

# SAN ANTONIO PLANNING COMMISSION AGENDA



July 11, 2012



2:00 P.M.

Jose R. Limon, *Chair*

Marcello Diego Martinez, *Vice Chair*

Rob Rodriguez, *Chair Pro Tem*

Christopher M. Lindhorst

Andrea Rodriguez

Lynda Billa Burke

Jody R. Sherrill

Daniel D. Kossl

Donald Oroian

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

*This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210) 207-7245 or 711 (Texas Relay Service for the Deaf).*

*DECLARACIÓN DE ACCESIBILIDAD - El lugar de reunión cuenta con el acceso disponible y estacionamiento para personas discapacitadas. También incluye servicios especiales e interpretes para personas con problemas auditivos. Este servicio debe ser solicitado con cuarenta y ocho (48) horas antes del día programado para la reunión. Para mas información favor comunicarse al (210) 207-7245 o al 711 (Servicio para personas con problemas auditivos Texas Relay)*

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

## 1. PRELIMINARY ITEM(S):

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

- Agenda items may be discussed (Development Services Department)
- Update on the Bexar Metropolitan Water District merger with SAWS (San Antonio Water System by Dwayne Rathburn)

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

## 3. Roll Call

## 4. Citizens to be heard

## 5. Appointing of Steven B. Grau as the Park and Recreation Board member to the Technical Advisory Committee (Development Services Department by Richard Carrizales)

## 6. PUBLIC HEARINGS

### REPLATS W/ WRITTEN NOTIFICATION:

Council      Ferguson  
District      Index #

**A. 110151      FM 471 N Area MS/ Swayback Ranch**

**OCL 545 D-5**

\* Project is located in the Camp Bullis Notification Area.

(West of the intersection of Galm Road and Silver Bells)

**B. 110178 Reserve of Lost Creek U1B, Enclave\* OCL 447 F-4**  
(North of the intersection of Old Paseo Way and Camino Tower)

**C. 120029 The Bluffs of Lost Creek, Unit 5C\* OCL 447 E-4**  
(West of the intersection of Paraiso Point and Rio Bank)

**REPLAT:**

**D. 110238 Comal ISD Indian Springs Elem. School\* OCL 451 F-7**  
(On the northwest corner of Wilderness Oak and Turquoise Sky)

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## CONSENT AGENDA

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

**PUBLIC HEARINGS FOR ITEMS 7-10 HELD ABOVE:**

**7. 110151 FM 471 N Area MS/ Swayback Ranch OCL 545 D-5**  
(West of the intersection of Galm Road and Silver Bells)

**8. 110178 Reserve of Lost Creek U1B, Enclave\* OCL 447 F-4**  
(North of the intersection of Old Paseo Way and Camino Tower)

**9. 120029 The Bluffs of Lost Creek, Unit 5C\* OCL 447 E-4**  
(West of the intersection of Paraiso Point and Rio Bank)

**10. 110238 Comal ISD Indian Springs Elem. School\* OCL 451 F-7**  
(On the northwest corner of Wilderness Oak and Turquoise Sky)

**PLATS:**

**11. 110214 The Preserve at Park Vista 7 579 B-1**  
(Southeast corner of Tezel Road and Park Vista Drive)

**12. 110225 Kinder Northeast, Unit 9 (PUD) OCL 451 C-1**  
(The extension of Prospect Creek, north of Lindal Pointe)

**13. 110273 Two Creeks, Unit-6B PUD\* OCL 479 C-1**  
(The extension of Low Creek, west of Shuman Creek)

**DEFERRAL:**

- |     |        |   |   |         |
|-----|--------|---|---|---------|
| 14. | 120313 | <b>RSBR Pleasanton Road</b><br>(West of Pleasanton Road, north of Brighton) | 3 | 650 D-4 |
|-----|--------|---|---|---------|
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**INDIVIDUAL CONSIDERATION**

**PLATS:**

- |     |        |  |     |         |
|-----|--------|--|-----|---------|
| 15. | 070640 | <b>Balcones Creek Unit 1*</b> Rescind Plat Approval<br>(The extension of George Beere, west of I.H.10)         | OCL | 446 D-1 |
| 16. | 120132 | <b>Balcones Creek Unit 1A Enclave*</b> Pending Completeness<br>(The extension of George Beere, west of I.H.10) | OCL | 446 D-1 |

**SPECIAL PROJECTS:**

17. **S.P. No. 1616** - Request to close and barricade the railroad crossing at S. St. Mary's Street and Roosevelt (Department of Public Works by Amer Gilani)
18. **S.P. No. 1617** - Request to close and barricade the railroad crossing at Ellis Bean. (Department of Public Works by Amer Gilani)

**COMPREHENSIVE MASTER PLANS:**

19. **PA12046** - [Item Continued from June 13, 2012 meeting] Public hearing and consideration of a resolution amending the future land use plan contained in the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.1521 acres located at 404 Stafford from Low Density Residential to Neighborhood Commercial. (Department of Planning and Community Development by John Osten)
20. **PA12053** - [Item Continued from June 27, 2012 meeting] Public hearing and consideration of a resolution amending the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 5.513 acres located at 24165 W. IH-10 from Rural Estate Tier to Suburban Tier. (Department of Planning and Community Development by Robert Acosta)
21. **PA12054** - Public hearing and consideration of a resolution amending the land use plan contained in the North Central Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.3671 acres located at 829 and 830 Westwood Street from Parks/Open Space land use to Low Density Residential land use. (Planning and Community Development Department by Robert C. Acosta)

22. **PA12055** - Public hearing and consideration of a resolution amending the future land use plan contained in the Highlands Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.2152 acres located at 2547 Steves Avenue from Low Density Residential to Neighborhood Commercial. (Department of Planning and Community Development by Tyler Sorrells)

**OTHER ITEMS:**

23. Approval of the minutes for the June 27, 2012 Planning Commission meeting
24. Director's report - City Council Action Update (Planning Commission Items sent to Council)
25. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
26. **ADJOURNMENT**

SAN ANTONIO PLANNING COMMISSION  
RESOLUTION NO. \_\_\_\_\_

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

\* \* \* \* \*

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

**Section 1.** Steven B. Grau is appointed to the Planning Commission Technical Advisory Committee as a Parks and Recreation Board Member, with a term to expire April 27, 2014.

**PASSED AND APPROVED THIS 11<sup>th</sup> DAY OF JULY 2012.**

APPROVED:

\_\_\_\_\_  
Joe R. Limon, Chair

ATTEST: \_\_\_\_\_  
Executive Secretary

**PLANNING COMMISSION**  
**PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH**  
**WRITTEN NOTIFICATION AND SUBDIVISION PLAT**

AGENDA ITEM NO: 6A & 7 July 11, 2012

FM 471 N AREA MS/  
SWAYBACK RANCH  
SUBDIVISION NAME

MAJOR PLAT

110151  
PLAT #

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 545 D-5

**OWNER:** Northside ISD, c/o John M. Folks

**ENGINEER:** M.W. Cude Engineers, LLC. c/o Kevin P. Hunt, P.E.

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

**Date filed with Planning Commission:** June 18, 2012

**Location:** West of the intersection of Galm Road and Silver Bells

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Proposed Use:** Middle School and Public Roadway

**Major Thoroughfare:** Galm Road is a secondary arterial, Type A, minimum R.O.W. 86 feet

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**APPLICANT'S PROPOSAL:**

To plat **40.83** acres consisting of two **(2)** non-single family lots and one thousand eight hundred eighteen **(1,818)** linear feet of public streets.

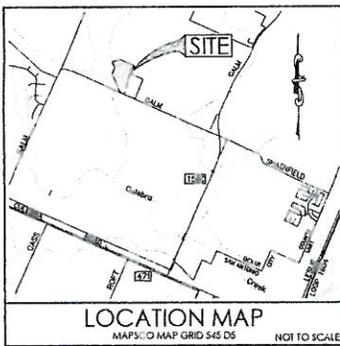
**DISCUSSION:**

Six (six) notices were mailed to the adjacent property owner within two hundred (200) feet of the subject property. To the present, staff has received no correspondences from the adjacent property owners.

**STAFF RECOMMENDATION:**

Approval





LOCATION MAP

MAPS: O MAP GRID S45 D5 NOT TO SCALE

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (OPS ENERGY) IS HEREBY DESIGNATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND ERECTING POLES, HANGERS OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANADO'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 BALUNES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

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

THE NUMBER OF EQUIVALENT DRINKING LINES (EDL'S) PAID FOR THIS SUBDIVISION PLAN ARE NOTED ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAN NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

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

THE SEWERAGE IMPROVED ON THIS PLAN ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(F)(3).

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION IN ACCORDANCE WITH UDC 35-504 (4)(5).

THE MAINTENANCE OF ALL EASEMENTS OF ANY NATURE INCLUDING BUT NOT LIMITED TO OPEN SPACE, EASEMENTS, LANDSCAPE BUFFERS, GREENBELTS, DETENTION POND, DRAINAGE EASEMENT, AND PARKS WITHIN THE 471 N AREA MS/SWAYBACK RANCH SHALL BE THE RESPONSIBILITY OF NORTHSIDE INDEPENDENT SCHOOL DISTRICT, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

THE MINIMUM FINISH FLOOR ELEVATION SHALL BE 1 FOOT HIGHER THAN THE WATER SURFACE IN GOVERNMENT CANYON CREEK TRIBUTARY "A" AS ADJACENT TO THE BUILDINGS.

BEARINGS ON THIS PLAN (SHEET 1) ARE REFERENCED TO THE PLAT OF SILVER GEMS SUBDIVISION, UNIT 1, RECORDED IN VOLUME 9577, PAGES 8-10, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (13).

BEARINGS ON THIS PLAN (SHEETS 2 AND 3) ARE REFERENCED TO THE DEED OF THE 57.60 ACRES TRACT RECORDED IN VOLUME 14774, PAGE 1448, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

1/2" IRON PINS WITH RED CAP STAMPED M.W. QUOTE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

THE VARIABLE WOOD DRAINAGE EASEMENTS AND RIGHTS-OF-WAY WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100-YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PLAN.

DATE: 08/28/2010 10:22:22 AM

AND THE HIGHER OF THE 75-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FLOODROOF OR THE 100-YEAR ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE BEAR COUNTY FLOOD HAZARD ADMINISTRATION. THE BEAR COUNTY SHALL HAVE ACCESS TO THESE DRAINAGE ELEMENTS AS NECESSARY.

**LEGEND**

AC	= ACRES	NOS	= NATIONAL GEOLOGIC SURVEY
B.S.L.	= BUILDING SETBACK LINE	O.P.R.	= OFFICIAL PUBLIC RECORDS
C	= CURVE NUMBER	P	= PALE
C.P.S.	= CITY PUBLIC SERVICE	P.O.W.	= RIGHT-OF-WAY
EDU	= EQUIVALENT DRINKING UNIT	PEL	= REAL PROPERTY RECORDS
E.L.C.T.V.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION	V.N.A.E.	= VEHICULAR NON-ACCESS EASEMENT
ESMT	= EASEMENT	VOL.	= VOLUME
E	= EXISTING	-P-	= PROPOSED CONTOUR
F.P.	= FOUND HIGH P.W.	-S-	= STREET CENTERLINE
G.L.T.V.E.	= GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT	-G-	= EXISTING GROUND MAJOR CONTOUR
L1	= LINE NUMBER	-E-	= EXISTING GROUND MINOR CONTOUR
		-D-	= EXISTING PROPERTY LINE

PLAT NUMBER: 110151

**REPLAT AND SUBDIVISION PLAT**  
ESTABLISHING  
**FM 471 N AREA MS/SWAYBACK RANCH**  
BEING 40.83 ACRES OF LAND ESTABLISHING LOT 1, BLOCK 157, C.B. 4450 & LOT 905, BLOCK 124, C.B. 4450 OUT OF THE M.M. MUSQUET SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, IN BEAR COUNTY, TEXAS AND ALSO BEING OUT OF A 57.60 ACRE TRACT OF LAND DESCRIBED BY DEED CONVEYED TO NORTHSIDE INDEPENDENT SCHOOL DISTRICT RECORDED IN VOLUME 14774, PAGES 1445-1452 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, A 12' SANITARY SEWER EASEMENT (0.085 AC.) OUT OF A 1.432 ACRE TRACT OF LAND DESCRIBED BY DEED CONVEYED TO COUNTY TRUST COMPANY DEIA STERLING TRUST CUSTODIAN FBO JOSEPH D. CALVERT IRA# 156447 RECORDED IN VOLUME 14576, PAGES 1207-1218, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND LOT 903, BLOCK 124, SILVER OAKS SUBDIVISION, UNIT 12, AS RECORDED IN VOLUME 9577, PAGES 8-10, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, PORTION OF 12' SANITARY SEWER EASEMENT (0.085 AC.)

**OWNER/DEVELOPER**  
315 ZIMMERMAN  
SAN ANTONIO, TX 78208  
PHONE: (210) 216-9688  
FAX: \_\_\_\_\_

**DULY AUTHORIZED AGENT**  
*Joseph D. Calvert*  
JOSEPH D. CALVERT  
315 ZIMMERMAN  
SAN ANTONIO, TX 78208  
PHONE: (210) 216-9688  
FAX: \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
**JOSEPH D. CALVERT** 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 21<sup>st</sup> DAY OF May A.D. 2012.

*Shirley J. Shanks*  
IN AND FOR THE STATE OF TEXAS

**SANDRA L SHANKS**  
My Commission Expires  
July 16, 2016

**SWAYBACK RANCH**

LOT 1  
BLOCK 157

MATCH LINE SEE SHEET 3

SEE DETAIL "B"

SEE DETAIL "C"

SEE DETAIL "D"

SEE DETAIL "E"

SEE DETAIL "F"

SEE DETAIL "G"

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SEE DETAIL "ZV"

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SEE DETAIL "ZX"

SEE DETAIL "ZY"

SEE DETAIL "ZZ"

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

**OWNER/DEVELOPER**  
300.0 ACRES TRACT  
LISTED UNDER BEAR COUNTY,  
NUMBER 1, HENKELS  
(VOL. 5425, P. 878-881) O.P.R.  
OWNER: RUTH ANN DICKENSON, TRUSTEE  
ALSO RECORDED AS  
300.0 ACRES  
(VOL. 4042, P. 98-100) O.P.R.

**DULY AUTHORIZED AGENT**  
*John M. Folks*  
JOHN M. FOLKS  
3900 EVERS RD.  
SAN ANTONIO, TX 78238  
PHONE: (210) 397-1213  
FAX: (210) 397-1212

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14<sup>th</sup> DAY OF May A.D. 2012.

*Nina M. Gibson*  
IN AND FOR THE STATE OF TEXAS

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

**OWNER/DEVELOPER**  
NORTHSIDE I.S.D.  
REMAINING PORTION OF A 57.60 AC. TRACT  
(VOL. 14774, PG. 1445)  
O.P.R.

**DULY AUTHORIZED AGENT**  
*Charles Marsh*  
CHARLES MARSH  
154 N. LOOP WEST, EAST STE. 105  
SAN ANTONIO, TX 78232  
PHONE: (210) 486-1988  
FAX: (210) 486-0448  
CONTACT PERSON: CHARLES MARSH

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24<sup>th</sup> DAY OF April A.D. 2012.

*Robert L. Hantz*  
IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE E



**PLANNING COMMISSION**  
**PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH**  
**WRITTEN NOTIFICATION AND SUBDIVISION PLAT**

AGENDA ITEM NO: **6B & 8** July 11, 2012

RESERVE OF LOST  
CREEK U1B, ENCLAVE  
SUBDIVISION NAME

MAJOR PLAT

110178  
PLAT #

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 447 F-4

**OWNER:** Centex Homes, c/o Charles Marsh

**ENGINEER:** Pape Dawson Engineers, c/o Shauna L. Weaver, P.E.

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

**Date filed with Planning Commission:** July 3, 2012

**Location:** North of the intersection of Old Paseo Way and Camino Tower

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 828D, Lost Creek III, accepted on December 14, 2011

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

To plat **10.63** acres consisting of fifty-three (**53**) single family lots, two (**2**) non-single family lots and one thousand six hundred twenty-six (**1,626**) linear feet of private streets.

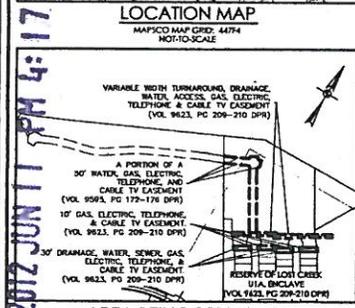
**DISCUSSION:**

This plat lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander has no further comments.

**STAFF RECOMMENDATION:**

Approval

DEVELOPMENT SERVICES RECEIVED



1202 JUN 11 PM 4:17
SCALE: 1"=40'
THE AREA BEING REPLATED WAS PREVIOUSLY PLATED AS A 87 WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT OF THE BLUES OF LOST CREEK...

SWORN AND SUBSCRIBED BEFORE ME THIS 19th DAY OF February A.D. 2013
ROSE PORTILLO
Notary Public in and for the State of Texas

1 HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THE PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT...

1 HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING...

1 HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING...

C.P.S. ENERGY NOTES:
THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS CITY PUBLIC SERVICE DEPARTMENT...

BEAR COUNTY MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF RECORDS OF THE BLUES OF LOST CREEK U/I.A. ENCLAVE...

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.
SETBACK NOTE:
SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OF BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

1 HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING...

1 HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING...

1 HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING...

1 HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING...

LEGEND
BLK BLOCK
CB COUNTY BLOCK
CPR CLEAR VISION
DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS

CURVE TABLE
CURVE RADIUS DELTA CHORD BEARING CHORD LENGTH
C1 700.00' 017.04' S34°56'11"E 2.46' 2.46'

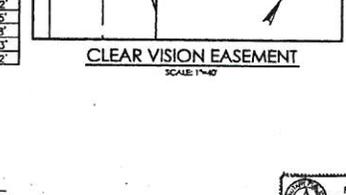
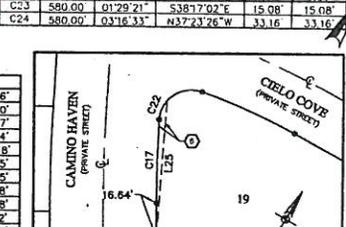
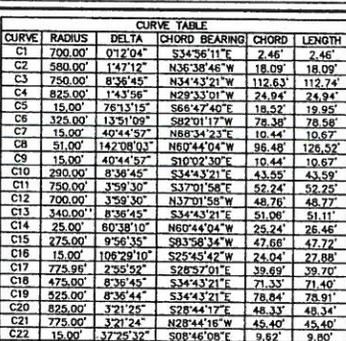
LINE TABLE
LINE BEARING LENGTH
L1 S39°01'43"E 133.44'

LINE TABLE
LINE BEARING LENGTH
L11 N30°24'59"W 77.36'

LINE TABLE
LINE BEARING LENGTH
L12 S59°35'01"W 60.27'

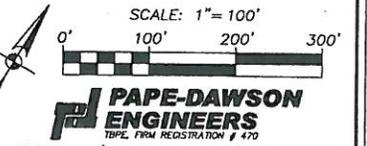
LINE TABLE
LINE BEARING LENGTH
L13 N65°03'00"E 230.27'

LINE TABLE
LINE BEARING LENGTH
L14 S59°35'01"W 122.44'



PLAT NUMBER 110178
REPLAT & SUBDIVISION PLAT ESTABLISHING RESERVE OF LOST CREEK U/I.B. ENCLAVE

A 10.43 ACRE TRACT OF LAND BEING OUT OF A 123.4 ACRE TRACT OF LAND CONVERTED TO CENTEX HOMES, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12042, PAGES 222-228 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS...



PAPE-DAWSON ENGINEERS
355 EAST RAMSEY, SAN ANTONIO, TEXAS 78218
PHONE: 210.375.9000 FAX: 210.375.9070

DATE OF PRINT: February 14, 2012

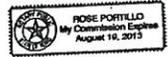
STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THE DAY PERSONALLY APPEARED CHARLES MARSH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...

ROSE PORTILLO
Notary Public, Bear County, Texas
August 19, 2013

THE PLAT OF RESERVE OF LOST CREEK U/I.B. ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS...

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS...

STATE OF TEXAS
COUNTY OF BEAR
I, \_\_\_\_\_ COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2013...



CIVIL JOB NO. 7525-02, Survey Job No. 906-105
RESERVE OF LOST CREEK U.I.B. ENCLAVE

**PLANNING COMMISSION**  
**PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH**  
**WRITTEN NOTIFICATION AND SUBDIVISION PLAT**

AGENDA ITEM NO: **6C & 9** July 11, 2012

THE BLUFFS

OF LOST CREEK, UNIT 5C

MAJOR PLAT

120029

**SUBDIVISION NAME**

**PLAT #**

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 447 E-4

**OWNER:** Centex Homes, c/o Charles Marsh

**ENGINEER:** MW Cude Engineers, L.L.C., c/o Christopher R. Dice, P.E.

**CASE MANAGER:** Larry Odis, Planner (210) 207-0210

**Date filed with Planning Commission:** June 21, 2012

**Location:** West of the intersection of Paraiso Point and Rio Bank

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 828D, Lost Creek III, accepted on December 14, 2011

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

The applicant proposes to plat a **6.425**-acre tract of land that will consist of twenty-nine (**29**) single-family lots, one (**1**) non-single family lot, and seven hundred sixty (**760**) linear feet of public streets.

**DISCUSSION:**

Six (6) notices were mailed to the adjacent property owner within two hundred (200) feet of the subject property. To the present, staff has received no correspondences from the adjacent property owners.

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

**STAFF RECOMMENDATION:**

Approval



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

AGENDA ITEM NO: 6D & 10 July 11, 2012

COMAL ISD INDIAN SPRINGS  
ELEM. SCHOOL  
SUBDIVISION NAME

MAJOR PLAT

110238  
PLAT #

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 451 F-7

**OWNER:** Comal Independent School District, c/o Thomas Bloxham

**ENGINEER:** Gil Engineering Associates, Inc., c/o Vince Gill, P.E.

**CASE MANAGER:** Richard Carrizales, Planner (210) 207-8050

**Date filed with Planning Commission:** June 21, 2012

**Location:** On the northwest corner of Wilderness Oak and Turquoise Sky

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 749A, Indian Springs, accepted on August 13, 2004

**Proposed Use:** School

**Major Thoroughfare:** Wilderness Oak, Secondary Arterial, Type A, 86-foot minimum right-of-way (R.O.W)

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**APPLICANT'S PROPOSAL:**

The applicant proposes to plat a **19.741**-acre tract of land that will consist of two **(2)** non-single-family lots, four hundred thirty-seven **(437)** linear feet of public streets.

**DISCUSSION:**

The Development Services Director and Bexar County Public Works Department has granted an administrative exception to Section 35-506(d) (1) (B) of the UDC regarding minimum centerline radius for a collector street as indicated in the attached report.

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

In addition, this plat lies within the Camp Bullis 5 Mile Awareness Zone and as has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander has the following response. Our concerns on compatibility with the Camp Bullis Installation have been satisfied with the completion of the habitat compliance form and submittal of the surveys to USFWS Ecological Services Office in Austin.

**STAFF RECOMMENDATION:**

Approval

COMAL ISD INDIAN SPRINGS ELEM. SCHOOL

BEING 19.741 ACRE PARCEL OF LAND, AND BEING 15,549 ACRES OUT OF THE REMAINDER OF A CALLED 251.4289 ACRE TRACT DESCRIBED AS TRACT II - PARCEL I, ALL IN THE DEED RECORDED IN VOLUME 1357, PAGE 1392 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BOTH BEING OUT OF THE W.M. BRISBIN SURVEY NO. 89 1/2, ABSTRACT NO. 54, COUNTY BLOCK 4900 OF BEXAR COUNTY, TEXAS.

LOT 3 BLOCK 145 C.B. 4900 OF THE INDIAN SPRINGS ESTATES NORTH SUBDIVISION UNIT 1, RECORDED IN BOOK 3576 PAGE 0024, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOT 1, RECORD 144, C.B. 4900.

