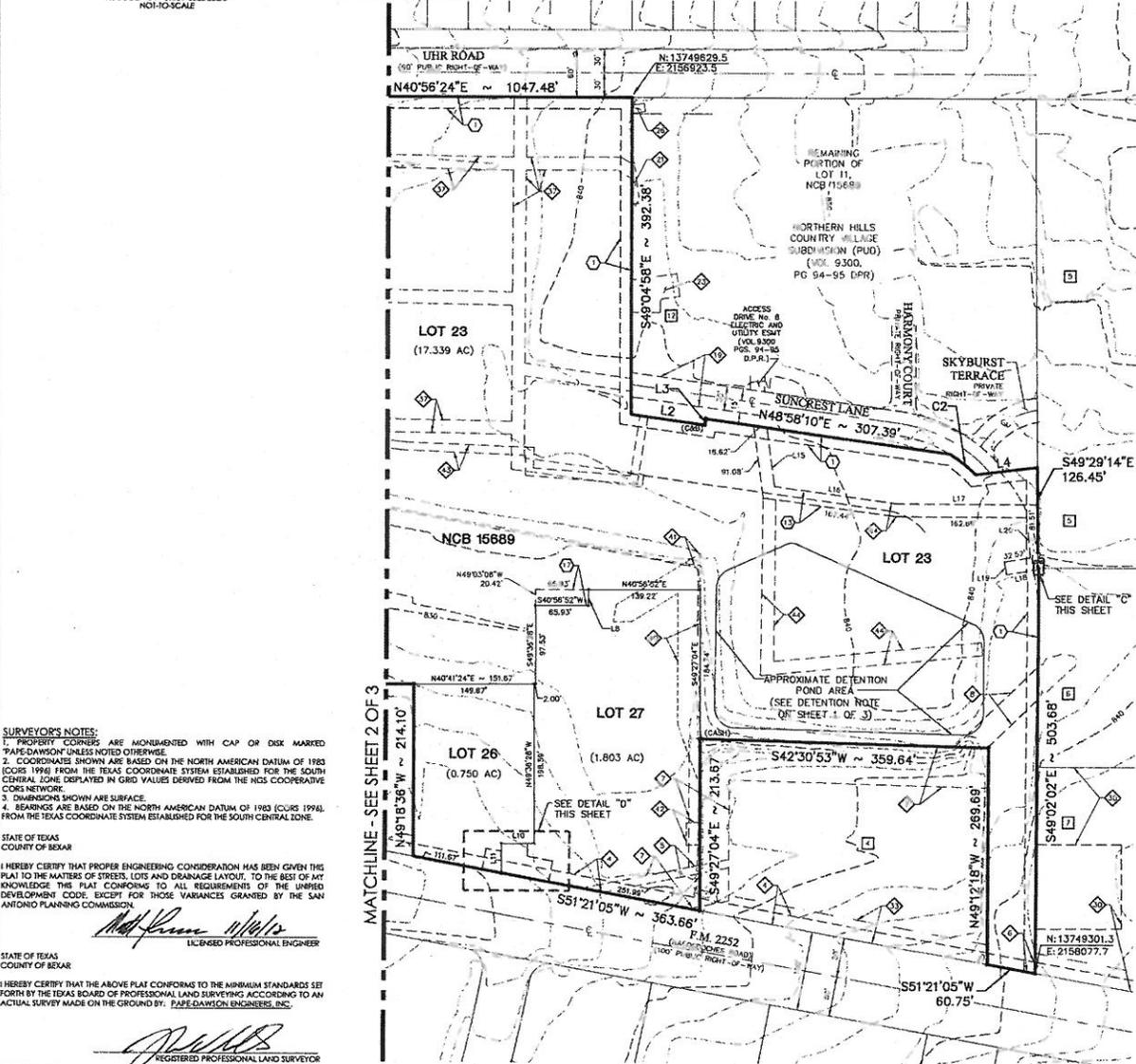
DATED THIS 17th DAY OF November, A.D. 2012.

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

STATE OF TEXAS  
COUNTY OF BEAR

I, \_\_\_\_\_ COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2012 AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2012 AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK \_\_\_\_\_ VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS DAY OF \_\_\_\_\_, A.D. 2012.

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



**SURVEYOR'S NOTES:**

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON UNLESS NOTED OTHERWISE."
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COORDINATE NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEAR

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

*Matt Johnson*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEAR

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

*John Noel Nicholls*  
REGISTERED PROFESSIONAL LAND SURVEYOR



NORTHGATE PLAZA  
Civil Job No. 7816-02; Survey Job No. 9273-11, 9057-12



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 12

**Public Hearing:**

Planning Commission  
January 9, 2013

**Application/Case Number:**

120209

**Project Name:**

Kinder Northeast, Unit-3 (PUD)

**Applicant:**

James D. Zimmermann, Jr.

**Representative:**

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

**Owner:**

2011 Kinder Ranch, LLC.

**Staff Coordinator:**

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

**Property Address/Location:**

North of the intersection of  
Gooseberry and Pimpenel

**MAPSCO Map Grid (Ferguson):**

451 B-1

**Tract Size:**

12.168 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda posting January 4,  
2013

**REQUEST**

Approval of a major plat to subdivide a 12.168-acre tract of land to establish **Kinder Northeast, Unit-3 (PUD)**

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

December 12, 2012

## I. ANALYSIS

### A. Proposed Use

The proposed plat will consist of thirty-nine (39) single-family lots, two (2) non-single family residential lots, and approximately one thousand four hundred ninety four (1494) linear feet of private streets.

### B. Zoning

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

### C. Services Available

SAWS Water and Sewer

### D. Inter-jurisdictional Review

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

The subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), Camp Bullis was notified. The Camp Bullis Military Installation reviewed the project and the Commander provided the following response:

- The applicant has appropriate documentation of a recent endangered species survey (not older than three (3) years) that was conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;
- The applicant sent the project survey to the U.S. Fish and Wildlife Services (USFWS) Ecological Services Office in Austin;

However, it is noted that the applicant will need to comply with the dark sky lighting measures of Bexar County as of Court Order on July 22, 2008 or the Military Lighting Overlay District (MLOD-1) Regulations, whichever is applicable for the project area.

### E. Interdepartmental Review

LOCs were issued from all reviewing agencies on August 8, 2012.

## II. SUPPLEMENTAL INFORMATION

### A. Associated Applications

MDP 824-B Kinder Ranch, accepted on September 20, 2010

PUD 08-004B Kinder Ranch Northeast, approved on August 3, 2012

## III. RECOMMENDATION

Approval of the proposed **Kinder Northeast, Unit-3 (PUD)** Subdivision Plat

## IV. ATTACHMENT

1. Proposed plat





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 13

**Public Hearing:**

Planning Commission  
January 9, 2013

**Application/Case Number:**

120222

**Project Name:**

Pecan Creek Ranch Unit 2

**Applicant:**

Thomas E. Dreiss

**Representative:**

MTR Engineers, LLC c/o Raymond  
Tarin, Jr., P.E.

**Owner:**

Pecan Creek Parkway SPE, LLC, c/o  
Toutant Beauregard Development,  
LLC

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located northwest of the  
intersection of Toutant Beauregard  
Road and Anaqua Springs

**MAPSCO Map Grid (Ferguson):**

579 B-1

**Tract Size:**

1.23 acres

**Council District(s):**

ETJ

**Notification:**

Internet Agenda Posting January 4,  
2013

**REQUEST**

Approval of a major plat to subdivide a 1.23-acre tract of land to  
establish the **Pecan Creek Ranch Unit 2 Subdivision**

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

December 12, 2012

**I. ANALYSIS**

**A. Proposed Use(s)**

The proposed plat will consist of one (1) non-single family residential lot and approximately Four hundred seventy-five (475) linear feet of public streets.

**B. Zoning**

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

**C. Major Thoroughfare(s)**

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

**D. Services Available**

SAWS Water and Sewer

**E. Inter-jurisdictional Review**

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

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

**F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on November 13, 2012.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Applications**

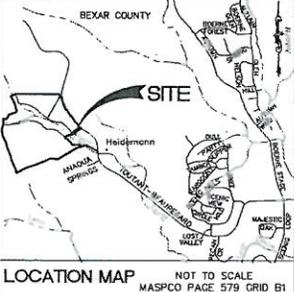
MDP 009-11, Pecan Creek Ranch, accepted on May 21, 2012

**III. RECOMMENDATION**

Approval of the proposed **Pecan Creek Ranch Unit 2** Subdivision Plat.

**IV. ATTACHMENTS**

1. Proposed Plat



- NOTES:**
- THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48022C0002P, EFFECTIVE DATE SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS NOT LOCATED WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN (100 YEAR FLOODPLAIN).
  - EXCEPT AS SHOWN, PROPERTY CORNERS ARE MARKED WITH A SET 1/2" IRON PIN WITH AN ORANGE "W" END PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MARKING THAT IS PERMANENT AND STABLE WILL BE USED.
  - THE BEARINGS SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
  - PROPOSED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.
  - NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD OBSTRUCT DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY. SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIVE OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.
  - THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE INCLUDED WITH THIS SUBDIVISION PLAN.
  - IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 20 PS RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL LOTS WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
  - THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100-YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH THE FEMA PANEL 48022C0002P DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 25-YEAR ULTIMATE PLUS FLOODPLAIN OR THE 100-YEAR ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR, THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

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

PLAT NO. 120222  
SUBDIVISION PLAT  
ESTABLISHING  
**PECAN CREEK RANCH UNIT 2**

BEING A 1.23 ACRE TRACT OF LAND, ESTABLISHING LOT 901, BLOCK 1, C.B. 4676, PART OF THE M. CASSIDY'S SURVEY NO. 238, ABSTRACT NO. 165, COUNTY BLOCK 4676, BEXAR COUNTY, TEXAS AND ALSO BEING PART OF THAT CERTAIN 2,449.59 ACRE TRACT CONVEYED TO PINSON INTERESTS, L.L.P., BY DEED RECORDED IN VOLUME 9639, PAGES 138-142, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



12770 CHAMBER PAUL, SUITE 100  
SAN ANTONIO, TEXAS 78249  
TEL: (210) 698-0501  
FAX: (210) 899-3088

DATE: 02/28/2012 JOB NO: 10222  
STATE OF TEXAS  
COUNTY OF BEXAR  
THE OWNER OF LAND SHOWN ON THIS PLAN, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EGRESS ALLEYS IDENTIFIED AS PUBLIC, OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

PECAN CREEK PARKWAY, SPE, LLC  
C/O BRIDGES MANAGEMENT, LLC  
215 E. SONNENBLAU BLVD., SUITE 210  
SAN ANTONIO, TEXAS 78206

*Thomas E. Dreiss*  
OWNER

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **Thomas E. Dreiss** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE DEQUITED THE SAKE FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF December 2012

*Vanessa Ruth Guzman*  
BEXAR COUNTY CLERK  
BY COMMISSIONER 1/20/15  
VANESSA RUTH GUZMAN  
Bexar County Clerk  
My Commission Expires  
September 01, 2015

STATE OF TEXAS  
COUNTY OF BEXAR

THIS PLAN OF PECAN CREEK RANCH UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SAID COMMISSIONER IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

CERTIFICATE OF APPROVAL  
THE UNDERSIGNED, COUNTY CLERK OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAN WAS PREPARED BY THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAN IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS CONCERNING SAME, AND THIS PLAN WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

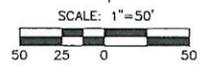
I, \_\_\_\_\_ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN MY OFFICE, ON \_\_\_\_\_ A.D. 20 \_\_\_\_\_ AT \_\_\_\_\_ AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_ AT \_\_\_\_\_ IN THE RECORDS OF \_\_\_\_\_ AND \_\_\_\_\_ OF SAID COUNTY,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

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

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

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

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



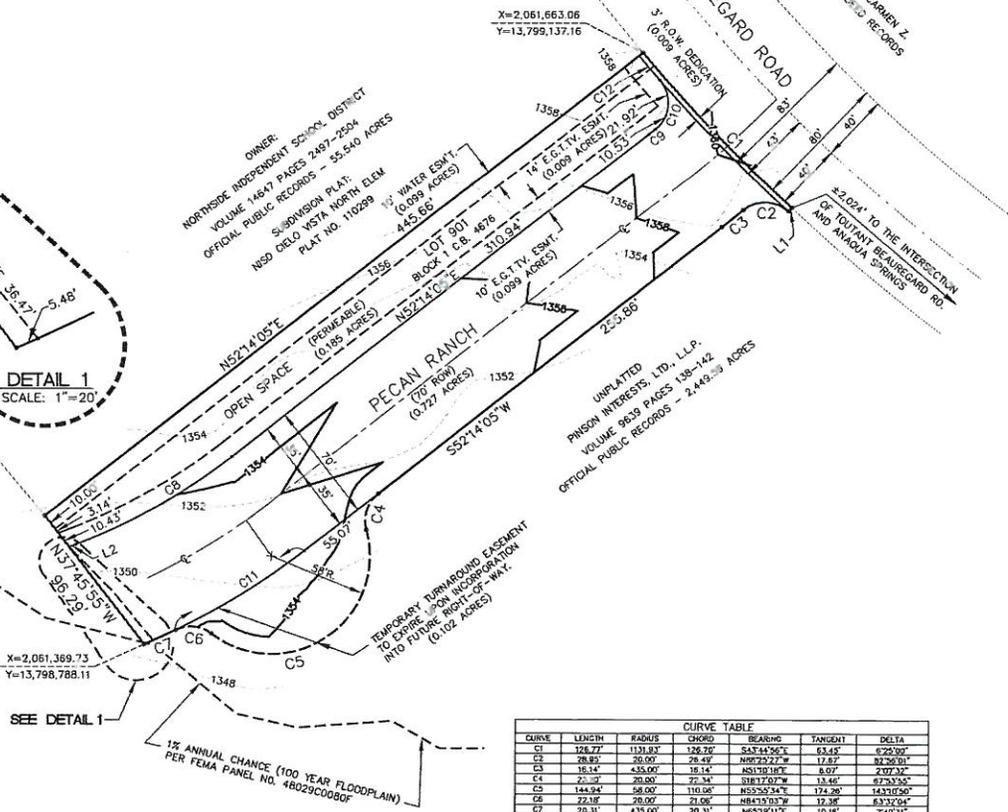
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DEVELOPMENT SERVICES RECEIVED

UNPLATTED PINSON INTERESTS, L.L.P.  
VOLUME 9639 PAGES 138-142  
OFFICIAL PUBLIC RECORDS - 2,449.59 ACRES

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THE ABOVE PLAN CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:  
MAY TARIN RAMIREZ ENGINEERS, LLC  
*May Tarin Ramirez*  
DONALD DEAN BOERNER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207  
MAY TARIN RAMIREZ ENGINEERS, LLC  
12770 CHAMBER PAUL, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE (210) 698-0501

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.  
*Raymond Tarin, Jr.*  
RAYMOND TARIN, JR.  
LICENSED PROFESSIONAL ENGINEER NO. 87060  
MAY TARIN RAMIREZ ENGINEERS, LLC  
12770 CHAMBER PAUL, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE (210) 698-0501



CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C1	128.77	1131.83	136.79	S47°44'56"E	154.43	67°29'07"
C2	28.80	20.00	28.49	N89°22'27"W	12.87	81°36'59"
C3	18.14	434.00	18.14	N51°30'16"E	8.67	27°07'32"
C4	22.37	20.00	22.34	S78°17'07"W	13.46	87°20'30"
C5	144.94	58.00	110.06	N53°50'34"E	174.26	143°10'00"
C6	22.18	20.00	22.06	N83°19'17"E	12.88	83°32'04"
C7	20.31	435.00	20.31	N65°19'11"E	10.18	7°49'31"
C8	105.74	365.07	105.37	N80°32'01"E	53.74	16°35'53"
C9	4.27	369.00	4.27	N55°21'45"E	2.36	62°43'37"
C10	32.42	20.00	29.81	N69°30'27"E	21.06	82°38'17"
C11	89.19	434.50	89.61	S58°30'30"E	44.75	11°44'51"
C12	18.27	1154.83	18.27	S41°00'19"E	9.30	6°56'49"

LINE	LENGTH	BEARING
L1	3.09	N43°30'24"E
L2	4.26	S68°42'58"W

Attachment 1



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 14

**Public Hearing:**

Planning Commission  
January 9, 2013

**Application/Case Number:**

120372

**Project Name:**

John Wood Charter Inspire  
Academies

**Applicant:**

Bruce Rockstroh

**Representative:**

MTR Engineers  
c/o Samuel B Bledsoe, P.E.

**Owner:**

Educational Resource Center, Inc.

**Staff Coordinator:**

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

**Property Address/Location:**

Southeast of the intersection of  
Bandera Road and Brae Ridge Drive

**MAPSCO Map Grid (Ferguson):**

547 B-3

**Tract Size:**

4.620 Acres

**Council District(s):**

8

**Notification:**

Internet Agenda Posting  
January 4, 2013

**REQUEST**

Approval of a major plat to subdivide a 4.620-acre tract of land to establish the **John Wood Charter Inspire Academies Subdivision**

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

December 17, 2012

**I. ANALYSIS**

**A. Proposed Use(s)**

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

**B. Zoning**

“R-6” Single-Family Residential

**C. Major Thoroughfare**

Bandera Road, Primary Arterial Type A, 120-foot minimum right-of-way

**D. Services Available**

SAWS Water and Sewer

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on December 10, 2012.

