



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

## PLANNING COMMISSION AGENDA

☞ July 24, 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)

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

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

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

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

**Plats**

5. **120446\***: Request by Green Land Ventures, LTD, for approval of a major plat to subdivide a 19.113-acre tract of land to establish the **River Rock Ranch P.U.D. Unit 3A Phase 2** Subdivision, generally located north of the intersection of Raven Ridge and River Trace. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
6. **120451**: Request by Forestar Real Estate Group, for approval of a major plat to subdivide a 7.984-acre tract of land to establish the **Amorosa, Phase 2A Enclave** Subdivision, generally located north of the intersection of TPC Parkway and Amorosa Way. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
7. **130172**: Request by KB Homes, for approval of a major plat to subdivide a 10.77-acre tract of land to establish the **Amber Creek Subdivision Unit 4**, generally located north of U.S. Highway 90, east of Pue Road. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
8. **130224**: Request by SLF IV/Legacy NWSA, L.P., for approval of a major plat to replat and subdivide a 25.40-acre tract of land to establish the **Steubing Farm Multi-Family** Subdivision, generally located south of the intersection of J.V. Bacon Parkway and Steubing Parkway. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
9. **130229**: Request by Centex Homes, for approval of a major plat to subdivide a 7.018-acre tract of land to establish the **Silver Oaks Unit 14R** Subdivision, generally located southeast of the intersection of Wildcat Cove and Preserve Trail. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

**Planned Unit Development**

10. **08-004C\***: Request by SA Kinder Ranch No. 1, Ltd., for approval of **Kinder Northeast PUD** Plan (major amendment), generally located southwest of Obst Road and Bulverde Road. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)

**Plat Deferrals**

11. **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. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

### Variance

12. **TPV 13-006:** Request by Cooper-Lochte Landscape Architecture on behalf of North East Independent School District for a Tree Preservation variance from the UDC, Section 35-523(h), 100-Year Floodplain and Environmentally Sensitive Areas, for the **Garner Middle School Additions and Renovations** to create a fire access lane per code requirements located at 4302 Harry Wurzbach San Antonio, TX 78209. **Staff recommends approval.** (Justin Krobot, Assistant City Arborist, (210) 207-6042, justin.krobot@sanantonio.gov, Development Services Department)

### Land Transactions

13. A request by Capital Improvements Management Services for a resolution supporting the acquisition of fee simple title to nine parcels of privately-owned real property containing approximately 58,667 square feet (1.347 acres) located in NCB 584, to construct improvements that include, but are not limited to, parking lot expansion for the Carver Cultural Center. **Staff recommends approval.** (Hector Reynoso, 207-8688, hector.reynoso@sanantonio.gov, Capital Improvements Management Services).

### Comprehensive Master Plan Amendments

14. **PA 13038:** A request by Jamal Tawil, for approval of a resolution to amend the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 4.686 acres of land out of Lot 21, Block 28, NCB 11571, located approximately 210 feet northeast of the intersection of Bandera Road and Broadview Street from “Medium Density Residential” to “Regional Commercial”. **Staff recommendation is for denial.** (John Osten, Sr. Planner, (210) 207-2187, john.osten@sanantonio.gov, Department of Planning and Community Development)
15. **PA 13039:** A request by Baptist Child & Family Services, for approval of a resolution to amend the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 17.28 acres of land out of NCB 15602, located at 7500 U.S. Highway 90 West from “Mixed Use Center” to “Civic Center”. **Staff recommends approval.** (Jacob T. Floyd, Senior Planner, (210) 207-8318, jacob.floyd@sanantonio.gov, Department of Planning and Community Development)
16. Approval of the minutes for the June 26, 2013 and July 10, 2013 Planning Commission meetings.
17. Director’s report - City Council Action Update (Planning Commission Items sent to Council).
18. Adjournment



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 5

**Public Hearing:**

Planning Commission

July 24, 2013

**Application/Case Number:**

120446

**Project Name:**

River Rock Ranch P.U.D. Unit 3A

Phase 2

**Applicant:**

Dana Green

**Representative:**

Coursen-Koehler Engineering &

Assoc., c/o Kerry Koehler, P.E.

**Owner:**

Green Land Ventures, LTD

**Staff Coordinator:**

Chris McCollin, Planner

(210) 207-5014

christopher.mccollin@sanantonio.gov

**Property Address/Location:**

North of the intersection of Raven

Ridge and River Trace

**MAPSCO Map Grid (Ferguson):**

447 A-7

**Tract Size:**

19.113

**Council District:**

ETJ

**Notification:**

Internet Agenda Posting July 19,

2013

**REQUEST**

Approval of a major plat to subdivide a 19.113-acre tract of land to establish the **River Rock Ranch P.U.D. Unit 3A Phase 2** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

July 9, 2013

**I. ANALYSIS**

**A. Proposed Uses**

The proposed plat will consist of sixty two (62) single-family residential lots, one (1) non-single family residential lot and approximately two thousand five hundred forty-eight (2,548) 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 July 3, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on July 2, 2013.

Furthermore, the subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Camp Bullis Military Installation were notified.

At this time, the City recommends the applicant coordinate with U.S. Fish and Wildlife (USFW), and Camp Bullis staff regarding the proposed project, and will not place holds on the plats and plans associated with this recommendation.

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.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Applications**

MDP 036B-06, River Rock Ranch, accepted on August 20, 2012

PUD 06-033B, River Rock Ranch, accepted on August 20, 2012

**III. RECOMMENDATION**

Approval of the proposed **River Rock Ranch P.U.D. Unit 3A Phase 2** Subdivision Plat

**IV. ATTACHMENT**

1. Proposed Plat



LOCATION MAP (NOT TO SCALE)

LEGEND

- 1-225 EXISTING CONTOUR
1-225 PROPOSED CONTOUR
V.W. VARIABLE WIDTH
E.G.T.V.E. ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
BSL BUILDING SETBACK LINE
DRN DRAIN
SAN. SEW. SANITARY SEWER
N.T.S. NOT TO SCALE
R.O.W. RIGHT OF WAY
R. RADIUS
C CENTERLINE
ESMT. EASEMENT
D.P.R. DEED AND PLAT RECORDS
R.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
VOL. VOLUME
PG. PAGE
V.N.A.E. VEHICLE NON-ACCESS EASEMENT
V.W.S.C.E. VARIABLE WIDTH SIGHT CLEARANCE EASEMENT
(188) LOT SQUARE FOOT
1 RIVER ROCK RANCH, P.U.D. UNIT 2
2 RIVER ROCK RANCH, P.U.D. UNIT 3A, PHASE 1
3 SCENIC OAKS UNIT 3

SURVEYOR'S NOTES:

- 1. UNLESS NOTED OTHERWISE, ALL LOT CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH ORANGE PLASTIC CAPS MARKED "MISCO RPLS 4612" SET AFTER COMPLETION OF CONSTRUCTION. INTERNAL CONTROL MONUMENTS FOR THE SUBDIVISION ARE MAG NAILS SET AT ALL POSSIBLE STREET CENTERLINE POINTS OF INTERSECTION AND CURVATURE.
2. BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983(1993 ADJUSTMENT) ESTABLISHED BY GPS UTILIZING PUBLISHED CONTROL POINTS IN THE AREA.
3. ALL DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR (SURFACE TO GRID) IS 0.99982524.

CPS NOTES:

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

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

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

SAWS NOTES: IMPACT FEE PAYMENT DUE: IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
WATER QUALITY NOTE: THE MAINTENANCE OF THE WATER QUALITY FACILITIES SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

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

Daniel E. Snell REGISTERED PROFESSIONAL LAND SURVEYOR

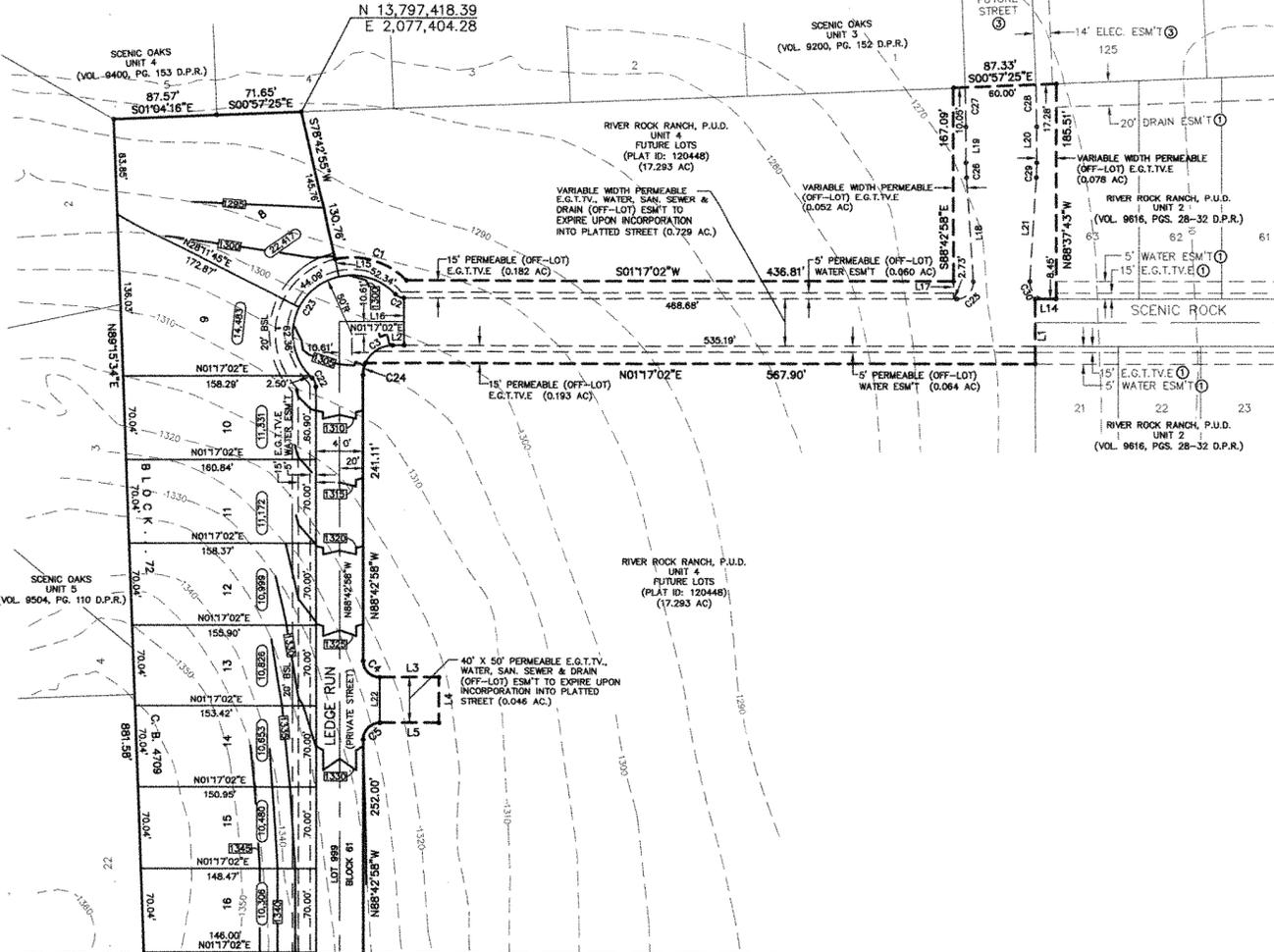
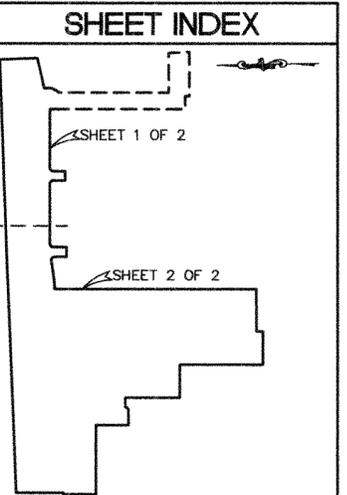
STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY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

Kerry J. Koehler LICENSED PROFESSIONAL ENGINEER

- GENERAL NOTES: 1. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. 2. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-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 INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS. 3. 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 PLAT. 4. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, BUFFER, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS OTHERWISE NOTED.

- FLOODPLAIN NOTES: 1. THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, NO. 48029C0095F, REVISED SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS IDENTIFIED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN."

- 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.
TREE PRESERVATION NOTE: TREE PRESERVATION AREAS SHALL COMPLY WITH THE TREE PRESERVATION PLAN ON FILE WITH THE CITY OF SAN ANTONIO.
FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
PRIVATE STREETS / OPEN SPACE NOTE: RIVER ROCK RANCH LOT OWNERS, THEIR SUCCESSORS OR ASSIGNS, WILL OWN AND PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS EASEMENTS, AND OPEN SPACE. LOT 999, BLOCK 61 IS A PRIVATE STREET, ELECTRIC, TELEPHONE, GAS, CABLE TV, POSTAL, WATER, SANITARY SEWER, POSTAL AND DRAINAGE EASEMENT.
SETBACK NOTE: SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.



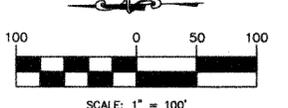
MATCHLINE 'A' (SEE SHEET 2)

Table with 3 columns: LINE, LENGTH, BEARING. Lists lines L1 through L22 with their respective lengths and bearings.

Table with 6 columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C30 with their respective dimensions.

PLAT NO. 120446 SUBDIVISION PLAT ESTABLISHING RIVER ROCK RANCH P.U.D. UNIT 3A PHASE 2 A PLANNED UNIT DEVELOPMENT

BEING A 19.113 ACRE TRACT OF LAND OUT OF THE M.F. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, COUNTY BLOCK 4709 AND THE L. CONZASA SURVEY NO. 31, ABSTRACT NO. 254, COUNTY BLOCK 4704, BEXAR COUNTY, TEXAS, SAID 18.577 ACRE TRACT ALSO BEING A PORTION OF THAT CERTAIN 87.025 ACRE TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 707-711, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN 96.858 ACRE TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 658-662, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



COURSEN-KOEHLER ENGINEERING & ASSOCIATES

11802 Warfield, Suite 200 - San Antonio, Texas 78216 Tel: 210.807.9030 - Fax: 210.855.5530 www.coursen-koehler.com - TBPE Firm No. F-10747

Maverick Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213 (210) 342-9456, Fax 342-9524

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

OWNER/DEVELOPER: GREEN LAND VENTURES, LTD. 505 MADISON OAK DRIVE SAN ANTONIO, TEXAS 78258

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

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 3rd DAY of July 2013

RITA A. RANKIN My Commission Expires April 05, 2015

Rita A. Rankin NOTARY PUBLIC BEXAR COUNTY, TEXAS

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

ON THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF RIVER ROCK RANCH, P.U.D., UNIT 3A PHASE 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

I, COUNTY CLERK OF SAID COUNTY,

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. AT M AND DULY RECORDED THE DAY OF A.D. AT M IN THE RECORDS OF

OF SAID COUNTY, IN BOOK VOLUME ON PAGE

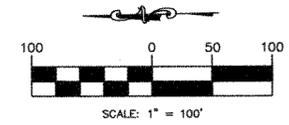
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20

COUNTY CLERK, BEXAR COUNTY, TEXAS BY: DEPUTY SHEET 1 OF 2

Date: Jul 03, 2013, 3:17pm User ID: ericply File P: Greenland Ventures\River Rock Ranch\Unit 3A Phase 2\Dwg\12010.00 PLAT.dwg

PLAT NO. 120446  
 SUBDIVISION PLAT  
 ESTABLISHING  
**RIVER ROCK RANCH P.U.D.**  
**UNIT 3A PHASE 2**  
 A PLANNED UNIT DEVELOPMENT

BEING A 19.113 ACRE TRACT OF LAND OUT OF THE M.F. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, COUNTY BLOCK 4709 AND THE L. GONZALEZ SURVEY NO. 31, ABSTRACT NO. 254, COUNTY BLOCK 4704, BEXAR COUNTY, TEXAS, SAID 18.577 ACRE TRACT ALSO BEING A PORTION OF THAT CERTAIN 87.025 ACRE TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 707-711, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN 96.858 ACRE TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 658-662, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



**COURSEN-KOEHLER**  
**ENGINEERING & ASSOCIATES**

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**Maverick**  
**Land Surveying Co.**

1866 Lockhill Selma, Suite 105, San Antonio, Texas 78213  
 (210) 342-9455, Fax 342-9524

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

OWNER/DEVELOPER: GREEN LAND VENTURES, LTD.  
 505 MADISON OAK DRIVE  
 SAN ANTONIO, TEXAS 78258  
 DEVELOPER - DANA GREEN

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

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 30<sup>th</sup> DAY OF July 2013

RITA A. RANKIN  
 My Commission Expires April 05, 2015  
 NOTARY PUBLIC  
 BEXAR COUNTY, TEXAS

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF RIVER ROCK RANCH, P.U.D., UNIT 3A PHASE 2, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

STATE OF TEXAS §  
 COUNTY OF BEXAR §

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY,

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

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

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

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

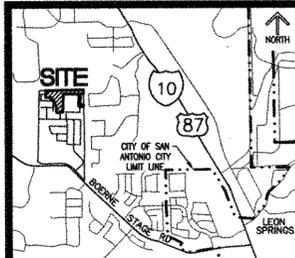
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

SHEET 2 OF 2

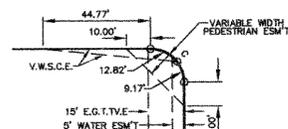
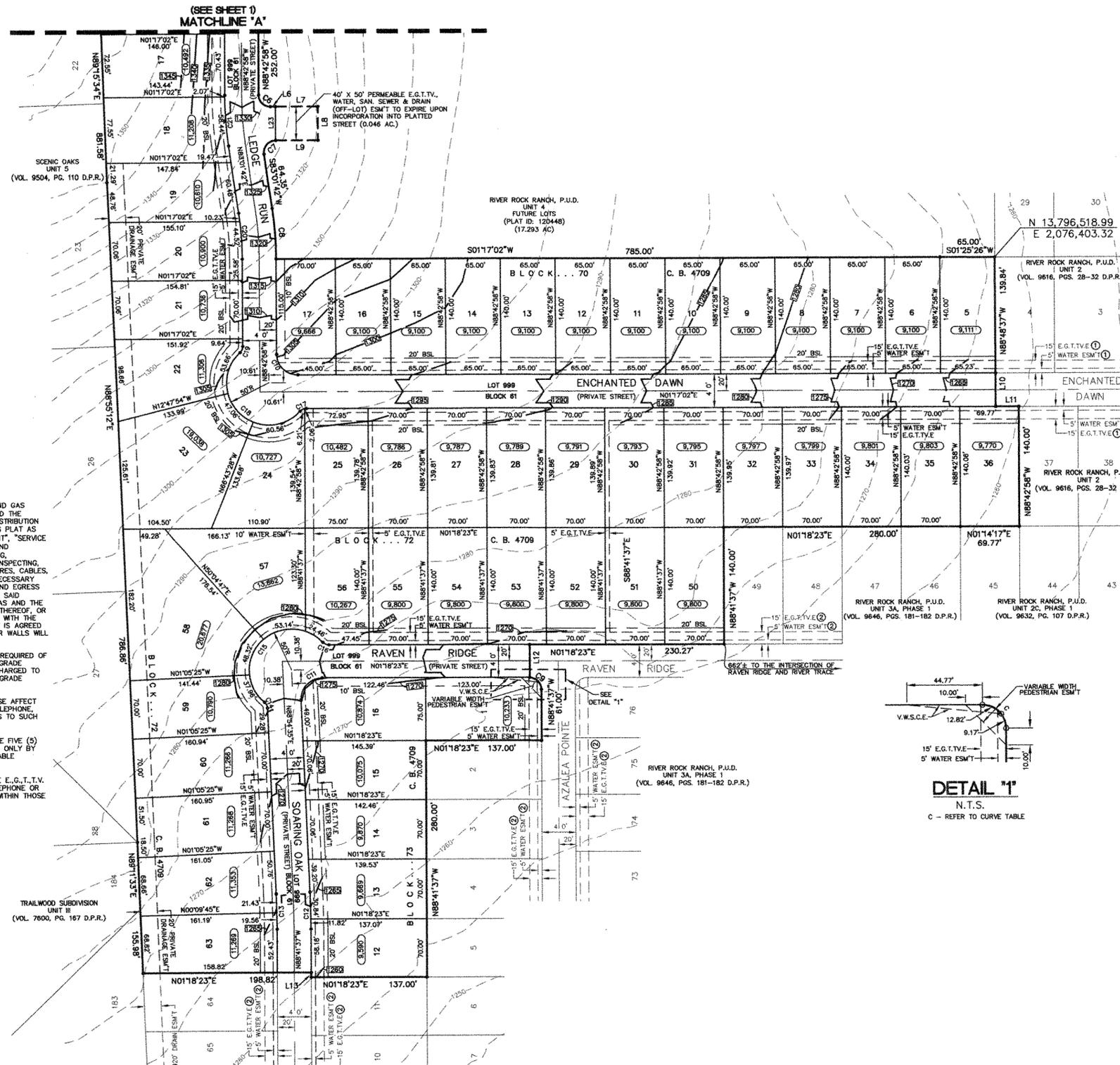


LOCATION MAP  
 (NOT TO SCALE)

- LEGEND**
- 1225— EXISTING CONTOUR
  - - - - - PROPOSED CONTOUR
  - V.W. VARIABLE WIDTH
  - E.G.T.V.E. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
  - B.S.L. BUILDING SETBACK LINE
  - DRN. DRAINAGE
  - SAN. SEW. SANITARY SEWER
  - N.T.S. NOT TO SCALE
  - R.O.W. RIGHT OF WAY
  - R. RADIUS
  - ⊕ CENTERLINE
  - ESMT. EASEMENT
  - D.P.R. DEED AND PLAT RECORDS
  - R.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
  - VOL. VOLUME
  - PAGE PAGE
  - V.N.A.E. VEHICLE NON-ACCESS EASEMENT
  - V.W.S.C.E. VARIABLE WIDTH SIGHT CLEARANCE EASEMENT
  - Ⓛ LOT SQUARE FOOT
  - ① RIVER ROCK RANCH, P.U.D. UNIT 2 VOL. 9616, PGS. 28-32 D.P.R.
  - ② RIVER ROCK RANCH, P.U.D. UNIT 3A, PHASE 1 VOL. 9646, PGS. 181-182 D.P.R.
  - ③ SCENIC OAKS UNIT 3 VOL. 9200, PG. 152 D.P.R.