SCALE: 1" = 100'

Gil Engineering Associates Inc. 506 E. Braker Lane Austin, Texas 78753 Phone (512)835-4203 Fax (512)835-4407

STATE OF TEXAS COUNTY OF DALLAS 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, DRAIN, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: BRIAN CARLOCK, THREE LINCOLN CENTER 3090 OLIVE STREET, STE 300 DALLAS TX 75219, PHONE: (214) 203-2900, FAX: (214) 203-2959 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN CARLOCK, KNOWN TO ME, THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF A.D. 20

NOTARY PUBLIC, DALLAS COUNTY, TEXAS STATE OF TEXAS COUNTY OF BEXAR

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

OWNER/DEVELOPER: THOMAS BLOXHAM, COMAL INDEPENDENT SCHOOL DISTRICT 1404 IH 35 NORTH NEW BRAUNELI, TX 78130 PHONE: (830) 669-6280 FAX: (830) 221-2001 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THOMAS BLOXHAM 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF A.D. 20

NOTARY PUBLIC, BEXAR COUNTY, TEXAS CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDENT OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING THE SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

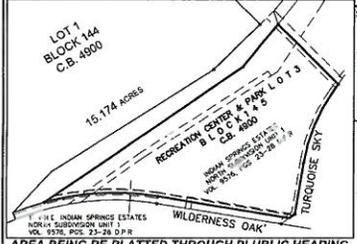
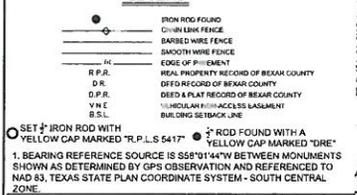
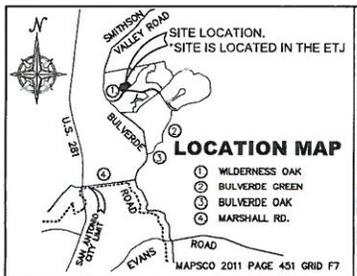
DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR THIS PLAT OF COMAL ISD INDIAN SPRINGS ELEMENTARY SCHOOL 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 AND 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 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 THE OFFICE, THIS DAY OF A.D. 20

BY: DEPUTY COUNTY CLERK, BEXAR COUNTY, TEXAS



AREA BEING RE-PLATTED LOT 3 BLOCK 145 C.B. 4900 OF THE INDIAN SPRINGS ESTATES NORTH SUBDIVISION UNIT 1, PLAT NUMBER 06026, RECORDED IN BOOK 3576 PAGE 0024, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING RE-PLATTED WAS PREVIOUSLY PLATTED ON THE PLAT OF INDIAN SPRINGS ESTATES NORTH SUBDIVISION UNIT 1 WHICH IS RECORDED IN BOOK 3576, PAGE 0024, DOCUMENT NUMBER 20070141783, BEXAR COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS RE-PLAT HEREBY CERTIFY THAT THIS RE-PLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS, I (WE) FURTHER CERTIFY THAT THE AREA OF THIS RE-PLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THIS LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THIS PLAT.

INDIAN SPRINGS HOMEOWNERS ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION BY: NAME: PRESIDENT SIGNED AND SUBSCRIBED BEFORE ME THIS DAY OF NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: DAY OF A.D. 20

NOTARY PUBLIC, BEXAR COUNTY, TEXAS STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF 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

LICENSED PROFESSIONAL ENGINEER DATE 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: GE, ENGINEERING ASSOCIATES, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR DATE

C.P.S. NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT OF WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS 'ELECTRIC EASEMENT', 'ANCHOR EASEMENT', 'SERVICE EASEMENT', 'OVERHANG EASEMENT', 'UTILITY EASEMENT', 'CROSS EASEMENT', AND 'TRANSFORMER EASEMENT' FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMAINING, 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 GRANTORS 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 ENDS OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

WATER/WASTE WATER 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 DEVELOPMENT SERVICE DEPARTMENT.

MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELT, AND OPEN PERMEABLE SPACE, SHOW HEREON SHALL, 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.

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

GENERAL NOTES: CONTAINER EASEMENTS ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

EDWARDS AQUIFER RECHARGE ZONE NOTE: 1. THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED 'AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION', OR LATEST REVISION THEREOF. 2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ('RECHARGE ZONE PLAN' OR 'RZP') OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213 OF THE TEXAS ADMINISTRATIVE CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE.

DRAINAGE EASEMENT NOTE: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTERS THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT 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 GRANTORS ADJACENT PROPERTY TO REMOKE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

NOTES: 1. THIS SUBDIVISION IS WITHIN THE CAMP BULLIS LIMITED LIGHTING AREA. OUTDOOR LIGHTING MUST COMPLY WITH BEXAR COUNTY LIGHTING ORDER 2. THIS DEVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED 'AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION', OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. 3. SETBACKS IMPOSED ON THIS PLAT ARE AT THE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. 4. THE MAINTENANCE OF THE WATER QUALITY BASIN, DETENTION POND AND JULET STRUCTURES SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

DRAINAGE EASEMENT: 15.174 ACRES. BEARING REFERENCE: N89°43'54"W 359.46'

14' ELECTRICAL, GAS, CATV AND TELEPHONE EASEMENT. 10' DRAINAGE EASEMENT. 14' ELECTRICAL, GAS, CATV AND TELEPHONE EASEMENT.

14' ELECTRICAL, GAS, CATV AND TELEPHONE EASEMENT. BEARING REFERENCE: N58°01'44"W 11.79'

14' ELECTRICAL, GAS, CATV AND TELEPHONE EASEMENT. BEARING REFERENCE: N58°01'44"W 288.33'

14' ELECTRICAL, GAS, CATV AND TELEPHONE EASEMENT. BEARING REFERENCE: N58°01'44"W 43.78'

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GENERAL NOTES: CONTAINER EASEMENTS ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

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DRAINAGE EASEMENT: 15.174 ACRES. BEARING REFERENCE: N137°99'80.3"E 2148021.80'

14' ELECTRICAL, GAS, CATV AND TELEPHONE EASEMENT. 10' DRAINAGE EASEMENT. 14' ELECTRICAL, GAS, CATV AND TELEPHONE EASEMENT.

14' ELECTRICAL, GAS, CATV AND TELEPHONE EASEMENT. BEARING REFERENCE: N137°99'49.7"E 2148334.40'

14' ELECTRICAL, GAS, CATV AND TELEPHONE EASEMENT. BEARING REFERENCE: N58°01'44"W 11.79'

14' ELECTRICAL, GAS, CATV AND TELEPHONE EASEMENT. BEARING REFERENCE: N58°01'44"W 288.33'

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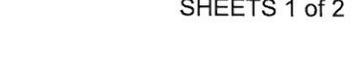
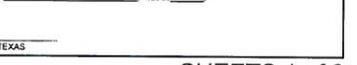
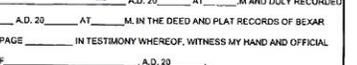
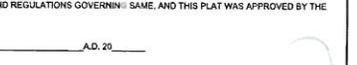
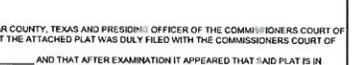
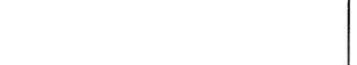
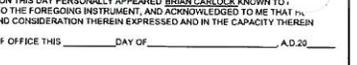
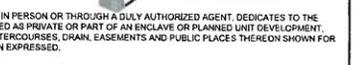
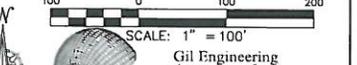
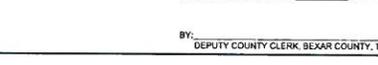
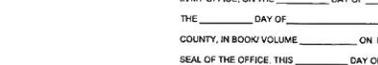
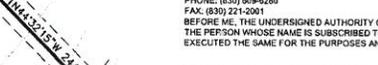
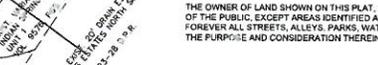
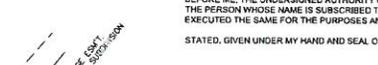
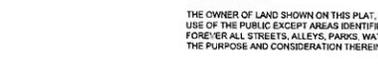
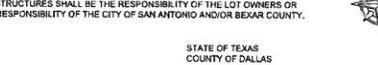
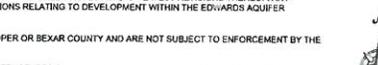
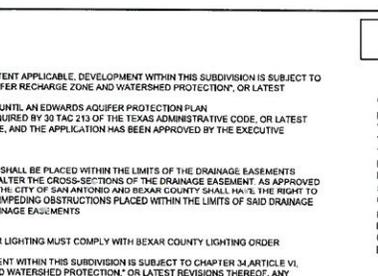
14' ELECTRICAL, GAS, CATV AND TELEPHONE EASEMENT. BEARING REFERENCE: N58°01'44"W 43.78'

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14' ELECTRICAL, GAS, CATV AND TELEPHONE EASEMENT. BEARING REFERENCE: N58°01'44"W 43.78'



PLAT NUMBER 110238

A REPLAT AND SUBDIVISION PLAT

OF

COMAL ISD INDIAN SPRINGS ELEM. SCHOOL

BEING 19.174 ACRE PARCEL OF LAND, AND BEING 15,549 ACRES OUT OF THE REMAINDER OF A CALLED 251,429 ACRE TRACT DESCRIBED AS TRACT II, AND 0.865 ACRES OUT OF A 0.555 ACRE TRACT DESCRIBED AS TRACT IV - PARCEL I, ALL IN THE DEED RECORDED IN VOLUME 13957, PAGE 1392 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; AND BOTH BEING OUT OF THE W.M. BRISBIN SURVEY NO. 89 1/2, ABSTRACT NO. 54, COUNTY BLOCK 4900 OF BEXAR COUNTY, TEXAS.

ESTATES NORTH SUBDIVISION UNIT 1, RECORDED IN BOOK 5376 PAGE 0024, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOT 1, BLOCK 144, C.B. 4900.



Gil Engineering Associates, Inc. 506 E. Braker Lane Austin, Texas 78753 Phone (512)835-4203 Fax (512)835-4407

STATE OF TEXAS COUNTY OF DALLAS

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

OWNER/DEVELOPER: BRIAN CARLOCK, THREE LINCOLN CENTER, 3030 CLIVE STREET, STE 300 DALLAS, TX 75219, PHONE: (972) 201-2900, FAX: (972) 201-2959

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN CARLOCK 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

NOTARY PUBLIC, DALLAS COUNTY, TEXAS STATE OF TEXAS COUNTY OF BEXAR

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

OWNER/DEVELOPER: THOMAS BLOXHAM, COMAL INDEPENDENT SCHOOL DISTRICT 1404 1/2 N. NORTH NEW BRAUNFELS, TX 78130 PHONE: (833) 809-4280 FAX: (817) 221-2301

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THOMAS BLOXHAM 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR

THIS PLAT OF COMAL I.S.D. INDIAN SPRINGS ELEMENTARY SCHOOL 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 AND LOCAL LAWS AND REGULATIONS (AND/OR WHERE ADMINISTRATIVE EXCEPTIONS) AND/OR VARIANCES)

HAVE BEEN GRANTED, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

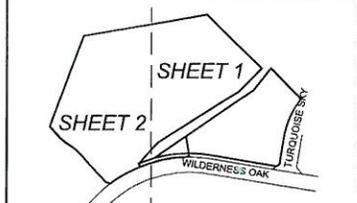
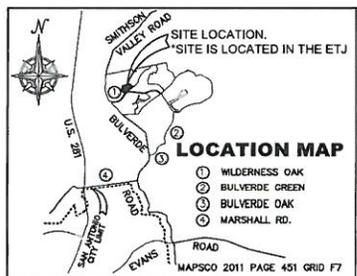
BY: \_\_\_\_\_ CHAIRMAN

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

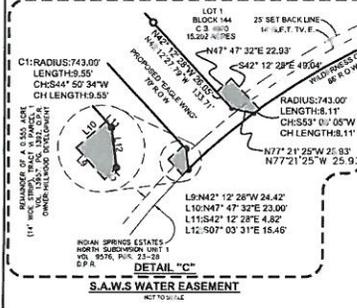
THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ AT \_\_\_\_\_ M IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF THE OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

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



- NOTES: 1. SET 1/2" IRON ROD WITH YELLOW CAP MARKED "R.P.L.S. 5417" 2. RED FOUND WITH A YELLOW CAP MARKED "DRE"

1. BEARING REFERENCE SOURCE IS 858°01'44"W BETWEEN MONUMENTS SHOWN AS DETERMINED BY GPS OBSERVATION AND REFERENCED TO NAD 83, TEXAS STATE PLAN COORDINATE SYSTEM - SOUTH CENTRAL ZONE.



STATE OF TEXAS COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER DATE

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 SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: GIL ENGINEERING ASSOCIATES, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR DATE

C.P.S. NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT OF WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS 'ELECTRIC EASEMENT', 'ANCHOR EASEMENT', 'SERVICE EASEMENT', 'OVERHANG EASEMENT', 'UTILITY EASEMENT', 'WAS EASEMENT', AND 'TRANSFORMER EASEMENT' FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, 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 GRANTORS 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 THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA. 2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. 3. THIS PLAT DOES NOT AMEND, ALTER OR RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS OR APPROVED RIGHTS WITHIN SAID DRAINAGE EASEMENTS AS DESCRIBED HEREON.

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

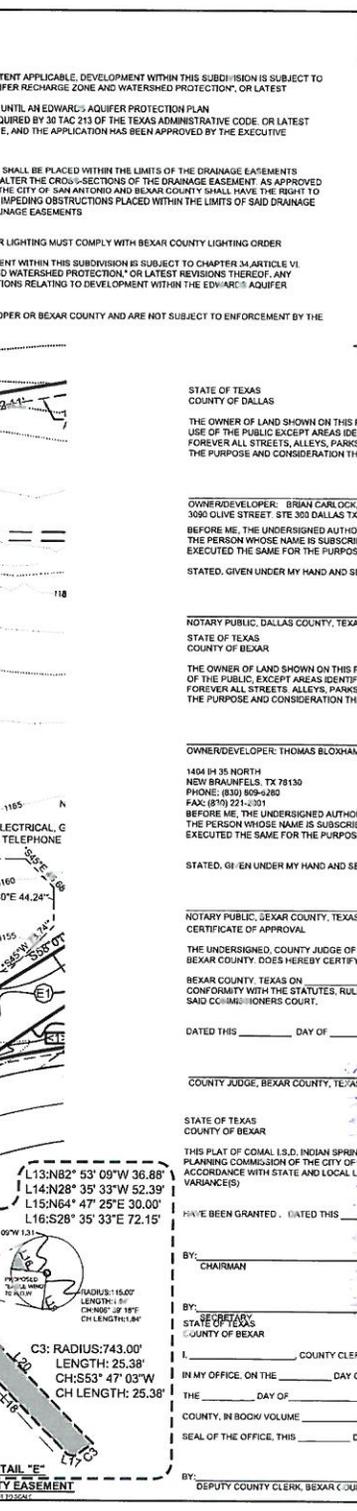
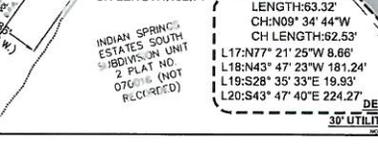
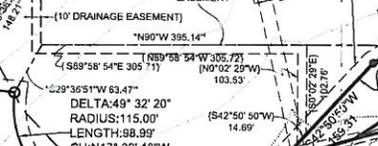
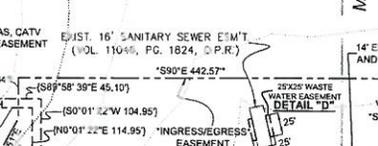
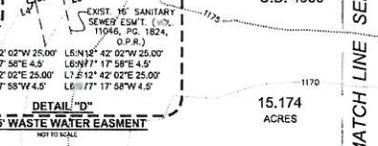
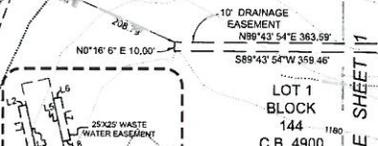
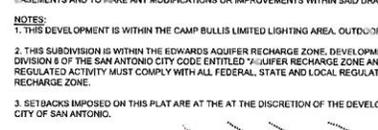
MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELT, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

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

GENERAL NOTES: CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT. EDWARDS AQUIFER RECHARGE ZONE NOTE: 1. THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 49, ARTICLE 10, DIVISION 8 OF THE SAN ANTONIO CITY CODE ENTITLED 'AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION', OR LATEST REVISION THEREOF. 2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN (RECHARGE ZONE PLAN OR RZPP) OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213 OF THE TEXAS ADMINISTRATIVE CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE. 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 EASEMENT 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 GRANTORS 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.

NOTES: 1. THIS DEVELOPMENT IS WITHIN THE CAMP BULLS LIMITED LIGHTING AREA, OUTDOOR LIGHTING MUST COMPLY WITH BEXAR COUNTY LIGHTING ORDER. 2. THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 49, ARTICLE 10, DIVISION 8 OF THE SAN ANTONIO CITY CODE ENTITLED 'AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION', OR LATEST REVISIONS THEREOF, ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. 3. SETBACKS IMPOSED ON THIS PLAT ARE AT THE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.





June 23, 2011

RECEIVED  
12 JUN 21 AM 9:05

LAND DEVELOPMENT  
SERVICES DIVISION

Mr. Victor Gill, P.E.  
Gil Engineering Associates  
506 E. Braker Lane  
Austin, Texas 78753

RE: File No. 1106002 - Request for review of **Comal ISD Indian Springs Elementary School, Plat No. 110238** located on the north side of Wilderness Oaks, west of Bulverde Road.

Dear Mr. Gil:

On June 22, 2011, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 15.202 acres located entirely within the EARZ. No sensitive features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1875. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated June 16, 2011. At the time of this request, it is unknown if an Organized Sewage Collection System (SCS) Plan has been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ).

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Comal ISD Indian Springs Elementary School, Plat No. 110238.

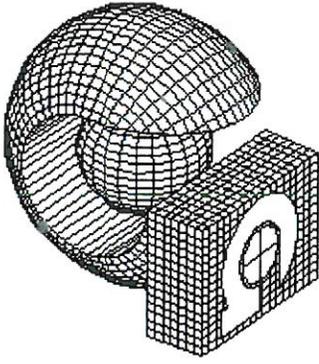
If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

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

Kirk M. Nixon  
Manager  
Resource Protection Division

KMN/GDJ: LRD



# *Gil Engineering Associates, Inc.*

CONSULTING ENGINEERS □ SURVEYORS

PLANNERS □ BUILDING DESIGNERS

506 EAST BRAKER LANE AUSTIN, TEXAS 78753-2751 phone (512) 835-4203

fax (512) 835-4407

May 9, 2012

Administrative Exception / Variance Request Review<sup>1</sup>

c/o Development Services Staff

Development Services Department

City of San Antonio

1901 S. Alamo

San Antonio, TX 78204

Re: Comal ISD Indian Springs Elementary School  
Plat Number 110238  
UDC 35-506(d) Minimum Center line Radius of a Collector Street

Administrative Exception

Dear COSA DSD,

Please consider this a formal request by the Comal Independent School District, Inc. for an administrative exception to the requirements of the Unified Development Code ordinance 35-506 (d) for Minimum Centerline radius of less than 400 feet. The school entrance on the west side was requested by the developer to be defined as a collector street so that it may be used as an entrance to their proposed subdivision at a later date.

The Unified Development Code ordinance 35-506 (d) required that the minimum requirement for the centerline of a collector street be 400 feet radius. Attached is a map that delineates the 150' radius the district would like to use rather than the 400' minimum as defined in UDC 35-506(d). Also attached is the 400' centerline overlaid onto the 150' radius layout and a sketch showing entrance wanted by developer on west side.

## JUSTIFICATION:

*rationale as to why the administrative exception / variance will not be contrary to the spirit and intent of the UDC and the specific regulations from which an exception is requested;*

The existing undulating site topography and the American with Disabilities Act requirements have placed constraints to the intended use of the property by the Comal

Independent School District. Rejection of this variance request by Comal Independent School District will deprive them of using property currently owned and previously identified as the ideal location for the elementary school to serve this growing area of San Antonio.

The variance is required to meet the current Comal Independent School District growth needs to provide an elementary school with all appurtenances at this site that meet all of the current American with Disabilities Act (ADA) requirements. The site is accessible only from Wilderness Oaks. The bus entrance which is planned off of the collector street needs the 150' radius to make the turn into the parking lots without significant bus over steering. The intent of the UDC is to maintain a safe radius at the speeds encountered on a collector street. The current grade of the proposed road is at the maximum of 7% required by the UDC. There is still a significant amount of cut that will be required to reach the building pad. Since the street is less than 300' feet in length the 400' radius would extend to the intersection and not meet the requirements of being perpendicular to the roadway. The right turn movements would need to over steer pass the 90 degree point to enter into the collector street in question (Eagle Wing). Since the 400' radius creates a problem at the intersection we would like to request an exception to the 400' radius. We would like proposed our solution which is to come in to Eagle Wing at a 90 degree angle to wilderness Oaks and proceed straight for approximately 120' and create a 150' radius turn to the right to enter the school property. The roadway will never be extended past the school site nor to the other side of wilderness oaks as there are house planed for that area along with a drainage way that impedes the extension of the Eagle wing roadway.

- *assertion that the applicant has taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare;*

The Eagle Wing Road has been designed with a 7% slope immediately from the intersection at Wilderness Oaks to the parking lot, which runs nearly east and west. The parking lot surface has been sloped to run with the land to reduce the amount of cut and fill and yet allow handicapped access from almost everywhere on the site. As well as the site distance issues created at the Intersection point and any over steering movements that may be required if we were to abide by UDC 35-506(d). These restrictions have created a need for this variance.

*Justification stating that 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;*

We believe that granting this exception would outweigh the public interest underlying the particular regulation. The public interest for the 400' minimum radius is safety. We believe that requiring a 400' radius in this instance would decrease safety for the intersection traffic and the roadway traffic. Since Eagle wing turns into the school site

there is no possible way to extend the roadway past the school site. Therefore thru traffic and or high speed traffic will not be present on this collector street. The street is approximately 300' which is less than the required 400' radius.

- *In addition, the following items must be addressed as required by the UDC for Variances UDC Section 35-483(e), and must be placed as bullet points in the request letter:*
- *If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property; and*

The variance is required to meet the current Comal Independent School District growth needs to provide elementary school with all appurtenances at this site that meet all of the current American with Disabilities Act (ADA) requirements. By strictly compiling with the provisions of UDC 35-506(d) The Comal independent school district can make no reasonable use of the property.

- *The hardship relates to the applicant's land, rather than personal circumstances; and*

The existing grade of the Comal Independent School District Indian springs site is too steep to provide an elementary school with all appurtenances at this site that meet the entire current American with Disabilities Act (ADA) requirements. By strictly complying with the provisions of UDC 35-506(d) The Comal independent school district can make no reasonable use of the property.

- *The hardship is unique, or nearly so, rather than one shared by many surrounding properties; and*

The hardship is unique to this property as there is not enough room on site to reach grade and to make this site ADA compatible. The district needed to share a collector street with the developer in order to reach the building site and to make it ADA accessible.

- *The hardship is not the result of the applicant's own actions; and*

The hardship is not the result of the applicants own actions but the site requirements of the ADA and the requirement of being able to access the site safely.

- *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.*

The granting of the exception will not be injurious to other property but will actually help the orderly subdivision of other property to the west and north of the school district property by providing access to a collector street.

In my professional opinion, the proposed administrative exception remains in harmony with the spirit and intent of the UDC 35-506(d) as it will not adversely affect the health, safety, or welfare of the public

Sincerely,



Victor M. Gil, P.E., R.P.L.S.  
Gil Engineering Associates, Inc.



Signature of Owner

<b>For Office Use Only:</b>	AEVR #:	Date Received:
<hr/>		
<b>DSD – Director Official Action:</b>		
APPROVED	APPROVED W/ COMMENTS	DENIED
Signature:		Date:
Printed Name:	Title:	
Comments:		



## COUNTY OF BEXAR

### PUBLIC WORKS DEPARTMENT

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

**Project:** Comal ISD Indian Springs Elementary School  
A major subdivision plat consisting of 1 lot and approximately 275' of a new Collector Road (Eagle Wing) on 15.632 acres

**Address:** Approximately 600' West of the intersection of Wilderness Oak and Turquoise Sky  
Ferguson Map Grid 451/F-7

**A/P #/PPR #/Plat #:** 110238

**AEVR #:** 12-IV-002

**AEVR Submittal Date:** May 14, 2012

**AEVR Submitted by:** Victor Gil PE, Gil Engineering Associates, Inc.

**Issue:** Center line radius is less than 400 feet for a Collector Street

**Code Sections:** 2011 Unified Development Code (UDC), Section 35-506 (d)(1)(B) – Cross Section and Construction Standards – Streets – Minimum Center line Radius; Table 506-3

**By:** Robert G. Brach, P.E. – Development Services Manager

I have reviewed the information provided in Mr. Gil's letter dated May 9, 2012. At issue, is the UDC requirement for minimum center line radius of 400 feet for a collector street as required by the 35-506(d)(1)(B).

The proposed collector street will extend 324.35 feet from the centerline of Wilderness Oak into the proposed school property. The street radius is to accommodate the flow of through traffic for a specific design speed. In this case, the 400' centerline radius is not necessary since the road is not a thru street. The applicant has proposed a 150' centerline radius for the horizontal curve in order to accommodate for the turning movements of the school buses which will use Eagle Wing for access to the school.

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

- 1. Is the exception contrary to the spirit and intent of section?** The exception is not contrary to the spirit and intent of the section. The street segment is not a through street. The radius being provided will accommodate the bus traffic into the school property and will be sufficient for the expected speed traffic will be traveling at in the section of the road.
- 2. Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?** The applicant is providing a No Outlet sign to warn drivers the street is not a through street. The applicant is providing a minimum radius which will satisfy the traffic that will be using the road. Traffic discovering Eagle Wing is not a thru street will be able to turnaround within the parking lot located on school property.
- 3. Does the public interest underlying the exceptions outweigh the public interest of the particular regulations?** A new elementary school is needed given the growth within the Comal Independent School District. The proposed collector street is not a thru street. The radius being provided is sufficient for the bus traffic utilizing the road.

4. *Do the proposed exceptions comply with all other applicable standards of 35-432(e)?* Yes.

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

RECOMMENDATION: Approval of the Administrative Exception to reduce the minimum centerline radius for Eagle Wing from 400 feet to 150 feet.