**II. RECOMMENDATION**

Approval of the proposed **John Wood Charter Inspire Academies** Subdivision Plat.

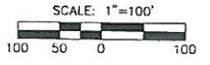
**III. ATTACHMENTS**

1. Proposed Plat

SUBDIVISION PLAT ESTABLISHING

JOHN WOOD CHARTER INSPIRE ACADEMIES

A TRACT OF LAND CONTAINING 4.610 ACRES, MORE OR LESS, BEING OUT OF PERRY DAVIS SURVEY NO. 267, ABSTRACT NO. 189, IN NEW CITY BLOCK 14614 AND NEW CITY BLOCK 18000, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING THAT CERTAIN 4.620 ACRE TRACT CONVEYED TO JOHN H. WOOD, JR., PUBLIC CHARTER DISTRICT BY DEED RECORDED IN VOLUME 15578, PAGES 2162-2165, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS ESTABLISHING LOT 17, N.C.B. 18009.



MTR logo with contact information for Moy Torin Ramirez Engineers, LLC, including address, phone, fax, and date.

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

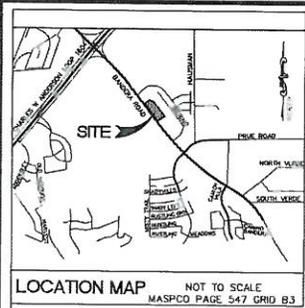
STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Bruce Richman known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31th DAY OF December 2012 Notary Public, BEXAR COUNTY, TEXAS My Commission Expires August 31, 2015

STATE OF TEXAS COUNTY OF BEXAR THIS PLAT OF JOHN WOOD CHARTER INSPIRE ACADEMIES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS IS HEREBY APPROVED BY SAID COMMISSION IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) ARE OR VARIANCE(S) HAVE BEEN GRANTED.

DATE THIS DAY OF A.D. BY: CHAIRMAN BY: SECRETARY

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT AND DULY RECEIVED THE DAY OF A.D. 20 AT IN THE RECORDS OF AND IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20 COUNTY CLERK, BEXAR COUNTY, TEXAS

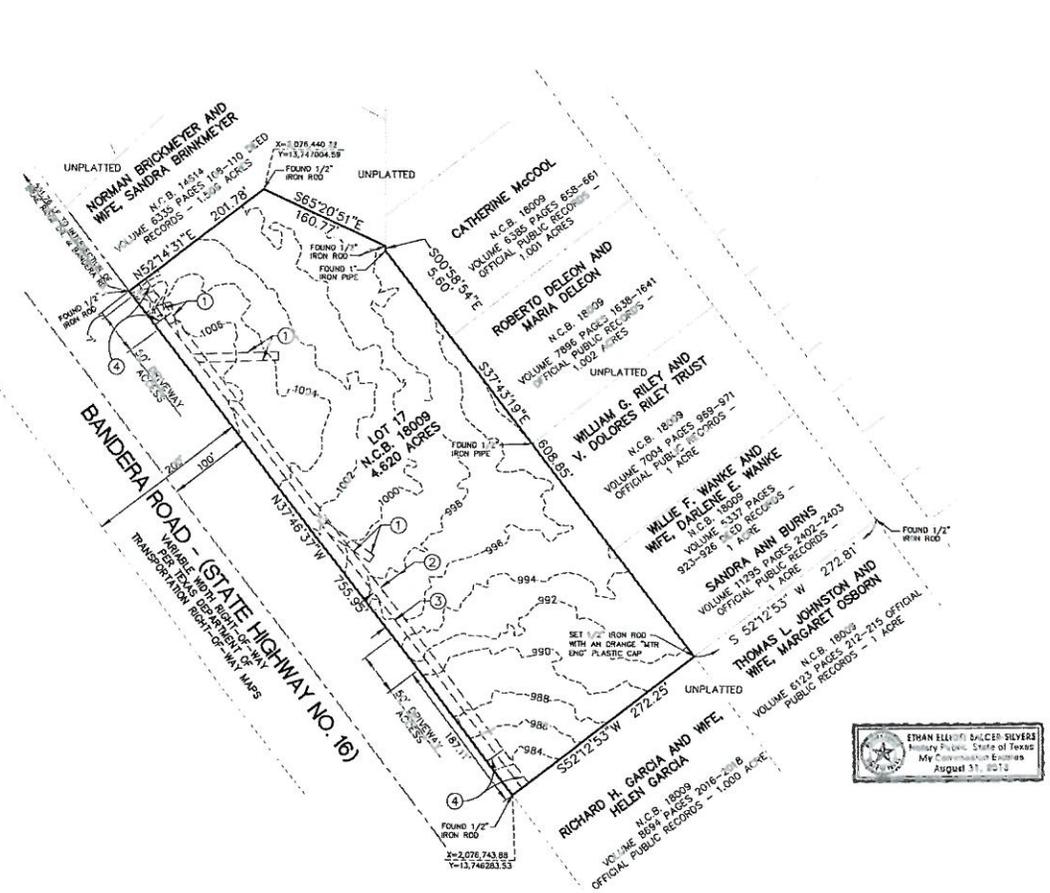


- LEGEND: 1) 10' ELECTRIC EASEMENT VOL. 3541 Pgs. 27-28-29 OFFICIAL PUBLIC RECORDS 2) 10' WATER EASEMENT 3) 14' E.G.T.V. EASY 4) 24' x 30' WATER EASY

- NOTES: 1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD HAZARD RATE MAP... 2) THE BEARINGS SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM... 3) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE... 4) NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPIDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT... 5) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM... 6) THE DEVELOPER DEDICATES THE WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM... 7) DOT NOTES: 1) FOR RESIDENTIAL DEVELOPMENT ADJACENT TO STATE RIGHT OF WAY... 2) MAINLINE ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY...

- CER. NOTES: 1) THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC, DISTRIBUTION AND SERVICE FACILITIES... 2) ANY CIPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CIPS EQUIPMENT... 3) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING EASEMENT, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS... 4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS... 5) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS...

WASTEWATER EQU. NOTE: WASTEWATER EQU. NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE NOT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER SERVICES DEPARTMENT. SANS NOTE: IMPACT FEE PAYMENT DUE: IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLACING FOR THIS PROPERTY ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION. MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.



2013 DEC 11 AM 12:22

DEVELOPMENT SERVICES RECEIVED

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACT SUFFICIENTLY MADE ON THE GROUND BY: MOY TORIN RAMIREZ ENGINEERS, LLC DONALD DEAN BOERNER REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207 12710 CHAMBERLAIN PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PH: (210) 698-5001

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIT'S DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. MOY TORIN RAMIREZ, JR. LICENSED PROFESSIONAL ENGINEER NO. 87060 MOY TORIN RAMIREZ ENGINEERS, LLC 12710 CHAMBERLAIN PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PHONE: (210) 698-5001



Attachment 1



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 15

**Public Hearing:**

Planning Commission  
January 9, 2013

**Application/Case Number:**

120403

**Project Name:**

Bulverde Crossing Unit 2

**Applicant:**

Lloyd A. Denton

**Representative:**

Pape-Dawson Engineers, Inc., c/o  
Matt Johnson, P.E.

**Owner:**

Huey Commercial Properties, Ltd.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located southeast of the  
intersection of U.S. Highway 281 and  
Bulverde Road

**MAPSCO Map Grid (Ferguson):**

451 D-6

**Tract Size:**

2.162 acres

**Council District(s):**

ETJ

**Notification:**

Internet Agenda Posting January 4,  
2013

**REQUEST**

Approval of a major plat to subdivide a 2.162-acre tract of land to  
establish the **Bulverde Crossing Unit 2 Subdivision**

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

December 17, 2012

## **I. ANALYSIS**

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

The proposed plat will consist of two (2) non-single family residential lots.

### **B. Zoning**

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

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

U.S. Highway 281 is a freeway

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

### **D. Services Available**

SAWS Water and Sewer

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

Letters of Certification (LOCs) were issued from all reviewing agencies on December 4, 2012.

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

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

### **F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on December 4, 2012.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

MDP 005-10, Bulverde Crossing, accepted on October 5, 2010

## **III. RECOMMENDATION**

Approval of the proposed **Bulverde Crossing Unit 2** Subdivision Plat.

## **IV. ATTACHMENTS**

1. Proposed Plat
2. SAWS Aquifer letter.



# Attachment 2



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October 30, 2012  
LAND DEVELOPMENT  
SERVICES DIVISION

Mr. Matt Johnson, P.E.  
Pape-Dawson Engineers, Inc.  
555 E. Ramsey  
San Antonio, Texas 78216

RE: File No. 1209007 - Request for review of **Bulverde Crossing Unit 2, Plat No. 120403** located 281 and Bulverde Road.

Dear Mr. Johnson:

On September 27, 2012, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 2.187 acres located entirely within the EARZ. At the time of this report no proposed development is planned. No notable significant features were observed. The property is not within a 100-year floodplain preservation area.

The proposed development is a **Category 3** property under the provisions of Aquifer Protection Ordinance No. 81491 - File No. 1486. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan has not been submitted to SAWS for approval at the time of this request. **The release of building/water service permits will be contingent on receipt and approval of the Aquifer Protection Plan.**

Certain changes to the project may create a substantial alteration the provision of the Water Quality Ordinance and altar its category.

**As of the date of this report, the Texas Commission on Environmental Quality (TCEQ) has not approved the Water Pollution Abatement Plan (WPAP) for the property within this plat. 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 Bulverde Crossing Unit 2, Plat No. 120403.

Mr. Matt Johnson, P.E.  
Pape-Dawson Engineers, Inc.  
Page 2

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If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3537.

LAND DEVELOPMENT  
SERVICES DIVISION

Sincerely,



Scott R Halty, Director  
Resource Protection & Compliance  
Department

SRH:lrđ



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 16

**Public Hearing:**

Planning Commission  
January 9, 2013

**Application/Case Number:**

130002

**Project Name:**

Anaqua Springs Ranch Unit VA-1  
PUD

**Applicant:**

Thomas Dreiss, President

**Representative:**

Matkin-Hoover Engineering &  
Surveying, c/o Matthew B.  
McCormick, P.E.

**Owner:**

Anaqua Springs Ranch, Inc.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located northwest of the  
intersection of Miranda Ridge and  
Cimarron Crest

**MAPSCO Map Grid (Ferguson):**

446 A-7

**Tract Size:**

10.759 acres

**Council District(s):**

ETJ

**Notification:**

Internet Agenda Posting January 4,  
2013

**REQUEST**

Approval of a major plat to subdivide a 10.759-acre tract of land  
to establish the **Anaqua Springs Ranch VA-1 PUD Subdivision**

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

December 17, 2012

**I. ANALYSIS**

**A. Proposed Uses**

The proposed plat will consist of one (1) single-family residential lot, and approximately four hundred twenty (420) linear feet of private streets.

**B. Zoning**

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

**C. Services Available**

SAWS Water and On Site Sewer Facility

**D. Inter-jurisdictional Review**

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

**E. Interdepartmental Review**

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

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Applications**

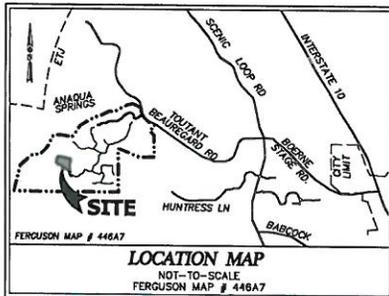
MDP 797C, Anaqua Springs Ranch, accepted on March 28, 2011  
PUD 10-004, Anaqua Springs Ranch, approved on April 27, 2011

**III. RECOMMENDATION**

Approval of the proposed **Anaqua Springs Ranch Unit VA-1 PUD** Subdivision Plat.

**IV. ATTACHMENTS**

1. Proposed Subdivision Plat



- SURVEYOR NOTES:**
1. BASIS OF BEARING FOR THIS PLAT WAS TAKEN FROM VOLUME 14850, PAGES 831-833, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.
  2. DIMENSIONS SHOWN ARE SURFACE AND THE SURFACE ADJUSTMENT FACTOR IS 1.00001.
  3. ALL PROPERTY CORNERS ARE FOUND BY IRON ROD WITH RED "MATKIN-HOOVER ENG." PLASTIC CAP UNLESS OTHERWISE NOTED.
  4. UNLESS OTHERWISE NOTED, MEASUREMENTS AND DISTANCES MATCH THOSE RECORDED IN VOLUME 14630, PAGES 531-533, OFFICIAL PUBLIC RECORDS, VOLUME 14848, PAGES 811-821, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.
  5. ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN FIELD LOCATED BY THIS PLAT.
  6. COORDINATES SHOWN HEREON ARE THOSE OF THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 8084.
  7. BOUNDARIES SHOWN FOR REARING PORTIONS OF PARENT TRACTS ARE APPROXIMATE AND WERE NOT FIELD VERIFIED.

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

**IMPACT FEE NOTE:**  
WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METERS SET.

**FINISHED FLOOR NOTE:**  
THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE.

**OWNER/DEVELOPER:**  
ANAQUA SPRINGS RANCH, INC  
325 SONTERRA BLVD E, SUITE 210  
SAN ANTONIO, TX 78208  
(210) 499-4444 PHONE

**PLAT. NO. 130002**

**SUBDIVISION PLAT ESTABLISHING ANAQUA SPRINGS RANCH VA-1 PUD**

BENIG 10.750 ACRES ESTABLISHING LOT 1, BLOCK 12, CB 4667, LOT 999, BLOCK 1, CB 4671 (TO BE KNOWN AS MIRAMIDA RIDGE) AND A 0.105 ACRE TEMPORARY TURNAROUND EASEMENT OUT OF THE MIRAMIDA S. SURVEY NO. 431-274, ABSTRACT NO. 1099, COUNTY BLOCK NO. 4667, BEAR COUNTY, TEXAS, SAHD 10.750 ACRES TRACT ALSO BEING ALL OF THAT CERTAIN 10.54 ACRES TRACT OF LAND RECORDED IN VOLUME 14848, PAGES 811-821, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS, ALL OF THAT CERTAIN 10.375 ACRES TRACT OF LAND AND ALL OF THAT CERTAIN 0.204 ACRES TRACT OF LAND RECORDED IN VOLUME 14630, PAGES 531-533, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS, AND A 0.105 ACRE PORTION OF THE REARING 250.000 ACRES TRACT OF LAND (RELEASE TRACT NO. 3) RECORDED IN VOLUME 11210, PAGES 2186-2192, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.

**MATKIN-HOOVER**  
ENGINEERING & SURVEYING

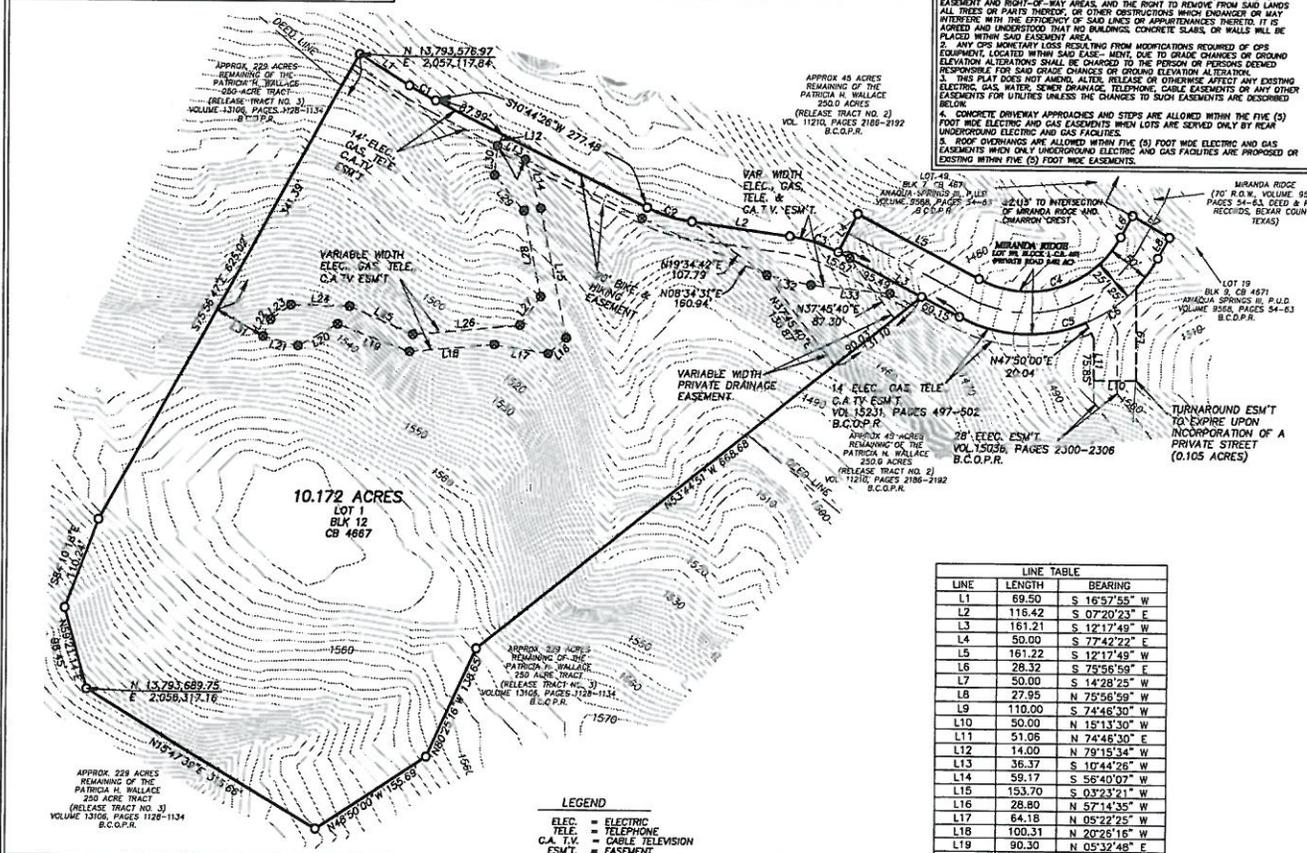
1401 W. 14TH ST. SUITE 100  
SAN ANTONIO, TEXAS 78207  
TEL: (210) 499-4444  
FAX: (210) 499-4445  
WWW.MATKIN-HOOVER.COM

DATE: 10/01/2010  
JOB NO.: 2309.11

**DRAINAGE EASEMENT NOTE:**  
NO STRUCTURE, FENCE, WALL, OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE PROPOSED DRAINAGE EASEMENTS AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANITE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

**C.P.S. NOTES:**

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) HAS IDENTIFIED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS SERVED ON THIS PLAT AS TELEPHONE EASEMENT, "GAS EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT." THE CITY OF SAN ANTONIO HAS THE RIGHT OF INGRESS AND EGRESS OVER NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF, IF IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING EASEMENTS FOR GAS, WATER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREIN.
4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR EASEMENTS.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN FIVE (5) FOOT WIDE EASEMENTS.