**CPS NOTES:**

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



DETAIL "1"  
 N.T.S.  
 C - REFER TO CURVE TABLE

**LINE TABLE**

LINE	LENGTH	BEARING
L6	6.03'	S01°17'02"W
L7	50.00'	S01°17'02"W
L8	40.00'	N88°42'58"W
L9	50.00'	N01°17'02"E
L10	40.00'	N88°42'58"W
L11	27.27'	S01°17'02"W
L12	40.00'	N88°41'37"W
L13	5.75'	S88°41'37"E
L23	40.00'	N88°42'58"W

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C6	21.99'	14.00'	90°00'00"	S46°17'02"W	19.80'
C7	24.01'	14.00'	98°15'20"	N47°50'38"W	21.17'
C8	60.52'	420.00'	08°15'20"	S87°09'22"W	60.46'
C9	21.99'	14.00'	90°00'00"	S46°18'23"W	19.80'
C10	39.27'	25.00'	90°00'00"	S46°17'02"W	35.36'
C11	40.32'	25.00'	92°23'48"	N44°53'31"W	36.09'
C12	42.66'	1020.00'	02°23'48"	S89°53'31"E	42.66'
C13	40.99'	980.00'	02°23'48"	S89°53'31"E	40.99'
C14	8.32'	10.00'	47°41'52"	N65°03'39"E	8.09'
C15	163.88'	50.00'	187°47'31"	N44°53'31"W	99.77'
C16	8.32'	10.00'	47°41'52"	S25°09'19"W	8.09'
C17	8.27'	10.00'	47°24'28"	N22°25'12"W	8.04'
C18	161.28'	50.00'	184°48'56"	S46°17'02"W	99.91'
C19	8.27'	10.00'	47°24'28"	S65°00'45"E	8.04'
C20	54.75'	380.00'	08°15'20"	N87°09'22"E	54.71'
C21	60.52'	420.00'	08°15'20"	S87°09'22"W	60.46'



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

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

Date: Jul 03, 2013, 3:25pm User ID: enaplay File: P:\Greenland Ventures\River Rock Ranch\Unit 3A Phase 2 (Dwg)\12010.00 PLAT.dwg



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 6

**Public Hearing:**

Planning Commission

July 24, 2013

**Application/Case Number:**

120451

**Project Name:**

Amorosa, Phase 2A (Enclave)

**Applicant:**

John K. Pierret

**Representative:**

Pape-Dawson Engineers, Inc., c/o

Cara C. Tackett, P.E.

**Owner:**

Forestar Real Estate Group

**Staff Coordinator:**

Chris McCollin, Planner

(210) 207-5014

christopher.mccollin@sanantonio.gov

**Property Address/Location:**

North of the intersection of TPC

Parkway and Amorosa Way

**MAPSCO Map Grid (Ferguson):**

484 E-3

**Tract Size:**

7.984

**Council District:**

ETJ

**Notification:**

Internet Agenda Posting July 19,

2013

**REQUEST**

Approval of a major plat to subdivide a 7.984-acre tract of land to establish the **Amorosa, Phase 2A (Enclave)** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

July 10, 2013

## **I. ANALYSIS**

### **A. Proposed Uses**

The proposed plat will consist of twenty two (22) single-family residential lots and approximately six hundred and seventy-seven (677) 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 July 2, 2013.

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

### **E. Interdepartmental Review**

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

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 452-A, Cibolo Canyon, accepted on November 6, 2012.

## **III. RECOMMENDATION**

Approval of the proposed **Amorosa, Phase 2A (Enclave)** Subdivision Plat

## **IV. ATTACHMENTS**

1. Proposed Plat
2. Aquifer Letter





RECEIVED

13 JUL -9 PM April 19, 2013

DEVELOPMENT

Mr. Jason Diamond, P.E.  
 Pape-Dawson Engineers, Inc.  
 555 East Ramsey  
 San Antonio, Texas 78216

RE: SAWS File No. 1304009 - Request for review of **Amorosa, Phase 2a Enclave, Plat No. 120451** located 0.5 miles north of the intersection of Evans Road and TPC Parkway.

Dear Mr. Diamond:

On April 16, 2013, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed 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 7.728 acres located entirely within the EARZ. No sensitive geological features were observed. The property lies within the 100-year floodplain area.

The proposed development is located within the COSA non annexation agreement for the PGA property and is governed by the entire non annexation area staying at or below an overall 15 percent Impervious Cover. Should any documentation become available that would alter this non annexation, the documentation may be submitted to the San Antonio Water System for review and possible Category determination.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated March 29, 2007.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System, recommends the **approval** of Amorosa, Phase 2A (Enclave), Plat No. 120451.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3516.

Sincerely,

A handwritten signature in black ink, appearing to read "Andre Wiatrek".

Andre Wiatrek, Manager  
 Edwards Aquifer & Watershed Protection Division

AW: lrd



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

**Public Hearing:**

Planning Commission

July 24, 2013

**Application/Case Number:**

130172

**Project Name:**

Amber Creek Subdivision Unit 4

**Applicant:**

Joseph Hernandez

**Representative:**

Kara J. Heasley, Vickrey &  
Associates, Inc.

**Owner:**

KB Homes Lone Star, Inc.

**Staff Coordinator:**

Ian Benavidez, Planner

(210) 207-8268

ian.benavidez@sanantonio.gov

**Property Address/Location:**

North of U.S. Highway 90, east of  
Pue Road

**MAPSCO Map Grid (Ferguson):**

646 E-2

**Tract Size:**

10.77 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda Posting July 19,  
2013

**REQUEST**

Approval of a major plat to subdivide a 10.77-acre tract of land to establish the **Amber Creek Subdivision Unit 4** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

July 5, 2013

**I. ANALYSIS**

**A. Proposed Uses**

The proposed plat will consist of sixty-six (66) single-family residential lots and one thousand seven hundred and forty (1,740) linear feet of public streets.

**B. Zoning**

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

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies June 26, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on April 24, 2013.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Application**

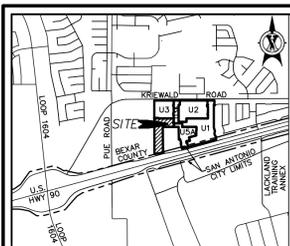
MDP 038A-06, Amber Creek, accepted on September 15, 2011

**III. RECOMMENDATION**

Approval of the proposed **Amber Creek Subdivision Unit 4** Subdivision.

**IV. ATTACHMENT**

1. Proposed Plat



LOCATION MAP NOT TO SCALE MAPSCO 646 E2E3

LEGEND

- Legend symbols for various features: 1/2" IRON ROD W/CAP STAMPED 'VOKREY PROP. COR.', FOUND 1/2" IRON ROD W/CAP STAMPED 'VOKREY PROP. COR.', OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, PROPOSED CONTOURS, GAS, ELECTRIC, TELEPHONE AND CABLE TV, BUILDING SETBACK LINE, AC, ACRE, EASEMENT, RIGHT OF WAY, VEHICULAR NON-ACCESS ESMT, EXISTING, VOLUME, PAGE, PEDESTRIAN, BLOCK, COUNTY BLOCK, NEW CITY BLOCK, SANITARY SEWER, MINIMUM FINISH FLOOR ELEVATION.

Table with 5 columns: CURVE, DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Lists curve data for various segments.

Table with 3 columns: LINE, LENGTH, BEARING. Lists line data for various segments.

ADDITIONAL NOTES: A. THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT GRADE. B. NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. C. THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY. D. MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT FLOOD. E. FLOODPLAIN NOTE: THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DRRM PANEL ABSORPTIONS, DATED SEPTEMBER 25, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEDOM OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATION, BEAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

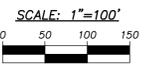
STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: VICKREY & ASSOCIATES, INC. BY: ROBERT M. ANGUIANO, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS COUNTY OF BEAR 100-YEAR FLOODPLAIN 1" VMA ESMT 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. VICKREY & ASSOCIATES, INC. BY: KARA J. HEASLEY, P.E. LICENSED PROFESSIONAL ENGINEER

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. IMPACT PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM @ 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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

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

PLAT NO. 130172 SUBDIVISION PLAT ESTABLISHING AMBER CREEK SUBDIVISION UNIT 4 BEING 10.77 ACRES OUT OF A 55.17 ACRE TRACT OUT OF THE W. BOYLE SURVEY NO. 308, ABSTRACT NO. 78, NEW CITY BLOCK 18160, COUNTY BLOCK 5983, SAN ANTONIO, BEAR COUNTY, TEXAS, CONVEYED FROM FIELSTONE HOMES TEXAS, LLC TO KB HOME LONE STAR, INC., A TEXAS CORPORATION BY SPECIAL WARRANTY DEED DATED JUNE 28, 2011, RECORDED IN VOLUME 15021, PAGES 72-113, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS.



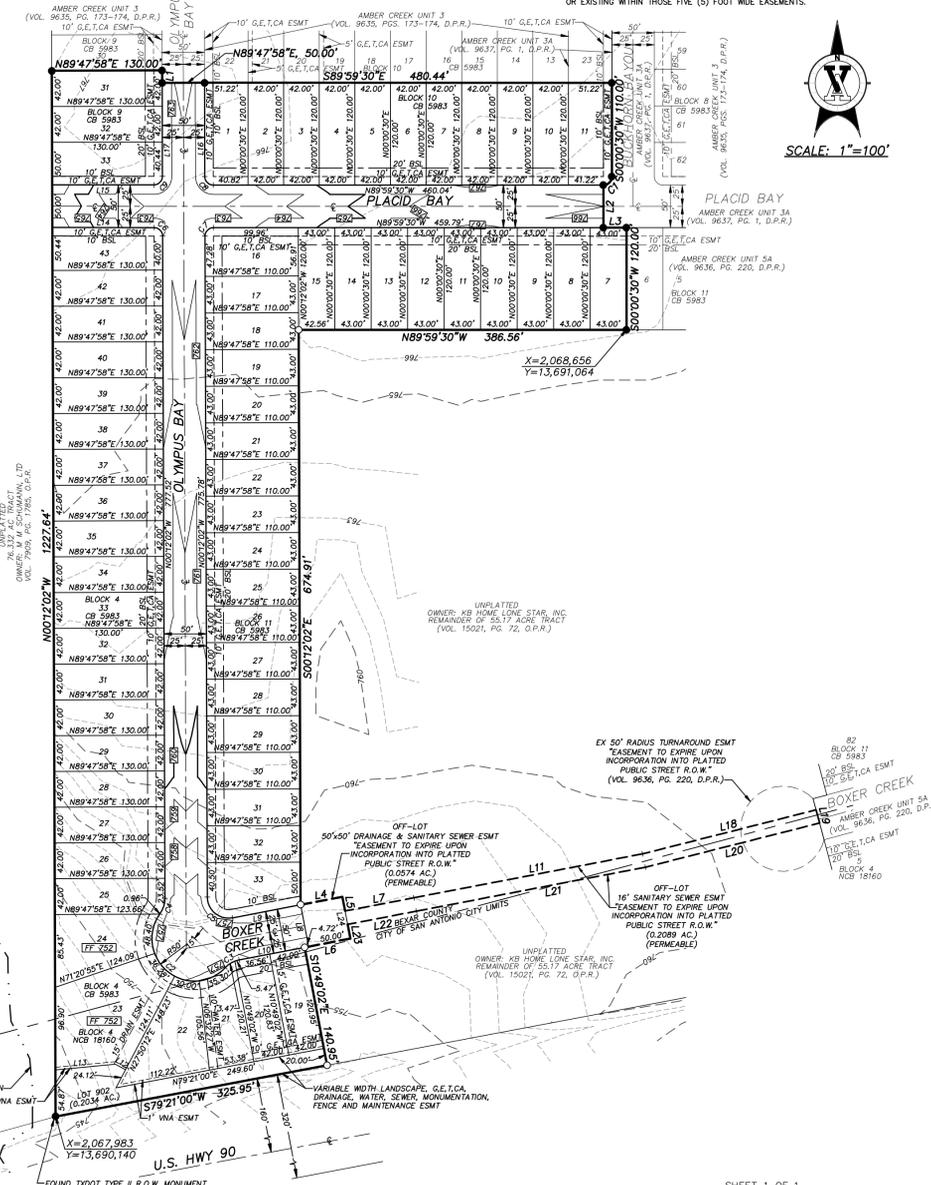
VICKREY & ASSOCIATES, INC. CONSULTING ENGINEERS 12940 Country Parkway San Antonio, Texas 78216-2004 Telephone: (210) 349-3271 Firm Registration No.: F-159

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, BRANCHES, EASEMENTS AND PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. OWNER/DEVELOPER KB Home Lone Star, Inc. By: Joseph C. Hernandez Title: Director of Land Development 4800 Fredericksburg Road San Antonio, Texas 78229 (210) 349-1111 OWNER \_\_\_\_\_ DULY AUTHORIZED AGENT \_\_\_\_\_

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY CLERK OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON \_\_\_\_\_ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ COUNTY JUDGE, BEAR COUNTY, TEXAS \_\_\_\_\_ COUNTY CLERK, BEAR COUNTY, TEXAS \_\_\_\_\_

THIS PLAT OF AMBER CREEK SUBDIVISION UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE APPROPRIATE, EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ BY: \_\_\_\_\_ CHAIRMAN \_\_\_\_\_ SECRETARY

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





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 8

**Public Hearing:**

Planning Commission  
July 24, 2013

**Application/Case Number:**

130224

**Project Name:**

Steubing Farm Multi-Family

**Applicant:**

Steve Saxon

**Representative:**

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

**Owner:**

SLF IV/Legacy NWSA, L.P.

**Staff Coordinator:**

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

**Property Address/Location:**

South of the intersection of J.V.  
Bacon Parkway and Steubing  
Parkway

**MAPSCO Map Grid (Ferguson):**

548 A-1

**Tract Size:**

25.40

**Council District(s):**

8

**Notification:**

Published in Daily Commercial  
Recorder July 4, 2013

Notices mailed July 5, 2013

- Two (2) to property owners  
within 200 feet within the  
subdivision

Internet Agenda Posting July 19,  
2013

**REQUEST**

Approval of a major plat to replat and subdivide a 25.40-acre tract of land to establish the **Steubing Farm Multi-Family** Replat and Subdivision

**APPLICATION TYPE**

Replat & Subdivision Plat

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

July 3, 2013

**CASE HISTORY**

Area being replatted was previously platted as a variable width public drainage easement and 15' access easement out of the Aspen Heights Phase 2A PUD, as recorded in Volume 9632, Pages 159-162 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.

**B. Zoning**

“MF-18 MLOD” Multi-Family District Military Lighting Overlay District

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on July 3, 2013.

Furthermore, the subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City’s Office of Military Affairs was notified. The Camp Bullis Military Installation was notified of the project and the Garrison Commander had no comments.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on July 3, 2013.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Application**

MDP 021B-06, Steubing Farm, accepted on April 23, 2013.

**III. RECOMMENDATION**

Approval of the proposed **Steubing Farm Multi-Family** plat.

**IV. ATTACHMENT**

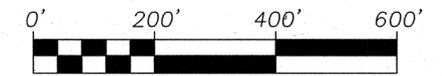
1. Proposed Plat

PLAT NUMBER 130224

REPLAT & SUBDIVISION PLAT ESTABLISHING STEUBING FARM MULTI-FAMILY

A 25.40 ACRE TRACT OF LAND, ESTABLISHING LOT 1 AND LOT 900, BLOCK 37, BEING OUT OF A 168.977 ACRE TRACT IN DEED RECORDED IN VOLUME 15746, PAGES 719-735 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT 574, NEW CITY BLOCK 14861 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

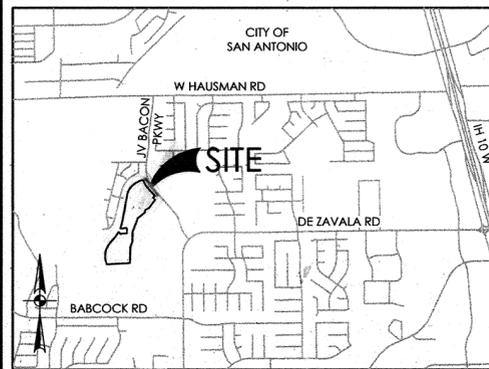
SCALE: 1" = 200'



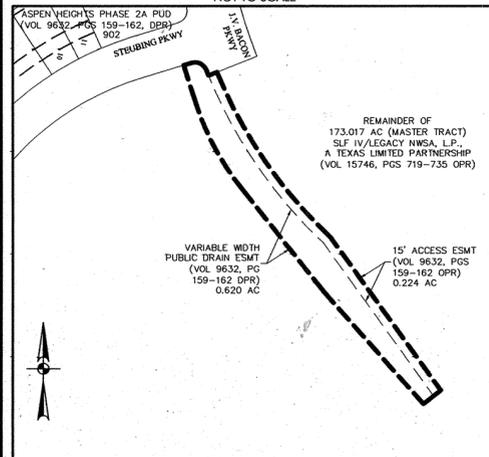
PAPE-DAWSON ENGINEERS TBPE, FIRM REGISTRATION # 470

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

DATE OF PRINT: February 5, 2013



LOCATION MAP MAPSCO MAP GRID: 548A1 NOT-TO-SCALE



AREA BEING REPLATED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION SCALE: 1" = 600'

THE 0.844 ACRES BEING REPLATED WAS PREVIOUSLY PLATTED AS A VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT AND 15' ACCESS EASEMENT OF THE ASPEN HEIGHTS PHASE 2A PUD RECORDED IN VOLUME 9632, PAGES 159-162 OF THE DEED AND PLAT RECORDS FOR BEXAR COUNTY, TEXAS.