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

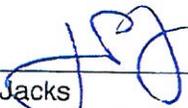
5/25/12  
Date

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



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

5/25/2012  
Date



John Jacks  
Assistant Director  
City of San Antonio Development Services Department

5-24-12  
Date

**PLANNING COMMISSION  
SUBDIVISION**

**AGENDA ITEM NO: 11 July 11, 2012**

THE PRESERVE AT PARK VISTA  
**SUBDIVISION NAME**

MAJOR PLAT

110214  
**PLAT #**

**COUNCIL DISTRICT:** 7

**FERGUSON MAP GRID:** 579 B-1

**OWNER:** Gehan Homes, Ltd., c/o John Moline

**ENGINEER:** Moy Tarin Ramirez Engineers, LLC, c/o Raymond Tarin, Jr., P.E.

**CASE MANAGER:** Richard Carrizales, Planner (210) 207-8050

**Date filed with Planning Commission:** June 26, 2012

**Location:** Southeast corner of Tezel Road and Park Vista Drive

**Services Available:** SAWS Water and Sewer

**Zoning:** R-5 Residential Single-Family

**Plat is associated with:**

MDP 54B, Oakridge Village Subdivision, accepted on May 16, 2012

**Proposed Use:** Residential

**Major Thoroughfare:** Tezel Road, Secondary Arterial, Type A, 86-foot minimum right-of-way (R.O.W)

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**APPLICANT'S PROPOSAL:**

The applicant proposes to plat a **8.861**-acre tract of land that will consist of forty-nine (**49**) single-family lots, two (**2**) non-single family lots, and one thousand five hundred seventy-five (**1,575**) linear feet of public streets.

**STAFF RECOMMENDATION:**

Approval



**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 12 July 11, 2012

KINDER NORTHEAST, UNIT 9 (PUD)  
SUBDIVISION NAME

MAJOR PLAT

110225  
PLAT #

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 451 C-1

**OWNER:** Prospect Creek Estates, Inc. c/o Lloyd A. Denton, Jr.

**ENGINEER:** Pape-Dawson Engineers, c/o Rick Wood, P.E.

**CASE MANAGER:** Richard Carrizales, Planner (210) 207-8050

**Date filed with Planning Commission:** June 26, 2012

**Location:** The extension of Prospect Creek, north of Lindal Pointe

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

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

PUD 008A-04, Kinder Ranch PUD, approved on October 19, 2011

**Proposed Use:** Residential

---

**APPLICANT'S PROPOSAL:**

The applicant proposes to plat a **18.556**-acre tract of land that will consist of forty-three (**43**) single-family lots, three (**3**) non-single family lots, and three thousand five hundred forty-five (**3,545**) linear feet of private streets.

**STAFF RECOMMENDATION:**

Approval







**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 13 July 11, 2012

TWO CREEKS, UNIT-6B (PUD)  
SUBDIVISION NAME

MAJOR PLAT

110273  
PLAT #

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 479 C-1

**OWNER:** Bitterblue/Two Creeks Phase VI, Ltd., LP, c/o Lloyd A. Denton Jr., Agent

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

**CASE MANAGER:** Larry Odis, Planner (210) 207-0210

**Date filed with Planning Commission:** June 28, 2012

**Location:** The extension of Low Creek, west of Shuman Creek

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 814-C, Two Creeks, accepted on May 4, 2012

PUD 05-018-C Two Creeks, approved on March 12, 2012

**Proposed Use:** Residential

**Major Thoroughfare:** Boerne Stage Road, Secondary Arterials, Type A, 86-foot minimum right-of-way (R.O.W)

---

**APPLICANT'S PROPOSAL:**

The applicant proposes to plat a **13.941**-acre tract of land that will consist of thirty-five (**35**) single-family lots, two (**2**) non-single family lots and one thousand four hundred twenty nine (**1,429**) linear feet of private streets.

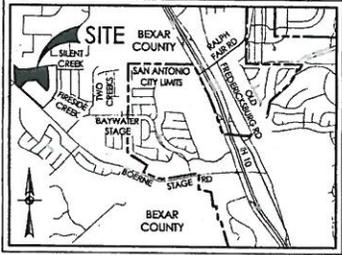
**DISCUSSION:**

This plat lies within the Camp Bullis 5 Mile Awareness Zone and the City's Office of Military Affairs has been notified. The Camp Bullis Military Installation has reviewed the project and the Garrison Commander has no concerns.

**STAFF RECOMMENDATION:**

Approval





LOCATION MAP  
MAPSCO MAP GRID: 479C1  
NOT-TO-SCALE

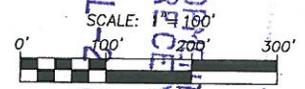
NOTE:  
SEE SHEET 1 OF 3 FOR LEGEND,  
CURVE AND LINE TABLE.

PLAT NUMBER 110273

SUBDIVISION PLAT

OF  
TWO CREEKS, UNIT-6B (PUD)

A 13.941 ACRE TRACT OF LAND, ESTABLISHING 3.769 ACRES PORTION OF LOT 46 OF BLOCK 28, LOTS 28-46 & 901 OF BLOCK 32, LOTS 12-19 OF BLOCK 34 AND LOTS 1-8 OF A PORTION OF THAT 203.22 ACRE TRACT CONVEYED TO FRED NISMAN AND WIFE YVONNA NISMAN BY INSTRUMENT RECORDED IN VOLUME 5145, PAGES 544-558 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GEORGE M. PETTY SURVEY NO. 28, ABSTRACT 668, BEXAR COUNTY BLOCK #112, BEXAR COUNTY, TEXAS.



**PAPE-DAWSON ENGINEERS**  
TEPE FIRM REGISTRATION # 470  
555 EAST RAMSEY  
SAN ANTONIO, TEXAS 78216  
PHONE: 210.373.5000  
FAX: 210.373.9010

DATE OF PRINT: June 23, 2012

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER: LLOYD A. DENTON, JR.  
BIRMINGHAM TWO CREEKS PHASE VI, LTD.  
11 LYNN BATTIS LANE, SUITE 101  
SAN ANTONIO, TX 78218  
(210) 828-4131

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN FULL AND SOBER MIND, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF June, A.D. 2012.



*Sarah E. Carrington*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS \_\_\_\_\_ COUNTY CLERK, BEXAR COUNTY, TEXAS \_\_\_\_\_

THIS PLAT OF TWO CREEKS, UNIT-6B (PUD) 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

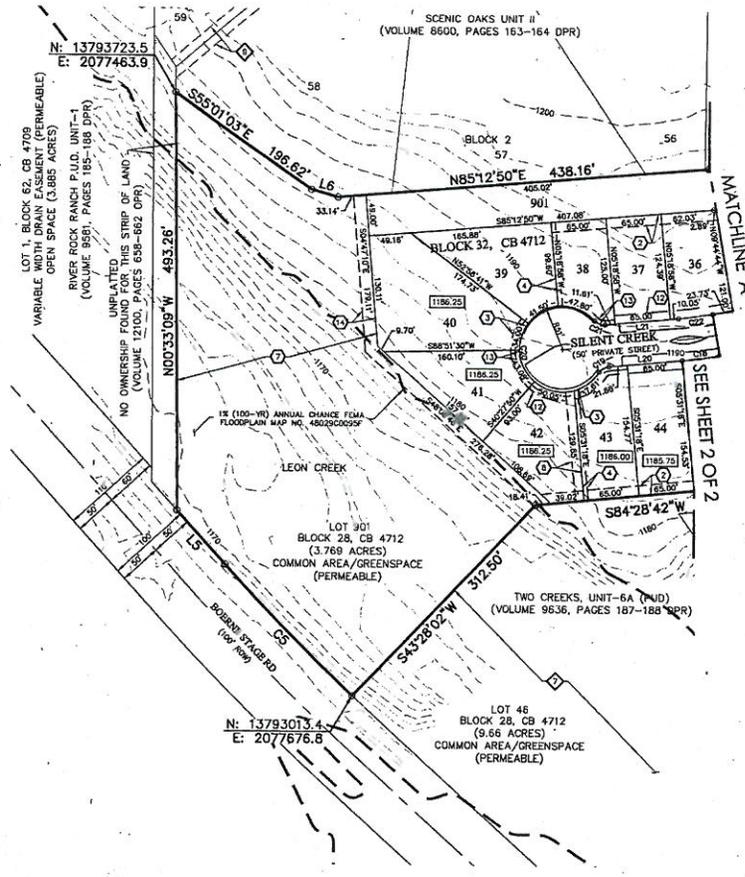
BY: \_\_\_\_\_ SECRETARY

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 \_\_\_\_\_, AND DULY RECORDED IN THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_, AT \_\_\_\_\_ A.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



**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 DEDICATING THE EASEMENTS AND RIGHTS GRANTED FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESCRIBED ON THE PLAT AS "ELECTRIC EASEMENTS," "ANCHOR EASEMENTS," "SERVICE LINES," "OVERHEAD EASEMENTS," "UTILITY EASEMENTS," "CABLE EASEMENTS," AND "TRANSMISSION EASEMENTS" FOR THE PURPOSE OF INSTALLING, MAINTAINING, OPERATING, REPAIRING, REPLACING, IMPROVING, FURDING, AND ERECTING POLES, TOWERS, OR STRUCTURES, INCLUDING NEARBY EASEMENTS, PERMITS, OR TRANSMISSIONS, EACH WITH THE NECESSARY APPROPRIATE TOGETHER WITH THE RIGHT OF ACCESS AND RIGHTS OVER ADJACENT LANDS, THE RIGHT TO RELOCATE, RECONSTRUCT, REPAIR, REPLACE, IMPROVE, MAINTAIN, OPERATE, AND ERECT SUCH FACILITIES, AND THE RIGHT TO REMOVE FROM SAID ADJACENT LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPROPRIATED THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO REPAIRS, REPLACEMENTS, OR MAINTENANCE OF SAID FACILITIES SHALL BE CHARGED TO THE PERSON OR PERSONS OWNED RESPONSIBLE FOR SAID CHARGE CHANGES OR CHARGES TO BE MADE TO SUCH FACILITIES AS DESCRIBED HEREIN.  
2. ANY OF NECESSARY LINES RELATING FROM INFORMATION REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENTS ARE TO BE OWNED BY THE PERSON OR PERSONS WHOSE FACILITIES ARE TO BE INSTALLED.  
3. THE PERSON OR PERSONS RESPONSIBLE FOR SAID CHARGE CHANGES OR CHARGES TO BE MADE TO SUCH FACILITIES AS DESCRIBED HEREIN SHALL BE RESPONSIBLE FOR THE COST OF SUCH CHANGES OR CHARGES TO BE MADE TO SUCH FACILITIES AS DESCRIBED HEREIN.  
4. CONCRETE ERECTION APPROXIMATIONS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEREIN ARE REFERRED TO BY REALTY OR UNDERGROUND ELECTRIC AND GAS FACILITIES.  
5. TROPY CHANGES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTED WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

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

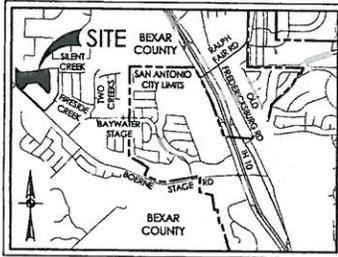
*Rick Wood*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

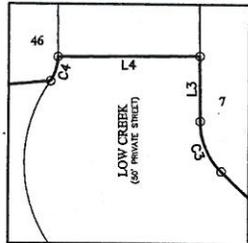
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*[Signature]*  
REGISTERED PROFESSIONAL LAND SURVEYOR

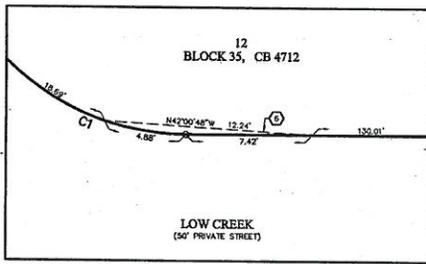
TWO CREEKS, UNIT-6B (PUD)  
Civil Job No. 5605-35; Survey Job No. 9232-11  
Date: Jun 25, 2012, 9:19am User: JD...  
File: P:\06\05\330\Change\Civil\110273.dwg



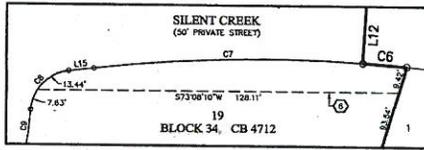
LOCATION MAP  
MAPSCO MAP GRID: 479C1  
NOT-TO-SCALE



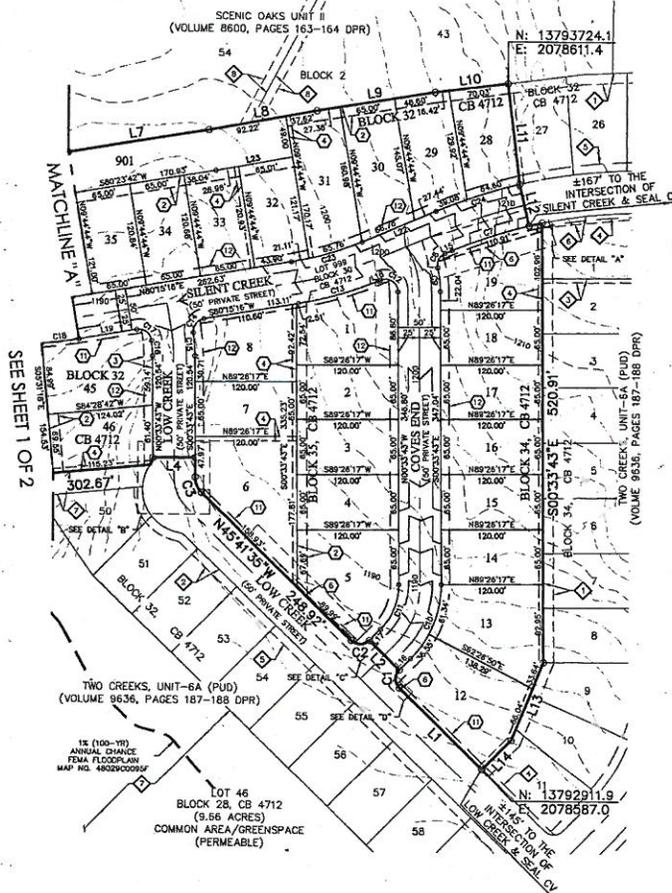
DETAIL "B"  
SCALE: 1"=30'



DETAIL "D"  
SCALE: 1"=30'



DETAIL "A"  
SCALE: 1"=30'

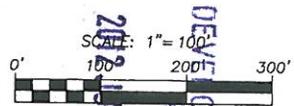


DETAIL "C"  
SCALE: 1"=30'

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

PLAT NUMBER 110273  
SUBDIVISION PLAT  
OF  
TWO CREEKS, UNIT-6B (PUD)

A 13.941 ACRE TRACT OF LAND, ESTABLISHING 3.769 ACRES PORTION OF LOT 46 OF BLOCK 28, LOTS 28-46 & 901 OF BLOCK 32, LOTS 12-19 OF BLOCK 34 AND LOTS 1-8 OF BLOCK 35 OUT OF A PORTION OF THAT 205.22 ACRE TRACT CONVEYED TO FRED NIEMANN AND WIFE V. VIRGINIA NIEMANN BY INSTRUMENT RECORDED IN VOLUME 5143, PAGES 554-558 OF THE DEED RECORDS OF BEKAR COUNTY, TEXAS, OUT OF THE GEORGE M. PETTY SURVEY NO. 28, ABSTRACT 598, COUNTY BLOCK 4712, BEKAR COUNTY, TEXAS.



**PAPE-DAWSON ENGINEERS**  
INC., P.E. REGISTRATION NO. 1270  
550 EAST RAMSEY SAN ANTONIO, TEXAS 78216, PHONE: 210.375.9000  
FAX: 210.375.9010

DATE OF PLOT: June 25, 2012

STATE OF TEXAS  
COUNTY OF BEKAR

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

OWNER/DRAWN BY: LLOYD A. DENISON, JR.  
INTERMEDIATE TWO CREEKS PHASE VI, LTD.  
111 WYN LAKE LANE, SUITE 101  
SAN ANTONIO, TX 78218  
(210) 628-6131

STATE OF TEXAS  
COUNTY OF BEKAR

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

SARAH E. CARRINGTON  
My Commission Expires August 2, 2016

Sarah E. Carrington  
NOTARY PUBLIC, BEKAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEKAR COUNTY, TEXAS COUNTY CLERK, BEKAR COUNTY, TEXAS

THIS PLAT OF TWO CREEKS, UNIT-6B (PUD) 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 BEKAR

\_\_\_\_\_, COUNTY CLERK OF BEKAR 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 BEKAR COUNTY, IN BOOK \_\_\_\_\_ VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITH MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

COUNTY CLERK, BEKAR COUNTY, TEXAS

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

**C.P.S. ENERGY NOTES:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM BOTH PUBLIC SERVICE BODIES & HEREBY DEDICATES THE EASEMENTS AND RIGHTS OF WAY FOR ELECTRIC CONDUIT AND SERVICE FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "ELECTRIC EASEMENT" "CONDUIT EASEMENT" "SERVICE EASEMENT" "OVERHEAD EASEMENT" "UTILITY EASEMENT" "WATER EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF RECORDING, RECORDING, RECONSTRUCTION, MAINTENANCE, REMOVAL, INSPECTION, PARADE, AND OTHER PUBLIC PURPOSES, INCLUDING THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND REMOVAL OF ALL NECESSARY EQUIPMENT TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRASSES, ADJACENT LAND, THE RIGHT TO INSTALL AND FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE POLES AND LINES OF THIS PROPERTY, OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY OBSTRUCT THE CONSTRUCTION OF SAID LINES OR APPROPRIATE FACILITIES, IF IT IS AGREED AND UNDERSTOOD THAT NO EASEMENTS ARE DESCRIBED HEREIN.  
2. ANY CITY NECESSARY USES RELATING FROM INFORMATION REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND SETTLEMENT ASSUMPTIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DESIGNATED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND SETTLEMENT ASSUMPTIONS.  
3. THE PLAT DOES NOT INCLUDE WATER, SEWERAGE OR OTHER UTILITY EASEMENTS, GAS, WATER, SEWER DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREIN.  
4. EXCEPT WHERE SHOWN OTHERWISE, APPROXIMATE APPROXIMATIONS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS AND GAS EASEMENTS WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WITHIN THE FIVE (5) FOOT WIDE EASEMENTS.  
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS ARE PROVIDED OR SHOWN WITHIN THE FIVE (5) FOOT WIDE EASEMENTS.

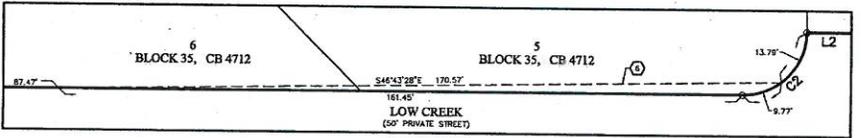
STATE OF TEXAS  
COUNTY OF BEKAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED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

*Rick Wood*  
RICK WOOD  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEKAR

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.

*PAPE-DAWSON ENGINEERS, INC.*  
REGISTERED PROFESSIONAL LAND SURVEYOR



**PLANNING COMMISSION**

**PLAT DEFERRAL**

**AGENDA ITEM NO: 14 July 11, 2012**

**RSBR PLEASANTON ROAD**  
**SUBDIVISION NAME**

**120313**  
**PLAT #**

**COUNCIL DISTRICT: 3**

**FERGUSON MAP GRID: 650 D-4**

**OWNER: Joseph A. & Amanda Marotta**

**ENGINEER: Dye Enterprises, c/o Scott Dye, P.E.**

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

**Location:** West of Pleasanton Road, north of Brighton.

**Services Available:** SAWS Water and Sewer

**Zoning:** C-2 NA & O-1

**Proposed Use:** Commercial

**Major Thoroughfare:** Pleasanton Road, Secondary Arterial, Type B, 70 to 86-foot minimum right-of-way (R.O.W)

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**APPLICANT'S PROPOSAL:**

The applicant is requesting a plat deferral for a **2.244**-acre tract of land that will consist of one **(1)** non-family lot. The applicant is requesting temporary utility service and building permits prior to plat approval and recordation.

**STAFF RECOMMENDATION:**

Approval

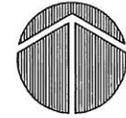
PRELIMINARY SUBDIVISION PLAT  
ESTABLISHING

RSBR PLEASANTON ROAD  
SUBDIVISION

ESTABLISHING LOT 1 (2.244 ACRES),  
BLOCK 1, N.C.B. 7898,  
BEING THAT 2.244 ACRE TRACT  
CALLED TRACT "A" CONVEYED TO  
JOSEPH A. & AMANDA MAROTTA BY  
DEED RECORDED IN VOLUME 11817,  
PAGE 417, OFFICIAL PUBLIC  
RECORDS OF REAL PROPERTY,  
BEXAR COUNTY, TEXAS.

OWNER:  
JOSEPH A. & AMANDA MAROTTA  
6334 REGENCY LANE  
SAN ANTONIO, TEXAS 78249

DEVELOPER:  
RSBR INVESTMENTS, LLC  
1598 IMPERIAL CENTER, SUITE 2001  
WEST PLAINS, MISSOURI 65775



SCALE: 1" = 100'  
2' CONTOUR INTERVAL



PREPARED BY:  
**DYE ENTERPRISES**  
TEXAS REGISTERED FIRM F-2257  
1017 STALL ROAD, SUITE #3  
SAN ANTONIO, TEXAS 78217  
TEL (210) 599-4123  
FAX (210) 599-4191

**MARTINEZ**  
SURVEYING AND MAPPING CO.  
8546 BROADWAY SUITE 225  
SAN ANTONIO, TX, 78217  
(210) 829-4244

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.

DINNER'S DAILY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

THIS PLAT OF RSBR PLEASANTON ROAD 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 \_\_\_\_\_ A.D., 2012.

By: \_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES

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. 2012 AT \_\_\_\_\_ M AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012 AT \_\_\_\_\_ M IN THE RECORDS OF \_\_\_\_\_ AND \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF \_\_\_\_\_, A.D., 2012

By: \_\_\_\_\_ DEPUTY

NOTES:

**WASTEWATER FEE NOTE:** THE NUMBER OF WASTEWATER 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.

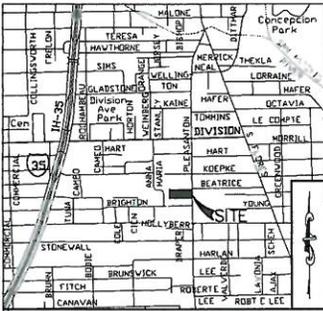
**SALES NOTE:** IMPACT FEE PAYMENT DUE WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METERS SET AND/OR WASTEWATER SERVICE CONNECTION.

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

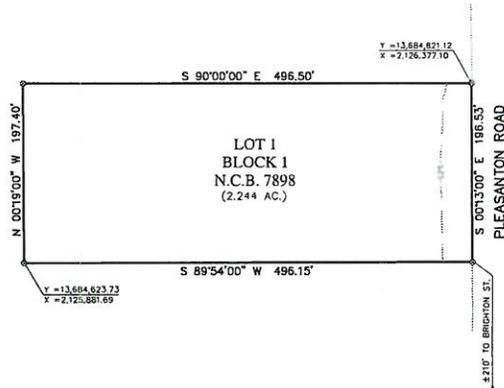
**MINIMUM FINISHED FLOOR NOTE FOR THE FLOORPLAIN:** MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOORPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER 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 THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- 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 ALTERATIONS.
- 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.



LOCATION MAP  
NOT TO SCALE



LEGEND  
● POINT

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.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5482

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 NO. 84635

# Dye Enterprises

RECEIVED

12 JUL -5 PM 2:09

Engineers • Surveyors • Planners  
Texas Registered Firm F-2257

D. Scott Dye, P.E., R.P.L.S.

LAND DEVELOPMENT  
SERVICES DIVISION

July 5, 2012

Mr. Rudy Muñoz  
Planner, Land Entitlements Section  
Development Services Department  
City of San Antonio

Re: Plat Deferral  
RSBR Pleasanton Road-Plat No. 120313  
City of San Antonio, Texas

Dear Mr. Muñoz:

Please accept this letter as a formal request for granting a plat deferral on the referenced project. Our client desires to construct a Dollar General on the property and has engaged my firm to make this deferral request.

Please do not hesitate to call should you have any questions.

Sincerely yours,



D. Scott Dye, P.E., R.P.L.S.

**PLANNING COMMISSION  
RESCIND PLAT APPROVAL**

**AGENDA ITEM NO: 15 July 11, 2012**

BALCONES  
CREEK UNIT 1

MAJOR PLAT

070640

**SUBDIVISION NAME**

**PLAT #**

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 446 D-1

**OWNER:** LHM Balcones Development, Inc., c/o Jay A. Hanna

**ENGINEER:** Jones & Carter, Inc., c/o Grady Koehl, P.E.

**CASE MANAGER:** Larry Odis, Planner (210) 207-0210

**Location:** The extension of George Beere, west of I.H.10

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**APPLICANT'S PROPOSAL:**

The applicant is requesting that the Planning Commission rescind the October 22, 2008 plat approval.