STATE OF TEXAS  
COUNTY OF BEAR

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

AUTHORIZED AGENT - 10.172 ACRES  
- 0.467 ACRES  
- 0.105 ACRES  
ANAQUA SPRINGS RANCH, INC.  
THOMAS E. DRESS, PRESIDENT

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS PERSONALLY APPEARED AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND WHOSE NAME IS EXECUTED THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF OCTOBER, 2010.

NOTARY PUBLIC BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON THE 10th DAY OF OCTOBER, 2010, AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE SAME, AND THIS PLAT IS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS 10th DAY OF OCTOBER, A.D. 2010.

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

COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR

THIS PLAT OF ANAQUA SPRINGS RANCH VA-1 PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION, IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

STATE OF TEXAS  
COUNTY OF BEAR

I, \_\_\_\_\_ COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 10th DAY OF OCTOBER, 2010, AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2010, IN \_\_\_\_\_ B. IN THE REED AND PLAT RECORDS OF BEAR COUNTY IN BOOK/QUARTER \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2010.

COUNTY CLERK, BEAR COUNTY, TEXAS

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

**LINE TABLE**

LINE	LENGTH	BEARING
L1	89.50	S 16°57'55" W
L2	116.42	S 07°20'23" E
L3	161.21	S 12°17'49" W
L4	50.00	S 77°42'22" E
L5	161.22	S 12°17'49" W
L6	28.32	S 75°56'59" E
L7	50.00	S 14°28'25" W
L8	27.95	N 75°56'59" W
L9	110.00	S 74°48'30" W
L10	90.00	N 15°11'30" W
L11	51.06	N 74°48'30" E
L12	14.00	N 79°15'34" W
L13	36.37	S 10°44'26" W
L14	59.17	S 58°40'07" W
L15	153.70	S 03°23'21" W
L16	28.18	N 57°14'25" W
L17	64.18	N 05°22'25" E
L18	100.31	N 20°28'16" W
L19	90.30	N 05°32'48" E
L20	53.46	N 44°20'17" W
L21	42.77	N 00°13'52" E
L22	21.65	S 81°17'34" E
L23	29.64	S 50°48'28" E
L24	68.95	N 10°52'22" E
L25	81.28	S 08°24'50" W
L26	126.56	S 20°28'16" E
L27	41.53	S 69°17'51" E
L28	101.50	N 63°23'21" E
L29	53.58	N 34°39'16" E
L30	34.20	N 80°17'22" E
L31	62.06	N 42°32'15" E
L32	52.91	S 03°12'56" E
L33	93.46	S 09°34'16" E

**CURVE TABLE**

DESC.	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C1	35.31	328.00	06°13'29"	35.29	S 135°11'11" W
C2	55.22	175.00	18°34'49"	54.99	S 01°42'01" W
C3	59.98	175.00	19°38'15"	59.99	S 02°28'44" W
C4	192.52	125.00	88°14'47"	174.05	S 31°49'35" E
C5	269.53	175.00	88°14'47"	243.67	N 31°49'35" E
C6	72.47	175.00	23°43'41"	71.96	N 50°01'57" W

STATE OF TEXAS  
COUNTY OF BEAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
JEFFERY BOERNER R.P.L.S. # 4837

STATE OF TEXAS  
COUNTY OF BEAR

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

MATTHEW B. MCCORMICK  
LICENSED PROFESSIONAL ENGINEER # 83797  
MATKIN-HOOVER ENGINEERING & SURVEYING



Attachment 1



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 17

**Public Hearing:**

Planning Commission  
January 9, 2013

**Application/Case Number:**

120158

**Project Name:**

Lien HOA Temple

**Applicant:**

Tung Van Nguyen

**Representative:**

Paul Morawski, P.E.

**Owner:**

SA Lein HOA Temple Trang

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located northeast of the intersection of Excalibur Drive and Pratt Road.

**MAPSCO Map Grid (Ferguson):**

584 F-2

**Tract Size:**

3.31 acres

**Council District:**

2

**Notification:**

Internet Agenda Posting January 4, 2013.

**REQUEST**

A resolution authorizing the termination of electric service and revoking building permits pending plat approval and recording of **Lien HOA Temple** Subdivision Plat #120158 in connection with a previously approved deferral.

**RECOMMENDED ACTION**

Approval

**CASE HISTORY**

The Planning Commission approved a plat deferral for this site on May 23, 2012.

**I. ANALYSIS**

**A. Proposed Use**

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

**B. Zoning**

“R-6” Single-Family Residential.

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

SAWS Letter of Certification (LOC) is pending waiting for water well plugging or backflow device to be installed.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on September 12, 2012.

**II. SUPPLEMENTAL INFORMATION**

**A. Evaluation Criteria**

Pursuant to Section 35-434 of the Unified Development Code (UDC) authorizes the Planning Commission to grant a deferral to allow the issuance of building permits and temporary utility service prior to plat approval and recording of four or fewer lots. The time which the platting requirement may be deferred shall normally not exceed 180 days from the date of approval. The deferral was approved on May 23, 2012 and expired on November 22, 2012.

**III. RECOMMENDATION**

Approval of resolution to revoke building permits and terminate temporary utility service for the proposed **Lien HOA Temple** Subdivision Plat.

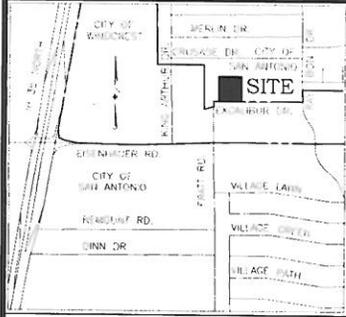
**IV. ATTACHMENTS**

1. Proposed Plat
2. Resolution

PLAT NO. 120158

PLAT ESTABLISHING:  
LIEN HOA TEMPLE  
SUBDIVISION

LOT 50, NEW CITY BLOCK 12190, RECORDED  
IN VOLUME 12629, PAGE 1456, OF THE  
DEED RECORDS OF BEXAR COUNTY, TEXAS



LOCATION MAP  
NOT TO SCALE

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE THURD) IS HEREBY DEDICATED THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "STAKE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT AND TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREAS ALL TREES OR PALM TREES, OR OTHER OBSTRUCTIONS WHICH CHANGERS OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

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

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

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

OWNER/DEVELOPER  
SAN ANTONIO LEIN HOA DAO TRANG  
161 DINN DR.  
SAN ANTONIO, TEXAS 78218

LEGEND:

- = FND 1/2" IRON ROD
- = SET 1/2" IRON RE-BAR WITH AN ALUMINUM CAP MARKED 6000 (UNLESS OTHERWISE NOTED)
- ✕ = SET "X" ON CONC.
- = FND FENCE POST
- RD.W. = RIGHT-OF-WAY
- 756- = EXISTING CONTOURS

NOTES:

- 1.) OWNER SHALL PROVIDE PERMANENT VEHICULAR TURNAROUND ON LOT IN ACCORDANCE WITH U.D.C. 35-506 (r)(2).
- 2.) 1/2" IRON RE-BAR WITH AN ALUMINUM CAP MARKED 6000 AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 3.) BASIS OF ALIGNMENT FOR THIS PLAT IS THE MONUMENTATION FOUND.
- 4.) CITY OF SAN ANTONIO GIS MAPPING FOR COORDINATES WERE USED FOR THIS PLAT.
- 5.) DISTANCE ARE U.S. SURVEY FEET.

STATE OF TEXAS  
COUNTY OF BEXAR

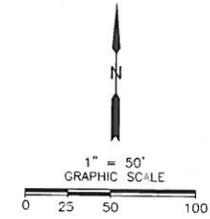
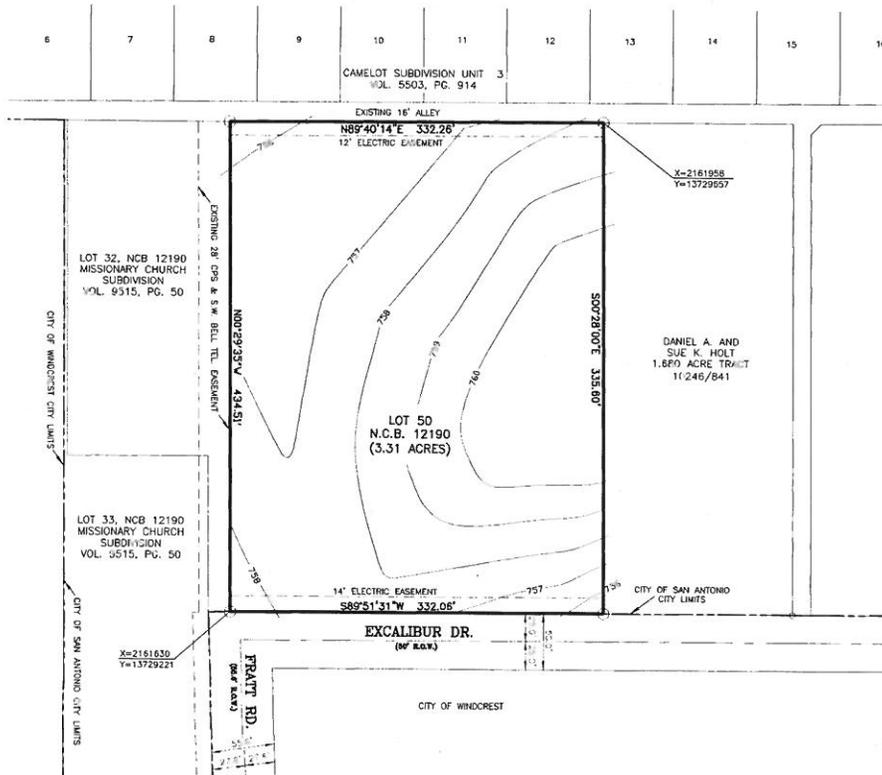
I HEREBY CERTIFY THAT THE ABOVE PLAT SUBSTANTIALLY CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

RALPH G. REGER, RPLS NO. 6000  
REGISTERED PROFESSIONAL LAND SURVEYOR  
701 EVANS AVE.  
SAN ANTONIO, TX 78209

STATE OF TEXAS  
COUNTY OF BEXAR

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

PAUL M. MURAWSKI, P.E. NO. 46029  
REGISTERED PROFESSIONAL ENGINEER  
BIRN WALDON HEIGHTS  
SAN ANTONIO, TEXAS 78224  
FIRM F-11523



LAND DESIGN GROUP  
CAD SERVICES AND PLAT PROCCESING  
6505 KIRK LANE, SAN ANTONIO, TX 78240  
(210)725-9657 FAX-(210)493-1925  
RALPH G. REGER, CST RPLS  
LAND SURVEYING SERVICES

STATE OF TEXAS  
COUNTY OF BEXAR

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

AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012

NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF LIEN HOA TEMPLE SUBDIVISION WAS SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTIONS HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 2012

BY: \_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

Attachment 1

**RESOLUTION NO. \_\_\_\_\_**

**Authorizing the termination of electric service and revoking building permits pending plat approval and recording of Lien HOA Temple Subdivision Plat #120158 in connection with a previously approved deferral.**

**Whereas**, the quality of development within the City of San Antonio and its extraterritorial jurisdiction is, in large measure, dependent upon the quality of the subdivision regulations and their effective administration and;

**Whereas**, the Planning Commission is empowered by the City Charter to prepare, adopt, and administer rules and regulations pertinent to subdivision/platting; and

**Whereas**, Section 35-434 of the Unified Development Code authorizes the Planning Commission to grant a deferral to allow the issuance of building permits and temporary utility service prior to plat approval and recording of four or fewer lots; and

**Whereas**, the Commission approved a deferral for the Lien HOA Temple Subdivision Plat #120158 on May 23, 2012; and

**Whereas**, the time which the platting requirement may be deferred shall normally not exceed 180 days from the date of approval; and

**Whereas**, the City of San Antonio has given the required 45 day advance notice to Noe Garcia and the project engineer, Paul Morawski, via email that the time in which to file the require plat would expire on November 19, 2012 and failure to comply could result in termination of service and revocation of building permits; and

**Whereas**, the applicant has not filed an appeal to the termination of temporary utility service; revocation of the building permit or met the 180 day deferral condition; and

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

To direct the staff to terminate temporary utility service and revoke building permit(s) pending plat approval and recording of such plat with the Bexar County Clerk's office.

Passed and approved this \_\_\_\_ day of \_\_\_\_\_, 2013.

ATTEST:

APPROVED:

\_\_\_\_\_  
Executive Secretary

\_\_\_\_\_  
Roberto R. Rodriguez, Chairman  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 18

**Public Hearing:**

Planning Commission  
January 9, 2013

**Application/Case Number:**

130074

**Project Name:**

SAYC Subdivision

**Applicant:**

Mark J Ewald

**Representative:**

Weststar Alamo, by Salvador Flores,  
P.E.

**Owner:**

John David Gillis

**Staff Coordinator:**

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

**Property Address/Location:**

11011 Shaenfield Road

**MAPSCO Map Grid (Ferguson):**

546 B-7

**Tract Size:**

2.601

**Council District/ETJ:**

ETJ

**Notification:**

Internet Agenda posting January 4,  
2013

**REQUEST**

The applicant is requesting temporary utility service prior to plat approval and recordation of the **SAYC Subdivision**, for two (2) single family lots consisting of 2.601 acres.

**APPLICATION TYPE**

Subdivision plat deferral

**ANALYSIS**

**A. Proposed Use**

Single Family

**B. Zoning**

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

**C. Services Available**

SAWS Water and Sewer.

**D. Interdepartmental Review**

Request for reviews were approved by Streets, TIA and Storm Water divisions.

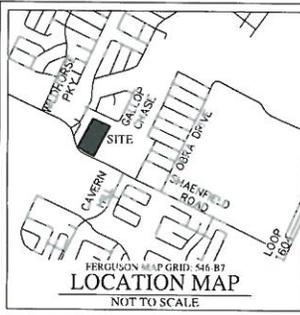
**RECOMMENDATION**

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

1. No permanent utility service shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within one hundred eighty (180) days of this action and considered by the Planning Commission within thirty (30) days of a formal plat filing.
3. If no utility service is issued, and/or a complete plat filing is not filed within one hundred eighty (180) days of this action, the plat filing fees shall not be refunded and the plat deferral request shall become null and void.