SURVEYOR'S NOTES:

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

STATE OF TEXAS COUNTY OF Bexar

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON ASPEN HEIGHTS PHASE 2A PUD, PLAT NO. 110137 WHICH IS RECORDED IN VOLUME 9632, PAGES 159-162, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF 1/22/13 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

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

OWNER/DEVELOPER: STEVE SAXON SLF IV/LEGACY NWSA, L.P., A TEXAS LIMITED PARTNERSHIP 5910 NORTH CENTRAL EXPRESSWAY, SUITE 1250 DALLAS, TEXAS 75206 (214) 361-5000

STATE OF TEXAS COUNTY OF Bexar

SWORN AND SUBSCRIBED BEFORE ME THIS 27th DAY OF June A.D. 2013

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MATT JOHNSON 64827

MY COMMISSION EXPIRES: 11/29/16

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

STATE OF TEXAS COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR JOHN NOEL NICHOLLS 4402

C.P.S. ENERGY NOTES:

- 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES...
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

EDU NOTE:

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

IMPACT FEE PAYMENT DUE:

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.

MAINTENANCE NOTE:

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

FINISHED FLOOR NOTE:

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

DRAINAGE EASEMENT NOTE:

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

FIRE FLOW NOTE:

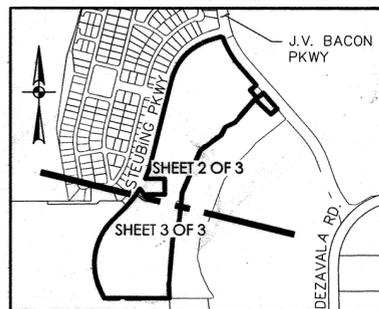
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED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

GENERAL NOTES:

- 1. THE 100 YEAR FLOOD PLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BY A FLOOD STUDY, AS PART OF A CONDITIONAL LETTER OF MAP REVISION REQUEST SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), (CASE NO. 13-06-2741R). CONSTRUCTION WITHIN THE FLOOD PLAIN IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE FLOOD PLAIN ADMINISTRATOR.
2. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT FLOOD.

FLOOD ZONE NOTE:

THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 48029C0230G, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE FLOODPLAIN ADMINISTRATOR, BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.



INDEX MAP SCALE: 1" = 1000'

LEGEND

- AC ACRE(S) VOL VOLUME
BLK BLOCK PG PAGE(S)
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS ROW RIGHT-OF-WAY
ESMT EASEMENT (SURVEYOR) SS SANITARY SEWER
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD)

- PROPOSED EXISTING
1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
2 50' TURNAROUND ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET ROW 0.171 AC (VOL. 9632, PGS 159-162, DPR)
7 VARIABLE WIDTH DRAINAGE EASEMENT
9 16' SANITARY SEWER EASEMENT
10 10' WATER EASEMENT
11 20' DRAINAGE EASEMENT
12 VARIABLE WIDTH WATER QUALITY EASEMENT
13 12' PEDESTRIAN EASEMENT LOT 900, 0.15 AC

LINE TABLE with columns: LINE #, BEARING, LENGTH. Contains 29 line entries from L1 to L29.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains 12 curve entries from C1 to C12.



STATE OF TEXAS COUNTY OF Bexar

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

OWNER/DEVELOPER: STEVE SAXON SLF IV/LEGACY NWSA, L.P., A TEXAS LIMITED PARTNERSHIP 5910 NORTH CENTRAL EXPRESSWAY, SUITE 1250 DALLAS, TEXAS 75206 (214) 361-5000

STATE OF TEXAS COUNTY OF Bexar

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVE SAXON 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 27th DAY OF June, A.D. 2013.

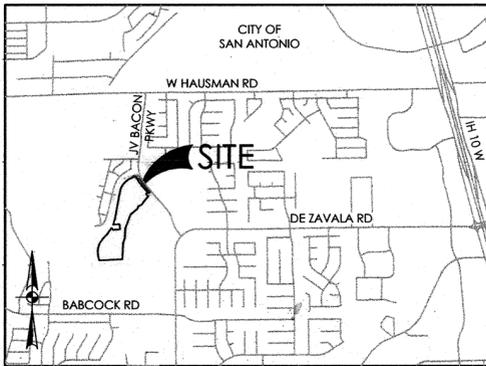
Notary Public signature and seal for Matt Johnson.

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

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

STATE OF TEXAS COUNTY OF BEXAR

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



**LOCATION MAP**  
MAPSCO MAP GRID: 548A1  
NOT-TO-SCALE

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

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

2. ANY 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.

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STATE OF TEXAS  
COUNTY OF **Bexar**

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON ASPEN HEIGHTS PHASE 2A PUD, PLAT NO. 110137 WHICH IS RECORDED IN VOLUME 9632, PAGES 159-162, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF 7/21/13 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

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

*Steve Saxon*  
OWNER/DEVELOPER: STEVE SAXON  
SLF IV/LEGACY NWSA, L.P., A TEXAS LIMITED PARTNERSHIP  
5910 NORTH CENTRAL EXPRESSWAY, SUITE 1250  
DALLAS, TEXAS 75206  
(214) 361-5000

STATE OF TEXAS  
COUNTY OF **Bexar**

SWORN AND SUBSCRIBED BEFORE ME THIS THE 27th DAY OF June, A.D. 2013

*Matt Johnson*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 11/24/16

STATE OF TEXAS  
COUNTY OF **BEXAR**

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

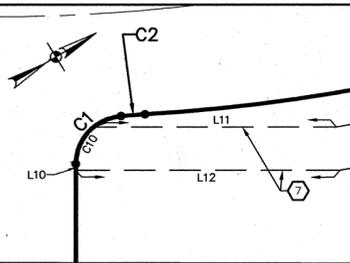
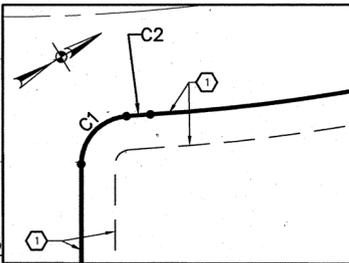
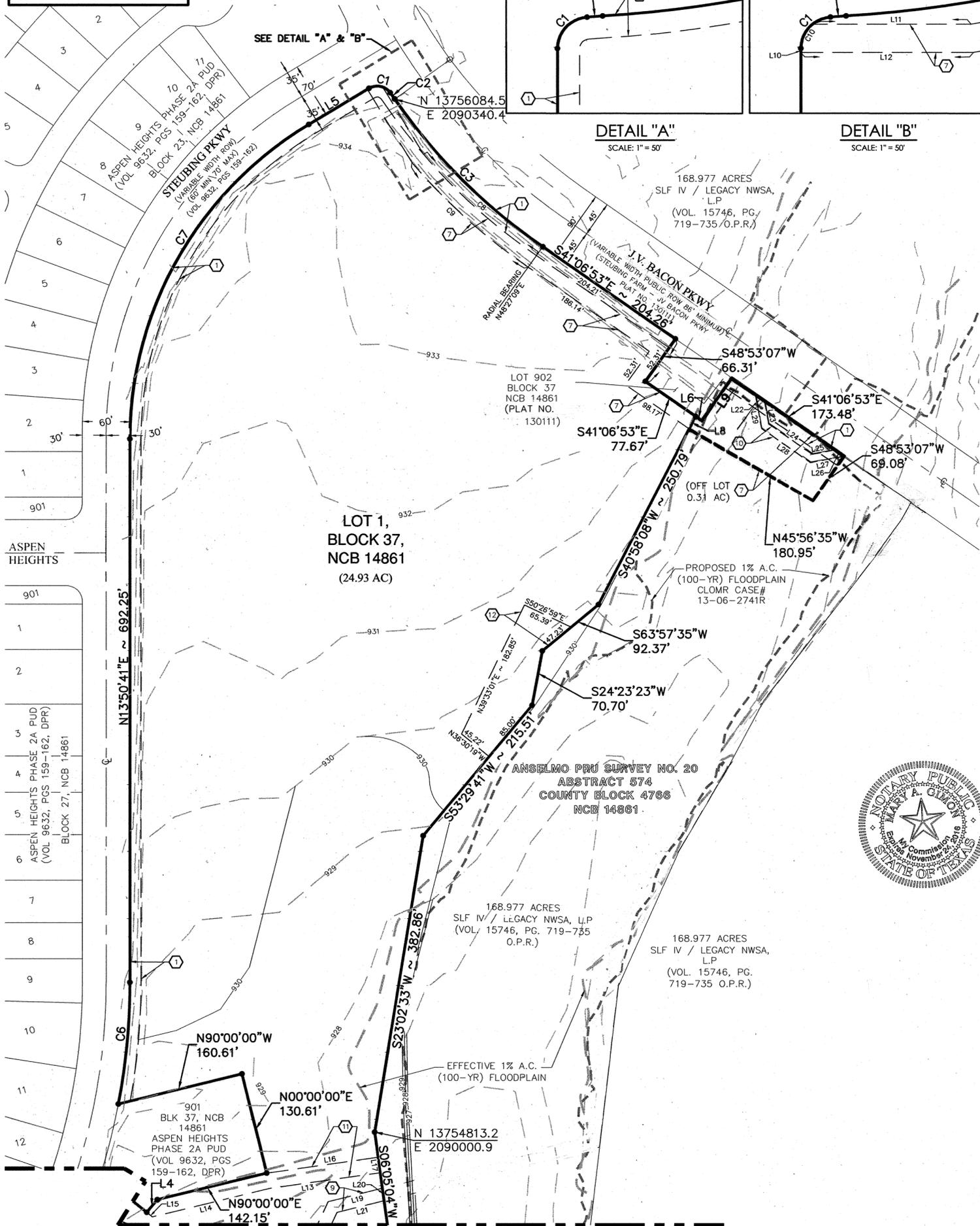
*Matt Johnson*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF **BEXAR**

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

*John Noel Nicholls*  
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTE:  
LINE TABLE, CURVE TABLE  
AND LEGEND ON SHEET 1  
OF 3



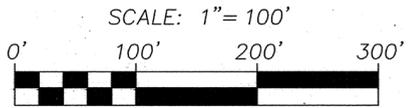
**DETAIL "A"**  
SCALE: 1" = 50'

**DETAIL "B"**  
SCALE: 1" = 50'

**PLAT NUMBER 130224**

**REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
STEUBING FARM  
MULTI-FAMILY**

A 25.40 ACRE TRACT OF LAND, ESTABLISHING LOT 1 AND LOT 900, BLOCK 37, BEING OUT OF A 168.977 ACRE TRACT IN DEED RECORDED IN VOLUME 15746, PAGES 719-735 OF OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT 574, NEW CITY BLOCK 14861 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



**PAPE-DAWSON  
ENGINEERS**  
TBPE, FIRM REGISTRATION # 470

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

DATE OF PRINT: June 26, 2013

STATE OF TEXAS  
COUNTY OF **Bexar**

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

*Steve Saxon*  
OWNER/DEVELOPER: STEVE SAXON  
SLF IV/LEGACY NWSA, L.P., A TEXAS LIMITED PARTNERSHIP  
5910 NORTH CENTRAL EXPRESSWAY, SUITE 1250  
DALLAS, TEXAS 75206  
(214) 361-5000

STATE OF TEXAS  
COUNTY OF **Bexar**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVE SAXON, 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 27th DAY OF June, A.D. 2013.

*Mary A. Givon*  
NOTARY PUBLIC, **Bexar** COUNTY, TEXAS

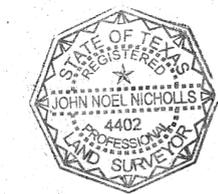
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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF **BEXAR**

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

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



STEUBING FARM MULTI-FAMILY  
Civil Job No. 8205-00; Survey Job No. 9019-13

MATCHLINE SEE SHEET 3 OF 3

SHEET 2 OF 3





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 9

**Public Hearing:**

Planning Commission  
July 24, 2013

**Application/Case Number:**

130229

**Project Name:**

Silver Oaks Unit 14R

**Applicant:**

Charles Marsh

**Representative:**

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

**Owner:**

Centex Homes

**Staff Coordinator:**

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

**Property Address/Location:**

Southeast of the intersection of  
Wildcat Cove and Preserve Trail

**MAPSCO Map Grid (Ferguson):**

545 E-7

**Tract Size:**

7.018

**Council District(s):**

ETJ

**Notification:**

Internet Agenda Posting July 19,  
2013

**REQUEST**

Approval of a major plat to replat and subdivide a 7.018-acre tract of land to establish the **Silver Oaks Unit 14R** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

July 9, 2013

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of forty-one (41) single-family residential lots, one (1) non-single family lot and approximately one thousand ninety-nine (1,099) linear feet of public streets.

**B. Zoning**

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

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on July 11, 2013.

**E. Interdepartmental Review**

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

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Application**

MDP 848-C, Moos Tract, accepted on October 9, 2012.

**III. RECOMMENDATION**

Approval of the proposed **Silver Oaks Unit 14R** Subdivision.

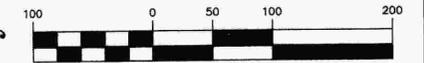
**IV. ATTACHMENT**

1. Proposed Plat

SILVER OAKS SUBDIVISION UNIT 14R

BEING 7.018 ACRES OF LAND OUT OF A 209.92 ACRE TRACT RECORDED IN VOL. 12065, PGS. 1782-1791, AND A 119.07 ACRE TRACT RECORDED IN VOL. 11089, PAGES 957-962, BOTH OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

GRAPHIC SCALE



( IN FEET ) 1 inch = 100 ft.



DEVELOPER/OWNER: CENTEX HOMES 1354 NORTH LOOP 1604, SUITE 108 SAN ANTONIO, TEXAS 78232 PHONE: (210) 496-1985

Denham-Ramones Engineering and Associates, Inc. 1380 PANTHEON WAY, SUITE 290 SAN ANTONIO, TX 78232 (210) 496-3100 OFFICE (210) 496-3922 FAX FROM REGISTRATION NUMBER: T.B.P.E. F-5161 & T.B.P.L.S. 100259.00

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

OWNER: CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION ITS MANAGING GENERAL PARTNER CHARLES MARSH LAND DEVELOPMENT MANAGER

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

STEPHANIE L. CASTILLO Notary Public, State of Texas My Commission Expires June 14, 2017

CHARLES MARSH Notary Public, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

DATED THIS DAY OF A.D. 2013

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF SILVER OAKS SUBDIVISION UNIT 14R HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION, IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 2013

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS COUNTY OF BEXAR DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

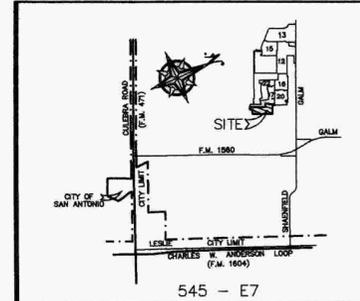
DAY OF A.D. AT M. AND DULY RECORDED IN THE

DAY OF A.D. AT M. IN THE RECORDS OF OF SAID COUNTY, IN BOOK VOLUME

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

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

BY: DEPUTY



LEGEND

- 1. BUILDING SETBACK LINE B.S.L.
2. CLEAR VISION EASEMENT C.V.E.
3. ELECTRIC & CABLE TELEVISION EASEMENT E.C.T.V.E.
4. TELEPHONE & CABLE TELEVISION EASEMENT T.C.T.V.E.
5. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT G.E.T.V.E.
6. VEHICULAR NON-ACCESS EASEMENT V.N.A.E.
7. O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
8. D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
9. PROPOSED FINISHED CONTOUR (FID)
10. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
COMBINED SCALE FACTOR IS 1.00018
ROTATION GRID TO PLAT IS 018224"

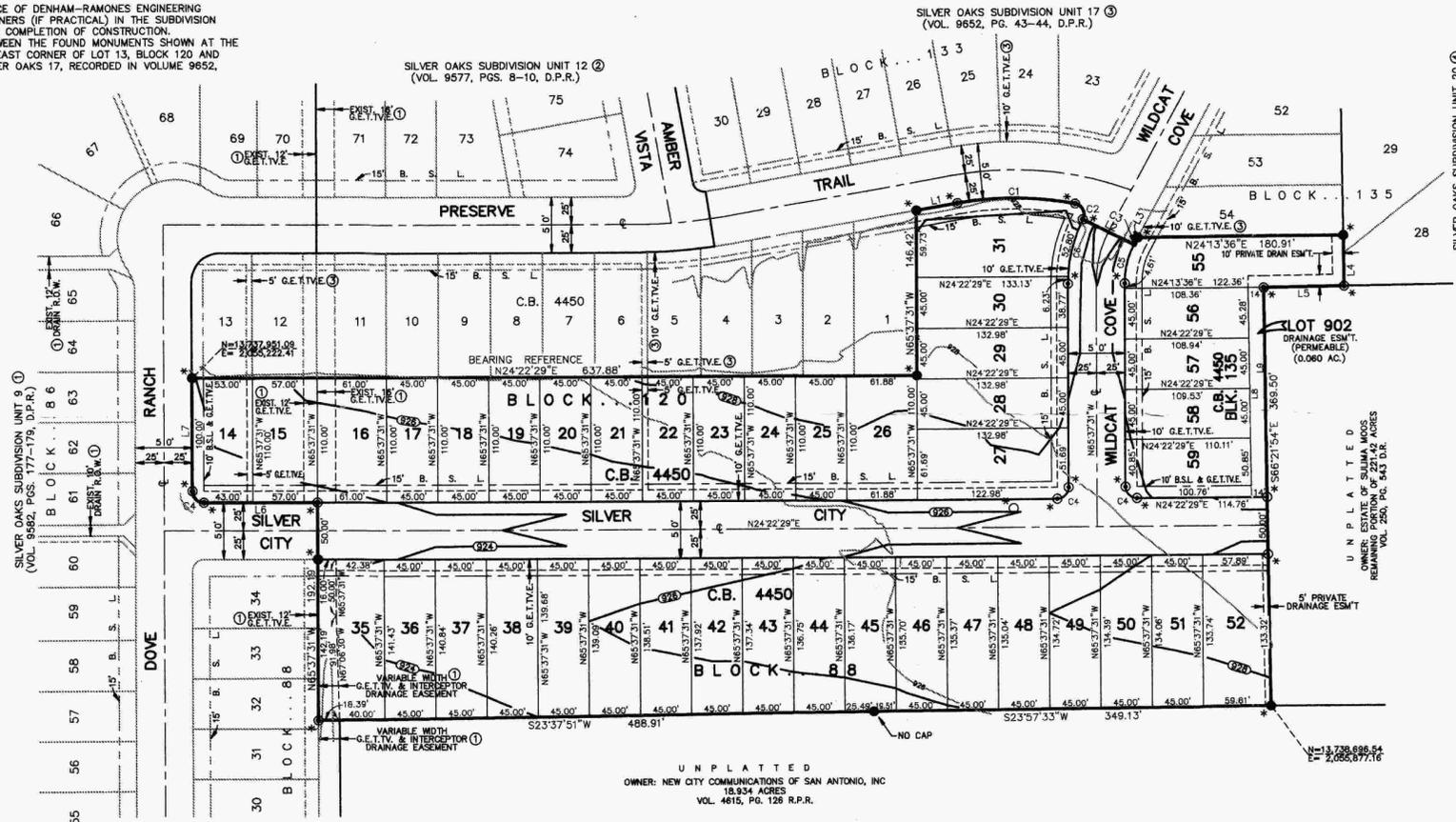
- "C.P.S. NOTES"
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR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

- OTHER NOTES:
1. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
3. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS" SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
4. THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
5. IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
6. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
9. STORMWATER DETENTION IS REQUIRED FOR THIS PROPERTY WHICH IS ACCOUNTED FOR IN AN EXISTING OFFSITE REGIONAL DETENTION POND LOCATED IN LOT 51, SILVER OAKS SUBDIVISION UNIT 9, RECORDED IN VOLUME 9582, PAGE 177-179, D.P.R. (COBA PLAT# 060502) WHICH WAS DESIGNED TO ACCOMMODATE 150 ACRES OF RESIDENTIAL DEVELOPMENT OF WHICH THIS PROPERTY IS INCLUDED. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

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

MONUMENT NOTE:
- 1/2" IRON ROD FOUND W/O CAP. OR CAP SHOWN
- 1/2" IRON ROD FOUND W/D-R E CAP
- 1/2" IRON ROD SET W/D-R E CAP

PLAT REFERENCE
1 SILVER OAKS SUBDIVISION UNIT 9 VOL. 9582, PG. 177-179 D.P.R.
2 SILVER OAKS SUBDIVISION UNIT 12 VOL. 9577, PGS. 8-10, D.P.R.
3 SILVER OAKS SUBDIVISION UNIT 17 VOL. 9652, PG. 43-44, D.P.R.
4 SILVER OAKS SUBDIVISION UNIT 20 VOL. 9649, PGS. 208-210, D.P.R.