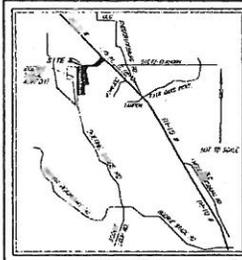
**DISCUSSION:**

This request is due to a new proposed Plat 120132, Balcones Cree Unit 1A Enclave that will reconfigure the lot layout, which follows this item on the agenda.

**STAFF RECOMMENDATION:**

Approval





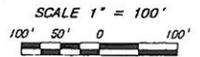
**LEGEND**

B.S.L. BUILDING SETBACK LINE  
 C.T.V. CABLE TELEVISION  
 D.C. DRAINAGE CANAL  
 E.L.C. ELECTRIC  
 E.S. EXISTING  
 EXT. EXISTING  
 I.C.L. INSIDE CITY LIMITS  
 O.C.L. OUTSIDE CITY LIMITS  
 R.O.M. RIGHT OF WAY  
 S.S. SANITARY SEWER  
 TEL. TELEPHONE  
 B.C.A.P.R. BEAR COUNTY REAL PROPERTY RECORDS  
 B.C.C.P.R. BEAR COUNTY CDD #1 PLAT #20090  
 1" FOUND 1/2" IRON ROD SET 1/2" IRON ROD (WITH PLASTIC CAP)  
 E.T.C. ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

CERTIFICATE OF APPROVAL  
 THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS DOES HEREBY CERTIFY THAT THE ATTACHED PLAT HAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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 HAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A. D. 200\_\_

COUNTY JUDGE, BEAR COUNTY, TEXAS  
 COUNTY CLERK, BEAR COUNTY, TEXAS



**SUBDIVISION PLAT ESTABLISHING** 070640  
**BALCONES CREEK SUBDIVISION UNIT 1**  
 BEING 43.135 ACRES OF LAND SITUATED IN COUNTY BLOCK 4707, BEAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 137.848 ACRE TRACT DESCRIBED IN INSTRUMENT 10 BY BALCONES CROSSING, L.P., RECORDED IN VOLUME 12584, PAGE 3075, OF THE BEAR COUNTY REAL PROPERTY RECORDS

STATE OF TEXAS  
 COUNTY OF BEAR  
 I hereby certify that proper engineering consideration has been given this plat to the nature 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.  
 \_\_\_\_\_  
 9-18-08  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 COUNTY OF BEAR  
 The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.  
 \_\_\_\_\_  
 9-18-08  
 LICENSED PROFESSIONAL ENGINEER

SHAILA BARUCH  
 BY BALCONES CROSSING, LTD.  
 BP BALCONES CROSSING GP, L.L.C. ITS GENERAL PARTNER

STATE OF TEXAS  
 COUNTY OF BEAR  
 Before me, the undersigned authority on this day personally appeared \_\_\_\_\_ 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 5 day of October A.D. 2008.  
 \_\_\_\_\_  
 Notary Public  
 BEAR COUNTY, TEXAS

This plat of BALCONES CREEK SUBDIVISION UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.  
 Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 200\_\_

CHAIRMAN  
 SECRETARY

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 Official Survey No. on the ground by BROWN ENGINEERING CO.  
 \_\_\_\_\_  
 9-18-2008  
 REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
 COUNTY OF BEAR

I, \_\_\_\_\_ County Clerk of Bear County, Do hereby certify that this plat was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 200\_\_ at \_\_\_\_\_ H. and duly recorded the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 200\_\_ at \_\_\_\_\_ H. in the deed and plat records of Bear County, in Book/Volume \_\_\_\_\_ on page \_\_\_\_\_

In testimony whereof, witness my hand and official seal of office, this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 200\_\_

COUNTY CLERK, BEAR COUNTY, TEXAS  
 DEPUTY DAN CANAL

**CURVE DATA**

C. NO.	DELTA	NOTES	TANGENT	ARC	CHORD	CHORD BE	CHORD BR
1	02°14'34"	602.00'	312.00'	378.85'	5.20°30'44"E	508.36'	508.36'
2	02°34'07"	10.00'	10.00'	15.71'	N 12°31'07"E	14.14'	14.14'
3	38°10'34"	378.00'	267.00'	525.54'	S 30°38'44"E	512.74'	512.74'
4	02°10'05"	602.00'	299.57'	655.68'	S 30°33'44"E	636.56'	636.56'
5	02°14'18"	402.00'	13.12'	26.23'	N 34°20'58"E	26.23'	26.23'
6	04°13'49"	389.00'	131.03'	263.77'	N 35°02'09"E	248.34'	248.34'
7	02°34'07"	602.00'	312.00'	378.85'	N 40°25'55"E	508.36'	508.36'
8	02°34'07"	602.00'	312.00'	378.85'	S 40°25'55"E	508.36'	508.36'
9	02°34'07"	602.00'	312.00'	378.85'	S 40°25'55"E	508.36'	508.36'
10	02°34'07"	602.00'	312.00'	378.85'	S 40°25'55"E	508.36'	508.36'

**LINE DATA**

T. NO.	DIRECTION	DISTANCE
1	S 22°30'54"E	13.57
2	S 09°14'41"E	15.14
3	N 14°29'02"E	115.57
4	S 89°27'07"E	184.57
5	S 02°41'08"E	26.29
6	N 89°29'13"E	184.75
7	N 34°28'02"E	715.57
8	N 02°34'07"E	715.57
9	S 01°41'58"E	20.30

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

**IMPACT FEE PAYMENT DUE:** WATER AND WASTEWATER IMPACT FEES ARE NOT PAID AT THE TIME OF PLATFILED FOR THIS TRACT. ALL IMPACT FEES MUST BE PAID PRIOR TO ANY OTHER DEVELOPER RELATED SERVICES ADMINISTRATION.

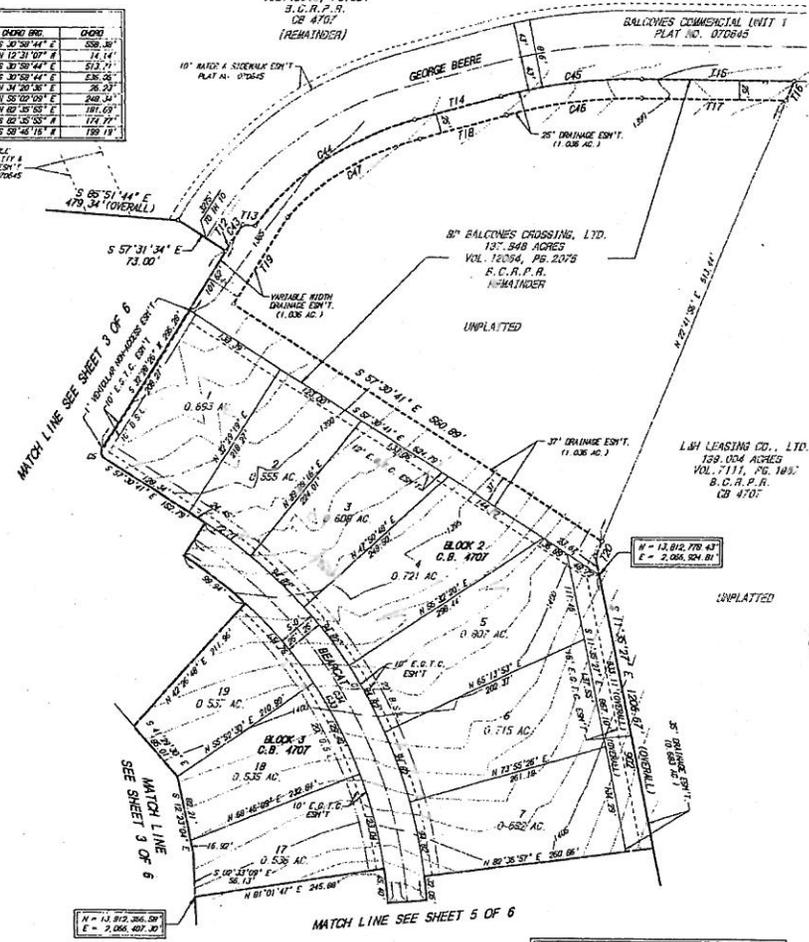
**DRAINAGE NOTES:**  
 NO STRUCTURE, SIGN, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE easements shown on this plat.  
 ALL IMPROVEMENTS OR OTHER TYPE OF DEVELOPMENTS WHICH ALTER THE DRAINAGE SYSTEM TO DRAINAGE EASEMENTS, SHALL BE APPROVED, SHALL BE ADOPTED AT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF FIRST REFUSAL TO PURCHASE ANY REAL PROPERTY TO BE DEVELOPED AND IMPROVED PLACED WITHIN THE LIMITS OF SAID DRAINAGE easements OR UTILITIES OR IMPROVEMENTS WITHIN SAID DRAINAGE easements.

**C.P.S.B. NOTES:**  
 THE CITY OF SAN ANTONIO, AS PART OF ITS CITY CODE AND CITY CHARTER, HAS ADOPTED THE CITY OF SAN ANTONIO'S CITY CODE, WHICH GOVERNS THE DEVELOPMENT AND USE OF SUBDIVISIONS AND THE CITY OF SAN ANTONIO'S CITY CHARTER, WHICH GOVERNS THE DEVELOPMENT AND USE OF SUBDIVISIONS.

ANY IMPROVEMENTS REQUIRED BY THE CITY OF SAN ANTONIO, AS PART OF ITS CITY CODE AND CITY CHARTER, SHALL BE PAID FOR BY THE DEVELOPER OF SAID IMPROVEMENTS. THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR SAID IMPROVEMENTS ONLY IF SAID IMPROVEMENTS ARE REQUIRED BY THE CITY OF SAN ANTONIO'S CITY CODE AND CITY CHARTER.

THIS PLAT DOES NOT HAVE ANY OTHER IMPROVEMENTS, SUCH AS SANITARY SEWER, TELEPHONE, GAS, OR CABLE TELEVISION, WHICH ARE NOT SHOWN ON THIS PLAT. THE DEVELOPER SHALL BE RESPONSIBLE FOR SAID IMPROVEMENTS.



SEE SHEET 1 OF 6 FOR GENERAL NOTES

SEE SHEET 6 OF 6 FOR FINISHED CONTOURS

DEVELOPER/OWNER: BP BALCONES CROSSING, LTD.  
 BY: SHAILA BARUCH, ITS GENERAL PARTNER  
 6555 IH-10 WEST, SUITE 1001  
 SAN ANTONIO, TEXAS 78207  
 (210) 381-1000

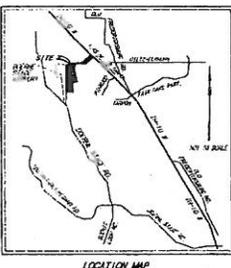


**BROWN ENGINEERING CO.**  
 A JONES & CARTER COMPANY  
 SHEET 2 OF 6  
 REGISTERED PROFESSIONAL LAND SURVEYORS



BALCONES CREEK SUBDIVISION UNIT 1

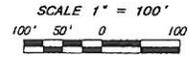
BEING 43.136 ACRES OF LAND SITUATED IN COUNTY BLOCK 4707, BEAR COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 137.840 ACRES TRACT DESCRIBED IN INSTRUMENT NO. 8P BALCONES CROSSING, L.T.O. RECORDED IN VOLUME 12054, PAGE 2075, OF THE BEAR COUNTY REAL PROPERTY RECORDS



CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, 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 THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT

DATED THIS \_\_\_ DAY OF \_\_\_ A.D. 200\_\_

COUNTY JUDGE, BEAR COUNTY, TEXAS COUNTY CLERK, BEAR COUNTY, TEXAS



STATE OF TEXAS COUNTY OF BEAR I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code except for those variances granted by the San Antonio Planning Commission.

STATE OF TEXAS COUNTY OF BEAR The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

STATE OF TEXAS COUNTY OF BEAR Before me, the undersigned authority on this day personally appeared SHAL BARUCH 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 3 day of October A.D. 2008

This plat of BALCONES CREEK SUBDIVISION UNIT 1 has been submitted to and approved by the Planning Commission of the City of San Antonio, Texas, and is hereby approved by such Commission. Dated this \_\_\_ day of \_\_\_ A.D. 200\_\_

STATE OF TEXAS COUNTY OF BEAR We hereby certify that the above plat conforms to the minimum standards established by the Texas Board of Professional Land Surveying and corresponding to an actual survey made on the ground by MICHAEL A. ROMAN, LICENSED PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS COUNTY OF BEAR I, \_\_\_ County Clerk of Bear County, Do hereby certify that this plat was filed for record in my office, on the \_\_\_ day of \_\_\_ A.D. 200\_\_ at \_\_\_ M and duly recorded the \_\_\_ day of \_\_\_ A.D. 200\_\_ at \_\_\_ and plat records of Bear County, in Book/Volume \_\_\_ on page \_\_\_ In testimony whereof, witness my hand and official seal of office, this \_\_\_ day of \_\_\_ A.D. 200\_\_ COUNTY CLERK, BEAR COUNTY, TEXAS

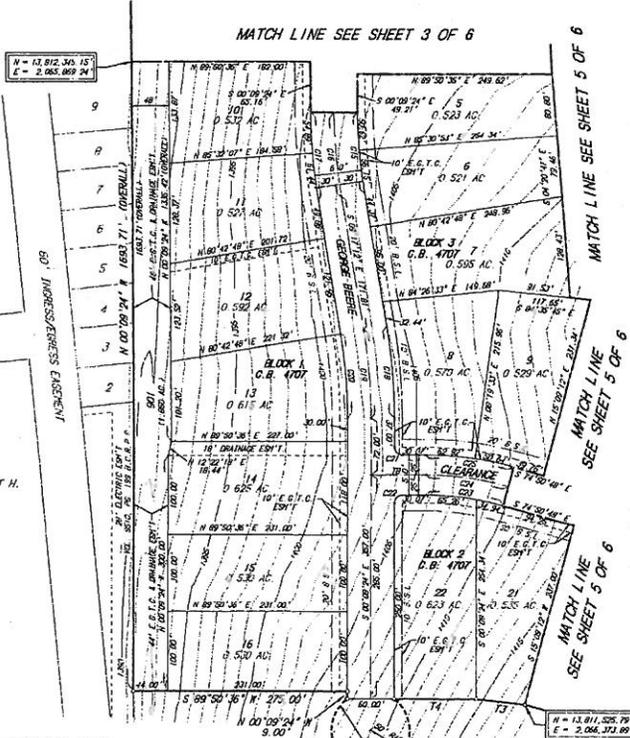
CURVE DATA table with columns: C. NO., CH. TO, RAD. INCH, TANGENT, ARC, CHORD, CHORD BEG., CHORD END.

LINE DATA table with columns: L. NO., DIRECTION, DISTANCE.

SCHEMATIC LOOP DATA VOL. 9510, INT. 130 S.C.D.P.N.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT UNITS... IMPACT FEE PAYMENT DUE: WITHIN 60 DAYS... DRAINAGE NOTES: NO STORMWATER... C.P.S.B. NOTES: THE CITY OF SAN ANTONIO...

LEGEND table listing symbols for B.S.L., C.A.T.V., D.E.C., etc.



SEE SHEET 1 OF 6 FOR GENERAL NOTES

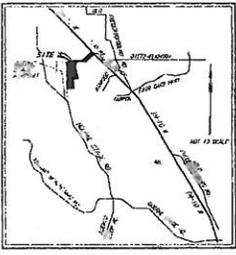
SEE SHEET 6 OF 6 FOR FINISHED CONTOURS

8P BALCONES CROSSING, L.T.O. 137.840 ACRES VOL. 12054, PG. 2075

DEVELOPER/OWNER: 8P BALCONES CROSSING, L.T.O. BY SHAL BARUCH, ITS MANAGER

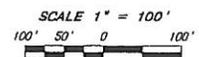
BALCONES CREEK SUBDIVISION UNIT 1

BEING 43.136 ACRES OF LAND SITUATED IN COUNTY BLOCK 4707, BEAR COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 137.848 ACRE TRACT DESCRIBED IN INSTRUMENT TO B.P. BALCONES CROSSING, LTD., RECORDED IN VOLUME 12064, PAGE 2015, OF THE BEAR COUNTY REAL PROPERTY RECORDS.



CURVE DATA table with columns: C. NO., BEG. STA., ENDING, TANGENT, ARC, CHORD BEG., CHORD END.

LINE DATA table with columns: L. NO., DIRECTION, DISTANCE.



STATE OF TEXAS COUNTY OF BEAR I hereby certify that proper engineering consideration has been given this plat to the matters of fitness, lots and drainage layout...

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER... WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT...

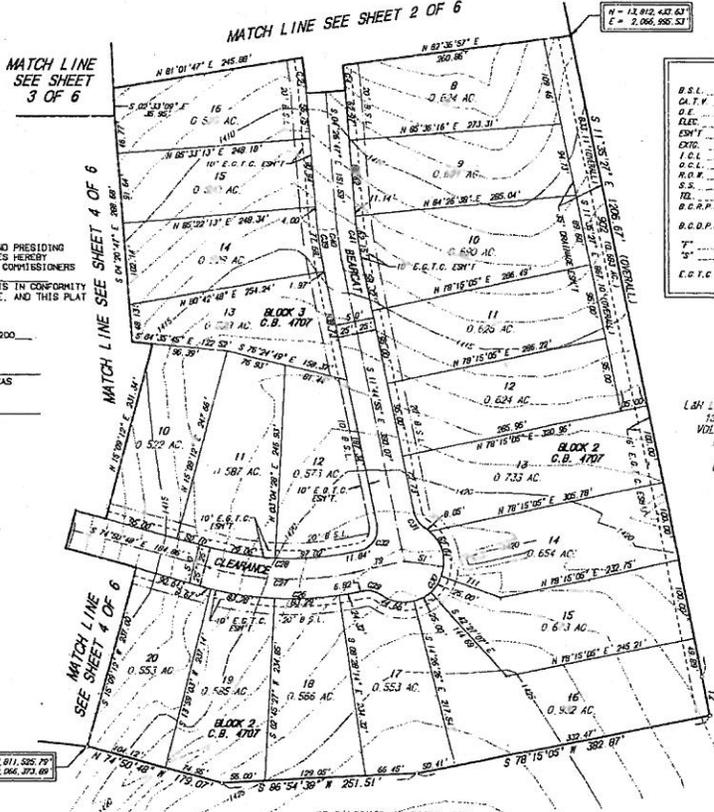
CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON...

DATED THIS... DAY OF... A. D. 200... COUNTY JUDGE, BEAR COUNTY, TEXAS COUNTY CLERK, BEAR COUNTY, TEXAS

DRAINAGE NOTES: THE DRAINAGE SYSTEM SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO...

C.P.S.B. NOTES: THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS UTILITIES... THE CITY OF SAN ANTONIO HAS REVIEWED THIS PLAT...

ANY OTHER NOTES: THE BEARING AND DISTANCE NOTATIONS REQUIRED BY THE COMMISSIONERS COURT OF BEAR COUNTY...



LEGEND table defining symbols for B.S.L., C.A.T.V., D.E., CLEVER, CASHEM, C.R.T., I.C.E., O.C.L., A.R.P., S.S., T.O., B.C.R.P.R., T, T', C.P.T.C., etc.

L.S.H. LARSON CO., L.P.O. 139 2nd AVENUE VOL. 7117, PR. 1957 S.C.H.P.R. CS 470 UNPLATTED



STATE OF TEXAS COUNTY OF BEAR The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public...

STATE OF TEXAS COUNTY OF BEAR Before me, the undersigned authority on this day personally appeared... Michael A. Romans, County Clerk of Bear County, Texas.

This plat of BALCONES CREEK SUBDIVISION UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this... day of... A. D. 200... LAND ENGINEER SECRETARY

STATE OF TEXAS COUNTY OF BEAR I hereby certify that the above plat conforms to the minimum requirements set forth by the Texas Board of Professional Land Surveying...

STATE OF TEXAS COUNTY OF BEAR I, ... County Clerk of Bear County, do hereby certify that this plat was filed for record in my office on the... day of... A. D. 200...

In testimony whereof, witness my hand and official seal of office, this... day of... A. D. 200... COUNTY CLERK, BEAR COUNTY, TEXAS

SEE SHEET 1 OF 6 FOR GENERAL NOTES

SEE SHEET 6 OF 6 FOR FINISHED CONTOURS

DEVELOPER/OWNER: B.P. BALCONES CROSSING, LTD. BY SHAIL BARUOH, ITS MANAGER 2625 DAVIS ROAD, SUITE 100 SAN ANTONIO, TEXAS 78207 TELEPHONE (210) 677-0200

BROWN ENGINEERING CO. A JONES & CARTER COMPANY ENGINEERING CONSULTANTS 1000 CENTRAL PARKWAY N., 8-100 SAN ANTONIO, TEXAS 78232 PHONE (210) 353-2222



# LHM Balcones Creek Development, Inc.

1011 NORTH LAMAR AUSTIN, TEXAS 78703  
TEL 512.477.2400 FAX 512.481.0303

DEVELOPMENT SERVICES  
RECEIVED Jay@jayhanna.com

2012 JUL -2 PM 4: 10

July 2, 2012

Mr. Roderick Sanchez, Director  
Planning & Development Services  
City of San Antonio  
1901 S. Alamo, Second Floor  
San Antonio, Texas 78204

RE: Subdivision Plat of Balcones Creek Subdivision Unit 1  
Plat No. 2007000640

Dear Mr. Sanchez:

As owner of the above referenced property, LHM Balcones Development, Inc. requests that the Balcones Creek Subdivision Unit 1, Plat No. 2007000640 be rescinded and be made void. Plat 2007000640 is an unrecorded plat which was approved at Planning Commission on October 22, 2008 and expires October 22, 2014 (approved time extension expiration date). A portion of this property is being platting as Balcones Creek Subdivision Unit 1A Enclave, Plat No. 2012000132.

We are requesting that the City act immediately to rescind this plat.

Sincerely,



Jay Hanna

**PLANNING COMMISSION  
SUBDIVISION**

**AGENDA ITEM NO: 16 July 11, 2012**

BALCONES CREEK

UNIT 1A ENCLAVE

**SUBDIVISION NAME**

MAJOR PLAT

120132

**PLAT #**

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 446 D-1

**OWNER:** LHM Balcones Development, Inc., c/o Jay A. Hanna

**ENGINEER:** Jones & Carter, Inc., c/o Grady Koehl, P.E.

**CASE MANAGER:** Larry Odis, Planner (210) 207-0210

**Date filed with Planning Commission:** Incomplete

**Location:** The extension of George Beere, west of I.H. 10

**Services Available:** SAWS Water and On Site Sewer Facility

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 013A-07, Balcones Creek, accepted on July 5, 2012

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

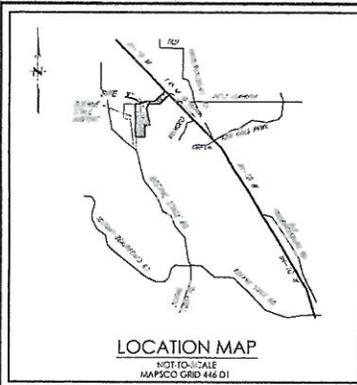
The applicant proposes to plat a **24.368**-acre tract of land that will consist of thirty-two (**32**) single-family lots, two (**2**) non-single family lots and two thousand eight hundred ninety two (**2,892**) linear feet of private streets.

**DISCUSSION:**

This plat lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander has no further comments.

**STAFF RECOMMENDATION:**

Pending



**LEGEND**

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100.0	...	...

**GENERAL NOTE**

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY AS SHOWN HEREON OR BY RECORDS WITH 1/2" DIAMETER IRON PIPES SHALL BE CONSIDERED AS BOUNDARY LINES.
2. THE PROPERTY WITHIN THIS SUBDIVISION WHICH IS BOUNDARY COMMON WITH THE SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" DIAMETER IRON PIPES OR OTHER STABLE MATERIAL AT THE CORNERS AND AT THE POINTS OF CHANGE OF DIRECTION.
3. THE DIVISION OF THIS SUBJECT TRACT ON THE ORIGINAL SURVEY INTO INDIVIDUAL PLOTS IS SUBJECT TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF BEXAR, TEXAS, AND TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF BEXAR, TEXAS, AND TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF BEXAR, TEXAS.
4. THE SURVEY AND FIELD NOTES HEREON ARE TO BE KEPT IN THE OFFICE OF THE ENGINEER AND IN THE OFFICE OF THE COUNTY CLERK OF BEXAR COUNTY, TEXAS.
5. THE SURVEY AND FIELD NOTES HEREON ARE TO BE KEPT IN THE OFFICE OF THE ENGINEER AND IN THE OFFICE OF THE COUNTY CLERK OF BEXAR COUNTY, TEXAS.
6. THE SURVEY AND FIELD NOTES HEREON ARE TO BE KEPT IN THE OFFICE OF THE ENGINEER AND IN THE OFFICE OF THE COUNTY CLERK OF BEXAR COUNTY, TEXAS.
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9. THE SURVEY AND FIELD NOTES HEREON ARE TO BE KEPT IN THE OFFICE OF THE ENGINEER AND IN THE OFFICE OF THE COUNTY CLERK OF BEXAR COUNTY, TEXAS.
10. THE SURVEY AND FIELD NOTES HEREON ARE TO BE KEPT IN THE OFFICE OF THE ENGINEER AND IN THE OFFICE OF THE COUNTY CLERK OF BEXAR COUNTY, TEXAS.
11. THE PUBLIC WATER SYSTEM WAS DESIGNED TO PROVIDE A MINIMUM FLOW OF 1.0 CFS PER ACRE FOR THE ENTIRE TRACT SHOWN ON THIS PLAN.