**ATTACHMENTS**

1. Proposed Plat.
2. Request Letter



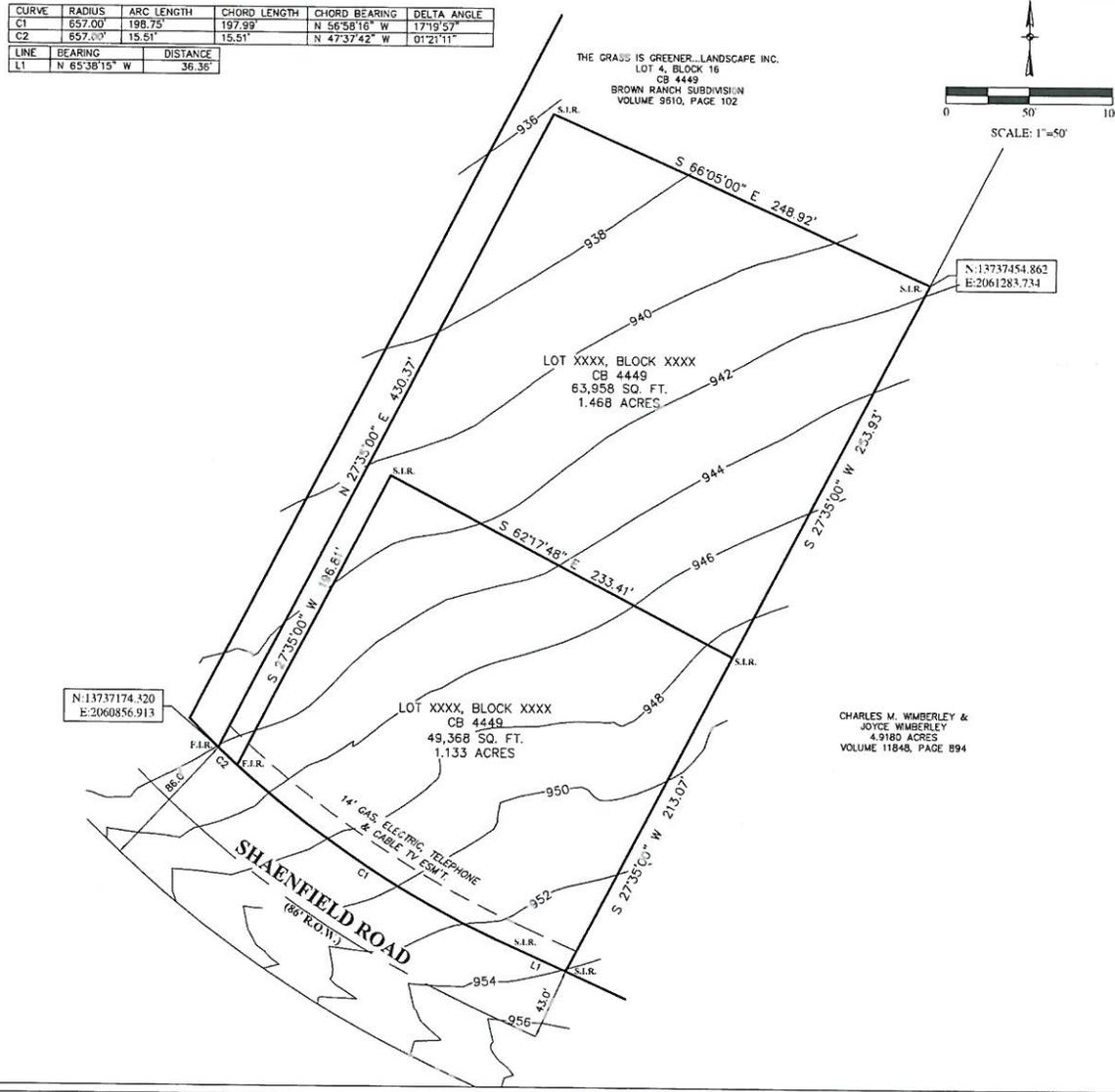
**STREETSCAPE PLANTING:**  
THIS PLAN SHALL CONFORM TO THE STREETSCAPE PLANTING STANDARDS THE MINIMUM REQUIREMENTS SHALL BE MET AS SPECIFIED IN PARAGRAPH 35-512(B) UNIFIED DEVELOPMENT CODE ADOPTED JANUARY 7, 2003.  
WASTEWATER EOU NOTE:  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	657.00	198.75'	197.99'	N 56°58'16" W	17°19'53"
C2	657.00	15.51'	15.51'	N 47°37'42" W	01°21'11"

LINE	BEARING	DISTANCE
L1	N 65°38'15" W	36.36'



**LEGEND**

B.C.D.P.R. BEAR COUNTY DEED AND PLAT RECORDS  
R.P.R.B.C. REAL PROPERTY RECORDS  
B.C.A.R. BEAR COUNTY RECORDS  
R.O.W. RIGHT OF WAY  
ESMT EASEMENT  
N.V.A.E. NON-VEHICULAR ACCESS ESMT  
B.S.L. BUILDING SETBACK LINE (VOLUME/PAGE)  
TEL TELEPHONE  
C.A.T.V. CABLE TELEVISION

**SURVEY NOTES**

- 1/2" DIAMETER STEEL PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (C@R.T.).
- COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (C@R.T.).

STATE OF TEXAS  
COUNTY OF BEAR

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

REGISTERED PUBLIC SURVEYOR NO. 5095  
MARK J. ENALD, R.P.L.S.

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

REGISTERED PROFESSIONAL ENGINEER NO. 82638  
SALVADOR FLORES, P.E.

PLAT I.D.: 130014

**SUBDIVISION PLAT  
ESTABLISHING  
SAYC SUBDIVISION**

LOT XXXX, BLOCK XXXX AND LOT XXXX, BLOCK XXXX, CB 4449, SAYC SUBDIVISION, PREVIOUSLY KNOWN AS A PORTION OUT OF A PROPERTY CONVEYED BY DEED RECORDED IN VOLUME 5021, PAGE 580, REAL PROPERTY RECORDS, BEAR COUNTY, TEXAS AND OUT OF THE CANDELARIO VILLANUEVA SURVEY NUMBER 85, ABSTRACT 774, BEAR COUNTY, TEXAS.

**Westar Alamo**  
LAND SURVEYORS, LLC.  
P.O. BOX 11048 VICTORIA, TEXAS 77901-1048  
PHONE (214) 372-9300 FAX (214) 372-9999

**Bendicion Engineering, LLC**  
18251 Deer Elm Court  
San Antonio, Texas 78258

JOB NO. 55237

STATE OF TEXAS  
COUNTY OF BEAR:

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DEELY AUTHORIZED AGENT DEICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER'S ADDRESS:  
1111 SHAEENFIELD ROAD  
SAN ANTONIO, TEXAS 78244

OWNER: \_\_\_\_\_

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

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

NOTARY PUBLIC  
BEAR COUNTY, TEXAS

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

THIS ASSIGNING PLAT OF TRIVING COMMERCIAL HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 2011.

BY: \_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS  
COUNTY OF BEAR:

I, GERRY RODRIGUEZ, COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_ 2011 A.D. AT \_\_\_\_ M AND I HAVE RECORDED THE DAY OF \_\_\_\_ 2011 A.D. AT \_\_\_\_ M IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BLOCK \_\_\_\_ VOLUME \_\_\_\_ ON PAGE \_\_\_\_.

IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 2011  
COUNTY CLERK, BEAR COUNTY, TEXAS

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

Attachment 1

*Attachment 2*

**CITY OF SAN ANTONIO**

**11 December 2012**

**Attn: Luz Gonzales**

*#130074, SAYC*

**This is a letter stating that Westar Alamo Land Surveyors, LLC has been formally retained on my behave to prepare the required plat.**

**I am in the process of relocating San Antonio Yoga Center to the new location at 11011 Shaenfield. I am planning to modify the current building for classes with as little down time as possible to keep my current student base. This is why it is necessary that I am asking for the plat deferral.**

Sincerely,



**John David Gillis, Land Owner**



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 19

**Public Hearing:**

Planning Commission  
January 9, 2013

**Application/Case Number:**

130101

**Project Name:**

Southwest School of Art Addition

**Applicant:**

Richard Mogas, Agent

**Representative:**

Alamo Consulting Engineers and  
Surveying, Inc.; c/o Paul A.  
Schroeder, P.E.

**Owner:**

Southwest School of Art and Craft

**Staff Coordinator:**

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

**Property Address/Location:**

1201 Navarro

**MAPSCO Map Grid (Ferguson):**

616 E-4

**Tract Size:**

0.85

**Council District:**

1

**Notification:**

Internet Agenda posting January 4,  
2013

**REQUEST**

The applicant is requesting temporary building permits and utility service prior to plat approval and recordation of the **Southwest School of Arts Addition Subdivision**, for one (1) non-single family lot consisting of 0.85 acres.

**APPLICATION TYPE**

Subdivision plat deferral

**ANALYSIS**

**A. Proposed Use**

School

**B. Zoning**

"D" "RIO 3" Downtown River Improvement Overlay District.

**C. Services Available**

SAWS Water and Sewer.

**D. Interdepartmental Review**

Request for reviews were approved by Streets, TIA and Storm Water divisions.

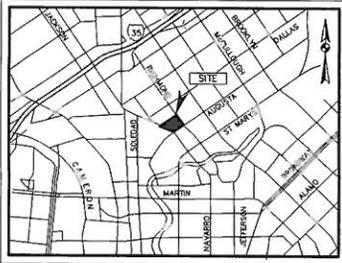
**RECOMMENDATION**

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

1. No permanent building permit and/or utility service shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within one hundred eighty (180) days of this action and considered by the Planning Commission within thirty (30) days of a formal plat filing.
3. If no building permit or utility service is issued, and/or a complete plat filing is not filed within one hundred eighty (180) days of this action, the plat filing fees shall not be refunded and the plat deferral request shall become null and void.

**ATTACHMENTS**

1. Proposed Plat.
2. Request Letter



LOCATION MAP  
MAP(20) MAP GRID: 616E4  
NOT TO SCALE

**SURVEYOR'S NOTE:**

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "ACES" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORDS) FROM THE TEXAS COORDINATES SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NATIONAL COGNITIVE GRID NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORDS) FROM THE TEXAS COORDINATES SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

**CONTOURS NOTE:**

THE CONTOURS SHOWN ON THIS PLAT ARE FROM THE CITY OF SAN ANTONIO DES 211 (L) YOUR SITE. ALAMO CONSULTING ENGINEERING & SURVEYING, INC. DOES NOT CERTIFY TO THE ACCURACY OF THE ABOVE MENTIONED ADJACENT TOPOGRAPHY.

**DRAINAGE EASEMENT NOTE:**

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

**C.P.S. NOTE:**

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

**LEGEND**

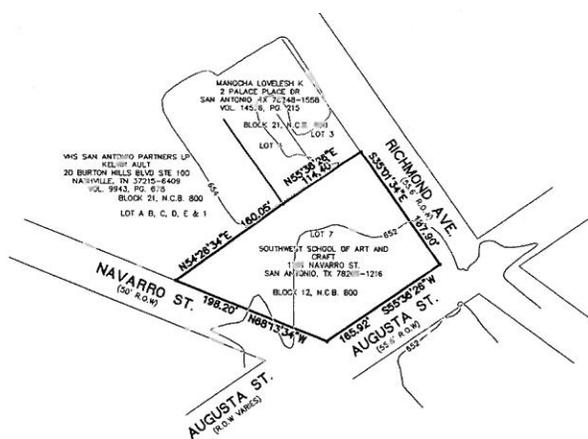
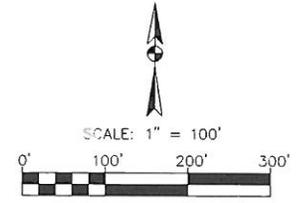
- AC ACRE(S)
- CB COUNTY BLOCK
- EDD ELECTION DISTRICT AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- DR DEED RECORD(S) OF BEAR COUNTY, TEXAS
- ESMT EASEMENT
- GETV GAL. ELECTRIC, TELEPHONE AND CABLE TELEVISION
- NCB NEW CITY BLOCK
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY)
- PG PAGE(S)
- PR PRIMATE
- ROW RIGHT-OF-WAY
- SC SCHLAGE
- ST SANITARY SEWER
- VALM VEHICULAR NON-ACCESS EASEMENT
- VOL VOLUME

PLAT NUMBER 130101

SUBMISSION PLAT  
OF  
SOUTHWEST SCHOOL OF  
ARTS ADDITION

BEING A 0.85 ACRE TRACT OF LAND, ALL OF LOTS 3 AND 4 BLOCK 21, LOTS 5 AND 6 BLOCK 12, H.C.B. 800, CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

**ACES** ALAMO CONSULTING ENGINEERING & SURVEYING, INC.  
 TEXAS REG. SUBSCRIPTION NUMBER: 1576 F-4480 & TSPS 10075-00  
 4305 EAST EVANIS ROAD SAN ANTONIO, TEXAS 78201  
 PHONE: 528-0991 FAX: 581-0403  
 PREPARED: 01/21/2012 JOB NO. 124400



STATE OF TEXAS  
 COUNTY OF BEAR

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

BY: RICHARD MOGAS, AGENT FOR PAULA OWENS, OWNER  
 STATE OF TEXAS  
 COUNTY OF BEAR

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

**WATER/WASTE EDU NOTE:**

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

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

STATE OF TEXAS  
 COUNTY OF BEAR

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

*Paul A. Schroeder*  
 REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ORIGINAL SURVEY MADE ON THE GROUND BY: ALAMO CONSULTING ENGINEERING AND SURVEYING, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR 5183



REG. 18, 2002, 11-23am AZE211 License, Mailing, FAX: F:\PROJECTS\130101\130101-SOUTHWEST SCHOOL OF ARTS\PLAT-019

Attachment 1

RICHARD MOGAS  
ARCHITECTURE AIA

As the Owner's Designated Representative, I, Richard Mogas have formally engaged the services of Alamo Consulting Engineers to prepare the required plat which requires a replatting of the property known as the Southwest School of Art Navarro Campus which consists of the existing building extending across 4 lots thereby necessitating a replat bringing the property into one contiguous property.

A plat deferral is necessary so that the plan review process can begin, hopefully resulting in the issuance of a conditional building permit so that work can begin on this time sensitive project allowing the school to have the improvements in place so their new accredited degreed art program can begin. The owner understands that a certificate of occupancy cannot be issued until the replatting is successfully accomplished and recorded.

If the request for replatting is denied, it places an enormous burden on the school in having to wait until the replatting is accomplished before plan review and permitting can take place. The delay of these months in waiting for the replat will seriously compromise the full impact of the degreed art program designed to be implemented in the Fall of 2013, by not having the full extent of classroom facilities required.

Sincerely,



Richard Mogas

Richard Mogas & Associates Architects, AIA  
317 Lexington Avenue, Suite 4  
San Antonio, TX 78215  
o.(210) 226-2220 f.(210) 226-1846  
[www.richardmogas.com](http://www.richardmogas.com)



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 20

**Public Hearing:**

Planning Commission  
January 9, 2013

**Application/Case Number:**

080178

**Project Name:**

Kinder Parkway, Unit-2

**Applicant:**

Lloyd A. Denton, Jr.

**Owner:**

SA Kinder Ranch No.1, Ltd

**Staff Coordinator:**

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

**Location:**

The extension of Kinder Parkway  
from Kinder Bluff

**MAPSCO Map Grid (Ferguson):**

451 C-2

**Tract Size:**

5.31 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda Posting January 4,  
2013

**REQUEST**

A request for a one (1) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code UDC) for the **Kinder Parkway, Unit-2**

**APPLICATION TYPE**

Site Improvement Time Extension

**RECOMMENDED ACTION**

Approval

**DISCUSSION**

According to the applicant, the economic downturn has resulted in project delays. The percentages of improvements completed are as follows:

- Streets 80%
- Sidewalks 80%

**CASE HISTORY**

The Director of the Development Services Department approved this plat on January 13, 2010. The plat has not been recorded.

**ATTACHMENTS**

1. Proposed Plat
2. Applicant's Letter of Request



November 27, 2012

Mr. Roderick J. Sanchez, Director  
City of San Antonio  
1901 South Alamo  
San Antonio, TX 78204

Re: Kinder Parkway, Unit-2  
Plat No. 080178

Dear Mr. Sanchez:

On behalf of the owner and developer of Kinder Parkway, Unit-2, SA Kinder Ranch No. 1, Ltd. we are requesting a one-year Site Improvement Time Extension per Section 35-430(f)(3) of the Unified Development Code for site improvements associated with Kinder Parkway, Unit-2 (Plat No. 080178). The plat was approved by the Planning Commission on January 13, 2010.

The reasons for the delay in the completion of site improvements are:

1. The economic downturn and its impact on the housing industry delayed new home construction in the Kinder Ranch MDP. The developer has lot inventory remaining in Kinder Northeast (P.U.D.). These lots needed to be absorbed before beginning construction on Kinder Parkway, Unit-2 and future units.
2. However prior to this time, development of parkway and additional units is not feasible due to the economy, considering the developer still has lots to absorb, which would create a hardship for the developer.
3. Despite the national economic problems, our client still considers, with serious intent, to complete this unit of this master planned community. Kinder Parkway Unit-2 is currently under construction and is estimated to be completed in the next six to nine months. This extension will allow the developer time to complete the construction and receive final acceptance.

Enclosed is the \$300 filing fee required to process this request and an 8 ½ x 11 reduced copy of the plat. If additional information is required, please contact our office.