BUILDING SETBACK NOTE

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

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

CURVE TABLE with columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD. Rows C1 through C6.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1 through L9.

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



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

Vertical text on the right edge: Date: Jun 20, 2013, 8:46am User: ID: RAMONES\YSSA File: H: Land Projects \3\Center-Silver Oaks Unit 14R.dwg



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 10

**Public Hearing:**

Planning Commission

July 24, 2013

**Application/Case Number:**

08-004C

**Project Name:**

Kinder Northeast PUD Major

Amendment

**Applicant:**

Lloyd A. Denton, Jr.

**Representative:**

Pape-Dawson Engineers, Inc., c/o

Caleb Chance, P.E.

**Owner:**

SA Kinder Ranch No. 1, LTD.

**Staff Coordinator:**

Donna Camacho, Planner

(210) 207-5016

donna.camacho@sanantonio.gov

**Property Address/Location:**

Generally located south of Obst Road

and west of Bulverde Road

**MAPSCO Map Grid (Ferguson):**

417 C-8

**Tract Size:**

211.77 acres

**Council District(s):**

ETJ

**Notification:**

Notices mailed July 8, 2013

- 13 to property owners within 200 feet

Internet Agenda Posting July 19, 2013

**REQUEST**

Approval of the **Kinder Northeast Planned Unit Development (PUD) plan Major Amendment**

**APPLICATION TYPE**

Planned Unit Development

**RECOMMENDED ACTION**

**Approval**

**ALTERNATIVE ACTIONS**

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

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

**I. ANALYSIS**

**A. Proposed Uses**

The proposed plat will consist of five hundred seventy three (573) single-family residential lots, ten (10) non-single family residential lots, approximately twenty nine thousand five hundred seventy four (29,574) linear feet of private streets and approximately five thousand four hundred fifty five (5,455) 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	vacant
South	OCL	vacant
East	OCL	vacant
West	OCL	vacant

**D. Major Thoroughfare**

Bulverde 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 May 17, 2013

Furthermore, the subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City’s Office of Military Affairs and the Camp Bullis Military Installation were notified.

At this time, the City recommends the applicant coordinate with U.S. Fish and Wildlife (USFW), and Camp Bullis staff regarding the proposed project, and will not place holds on the plats and plans associated with this recommendation.

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.

**F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on May 7, 2013.

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**

MDP 824A, Kinder Ranch, accepted on May 15, 2008

**A. 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 Kinder Northeast PUD, as proposed, meets the evaluation criteria of Section 35-344(a) of the UDC.

**B. Notices**

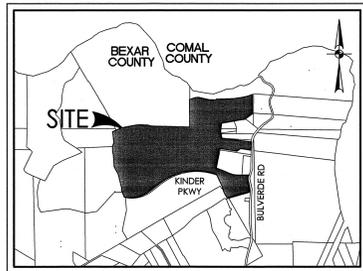
To the present, staff has not received any written responses in opposition from the surrounding property owners.

**III. RECOMMENDATION**

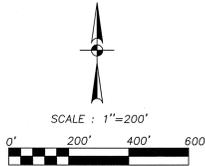
Approval of the proposed **Kinder Northeast PUD Plan**.

**IV. ATTACHMENT**

1. Proposed Plan



**LOCATION MAP**  
MAPSCO MAP GRID: 417C8, D8 & 451B1, C1 D1  
SCALE: 1"=200'



\* KINDER PARKWAY UNIT-1, UNIT-2, UNIT-3

		ACREAGE/DENSITY SUMMARY TABLE							
UNITS	LAND USE	ESTIMATED COMPLETION DATE	GROSS AREA (ACRES)	NUMBER OF BUILDABLE LOTS	DENSITY (LOTS/ACRES)	BUILDING & DRIVEWAY COVERAGE (ACRES)	PAVEMENT, SIDEWALK (ACRES)	OPEN SPACE (ACRES)	% OPEN SPACE / GROSS AREA
1	SINGLE FAMILY	June 1, 2008	17.21	48	2.67	3.64	2.84	10.73	62.35
2	SINGLE FAMILY	June 1, 2008	12.50	44	3.52	3.48	1.72	7.30	58.40
3	SINGLE FAMILY	June 1, 2013	13.02	39	3.00	3.16	1.51	8.35	64.13
4	SINGLE FAMILY	Jan 1, 2012	10.64	37	3.48	2.83	1.48	6.23	58.55
5	SINGLE FAMILY	Jan 1, 2014	18.38	52	2.83	4.36	2.69	11.31	61.60
6A	SINGLE FAMILY	June 1, 2008	16.61	60	3.61	4.37	2.94	9.30	55.99
6B	SINGLE FAMILY	June 1, 2013	3.93	19	4.83	1.08	0.54	2.31	58.78
7A	SINGLE FAMILY	June 1, 2013	9.27	43	4.84	3.13	1.32	4.82	52.00
7B	SINGLE FAMILY	Jan 1, 2014	9.79	38	3.58	3.01	1.07	5.71	58.32
8	SINGLE FAMILY	June 1, 2014	17.37	63	3.63	4.99	3.05	9.33	53.71
SECONDARY ARTERIAL / PARK / REC CENTER			31.10				7.54		
9	SINGLE FAMILY	May 1, 2012	17.14	43	2.51	3.41	3.26	10.47	61.09
10	SINGLE FAMILY	Jan 1, 2014	17.49	48	2.74	3.80	3.92	9.77	55.86
11	SINGLE FAMILY	June 1, 2015	17.34	41	2.38	3.23	2.38	11.73	67.65
TOTALS / AVERAGE			211.77	573	3.36	44.69	36.26	107.36	50.70

**SUMMARY TABLE NOTES**  
1.) INCLUDES DRAINAGE EASEMENTS, GREENSPACE/GREENBELTS, FLOOD PLANS, AND LANDSCAPE BUFFERS  
2.) INCLUDES OPEN SPACE IN FRONT AND REAR YARDS WITH INDIVIDUAL RESIDENTIAL LOTS

**PARK SPACE SUMMARY**

REQUIRED PARK SPACE 573 LOTS X 1 ACRE = 8.19 AC  
70 LOTS  
PROVIDED PARK SPACE RECREATION CENTER = 10.38 ACRES  
MULTI-USE PATHWAY = 3.21 ACRES  
TOTAL = 13.59 ACRES

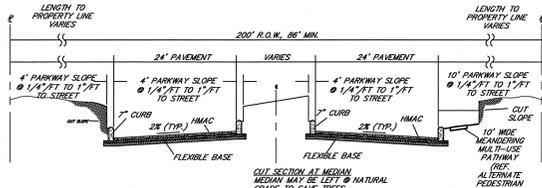
\*PARK FACILITIES CREDIT

**PLAN SUMMARY**

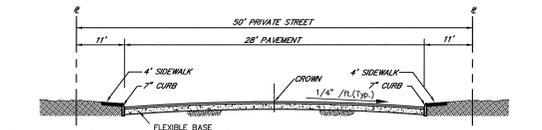
NUMBER OF RESIDENTIAL LOTS 573  
AVERAGE HOME SIZE (SF) 2,775  
DENSITY (SINGLE FAMILY UNITS PER ACRE) 3.36  
FLOOR AREA RATIO 0.17

**LAND USE TABLE**

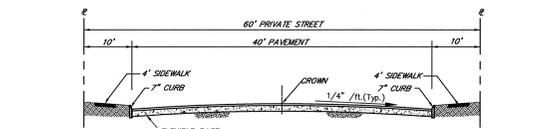
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	168.66
PUBLIC R.O.W.	20.72
REC. CENTER/PARK SPACE/MULTI-USE PATHWAY	10.38
DRAINAGE ROW/NATURAL AREA/GREENBELT/BASIN LOTS	12.01
TOTALS	211.77



TYPICAL STREET SECTION SECONDARY ARTERIAL (PUBLIC) (NOT TO SCALE)

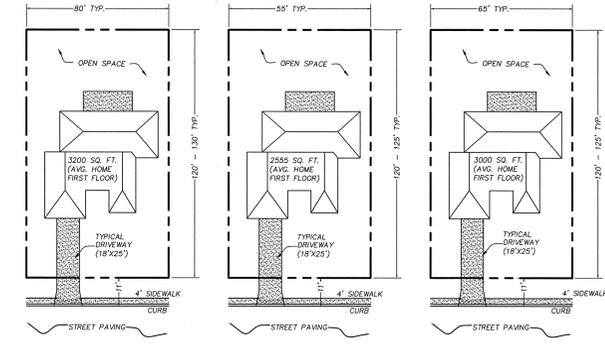


LOCAL TYPE "A" TYPICAL STREET SECTION (PRIVATE) (NOT TO SCALE)



LOCAL TYPE "B" TYPICAL STREET SECTION (PRIVATE) (NOT TO SCALE)

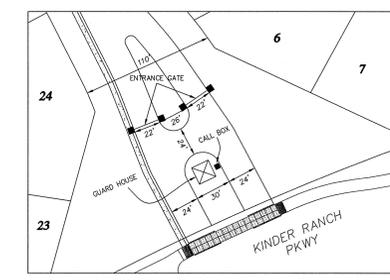
- PROPERTY OWNERSHIP KEY**
- 1 BOARD OF TRUSTEES OF COMAL INDEPENDENT SCHOOL DISTRICT
  - 2 MICHAEL D KERNAW
  - 3 JOHN W FOX
  - 4 DENNIS D & SHAWN MCCORMICK
  - 5 WAYBURN D & LORETTA S REV LTR LVE HUMPHRIES
  - 6 RUTH E LANSING
  - 7 CHARLES J & DORICE N STAUDT
  - 8 LFV PROPERTIES, LTD
  - 9 CIBOLO CREEK RANCH, LTD
  - 10 KINDER PARTNERSHIP, LTD
  - 11 AG KINDER RANCH, LTD
  - 12 SA WELLS RANCH UNIT 1, LTD
  - 13 BASS PROPERTIES
  - 14 CHARLES J & DORICE N STAUDT



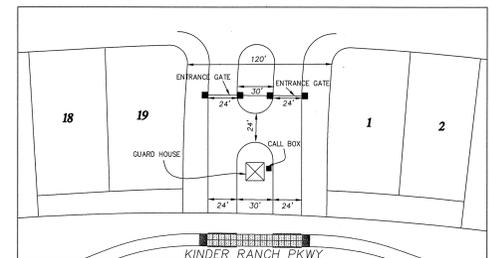
TYPICAL LOT UNITS 5, 9, 10 & 11 (NOT TO SCALE)

TYPICAL LOT UNITS 6, 7 & 8 (NOT TO SCALE)

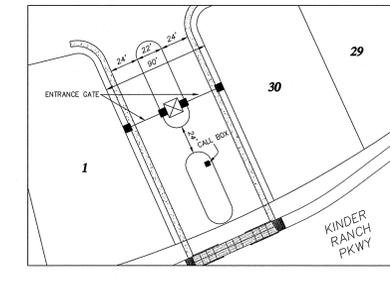
TYPICAL LOT UNITS 1, 2, 3 & 4 (NOT TO SCALE)



SCHEMATIC GATE DETAIL "A" SCALE: 1" = 50'



SCHEMATIC GATE DETAIL "B" SCALE: 1" = 50'



SCHEMATIC GATE DETAIL "C" SCALE: 1" = 50'

- LEGEND**
- 1" ANNUAL CHANGE EFFECTIVE FLOODPLAIN
  - 1" ANNUAL CHANGE CORRECTED POST-PROJECT FLOODPLAIN
  - PHASE LINE
  - 200' NOTIFICATION LINE
  - PUD LIMITS
  - GREEN R.O.W./EASEMENT
  - GREEN BELT/OPEN SPACE
  - WATER QUALITY CONTROL BASIN AREA
  - RECREATION CENTER/PARK CENTER
  - GATED ENTRY CALL BOX/TRANSMITTER

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	225.83'	2149.67'	113.02'	63°10'00"	225.23'	N69°07'24"W
C2	250.02'	499.09'	127.18'	37°38'02"	248.83'	S72°28'52"E
C3	195.82'	1949.67'	107.51'	37°38'02"	187.80'	S81°39'43"W
C4	911.02'	1099.81'	484.03'	47°30'32"	886.05'	N76°37'25"E

- MAJOR REVISIONS MADE:**
- UNIT-7B: INCREASED GROSS AREA FROM 1.06 AC TO 9.79 AC. LOT TOTAL INCREASED FROM 5 TO 38.
  - UNIT-8: RECONFIGURED STREET AND LOTS. LOT TOTAL INCREASED FROM 58 TO 63.
  - MODIFIED PARKSPACE SUMMARY/PLAN SUMMARY/LAND USE TABLE/ACREAGE/DENSITY SUMMARY TABLE TO REFLECT 30 LOT INCREASE IN UNIT-7B AND 5 LOT INCREASE IN UNIT-8.

**LINE TABLE**

LINE	LENGTH	BEARING
L1	145.85'	S66°58'17"W
L2	141.40'	S66°58'47"W
L3	120.27'	S72°23'01"W
L4	85.14'	S72°24'08"W
L5	85.76'	S71°18'31"W
L6	251.95'	N88°15'17"W
L7	164.49'	N78°22'05"W
L8	162.66'	S71°24'25"W
L9	111.95'	S80°01'30"W
L10	247.22'	N88°56'28"W
L11	24.82'	S91°13'17"W
L12	240.36'	S81°13'41"W
L13	239.30'	S77°31'28"W
L14	158.43'	S68°15'35"W
L15	174.86'	N02°38'07"W
L16	48.81'	N02°12'02"E
L17	10.78'	MISCELLANEOUS
L18	115.53'	N44°28'21"E
L19	259.61'	N11°22'18"E
L20	148.32'	N102°57'08"W
L21	163.32'	MISCELLANEOUS
L22	180.58'	S37°01'17"E
L23	161.64'	S45°56'15"E
L24	48.11'	S00°04'11"W
L25	247.41'	S21°41'01"W
L26	181.49'	S05°43'00"W
L27	48.68'	S22°07'28"E
L28	181.41'	S02°30'54"E
L29	147.62'	S20°05'52"W

**LEGAL DESCRIPTION**

Being a 211.77 acre, or 9,224,701 square foot more or less, tract of land being out of a 241.93 acre tract conveyed to SA Kinder Ranch No. 1, Ltd. in a Special Warranty Deed with Vendor's Lien recorded in Volume 12807, Pages 1847-1855, a 33.27 acre tract conveyed to City Capital Fund One, LLC, in a Special Warranty Deed with Vendor's Lien recorded in Volume 12808, Pages 749-767, a 36.96 acre tract conveyed to Clifton Land, L.P., in a Special Warranty Deed with Vendor's Lien recorded in Volume 12808, Pages 768-781, a 31.2528 acre tract conveyed to Bass Residential No. 1, Ltd. in a Special Warranty Deed with Vendor's Lien recorded in Volume 12807, Pages 2204-2215, a 63.47 acre tract conveyed to LFV Properties, Ltd., in a Special Warranty Deed with Vendor's Lien recorded in Volume 12860, Pages 2228-2235, and a 7.70 acre tract conveyed to Michael D. Kernaw in a Warranty Deed with Vendor's Lien recorded in Volume 7911, Pages 433-436, all of the Official Public Records of Bexar County, Texas, out of the F. Leesch Survey No. 1929, Abstract 459, County Block 4858 of Bexar County, Texas, F. Leesch Survey No. 1, Abstract 970, County Block 4855 of Bexar County, Comal Herrens Survey No. 185, Abstract 334, G. Obst Survey No. 4603, Abstract 566, County Block 4855 of Bexar County, the Guadalupe College Survey Number 417, Abstract 263, County Block 4855 of Bexar County, Guadalupe Herrens Survey No. 192, Abstract 307, County Block 4859 of Bexar County, and the Rempel and Obst Survey No. 1919, Abstract 1172, County Block 5185 of Bexar County, Texas.

APPROVED  
PLANNED UNIT DEVELOPMENT  
PLANNING COMMISSION  
CITY OF SAN ANTONIO

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

ACKNOWLEDGED BY  
PAPE-DAWSON ENGINEERS, INC.

SA KINDER RANCH No. 1, LTD.

**KINDER NORTHEAST**  
Planned Unit Development  
(Major Amendment)

PUD PLAN NO.: #08-004C

**PAPE-DAWSON ENGINEERS**

**UTILITY PURCHASES**  
SANITARY SEWER: SAN ANTONIO WATER SYSTEM  
WATER: SAN ANTONIO WATER SYSTEM  
GAS AND ELECTRIC: CITY PUBLIC SERVICE  
GUADALUPE VALLEY TELEPHONE CO-OP  
CABLE TELEVISION: TIME WARNER CABLE

555 EAST RAINBOW | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000  
555 E. RAUCE | OFFICE: (210) 828-6131 | FAX: (210) 828-6137

PREPARATION DATE: NOVEMBER 2012 JOB NO. 7902-91

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



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 11

**Public Hearing:**

Planning Commission

July 24, 2013

**Application/Case Number:**

120158

**Project Name:**

Lien HOA Temple

**Applicant:**

Tung Van Nguyen

**Representative:**

Paul M. Morawski, P.E.

**Owner:**

SA Lien HOA Temple

**Staff Coordinator:**

Chris McCollin, Planner

(210) 207-5014

christopher.mccollin@sanantonio.gov

**Property Address/Location:**

Generally located northeast of the intersection of Excalibur Drive and Fratt Road

**MAPSCO Map Grid (Ferguson):**

584 F-2

**Tract Size:**

3.31 acres

**Council District:**

2

**Notification:**

Internet Agenda Posting July 19,

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 January 23, 2013.

**I. ANALYSIS**

**A. Proposed Use(s)**

Church

**B. Zoning**

“R-6” Single Family Residential District

**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) authorized the Planning Commission to grant a deferral to allow the issuance of temporary utility service prior to plat approval and recording of four or fewer lots. The time which the platting requirement may be deferred shall normally not exceed 180 days from the date of approval.