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Michael A. Romans* 7-3-12  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAN CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY JONES & CARTER, INC.

*Michael A. Romans* 7.3.2012  
REGISTERED PROFESSIONAL LAND SURVEYOR

**DRAINAGE NOTES:**

1. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE AS SHOWN ON THIS PLAN.

2. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE AS SHOWN ON THIS PLAN.

3. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE AS SHOWN ON THIS PLAN.

4. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE AS SHOWN ON THIS PLAN.

5. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE AS SHOWN ON THIS PLAN.

6. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE AS SHOWN ON THIS PLAN.

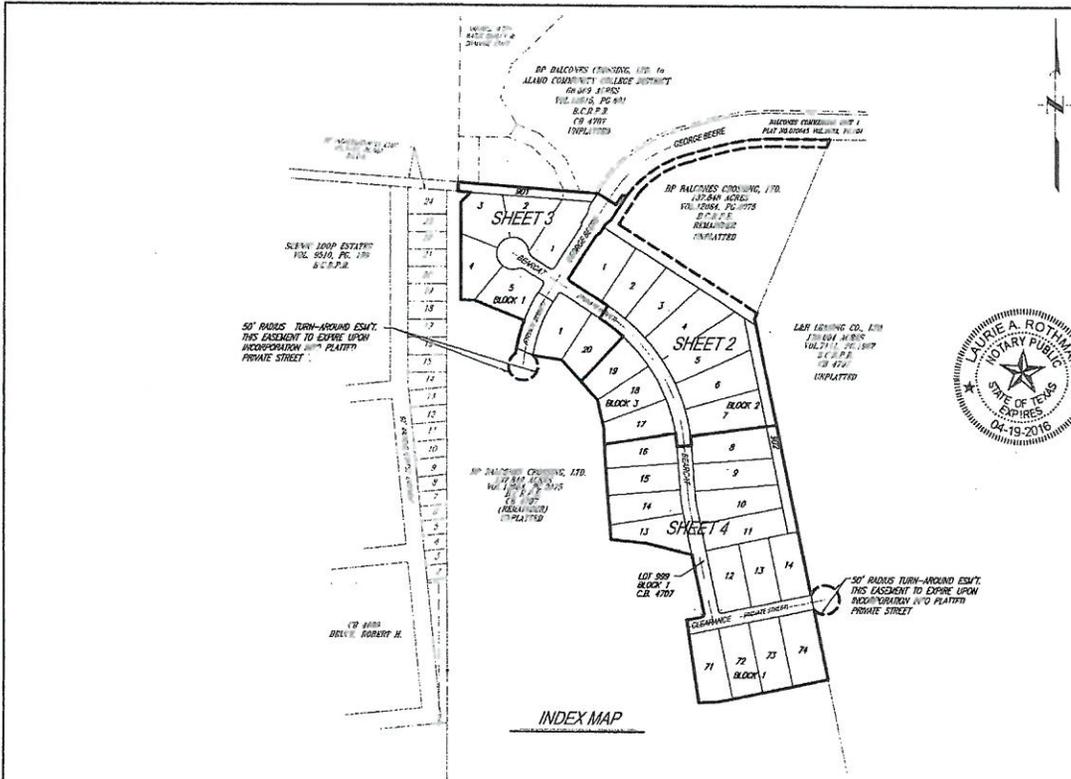
7. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE AS SHOWN ON THIS PLAN.

8. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE AS SHOWN ON THIS PLAN.

9. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE AS SHOWN ON THIS PLAN.

10. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE AS SHOWN ON THIS PLAN.

11. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE AS SHOWN ON THIS PLAN.



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAN CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY JONES & CARTER, INC.

*Michael A. Romans* 7.3.2012  
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BEXAR

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*Michael A. Romans* 7.3.2012  
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BEXAR

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*Michael A. Romans* 7.3.2012  
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAN CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY JONES & CARTER, INC.

*Michael A. Romans* 7.3.2012  
REGISTERED PROFESSIONAL LAND SURVEYOR

**PLAT NUMBER 120132**

**SUBDIVISION PLAT ESTABLISHING  
BALCONES CREEK SUBDIVISION  
UNIT 1A ENCLAVE**

BEING 24.368 ACRES OF LAND SITUATED IN COUNTY BEXAR, TEXAS, BEING A PORTION OF TRACT CERTAIN 123.58 ACRES TRACT DESCRIBED IN INSTRUMENT TO BP BALCONES CROSSING, LTD. RECORDED IN VOLUME 10664, PAGE 2075, OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

SCALE: 1" = 100'

**JONES & CARTER, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
1000 Central Parkway N., Ste. 100  
San Antonio, Texas 78232 (210) 494-5611  
DATE OF PRINT: July 3, 2012

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAN, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DELEGATED TO THE CARE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALLS STREETS, ALLEYS, PARKS, WALKWAYS, COURSES, DRAINAGE SYSTEMS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Jayanna*  
OWNER DEVELOPER: JAYANNA, PRESIDENT  
BALCONES CREEK DEVELOPMENT, INC.  
10111 LAMAR BLVD. SUITE 100  
SAN ANTONIO, TEXAS 78203  
TELEPHONE (512) 477-2400

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jayanna, a natural person 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 3 day of July, A.D. 2012.

*Louise A. Rothman*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

\_\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ BALCONES CREEK SUBDIVISION UNIT 1A ENCLAVE \_\_\_\_\_ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE FEELING(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 \_\_\_\_\_ DIBL AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

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

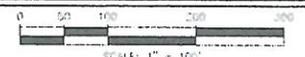


CIVIL JOB NO. 50746-001

# PLAT NUMBER 120132

## SUBDIVISION PLAT ESTABLISHING BALCONES CREEK SUBDIVISION UNIT 1A ENCLAVE

BEING 24.368 ACRES OF LAND SITUATED IN COUNTY BLOCK 4707,  
BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 137.848  
ACRE TRACT DESCRIBED IN INSTRUMENT TO BP BALCONES  
CROSSING, LTD., RECORDED IN VOLUME 12014, PAGE 0973, OF THE  
BEXAR COUNTY REAL PROPERTY RECORDS.



SCALE: 1" = 100'  
**J.C. JONES & CARTER, P.C.**  
ENGINEERS - PLANNERS - SURVEYORS  
2104 West 12th Street, Suite 100  
San Antonio, Texas 78222 (210) 484-5511  
DATE OF PRINT: July 3, 2012

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Jayson Jones*  
OWNER DEVELOPER: JAYSON JONES, PRESIDENT  
L&H LEASING CO., INC.  
1011 N. LAMAR BLVD. AUSTIN, TEXAS 78703  
TELEPHONE (512) 717-2400

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
JAYSON JONES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS REFERRED TO IN THE  
FOURTH LINE OF THE PREAMBLE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE  
PLAT FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE  
CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS  
DAY of July, A.D. 2012.

*Laurie A. Rothmann*  
NOTARY PUBLIC  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
EXPIRES 04-10-2016

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BALCONES CREEK SUBDIVISION UNIT 1A ENCLAVE HAS BEEN  
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN  
ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE  
WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE  
EXCEPTIONS AND/OR VARIANCES HAVE BEEN GRANTED  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

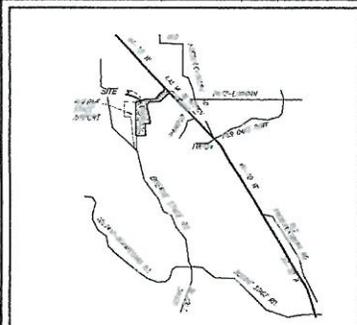
BY: \_\_\_\_\_ DEPUTY

### GENERAL NOTE

1. ALL INTERIOR BOUNDARIES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE HEREIN SHOWN ON THE GROUND WITH 1/2" DIAMETER IRON PEGS (EXCEPT WHERE NOTED).
2. THE OWNERS HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THE SUBDIVISION WILL BE MAINTAINED ON THE GROUND WITH 1/2" DIAMETER IRON PEGS FOR CONVEYANCE (EXCEPT WHERE NOTED) AND CONVEYANCE TO THE CITY OF SAN ANTONIO.
3. THE LOCATION OF THE SUBJECT TRACT ON THE FEDERAL BUREAU OF LAND MANAGEMENT ALBUQUERQUE DISTRICT PLANS AND STATE MAP, COMMUNITY PANEL NO. 4010, WHICH EFFECTIVE DATE FEBRUARY 29, 2010 INDICATES THAT ALL OF THE EQUALLY SIZED LOTS LOCATED WITHIN THIS SUBDIVISION ARE LOCATED WITHIN ZONE "C" (URBAN) WHICH IS ZONED BY TEXAS AS "C" (URBAN) TO BE USED FOR RESIDENTIAL USE.
4. THE BURNHAM ZONING MAP FOR BEXAR COUNTY, TEXAS (STATE PLANE COORDINATE SYSTEM) AND SOUTH CENTRAL ZONE IS ESTABLISHED BY GLOBAL POSITIONING SYSTEM, THE CURVE SURFACE OF THE EARTH IS ASSUMED TO BE A FLAT PLANE.
5. NORTH AND EAST COORDINATES SHOWN HEREON ARE BASED ON THE PLANE SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
6. THE BURNHAM ZONING MAP FOR BEXAR COUNTY, TEXAS (STATE PLANE COORDINATE SYSTEM) AND SOUTH CENTRAL ZONE IS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
7. OWNERS MUST COMPLY WITH THE PRELIMINARY REQUIREMENTS OF THE SUBDIVISION DEVELOPMENT CODE (SDC) AND THE CITY OF SAN ANTONIO.
8. HEREIN THE CITY OF SAN ANTONIO AND BEXAR COUNTY WILL MAINTAIN PUBLIC STREETS, DRAINAGE, PARKS, LANGUAGE SERVICES, PASADENA OF ANY PARK, GREENBELTS, OPEN SPACE, TRAILS, GREENBELTS, THE UNIMPROVED PORTION OF THE SUBDIVISION WILL BE KEPT UNIMPROVED FOR MAINTENANCE WITH AREAS.
9. TREE REMOVAL PERMITS SHALL BE IN ACCORDANCE WITH THE TREE REMOVAL PERMIT APPLICATION FOR THE MASTER DEVELOPMENT PLAN, APPROVED ON SEPTEMBER 13, 2011, CHAIRMAN OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PLANNING SERVICES.
10. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EQUIPMENT AND EASEMENTS OF ANY NATURE WITHIN THE BALCONES CREEK SUBDIVISION UNIT 1A ENCLAVE SHALL BE THE RESPONSIBILITY OF THE TIME PROVIDED, VALIDATION OF STREET LIGHTS AND THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO, OR BEXAR COUNTY, TO MAINTAIN BUT NOT TO PROVIDE.
11. THE PUBLIC WATER SYSTEM HAS DESCRIBED TO PROVIDE A MINIMUM FLOW OF 2.00 CFS SHALL BE MAINTAINED AT 25 PSF TO THE RESIDENTIAL LOTS SHOWN ON THIS PLAT.

### DRAINAGE NOTES:

1. UNIMPROVED STREETS SHALL BE OTHER CONVEYANCES THAT IMPROVED DRAINAGE SHALL BE PROVIDED WHEN THE LOTS OF THE GRADE ELEVATIONS SHOWN ON THIS PLAT.
2. ANY LANDS TO BE OR OTHER TRIP OF LANDS WHICH AFTER THE CROSS SECTION OF THE UNIMPROVED STREETS AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY OF PUBLIC WORKS.
3. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL MAINTAIN THE RIGHT OF WAY AND EASEMENTS FOR DRAINAGE AND PUBLIC UTILITIES TO REMOVE ANY IMPROVED DRAINAGE PLACED WITHIN THE UNIMPROVED STREETS AND TO MAKE ANY NECESSARY IMPROVEMENTS TO MAINTAIN THE RIGHT OF WAY AND EASEMENTS.
4. IMPROVED DRAINAGE EQUIPMENT SHALL BE A MINIMUM OF 6" INCHES ABOVE FINISHED GRADE LEVEL.
5. ALL TRAIL #14 IS IN ACCORDANCE WITH THE PLANS ON FILE IN THE CITY OF SAN ANTONIO.



LOCATION MAP

NAD 83  
MARCUS GRID 446 DT

### LEGEND

- ..... BUILDING SETBACK LINE
- ..... BEXAR COUNTY REAL PROPERTY RECORDS
- ..... BEXAR COUNTY DEED & PLAT RECORDS
- ..... EXISTING GAS, ELECTRIC AND WATER LINES
- ..... EXISTING EASEMENT
- ..... FINISH 1/2" IRON ROD
- ..... 1/2" IRON ROD WITH PLASTIC CAP

DEVELOPMENT SERVICES RECEIVED  
2012 JUL -3 PM 3:59

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

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

C.P.S. ENERGY NOTES:  
1. THE CITY OF SAN ANTONIO AS PART OF ELEC, INC. AND GAS SYSTEM IS BY PUBLIC UTILITY BOARD IS HEREBY ADVISED THAT THE BATHINGS AND ROOMS THAT ARE ELECTRIC, DRINKING AND SERVICE AREAS IN THIS AREA LOCATED ON THIS PLAT AS ELECTRIC EASEMENT, "GAS EASEMENT", "ELECTRIC EASEMENT", "TERRAZZO EASEMENT", "TERRAZZO EASEMENT", "GAS EASEMENT" AND "ELECTRIC EASEMENT" FROM THE PURPOSE OF IMPROVING, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIRING, INSPECTION, PAROLE, AND TESTING, PAINTING, OR BURNING WIRE, CABLES, CONDUITS, PIPING, OR OTHER NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF WAY AND EASEMENT ADJACENT LAND, THE RIGHT TO REUSE THE SAID FACILITIES WITHIN SAID EASEMENT AND ROOMS MAY BE, AND THE RIGHT TO REMOVE FROM SAID LAND ALL TRACES OF THESE STRUCTURES, OR OTHER CONSTRUCTION WHICH EASEMENTS OR ARE HEREBY WITH THE PRECEDENCE OF SAID EASEMENT OR APPURTENANCE THEREIN, IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONSTRUCTION, OR FACILITIES WILL BE BUILT OR PLACED WITHIN SAID AREA.  
2. ANY CITY ORDINANCE RESULTING FROM AN INDICATION REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, OR TO OPERATE CHANGING OR CLOSING EQUIPMENT AFTER HOURS SHALL BE CONSIDERED AS THE PROPERTY OF THE PROPERTY OWNER RESPONSIBLE FOR SAID EQUIPMENT, OR ROOM TELEPHONE ALTERATION.  
3. ALL PLAT LOTS NOT HAVING WATER, GAS OR OTHER UTILITY SERVICES SHALL BE KEPT UNIMPROVED FOR MAINTENANCE WITH AREAS.  
4. COMPLETE DRAINAGE APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY PEAK LOT UNDERGROUND SERVICE AREAS.  
5. NOTY THEREON ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROVIDED OR BUILT WITHIN THE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Michael A. Romeros*  
7-3-12  
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:  
*Michael A. Romeros*  
7-3-2012  
REGISTERED PROFESSIONAL LAND SURVEYOR

C. NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BEC	CHORD
1	05:07:54"	425.00'	372.06'	578.65'	S 30:58'44" E	556.39'
2	09:29:10"	10.00'	10.00'	10.00'	S 73:31'54" E	11.41'
3	05:07:54"	575.00'	303.69'	532.54'	S 30:58'44" E	573.71'
4	05:07:54"	600.00'	299.57'	555.69'	S 30:58'44" E	536.05'
5	00:14:19"	601.00'	3.11'	26.23'	N 37:03:26" E	26.23'
6	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
7	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
8	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
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14	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
15	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
16	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
17	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
18	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
19	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
20	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
21	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
22	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
23	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
24	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
25	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
26	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
27	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
28	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
29	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
30	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
31	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
32	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
33	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
34	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
35	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
36	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
37	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
38	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
39	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
40	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
41	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
42	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
43	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
44	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
45	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
46	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'
47	02:17:09"	399.00'	271.87'	282.27'	N 56:29'07" E	246.54'

BP BALCONES CROSSING, LTD. 1<sup>st</sup>  
ALAMO COMMUNITY COLLEGE DISTRICT  
61.069 ACRES  
VOL. 12915, PG. 001  
B.C.R.P.R.  
CD 4707  
(REMAINDER)  
UNPLATTED

BALCONES COMMERCIAL UNIT 1  
PLAT NO. 070645 VOL. 9639, PG. 104, BCDPP

GEORGE BEERE  
UNPLATTED

BP BALCONES CROSSING, LTD.  
127.848 ACRES  
VOL. 120045, PG. 2075  
B.C.R.P.R.  
CD 4707  
REMAINDER  
UNPLATTED



L&H LEASING CO., LTD.  
130.004 ACRES  
VOL. 7111, P. 1067  
B.C.R.P.R.  
CD 4707

UNPLATTED

L. N.	DIRECTION	DISTANCE
1	N 30:58'44" E	11.41'
2	S 73:31'54" E	11.41'
3	S 30:58'44" E	573.71'
4	S 30:58'44" E	536.05'
5	N 37:03:26" E	26.23'
6	N 56:29'07" E	246.54'
7	N 56:29'07" E	246.54'
8	N 56:29'07" E	246.54'
9	N 56:29'07" E	246.54'
10	N 56:29'07" E	246.54'
11	N 56:29'07" E	246.54'
12	N 56:29'07" E	246.54'
13	N 56:29'07" E	246.54'
14	N 56:29'07" E	246.54'
15	N 56:29'07" E	246.54'
16	N 56:29'07" E	246.54'
17	N 56:29'07" E	246.54'
18	N 56:29'07" E	246.54'
19	N 56:29'07" E	246.54'
20	N 56:29'07" E	246.54'
21	N 56:29'07" E	246.54'
22	N 56:29'07" E	246.54'
23	N 56:29'07" E	246.54'
24	N 56:29'07" E	246.54'
25	N 56:29'07" E	246.54'
26	N 56:29'07" E	246.54'
27	N 56:29'07" E	246.54'
28	N 56:29'07" E	246.54'
29	N 56:29'07" E	246.54'
30	N 56:29'07" E	







**CITY OF SAN ANTONIO  
DEPARTMENT OF PUBLIC WORKS  
Interdepartmental Correspondence**

Item #17

**TO:** Planning Commission  
**FROM:** Majed A. Al-Ghafry, Director of Public Works *6/25/12*  
**COPIES TO:** Nefi Garza, Assistant Director of Public Works  
**SUBJECT:** Request to close and barricade to vehicular traffic at Ellis Bean and S. St. Mary's Street railroad crossing.  
**DATE:** June 25, 2012

---

**PETITIONER:** City of San Antonio;  
c/o Public Works Department  
114 W. Commerce Street, 6<sup>th</sup> Floor, San Antonio, TX 78205

The Public Works Staff is requesting that this item be placed on the agenda for the Planning Commission meeting of July 11, 2012.

**Background Information:**

The Petitioner is requesting the rail road crossings closure at the following locations:

1. Ellis Bean Crossing (DOT# 764-299 G)
2. S. St. Mary Crossing (DOT# 764-296 L)

Quiet Zones are governed by rules of the Federal Railroad Administration (FRA), which enables public entities, including municipalities, to declare a railroad Quiet Zone if specific safety requirements are implemented that reduce the risk at each railroad crossing below the risk levels established by the FRA. The average risk at railroad crossing within the Quiet Zone may be reduced by implementing safety measures such as installation of quad gates, medians or crossing closures. By using a combination of these measures, and upon its review, the FRA may designate the area a Quiet Zone.

**Coordination and Financial Impact:**

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

**Conclusion and Recommendation:**

Staff recommends the approval of this request.



# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

Telephone (210) 207-4032

June 21, 2012

**City of San Antonio  
Public Works Department  
Attn: Nefi Garza  
Municipal Plaza, 6<sup>th</sup> Floor  
San Antonio, TX 78205**

Re: S.P. 1616 Public Works request to close and barricade the railroad crossing at South St. Mary's and Roosevelt

Dear Mr. Garza,

With reference to the captioned project, please be advised that the Capital Improvements Management Services (CIMS) Department of the City of San Antonio has now completed the canvassing process and has received conditional approval as expressed by the following:

**SAWS:**

From discussions with representatives of Capital Improvements Management Services and Public Works, it is my understanding that this will not be a conveyance out of the property and this street closure will not affect the areas Public Right of Way status or SAWS' rights to cross the railroad property. SAWS' intent is to not lose any rights it currently has. If you find out differently, this will need to be revisited.

**DEVELOPMENT SERVICES:**

Code Section UDC 35-506 (d) (6) states that: "Residential cul-de-sac streets greater than one-hundred-fifty (150) feet from the centerline of the cross street's pavement to the center point of the cul-de-sac turnaround shall be designed with a minimum one-hundred-foot diameter right-of-way". Turnarounds shall be provided for the public and emergency vehicles at all times.

**PLANNING AND COMMUNITY DEVELOPMENT:**

No Objections.

\* Recommendations:

- The vertical clearance of the overpass, which is the nearest alternative to the subject road closure, is currently 12 feet 3 inches, one foot 3 inches shorter than the minimum standard of 13 feet 6 inches which is required by TXDOT. The closure of the subject road would create a burden on large vehicles by requiring them to find an alternative route that might go through residential areas in the vicinity. **Please consider safe alternative route for large vehicles.**

- The subject road is used by cyclists who want to avoid riding on the S. St. Mary's underpass since there are no bike lanes on this relatively fast-traveled and bicycle unfriendly road. **Consideration should be given to provision of bike lanes for the portion underneath the overpass that tie it to those already existing on S. St. Mary's to the north and Mission Road and San Antonio River Mission Reach hike-bike trails to the south.**
- The subject road provides alternative to the area residents and business owners in case of a closure of the underpass due to flooding or maintenance. **Please consider marked alternative route for the area residents.**
- **Please ensure that area neighborhood associations, business owners, and other stakeholders are included in public outreach.**

**SOLID WASTE MANAGEMENT:**

For safety purposes, the Solid Waste Department does not favor creating dead-end streets. Our collection vehicles should avoid backing on dead-ends. A turn-around location should be provided on the Vitra-Walnut side of the proposed closure.

**PUBLIC WORKS:**

**Disability Access Office:** Provide detail on how this closure impacts pedestrian traffic.

**Right-of-Way:** Contact & confirm with all utilities that there are no conflicts.

**Planning & Engineering:** Proposed road closures do not restrict access to storm water system that runs parallel to the south side road tracts.

**CIMS HORIZONTAL:**

This route is used by local businesses for large truck deliveries. Provided there are no objections by local property owners, I have no objections.