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

  
Caleb Chance, P.E.  
Project Manager

Enclosures

P:\59\53\50\Word\Letters\121127a1\_Extension Letter.doc



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

MEM # 21

**Public Hearing:**

Planning Commission  
January 9, 2013

**Case Number:**

PA 13006

**Applicant:**

Carlos Lomelin, GKW, Inc. and  
Hector Islas

**Representative:**

Carlos Lomelin, GKW, Inc. and  
Hector Islas

**Owner:**

John Steinke

**Staff Coordinator:**

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

**Property Address/Location:**

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

**Legal Description:**

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

**Tract Size:**

0.799 acres

**Council District(s):**

District 1

**Notification:**

Published in Daily Commercial  
Recorder 12/21/2012  
Notices Mailed 12/20/2012

- 27 to property owners within 200 feet
- 1 to registered neighborhood association within 200 feet
- 2 to applicants
- 14 to planning team members

Internet Agenda Posting 1/5/2013

**REQUEST**

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

**RECOMMENDED ACTION**

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

**ALTERNATIVE ACTIONS**

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

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The High Density Residential classification supports the Tobin Hill Neighborhood Plan objectives of promoting economic growth in the area to include along arterials and in established commercial areas. The proposed use should have minimal impact on adjacent properties.

**Transportation:**

The subject property fronts McCullough Avenue and Main Avenue is two blocks west and it has vehicular access to both major arterials. McCullough Avenue and Main Street are both Secondary Arterial Type B. Ashby Place is a collector street. Courtland Place and Ogden Street are local streets. The existing transportation infrastructure could support any additional demand generated by the requested land use change.

**Community Facilities:**

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

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

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

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

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

The applicant requests this plan amendment and associated change in order to construct a multi-story apartment complex. The Low Density Mixed Use classification allows low intensity multi-family uses; however, the associated zoning district requested by the applicant to construct the proposed development on the subject property requires a higher intensity land use classification and thus the need to request a change in the land use plan. The subject property fronts a major arterial and is located near the intersection of a major collector street and arterial to the north. It is located one block south of a major commercial node to the north, and two blocks east of San Antonio College. This along with the general conditions that include a significant number of multi-family residences to the west and south and a mix of commercial uses to the north and east make it appropriate for High Density Residential. The High Density Residential classification supports the Tobin Hill Neighborhood Plan objectives of promoting economic growth in the area to include along arterials and in established commercial areas. The proposed use should have minimal impact on adjacent properties.

Low Density Mixed Use provides for a mix of low intensity residential and commercial uses in adjacent lots or intergraded in one structure. It is intended to foster compatibility between commercial and residential uses.

High Density Residential provides for residential uses with more than four units on individual lots including apartment complexes and condominiums. This land use classification provides transition between medium density residential and commercial uses and should generally be located on arterials or higher order streets. Development should be similar in scale, height, and massing with existing high density residential uses in area.

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

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

## II. SUPPLEMENTAL INFORMATION

**Current Zoning:** MF-33, C-3

**Proposed Zoning:** MF-65 IDZ

**Corresponding Zoning Case:** Z2013030

**Zoning Commission Public Hearing Date:** January 15, 2013

## III. RECOMMENDATION

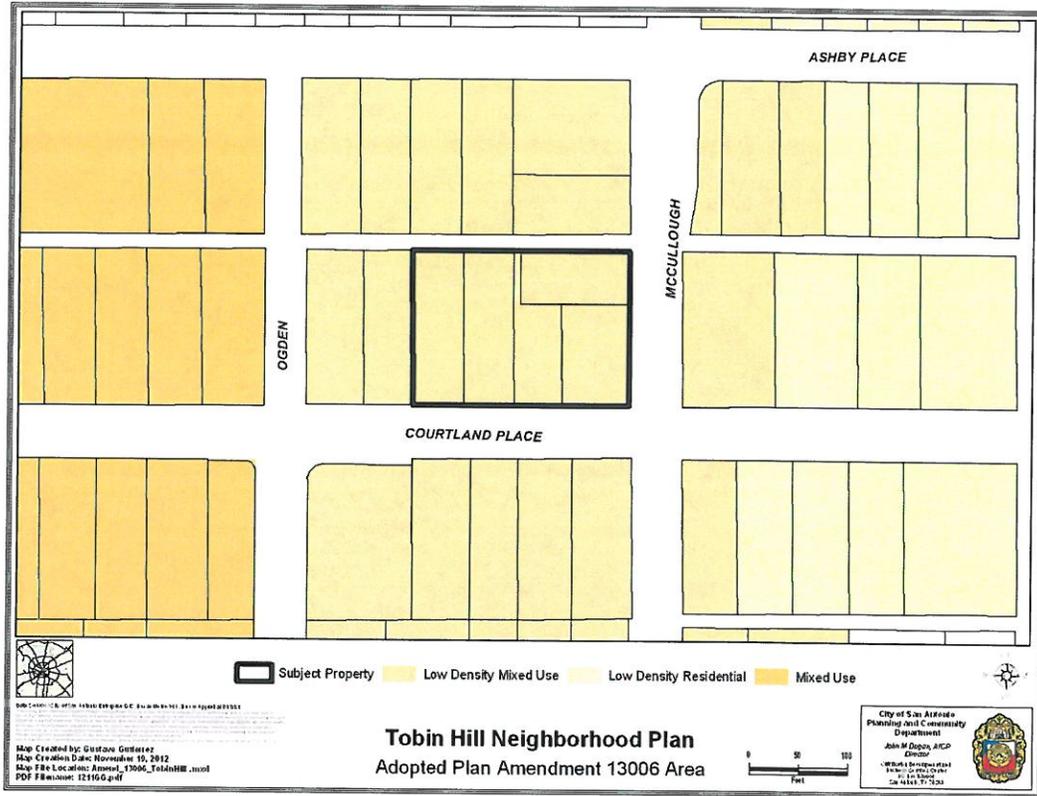
The subject property fronts a major arterial and is located near the intersection of a major collector street and arterial to the north. It is located one block south of a major commercial node to the north, and two blocks east of San Antonio College. This along with the general conditions that include a significant number of multi-family residences to the west and south and a mix of commercial uses to the north and east make it appropriate for High Density Residential. The High Density Residential classification supports the Tobin Hill Neighborhood Plan objectives of promoting economic growth in the area to include along arterials and in established commercial areas. The proposed use should have minimal impact on adjacent properties.

## IV. ATTACHMENTS

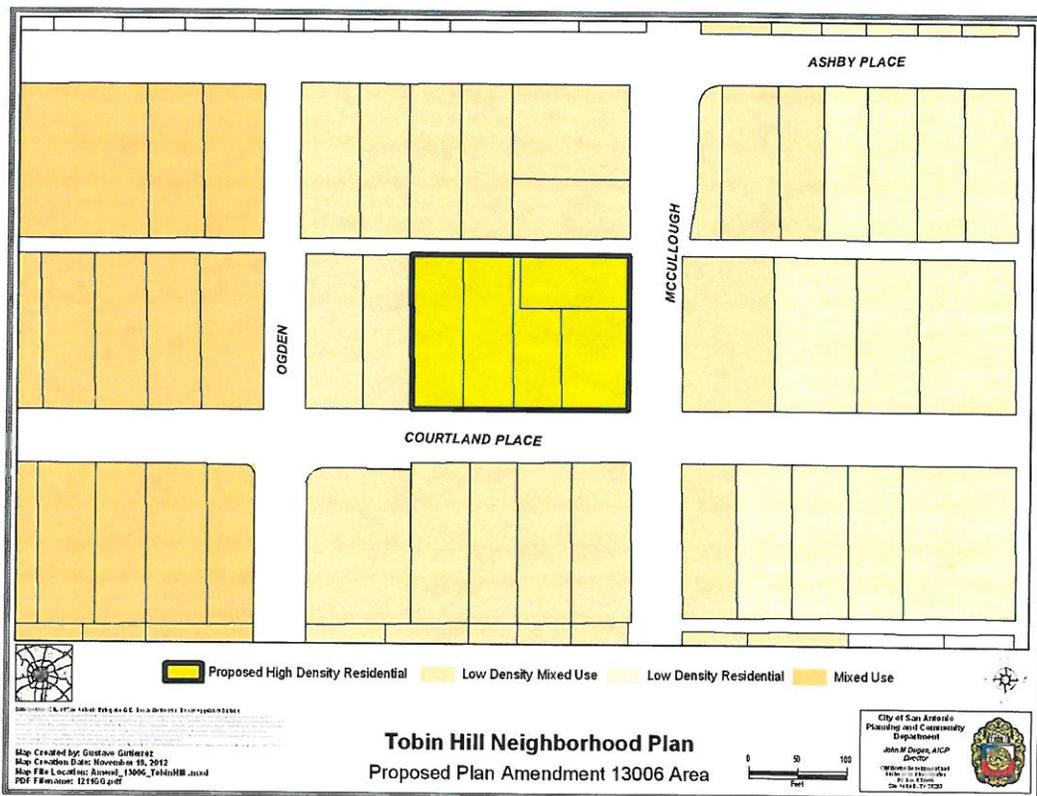
- A. Plan Amendment Maps
- B. Aerial Map

# Attachment 1

## Land Use Plan as adopted:



## Proposed Amendment:



Attachment 2



## RESOLUTION NO.

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

**WHEREAS**, City Council approved the Tobin Hill Neighborhood Plan as an addendum to the Comprehensive Master Plan on September 24, 1987 and updated on February 21, 2008; and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on January 9, 2013 and **APPROVED** the amendment on January 9, 2013; and

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

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

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

PASSED AND APPROVED ON THIS 9<sup>th</sup> DAY OF JANUARY 2013.

Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

**ITEM # 22**

**Public Hearing:**

Planning Commission  
January 9, 2013

**Case Number:**

PA 13007

**Applicant:**

Brown and Ortiz, PC

**Representative:**

James McKnight

**Owner:**

The Estate of Anita and Tereso  
Guerrero, Irene Villareal, Miodrag  
Jeremic, and Richard and Nancy  
Alarcon

**Staff Coordinator:**

Tyler Sorrells, AICP, Planner  
(210) 207-7395  
[tyler.sorrells@sanantonio.gov](mailto:tyler.sorrells@sanantonio.gov)

**Property Address/Location:**

426 Everest Avenue, 430 Everest  
Avenue, 214 West Sunset Road, 220  
West Sunset Road, 226 West Sunset  
Road, and 232 West Sunset Road

**Legal Description:**

NCB 11888 Lot 80 & S 5 Ft of 86;  
NCB 11888 S 134.82 ft of N 150 ft of  
W 80.2 ft of 27; NCB 11888 n 95 ft  
of 86; NCB 11888 S 144.82 ft of 81;  
NCB 11888 LOT S 294.82 Ft of W  
65 Ft of 28; NCB 11888 Lot 91

**Tract Size:**

1.988 acres

**Council District(s):**

District 1

**Notification:**

Published in Daily Commercial  
Recorder 12/21/2012  
Notices Mailed 12/21/2012

- 18 to property owners within 200 feet
  - Oak Park Northwood: Nearest registered neighborhood association within 200 feet
  - 26 to planning team members
- Internet Agenda Posting 12/21/2012

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the San Antonio International Airport Vicinity Land Use Plan future land use classification for the property subject to this application from Medium Density Residential and Community Commercial to High Density Residential.

**RECOMMENDED ACTION**

**Approval** of the proposed amendment from Medium Density Residential and Community Commercial to High Density Residential.

**ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed amendment to the San Antonio International Airport Vicinity Land Use Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

High Density Residential is consistent with the commercial and medium density residential land use classifications of adjacent and nearby properties. The proposed amendment will not pose negative impacts to surrounding properties. Additionally, the subject properties' distance from the airport and its location outside the noise contours ensure that it will not be negatively impacted by aviation operations.

**Transportation:**

The subject properties are located in an area with an extensive, well-developed infrastructure that will accommodate any potential traffic impacts posed by the proposed amendment. Additionally, the subject properties' proximity to US Highway 281 will serve to further mitigate any potential transportation impacts.

**Community Facilities:**

The subject properties are located approximately 1,740 feet east of Christa Santa Rosa Hospital. The subject property is also approximately 0.32 miles east of the Quarry Golf Course and 0.30 miles northwest of the Howard Early Childhood Education Center. The proposed amendment is not anticipated to pose

negative impacts to community facilities in the vicinity of the subject properties.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> San Antonio International Airport Vicinity Land Use Plan	
<b>Plan Adoption Date:</b> May 20, 2010	<b>Update History:</b> N/A
<p>The primary objectives of the plan are to reduce public exposure to noise and other negative impacts from aviation operations, provide for safer airport operations, and protect the airport and associated public investments from encroachment by incompatible uses. The subject property is approximately 0.87 miles southeast of the airport and is outside the noise boundaries of the San Antonio International Airport Noise Mitigation Office Noise Exposure map. The proposed amendment to High Density Residential is not anticipated to pose negative impacts to airport operations. This is supported by Objective 1.2 Discourage developments of incompatible uses in the airport environs and noise exposure contours.</p> <p>The established development pattern along Everest Avenue and West Sunset Road is predominantly community-scaled commercial enterprises interspersed with higher density residential development. The proposed plan amendment would be consistent with this established development pattern. The proposed amendment to High Density Residential would also reduce the amount of Community Commercial land use immediately adjacent to the properties to the south which are classified as Medium Density Residential land use. The reclassification of the subject properties to the proposed High Density Residential land use classification would reduce potential negative impacts on the properties to the south from commercial development, such as lighting and noise.</p>	

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Properties	Community Commercial, Medium Density Residential	Single-Family Homes
North	Mixed Use	Daycare Center, Day Spa, Kennel
East	Community Commercial	Bakery
South	Medium Density Residential	Single-Family Home, Vacant
West	Mixed Use	Office

**Land Use:** The subject property is located at the southeast corner of the intersection of Everest Avenue and West Sunset Road, approximately 0.41 mile east of US Hwy 281 and West Sunset Road. The subject properties are classified as Community Commercial and Medium Density Residential in the San Antonio International Airport Vicinity Land Use Plan.

Community Commercial provides for medium intensity commercial uses that serve two or more neighborhoods. These uses should be located on arterials at major intersections or where an existing commercial area is established. Examples include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, and medical clinics. The Medium Density Residential classification provides for single-family houses on individual lots, zero-lot line configurations, duplexes, triplexes, fourplexes, cottage homes, and townhomes. Certain community-oriented uses such as churches, parks, or community centers are appropriate within this land use category.

High Density Residential incorporates all residential uses, including apartments, condominiums, and assisted living centers. The High Density Residential land use classification is typically located along or

near major arterials or collectors and may be used as a transitional buffer between lower density residential uses and non-residential uses.

The primary objectives of the plan are to reduce public exposure to noise and other negative impacts from aviation operations, provide for safer airport operations, and protect the airport and associated public investments from encroachment by incompatible uses. The San Antonio International Airport Vicinity Land Use Plan determines the appropriateness of a given use on its proximity to the airport and its location within the applicable noise contour as determined by the City of San Antonio Noise Exposure Map (pg. 27). The subject properties are outside the boundaries of the noise contours as delineated by the Noise Exposure Map. Additionally, by eliminating commercial land uses immediately adjacent to the residentially classified properties to the south, the proposed plan amendment would lessen potential negative impacts, such as lighting and noise, which could be generated by future commercial development on the subject properties.

**Transportation:** Everest Avenue and West Sunset Road are local streets. The subject properties are also approximately 0.4 miles east of US Hwy 281. The subject property does not have direct access to US Hwy 281, however, the subject properties are approximately 0.17 miles west of Broadway Avenue which is classified as a Secondary Arterial. This proximity to a major thoroughfare should minimize traffic impacts on the surrounding properties. There is a VIA bus stop at the intersection of Everest Avenue and West Sunset Road. The proposed land use classification is not anticipated to pose negative impacts on the transportation infrastructure in the vicinity of the subject properties.

**Community Facilities:** The subject properties are located approximately 1,740 feet east of Christa Santa Rosa Hospital. The subject property is also approximately 0.32 miles east of the Quarry Golf Course and 0.30 miles northwest of the Howard Early Childhood Education Center. The proposed amendment is not anticipated to pose negative impacts to community facilities in the vicinity of the subject properties.