**III. RECOMMENDATION**

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

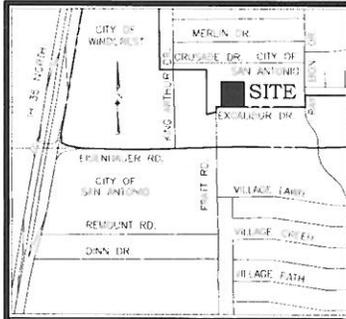
**IV. ATTACHMENTS**

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

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
R.D.V.	=	RIGHT-OF-WAY
-750-	=	EXISTING CONTOURS

NOTES:

- OWNER SHALL PROVIDE PERMANENT VEHICULAR TURNAROUND ON LOT IN ACCORDANCE WITH U.D.C. 35-506 (1)(2).
- 1/2" IRON RE-BAR WITH AN ALUMINUM CAP MARKED 6000 AT ALL CORNERS UNLESS OTHERWISE NOTED.
- BASIS OF ALIGNMENT FOR THIS PLAT IS THE MONUMENTATION FOUND.
- CITY OF SAN ANTONIO GIS MAPPING FOR COORDINATES WERE USED FOR THIS PLAT.
- 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. RESEK, P.E. NO. 6000  
REGISTERED PROFESSIONAL LAND SURVEYOR  
701 EXCALIBUR 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 STREET LOTS AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

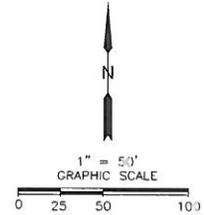
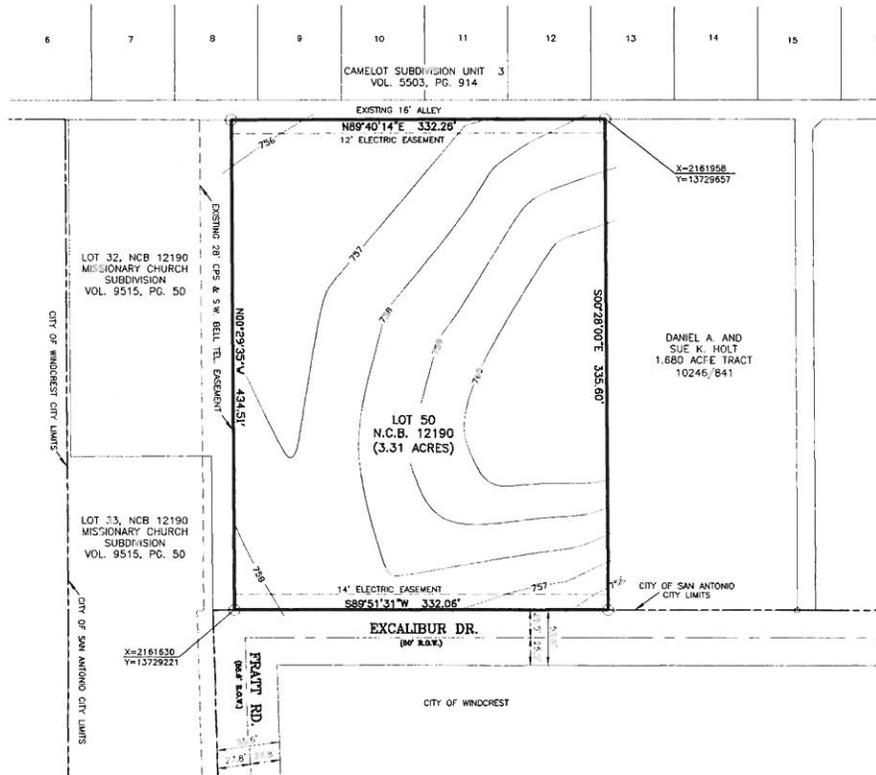
PAUL M. MARAWSKI, P.E. NO. 48200  
REGISTERED PROFESSIONAL ENGINEER  
8713 WALDON HEIGHTS  
SAN ANTONIO, TEXAS 78254  
FIRM F-11533

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "FAVOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT AND TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND ERECTING POLES, HAULING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR INCHES AND EIGHT OVER GRADERS'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 ENGINEER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPLIANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATIONS ALTERATION.
- 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 LINES 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 EQUIPMENT (SHALLING UNITS (EDUS)) FND FOR THIS TRANSMISSION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.



LAND DESIGN GROUP  
CAD SERVICES AND PLAT PROCESSING  
6606 KIRK LANE, SAN ANTONIO, TX 78240  
(210)725-9657 FAX--(210)493-1925  
RALPH G. RESEK, 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, INDICATES TO THE USE OF PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN EXCLUSIVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE 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

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 SUBDIVISION 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 \_\_\_\_\_ AD 2012

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

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 January 23, 2013; 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 Paul Morawski the project engineer, via email that the time in which to file the require plat would expire on July 22, 2013 and failure to comply could result in termination of service and revocation of building permits; and

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

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

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

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

ATTEST:

APPROVED:

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

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



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 12

**Public Hearing:**

Planning Commission  
July 24, 2013

**Application/Case Number:**

TPV 13-006

**Project Name:**

Garner Middle School Additions and Renovations

**Applicant:**

Northeast Independent School District

**Representative:**

Cooper – Lochte Landscape  
Architecture, LLC c/o Jason S.  
Lochte

**Owner:**

Northeast Independent School District

**Staff Coordinator:**

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

**Property Address/Location:**

4302 Harry Wurbach

**MAPSCO Map Grid (Ferguson):**

552 A-8

**Tract Size:**

20-acres

**Council District(s):**

10

**Notification:**

Internet Posting  
July 19, 2013

**REQUEST**

A variance from Section 35-523(h) Tree Preservation 100-Year Floodplain and Environmentally Sensitive Areas of the UDC.

**ANALYSIS**

**Proposed Use**

The Northeast Independent School District is proposing addition and renovates to Garner Middle School and build a fire access lane as required by UDC to allow accessibility of emergency vehicles during a flood event.

**Variance Request**

On July 11, 2013, the applicant requested a variance from Section 35-523 – Tree Preservation (h) 100-Year Floodplain and Environmentally Sensitive Areas of the (UDC) to build fire access lane to comply with code requirements of the (UDC). The Development Services Department, Environmental Section has no objection to the granting of the variance as indicated in the attached report (**ATTACHMENT 2**).

**RECOMMENDATION**

Approval of the requested variance.

**ATTACHMENTS**

1. Variance Request Letter with exhibits
2. Recommendation regarding Variance

**COOPER - LOCHTE**  
**LANDSCAPE ARCHITECTURE, LLC**  
12770 Cimarron Path Ste. 100  
San Antonio, TX 78249  
p(210)821-6570 / f(210)821-6608

July 11, 2013

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

Proj: Garner Middle School Additions and Renovation - NEISD 2011 Bond Program  
4302 Harry Wurzbach  
San Antonio, Texas 78209

Re: Environmental Exception - 35-523 Tree Preservation (Table 523-1A Floodplain Tree  
Preservation and 30' Floodplain Buffer)

Dear COSA DSD,

The Garner Middle School Additions and Renovations project consists of the demolition of the existing sport courts and construction of a new academic classroom facility along with new athletic courts. The new facilities will be located in an area that is currently designated as a FEMA 100 year floodplain which will be revised to be outside the project limits via a Conditional Letter of Map Revision (CLOMR) and drainage improvements along the north property line. In order to facilitate a code required fire access lane around the new classroom building, all trees within the floodplain must be removed and a 30' wide floodplain buffer will be encroached on. We are requesting consideration for an environmental exception as it relates to the minimum preservation within the floodplain and the 2010 floodplain buffer requirements.

According to UDC 35-523, Table 523-1A, 80% of significant trees within the floodplain must be preserved. With the space constraints of this existing campus it will not be possible to preserve any of the trees within the proposed floodplain limits even though we are preserving 94% of the tree inches on the remainder of the site including 95% preservation of Heritage Tree inches. Thus an exception to allow 0% preservation within the floodplain limits is being requested. Please refer to Exhibit 'A' Site plan provided herewith. The trees of concern are located at the east property line along the existing fence separating the campus from a multi-family development. The existing trees within the floodplain needing to be removed include nine Hackberry trees measuring; 14",15",14",12",14",16",22",17", & 18" and a Burr Oak tree measuring 8" for a total of 150" (DBH). The trees must be removed to install a code required fire lane that will allow emergency vehicle access to the new classroom and aerial fire coverage. Additionally, fill material and a retaining wall will be necessary on the east side of the drive to allow accessibility of the emergency vehicles on the fire lane during flood events. The code required fire lane will also encroach into a 30' floodplain buffer that was instituted under the 2010 Tree Preservation Ordinance Amendments to protect environmentally sensitive areas. At the location where the 30' buffer would be required, there currently exists tennis courts, basketball courts, a storage building, asphalt paving, and a screen fence which adjoins a multi-family property's turf lawn. This area is completely developed and does not contain or adjoin any sensitive areas. Due to existing site structures, there will be no room to shift the required drive or building over to meet the 30' buffer requirement or to preserve the existing trees.

In lieu of meeting the minimum floodplain preservation requirement, we propose including the floodplain tree inches within the general tree category and calculating preservation and mitigation accordingly or as an alternative, mitigating the full 80% of the floodplain tree inches removed (120"). The proposed landscape will feature fifty-eight (58) 4" caliper trees and forty-eight (48) 1.5" caliper small species trees equaling a total of 304" caliper inches, five hundred (500) drought tolerant shrubs, and over three (3) acres of native grasses. In terms of mitigation, the proposed landscape plan provides 212" additional tree inches above and beyond that which is required by the landscape planting requirements. We propose applying the additional inches to cover the full mitigation balance. By providing the additional landscape, this project will exceed the 25% minimum Tree Canopy requirement and all new parking areas will exceed the minimum Parking Shading requirement (25% required) by more than 10% (35% proposed).

Garner Middle School, like many other established public schools in the City of San Antonio, is constrained by limited space and if the current tree preservation standards are strictly complied with, there could be no reasonable use of the property for providing this quality educational classroom facility. In my professional opinion, the intent of the floodplain tree preservation requirements is to protect the natural environment along floodways. In this case, the entire property and adjoining properties are already developed and adjoin an improved earthen drainage channel which happens to be within a floodplain. The proposed work will only improve the site along with the surrounding community. Under the circumstances, the public interest underlying the proposed exception outweighs the public interest underlying the particular regulation for which the exception/variance is granted.

- If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property: and
- The hardship relates to the applicant's land, rather than personal circumstances: and
- The hardship is unique, or nearly so, rather than one shared by many surrounding properties; and
- The hardship is not the result of the applicant's own actions; and
- The granting of the exception/variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.

In my professional opinion, the proposed administrative exception remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

Respectfully,



Jason S. Lochte  
Landscape Architect

Attachments:

*Exhibit 'A' - Site Plan*

*Exhibit 'B' - Aerial Photo*

*Exhibit 'C' - Photos*

*Exhibit 'D' - Tree Plan*

*Exhibit 'E' - Landscape Plan*

For Office Use Only:      AEVR#: \_\_\_\_\_ Date Received \_\_\_\_\_

DSD – Director Official Action:

\_\_\_\_\_ Approved      \_\_\_\_\_ Approved w/ Comments      \_\_\_\_\_ Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_









TREE INVENTORY						
TAG #	DBH	SPECIES	PRESERVE	REMOVE	RPZ	COMMENTS
100	8	BURR OAK		8		FLOODPLAIN
101	11	PECAN	X			OUTSIDE PROPERTY
102	9	LIVE OAK	9			SIGNIFICANT 875
103	3	LIVE OAK	X			NON-SIGNIFICANT 875
104	6	MONTEREY OAK	6			SIGNIFICANT 875
105	6	MONTEREY OAK	6			SIGNIFICANT 875
106	4	RED OAK	X			NON-SIGNIFICANT 1200
107	12	LIVE OAK	X			SIGNIFICANT 875
108	4	MONTEREY OAK	X			NON-SIGNIFICANT 875
109	4	MONTEREY OAK	X			NON-SIGNIFICANT 875
110	33	PECAN	33			HERITAGE 1200
111	5	MONTEREY OAK	X			NON-SIGNIFICANT 875
112	13	LIVE OAK	13			SIGNIFICANT 875
113	6	MONTEREY OAK	6			SIGNIFICANT 875
114	6	MONTEREY OAK	6			SIGNIFICANT 875
115	13	LIVE OAK	X			OUTSIDE PROPERTY
116	6	MONTEREY OAK	6			SIGNIFICANT 875
117	5	MONTEREY OAK	X			NON-SIGNIFICANT 875
118	24	PECAN	X			OUTSIDE PROPERTY
119	3	MONTEREY OAK	X			OUTSIDE PROPERTY
120	22	LIVE OAK	X			OUTSIDE PROPERTY
121	16	ELM	X			OUTSIDE PROPERTY
122	11	HACKBERRY	X			OUTSIDE PROPERTY
123	16	LIVE OAK	16			SIGNIFICANT 875
124	14	LIVE OAK	14			SIGNIFICANT 875
125	10	LIVE OAK	10			SIGNIFICANT 875
126	28	SYCAMORE		X		POOR
127	1	CRAPE MYRTLE	X			NON-SIGNIFICANT
128	1	CRAPE MYRTLE	X			NON-SIGNIFICANT
129	1	CRAPE MYRTLE	X			NON-SIGNIFICANT
130	1	CRAPE MYRTLE	X			NON-SIGNIFICANT
131	1	CRAPE MYRTLE	X			NON-SIGNIFICANT
132	43	LIVE OAK	43			HERITAGE 875
133	36	LIVE OAK	36			HERITAGE 875
134	27	SYCAMORE	27			HERITAGE 1200
135	29	SYCAMORE	29			HERITAGE 1200
136	30	LIVE OAK	30			HERITAGE 875
137	2	CRAPE MYRTLE	X			NON-SIGNIFICANT
138	3	YAUPON	X			UNDERSTORY 275
139	15	RED OAK	15			SIGNIFICANT 1200
140	1	MT LAUREL	X			UNDERSTORY 275
141	1	MT LAUREL	X			UNDERSTORY 275
142	1	MT LAUREL	X			UNDERSTORY 275
143	1	MT LAUREL	X			UNDERSTORY 275
144	1	MT LAUREL	X			UNDERSTORY 275
145	1	MT LAUREL	X			UNDERSTORY 275
146	1	MT LAUREL	X			UNDERSTORY 275
147	1	MT LAUREL	X			UNDERSTORY 275
148	1	MT LAUREL	X			UNDERSTORY 275
149	1	MT LAUREL	X			UNDERSTORY 275
150	1	MT LAUREL	X			UNDERSTORY 275
151	1	MT LAUREL	X			UNDERSTORY 275
152	1	MT LAUREL	X			UNDERSTORY 275
153	1	MT LAUREL	X			UNDERSTORY 275
154	1	MT LAUREL	X			UNDERSTORY 275
155	1	MT LAUREL	X			UNDERSTORY 275
156	1	MT LAUREL	X			UNDERSTORY 275
157	30	RED OAK	30			HERITAGE 1200
158	1	MT LAUREL	X			UNDERSTORY 275
159	1	MT LAUREL	X			UNDERSTORY 275
160	1	MT LAUREL	X			UNDERSTORY 275
161	1	MT LAUREL	X			UNDERSTORY 275
162	1	MT LAUREL	X			UNDERSTORY 275
163	1	MT LAUREL	X			UNDERSTORY 275
164	1	MT LAUREL	X			UNDERSTORY 275
165	1	MT LAUREL	X			UNDERSTORY 275
166	1	MT LAUREL	X			UNDERSTORY 275
167	1	MT LAUREL	X			UNDERSTORY 275
168	1	MT LAUREL	X			UNDERSTORY 275
169	1	MT LAUREL	X			UNDERSTORY 275
170	1	MT LAUREL	X			UNDERSTORY 275
171	1	MT LAUREL	X			UNDERSTORY 275
172	1	MT LAUREL	X			UNDERSTORY 275
173	24	LIVE OAK	24			HERITAGE 875
174	19	LIVE OAK	19			SIGNIFICANT 875
175	17	LIVE OAK	17			SIGNIFICANT 875
176	31	SYCAMORE	31			HERITAGE 1200
177	3	ELM	X			NON-SIGNIFICANT 875
178	5	ELM	X			NON-SIGNIFICANT 875
179	3	ELM	X			NON-SIGNIFICANT 875
180	3	ELM	X			NON-SIGNIFICANT 875
181	1	CRAPE MYRTLE	X			NON-SIGNIFICANT
182	1	CRAPE MYRTLE	X			NON-SIGNIFICANT
183	26	LIVE OAK		26		HERITAGE
184	18	LIVE OAK		18		SIGNIFICANT
185	4	YAUPON	X			UNDERSTORY 275
186	27	LIVE OAK	27			HERITAGE 875
187	30	LIVE OAK	30			HERITAGE 875
188	27	SYCAMORE	27			HERITAGE 1200
189	27	LIVE OAK	27			HERITAGE 875
190	19	LIVE OAK	19			SIGNIFICANT 875
191	34	LIVE OAK	34			HERITAGE 875
192	23	LIVE OAK	23			SIGNIFICANT 875
193	18	ELM	18			SIGNIFICANT 875
194	14	LIVE OAK	14			SIGNIFICANT 875
195	24	SYCAMORE	24			HERITAGE 1200
196	37	LIVE OAK	37			HERITAGE 875
197	2	CRAPE MYRTLE	X			NON-SIGNIFICANT
198	2	CRAPE MYRTLE	X			NON-SIGNIFICANT
199	7	MT LAUREL	7			UNDERSTORY 275
200	1	CRAPE MYRTLE	X			NON-SIGNIFICANT
201	1	CRAPE MYRTLE	X			NON-SIGNIFICANT
202	19	LIVE OAK	19			SIGNIFICANT 875
203	11	LIVE OAK	11			SIGNIFICANT 875
204	15	LIVE OAK	15			SIGNIFICANT 875
205	22	LIVE OAK	22			SIGNIFICANT 875
206	16	MESQUITE	X			OUTSIDE PROPERTY
207	2	ANAQUIA	X			OUTSIDE PROPERTY
208	7	MULBERRY	X			OUTSIDE PROPERTY
209	6	HACKBERRY	X			OUTSIDE PROPERTY
210	8	HUISACHE	X			EASEMENT
211	9	HACKBERRY		X		OUTSIDE PROPERTY
212	14	HACKBERRY		14		FLOODPLAIN
213	15	HACKBERRY		15		FLOODPLAIN
214	1	HACKBERRY	X			NON-SIGNIFICANT
215	14	HACKBERRY		14		FLOODPLAIN
216	12	HACKBERRY		12		FLOODPLAIN
217	14	HACKBERRY		14		FLOODPLAIN
218	6	PECAN	X			POOR
219	16	HACKBERRY		16		FLOODPLAIN
220	22	HACKBERRY		22		FLOODPLAIN
221	17	HACKBERRY		17		FLOODPLAIN
222	18	HACKBERRY		18		FLOODPLAIN
223		PYRACANTHA		X		NON-SIGNIFICANT

NON-FLOODPLAIN		
SIGNIFICANT LRG. TREES	SIGNIFICANT SM. TREES	HERITAGE TREES
314' = TOTAL	7' = TOTAL	515' = TOTAL
29C' = PRESERVED	7' = PRESERVED	469' = PRESERVED
18' = REMOVED	0' = REMOVED	26' = REMOVED
0' = OPTIONAL	0' = OPTIONAL	0' = RPZ
94.3% = PRESERVATION	100% = PRESERVATION	94.95% = PRESERVATION
0' = MITIGATION	0' = MITIGATION	78' = MITIGATION

FLOODPLAIN		
SIGNIFICANT LRG. TREES	SIGNIFICANT SM. TREES	HERITAGE TREES
150' = TOTAL	0' = TOTAL	0' = TOTAL
0' = PRESERVED	0' = PRESERVED	0' = PRESERVED
150' = REMOVED	0' = REMOVED	0' = REMOVED
0' = OPTIONAL	0' = OPTIONAL	0' = OPTIONAL
0% = PRESERVATION	0% = PRESERVATION	0% = PRESERVATION
120' = MITIGATION	0' = MITIGATION	0' = MITIGATION