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

In acknowledgement of the above mentioned conditions, please countersign this letter in the spaces provided below and return to Mary L. Fors, CIMS Real Estate. *Upon receipt of this executed Letter of Acknowledgement we will continue processing your request.*

Sincerely,



Marcia Shelf Orlandi  
Real Estate Manager

**ACKNOWLEDGEMENT**

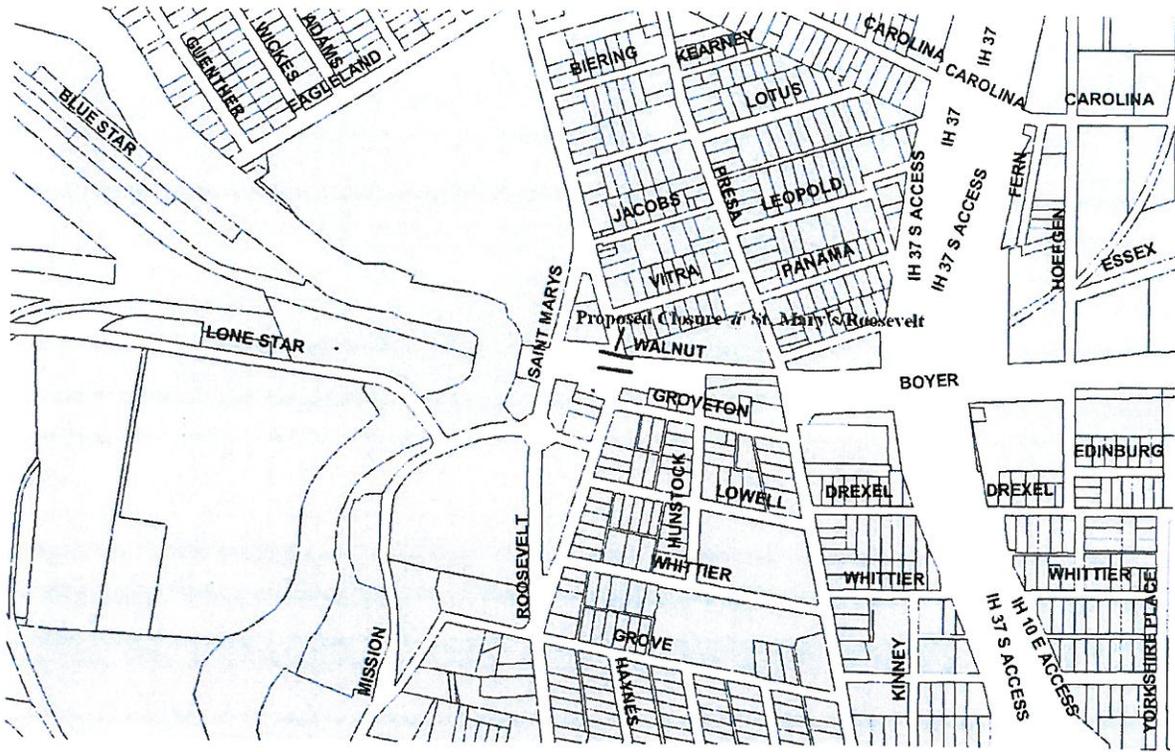
**PETITIONER: PUBLIC WORKS DEPARTMENT**

NEPI GARZA  
By

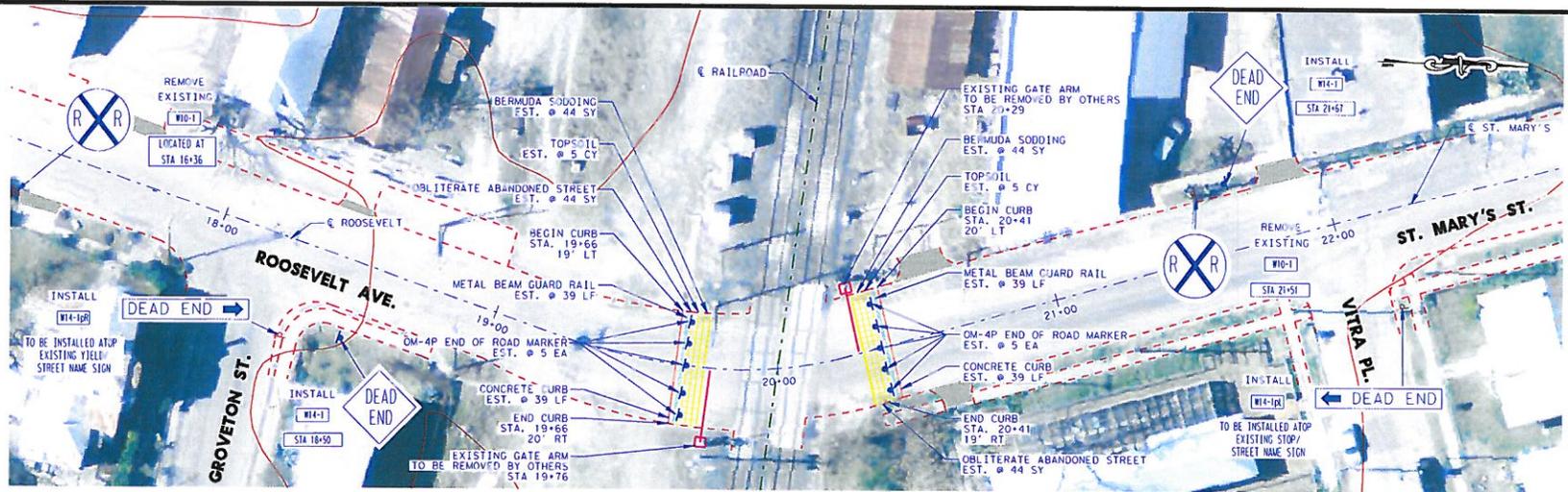
Asst. Dir. - Public Works  
Title

N. Spring  
Print Name

4/22/2022  
Date



S.P. 1616 – QUIET ZONE Public Works request to close and barricade the railroad crossing at South St. Mary's/Roosevelt



- NOTES:**
1. POSTED SPEED LIMIT IS 30 MPH.
  2. STATIONING IS AN APPROXIMATE REPRESENTATION OF THE ROADWAY CENTERLINE AND IS RELATIVE TO THE CENTERLINE OF RR TRACK LOCATED AT STA 20+00.
  3. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING GATE ARM. STREET OBLITERATION SHALL BE MEASURED 1' FROM GATE ARM TO PROPOSED CURB. STREET OBLITERATION WITHIN EXISTING GATE ARMS TO BE DONE BY OTHERS.

- LEGEND**
- RAILROAD
  - ROADWAY
  - TWO-FOOT CONTOUR LINE
  - ▲ PROP. GROUND MOUNTED SIGN
  - EXIST. GROUND MOUNTED SIGN
  - EXIST. RAILROAD GATE
  - EXIST. EDGE OF PAVEMENT
  - EXIST. DRIVEWAY
  - EXIST. PAVEMENT TO BE OBLITERATED
  - PROP. CURB
  - PROP. METAL BEAM GUARD RAIL

SUMMARY OF ESTIMATED QUANTITIES: ROOSEVELT AVE./ST. MARY'S ST.			
ITEM NO.	DESCRIPTION	UNIT	QUANTITY
102.1	OBLITERATE ABANDONED STREET	SY	88
500.1	CONCRETE CURBING	LF	78
509.1	METAL BEAM GUARD RAIL	LF	78
515.1	TOPSOIL	CY	10
516.1	BERMUDA SODDING	SY	88
531.53	W14-1 DEAD END SIGN (30"x30")	EA	2
531.56	DM-4P END OF ROAD MARKER (18"x18")	EA	10
531.58	W14-1PL DEAD END STREET MARKER (36"x36")	EA	1
531.58	W14-1PR DEAD END STREET MARKER (36"x36")	EA	1
SUP 1	RAILROAD FLAGGING	DAYS	2
SUP 2	PORTABLE CHANGEABLE MESSAGE SIGN	DAYS	2

NO.	DESCRIPTION	DATE	CHK.	CHK.
1	70% SUBMITTAL	8/23/11	WKT	MAN
2	80% SUBMITTAL	11/11/11	WKT	MAN
3	70% UPDATED SUBMITTAL	4/19/12	WKT	MAN

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

Supervised By: ANDREW BALLARD  
 P.E. Serial No. 59022  
 Date: APRIL 19, 2012

**HDR** HDR Engineering, Inc.  
 Texas P.E. Firm Registration No. P-724

City of San Antonio, Texas

**LONE STAR BREWERY  
 QUIET ZONE  
 R.R. CROSSING IMPROVEMENTS  
 ROOSEVELT AVE./ST. MARY'S ST.  
 PLAN SHEET**

Job No. 167383      Date: April 19, 2012  
 Drawn By: WKT  
 Check By: NCV

Sheet 26 of 49

26

**CITY OF SAN ANTONIO  
DEPARTMENT OF PUBLIC WORKS  
Interdepartmental Correspondence**

Item # 18

**TO:** Planning Commission  
**FROM:** Majed A. Al-Ghafry, Director of Public Works *6/25/12*  
**COPIES TO:** Nefi Garza, Assistant Director of Public Works  
**SUBJECT:** Request to close and barricade to vehicular traffic at Ellis Bean and S. St. Mary's Street railroad crossing.  
**DATE:** June 25, 2012

---

**PETITIONER:** City of San Antonio;  
c/o Public Works Department  
114 W. Commerce Street, 6<sup>th</sup> Floor, San Antonio, TX 78205

The Public Works Staff is requesting that this item be placed on the agenda for the Planning Commission meeting of July 11, 2012.

**Background Information:**

The Petitioner is requesting the rail road crossings closure at the following locations:

1. Ellis Bean Crossing (DOT# 764-299 G)
2. S. St. Mary Crossing (DOT# 764-296 L)

Quiet Zones are governed by rules of the Federal Railroad Administration (FRA), which enables public entities, including municipalities, to declare a railroad Quiet Zone if specific safety requirements are implemented that reduce the risk at each railroad crossing below the risk levels established by the FRA. The average risk at railroad crossing within the Quiet Zone may be reduced by implementing safety measures such as installation of quad gates, medians or crossing closures. By using a combination of these measures, and upon its review, the FRA may designate the area a Quiet Zone.

**Coordination and Financial Impact:**

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

**Conclusion and Recommendation:**

Staff recommends the approval of this request.



# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

Telephone (210) 207-4032

June 21, 2012

**City of San Antonio  
Public Works Department  
Attn: Nefi Garza  
Municipal Plaza, 6<sup>th</sup> Floor  
San Antonio, TX 78205**

Re: S.P. 1617 Public Works request to close and barricade the railroad crossing at Ellis Bean

Dear Mr. Garza,

With reference to the captioned project, please be advised that the Capital Improvements Management Services (CIMS) Department of the City of San Antonio has now completed the canvassing process and has received conditional approval as expressed by the following:

**SAWS:**

From discussions with representatives of Capital Improvements Management Services and Public Works, it is my understanding that this will not be a conveyance out of the property and this street closure will not affect the areas Public Right of Way status or SAWS' rights to cross the railroad property. SAWS' intent is to not lose any rights it currently has. If you find out differently, this will need to be revisited.

**DEVELOPMENT SERVICES:**

Code Section UDC 35-506 (d) (6) states that: "Residential cul-de-sac streets greater than one-hundred-fifty (150) feet from the centerline of the cross street's pavement to the center point of the cul-de-sac turnaround shall be designed with a minimum one-hundred-foot diameter right-of-way". Turnarounds shall be provided for the public and emergency vehicles at all times.

**SOLID WASTE MANAGEMENT:**

Solid Waste trucks provide collection services on both sides of city streets. Dead-end streets should be minimized as this requires the truck to back up or down a street. A turn-around location is recommended on the Lonestar side.

**PUBLIC WORKS:**

**Disability Access Office:** Provide detail on how this closure impacts pedestrian traffic.

**Right-of-Way:** Contact & confirm with all utilities that there are no conflicts.

**CAPITAL IMPROVEMENTS MANAGEMENT SERVICES:**

On the petition form, abutting property owners at 133 Ellis Bean, (Peter Glassford and Ernesto Morales), gave conditional consent based on the City obtaining property for the benefit of tractor-trailers and large trucks delivering goods and material to their storage facilities located at 131 and 133 Ellis Bean Street. In accordance with policies and procedures, the consent of all abutting property owners is necessary for a permanent street closure.

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

In acknowledgement of the above mentioned conditions, please countersign this letter in the spaces provided below and return to Mary L. Fors, CIMS Real Estate. *Upon receipt of this executed Letter of Acknowledgement we will continue processing your request.*

Sincerely,

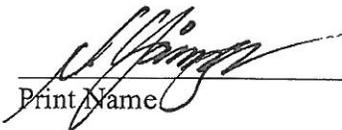
  
\_\_\_\_\_  
Marcia Shelf Orlandi  
Real Estate Manager

**ACKNOWLEDGEMENT**

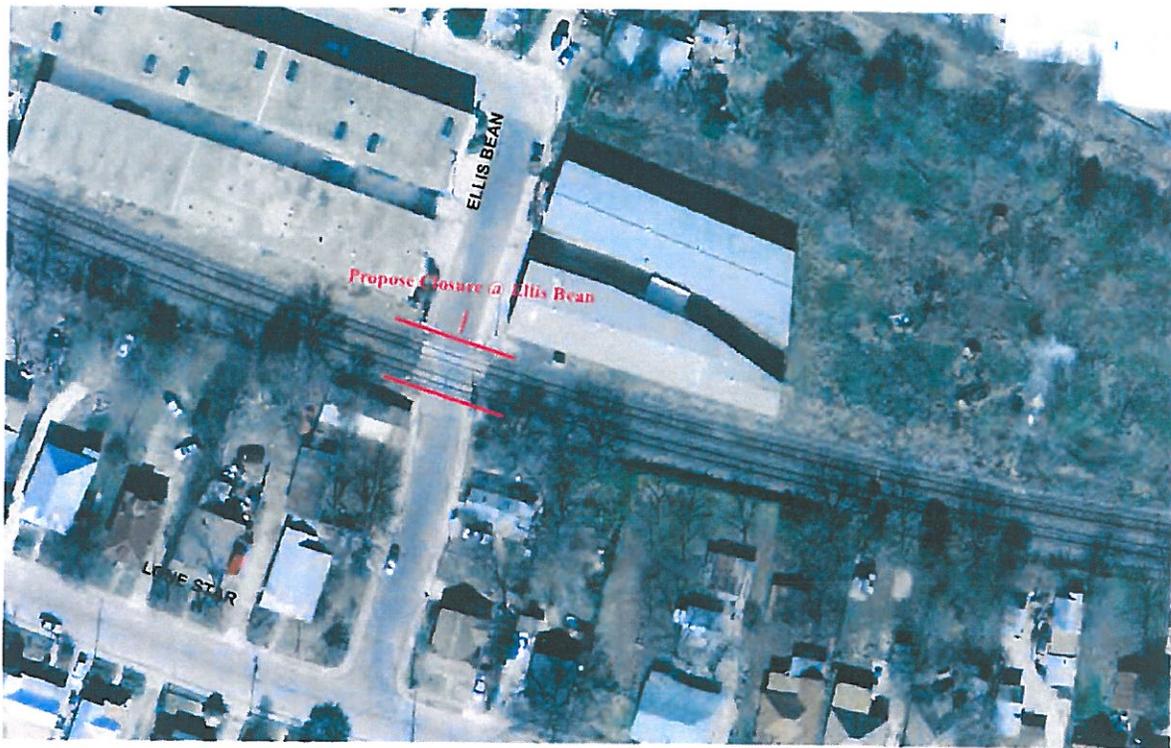
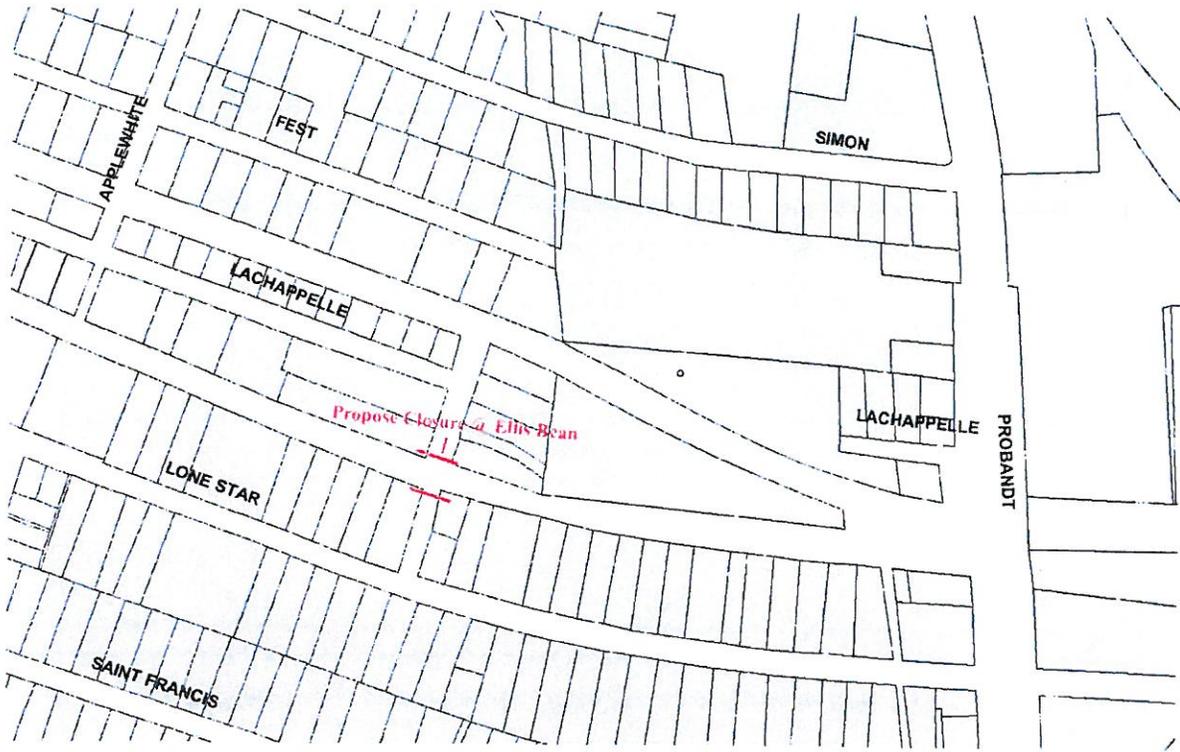
**PETITIONER: PUBLIC WORKS DEPARTMENT**

NEFI GARZA  
By

Asst. Dir. - Public works  
Title

  
Print Name

6/23/12  
Date



S.P. 1616 – QUIET ZONE Public Works request to close and barricade railroad crossing at Ellis Bean



**CITY OF SAN ANTONIO  
 CAPITAL IMPROVEMENTS  
 MANAGEMENT SERVICES (CIMS)  
 PROPERTY DISPOSITION DIVISION**

**PETITION**

\*\*\*\*\*

TO: CITY OF SAN ANTONIO

DATE: 4-17-2012

FORMAL REQUEST FOR: Ellis Bean Crossing Closure (please see attached plans)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PURPOSE: The Public Works Department of City of San Antonio is Planning to establish Lone Star Quiet Zones and this crossing is included in the Quiet Zone

\* Conditional Approval - SEE Attached Addendum.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PETITIONER: Public Works Department, City of San Antonio

REPRESENTATIVE: Amer Gilani

ADDRESS: 114 West Commerce Street, 7<sup>th</sup> Floor, San Antonio Texas 78205

PHONE NUMBER: 210-207-7767 FAX NUMBER: \_\_\_\_\_

EMAIL ADDRESS: amer.gilani@sanantonio.gov

ABUTTING PROPERTY OWNERS (REQUIRED FOR CLOSURE OF PUBLIC RIGHT OF WAY ONLY):

ADDRESS: 133 ELLIS BEAN ST. SAN ANTONIO TX 78204

NCB 2583 BLK 4 LOT 8-12

OWNER(S): PETER GLASSFORD ERNESTO MOLATES

SIGNATURE(S): [Signature] [Signature] \*

By signing this petition, the above signed abutting property owner agrees to the closure, vacation, and abandonment of certain Public Right of Way as requested by the petitioner. However, this agreement is not a quitclaim of any entitlement that the abutting property owner may have in the Public Right of Way. The conditions and other terms of this Petition are subject to the performance of all obligations of the City contained in the Addendum to Petition attached.

ADDRESS: \_\_\_\_\_

NCB \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

OWNER(S): \_\_\_\_\_

SIGNATURE(S): \_\_\_\_\_

By signing this petition, the above signed abutting property owner agrees to the closure, vacation, and abandonment of certain Public Right of Way as requested by the petitioner. However, this agreement is not a quitclaim of any entitlement that the abutting property owner may have in the Public Right of Way.

ADDRESS: \_\_\_\_\_

NCB \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

OWNER(S): \_\_\_\_\_

SIGNATURE(S): \_\_\_\_\_

By signing this petition, the above signed abutting property owner agrees to the closure, vacation, and abandonment of certain Public Right of Way as requested by the petitioner. However, this agreement is not a quitclaim of any entitlement that the abutting property owner may have in the Public Right of Way.

ADDRESS: \_\_\_\_\_

NCB \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

OWNER(S): \_\_\_\_\_

SIGNATURE(S): \_\_\_\_\_

By signing this petition, the above signed abutting property owner agrees to the closure, vacation, and abandonment of certain Public Right of Way as requested by the petitioner. However, this agreement is not a quitclaim of any entitlement that the abutting property owner may have in the Public Right of Way.

\* CONDITIONAL APPROVAL - SEE ADDENDUM

UNION PACIFIC AT ELLIS BEAN

A metes and bounds description of a 0.084 acre (3644 sq. ft.) tract of land situated in the City of San Antonio, Bexar County, Texas:

Beginning at a "+" on concrete set for the most northerly corner of the herein described tract, said corner being the most southerly corner of the Ellis Bean, LLC, property described as the south 49.8 feet of Lots 8-12 and the south 49.8 feet of the east 11.95 feet of Lot 7, Block 4, N.C.B. 2583, and the point of intersection of the north right-of-way line of the Union Pacific right-of-way and the west right-of-way line of Ellis Bean Street;

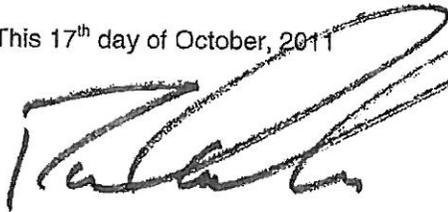
Thence S 71° 07' 10" E, 63.16 feet, along the north line of the herein described tract, along the north line of the Union Pacific Railroad right-of-way, crossing Ellis Bean, to an iron pin set for the most easterly corner of the herein described tract, said corner being the most westerly corner of the George O. Paz property described as the south irregular 46.6 feet of Lot 5, N.C.B. 2584, said corner also being the point of intersection of the north right-of-way line of the Union Pacific right-of-way and the east right-of-way line of Ellis Bean Street;

Thence S 08° 40' 39" W, 61.66 feet, along the east line of the herein described tract, crossing the Union Pacific Railroad right-of-way, to an iron pin set for the most southerly corner of the herein described tract, said corner being the most northerly corner of the De Vargas, Inc. property, described as the north 83 feet of Lot 30, N.C.B. 2585, said corner also being the point of intersection of the south right-of-way line of the Union Pacific Railroad right-of-way and the east right-of-way line of Ellis Bean Street;

Thence N 72° 28' 10" W, 50.00 feet, along the north line of the herein described tract, along the north line of the Union Pacific Railroad right-of-way, crossing Ellis Bean Street, to an iron pin set for the southwest corner of the herein described tract, said corner being the most easterly corner of the Roy & Anita Mendoza property, described as Lot 28, N.C.B. 2585, said corner also being the point of intersection of the south right-of-way line of the Union Pacific Railroad right-of-way and the west right-of-way line of Ellis Bean Street;

Thence N 01° 55' 21" W, 69.34 feet, along the west line of the herein described tract, crossing the Union Pacific Railroad right-of-way, to the point of beginning and containing 0.084 acres (3644 sq. ft.) of land.

This 17<sup>th</sup> day of October, 2011



Paul A. Wilkinson, R.P.L.S.

Project: S-5376.01

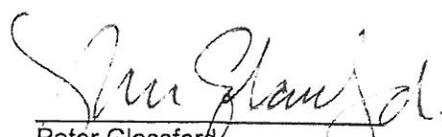
A corresponding survey plat of even date herein accompanies this metes & bounds  
All bearings are based on NAD 83 State Plane Coordinates, Texas, South Central Zone  
Copyright 2011. BAIN MEDINA BAIN, INC.  
U:\My Documents\BW-CADD\S-5376.01\Metes&Bounds\EllisBean-24Oct11.doc

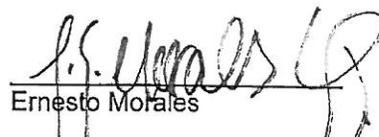
### Addendum to Petition

Peter Glassford and Ernesto Morales ("Owners"), for valuable consideration provided by the City of San Antonio ("City"), agree give their conditional consent to the closing of the railroad crossing at the intersection of Ellis Bean Street and the Union Pacific railroad crossing for so long as the railroad line is operated as an interstate freight or passenger service at the intersection, subject to the following conditions:

1. The consent and the closing of the intersection will commence and become effective only upon the completion in good and workmanlike manner at no cost whatsoever to the Owners of the following obligations of the City and/or the railroad set forth in this Addendum.
2. The City will obtain fee simple title or a perpetual easement ("Extension") to and on a strip of land at least 29 feet wide and at least 70 feet in length out of a lot believed to be owned by Marshall and Peggy Lasswell, fronting on Ellis Bean and Lachappelle Street, San Antonio, Texas. The size and configuration of the Extension will permit the largest trucks and tractor-trailers customarily delivering goods and materials to and from similar storage facilities to serve 133 ND 131 Ellis Bean Street.
3. The Extension will be designed, constructed using heavy-duty asphalt or better materials, paved, reconstructed and maintained in accordance with City standards and specification streets designed to be used by the largest trucks and heavy equipment. All below-ground and above-ground utilities and pipes at the Extension will be removed or reinforced. The AT&T and other utility poles, wires and facilities which might impede truck access to 133 and 131 Ellis Bean Street will be relocated.
4. The curb on the east side of Ellis Bean Street will be modified to flat-drive, level with the existing street.

Dated April 25, 2012.