## II. SUPPLEMENTAL INFORMATION

**Current Zoning:** R-5, C-2 NA,

**Proposed Zoning:** MF-40

**Corresponding Zoning Case:** Z2013046

**Zoning Commission Public Hearing Date:** January 15, 2013

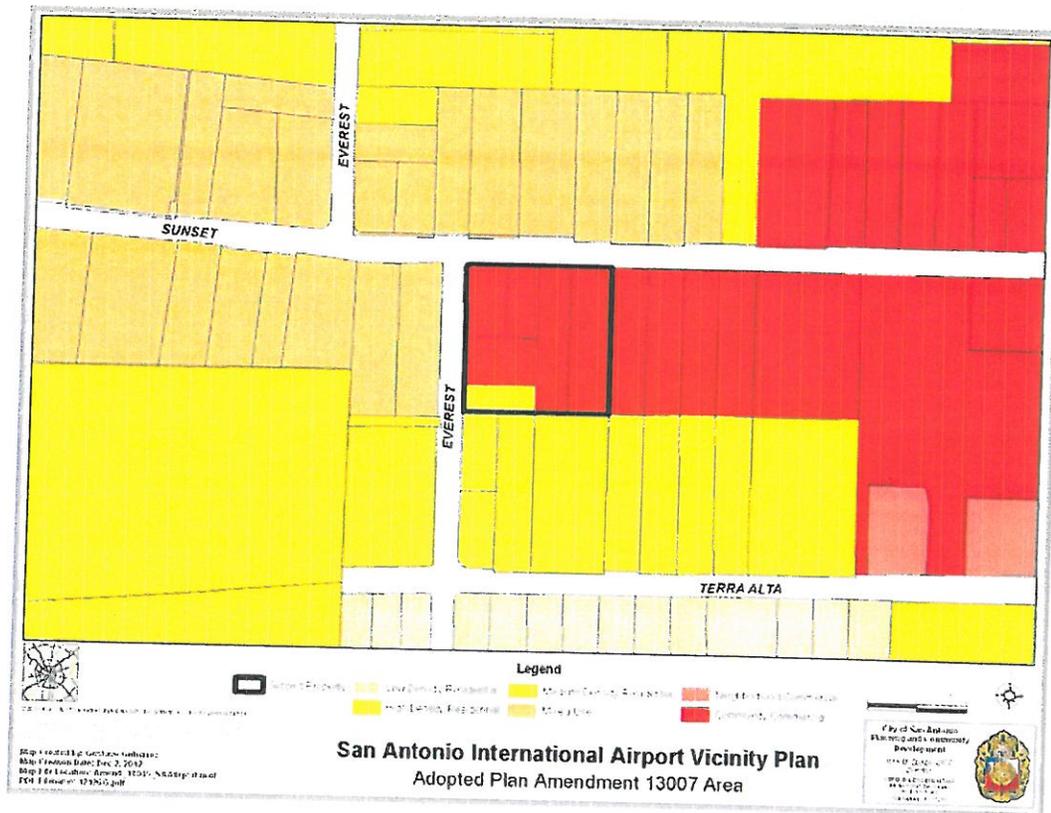
## III. RECOMMENDATION

High Density Residential is consistent with the commercial and medium density residential land use classifications of adjacent and nearby properties. The proposed amendment will not pose negative impacts to surrounding properties. Additionally, the subject properties' distance from the airport and its location outside the noise contours ensure that it will pose no negative impacts to aviation operations.

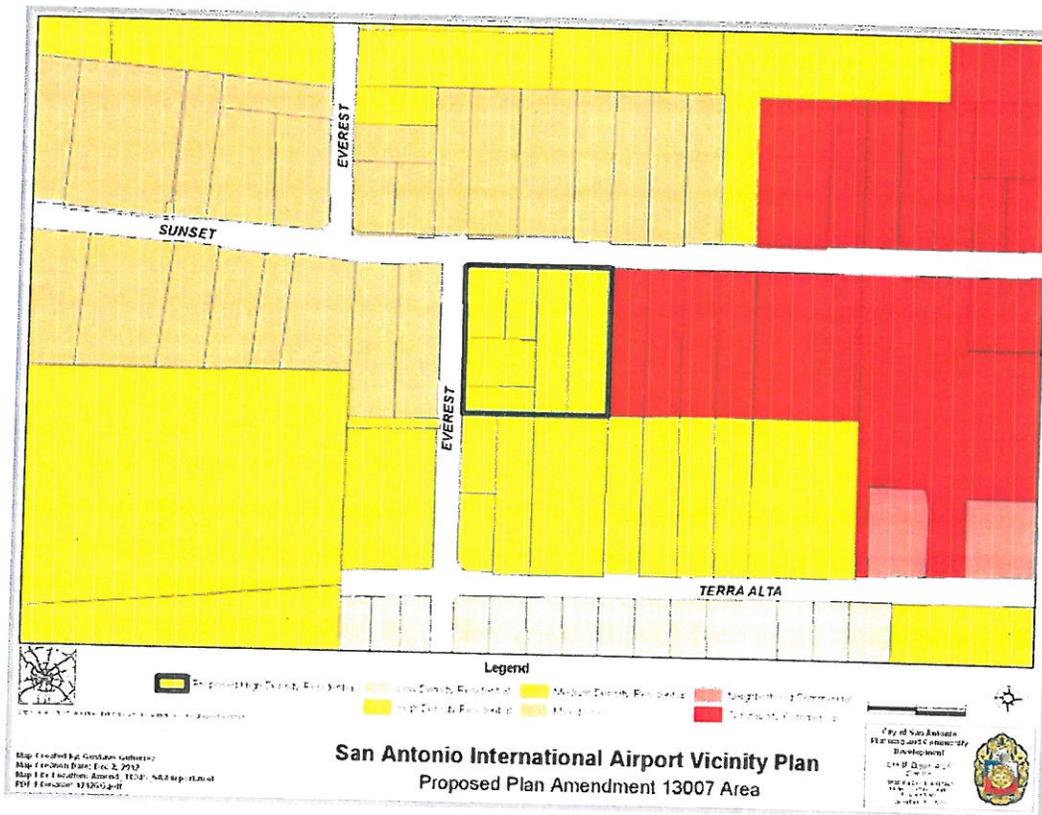
## IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:





2012 Aerial  
Data Source: City of San Antonio, GIS Department

Map Created by: Gustavo Gutierrez  
Map Creation Date: Dec 2, 2012  
Map File Location: Amend\_11015\_SAAirport.mxd  
PDF Filename: 12126 G.pdf

### San Antonio International Airport Vicinity Plan Proposed Plan Amendment 13007 Area

City of San Antonio  
Planning and Community  
Development  
John M. Dugan, AICP  
Director  
City of San Antonio  
1500 Commerce Street  
San Antonio, TX 78203  
210.204.2000  
www.sanantonio.gov



## RESOLUTION NO.

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SAN ANTONIO INTERNATIONAL AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MEDIUM DENSITY RESIDENTIAL AND COMMUNITY COMMERCIAL TO HIGH DENSITY RESIDENTIAL FOR AN AREA OF APPROXIMATELY 1.988 ACRES LOCATED AT 426 EVEREST AVENUE, 430 EVEREST AVENUE, 214 WEST SUNSET ROAD, 220 WEST SUNSET ROAD, 226 WEST SUNSET ROAD, AND 232 WEST SUNSET ROAD.**

**WHEREAS**, City Council approved the San Antonio International Airport Vicinity Land Use Plan as an addendum to the Comprehensive Master Plan on May 20, 2010; and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on January 9, 2013 and **APPROVED** the amendment on January 9, 2013; and

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

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

SECTION 1: The amendment to the San Antonio International Airport Vicinity Land Use Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 9<sup>th</sup> DAY OF JANUARY 2013.

Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

ITEM # 28

**Public Hearing:**

Planning Commission  
January 9, 2013

**Case Number:**

PA 13008

**Applicant:**

Brown and Ortiz, PC

**Representative:**

James Griffin

**Owner:**

Collision Country, Inc., Tow Boys,  
Inc.

**Staff Coordinator:**

Tyler Sorrells, AICP, Planner  
(210) 207-7395  
[tyler.sorrells@sanantonio.gov](mailto:tyler.sorrells@sanantonio.gov)

**Property Address/Location:**

4282 East IH-10 and 307 Highway  
Drive

**Legal Description:**

Lots 1-4, Block 1, NCB 10617

**Tract Size:**

1.9058 acres

**Council District(s):**

District 4

**Notification:**

Published in Daily Commercial  
Recorder 12/21/2012  
Notices Mailed 12/20/2012

- 17 to property owners within 200 feet
- Cherry Hill I-10 / Houston Street Corridor Neighborhood
- 25 to planning team members

Internet Agenda Posting 12/21/2012

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Eastern Triangle Community Plan future land use classification for the property subject to this application from Community Commercial to Industrial.

**RECOMMENDED ACTION**

**Denial** of the proposed amendment from Community Commercial to Industrial.

**ALTERNATIVE ACTIONS**

1. Recommend approval of the proposed amendment to the Eastern Triangle Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The proximity of the subject properties to a residential area could encourage cut-through traffic which could pose adverse impacts on the transportation infrastructure in the established residential area to the south of the subject properties. Additionally, the subject properties' proximity to an established residential area would violate the generally accepted planning principle that intensive uses that could pose negative impacts to residential uses be separated by distance or an appropriate transitional land use of less intensity.

**Transportation:**

The configuration of the transportation network in the immediate vicinity of the subject properties could allow the traffic generated by the intense uses accommodated by the proposed land use classification to pose direct negative impacts to the residential properties immediately adjacent as well as to the established neighborhood to the south.

**Community Facilities:**

The subject properties are approximately 420 feet west of Community Evangelical Church and Skyline Park is north of the subject properties on the adjacent side of IH-10. The proposed amendment is not anticipated to pose negative impacts to community facilities in the vicinity.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> Eastern Triangle Community Plan	
<b>Plan Adoption Date:</b> May 21, 2009	<b>Update History:</b> N/A
<p>The subject properties are located at the intersection of Highway Drive and IH-10. Highway Drive extends south of the subject properties into the established Cherry Hill I-10 / Houston Street Corridor Neighborhood. Highway Drive provides a direct connection to IH-10 which combined with the proximity of the subject properties to this residential area could encourage cut-through traffic which could pose adverse impacts on the transportation infrastructure in this portion of the planning area. Although Highway Drive is classified as a local street the intense uses accommodated by the Industrial land use classification would conflict with the intent behind <b>Goal 29: Change traffic patterns to reduce congestion on major thoroughfares</b> and <b>Objective 29.1: Decrease congestion and the amount of time spent in idle traffic.</b></p> <p>The Eastern Triangle Community Plan is divided into a number of districts to accommodate the variety of uses within the planning area, as well as the size of the planning area. The subject properties are located within the North District. The North District recommends the concentration of industrial uses in the northeast corner of the district bordered by Loop 410, IH-10, and the Union Pacific railroad right-of-way. (pg. 32) This portion of the district is a more appropriate location for uses accommodated by the Industrial land use classification. Additionally, the subject properties' proximity to an established residential area would violate the generally accepted planning principle that intensive uses that could pose negative impacts to residential uses be separated by distance or an appropriate transitional land use of less intensity.</p>	

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Community Commercial	Vacant, Truck Repair and Maintenance
North	Medium Density Residential (Arena District Eastside Community Plan)	Single-Family Residential
East	Regional Commercial	Warehousing
South	Community Commercial, Low Density Residential	Single-Family Residential
West	Community Commercial	Convenience Store

**Land Use:** The subject property is located on the west side of the intersection of Interstate 10 and Highway Drive. The subject property is classified as Community Commercial in the Eastern Triangle Community Plan. Properties to the east are classified as Regional Commercial, Community Commercial, and Low Density Residential. Properties to the south are classified as Low Density Residential. The adjoining properties to the west are classified as Community Commercial.

The Eastern Triangle Community Plan classifies the subject property as Community Commercial which provides for offices, professional services, and retail uses of moderate intensity and impact. Examples include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. Community Commercial should be located along arterials, preferably at intersections with other arterials or collectors. Community Commercial can serve as an appropriate buffer between residential uses or between an arterial and low density residential.

The proposed amendment would reclassify the property as Industrial which accommodates heavy manufacturing, processing, and fabricating businesses. Industrial uses shall be concentrated at arterials, expressways, and railroad lines. This use is not compatible with residential uses and should be separated

from residential uses by an intermediate land use or significant buffer. Any outside storage must be under a roof and screened from public view.

The Industrial land use classification is designed to accommodate intense industrial uses. The nature of these uses, and attendant impact on adjacent residential properties, would pose negative impacts, such as noise, lighting, and traffic circulation issues, on those residential properties. These potential impacts would conflict with Goal 29 and Objective 29.1 as well as generally accepted planning principles concerning the proper location of industrial uses in regards to residential uses.

**Transportation:** IH-10 is classified as a Freeway and Pelham Street and Highway Drive are classified as local streets. The subject properties abut both Pelham Street and Highway Drive. Pelham Street directly abuts established single-family residential properties and any potential vehicular access points from the subject properties on to Pelham would pose direct traffic impacts to the residential properties south of the subject properties. Additionally, Highway Drive would provide direct access for vehicular traffic between Houston Street and IH-10 transiting the residential neighborhood to the south and posing negative impacts to efficient operation of the transportation infrastructure in the area. Also, as local streets, Pelham and Highway Drive are not constructed to accommodate the heavy truck traffic that can be posed by the industrial operations associated with the Industrial land use category. This could lead to potential maintenance issues in the future.

**Community Facilities:** The subject properties are approximately 420 feet west of Community Evangelical Church. The subject properties are also approximately 0.40 miles east of the Willow Springs Golf Course and the AT&T Center. The proposed amendment is not anticipated to pose negative impacts on community facilities in the area.

## II. SUPPLEMENTAL INFORMATION

**Current Zoning:** R-5, I-1, C-3, C-3R, O-2

**Proposed Zoning:** I-1

**Corresponding Zoning Case:** Z2013027

**Zoning Commission Public Hearing Date:** January 15, 2013

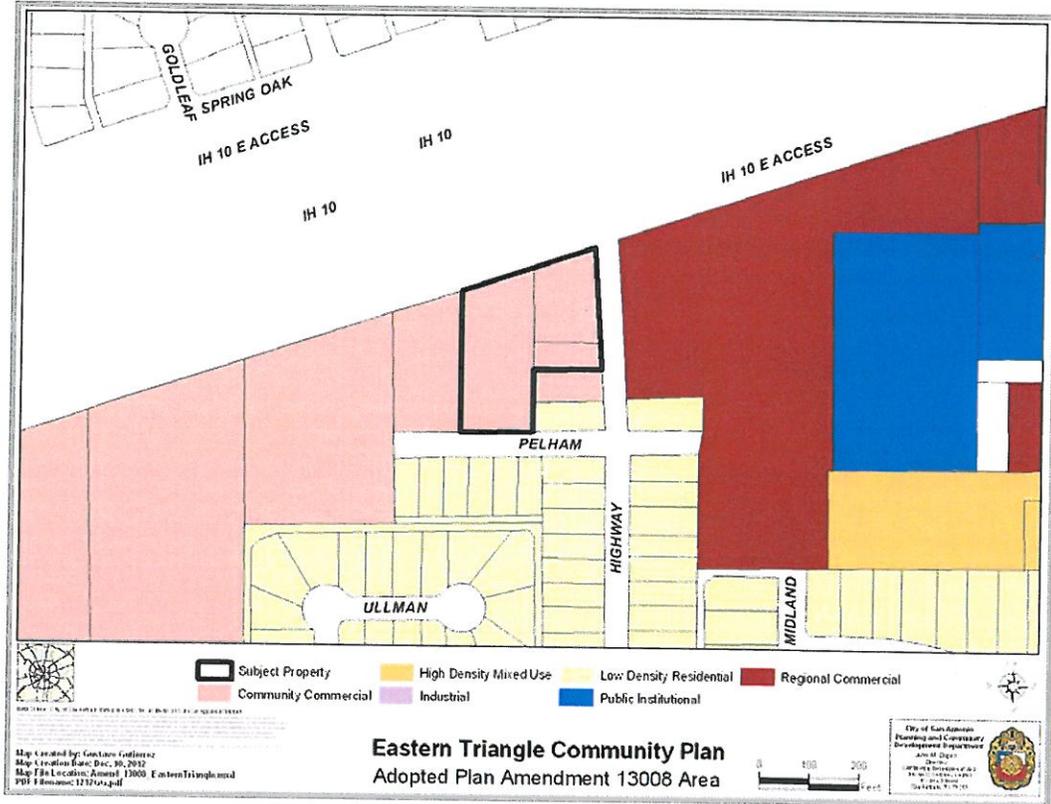
## III. RECOMMENDATION

The proposed Industrial land use classification is inconsistent with the location criteria as expressed in the Eastern Triangle Community Plan. Additionally, due to the configuration of the road system in the vicinity of the subject property, the intensive uses accommodated by the requested land use classification could pose negative traffic impacts to the established residential neighborhood to the south of the subject properties.