30' RIPARIAN BUFFER		
SIGNIFICANT LRG. TREES	SIGNIFICANT SM. TREES	HERITAGE TREES
0' = TOTAL	0' = TOTAL	31' = TOTAL
0' = PRESERVED	0' = PRESERVED	31' = PRESERVED
0' = REMOVED	0' = REMOVED	0' = REMOVED
0' = OPTIONAL	0' = OPTIONAL	0' = OPTIONAL
0% = PRESERVATION	0% = PRESERVATION	100% = PRESERVATION
0' = MITIGATION	0' = MITIGATION	0' = MITIGATION

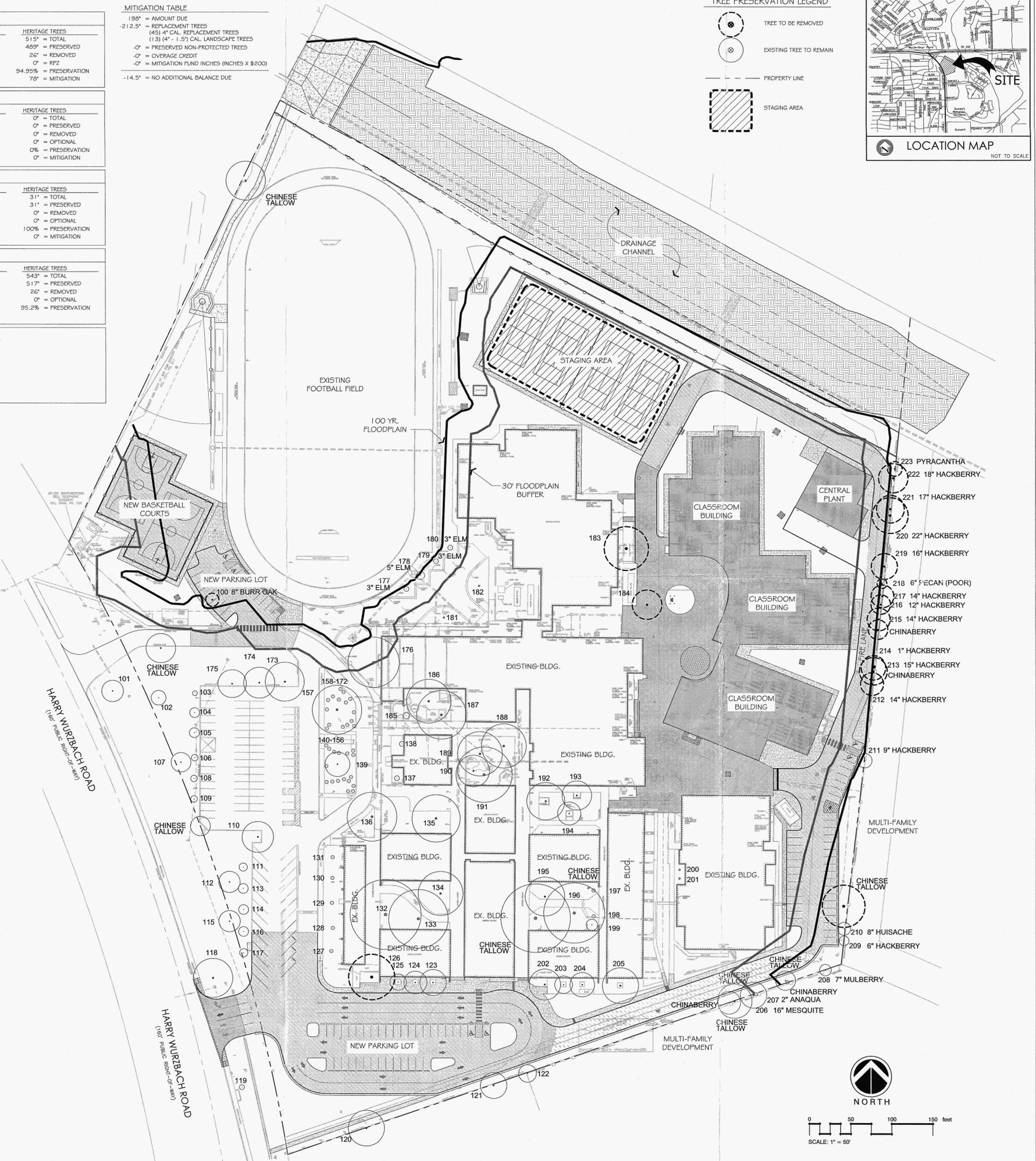
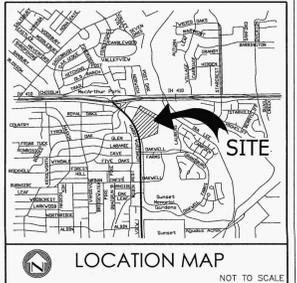
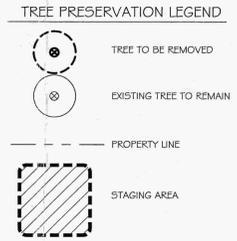
  

FLOODPLAIN + NON-FLOODPLAIN		
SIGNIFICANT LRG. TREES	SIGNIFICANT SM. TREES	HERITAGE TREES
464' = TOTAL	7' = TOTAL	543' = TOTAL
29C' = PRESERVED	7' = PRESERVED	517' = PRESERVED
168' = REMOVED	0' = REMOVED	26' = REMOVED
0' = OPTIONAL	0' = OPTIONAL	0' = OPTIONAL
63.7% = PRESERVATION	100% = PRESERVATION	95.2% = PRESERVATION

OVERALL SITE (ALL SIGNIFICANT AND HERITAGE)		
ALL PROTECTED TREES		
1,014' = TOTAL		
820' = PRESERVED		
194' = REMOVED		
0' = OPTIONAL		
81% = PRESERVATION		

MITIGATION TABLE	
198'	= AMOUNT DUE
-212.5'	= REPLACEMENT TREES (43) 4" CAL. REPLACEMENT TREES (13) 4" - 1.5" CAL. LANDSCAPE TREES
0'	= PRESERVED NON-PROTECTED TREES
0'	= OVERAGE CREDIT
0'	= MITIGATION FUND INCHES (INCHES X \$200)
-14.5'	= NO ADDITIONAL BALANCE DUE



**GOOPER LOCHTE**  
LANDSCAPE ARCHITECTURE, LLC  
1270 CHAMBERLAIN PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249  
TEL: 214.661.6600

#	REVISIONS DATE

**INTERIM FOR REVIEW ONLY**

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**NORTH EAST INDEPENDENT SCHOOL DISTRICT**

**2011 BOND PROGRAM**  
GARNER M. S. ADDITIONS & RENOVATIONS

FOR  
NORTH EAST INDEPENDENT SCHOOL DISTRICT  
4302 HARRY WURZBACH, SAN ANTONIO, TEXAS 78209

TREE PRESERVATION PLAN

DRAWN BY: -  
CHECKED BY: JL  
APPROVED BY: -  
FILE NAME: GBA\_GARNERS  
FILE LOCATION: COOPER\_13  
DATE: 07/11/2013  
SHEET

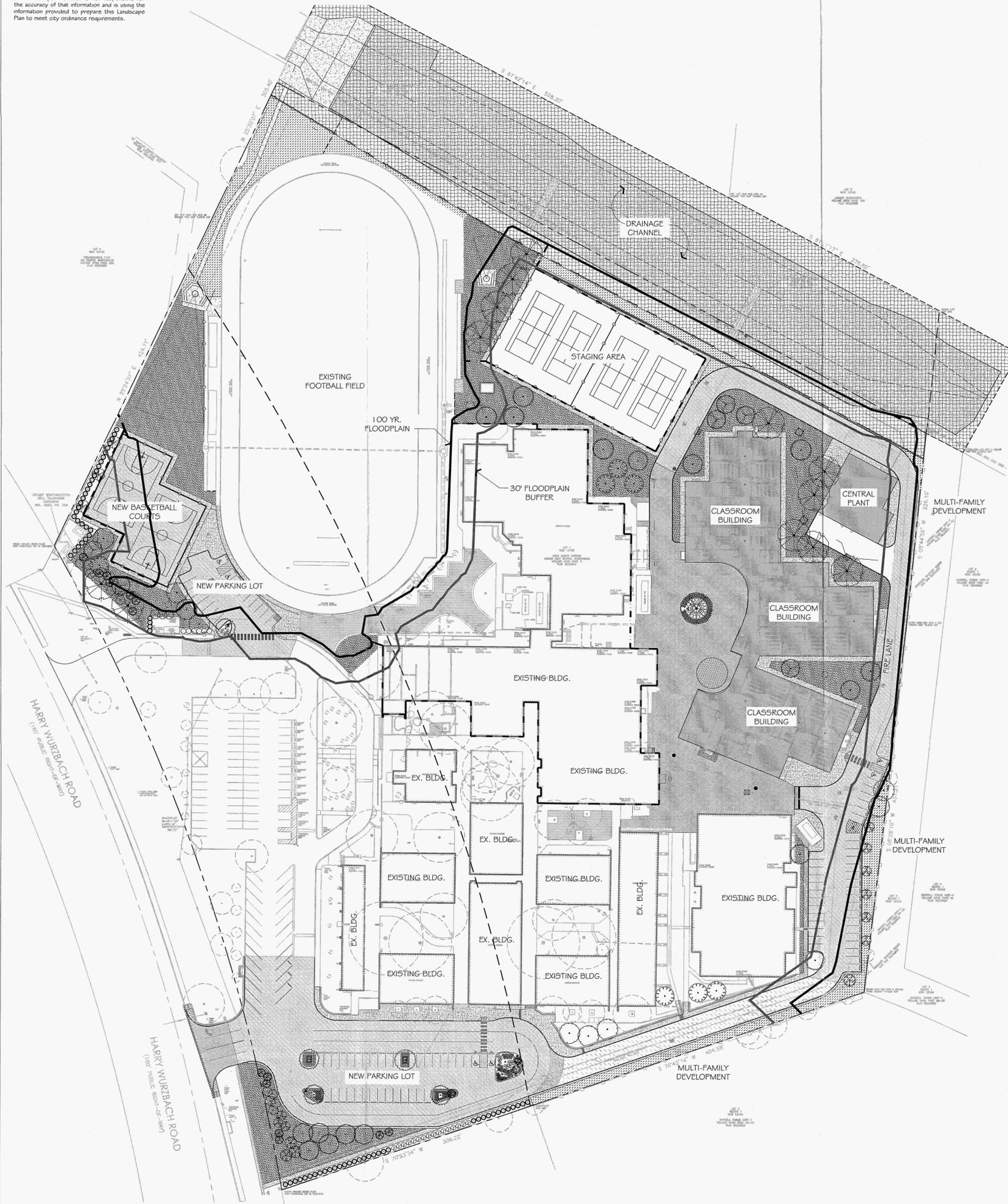
**NORTH**

SCALE: 1" = 50'

EX 'D'

Date: Jul 11, 2013 11:38am User: ID: Jason File: P:\COOPER\_2013\GSA-Garners\13\Drawings\17-Cover\05.dwg

NOTE: The site information shown on this plan is from a plan provided by the owner, architect, or civil engineering company hired by the owner. The Landscape Architect is not responsible for the accuracy of that information and is using the information provided to prepare this Landscape Plan to meet city ordinance requirements.



**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	GAL.	SIZE
	RB	9	CERCIS TEXANA MULTI-TRUNK	TEXAS REDBUD	CONT.	1.5'CAL	6'-8"H, 3'-4"D
	CB	5	CORDIA BOISSIERI MATCHING SPECIMENS	WILD OLIVE	CONT.	1.5'CAL	6'-8"H, 3'-4"D
	LD	2	LAGERSTROEMIA INDICA 'DYNAMITE' MULTI-TRUNK	DYNAMITE CRAPE MYRTLE	CONT.	1.5'CAL	6'-8"H, 3'-4"D
	CM	3	LAGERSTROEMIA X 'NATCHEZ' MULTI-TRUNK	WHITE CRAPE MYRTLE	CONT.	2.5'CAL	8'-10"H, 3'-4"D
	MC	14	MYRICA CERIFERA MULTI-TRUNK	SOUTHERN WAX MYRTLE	24"BOX	1.5'CAL	6'-8"H, 3'-4"D
	BO	11	QUERCUS MACROCARPA MATCHING SPECIMENS	BURR OAK	CONT.	4'CAL	12'-14"H, 6'-7"D
	CO	7	QUERCUS MUEHLENBERGII MATCHING SPECIMENS	CHINKAPIN OAK	CONT.	4'CAL	12'-14"H, 6'-7"D
	QM	6	QUERCUS POLYMORPHA 'MONTEREY' MATCHING SPECIMENS	MONTEREY OAK	CONT.	4'CAL	12'-14"H, 6'-7"D
	SO	10	QUERCUS SHUMARDII MATCHING SPECIMENS	SHUMARD RED OAK	CONT.	4'CAL	12'-14"H, 6'-7"D
	QV	5	QUERCUS VIRGINIANA MATCHING SPECIMENS	SOUTHERN LIVE OAK	CONT.	4'CAL	12'-14"H, 6'-7"D
	ML	15	SOPHORA SECUNDFLORA MULTI-TRUNK	TEXAS MOUNTAIN LAUREL	24"BOX	1.5'CAL	6'-8"H, 3'-4"D
	TM	13	TAXODIUM MUCRONATUM MATCHING SPECIMENS	MONTEZUMA CYPRESS	CONT.	4'CAL	12'-14"H, 6'-7"D
	UC	6	ULMUS CRASSIFOLIA MATCHING SPECIMENS	CEDAR ELM	CONT.	4'CAL	12'-14"H, 6'-7"D
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	
	HP	7	HESPERALOE PARVIFLORA FULL	RED YUCCA	5 GAL	12"-18" H, 12"-18" S	
	LH	170	LANTANA X 'NEW GOLD' FULL	NEW GOLD LANTANA	1 GAL	6"-8" H, 6"-8" S	
	LF	16	LEUCOPHYLLUM FRUTESCENS FULL	TEXAS SAGE	5 GAL	12"-18" H, 12"-18" S	
	LM	22	MUhlenbergia Lindheimeri FULL	LINDHEIMER'S MUHLY	5 GAL	12"-18" H, 12"-18" S	
	WM	6	MYRICA CERIFERA FULL	WAX MYRTLE	5 GAL	18"-24" H, 18"-24" S	
	RO	15	ROSMARINUS OFFICINALIS 'PROSTRATUS' FULL	TRAILING ROSEMARY	5 GAL	12"-18" H, 12"-18" S	
	SG	30	SALVIA GREGGII FULL	AUTUMN SAGE	1 GAL	6"-8" H, 6"-8" S	
	ST	159	STIPA TENACISSIMA FULL	MEXICAN FEATHER GRASS	1 GAL	8"-10" H - 8"-10" S	
	VS	68	VIBURNUM SUSPENSUM FULL	SANDANKWA VIBURNUM	5 GAL	18"-24" H, 18"-24" S	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	
	SOD	69,376 SF	CYNODON DACTYLON SOLID SOD	BERMUDA GRASS	SOD		
	NTV-A	21,361 SF	NATIVE GRASS MIX - A 1 SLS. PER ACRE.	KING'S NATIVE SHORT GRASS MIX	SEED		
	NTV-B	133,263 SF	NATIVE GRASS MIX - B 1 SLS. PER ACRE.	KING'S NATIVE SHORT GRASS MIX	SEED		

**LANDSCAPE MATERIAL SCHEDULE**

SYMBOL	CODE	DESCRIPTION	SIZE/CONDITION
	BLD	BOULDERS LIMESTONE	36" X 30" X 24" REFERENCE DETAIL 077 SHT. L2.G
	EDG	EDGER RYERSON STEEL EDGER	1/8" X 4" STAKED, PAINTED GREEN REFERENCE DETAIL 067 SHT. L2.G
	MUL	HARDWOOD MULCH FINE/MEDIUM SHREDDED	4" DEPTH

\*INSTALL FLUSH WITH TOP OF CURBSIDEWALK. SLOPE TOWARD CURB TO DRAIN.  
 NOTE:  
 1.) EACH NEW TREE IS TO BE GROWN IN A NURSERY (NOT FIELD DUG).  
 2.) BID UNIT PRICES FOR ALL ITEMS.  
 3.) QUANTITIES ON THE PLANS ARE ESTIMATES ONLY. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES AND IS RESPONSIBLE FOR INCLUDING IN THE BID THE PLANTING AND/OR INSTALLATION OF ALL ITEMS SHOWN ON THE PLAN IN ACCORDANCE WITH THE SPECIFICATIONS. ANY ERRORS ON THE PLAN OR QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, BY THE CONTRACTOR, PRIOR TO SUBMITTAL OF HIS BID.

**GENERAL LANDSCAPE NOTES**

- SCOPE OF WORK - THE CONTRACTOR IS RESPONSIBLE FOR PLANTING AND INSTALLING ALL ITEMS SHOWN ON THE PLANS.
- EXISTING UTILITIES - PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL NOTIFY LOCAL UTILITY LOCATION SERVICE TO IDENTIFY ANY UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF POTENTIAL DISCREPANCIES OR OBSTACLES. REPAIR ANY DAMAGE DONE TO EXISTING UTILITIES. CALL 1-800-DIG-TESS FOR UNDERGROUND UTILITY LOCATION TWO DAYS (2) PRIOR TO EXCAVATION.
- REFER TO SPECIFICATIONS FOR ALL PLANTING REQUIREMENTS.
- MULCH ALL PLANTING BEDS AND TREES WITH 4" MINIMUM DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH UNLESS NOTED OTHERWISE. ALLOW FOR 25% TO 30% COMPACTION. INSTALL MULCH FLUSH WITH TOP OF CURB, OR SIDEWALK.
- GUARANTEE - GUARANTEE ALL LABOR, MATERIAL, NEW TREES, AND SHRUBS FOR ONE YEAR AND OTHER PLANT MATERIAL FOR 90 DAYS UPON COMPLETION AND FINAL ACCEPTANCE OF ALL WORK BY OWNER FOR THAT PARTICULAR BUILDING OR PHASE. REPLACE ALL DEAD AND UNHEALTHY PLANT MATERIALS THAT HAVE PARTIALLY DIED WHERE SHAPE, SIZE OR SYMMETRY HAS BEEN DAMAGED. THIS GUARANTEE DOES NOT APPLY WHERE PLANT MATERIAL DIES, AFTER ACCEPTANCE OF WORK, DUE TO IMPROPER MAINTENANCE, HAIL, WIND, LIGHTNING, FIRE, FREEZE, DROUGHT, INSECT, DISEASE DAMAGE, THEFT, FLOOD, OR VANDALISM.
- INSTALL APPROVED 6" COMPACTED DEPTH OF SPECIFIED TOPSOIL MIX IN ALL AREAS SCHEDULED TO RECEIVE SOD OR SEED.
- NO PLANTING SHALL OCCUR WHEN TEMPERATURES EXCEED 97 DEGREES OR WHEN TEMPERATURE FALLS BELOW 34 DEGREES WITHIN 24 HOURS OF PLANTING.
- ALL ROAD AND WALK SURFACES SHALL BE KEPT CLEAR AND CLEAN OF MUD AND DEBRIS AT ALL TIMES. AT COMPLETION OF WORK REMOVE ALL TRASH, WASTE, AND EQUIPMENT. LEAVE THE SITE CLEAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION AND ALL PLANTING AREAS ARE TO BE KEPT FREE OF WEEDS.
- INSTALL 8" COMPACTED DEPTH OF APPROVED PLANTING MIX AT ALL PLANTING BEDS.
- INSTALL COMMERCIAL GRADE WEED BARRIER FABRIC AT ALL SHRUB PLANTING BEDS. REF. SHRUB PLANTING DETAIL.
- QUANTITIES ON THE PLANS ARE ESTIMATES ONLY. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES AND IS RESPONSIBLE FOR INCLUDING IN THE BID THE PLANTING AND INSTALLATION OF ALL ITEMS SHOWN ON THE PLAN IN ACCORDANCE WITH THE SPECIFICATIONS. ANY ERRORS ON THE PLAN OR QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, BY THE CONTRACTOR, PRIOR TO SUBMITTAL OF HIS BID.