  
Peter Glassford

  
Ernesto Morales

Owners

4/25/12

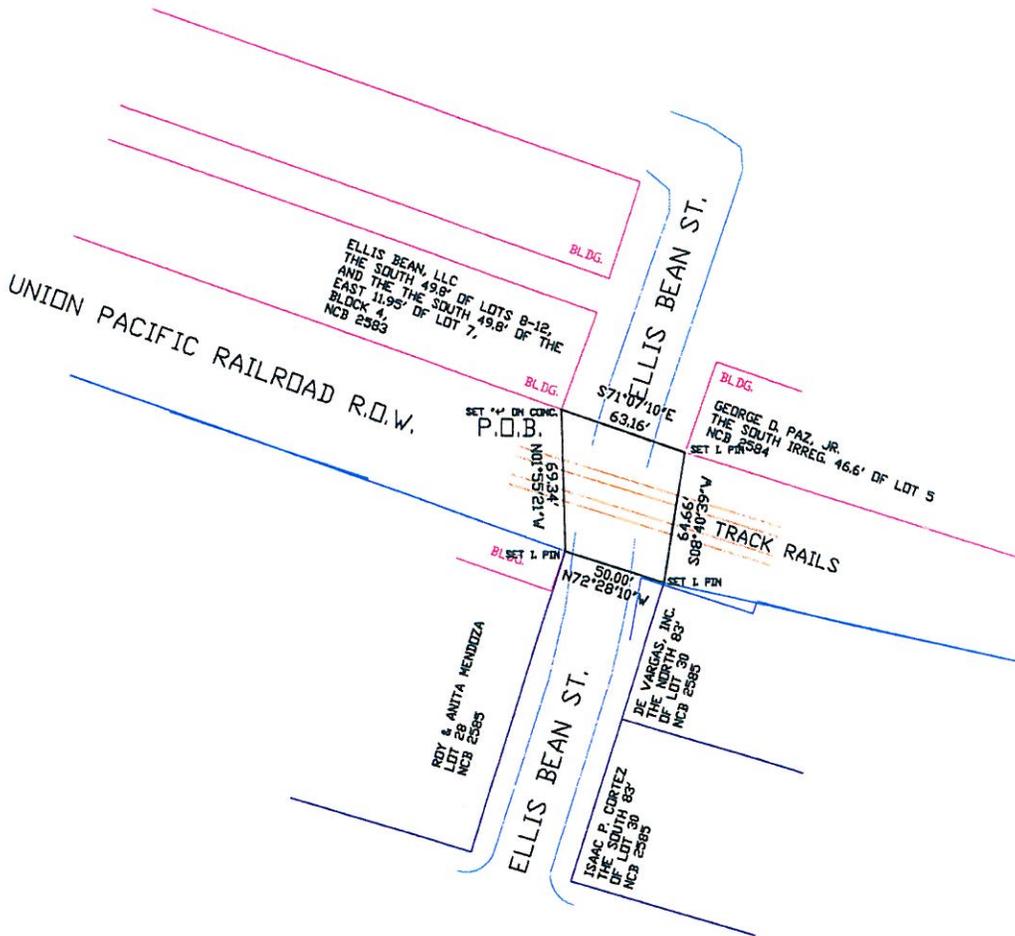
STATE OF TEXAS  
COUNTY OF BEXAR

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE PROFESSIONAL AND TECHNICAL STANDARDS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

THIS 17TH DAY OF OCTOBER, 2011 A.D.

REGISTERED PROFESSIONAL LAND SURVEYOR

S-5376.01



A SURVEY PLAT OF A 0.084 ACRE(3644 SQ.FT.) TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE INTERSECTION OF THE RAILROAD RIGHT-OF-WAY AND ELLIS BEAN STREET



**BAIN MEDINA BAIN, INC.**  
ENGINEERS & SURVEYORS  
7073 San Pedro Avenue  
San Antonio, Texas 78216  
210/494-7223

A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT.

ALL SET IRON PINS ARE 1/2" REBAR WITH A PLASTIC CAP

COPYRIGHT 2011. BAIN MEDINA BAIN, INC. ©

U:\My Documents\BWB\CADD\S-5376.01\DWG\WorkingDrawing1.dwg, 11/2/2011 10:18:22 AM, bwilkinson

## UNION PACIFIC AT ELLIS BEAN

A metes and bounds description of a 0.084 acre (3644 sq. ft.) tract of land situated in the City of San Antonio, Bexar County, Texas:

Beginning at a "+" on concrete set for the most northerly corner of the herein described tract, said corner being the most southerly corner of the Ellis Bean, LLC, property described as the south 49.8 feet of Lots 8-12 and the south 49.8 feet of the east 11.95 feet of Lot 7, Block 4, N.C.B. 2583, and the point of intersection of the north right-of-way line of the Union Pacific right-of-way and the west right-of-way line of Ellis Bean Street;

Thence S 71° 07' 10" E, 63.16 feet, along the north line of the herein described tract, along the north line of the Union Pacific Railroad right-of-way, crossing Ellis Bean, to an iron pin set for the most easterly corner of the herein described tract, said corner being the most westerly corner of the George O. Paz property described as the south irregular 46.6 feet of Lot 5, N.C.B. 2584, said corner also being the point of intersection of the north right-of-way line of the Union Pacific right-of-way and the east right-of-way line of Ellis Bean Street;

Thence S 08° 40' 39" W, 61.66 feet, along the east line of the herein described tract, crossing the Union Pacific Railroad right-of-way, to an iron pin set for the most southerly corner of the herein described tract, said corner being the most northerly corner of the De Vargas, Inc. property, described as the north 83 feet of Lot 30, N.C.B. 2585, said corner also being the point of intersection of the south right-of-way line of the Union Pacific Railroad right-of-way and the east right-of-way line of Ellis Bean Street;

Thence N 72° 28' 10" W, 50.00 feet, along the north line of the herein described tract, along the north line of the Union Pacific Railroad right-of-way, crossing Ellis Bean Street, to an iron pin set for the southwest corner of the herein described tract, said corner being the most easterly corner of the Roy & Anita Mendoza property, described as Lot 28, N.C.B. 2585, said corner also being the point of intersection of the south right-of-way line of the Union Pacific Railroad right-of-way and the west right-of-way line of Ellis Bean Street;

Thence N 01° 55' 21" W, 69.34 feet, along the west line of the herein described tract, crossing the Union Pacific Railroad right-of-way, to the point of beginning and containing 0.084 acres (3644 sq. ft.) of land.

This 17<sup>th</sup> day of October, 2011

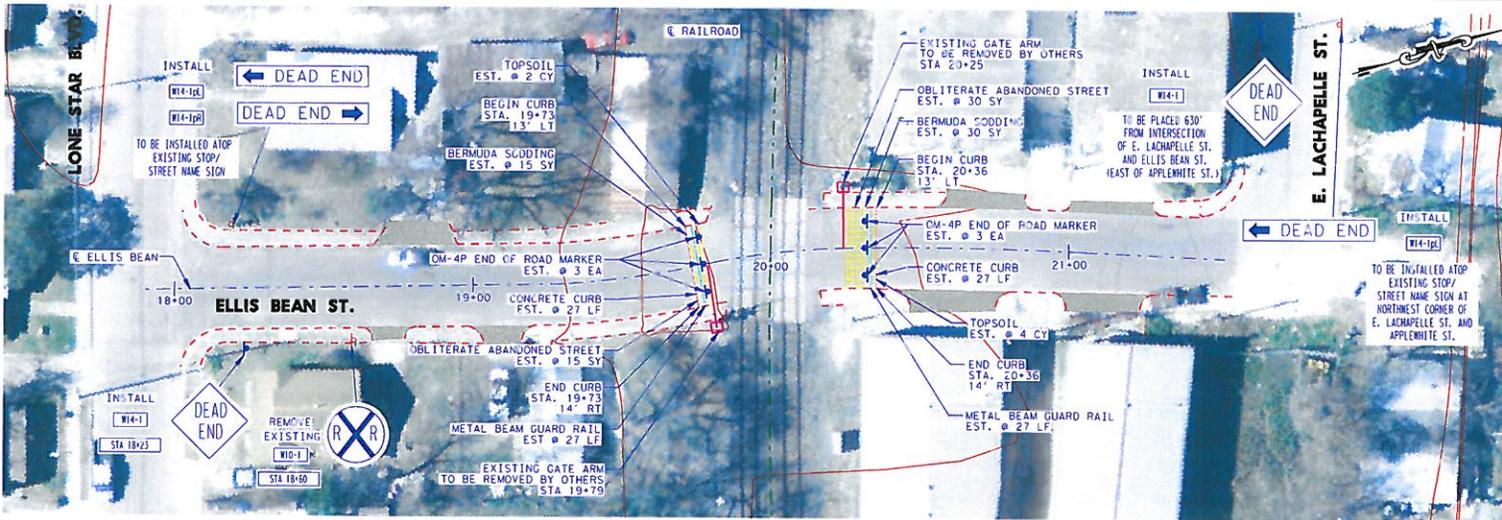


Paul A. Wilkinson, R.P.L.S.

Project: S-5376.01

A corresponding survey plat of even date herein accompanies this metes & bounds  
All bearings are based on NAD 83 State Plane Coordinates, Texas, South Central Zone  
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**NOTES:**

1. NO POSTED SPEED LIMIT. SPEED LIMIT OF 30 MPH ASSUMED.
2. STATIONING IS AN APPROXIMATE REPRESENTATION OF THE ROADWAY CENTERLINE AND IS RELATIVE TO THE CENTERLINE OF RR TRACK LOCATED AT STA 20+00.
3. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING GATE ARM. STREET OBLITERATION SHALL BE MEASURED 1' FROM GATE ARM TO PROPOSED CURB. STREET OBLITERATION WITHIN EXISTING GATE ARMS TO BE DONE BY OTHERS.

**LEGEND**

- RAILROAD
- ROADWAY
- TWO-FOOT CONTOUR LINE
- ▲ PROP. GROUND MOUNTED SIGN
- ▲ EXIST. GROUND MOUNTED SIGN
- EXIST. RAILROAD GATE
- EXIST. EDGE OF PAVEMENT
- EXIST. DRIVEWAY
- EXIST. PAVEMENT TO BE OBLITERATED
- PROP. CURB
- PROP. METAL BEAM GUARD RAIL

SUMMARY OF ESTIMATED QUANTITIES: ELLIS BEAN ST.			
ITEM NO.	DESCRIPTION	UNIT	QUANTITY
102.1	OBLITERATE ABANDONED STREET	SY	45
500.1	CONCRETE CURBING	LF	54
509.1	METAL BEAM GUARD RAIL	LF	54
515.1	TOPSOIL	CY	6
518.1	BERMUDASODDING	SY	45
531.53	W14-T DEAD END SIGN (30'X30')	EA	2
531.56	OM-4P END OF ROAD MARKER (18'X18')	EA	6
531.58	W14-1PL DEAD END STREET MARKER (36'X9')	EA	2
531.58	W14-1PR DEAD END STREET MARKER (36'X9')	EA	1
SUP1	RAILROAD FLAGGING	DAYS	2
SUP2	PORTABLE CHANGEABLE MESSAGE SIGN	DAYS	2

NO.	DESCRIPTION	DATE	CHK.	CHK.
1	TOL SUBMITAL	8/23/11	WBT	WBT
2	PRR SUBMITAL	11/11/11	WBT	WBT
3	TOL UPDATED SUBMITAL	4/18/12	WBT	WBT

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

Supervised By: ANDREW BALLARD  
 P.E. Serial No. 59027  
 Date: APRIL 19, 2012

**HDR** HDR Engineering, Inc.  
 Texas P.E. Firm Registration No. 7-754

City of San Antonio, Texas

**LONE STAR BREWERY  
 QUIET ZONE  
 R.R. CROSSING IMPROVEMENTS**

**ELLIS BEAN ST.  
 PLAN SHEET**

Job No.: 107383	Scale: 1" = 40'	SHEET
Date: April 19, 2012		
Drawn By: WBT		23
Check By: NCW	Sheet: 23 of 49	



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

**Plan Amendment Application Case No.:** PA 12046

Item # 19

Council District: 2

Anticipated City Council Meeting Date: **August 16, 2012**

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

**Summary:**

Neighborhood/Community/Perimeter/Sector Plan: **Government Hill Neighborhood Plan**

Plan Approval Date: September 20, 2001

Plan Update(s): October 16, 2009 (Phase I), November 4, 2010 (Phase II -Land Use Plan Update)

The applicant requests to amend the Future Land Use Plan designation *from* **Low Density Residential** to **Neighborhood Commercial**.

**Background Information:**

**Applicant:** Brown and Ortiz, PC

**Owner:** Heidi Mummau

**Property Location:** 404 Stafford

**Acreage:** 0.1521

**Current Land Use of site:** Vacant and a Billboard

**Adjacent Land Uses:**

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

E: designated public right-of-way; occupied by IH-35 Access Road

S: designated public right-of-way, Neighborhood Commercial and Light Industrial; occupied by IH-35 and various commercial uses

W: designated Public Institutional; occupied by a single family home

**Issue:**

**LAND USE ANALYSIS:**

The subject property is located on the north side of the Interstate Highway 35 North. The property is a part of a two-parcel block which is located at the southeast corner of the intersection of Stafford and Tilden. Currently, this vacant parcel with a billboard is classified as Low Density Residential. There is a single family house located to the west of the subject property. There are single family residential dwelling units to the north in addition to couple of light industrial uses to west and north of the subject property.

Low Density Residential includes single-family residential development on individual lots. Recommended development densities in Low Density Residential areas should not exceed nine dwelling units per acre. The plan acknowledges that medium density uses that have historically existed in the neighborhood can remain, however, the conversion of existing single-family homes into medium density units is discouraged. Lower-impact community uses such as schools, religious assemblies, parks and community centers can be included in this category and should be centrally located for convenient neighborhood access.

Neighborhood Commercial includes low to moderate intensity, small scale retail, office or service uses serving the neighborhood area with low-impact convenience, retail, or service functions. Example of uses include convenience store, small insurance or doctor's office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarian office, or small, neighborhood sized grocery store. Locations for Neighborhood Commercial include the intersections of residential streets, within established commercial areas, along collectors, and within walking distance of residential areas. Neighborhood Commercial can serve as an appropriate buffer between an arterial or collector and Low Density

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

Residential uses. Parking is encouraged in the rear of the buildings, and should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Pedestrian amenities are strongly encouraged.

The subject property is a vacant plotted lot of a two-parcel block located between the Access Road of IH-35 North to the south and east, Tilden to the west, and Stafford Street to the north. The Government Hill Neighborhood Plan recommends that Neighborhood Commercial uses be located at the intersections of residential streets, within established commercial areas, along collectors, and within walking distance of residential areas. The location of the subject property is consistent with the recommendation in the neighborhood plan for commercial uses; Neighborhood Commercial can serve as an appropriate buffer between an arterial or collector and Low Density Residential uses. Neighborhood Commercial, the least intense commercial land use allowed in the plan, would be considered compatible with the adjacent Low Density Residential uses to the west and north. In addition, two parcels are classified as Neighborhood Commercial in the immediate area. These commercial properties are located at the southwest corner of Stafford and Tilden, and on the northeast side of Stafford Street. Since the location of the subject property meets the criteria for Neighborhood Commercial and the potential impact to the residents in the area is minimized due to its location and intensity of allowed uses under this land use category, the request is consistent with the Government Hill Neighborhood Plan.

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

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: IH-35N is a freeway.

Other streets: Stafford is a local street. There are local streets surrounding the subject property to the west, east and north.

Public Transit: There is a VIA bus stop in front of the subject property to the south.

Comments: There are no designated bike facilities, but there are sidewalks on south and north of the subject property. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: John J. Pershing Elementary School and John J. Pershing Park are within walking distance to the east of the subject property.

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

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

**Recommendation:**

**DEPARTMENT RECOMMENDATION:**

Approval       Denial       Alternate Recommendation:

Since the location of the subject property meets the criteria for Neighborhood Commercial, the proposed use can serve as a buffer between the freeway and the existing residential uses. There is an established neighborhood commercial in the area and the potential impact to the residents in the area is minimized due to its location and intensity of allowed uses under this land use category, the request is consistent with the Government Hill Neighborhood Plan.

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

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: July 11, 2102. This case continued from June 13, 2012 meeting

Approval  Denial  Resolution Attached

Newspaper Publication Date of Public Hearing: May 24, 2012

No. Notices mailed 10 days prior to Public Hearing: 13 to owners of property within 200 feet; 10 to planning team members; 1 to the applicant; 1 to the property owner; 1 to neighborhood association

Registered Neighborhood Association(s) Notified: Government Hill Neighborhood Association

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2012114**

Current zoning district: R-5 AHOD Proposed zoning district: C-1 AHOD

Zoning Commission Public Hearing Date: July 17, 2012

Approval  Denial

**Department of Planning and Community Development Staff:**

John Dugan, AICP

Director

Christopher Looney, AICP

Assistant Director

Rudy Nino, AICP

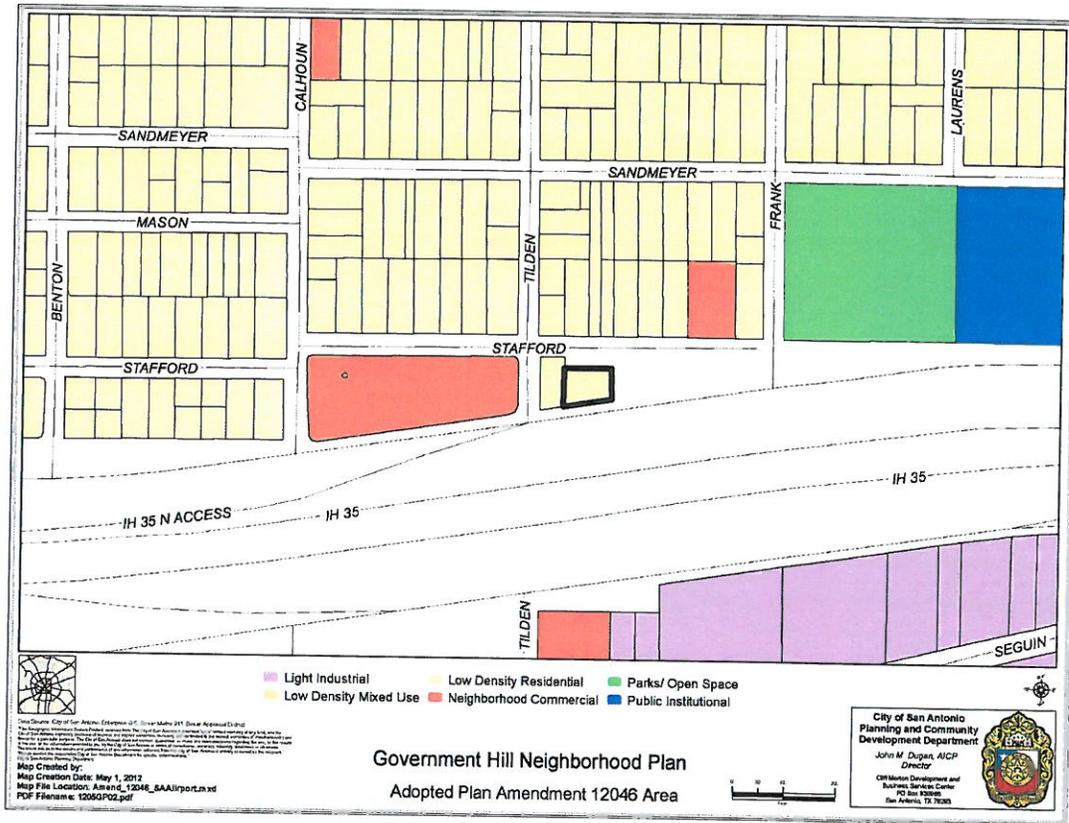
Planning Manager

Case Manager: John Osten

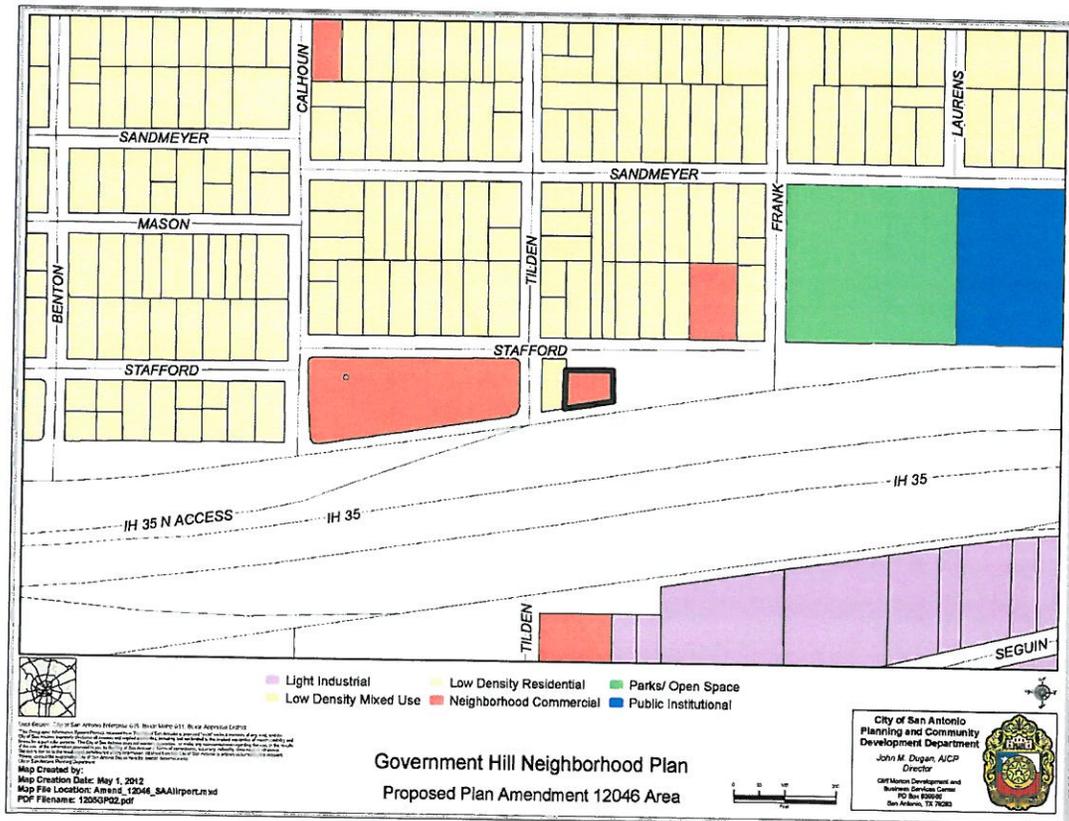
Sr. Planner

Phone No.:207-2187

Future Land Use Plan as adopted:



Proposed Amendment:





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

**Plan Amendment Application Case No.: PA 12053**

*Item # 20*

Council District: 8

Anticipated City Council Meeting Date: **August 16, 2012**

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

**Summary:**

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

Plan Approval Date: August 5, 2010

Plan Update(s): Not applicable

The applicant requests to amend the future Land Use Plan classification from **Rural Estate Tier to Suburban Tier.**

**Background Information:**

**Applicant:** Brown & Ortiz, PC

**Owner:** Dominion Creek, LLC

**Property Location:** 24165 Interstate Highway 10

**Acreage:** 5.513

**Current Land Use of site:** Vacant

**Adjacent Land Uses:**

N: designated Suburban Tier; currently vacant

E: designated Rural Estate; currently vacant

S: designated Rural Estate; currently vacant

W: designated right-of-way; Interstate Highway 10

**Issue:**

**LAND USE ANALYSIS:**

The subject property is located on the westside of Interstate Highway 10 north of the intersection of Dominion and Interstate Highway 10 and is located in the North Sector Plan. The subject property is a vacant lot and is located in an area that is predominately vacant land and rural in character. The North Sector Plan classifies the properties to the north as Suburban Tier, and the areas to the south, and east as Rural Estate Tier. Interstate Highway 10 access road abuts the property to the west. The applicant requests to change the future land use from Rural Estate Tier to Suburban Tier.

The Rural Estate Tier includes both residential and non-residential uses. Residential uses for the Rural Estate Tier are characterized as low density residential estate. This generally includes large tract detached single family homes with lots greater than a half acre served by central water and septic systems. Non-residential uses are characterized as neighborhood commercial. This generally includes outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate. Commercial uses in the Rural Estate Tier serve the low density rural estate neighborhoods of the tier, and should be located at the intersection of arterials, collectors, and/or rural roads. Although these non-residential uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby roads should be friendly to bicycles and pedestrians.

The Suburban Tier includes both residential and non-residential uses. Residential density within the Suburban Tier classification ranges from low to medium density. Generally, residential uses include small and large tract attached and detached single family homes as well as multi-family housing such as duplexes, triplexes, quadplexes, townhomes, garden homes, and condominiums. Non-residential uses within the Suburban Tier range from neighborhood to community commercial scale uses. Generally, this includes detached retail services such as service stations, professional offices, bakeries,

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

restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores. Commercial uses in the Suburban Tier serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained.

### SECTOR PLAN CRITERIA FOR REVIEW:

According to the North 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:

1. *The recommended land use pattern identified in the North Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.*  
The future land uses in the vicinity of the subject properties, as recommended in the North Sector Land Use Plan, are predominantly Rural Estate Tier and Suburban Tier. This distribution of land uses provides limited ability for commercial uses to service residential property owners in the area. Amending the plan would increase the potential development of community scaled commercial development in the future.
2. *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 proximity to an existing Suburban Tier area could serve as the basis for coordinated provision, extension, and improvement of water, wastewater, and natural gas utility services in the area. This could allow utility service providers to leverage expenditure of funds in order to provide utility services tailored to match the density and intensity of anticipated development. The proposed plan amendment would support the North Sector Plan's call for the provision of integrated utility planning. This would support Goal ED-1 which encourages development along major transportation routes. (pg. 25) The North Sector Plan also calls for the reduction and mitigation of flooding throughout the planning area. The subject properties' proximity to a Suburban Tier area will allow for the development of coordinated flood mitigation plans that would benefit properties in the vicinity of the subject properties. This supports Goal INF-7 which calls for the effective management of storm water runoff to reduce flooding and protect the safety of citizens and property. Additionally, if approved, review for compliance with City storm water requirements would be required as part of the entitlement process. This would be in support of Strategy INF-7.1 which recommends management of the capacity and transmission capabilities of the storm drainage network to protect public and private property from damage. (pg. 17).
3. *The amendment must uphold the vision for the future of the North Sector Plan.*  
The vision of the North Sector Plan is to promote and reflect a sustainable growth plan for urban and rural areas in which the diverse resources are preserved and balanced to enable prosperity for all will live here today and will live here tomorrow. The sector plan also calls for development of new business locations that are compatible with the North Sector Plan. The plan identifies the area around the subject property as being appropriate for Suburban Tier development. Therefore, the amendment does appear to uphold the vision of the North Sector Plan. The proposed plan amendment, as part of the entitlement process, will be reviewed for sound attenuation and lighting impacts on Camp Bullis as part of the Military Sound Attenuation Overlay and Military Lighting Overlay Districts.
4. *The amendment will not adversely impact a portion of, or the entire Planning Area by;*

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

- 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 Camp Bullis.*
- d. *Significantly alter recreational amenities such as open space, parks, and trails.*

The amendment will not significantly alter existing land use patterns as Suburban Tier uses may be found adjacent to the subject property. The applicant requests this plan amendment and associated zoning change in order to construct a commercial development. The subject property is located just south of Leon Springs and the intersection Interstate 10 and Boerne Stage Road both major commercial nodes. Its location along a major freeway and the general environment which includes buffer to the residential area to the east make it appropriate for the classification of Suburban Tier. The Suburban Tier classification on the subject property supports the North Sector Plan that encourages development along major transportation routes.