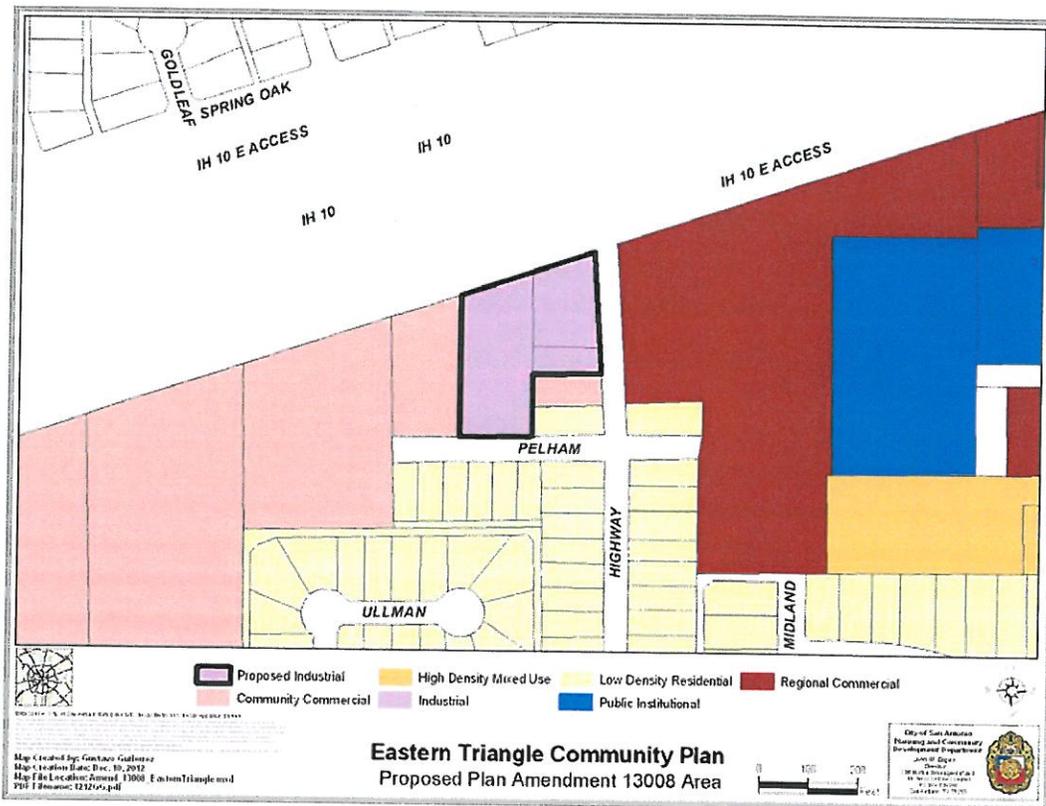
## IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

**Future Land Use Plan as adopted:**



**Proposed Amendment:**





**RESOLUTION NO.**

**RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE EASTERN TRIANGLE COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM COMMUNITY COMMERCIAL TO INDUSTRIAL FOR AN AREA OF APPROXIMATELY 1.9058 ACRES LOCATED AT THE 4282 EAST IH-10 AND 307 HIGHWAY DRIVE.**

**WHEREAS**, City Council approved the Eastern Triangle Community Plan as an addendum to the Comprehensive Master Plan on May 21, 2009; and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on January 9, 2013 and **DENIED** the amendment on January 9, 2013; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore not meeting all requirements; and

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

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

PASSED AND APPROVED ON THIS 9<sup>th</sup> DAY OF JANUARY 2013.

Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

ITEM # 24

**Public Hearing:**

Planning Commission  
January 9, 2013

**Case Number:**

PA 13009

**Applicant:**

Maria G. Mendiola

**Representative:**

Maria G. Mendiola

**Owner:**

Maria G Mendiola

**Staff Coordinator:**

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

**Property Address/Location:**

251 Altitude Drive

**Legal Description:**

NCB 15505, Blk 014, Lot 1

**Tract Size:**

0.3719 acres

**Council District(s):**

District 4

**Notification:**

Published in Daily Commercial  
Recorder 12/21/2012

Notices Mailed 12/20/2012

- 18 to property owners within 200 feet
  - 1 to registered neighborhood association within 200 feet
  - 1 to applicant
  - 50 to planning team members
- Internet Agenda Posting 1/5/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the West/Southwest Sector Plan future land use classification for the subject property from Civic Center to General Urban Tier.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the West/Southwest Sector Plan to change the future land use classification of the subject property from Civic Center to General Urban Tier.

**ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed amendment to the West/Southwest Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The General Urban Tier classification supports the West/Southwest Sector Plan goal of promoting the compatibility and appropriateness between uses, and protects the neighborhood and businesses from incompatible use. The proposed use should have minimal impact, if any, on adjacent properties.

**Transportation:**

The subject property is one block east of Loop 410 and three blocks north of State Highway 90 and has vehicular access to both frontage roads. Altitude Drive and Landing Drive are both local streets that function as collector streets. The existing transportation infrastructure could support any additional demand generated by the requested land use change.

**Community Facilities:**

Grace First Baptist Church, Westwood Terrace Elementary School and Westwood Park are within walking distance. The existing community facilities could support any additional demand generated by the requested land use change.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> West/Southwest Sector Plan	
<b>Plan Adoption Date:</b> April 21, 2010	<b>Update History:</b> None
<p><b>Goal LU-1: Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhood and businesses from incompatible uses.</b></p> <p><b>Goal ED-1.1: Locate business offices near existing residential areas within the Sector.</b></p> <p><b>Goal ED-3.1: Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan.</b></p>	
<p>The proposed development is consistent with the above-stated objectives of the West/Southwest Sector Plan. The subject property is surrounded by General Urban Tier to north, south, east and west. The proposed development will support the goal of promoting the compatibility and appropriateness between uses, and protects the neighborhood and businesses from incompatible use.</p>	

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Civic Center	Church
North	General Urban Tier	Apartment Complex
East	General Urban Tier	Vacant lot and Single-Family Homes
South	General Urban Tier	Single-Family Homes
West	General Urban Tier	Commercial uses

**Land Use:** The subject property is located at the intersection of Landng Drive and Altitude Drive one block east of the intersection of Landing Drive and the Loop 410 Access Road and is located within the boundaries of the West/Southwest Sector Plan. The subject property contains a nonresidential structure utilized as a church and is surrounded by single-family homes to the east and south, multi-family homes to the north and commercial uses to the west. The West/Southwest Sector Plan classifies the areas to the north, south east and west as General Urban Tier. The applicant requests to change the future land use from Civic Center to General Urban Tier.

The applicant requests this plan amendment and associated zoning change in order to construct a funeral home. The subject property is at the intersection of two local streets that function as collector streets and is located near the intersection of two Highways to the west and south. Its location adjacent to the commercial areas along Loop 410 to the west and a significant number of multi-family residences to the north and east make it appropriate for General Urban Tier. The General Urban Tier classification supports the West/Southwest Sector Plan goal of promoting the compatibility and appropriateness between uses, and protects the neighborhood and businesses from incompatible use. The proposed use will have minimal impact on adjacent properties.

The Civic Center includes both residential and nonresidential uses. Residential uses generally include dormitories and/ or student housing. Nonresidential uses include federal, state, county, or municipal governmental and quasi-government uses, public or private school or campus uses, retreat areas or campuses for religious organizations.

The General Urban Tier also includes both residential and nonresidential uses. Residential uses range in density from medium density to high density. Examples of residential uses within the General Urban Tier include small tract detached single family housing, multi-family including apartments, quadplexes, triplexes, duplexes, and townhomes or condominiums. Nonresidential uses are generally community commercial in intensity. The nonresidential land use pattern should be in the form of uses described as

urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, clinics and other small businesses are appropriate.

**Transportation:** Loop 410 and State Highway 90 are classified as Freeways. The subject property is one block east of Loop 410 and approximately 1,000 feet north of State Highway 90 and has vehicular access to both frontage roads. Altitude Drive and Landing Drive are both local streets that function as collector streets. The area includes sidewalks which allow for pedestrian access to and from adjacent residential areas. The existing transportation infrastructure could support any additional demand, if any, generated by the requested land use change.

**Community Facilities:** Grace First Baptist Church, Westwood Terrace Elementary School and Westwood Park are within walking distance. The existing community facilities could support any additional demand generated by the requested land use change.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** R6

**Proposed Zoning:** C-2 –CD

**Corresponding Zoning Case:** Z2013039-CD

**Zoning Commission Public Hearing Date:** January 15, 2013

## **III. RECOMMENDATION**

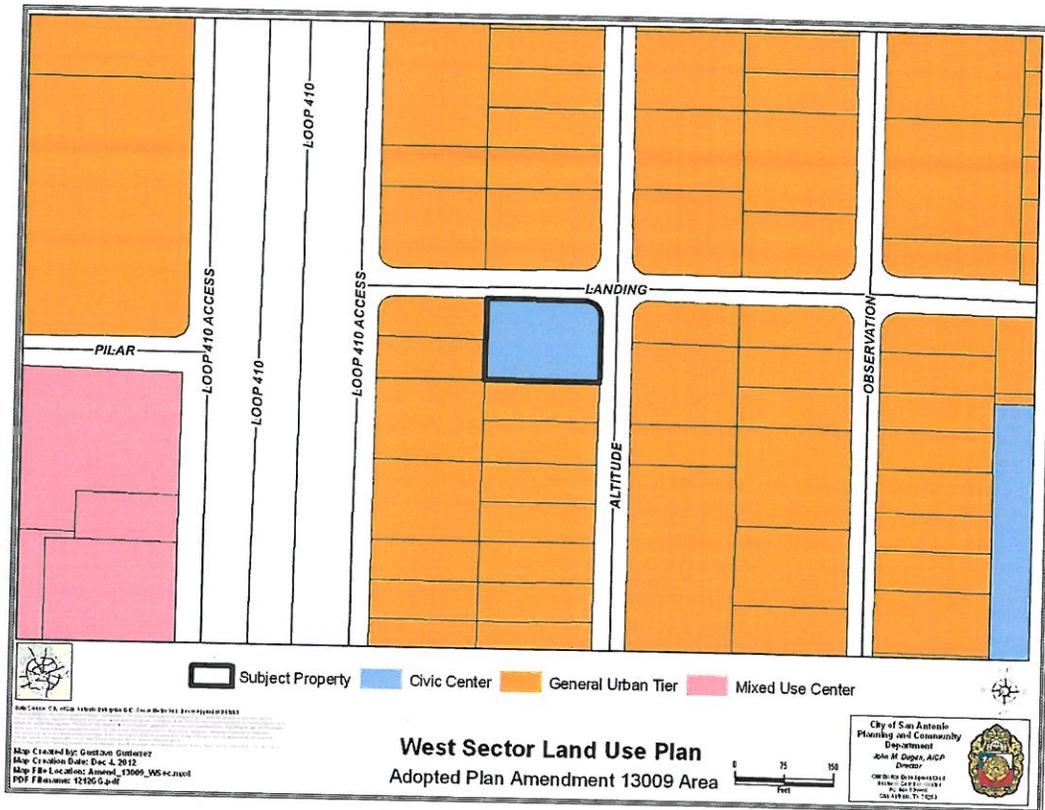
The location of the subject property adjacent to the commercial areas along Loop 410 to the west and a significant number of multi-family residences to the north and east make it appropriate for General Urban Tier. The General Urban Tier classification supports the West/Southwest Sector Plan goal of promoting the compatibility and appropriateness between uses, and protects the neighborhood and businesses from incompatible use. The proposed use will have minimal impact on adjacent properties.

## **IV. ATTACHMENTS**

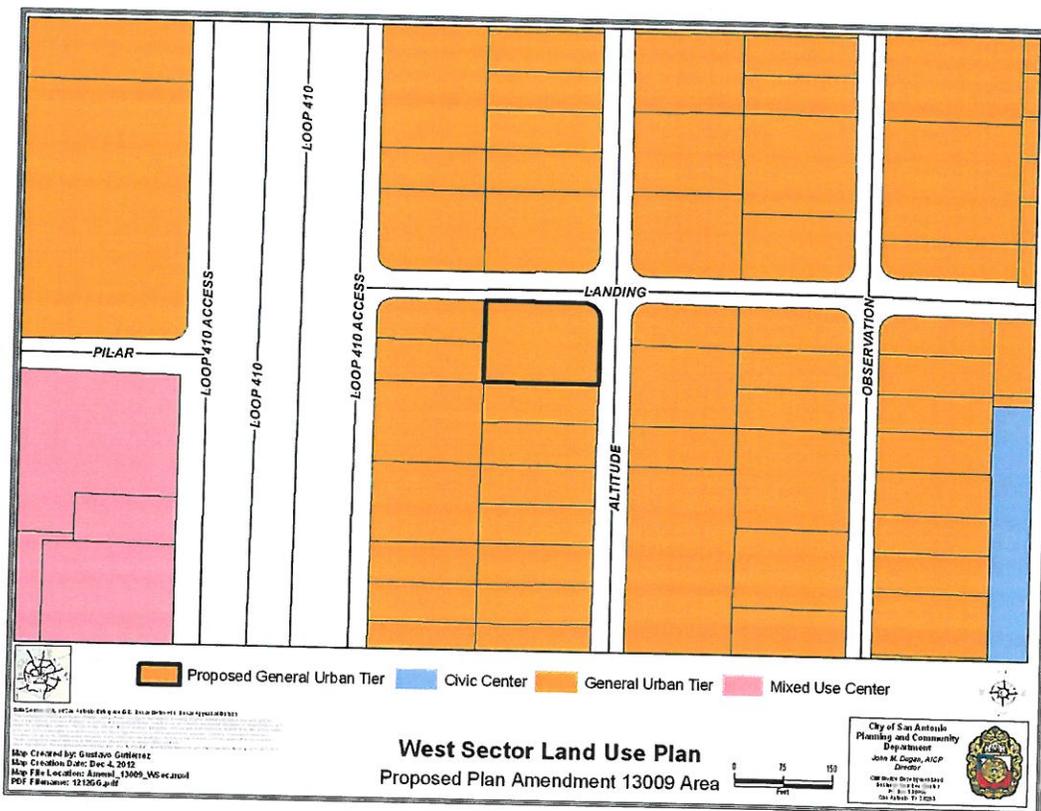
- A. Plan Amendment Maps
- B. Aerial Map

# Attachment 1

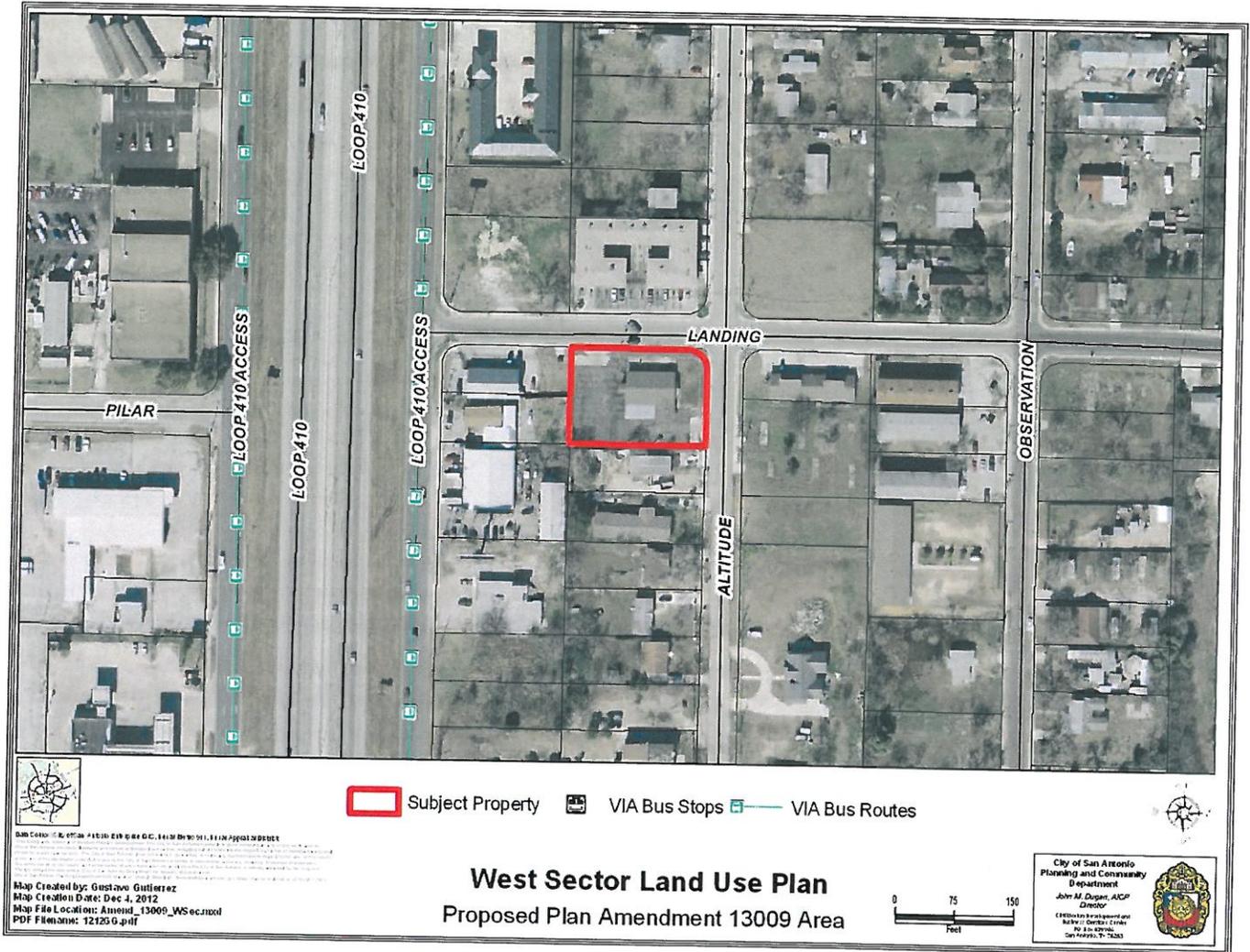
## Land Use Plan as adopted:



## Proposed Amendment:



Attachment 2



**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE WEST/SOUTHWEST SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM CIVIC CENTER TO GENERAL URBAN TIER FOR AN AREA OF APPROXIMATELY 0.3719 ACRES LOCATED AT 251 ALTITUDE DRIVE.**

**WHEREAS**, City Council approved the West/Southwest Sector Plan as an addendum to the Comprehensive Master Plan on April 21, 2010; and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on January 9, 2013 and **APPROVED** the amendment on January 9, 2013; and

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

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

SECTION 1: The amendment to the West/Southwest Sector 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 9<sup>th</sup> DAY OF JANUARY 2013.

Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

ITEM # 25 -

**Public Hearing:**

Planning Commission  
January 9, 2013

**Case Number:**

PA 13010

**Applicant:**

University of the Incarnate Word

**Representative:**

Ashley Farrimond, Kaufman and Killen, Inc.

**Owner:**

University of the Incarnate Word

**Staff Coordinator:**

Tyler Sorrells, AICP, Planner  
(210) 207-7395  
[tyler.sorrells@sanantonio.gov](mailto:tyler.sorrells@sanantonio.gov)

**Property Address/Location:**

149 Perry Court, 153 Perry Court,  
152 Burr Road and 156 Burr Road

**Legal Description:**

NCB 6229 Block 3 Lot 30, NCB  
6229 Block 3 Lot 28, NCB 6229  
Block 3 Lot 29, and NCB 6229 Block  
3 Lot 27,

**Tract Size:**

0.4018 acres

**Council District(s):**

District 9

**Notification:**

Published in Daily Commercial  
Recorder 12/21/2012  
Notices Mailed 12/21/2012

- 27 to property owners within 200 feet
  - Mahncke Park Neighborhood Association
  - 21 to planning team members
- Internet Agenda Posting 6/8/2012

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Mahncke Park Neighborhood Plan future land use classification from Urban Single Family Residential to Compact Multi-Family Residential.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to change the future land use classification of the subject property from Urban Single Family Residential to Compact Multi-Family Residential.

**ALTERNATIVE ACTIONS**

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

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The types of development allowed by the proposed amendment would be consistent with the character of established development on adjacent properties and would be supportive of the Mahncke Park Neighborhood Plan's intent to discourage incompatible residential development in the planning area. Additionally, the integrity of residential development in the area would be further protected by the Mahncke Park Neighborhood Conservation District and its residential design regulations. These factors make it unlikely that the proposed amendment would pose a negative impact to adjacent residential properties.

**Transportation:**

Burr Road and Perry Court are local streets serving as east-west connectors between Broadway Street and North New Braunfels Avenue, which are classified as arterial roadways. The configuration of the existing transportation network and proximity to major thoroughfares make negative impacts on surrounding residential properties unlikely.

**Community Facilities:**

The subject property is approximately 700 feet east of the University of The Incarnate Word and approximately 150 feet west of the San Antonio Country Club. No negative impacts to community facilities in the vicinity of the subject properties are anticipated.

**CASE HISTORY**

This is the first public hearing of this case

I. ANALYSIS

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> Mahncke Park Neighborhood Plan	
<b>Plan Adoption Date:</b> September 27, 2001	<b>Update History:</b> N/A
<p>The subject properties are four vacant parcels located approximately mid-block with two developed high density residential developments, a restaurant, and two single-family properties immediately adjacent to the subject properties. The proposed amendment to Compact Multi-Family Residential is intended to accommodate student housing for the University of the Incarnate Word. The types of development allowed by the proposed amendment would be consistent with the character of established development on adjacent properties and in keeping with the Mahncke Park Neighborhood Plan’s intent to discourage incompatible residential development in the planning area which is consistent with <b>Objective 1.4: Discourage Incompatible Development.</b></p> <p>The subject properties are also located within the boundaries of the Mahncke Park Neighborhood Conservation District. The Mahncke Park Conservation District is a set of residential design regulations that were formulated, with the participation of a diverse group of stakeholders, to address design-related requirements for residential uses ranging from single-family residential uses to high-density residential uses. These design standards will be applied during the building permitting process and will further ensure compatibility with adjacent development.</p>	

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Properties	Urban Single Family Residential	Vacant
North	Outside City Limits	Single-Family Homes
East	Urban Single Family Residential	Duplexes
South	Urban Single Family Residential	Single-Family Homes
West	Urban Single Family Residential	Single-Family Homes

**Land Use:** The subject properties are located on Perry Court and Burr Road. The subject properties are classified as Urban Single Family Residential as are the neighboring properties to the east, west, and south. There is a developed property that is classified as Compact Multi-Family Residential further west on the same block as the subject properties. The properties to the north are within the corporate limits of the City of Alamo Heights.

The proposed amendment would facilitate development of student housing that is consistent with the predominant development pattern of the block where the subject properties are located. This is consistent with Objective 1.4 which discourages development that is not compatible with the surrounding development pattern. The subject properties are owned by the University of the Incarnate Word, which is approximately 700 feet to the west of the subject properties. The subject properties are immediately south of the City of Alamo Heights corporate limits. The City of Alamo Heights Comprehensive Plan designates the property along the north side of Burr Road as multi-family. The proposed plan amendment would be a complimentary land use to the established development to the north as well as future development that may take place under City of Alamo Heights Comprehensive Plan.

Further, the subject properties are also located within the boundaries of the Mahncke Park Neighborhood Conservation District. The conservation district is composed of a series of design-related requirements for residential properties that are intended to preserve the residential character of the neighborhood. While these requirements are not applicable through the plan amendment process they will be enforced at the time of building permitting and will serve to further ensure that development is consistent with the surrounding residential neighborhood.

Urban Single Family Residential accommodates single family dwellings on small, individual lots and includes low to medium density development which should be oriented toward the center of neighborhoods. Detached and attached accessory dwelling units are permitted when located on the same lot as the principal residence. A limited number of duplexes are allowed in this land use classification. Certain non-residential activities, such as schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility.

Compact Multi-Family Residential provides for compact development consisting of the full spectrum of residential types. This classification includes apartments and condominiums at a density generally greater than 14 dwelling units per acre. All residential uses can be found within the classification. Compact Multi-Family Residential is typically located along or in the vicinity of major arterials or collectors, often in close proximity to commercial and transportation facilities.

**Transportation:** Burr Road and Perry Court are local streets. These streets are east-west connectors between Broadway Street, which is approximately 625 feet to the west, and North New Braunfels Avenue, which is approximately 140 feet to the east. Broadway Street is classified as a Primary Arterial Type B and North New Braunfels is classified as a Secondary Arterial Type B. No negative impacts are anticipated based on the configuration of the established transportation infrastructure. VIA transit stops are located at the intersections of Burr Road and North New Braunfels Avenue and Perry Court and Broadway Street.

**Community Facilities:** The subject property is approximately 700 feet east of the University of The Incarnate Word and approximately 150 feet west of the San Antonio Country Club. No negative impacts to community facilities in the vicinity of the subject properties are anticipated.

## II. SUPPLEMENTAL INFORMATION

**Current Zoning:** R-4 NCD-6

**Proposed Zoning:** MF-33 NCD-6

**Corresponding Zoning Case:** Z2012172

**Zoning Commission Public Hearing Date:** January 15, 2013

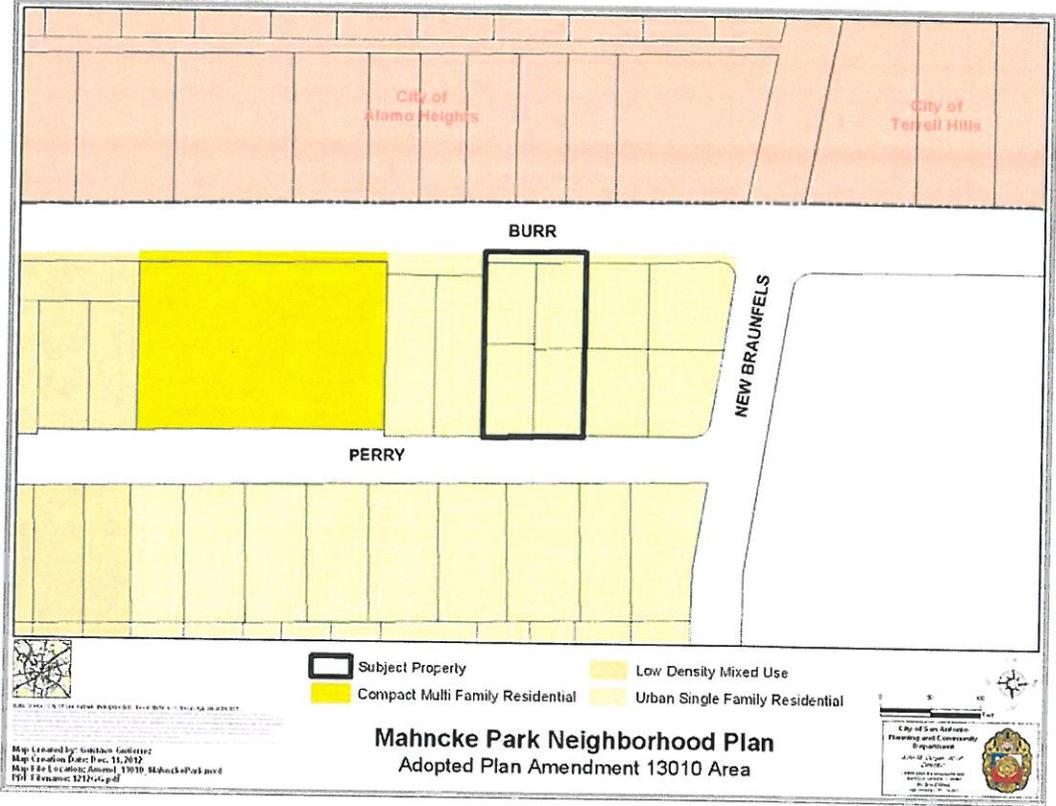
## III. RECOMMENDATION

The types of development allowed by the proposed amendment would be consistent with the character of established development on adjacent properties and in keeping with the Mahncke Park Neighborhood Plan's intent to discourage incompatible residential development in the planning area. Additionally, the integrity of residential development in the area would be further protected by the Mahncke Park Neighborhood Conservation District and its residential design regulations. The proposed plan amendment would also reclassify the subject properties to a land use that is complimentary to that established on the properties to the north by the City of Alamo Heights Comprehensive Plan.

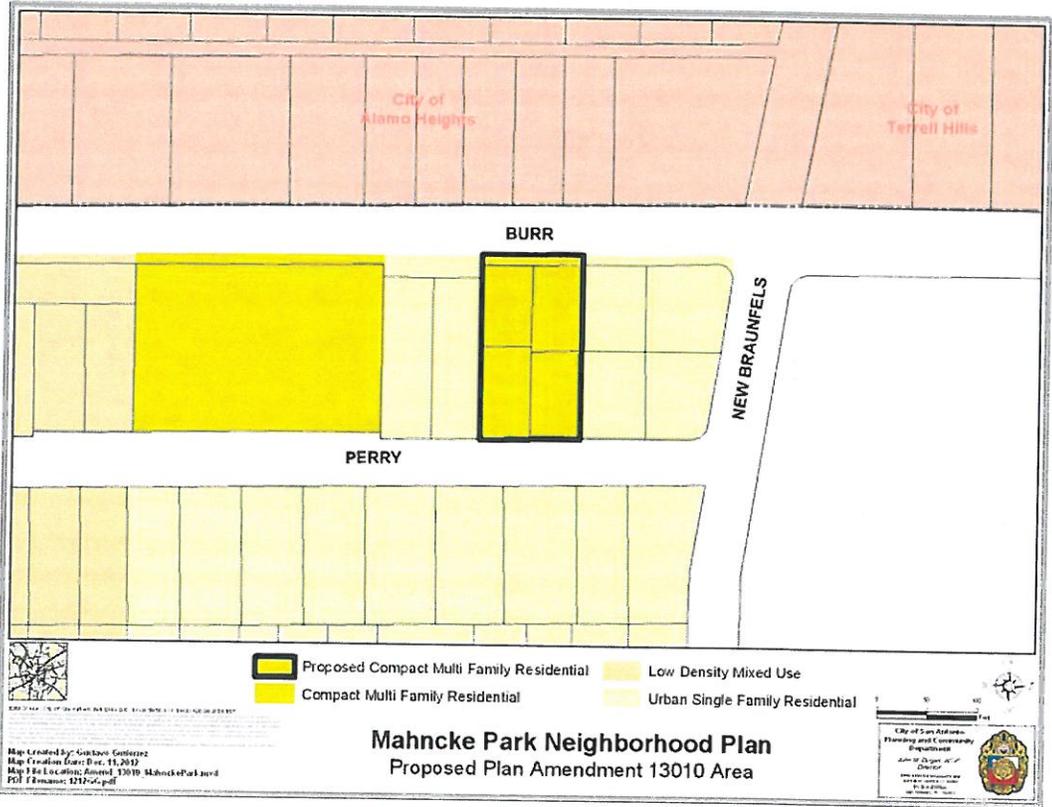
## IV. ATTACHMENTS

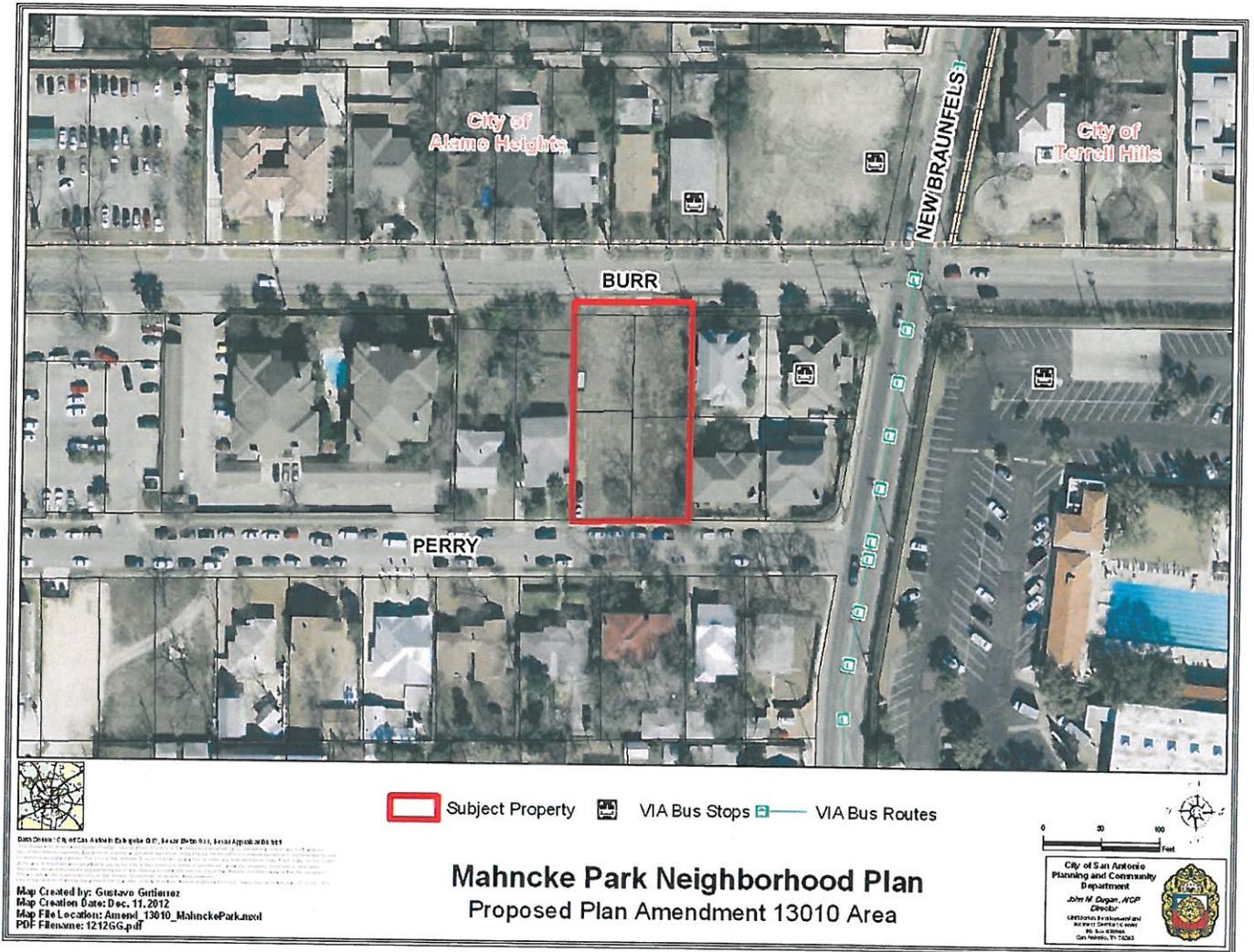
- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:





**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE MAHNCKE PARK NEIGHBORHOOD PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM URBAN SINGLE FAMILY RESIDENTIAL TO COMPACT MULTI-FAMILY RESIDENTIAL FOR AN AREA OF APPROXIMATELY 0.4018 -ACRES LOCATED AT 149 PERRY COURT, 153 PERRY COURT, 152 BURR ROAD, AND 156 BURR ROAD.**

**WHEREAS**, City Council approved the Mahncke Park Neighborhood Plan as an addendum to the Comprehensive Master Plan on September 27, 2001; and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on January 9, 2013 and **APPROVED** the amendment on January 9, 2013; and

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

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

SECTION 1: The amendment to the Mahncke Park 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 9<sup>th</sup> DAY OF JANUARY 2013.

Attest:

Approved:

\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
San Antonio Planning Commission