CITY OF SAN ANTONIO LANDSCAPE ORDINANCE REQUIREMENTS	
TREE CANOPY SHADING	TOTAL SITE = 847,139.85 S.F. LESS FLOODPLAIN, LIMITS OF CONSTRUCTION, & ATHLETIC AREAS = 427,877 S.F. x 25% = 106,969 S.F. (CANOPY REQUIRED)
CANOPY PROVIDED	= 113,635 S.F. (26.6%) NEW TREES = 59,085 S.F. EXISTING TREES = 54,550 S.F.
<b>85 LANDSCAPE POINTS REQUIRED</b>	
(P5) PARKING SHADING	30,919 S.F. x 35% = 10,821.79 S.F. SHADING REQUIRED 7 TREES PROVIDED @ 1200 x 75% 6 TREES PROVIDED @ 1200 x 50% 1 TREES PROVIDED @ 275 x 75% 7 TREES PROVIDED @ 275 x 50% = 11,062.75 S.F. (85.6%) SHADING PROVIDED
PARKING ISLANDS	- 54 x 16.25' = 874 S.F. OF ISLANDS REQUIRED 1,907.17 S.F. OF ISLANDS PROVIDED
(S7) STREET TREES	- HARRY WURZBACH 801 L.F. x 75% = 600.75 / 50 = 12.02 = (13) TREES REQUIRED
EXISTING TREE CREDIT (40 PTS. MAX.)	= 38 POINTS
INSIDE STREET-YARD (FULL CREDIT UP TO 30 PTS.)	TREE ID # POINTS 136 8 139 6 157 6 176 6 SUBTOTAL = 30
INSIDE STREET-YARD (HALF CREDIT ABOVE 30 PTS.)	173 4 174 4 SUBTOTAL = 8
TOTAL POINTS PER PLAN	= 88 POINTS
<b>BUFFERS</b>	
- TYPE 'B' 15' BUFFER PROVIDED ALONG HARRY WURZBACH	
- TYPE 'A' 10' BUFFER PROVIDED FOR 300' ALONG THE NORTHWEST PROPERTY LINE	
- TYPE 'A' 10' BUFFER PROVIDED FOR 300' ALONG THE SOUTHEAST PROPERTY LINE	
<b>IRRIGATION</b>	
- IRRIGATION SYSTEM PROVIDED REF. IRRIGATION DRAWINGS(S).	

**GOOPER LOCHTE**  
 LANDSCAPE ARCHITECTURE, LLC  
 1270 CHAMBERLAIN PATH, SUITE 100  
 SAN ANTONIO, TEXAS 78209  
 TEL: 214.343.1234

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**NORTH EAST INDEPENDENT SCHOOL DISTRICT**

**2011 BOND PROGRAM**  
 GARNER M. S. ADDITIONS & RENOVATIONS  
 FOR  
 NORTH EAST INDEPENDENT SCHOOL DISTRICT  
 4302 HARRY WURZBACH, SAN ANTONIO, TEXAS 78209

**LANDSCAPE PLAN OVERALL**

DRAWN BY: -  
 CHECKED BY: -  
 APPROVED BY: -  
 FILE NAME: GBA\_GARNERMS  
 FILE LOCATION: COOPER\_13  
 DATE: 07/11/2013  
 SHEET

**EX 'E'**

Date: Jul 11, 2013 11:35am User: J. Johnson  
 File: C:\Users\jjohnson\Documents\2011\GarnerMS\LS-Corner\LS-Corner.dwg



# CITY OF SAN ANTONIO

## DEVELOPMENT SERVICES DEPARTMENT

### VARIANCE REQUEST ANALYSIS

<b>Project:</b>	Garner Middle School Additions and Renovations
<b>Address:</b>	4302 Harry Wurzbach San Antonio, TX 78209
<b>A/P #/PPR #/Plat#:</b>	Plat #130466
<b>VR Submittal Date:</b>	July 11, 2013
<b>VR Submitted by:</b>	Jason Lochte, Landscape Architect
<b>Issue:</b>	Below 20% preservation for Significant and Heritage Trees
<b>Code Sections:</b>	Unified Development Code (UDC), Section 35-523 (f) (2) Table 523-1B, minimum 10% preserved in place
<b>By:</b>	Justin Krobot, Assistant City Arborist

The Development Services Department (DSD) has reviewed the information presented in Jason Lochte's letter dated July 11, 2013.

The Unified Development Code (UDC) – Article V, Section 35-523 (h), 100-Year Floodplain(s) and Environmentally Sensitive Areas. Significant trees shall be preserved at eighty (80) percent preservation within both the 100-year floodplain and environmentally sensitive areas. Mitigation shall be prohibited in floodplains and environmentally sensitive areas except when a variance is granted by the Planning Commission.

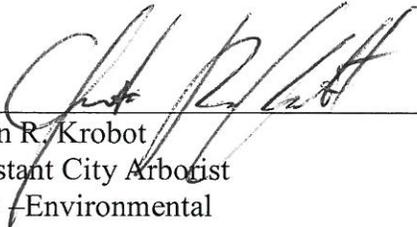
The applicant wishes to go below the minimum preservation for Significant and Heritage trees in the Floodplain Buffer/Environmentally Sensitive Area to construct a code-required fire lane at Garner Middle School. DSD staff does agree with the applicant's request to go below the minimum preservation requirements for floodplain for the following reasons:

1. *Public Safety:* The additions and renovations require a fire lane to be installed to allow emergency vehicle access to the new classroom and aerial fire coverage.
2. *Excess Preservation Provided:* Outside of the floodplain, 94% of significant tree inches will be preserved, exceeding the 40% requirement for significant tree preservation.
3. *Excess Planting Provided:* Proposed planting will provide 304 caliper inches of planting to exceed the mitigation requirement for the floodplain trees of 120 inches by 184 inches.
4. *Excess Canopy Provided:* Proposed planting and preservation exceeds the required 25% tree canopy requirement for the site.
5. *Site Constraints:* There is no feasible alternate route for the required fire lane due to existing site layout. 30 foot buffer area designated as "environmentally sensitive area" is

already developed school amenities such as tennis courts, basketball courts, storage building, and a screen fence.

DSD staff agrees with the applicant's analysis and supports the request to remove canopy below the 80% preservation requirements for the Floodplain Buffer/Environmentally Sensitive Area. The Variance Request does meet the intent and spirit of the Tree Ordinance therefore, staff recommends approval.

RECOMMENDATION: Variance Support

  
Justin R. Krobot  
Assistant City Arborist  
DSD - Environmental

7/16/2013  
Date

  
Pablo G. Martinez, P.E.  
Interim Development Services Engineer  
DSD - Land Development Engineering

7-16-13  
Date

I have reviewed the Variance Request Analysis and concur with the recommendation.

  
John Jacks  
Assistant Director  
DSD

7-16-13  
Date



# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE/ACQUISITION

STAFF REPORT

AGENDA ITEM NO. 13

**Public Hearing:**

Planning Commission  
July 24, 2013

**Parcel Numbers:**

19047, 19048, 19049B – 19049J

**Applicant:**

Capital Improvements Management  
Services  
c/o Mike Etienne, Asst. Director  
Capital Improvements Management  
Services  
(210) 207-7114

**Staff Coordinator:**

Hector Reynoso, Sr. Real Estate  
Specialist  
(210) 207-8688  
hector.reynoso@sanantonio.gov

**Property Address/Location:**

NCB 584

**Tract Size:**

Approximately 1.347 acres

**Council District(s):**

2

**REQUEST**

A request for a resolution recommending the approval to acquire fee simple title to nine parcels of privately-owned real property containing approximately 58,667 square feet (1.347 acres) located in NCB 584 to fulfill a commitment made to the citizens of San Antonio in the 2012 Bond initiative to construct improvements that include, but are not limited to, parking lot expansion to accommodate patrons of the Carver Cultural Center.

**RECOMMENDED ACTION**

**Approval** for all items.

**ALTERNATIVE ACTIONS**

Planning Commission could choose not to authorize the acquisition of fee simple title to the nine parcels needed for this project; however, this action would result in project delay and could result in increased acquisition costs.

## **I. BACKGROUND INFORMATION**

The Carver Cultural Center is a multi-ethnic and multicultural performing arts and visual arts center owned and managed by the City of San Antonio under the Convention and Visitors Bureau. In addition, The Little Carver is housed at the site and serves as an affordable rental facility for community activities.

Established in 1930, The Carver Cultural Center's mission includes educational and community outreach for the City's east side and the broader San Antonio Area. The Center was placed on the National Register for Historic Places in 2007. The 650 seat facility is currently in need of additional parking spaces and has been awarded \$1 million dollars in funding under the 2012-2017 Bond Program for improvements to include, but not limited to, parking lot expansion to accommodate patrons, staff members, visitors, artists and entertainers of the Carver Cultural Center.

The current parking capacity is limited to 115 spaces, including parking from adjacent facilities. These nine parcels will be assembled and improved with a parking lot that will provide approximately 133 additional parking spaces in a concentrated area along North Olive Street between Center Street and East Crockett Street. In addition, construction of a 29 space parking lot adjacent to the Carver Cultural Center is being considered. Combined, parking capacity will be increased to 277 spaces through the proposed acquisition of the nine abovementioned properties and potential construction of the additional parking lot adjacent to the Carver Cultural Center to be utilized by the patrons, staff members, visitors, artists and entertainers of the Carver Cultural Center. This will allow the Center to continue the tradition of bringing some of the Nation's top talent to San Antonio to perform on the Carver Stage.

## **II. RECOMMENDATION**

Staff recommends approval for all items.

## **III. ATTACHMENTS**

1. Resolution
2. Exhibit A – Map View of 9 Parcels
3. Exhibit B – Aerial View of 9 Parcels

**RESOLUTION # \_\_\_\_\_**

**A RESOLUTION SUPPORTING THE ACQUISITION OF FEE SIMPLE TITLE TO NINE PARCELS OF PRIVATELY-OWNED REAL PROPERTY CONTAINING APPROXIMATELY 58,667 SQUARE FEET (1.347 ACRES) LOCATED IN NCB 584 TO CONSTRUCT IMPROVEMENTS THAT INCLUDE, BUT ARE NOT LIMITED TO, PARKING LOT EXPANSION FOR THE CARVER CULTURAL CENTER 2012 BOND PROGRAM PROJECT.**

\* \* \* \* \*

**WHEREAS**, the City Charter has empowered the Planning Commission to make, amend, extend, and add to the master plan for the physical development of the City; and

**WHEREAS**, after careful consideration and deliberation, the Planning Commission has elected to support the City's acquisition strategy for this property and recommend its hearing and approval by City Council;

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The Planning Commission recommends City Council approve the acquisition of the abovementioned properties.

**PASSED AND APPROVED** this 24<sup>th</sup> day of July, 2013.

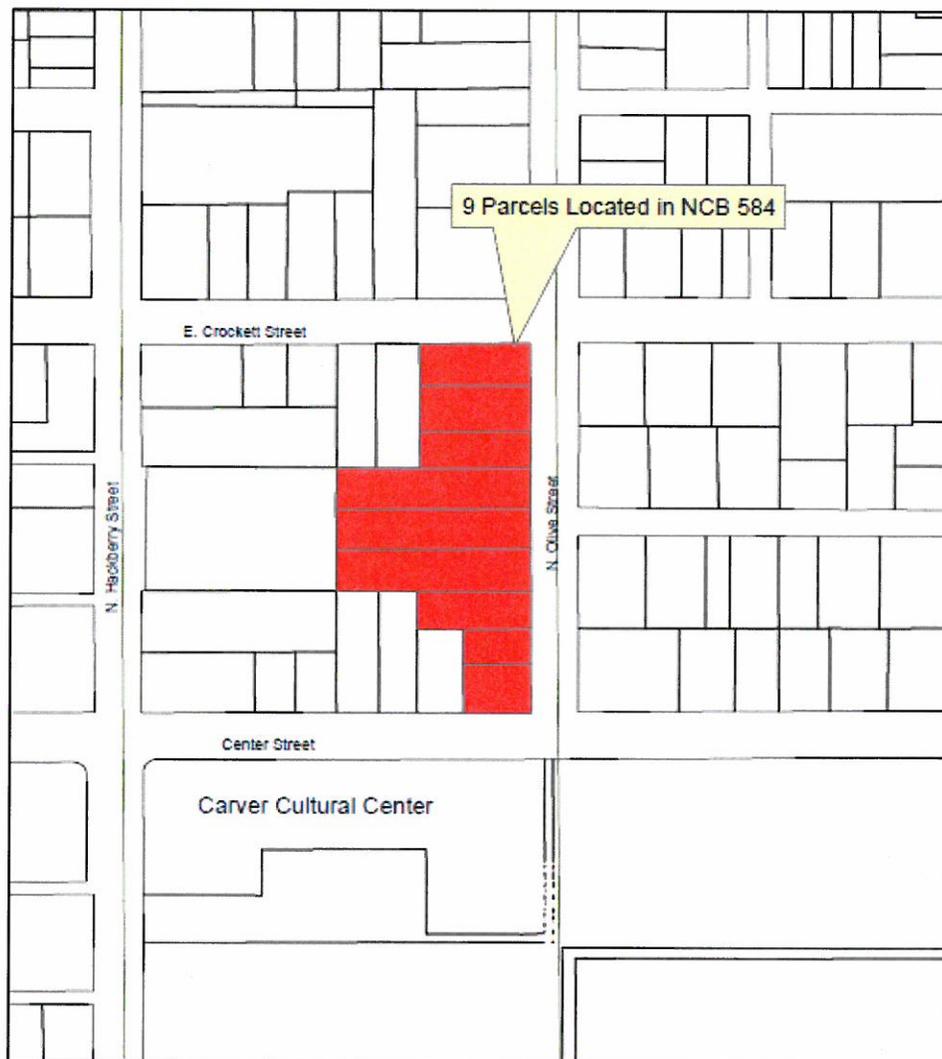
\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
San Antonio Planning Commission

**ATTEST:**

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

# Exhibit A – Map View

## 9 Parcels located in NCB 584



# Exhibit B – Aerial View

## 9 Parcels located in NCB 584





# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 14

**Public Hearing:**

Planning Commission  
July 24, 2013

**Case Number:**

PA 13038

**Applicant:**

Jamal Tawil

**Representative:**

Andy Guerrero

**Owner:**

Bandera & Broadview LLC

**Staff Coordinator:**

John R. Osten, Senior Planner  
(210) 207-2187  
[john.osten@sanantonio.gov](mailto:john.osten@sanantonio.gov)

**Property Address/Location:**

210 ft. northeast of the intersection of  
Bandera and Broadview

**Legal Description:**

Lot 21, Block 28, NCB 11571

**Tract Size:**

4.686 acres

**Council District(s):**

District 7

**Notification:**

Published in Daily Commercial  
Recorder 7/5/2013

Notices Mailed 7/11/2013

- 22 to property owners within 200 feet
- Inspiration Hills HOA
- 21 to planning team members

Internet Agenda Posting 7/5/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Near Northwest Community Plan future land use classification for the property subject to this application from Medium Density Residential to Regional Commercial.

**RECOMMENDED ACTION**

**Denial of the proposed amendment** to the Near Northwest Community Plan from Medium Density Residential to Regional Commercial. **Alternatively, approval of Community Commercial as the proposed land use classification.**

**ALTERNATIVE ACTIONS**

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

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The subject property is part of a commercial block that is facing Bandera Road. This portion of Bandera Road is developed with commercial uses that are Community Commercial in character and intensity. The proposed Regional Commercial land use is too intense for this location.

**Transportation:**

Bandera Road is a Primary Arterial Type a roadway. There is a VIA Transit bus stop located the corner of Bandera and Broadview. The existing transportation infrastructure may not support any additional traffic generated by the requested land use change.

**Community Facilities:**

St. John's United Methodist Church to the west of the subject property is the only community facility in the area. The requested land use change should not create any additional demand for community facilities.

**CASE HISTORY**

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
<b>Comprehensive Plan Component:</b> Near Northwest Community Plan	
<b>Plan Adoption Date:</b> February 14, 2002	<b>Update History:</b> N/A
<b>Goal 2, Objective 2.2: Business Development: Create opportunities for new business development to ensure a diversity of attractive businesses in pedestrian friendly environments.</b>	
Developing a vacant site along Bandera Road, a commercial arterial, supports this goal.	
<b>Goal 2, Objective 2.4: Business Support: Instigate community efforts to support area business assets.</b>	

Comprehensive Land Use Categories	Example Zoning Districts
<b>Medium-Density Residential</b> includes single family houses, duplexes, triplexes, fourplexes, townhomes, cottage housing and accessory dwelling units. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.	R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-18
<b>Regional Commercial</b> development includes high density land uses that draw its customer base from a larger region. Regional Commercial includes “big box” retailers, large commercial centers, malls, large home improvement centers, large hotels and motels, major employment centers, and mid to high rise office buildings. Regional Commercial uses are typically located at intersection nodes along major arterial highways and expressways, or along rapid transit system transfer nodes. These commercial nodes are typically 20 acres or greater in area. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, landscaping on planter strips between the parking lot and street, and well-designed, monument signage. Where possible, Regional Commercial centers should be designed to create safe, attractive and convenient.	NC, C-1, C-2P, C-2, C-3, O-1, O-2

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Medium Density Residential	Undeveloped
North	Medium Density Residential	Single-Family Homes
East	Medium Density Residential	Apartments
South	Medium Density Residential	Retail stores and a gas station
West	Community Commercial	Office

**Land Use:** The subject property is located approximately 200 feet northeast of the intersection of Bandera Road and Broadview Street. The subject property is undeveloped 4.686 acres tract surrounded by various commercial uses to the south and west, low density residential uses separated by an alley to the north, a church to the west, and high density residential uses to the east.

The subject property is part of a commercial block that is facing Bandera Road. This portion of Bandera Road is developed with commercial uses with various intensities. These uses are mostly Community Commercial in character and intensity.

The south side of Bandera Road is within the West/Southwest Sector Plan and is classified with the General Urban Tier land use classification, which is a similar land use classification, allows similarly intense commercial uses, as it is stated in the Near Northwest Community Plan.

Both the Near Northwest Community Plan and the West/Southwest Sector Plan recommend land uses that are equivalent to the intensity of the Community Commercial land use classification along this portion of Bandera Road. Exceeding this intensity for a location that is not directly located on this major arterial would be inappropriate. The Regional Commercial land use classification would affect the surrounding area negatively due the intensity of potential noise, traffic and type of uses that are allowed in Regional Commercial land use, which is intended for big box retail/service uses or large hotels that create significant amounts of traffic. In addition, a single-family residential neighborhood is situated to the immediate northeast of the subject property. Even though this residential neighborhood is separated from the subject property by an alley and is oriented to the east, this separation does not provide a sufficient buffer to eliminate potential noxious impacts of a proposed Regional Commercial development. The Community Commercial land use classification would be more appropriate for this location due to its allowable, less intense uses.

**Transportation:** Bandera Road is a Primary Arterial Type A roadway. Broadview Street is a local street. There is a VIA Transit bus stop located the corner of Bandera and Broadview. Routes number 88 and 288 service this area. The subject property will be accessible from Bandera Road, which will reduce the traffic impact on Broadview Street. However, given the roadway classification of Broadview (local street), the Regional Commercial land use classification is inappropriate. The requested classification is most appropriate at the intersection of major arterial roadways and along expressway frontages where traffic can easily be facilitated in and out of the subject property without cueing on the frontage road. The existing transportation infrastructure may not support the additional traffic generated by the requested land use change.

**Community Facilities:** St. John's United Methodist Church to the west of the subject property is the only community facility in the area. The requested land use change should not create any additional demand for community facilities.

## II. SUPPLEMENTAL INFORMATION

**Current Zoning:** C-2  
**Proposed Zoning:** C-3 NA  
**Corresponding Zoning Case:** Z2013150  
**Zoning Commission Public Hearing Date:** August 6, 2013

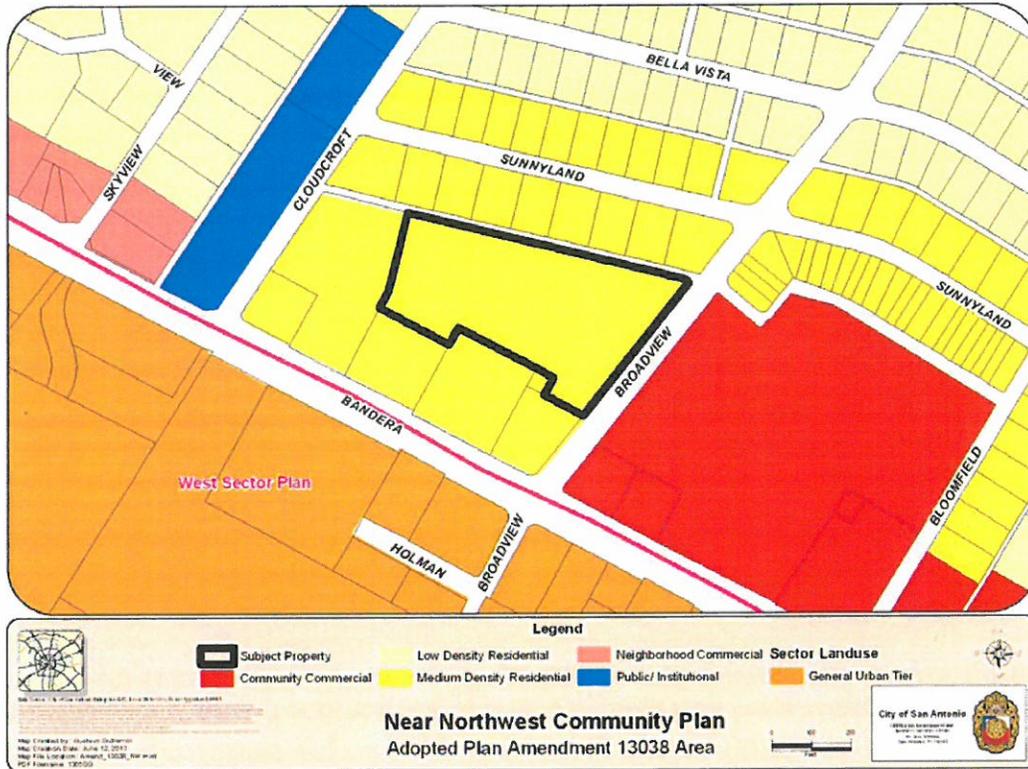
## III. RECOMMENDATION

Denial. Both the Near Northwest Community Plan and the West/Southwest Sector Plan recommends uses that are consistent with the Community Commercial land use classification along this portion of Bandera Road. This portion of Bandera Road is developed with similar types of commercial uses with varying intensities, though most are consistent with the recommended community commercial character. Even though the adjacent residential neighborhood to the northeast is separated from the subject property by an alley, this separation may not provide sufficient buffer to minimize any potential impact of the proposed Regional Commercial development. Additionally, the subject property does not meet the recommended location for the requested classification, which is most appropriate at the intersection of major arterial roadways and along expressway frontages where traffic can easily be facilitated in and out of the subject property without cueing on the frontage road.

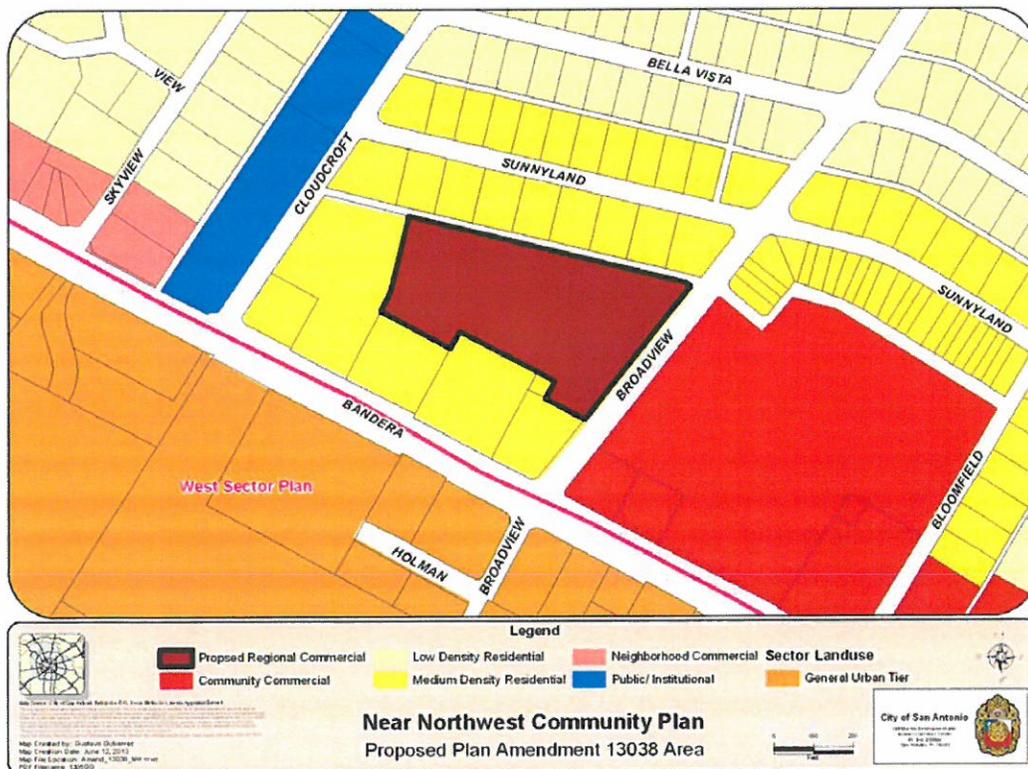
## IV. ATTACHMENTS

- 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 NEAR NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MEDIUM DENSITY RESIDENTIAL TO REGIONAL COMMERCIAL FOR AN AREA OF APPROXIMATELY 4.686 -ACRES LOCATED AT 210 FEET NORTHEAST OF THE INTERSECTION OF BANDERA ROAD AND BROADVIEW STREET, LEGALLY DESCRIBED AS LOT 21, BLOCK 28, NCB 11571.**

**WHEREAS**, City Council approved the Near Northwest Community Plan as an addendum to the Comprehensive Master Plan on February 14, 2002; and

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

**WHEREAS**, Chapter 213.003 of the Texas Local Government Code provides that the 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 July 24, 2013 and **DENIED** the amendment on July 24, 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; and

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

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

PASSED AND APPROVED ON THIS 24<sup>th</sup> DAY OF JULY 2013.

Attest:

Approved:

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

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



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 15

**Public Hearing:**

Planning Commission  
July 24, 2013

**Case Number:**

PA 13039

**Applicant:**

Baptist Child & Family Services

**Representative:**

Kaufman & Killen, Inc.

**Owner:**

Baptist Child & Family Services

**Staff Coordinator:**

Jacob T. Floyd, Senior Planner  
(210) 207-8318  
[jacob.floyd@sanantonio.gov](mailto:jacob.floyd@sanantonio.gov)

**Property Address/Location:**

7500 U.S. Highway 90 West

**Legal Description:**

Lot 57 and P-43B, NCB 15602

**Tract Size:**

17.28 acres

**Council District(s):**

District 4

**Notification:**

Published in Daily Commercial  
Recorder July 5, 2013

Notices Mailed July 11, 2013

- 2 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 35 to planning team members

Internet Agenda Posting July 19, 2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the West/Southwest Sector Plan future land use classification for the property subject to this application from Mixed Use Center to Civic Center

**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 Mixed Use Center to Civic Center.

**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 amendment will not significantly alter existing land use patterns as it is an expansion of an existing area of the Civic Center future land use classification. This location is suitable for Civic Center as recommended by the West/Southwest Sector Plan land use element, as it results in a pattern that emphasizes compatibility and appropriateness between uses.

**Transportation:**

The subject property is located along U.S. Highway 90 West, approximately one-half mile west of West Military Drive. The amendment is not anticipated to significantly affect the transportation infrastructure.

**Community Facilities:**

Lackland Terrace Park is approximately 3,500 feet north of the subject property. Stablewood Farms Park is approximately 1 mile to the west. The subject property campus includes an on-site charter school. The amendment is not anticipated to significantly affect nearby community facilities.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> West/Southwest Sector Plan	
<b>Plan Adoption Date:</b> April 21, 2011	<b>Update History:</b> N/A
<b>Goal LU-1: Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses.</b>	
The Civic Center future land use category is compatible with the existing surrounding future land use pattern. It represents the continuation and expansion of an existing use.	
<b>Goal EDU-5, Strategy EDU-5.2: Foster partnerships among the business community and educational institutions for workforce development efforts.</b>	
Baptist Child & Family Services provides educational programming through their charter school and provides vocational training to their residents.	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<b>Mixed Use Center:</b> Mixed Use Centers accommodate high density detached, mid-high rise condominiums, apartment complexes, and row houses. This classification also accommodates detached or attached retail services such as convenience stores, live/work units, cafes, hotels, and other business uses.	MF-40, MF-50, O-1, O-1.5, O-2, Commercial Districts (except NC & C-3), UD, FBZD, TOD, MXD, MPCD
<b>Civic Center:</b> 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.	Varies

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Mixed Use Center	Human Services Campus (Baptist Child & Family Services)
North	General Urban Tier	Commercial Uses
East	Civic Center	Human Services Campus (Baptist Child & Family Services)
South	Mixed Use Center, Military Center	Vacant, Joint Base San Antonio-Lackland
West	Mixed Use Center	Mobile Home Park

**Land Use:**

**SECTOR PLAN CRITERIA FOR REVIEW:**

According to the West/Southwest Sector Plan, plan amendments should only be considered after careful review of various factors and a public hearing by the Planning Commission and City Council. These factors should include, but may not be limited to, the following items:

**The recommended land use pattern identified in the West/Southwest Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.**

The West/Southwest Sector Land Use Plan does not speculatively provide the Civic Center future land use category. Rather, it is provided to existing Civic Center uses (office, educational, governmental, and religious) and evaluated for appropriateness upon request for an amendment to the land use plan. Presently, the area to the east is classified as Civic Center future land use and is part of the Baptist Child

& Family Services Campus. The subject property currently contains Baptist Child & Family Services AirLife offices, which provides air medical transport services to the region, although flight operations do not currently occur on the subject property.

**The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.**

The proposed amendment will allow the continuing and expanded use of the property by Baptist Child & Family Services. The services they provide benefit the entire community and region. Consequently, the requested amendment constitutes an overall improvement to the West/Southwest Sector Plan.

**The amendment must uphold the vision for the future of the West/Southwest Sector Plan.**

The West/Southwest Sector plan calls for sustainable growth which respects and preserves the diverse resources (agricultural, military, historic, natural, recreational, and economic) for current and future residents. The subject property's location in an existing developed area will serve to preserve the natural resources found in less developed portions of the planning area.

**The amendment will not adversely impact a portion of, or the entire Planning Area by;**

- a. **Significantly altering acceptable existing land use patterns, especially in established neighborhoods.**
- b. **Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.**
- c. **Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Lackland AFB.**
- d. **Significantly alter recreational amenities such as open space, parks, and trails.**

The amendment will not significantly alter existing land use patterns as it is an expansion of an existing area of Civic Center future land use. The subject property is part of the Baptist Child and Family Services Campus and is not adjacent to established neighborhoods. As the use is already established, the existing character of the immediate area will not be affected. Furthermore, the existing development is appreciably more visually appealing than the surrounding area. The amendment will not lead to activities that are incompatible with neighboring uses, including Joint Base San Antonio-Lackland, nor will it alter recreational amenities.

**Transportation:** U.S. Highway 90 West is a Freeway. West Military Drive, located about one-half mile east of the subject property, is a Primary Arterial Type A thoroughfare. There is a VIA bus stop on the U.S. Highway 90 West Access Road in front of the subject property, served by routes 611, 616, and 551. The amendment is not anticipated to have a significant effect on the transportation infrastructure.

**Community Facilities:** Lackland Terrace Park is approximately 3,500 feet north of the subject property. Stablewood Farms Park is approximately 1 mile to the west, across Loop 410. The subject property campus includes an on-site charter school. The amendment is not anticipated to significantly affect nearby community facilities.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** C-3 NA

**Proposed Zoning:** C-3 NA S (specific use authorization for a human services campus)

**Corresponding Zoning Case:** Z2013166 S

**Zoning Commission Public Hearing Date:** August 6, 2013

## **III. RECOMMENDATION**

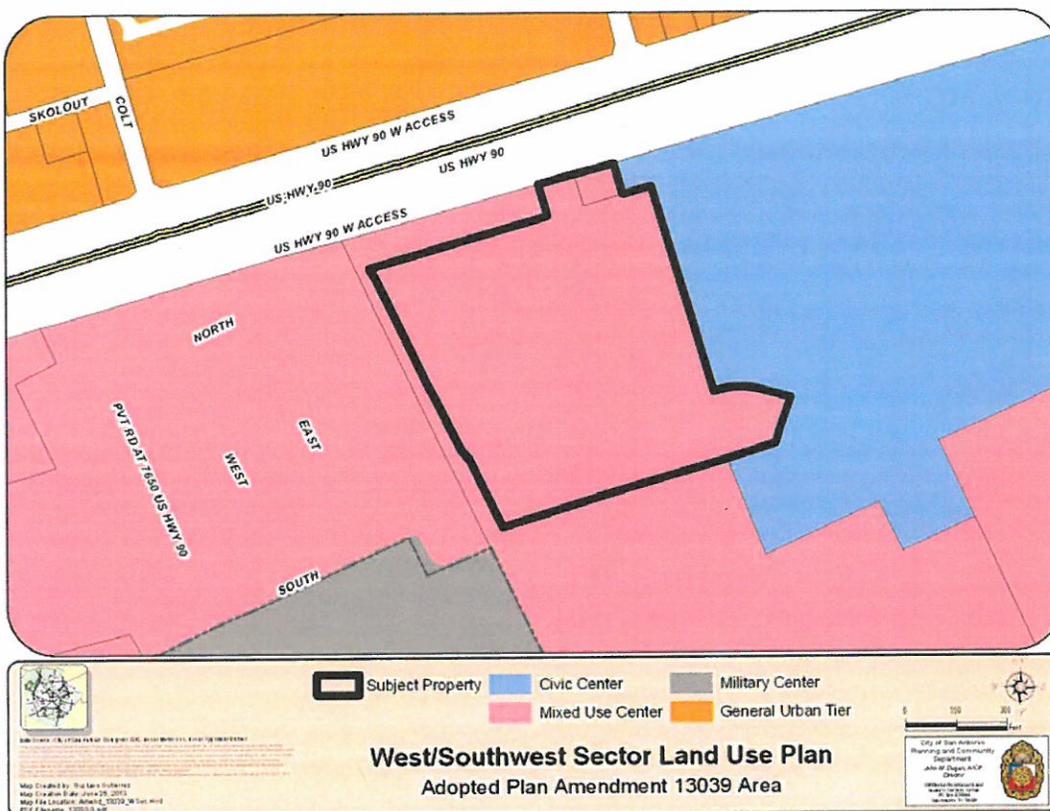
Civic Center is consistent with the existing use of the property and the established Civic Center area comprising the remainder of the campus. This location is suitable for Civic Center as recommended by

the West/Southwest Sector Plan land use element, as it results in a pattern that emphasizes compatibility and appropriateness between uses. Furthermore, the continuation of the services provided by Baptist Child & Family Services is consistent with the vision of the West/Southwest Sector Plan.

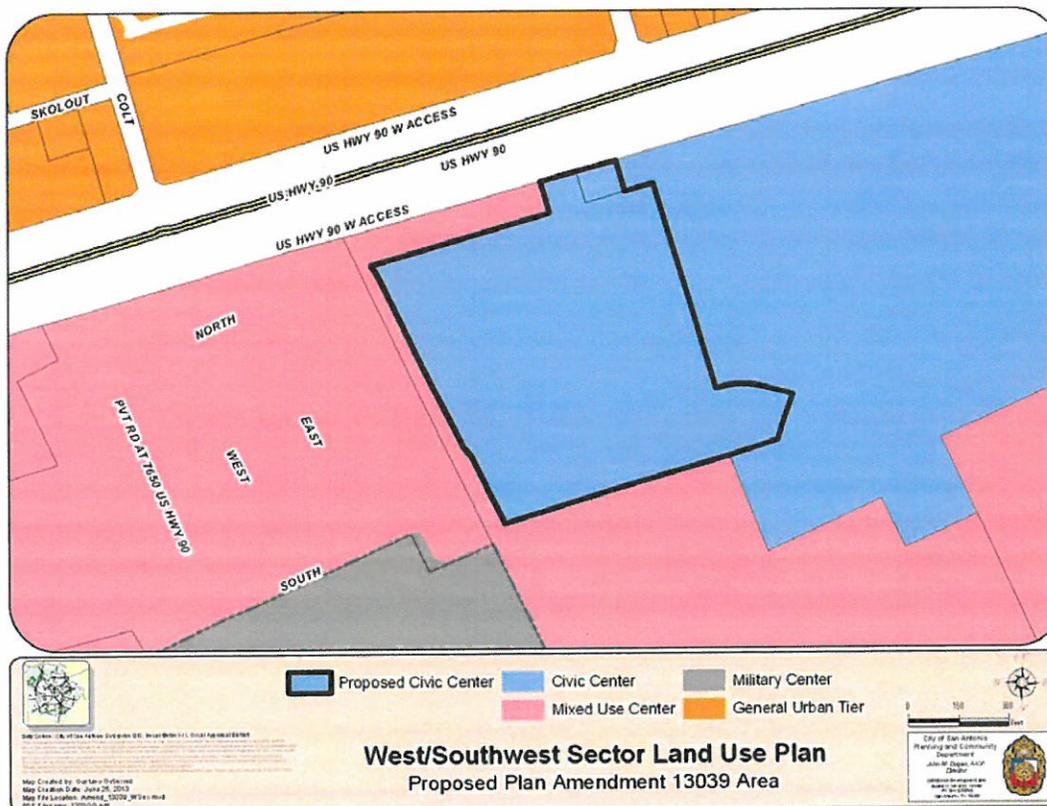
#### **IV. ATTACHMENTS**

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:





2012 Aerial



Subject Property



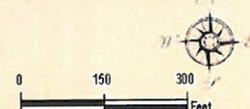
VIA Bus Stops



VIA Bus Routes



Military Bases



Date Correct: City of San Antonio Escriber: GIC, Serial: Metro911, Serial Approval: Diklat  
 This map was prepared by the City of San Antonio Planning and Community Department. It is not intended to be used for any other purpose. The City of San Antonio Planning and Community Department is not responsible for any errors or omissions in this map. The City of San Antonio Planning and Community Department is not responsible for any errors or omissions in this map. The City of San Antonio Planning and Community Department is not responsible for any errors or omissions in this map.

Map Created by: Gus Laro Gutierrez  
 Map Creation Date: June 25, 2013  
 Map File Location: Amend\_13039\_WSec.mod  
 PDF Filename: 13039G.pdf

# West/Southwest Sector Land Use Plan

## Proposed Plan Amendment 13039 Area

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



CREATED BY: GUS LARO GUTIERREZ  
 DATE: 6/25/2013  
 SAN ANTONIO, TX 78202

**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 MIXED USE CENTER TO CIVIC CENTER FOR AN AREA OF APPROXIMATELY 17.28 ACRES LOCATED AT 7500 U.S. HIGHWAY 90 WEST.**

**WHEREAS**, City Council approved the West/Southwest Sector Plan as an addendum to the Comprehensive Master Plan on April 21, 2011; 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 July 24, 2013 and **APPROVED** the amendment on July 24, 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 24<sup>th</sup> DAY OF JULY 2013.

Attest:

Approved:

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

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