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

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: Interstate Highway 10 is a Freeway. The subject property abuts Interstate Highway 10 and has vehicular access to frontage road. Boerne Stage Road is a Secondary Arterial Type A.

Other streets: Dominion Street is a collector street.

Comments: The requested land use change could generate more traffic and a greater demand for on-street parking spaces.

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: Leon Springs Elementary School is within walking distance. Hector Garcia Middle School and O'Connor High School are also nearby.

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

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

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval       Denial       Alternate Recommendation:

Comments: The subject property is classified as Rural Estate Tier and is located just south of Leon Springs and the intersection Interstate Highway 10 and Boerne Stage Road both major commercial nodes. Its location along a major freeway and the general environment which includes a buffer to the residential area to the east make it appropriate for the classification of Suburban Tier. The Suburban Tier classification on the subject property supports the North Sector Plan that encourages development along major transportation routes.

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

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: July 11, 2012 Continued from June 27, 2012

Approval  Denial  Resolution Attached

Newspaper Publication Date of Public Hearing: June 8, 2012

No. Notices mailed 10 days prior to Public Hearing: 5 to owners of property within 200 feet; 36 to planning team, 1 to applicant and two to neighborhood associations.

Registered Neighborhood Association(s) Notified: Steeple Brook and Cielo Vista were notified.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2012137**

Current zoning district: C-1

Proposed zoning district: C-2

Zoning Commission Public Hearing Date: July 17, 2012

Approval  Denial

**Planning and Community Development Department Staff:**

John Dugan, AICP

Director

Rudy Nino, AICP

Planning Manager

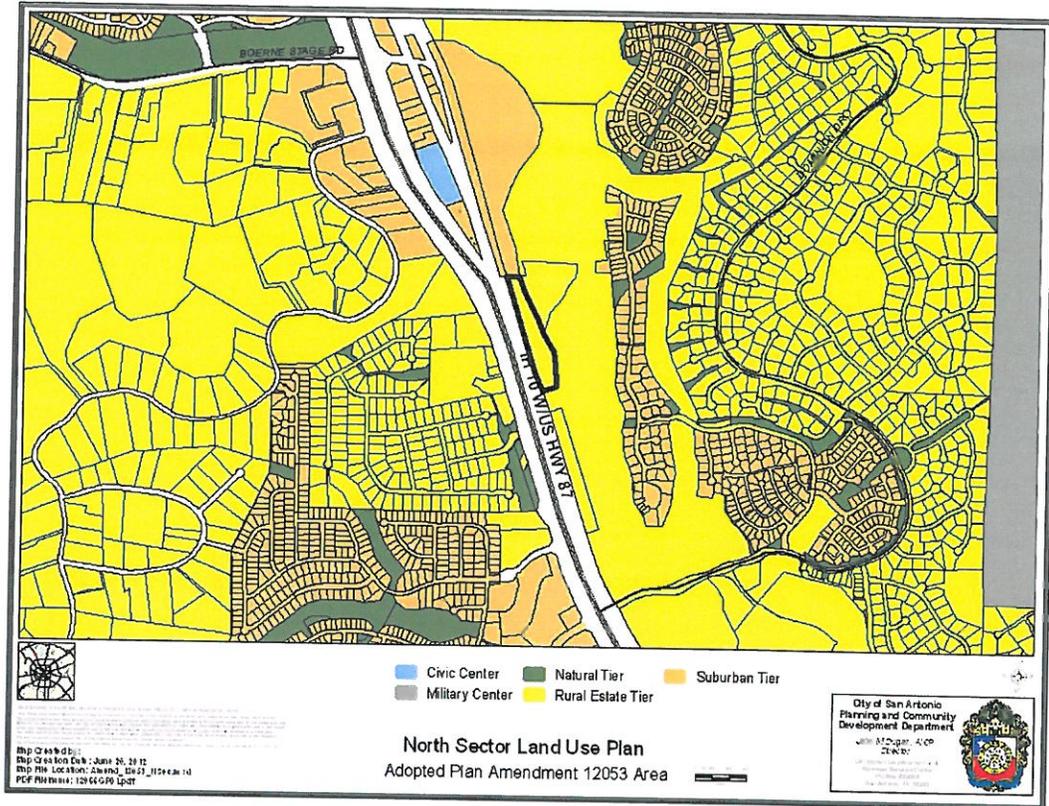
Case Manager: Robert C. Acosta

Planner

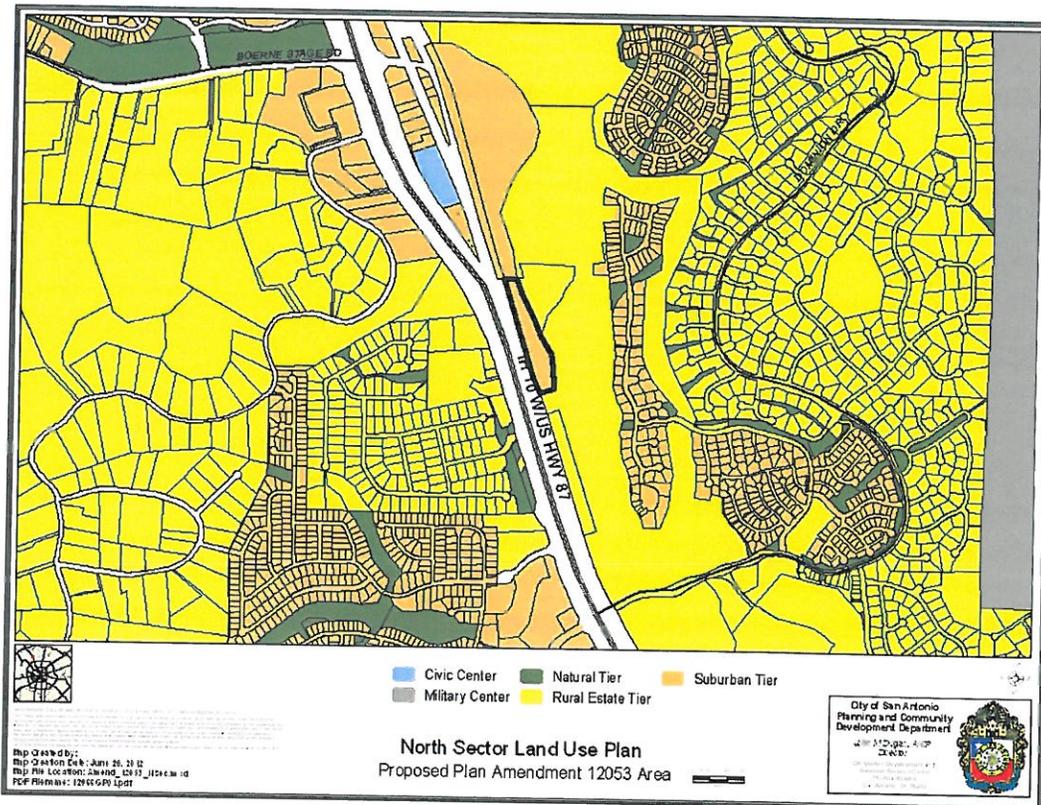
Phone No.: 207-0157

# Attachment 1

## Land Use Plan as adopted:



## Proposed Amendment:





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

**Plan Amendment Application Case No.: PA 12054**

*Item # 21*

Council District: 1

Anticipated City Council Meeting Date: **August 16, 2012**

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

**Summary:**

Neighborhood/Community/Perimeter/Sector Plan: **North Central Neighborhoods Community Plan**

Plan Approval Date: February 14, 2002

Plan Update(s): No Update Warranted April 9, 2008

The applicant requests to amend the future Land Use Plan classification from **Parks/Open Space to Low Density Residential.**

**Background Information:**

**Applicant:** Russell D. Felan

**Owner:** Victor and Leticia Aleman

**Property Location:** 829 and 830 Westwood Street

**Acreage:** 0.3671

**Current Land Use of site:** Vacant

**Adjacent Land Uses:**

N: designated Parks/Open Space; currently vacant

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

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

W: designated Neighborhood Commercial; occupied by drainage easement and a restaurant and body shop

**Issue:**

**LAND USE ANALYSIS:**

The subject properties are located one (1) block east of the intersection of Blanco and Westwood Street and are located in the North Central Neighborhoods Community Plan. The subject properties are vacant lots and are located in an area that is predominately single-family residential in character. The North Central Neighborhoods Community Plan classifies the properties to the north as Parks/Open Space, the areas to the east and west as Low Density Residential and the properties to the west as Neighborhood Commercial. The applicant requests to change the future land use from Parks/Open Space to Low Density Residential.

Low Density Residential classification supports the principles of concentrating urban growth, reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. Low Density Residential areas are composed mainly of single family homes on individual lots. This classification describes established residential neighborhoods of low to medium density, and supports compatible in-fill development. Duplexes and accessory dwellings, such as carriage houses, granny flats, etc. are allowed on lots of 8,000 square feet or greater. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain non-residential activities, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

Parks/Open Space classification includes both public and private lands; it preserves neighborhoods and promotes economic vitality by providing high quality opportunities to enhance overall attractiveness and

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

livability. Also, they maintain property values, improve the health and wellness of the city's residents, encourage natural resource protection, and promote tourism opportunities. Recreational lands and open spaces should maximize use by surrounding residents and, where possible be located adjacent to proposed school sites, ensure optimum management and conservation of natural waterways, flood plains, and open space areas of unique environmental or historical value, and provide for noise control or visual buffer zones along road and highway rights-of-way using urban forest areas. Examples of this classification include lands that are available for active use, such as, golf courses, playgrounds, and athletic fields; passive enjoyment, such as, trails, plazas, and courtyards, natural areas and reserves, greenway linkages or parkways, greenbelts, urban forests, wetlands, drainages, and utility easements.

The subject properties were part of a cluster of lots previously owned by the City of San Antonio and designated as Parks/Open Space. The lots were sold for residential development in 2004. The subject properties are located in an area that is predominately single-family residential in character and the general environment which includes a drainage easement that functions as a buffer to the neighborhood commercial to the west make it appropriate for the classification of Low Density Residential. The Low Density Residential classification supports the goals of the North Central Neighborhoods Community Plan that encourages development along its commercial corridors and promotes residential growth compatible with established residential districts and within walking distance of neighborhood commercial centers.

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

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: Blanco Road and Hildebrand are both designated as Secondary Arterial Type B.

Other streets: Westwood Street, Aganier Street and Elmwood Street are local streets. Olmos Street is a collector street.

Comments: The area includes sidewalks which allow for pedestrian access to and from the adjacent residential areas. There is a VIA bus stop one block west at Blanco Road and Westwood Street. The requested land use change could generate more traffic and a greater demand for on-street parking spaces.

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: Edison High School and Rogers Elementary School are within walking distance. San Antonio Fire Station 28 and Spanish Christian Church are also nearby.

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

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

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval       Denial       Alternate Recommendation:

Comments: The subject properties are located in an area that is predominately single-family residential in character and the general environment which includes a drainage easement that functions as a buffer to the neighborhood commercial to the west make it appropriate for the classification of Low Density Residential. The Low Density Residential classification supports the goals of the North Central Neighborhoods Community Plan that encourages development along its commercial corridors and promotes residential growth

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

compatible with established residential districts and within walking distance of neighborhood commercial centers.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: July 11, 2012

Approval

Denial

Resolution Attached

Newspaper Publication Date of Public Hearing: June 22, 2012

No. Notices mailed 10 days prior to Public Hearing: 32 to owners of property within 200 feet; 33 to members of the planning team, 1 to applicant and 1 to neighborhood association.

Registered Neighborhood Association(s) Notified: Edison Neighborhood Association

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2012150 CD**

Current zoning district: R-4

Proposed zoning district: R-4 CD

Zoning Commission Public Hearing Date: July 17, 2012

Approval

Denial

**Planning and Community Development Department Staff:**

John Dugan, AICP

Director

Rudy Nino, AICP

Planning Manager

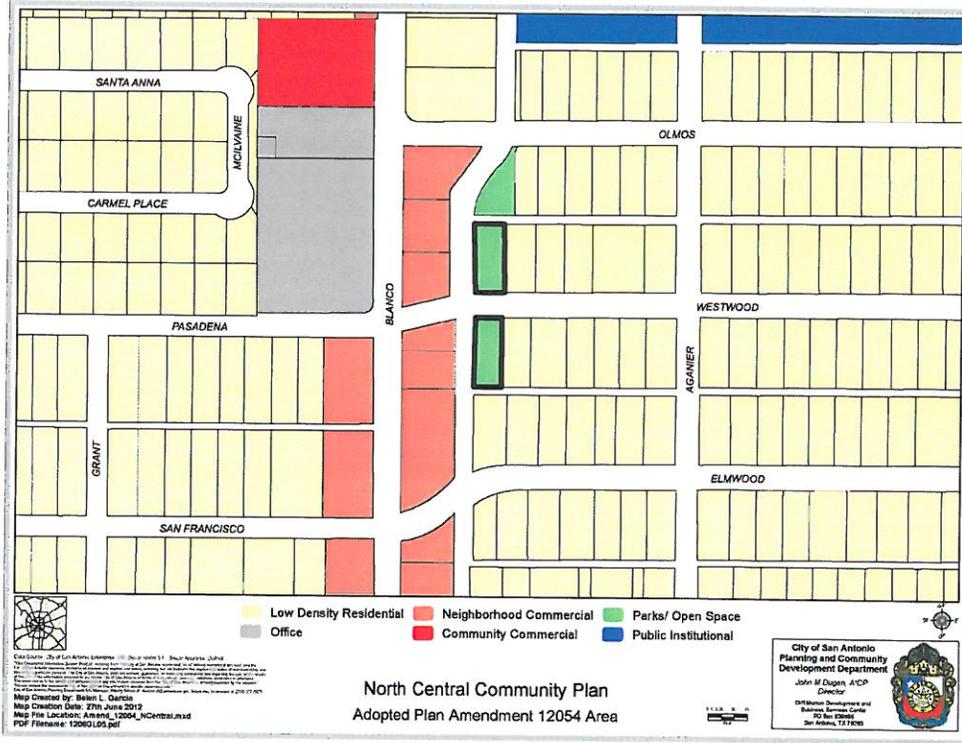
Case Manager: Robert C. Acosta

Planner

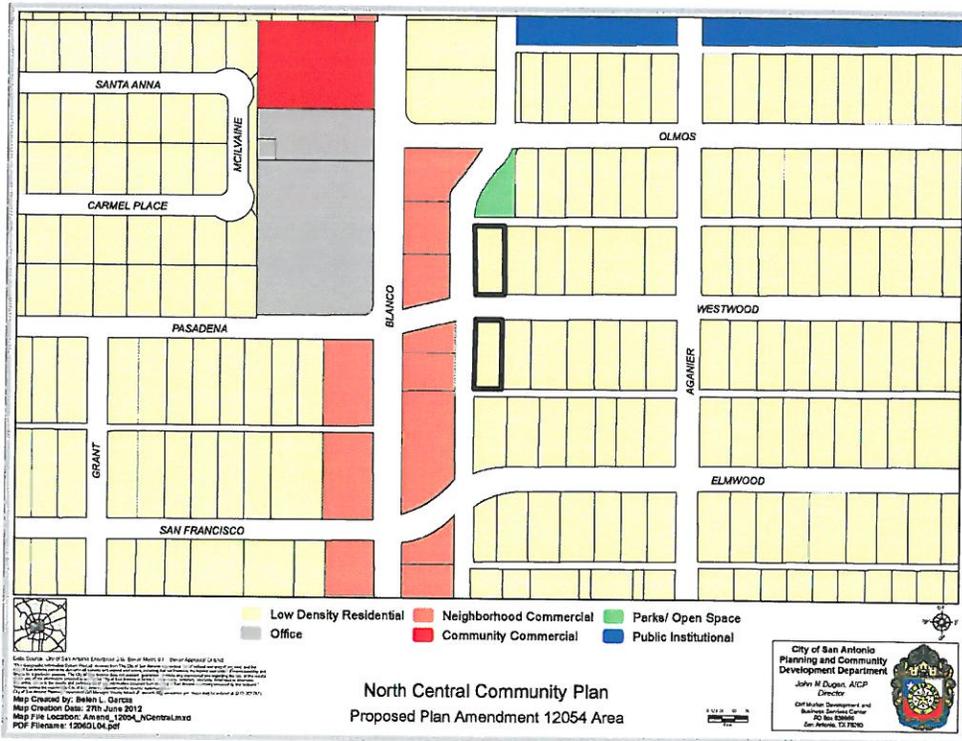
Phone No.: 207-0157

# Attachment 1

## Land Use Plan as adopted:



## Proposed Amendment:





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

**Plan Amendment Application Case No.: PA 12055**

*Item # 22*

Council District: 3

Anticipated City Council Meeting Date: **August 16, 2012**

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

**Summary:**

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

Plan Approval Date: April 4, 2002

Plan Update(s): December 6, 2007 (Adjusted boundary line)

The applicant requests to amend the Future Land Use Plan designation *from Low Density Residential to Neighborhood Commercial.*

**Background Information:**

**Applicant:** Teriq Mehmood

**Owner:** Ashraf Nagri

**Property Location:** 2547 Steves Avenue

**Acreage:** 0.2152

**Current Land Use of site:** Convenience Store

**Adjacent Land Uses:**

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

E: no designation; occupied by a single family home and a multi-tenant commercial building

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

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

**Issue:**

**LAND USE ANALYSIS:**

The subject property is approximately 0.2152 acres in size and includes an existing convenience. The subject property is located at the northeast corner of the "T" intersection of Steves Avenue and Clark Avenue.

The property is currently classified as Low Density Residential. Uses in this land use classification include single-family houses on individual lots. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping as well as lighting and signage controls.

The proposed plan amendment would change the land use classification for the property to Neighborhood Commercial. Neighborhood Commercial land use classification accommodates small offices and retail establishments that are generally less than 5,000 square feet and can be served by pedestrian access. Residential uses, including small apartments and townhouses, can be in the same building as retail and office uses.

The proposed plan amendment would accommodate an existing convenience store currently in operation at the subject property. The proposed plan amendment would change the land use classification to Neighborhood Commercial, which would appropriately classify the existing use of the property. Additionally, Objective 1.4 Business Character (pg. 23) calls for existing businesses to conform with the scale, design, and character of the community and further develops this concept in Action Step 1.4.3. which calls for the encouragement of neighborhood friendly business within walking distance of residences. The existing convenience store, at approximately 1,200 square feet, is appropriately scaled for the predominantly residential area it is located in. Accessibility to the site is also enhanced by the presence of sidewalks and a VIA bus stop on the subject property which provide access to residents in

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the vicinity. Action Step 1.4.4 calls for the placement of small-scale, low intensity neighborhood business in neighborhood commercial nodes. The property to the northeast of the subject property is currently in use as a neighborhood scaled multi-tenant office property. Although the properties to the east are not currently covered by a land use plan the proposed amendment would create the functional equivalent of a neighborhood commercial node at the intersection of two arterials. This would benefit adjacent residential properties by concentrating commercial uses on appropriately classified roadways rather than dispersing commercial uses throughout the residential core of the planning area with corresponding negative traffic impacts.

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

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: Steves Avenue and Clark Avenue are classified as Secondary Arterials, Type B

Public Transit: There is a VIA bus stop on the subject property.

Comments: It is anticipated that the existing transportation infrastructure would support any additional traffic generated by the requested land use change.

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: The subject property is approximately 1,200 feet northwest of Highlands High School and approximately 0.45 miles northwest of Southside Lions Park

Comments: The proposed amendment is not anticipated to pose a negative impact on existing community facilities

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

**Recommendation:**

**DEPARTMENT RECOMMENDATION:**

Approval       Denial       Alternate Recommendation:

The proposed plan amendment would accommodate an existing commercial business that would provide accessible shopping opportunities to residents in the vicinity of the property. Additionally, the subject property and adjacent properties would form a Neighborhood Commercial node that would minimize negative impacts on adjacent residential properties by concentrating commercial uses at the intersection of two arterial roadways rather than dispersing them throughout the residential properties nearby.

The requested plan amendment is supported by the following objectives and action steps contained in the Highlands Community Plan:

*Objective 1.4 Business Character*

Ensure new and existing businesses conform to the scale, design, and character of the community, enhancing it aesthetically whenever possible

*Action Step 1.4.3*

Preserve the small town feeling of the neighborhood commercial areas by encouraging neighborhood friendly businesses, such as hamburger eateries and ice cream shops, within walking distance of residences. Ensure pedestrian access to these areas and general neighborhood walkability by planting street trees and advocating for sidewalks and traffic calming devices.

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*Action Step 1.4.4*

Follow the land use plan closely when evaluating the location of new businesses. Concentrate “big box” retail in nodal areas designated for high-intensity regional uses; locate auto-related and larger scale businesses along high-traffic corridors; and place small-scale, low-intensity neighborhood businesses in neighborhood commercial nodes.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: July 11, 2012

Approval

Denial

Resolution Attached

Newspaper Publication Date of Public Hearing: June 22, 2012

No. Notices mailed 10 days prior to Public Hearing: 36 to owners of property within 200 feet; 33 to planning team members; 1 to the applicant; 1 to a neighborhood association

Registered Neighborhood Association(s) Notified: Highland Park Neighborhood Association

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: No zoning request has been submitted at this time.**

Current zoning district: N/A

Proposed zoning district: N/A

Zoning Commission Public Hearing Date: N/A

Approval

Denial

**Department of Planning and Community Development Staff:**

John Dugan, AICP

Director

Christopher Looney, AICP

Assistant Director

Rudy Nino, AICP

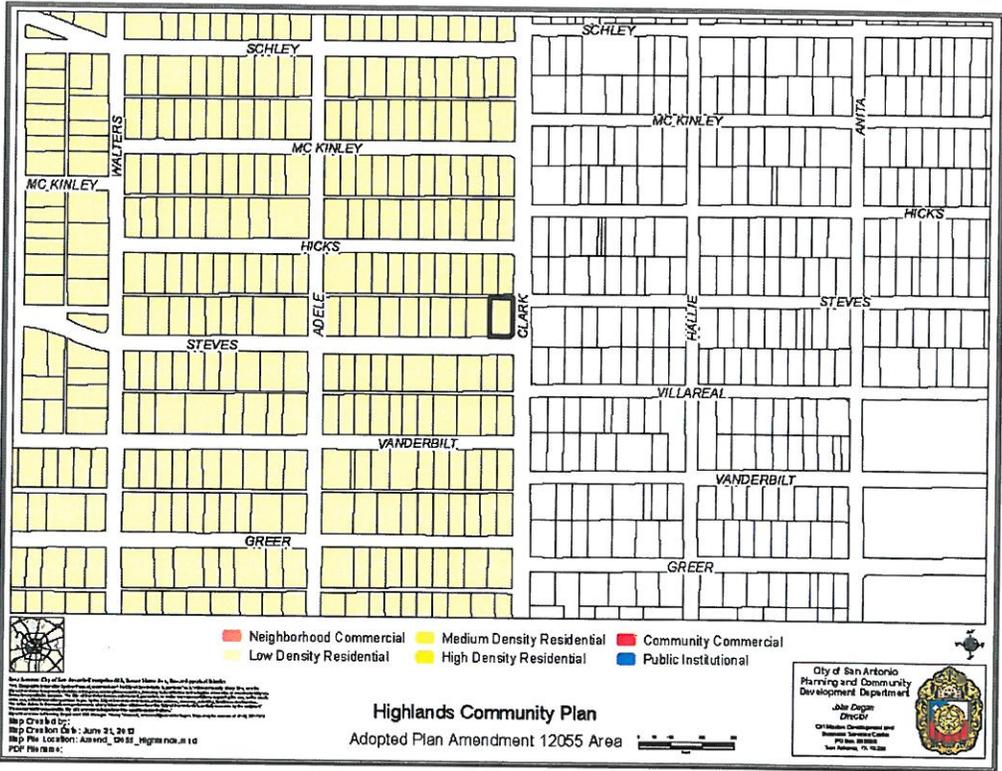
Planning Manager

Case Manager: Tyler Sorrells, AICP

Planner

Phone No.: 207-7395

Future Land Use Plan as adopted:



Proposed Amendment:

