

SAN ANTONIO PLANNING COMMISSION AGENDA



July 25, 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) 207-1111 or 711 (Texas Relay Service for the Deaf).

DECLARACIÓN DE ACCESIBILIDAD - El lugar de reunión cuenta con el acceso disponible y estacionamiento para personas discapacitadas. También incluye servicios especiales e 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) 207-1111 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 ITEMS:

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

- Agenda items may be discussed (Development Services Department)

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

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLAT W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 120103	Westwood Apartments (North of Culebra Road, west of Westwood Loop)	6	578 A-2

* Project is located in the Camp Bullis Notification Area.

REPLAT:

B. 120242	Westwood – West Frontage (North of Culebra Road, west of Westwood Loop)	6	578 A-2
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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 6-7 HELD ABOVE:

6.	120103	Westwood Apartments (North of Culebra Road, west of Westwood Loop)	6	578 A-2
7.	120242	Westwood – West Frontage (North of Culebra Road, west of Westwood Loop)	6	578 A-2

PLATS:

8.	100302	Alamo Ranch Unit 52B, Enclave (East of Alamo Parkway, north of the extension of Arroyo Grande)	OCL	577 E-6
9.	110309	Cobblestone Unit 5 P.U.D. (West of the intersection of Daniel Krug and Clous Du Bois)	OCL	577 A-1
10.	110390	Estates at Briggs Ranch Apartments (North of U.S. Highway 90, east of State Highway 211)	OCL	645 A-4
11.	110399	Luckey Ranch Unit-5 (East of the intersection of Luckey Tree and Luckey Path)	OCL	645 F-6

TIME EXTENSION:

12.	080021	Villages at Marshall Road (At the southeast corner of U.S. Highway 281 and Marshall Road)	9	483 E-3
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DEFERRALS:

13.	120306	Lamm Commons (West of Priest Road, north of Lamm Road)	OCL	752 F-5
14.	120314	RSBR Roosevelt Avenue (On the west side of Roosevelt Avenue, south of Sanez Street)	3	683 A-5

INDIVIDUAL CONSIDERATION

LAND TRANSACTIONS:

15. Resolution recommending Council authorization to acquire parcels of land along San Antonio creekways in order to develop linear parks in accordance with the Parks Development Expansion Venue Project, approved by voters in 2000, 2005 and 2010. Proposed land acquisitions include approximately 850 acres of primarily floodplain property located along Leon Creek, Salado Creek, Culebra Creek and the San Antonio River in Council Districts 2, 3, 6, 7, 8 and 9. (Parks and Recreation Department, by Andrew Blouet)
16. Consideration of a resolution authorizing the acceptance of title to six properties located at: 126 Cherry, 402 Center, 406 Center, 130 Swiss, 134 Swiss and 139 Swiss. (Capital Improvements Management Services, by Kevin Sadler)
17. A Resolution Supporting the burdening of the family and women residence building located at the Haven for Hope Campus in District 5 for use as a homeless shelter in lieu of payment of Dwyer Avenue Center Sale proceeds to the Federal Government. (Department of Human Services by Gloria Hurtado)

COMPREHENSIVE MASTER PLANS:

18. **PA12053** – [Item continued from July 11, 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)
19. **PA12057** - Public hearing and consideration of a resolution amending the future land use plan contained in the Arena District Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 2.166 acres located at 3011 East Commerce Street from Town Center to Heavy Industrial. (Department of Planning and Community Development by Tyler Sorrells)
20. **PA12058** - Public hearing and consideration of a resolution amending the future land use plan contained in the Arena District Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 6.80 acres located at 3363 Commerce Street from Light Industrial to Heavy Industrial. (Department of Planning and Community Development by Tyler Sorrells)
21. **PA12059** - Public hearing and consideration of a resolution amending the future land use plan contained in the Arena District Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 7.55

July 25, 2012

acres located at 158 Coca Cola Street from Town Center to Heavy Industrial. (Department of Planning and Community Development by Tyler Sorrells)

22. **PA12060** - Public hearing and consideration of a resolution amending the land use plan contained in the West/Southwest Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 65.8 acres out of P-100, NCB 11300 located along the eastside of Quintana Road between Pitluk Avenue and Plumnear from Agribusiness to Specialized Center. (Planning and Community Development Department by Robert C. Acosta)
23. **PA12061**- Public hearing and consideration of a resolution amending the land use plan contained in the Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 5.468 acres out of NCB 17636 located along the eastside of Loop 1604, approximately 6, 000 feet north of Culebra Road from Regional Commercial land use to High Density Residential land use. (Planning and Community Development Department by Robert C. Acosta)

OTHER ITEMS:

24. Approval of the minutes for the July 11, 2012 Planning Commission meeting
25. Director's report - City Council Action Update (Planning Commission Items sent to Council)
26. 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
27. **ADJOURNMENT**

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

AGENDA ITEM NO: **5A & 6** July 25, 2012

WESTWOOD APARTMENTS
SUBDIVISION NAME

MINOR PLAT

120103
PLAT #

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 578 A-2

OWNER: Westwood Apartments, LP, c/o Sam Kobrinsky

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

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

Date filed with Planning Commission: July 2, 2012

Location: North of Culebra Road, west of Westwood Loop

Services Available: SAWS Water and Sewer

Zoning: MF-25, Multifamily

Plat is associated with:

MDP 544-C, Stonebridge, accepted on July 2, 2012

Proposed Use: Apartments

Major Thoroughfare: Culebra Road, Primary Arterial, Type A, 120-foot minimum right-of-way

APPLICANT'S PROPOSAL:

The applicant proposes to plat a **9.366**-acre tract of land that will consist of one **(1)** non-single family lot.

DISCUSSION:

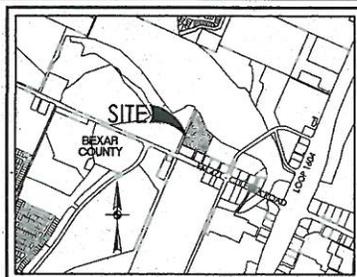
One (1) notice was mailed to the adjacent property owner within two hundred (200) feet of the subject property. To the present, staff has not received any correspondences from adjacent property owner expressing opposition to the request.

STAFF RECOMMENDATION:

Approval

REPLAT
ESTABLISHING
WESTWOOD APARTMENTS

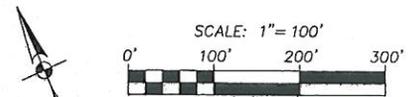
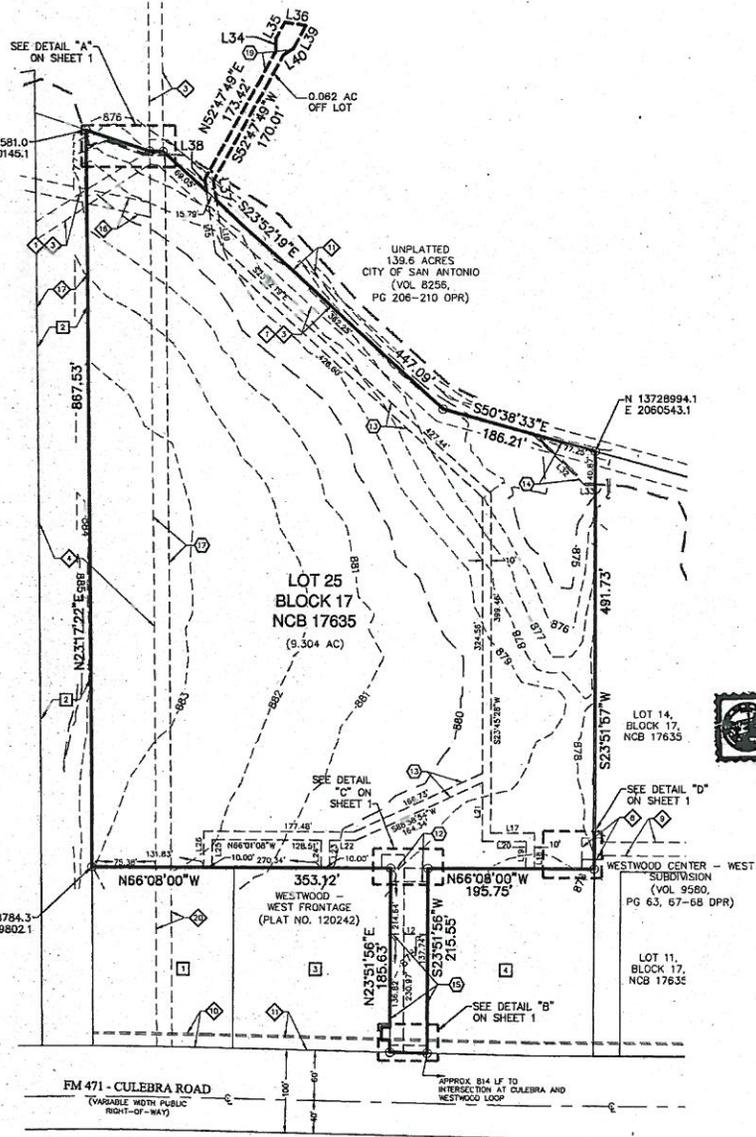
ESTABLISHING LOT 25, BLOCK 17, NCB 17635 IN THE CITY OF SAN ANTONIO, BEKAR COUNTY, TEXAS, BEING A PORTION OF LOTS 23 AND 24, BLOCK 17 OF THE WESTWOOD CENTER - WEST SUBDIVISION RECORDED IN VOLUME 8599, PAGE 74 OF THE DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS, NOW IN NEW CITY BLOCK (NCB) 17635 OF THE CITY OF SAN ANTONIO, BEKAR COUNTY, TEXAS.



LOCATION MAP
MAPSCO MAP GRID: 576A2
NOT-TO-SCALE

C.P.S. ENERGY NOTES:
1. THE CITY OF SAN ANTONIO IS THE PROVIDER OF ELECTRIC AND GAS SERVICE THROUGH CITY PUBLIC SERVICE DIVISIONS. THE SERVICE IS PROVIDED BY THE SAN ANTONIO WATER SYSTEM FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "ELECTRIC SERVICE" THROUGH SAN ANTONIO WATER SYSTEM'S "ELECTRIC SERVICE" DIVISION. THE SAN ANTONIO WATER SYSTEM IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, REPAIRS, MODIFICATIONS, AND REPAIRS OF THE SERVICE FACILITIES OR THE SERVICE FACILITIES THEMSELVES. THE SAN ANTONIO WATER SYSTEM IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, REPAIRS, MODIFICATIONS, AND REPAIRS OF THE SERVICE FACILITIES OR THE SERVICE FACILITIES THEMSELVES. THE SAN ANTONIO WATER SYSTEM IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, REPAIRS, MODIFICATIONS, AND REPAIRS OF THE SERVICE FACILITIES OR THE SERVICE FACILITIES THEMSELVES.

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.



PAPE-DAWSON ENGINEERS
TPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.8000
FAC: 210.375.9010

DATE OF PRINT: June 8, 2012

DEVELOPMENT SERVICE
RECEIVED
2012 JUL -2 PM 4: 18

STATE OF TEXAS
COUNTY OF BEKAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED 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.
Ellen M. Dyer
OWNER/DEVELOPER: WESTWOOD APARTMENTS, LP
295 MAIN STREET, SUITE 500
SALINAS, CA 95001
(831) 757-2254

ELLEN M. DYER
Commission # 1943720
Notary Public - California
Stanislaus County
My Comm. Expires Jul 10, 2015

STATE OF TEXAS
COUNTY OF BEKAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *SARA EDWARDS* 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 11TH DAY OF JULY, A.D. 2012.
Ellen M. Dyer, Notary Public
NOTARY PUBLIC - BEKAR COUNTY, TEXAS

THIS PLAT OF _____ WESTWOOD APARTMENTS _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IT HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES(H) HAVE BEEN GRANTED.
DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEKAR
I, _____ 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, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.
COUNTY CLERK, BEKAR COUNTY, TEXAS

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



Civil Job No. 6713-40; Survey Job No. 9217-11

WESTWOOD APARTMENTS

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

AGENDA ITEM NO: **5B & 7** July 25, 2012

WESTWOOD -

WEST FRONTAGE

MAJOR PLAT

120242

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 578 A-2

OWNER: Weingarten/Investments, Inc., c/o Alan R. Kofoed

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

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

Date filed with Planning Commission: July 5, 2012

Location: North of Culebra Road, west of Westwood Loop

Services Available: SAWS Water and Sewer

Zoning: C-3R Commercial District, Restrictive Alcoholic Sales

Plat is associated with:

MDP 544-C, Stonebridge, accepted on July 2, 2012

Proposed Use: Commercial

Major Thoroughfare: Culebra Road, Primary Arterial, Type A, 120-foot minimum right-of-way

APPLICANT'S PROPOSAL:

The applicant proposes to plat a **2.680**-acre tract of land that will consist of three **(3)** non-single-family lots.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 8 July 25, 2012

ALAMO RANCH

UNIT 52B, ENCLAVE

SUBDIVISION NAME

MAJOR PLAT

100302

PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 577 E-6

OWNER: Weekley Homes, L.P., c/o David Long

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

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

Date filed with Planning Commission: July 16, 2012

Location: East of Alamo Parkway, north of the extension of Arroyo Grande

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 808D, Alamo Ranch, accepted on May 24, 2006

Proposed Use: Residential

Major Thoroughfare: Alamo Parkway, Primary Arterial, Type A, 120-foot minimum right-of-way (R.O.W)

APPLICANT'S PROPOSAL:

The applicant proposes to plat a **20.526**-acre tract of land that will consist of forty-six (**46**) single-family lots, three (**3**) non-single family lots, and one thousand seven hundred fourteen (**1,714**) linear feet of public streets.

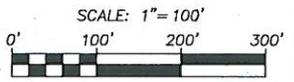
STAFF RECOMMENDATION:

Approval

PLAT NUMBER 100302

SUBDIVISION PLAN OF ALAMO RANCH UNIT 52B, ENCLAVE

A 20.526 ACRE TRACT OF LAND OUT OF A 20.53 ACRE TRACT OF LAND RECORDED IN VOLUME 14178, PAGES 1471-1475 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400, IN BEAR COUNTY, TEXAS.



Pape-Dawson Engineers, Inc. 555 EAST KAUKEY | SAN ANTONIO, TEXAS 78215 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE: July 6, 2012

STATE OF TEXAS COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAN, 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 HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER'S REPRESENTATIVE: DAVID LONG, WEELEY HOMES, L.P., 9000 WATERFORD CENTER BLVD., AUSTIN, TEXAS 78758, (512) 821-8826

STATE OF TEXAS COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID LONG, 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 SPECIFIED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6th DAY OF July, A.D. 2012.

Notary Public My Commission Expires November 27, 2014

THIS PLAN OF ALAMO RANCH UNIT 52B, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IT HAS BEEN APPROVED BY THE 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 9th DAY OF July, A.D. 2012

Signature of David Long, Chairman. Signature of Notary Public, Secretary.

CERTIFICATE OF APPROVAL OF THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAN WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON July 6, 2012 AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAN IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAN WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS 6th DAY OF July, A.D. 2012

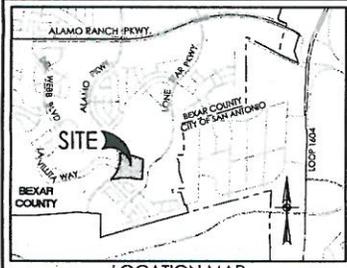
COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEAR

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

Signature of Shauna L. Weaver, Licensed Professional Engineer. Signature of David A. Sanjora, Registered Professional Land Surveyor.



LEGEND table with symbols for ACRES, BLOCK, COUNTY BLOCK, DEED, DEED RECORDS, DR, DRIP RECORDS, EXISTING CONTOURS, PROPOSED CONTOURS, EFFECTIVE FEMA 1% ANNUAL CHANCE, 100-YR FLOODPLAIN, PG PAGES, R/L RADIAL BEARING, ROW RIGHT-OF-WAY, VAR WID VARIABLE WIDTH, VOL VOLUME, REFERENCE BEARING AND/OR DISTANCE, FOUND 1/2" IRON ROD, MINIMUM FINISHED FLOOR ELEVATION (FFE) BASED ON 100 YEAR FLOODPLAIN ONLY, OTHERS FACILITIES MAY IMPACT ACTUAL FFE.

- 1 1/4" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
2 1/2" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
3 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
4 VARIABLE WIDTH CLEAR VISION EASEMENT
5 1/4" SANITARY SEWER EASEMENT
12 15" DRAINAGE EASEMENT
20 DRAINAGE AND SANITARY SEWER EASEMENT
10' BUILDING SETBACK LINE
20' BUILDING SETBACK LINE
10' LOT 903 B/L 136, VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE TV, AND DRAINAGE EASEMENT

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

GREY FOREST NOTE: GREY FOREST GAS AND WATER UTILITY GAS SYSTEMS ARE HEREBY DEDICATED TO THE MAINTENANCE AND REPAIRS FOR GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS GAS MAINS...

FINISHED FLOOR- FOR FLOODPLAIN NOTE: MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN 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.

BEAR COUNTY MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH UNIT 52B, ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE ALAMO RANCH UNIT 52B, ENCLAVE HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

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

SEBACK NOTE: SEBACKS IMPOSED ON THE PLAN ARE AT THE DISCRETION OF THE DEVELOPER OF BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

OPEN SPACE NOTE: LOT 903, BLOCK 136, CR 4400 IS DESIGNATED AS OPEN SPACE AND AS A PERMEABLE DRAINAGE EASEMENT.

FLOOD ZONE NOTE: THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE [100-YEAR] FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DRRPA PANEL 355 OF 785, DATED SEPTEMBER 29, 2010...

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

SAWS DEDICATION NOTE: THE DEVELOPER DEDICATED THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAN.

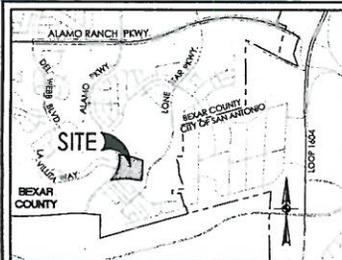
FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE.

LINE TABLE with columns: LINE, BEARING, LENGTH. Lists lines L1 through L31 with their respective bearings and lengths.

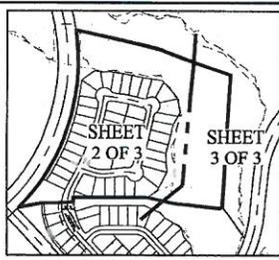
CURVE TABLE with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Lists curves C1 through C28 with their respective radii, delta angles, chord bearings, chord lengths, and curve lengths.



ALAMO RANCH UNIT 52B, ENCLAVE Civil Job No. 7445-01; Survey Job No. 9147-09



LOCATION MAP
MAPSCO MAP GRID: 5776
NOT-TO-SCALE



INDEX MAP
NOT-TO-SCALE

LEGEND

AC (ACRES)	PG (PAGE(S))
BLK (BLOCK)	RB (RADIAL BEARING)
CB (COUNTY BLOCK)	ROW (RIGHT-OF-WAY)
DPR (DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS)	VAR (VARIABLE WIDTH)
DR (DEED RECORDS OF BEXAR COUNTY, TEXAS)	VOL (VOLUME)
OPR (OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS))	W (WETFEET BEARING AND/OR DISTANCE)
(SURVEYOR) (N/A) (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
(SURVEYOR)	NAL WITH WASHER STAMPED (PD)

1140 (EXISTING CONTOURS)	1140 (PROPOSED CONTOURS)
1140 (EFFECTIVE FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN)	1140 (MINIMUM FINISHED FLOOR ELEVATION (FFE) BASED ON 100 YEAR FLOODPLAIN ONLY. OTHER FACTORS MAY IMPACT ACTUAL FFE.)

SEE SHEET 1 OF 3 FOR CURVE AND LINE TABLE

- | | |
|--|--|
| 1 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 20 PERMANENT SANITARY SEWER EASEMENT (VOL. 12838, PG. 2222-2229, DPR) |
| 2 12" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 21 VARIABLE WIDTH DRAINAGE, GAS, ELECTRIC, TELEPHONE, CATV EASEMENT (VOL. 9580, PG. 42, DPR) |
| 3 8" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 22 15" DRAINAGE, GAS, ELECTRIC, TELEPHONE, CATV EASEMENT (VOL. 9580, PG. 42, DPR) |
| 4 VARIABLE WIDTH CLEAR VISION EASEMENT | 23 20" DRAINAGE, GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL. 9580, PG. 42, DPR) |
| 5 16" SANITARY SEWER EASEMENT | 24 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9573, PG. 137, DPR) |
| 6 15" DRAINAGE EASEMENT | 25 20" SEWERAGE LINE (VOL. 9573, PG. 137, DPR) |
| 7 20" DRAINAGE AND SANITARY SEWER EASEMENT | |
| 8 10' BUILDING SETBACK LINE | |
| 9 20' BUILDING SETBACK LINE | |
| 10 LOT 903 BLK 136, VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE TV, AND DRAINAGE EASEMENT | |

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.

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

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO HAS A PAIR OF 18" ELECTRIC AND GAS SYSTEM (10" PUBLIC SERVICE RANGE) IS HEREBY DESIGNATED THE "EXISTING" AND "PROPOSED" FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESIGNATED ON THE PLAT AS "EXISTING EASEMENT" AND/OR "SERVICE EASEMENT" OVERLAPPING "EXISTING EASEMENT" AND "PROPOSED EASEMENT" AND "PROPOSED EASEMENT" FOR THE PURPOSE OF REDUCING CONSTRUCTION, MAINTENANCE, INSPECTION, PARALLING, AND ERECTING POLE, CONDENSER, OR BURNING WHEEL, CABLE, CONDUIT, PIPING, OR RECONSTRUCTION, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF WAY AND EASEMENT ADJACENT LAND, BE THE RIGHT TO LOCATE AND PLACE FACILITIES WITHIN SAID EASEMENT AND RECONSTRUCTION AREA, AND THE RIGHT TO REMOVE FROM SAID LAND ALL Wires OR FACILITIES, OR OTHER OBSTRUCTIONS WHICH INTERFERE OR MAY INTERFERE WITH THE PROPOSED GAS AND/OR ELECTRIC FACILITIES, IF SAID GAS AND/OR ELECTRIC FACILITIES ARE TO BE INSTALLED.
2. THE CITY OF SAN ANTONIO HAS A PAIR OF 18" ELECTRIC AND GAS SYSTEM (10" PUBLIC SERVICE RANGE) IS HEREBY DESIGNATED THE "EXISTING" AND "PROPOSED" FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESIGNATED ON THE PLAT AS "EXISTING EASEMENT" AND/OR "SERVICE EASEMENT" OVERLAPPING "EXISTING EASEMENT" AND "PROPOSED EASEMENT" AND "PROPOSED EASEMENT" FOR THE PURPOSE OF REDUCING CONSTRUCTION, MAINTENANCE, INSPECTION, PARALLING, AND ERECTING POLE, CONDENSER, OR BURNING WHEEL, CABLE, CONDUIT, PIPING, OR RECONSTRUCTION, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF WAY AND EASEMENT ADJACENT LAND, BE THE RIGHT TO LOCATE AND PLACE FACILITIES WITHIN SAID EASEMENT AND RECONSTRUCTION AREA, AND THE RIGHT TO REMOVE FROM SAID LAND ALL Wires OR FACILITIES, OR OTHER OBSTRUCTIONS WHICH INTERFERE OR MAY INTERFERE WITH THE PROPOSED GAS AND/OR ELECTRIC FACILITIES, IF SAID GAS AND/OR ELECTRIC FACILITIES ARE TO BE INSTALLED.
3. ANY OF THE NECESSARY FACILITIES REQUIRED BY THE CITY OF SAN ANTONIO, LOCATED WITHIN SAID EASEMENT, THAT IS TO BE CONSTRUCTED OR LOCATED WITHIN SAID EASEMENT SHALL BE CONSIDERED TO BE THE PROPERTY OF THE CITY OF SAN ANTONIO AND THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF SAID FACILITIES.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE 10' FOOT WIDE ELECTRIC AND GAS EASEMENTS WITHIN THE 10' FOOT WIDE ELECTRIC AND GAS EASEMENTS. CONCRETE DRIVEWAY APPROACHES ARE NOT ALLOWED WITHIN THE 10' FOOT WIDE ELECTRIC AND GAS EASEMENTS WITHIN THE 10' FOOT WIDE ELECTRIC AND GAS EASEMENTS.
5. ROAD OVERLAYS ARE ALLOWED WITHIN THE 10' FOOT WIDE ELECTRIC AND GAS EASEMENTS WITHIN THE 10' FOOT WIDE ELECTRIC AND GAS EASEMENTS ARE PROHIBITED ON CURBS WHERE THERE ARE 10' FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

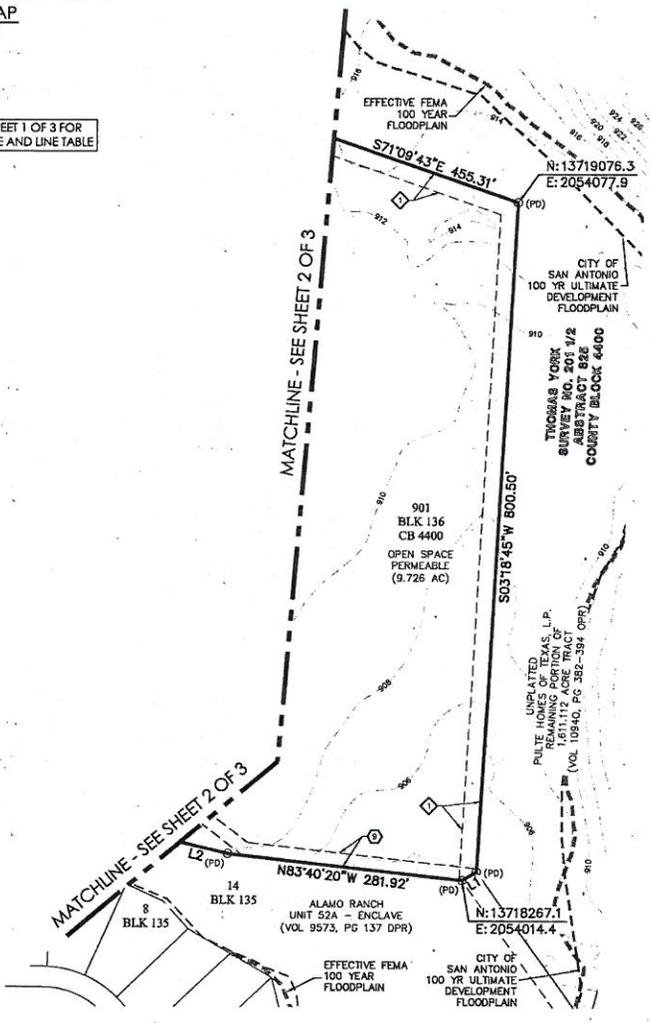
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Shauna L. Weaver
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.

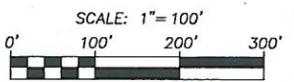
David A. Cassanova
REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT NUMBER 100302

**SUBDIVISION PLAT OF
ALAMO RANCH
UNIT 52B, ENCLAVE**

A 20.526 ACRE TRACT OF LAND OUT OF A 20.531-ACRE TRACT OF LAND RECORDED IN VOLUME 14178, PAGES 1471-1475 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 828, COUNTY BLOCK 4400, IN BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS
T.E.P.E. FIRM REGISTRATION # 470
555 EAST HANLEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE: July 6, 2012

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: DAVID LONG WEEKLEY HOMES, L.P. 9000 WATERFORD CENTER BLVD. AUSTIN, TEXAS 78758 (512) 821-8926

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *David Long*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXERCISED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6TH DAY OF July, A.D. 2012.

David Long
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF ALAMO RANCH UNIT 52B, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY CLERK OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS FILED WITH THE COMMISSIONS 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 THAT PLAT WAS APPROVED BY THE SAID COMMISSIONS COURT OF BEXAR COUNTY, TEXAS ON _____.

DATED THIS _____ DAY OF _____, A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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 DUTY 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, WITH MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY



ALAMO RANCH UNIT 52B, ENCLAVE
Civil Job No. 7445-01; Survey Job No. 9147-09

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 9 July 25, 2012

COBBLESTONE UNIT 5 P.U.D.
SUBDIVISION NAME

MAJOR PLAT

110309
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 577 A-1

OWNER: KB Home Lone Star, Inc., c/o Joseph Hernandez.

ENGINEER: Jacobs, c/o Billy K. Classen, P.E.

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

Date filed with Planning Commission: July 6, 2012

Location: West of the intersection of Daniel Krug and Clous Du Bois

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 024-06, Silverado, accepted on September 28, 2006

PUD 06-018, Silverado, approved on October 11, 2006

Proposed Use: Residential

APPLICANT'S PROPOSAL:

The applicant proposes to plat a **26.02**-acre tract of land that will consist of sixty-seven (67) single-family lots, five (5) non-single family lots and three thousand one hundred seventy (3,170) linear feet of private streets.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 10 July 25, 2012

ESTATES AT BRIGGS
RANCH APARTMENTS
SUBDIVISION NAME

MAJOR PLAT

110390
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 645 A-4

OWNER: Western Rim Investors 2011-3/2011-4, c/o Matthew Hiles

ENGINEER: Macina, Bose, Copeland, & Assoc., Inc., c/o David L. Allen, P.E.

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

Date filed with Planning Commission: July 2, 2012

Location: North of U.S. Highway 90, east of State Highway 211

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 623 B, Briggs Ranch, accepted on June 7, 2012

Proposed Use: Multi-Family

Major Thoroughfare: U.S. Highway 90, Freeway, 250-foot minimum right-of-way (R.O.W)

APPLICANT'S PROPOSAL:

The applicant proposes to plat a **51.2854**-acre tract of land that will consist of two **(2)** non-single family lots, and one thousand seven hundred and fifty **(1,750)** linear feet of public streets.

DISCUSSION:

The Development Services Department and Bexar County has cited: Section 35-506 (d)(1)(B) – Cross Section and Construction Standards of the UDC. The applicant has submitted a request for an Administrative Exception to the requirement.

The Development Services Director and Bexar County has granted the administrative exception as indicated in the attached report.

STAFF RECOMMENDATION:

Approval



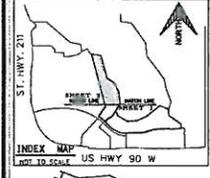
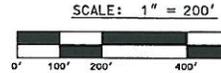
CPS NOTES:

- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (BY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PAROLLING, AND ELECTRIC POLES, WIRING OR BURNING WIRES, CABLES, CONDUITS, PIPES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LINES ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- 2) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 3) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
- 4) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED BY CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND UNSTABLE CONDITIONS SHALL BE CHARGED TO THE PERSONS SEVERALLY RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND UNSTABLE ALTERATIONS.
- 5) THIS PLAT DOES NOT AUTHORIZE WATER RELEASE OR OVERFLOW AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

LINE TABLE				LINE TABLE			
NO.	CHORD	BRG.	LENGTH	NO.	CHORD	BRG.	LENGTH
T1	N89°17'42"E		16.27	T13	S34°09'28"W		15.47
T2	S37°50'22"E		40.12	T14	N75°53'32"W		33.00
T3	N85°04'53"E		13.18	T15	S00°10'13"W		50.00
T4	N72°32'48"E		16.28	T16	S75°53'32"E		30.00
T5	S00°10'13"E		40.77	T17	S74°09'28"W		9.12
T6	S77°50'19"W		2.89	T18	N74°08'28"E		59.18
T7	S74°06'28"W		24.52	T19	S02°23'19"W		17.69
T8	S08°23'56"W		19.84	T20	N55°58'52"W		42.77
T9	S27°50'19"W		40.32	T21	N03°02'27"E		21.58
T10	N03°49'48"E		36.41	T22	S43°00'27"E		21.58
T11	N33°02'23"W		30.83	T23	N43°38'20"E		21.30
T12	S74°06'28"W		58.79	T24	N22°08'12"E		3.00
				T25	N22°50'30"E		5.00

CURVE DATA					
NO.	RADIUS	DELTA	TANGENT	CHORD BRG.	CHORD DIST.
C1	365.00	67°12'28"	242.54	N44°15'54"E	404.02
C2	889.00	43°46'07"	348.68	N85°45'57"W	647.07
C3	1951.00	14°01'21"	240.80	N50°53'46"W	478.00
C4	55.00	143°09'23"	234.20	N04°04'23"E	83.20
C5	18.00	62°39'24"	10.85	S25°18'01"E	18.72
C6	1235.00	08°21'48"	51.84	S35°54'50"E	115.55
C7	1246.00	06°09'14"	66.88	S33°36'21"E	133.78
C8	83.00	13°01'32"	7.19	S38°00'58"E	14.29
C9	37.00	12°22'41"	4.01	S37°41'55"E	7.38
C10	685.00	35°03'13"	210.02	N09°24'02"E	400.53
C11	435.00	10°20'10"	78.47	S73°46'01"E	78.37
C12	12.00	12°20'20"	35.18	N85°25'23"E	64.15
C13	445.00	07°58'58"	30.38	N85°25'23"E	64.15
C14	18.00	31°22'41"	6.00	N48°54'22"W	9.73
C15	12.00	08°22'28"	0.38	S38°51'51"W	0.88
C16	88.00	14°12'57"	10.72	S38°51'51"W	21.28

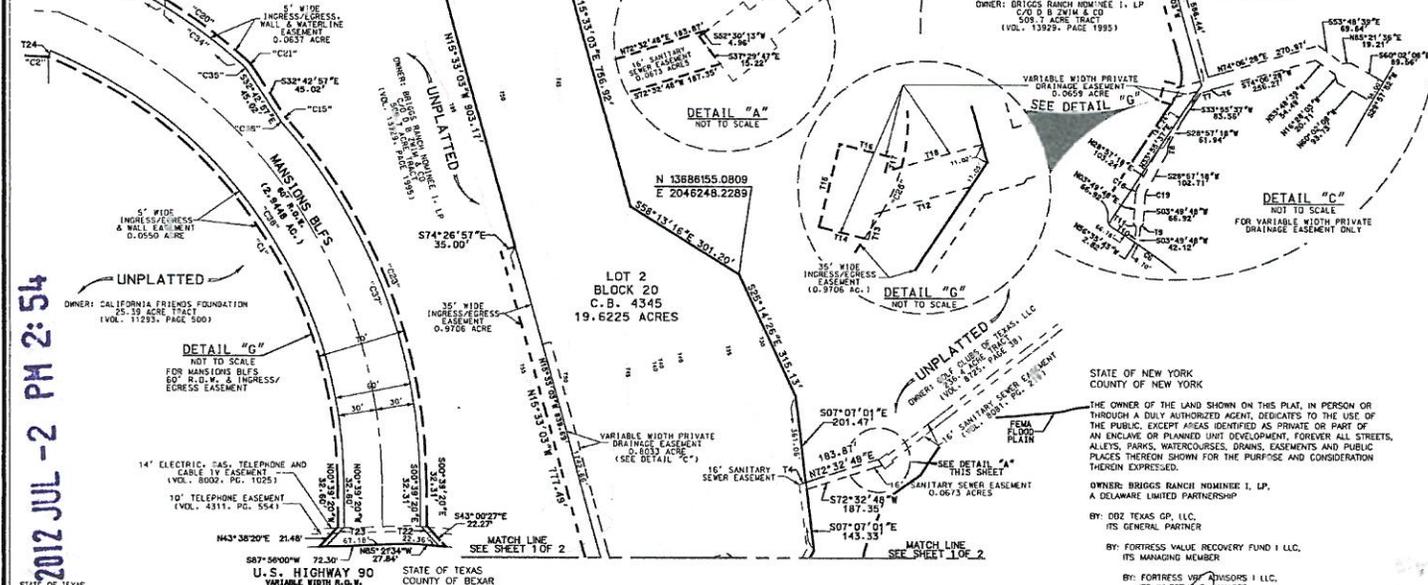
CURVE DATA					
NO.	RADIUS	DELTA	TANGENT	CHORD BRG.	CHORD DIST.
C17	15.00	54°58'47"	7.80	S59°11'08"W	13.84
C18	18.00	25°07'30"	4.12	S16°23'23"W	6.05
C19	41.50	25°07'30"	9.25	S16°23'23"W	18.05
C20	446.00	10°03'03"	39.25	S34°08'05"E	78.21
C21	38.00	16°20'18"	5.45	S40°53'09"E	10.80
C22	1246.00	03°01'59"	32.89	N48°08'43"W	65.85
C23	435.00	41°02'17"	162.60	S11°02'29"E	304.35
C24	1246.00	03°07'15"	33.94	S73°48'07"E	67.86
C25	15.00	54°20'23"	7.80	N81°09'59"E	22.00
C26	100.00	49°28'40"	46.08	N89°11'19"E	83.70
C27	55.00	57°47'21"	30.35	S55°47'59"W	53.15
C28	18.00	31°18'43"	5.04	S63°34'41"W	9.70
C29	945.00	10°41'40"	129.53	S23°12'17"E	257.50
C30	1246.00	01°09'00"	12.50	S25°01'N48°08'13"W	25.01
C31	1271.00	00°24'22"	1.50	S01°54'28"E	3.01
C32	621.00	118°44'45"	108.84	N18°21'58"E	214.78
C33	55.00	156°44'11"	287.19	S50°27'54"E	107.74
C34	441.00	08°40'08"	37.30	N33°33'19"W	74.33
C35	33.00	16°18'18"	4.74	S41°11'08"E	9.38
C36	17.00	08°58'40"	1.33	S26°12'17"W	2.68
C37	430.00	41°02'17"	160.83	S07°30'29"E	301.45
C38	376.00	67°12'28"	245.86	S34°15'34"E	409.55



LEGEND:

- ELEC. --- ELECTRIC
- TEL. --- TELEPHONE
- CABLE TELEVISION --- CABLE TELEVISION
- SAN. SEW. --- SANITARY SEWER EASEMENT
- ES&T --- RIGHT-OF-WAY
- B.D.M. --- BUILDING DISTRICT MAP
- P.G. --- PAGE

N 13,687,088.7912
E 2,045,478.5883



DEVELOPMENT SERVICES RECEIVED

STATE OF TEXAS
COUNTY OF BEXAR

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

Joe Edward Hagle
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4786

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: **BRIGGS RANCH NOMINEE 1, LP**
C/O B. ZIMM & CO.
13929 PAGE 1955

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: **BRIGGS RANCH NOMINEE 1, LP**
A DELAWARE LIMITED PARTNERSHIP
BY: **DBZ TEXAS GP, LLC**
ITS GENERAL PARTNER
BY: **FORTRESS VALUE RECOVERY FUND I, LLC**
ITS MANAGING MEMBER
BY: **FORTRESS US PARTNERS I, LLC**
ITS INVESTMENT MANAGER,
AS AGENT AND ATTORNEY-IN-FACT
BY: _____
PRINTED NAME: **Douglas Cardoni**
TITLE: **Chief Administrative Officer**

STATE OF NEW YORK
COUNTY OF NEW YORK

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

OWNER: **BRIGGS RANCH NOMINEE 1, LP**
A DELAWARE LIMITED PARTNERSHIP
BY: **DBZ TEXAS GP, LLC**
ITS GENERAL PARTNER
BY: **FORTRESS VALUE RECOVERY FUND I, LLC**
ITS MANAGING MEMBER
BY: **FORTRESS US PARTNERS I, LLC**
ITS INVESTMENT MANAGER,
AS AGENT AND ATTORNEY-IN-FACT
BY: _____
PRINTED NAME: **Douglas Cardoni**
TITLE: **Chief Administrative Officer**

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 IDENTIFIED BY THE SAN ANTONIO PLANNING COMMISSION.

David L. Allen
LICENSED PROFESSIONAL ENGINEER NO. 68073

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **Christine Lawton** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS **25** DAY OF **July**, A.D. 2012.

Christine Lawton
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF NEW YORK
COUNTY OF NEW YORK

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **Christine Lawton** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS **25** DAY OF **July**, A.D. 2012.

Christine Lawton
NOTARY PUBLIC
NEW YORK COUNTY, NEW YORK

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NO. 110390
SUBDIVISION PLAT
ESTABLISHING
ESTATES AT
BRIGGS RANCH
APARTMENTS

ESTABLISHING LOTS 1 AND 2, BLOCK 20, COUNTY BLOCK 4345, BEING 51.8221 ACRES OF LAND COMPRISED OF 50.7264 ACRES OUT OF A CALLED 10.0277 ACRE TRACT OF LAND, 1.4626 ACRES OUT OF A CALLED 25.39 ACRES TRACT OF LAND AND 0.0708 ACRE OUT OF A CALLED 236.4 ACRE TRACT OF LAND, AS RECORDED IN VOLUME 13929, PAGE 1955, VOLUME 11293, PAGE 600 AND VOLUME 8725, PAGE 38, RESPECTIVELY, IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

MACHINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1020 Central Expressway North, San Antonio, Texas 78232
(210) 340-1122 / FAX (210) 340-8800 www.machinainc.com
1924 RECORDERS EXEMPTION FIRM #738

DATE: 09/21/2011
JOB NO.: 30443/0468

STATE OF TEXAS
COUNTY OF TARRANT

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

OWNER/DEVELOPER: **WESTERN BAY INVESTORS 2011-2/2011-4**
2505 N. STATE HIGHWAY 360, SUITE 800
GRAND PRairie, TEXAS 75050
TEL. NO. (972) 471-8784

OWNER: *Matthew Miles*
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **Matthew Miles** 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 **25** DAY OF **July**, 2012.

Michelle R. Benson
NOTARY PUBLIC
TARRANT COUNTY, TEXAS

Michelle R. Benson
NOTARY PUBLIC
TARRANT COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS 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. 2012.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THIS PLAT OF ESTATES OF BRIGGS RANCH APARTMENTS WAS 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. 2012.

CHAIRMAN

SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

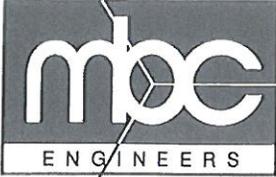
STATE OF TEXAS
COUNTY OF BEXAR

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

Christine Lawton
NOTARY PUBLIC
NEW YORK COUNTY, NEW YORK

Christine Lawton
NOTARY PUBLIC
NEW YORK COUNTY, NEW YORK

Certificates filed in McL County



MACINA · BOSE · COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LANDSURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

April 19, 2012

City of San Antonio
1901 S. Alamo
San Antonio, Texas 78024

RE: Estates at Briggs Ranch - 110390 Plat # MDP #623-B
ROW Administrative Exception Request

Dear Jesse,

This purpose of this letter is to request an administrative exception to the right-of-way (ROW) width for a portion of the Mansions Blfs extension. Mansions Blfs is a collector class road being constructed off HWY 90 approximately 1,400 feet east of the hwy 90 and 211 intersection.

The reason for this request is due to the grade constraints and wall construction needed near the intersection of the new road. The road is being constructed based on the geometric design criteria in the UDC which specifies a maximum grade of 7%. This results in retaining walls being required that are in excess of 10 feet in height in some areas. With only 70' of width available from the neighboring property owners, the walls were required to be within the ROW. Bexar County would not allow this and it was agreed to, by Bexar County, that the ROW could be reduced in this area so that the walls would be on private property.

We are requesting that ROW be reduced from 70 feet to 60 feet for the initial \pm 600 feet of the new roadway. Other than the ability of provide a bike facility (multiuse path) in this area, the pavement section would not be changed.

We appreciate your consideration. Please contact me if you need any additional information.

Sincerely,

MACINA · BOSE · COPELAND AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads 'Roger W. Gunderman, P.E.'.

ROGER W. GUNDERMAN, P.E.

RWG #30443-0468



COUNTY OF BEXAR

PUBLIC WORKS DEPARTMENT

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

Project: Estates at Briggs Ranch
A major subdivision plat consisting of 2 lots and the construction of a new Collector Street (Mansions Bluffs) on approximately 52 acres.

Address: Approximately 1,400 ft East of the Hwy 211 and Hwy 90 intersection
Ferguson Map Grid 645/B-4

A/P #/PPR #/Plat #: 110390

AEVR #:

AEVR Submittal Date: April 19, 2012

AEVR Submitted by: Roger Gunderman, PE, MBC Engineers

Issue: Reduced ROW for a Collector Section for 600' to remove retaining wall from ROW.

Code Sections: 2011 Unified Development Code (UDC), Section 35-506 (d)(1)(B) – Cross Section and Construction Standards – Streets
Table 506-3 (ROW (min.))

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

I have reviewed the information provided in Mr. Gunderman's letter dated April 19, 2012. At issue, is the UDC minimum requirements related to dedication of Right-of-Way (ROW) for the construction of a new Collector street which will be used to access a new apartment complex development and future commercial development and eventually provide additional connectivity between Hwy 211 and Hwy 90.

The developer purchased the minimum amount of ROW for a Collector (70 ft) from an adjoining land owner in order to obtain access off of US Highway 90 West. At the time the ROW was purchased, a detailed engineering design for the proposed Collector street had not been conducted. During the review of the design documents, the design revealed that a retaining wall with a height exceeding 10 ft was proposed to be constructed within the ROW. The retaining wall encroaches five feet on either side of the ROW. Bexar County does not wish to take on the responsibility of maintaining retaining walls when other options are available. The first option is to locate the retaining wall outside of the public ROW. In evaluating the limiting conditions facing the developer, the reduction of the ROW was considered feasible and is being requested.

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

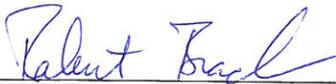
1. **Is the exception contrary to the spirit and intent of section?** The exception is not contrary to the spirit and intent of the section. The reduction of the ROW will not affect the width of the pavement or sidewalks. The inclusion of the retaining wall restricts the useable ROW to 60 feet. In Bexar County's experience, TxDOT typically requests for a reduction of pavement width at a connection to a highway where the access point is not a full access intersection to minimize dual right turning movements into and out of a roadway. The exception is necessitated by the need for a retaining wall and amount of land the developer has purchased from an adjoining property owner. The 60 ft of ROW is capable of accommodating for a multi-use path or bike lanes. However, non-motorized vehicles are usually prohibited to ride on a highway.

Section 35-506(d)(1)(B) – Cross Section and Construction Standards – Streets

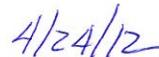
2. **Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?** The applicant has taken all practicable measures to minimize adverse impacts within the limits of the development. The applicant is complying with the pavement width and structural design criteria for a Collector Road.
3. **Does the public interest underlying the exceptions outweigh the public interest of the particular regulations?** The proposed construction is consistent with all other requirements of 35-506(d)(1)(B). The public's interest related to the cost of maintaining a retaining wall exceeds the interest in having the full ROW for section of the Collector street connecting to US Highway 90 W where TxDOT typically requests reduced pavement widths for traffic safety.
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 ROW width for the first 600 feet for the proposed Mansions Bluff Collector street.

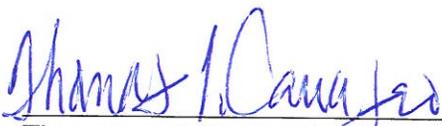


Robert Brach, P.E.
Development Services Manger
Bexar County

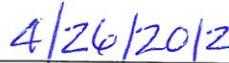


Date

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



Date



John Jacks
Assistant Director
City of San Antonio Development Services Department



Date

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 11 July 25, 2012

LUCKEY RANCH UNIT-5
SUBDIVISION NAME

MAJOR PLAT

110399
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 645 F-6

OWNER: LGI Homes – Luckey Ranch, LLC, c/o Eric Lipar

ENGINEER: Pape-Dawson Engineers Inc., c/o W.R. Wood P.E.

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

Date filed with Planning Commission: July 2, 2012

Location: East of the intersection of Luckey Tree and Luckey Path

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 010-09A, Luckey Ranch, accepted on December 21, 2011

Proposed Use: Single-family

APPLICANT'S PROPOSAL:

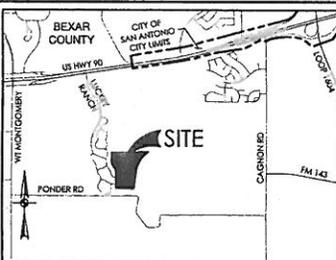
The applicant proposes to plat a **29.81**-acre tract of land that will consist of one hundred and thirty **(130)** single-family lots, three **(3)** non-single family lots, and three thousand four hundred and twenty seven **(3,427)** linear feet of public streets.

DISCUSSION:

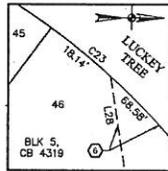
It is noted that no building permits will be issued until FEMA LOMR flood plain study is prepared and approved and a letter of map revision is issued by FEMA indicating no 100 year flood plain encroachment exist on lots 92 thru 103 and lots 109 thru 111, Block 1, and lots 23 thru 25, Block 4, County Block 4319. Elevation certificates for homes constructed on the above-mentioned lots shall be submitted to the City of San Antonio and Bexar County.

STAFF RECOMMENDATION:

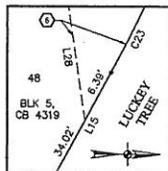
Approval



LOCATION MAP
MAPSCO MAP GRID: 8456
NOT-TO-SCALE



DETAIL "A"
NOT-TO-SCALE

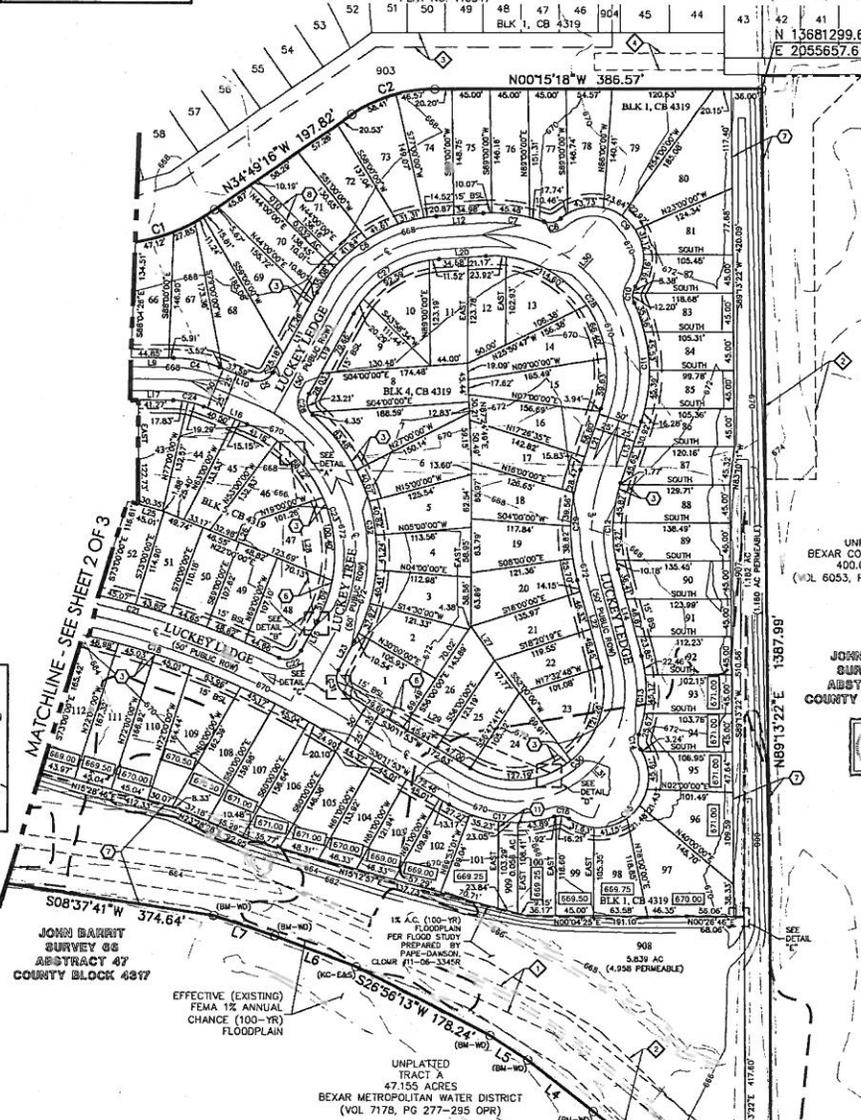


DETAIL "B"
NOT-TO-SCALE



DETAIL "C"
NOT-TO-SCALE

NOTE:
LEGEND ON SHEET 1 OF 3



**PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION**

AGENDA ITEM NO: 12 July 25, 2012

VILLAGES AT MARSHALL ROAD
SUBDIVISION NAME

080021
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 483 E-3

OWNER: B & M Marshall Road, Ltd., c/o Mark Mays

ENGINEER: KFW Engineers, c/o Craig Fletcher, P. E.

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

Location: At the southeast corner of U.S. Highway 281 and Marshall Road

Plat status: The Planning Commission approved this plat on August 12, 2009. The plat has not been recorded.

APPLICANT'S REQUEST:

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

DISCUSSION:

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

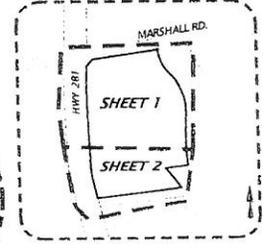
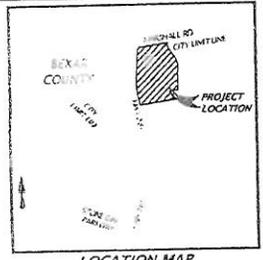
- Drainage 0%
- No Street improvements
- Sidewalk 0%
- Water infrastructure 0%
- Sanitary sewer 0%

STAFF RECOMMENDATION:

Approval

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

CLEAR VISION NOTE: 1. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 15.504 (M55) 2. OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 15.506 (M57)



LINE TABLE with columns: LINE, LENGTH, BEARING. Contains data for lines L1 through L9.

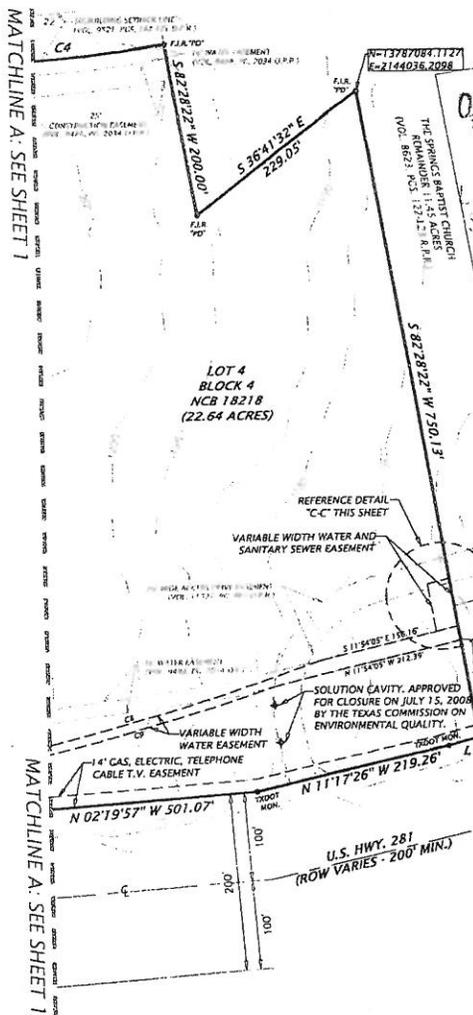
NOTICE: 1. THIS SUBDIVISION IS SUBJECT TO THE SEVERAL ACQUISITORY EASEMENTS... 2. THE CITY OF SAN ANTONIO HAS APPROVED THIS PLAT... 3. THE CITY OF SAN ANTONIO HAS APPROVED THIS PLAT...

NOTICE: 1. THE DEVELOPER SHALL PROVIDE A 30" WIDE ACCESS DRIVE EASEMENT... 2. THE DEVELOPER SHALL PROVIDE A 30" WIDE ACCESS DRIVE EASEMENT... 3. THE DEVELOPER SHALL PROVIDE A 30" WIDE ACCESS DRIVE EASEMENT...

NOTICE: 1. THE DEVELOPER SHALL PROVIDE A 30" WIDE ACCESS DRIVE EASEMENT... 2. THE DEVELOPER SHALL PROVIDE A 30" WIDE ACCESS DRIVE EASEMENT... 3. THE DEVELOPER SHALL PROVIDE A 30" WIDE ACCESS DRIVE EASEMENT...

NOTICE: 1. THE DEVELOPER SHALL PROVIDE A 30" WIDE ACCESS DRIVE EASEMENT... 2. THE DEVELOPER SHALL PROVIDE A 30" WIDE ACCESS DRIVE EASEMENT... 3. THE DEVELOPER SHALL PROVIDE A 30" WIDE ACCESS DRIVE EASEMENT...

CAROLE M. ADAMEK, Notary Public, State of Texas, My Commission Expires July 24, 2010.



CURVE TABLE with columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA ANGLE, CHORD BEARING, CHORD. Contains data for curves C1 through C9.

LEGEND: FIR - 1/2" FOUND IRON ROD, FIR - 3/4" - FOUND IRON PIN W/ VICKERY CAP, FIR - 1/2" - FOUND IRON PIN W/ PAPE DAMBURG CAP, FIR - "SGC" - FOUND IRON PIN W/ SGC 4203 CAP, FIR - "MBC" - FOUND IRON ROD WITH CAP STAMPED "MBC", S.I.R. - "KFW" - S.I. IRON ROD WITH CAP STAMPED "KFW", EXISTING COUNTOURS, B.C.D.P.R. - BEXAR COUNTY DEED AND PLAT RECORDS, D.P.R. - DEED AND PLAT RECORDS, R.P.R. - REAL PROPERTY RECORDS, O.P.R. - OFFICIAL PUBLIC RECORDS, T.X.D.T.M.O.M. - T.X.D.T. TYP. I. MONUMENT

FOOTNOTES: 1. FOR RESIDENTIAL DEVELOPMENT... 2. OWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING... 3. MAXIMUM ACCEPTABLE... 4. IF DEVELOPER... 5. CITY OF SAN ANTONIO...

CITY NOTES: 1. THE CITY OF SAN ANTONIO... 2. THE CITY OF SAN ANTONIO... 3. THE CITY OF SAN ANTONIO... 4. CONCRETE... 5. ROAD... 6. THE CITY OF SAN ANTONIO...

SUBDIVISION PLAT ESTABLISHING THE VILLAGE AT MARSHALL ROAD

A 22.64 ACRES, OR 986,045 SQUARE FEET TRACT OF LAND OUT OF A CALLED 1036 ACRE TRACT OF LAND IDENTIFIED AS TRACT 1 AND DESCRIBED IN SPECIAL WARRANTY DEED IN VOLUME 857, PAGE 1701-1748 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY FOR BEXAR COUNTY TEXAS, OUT OF THE WA BRISBEN SURVEY NO. 89 & ABSTRACT 34, COUNTY BLOCK 4900 NOW IN NEW CITY BLOCK (N.C.B.) 18218 OF THE CITY OF SAN ANTONIO OF BEXAR COUNTY, TEXAS

THIS PLAT OF THE VILLAGE AT MARSHALL ROAD 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. 20__

BY _____ CHAIRMAN, BY _____ SECRETARY

OWNER/DEVELOPER: B&M MARSHALL ROAD, LTD., 335 E. SONTERRA BLVD, SUITE 200 SAN ANTONIO, TEXAS 78258 PHONE: (210) 308-6288 FAX: (210) 979-6126

KFW ENGINEERS & SURVEYING, 7400 BLANCO SUITE 260 SAN ANTONIO, TEXAS 78216 PHONE (210) 979-8444 FAX (210) 979-8441

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. _____ AT _____ M AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK _____ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE. THIS _____ DAY OF _____ A.D. _____ COUNTY CLERK, BEXAR COUNTY, TEXAS

2012 JUN 26 A 10: 54

DIRECTOR'S OFFICE



June 22, 2012

Mr. Roderick Sanchez, Director
City of San Antonio
Planning and Development Services Department
1901 S. Alamo
San Antonio, TX 78204

Re: The Village at Marshall Road
Plat No. 080021

Dear Mr. Sanchez:

On behalf of the owner and developer of The Village at Marshall Road we are requesting a three-year Performance Agreement Time Extension per Section 35-430(f)(2) of the Unified Development Code for site improvements associated with The Village at Marshall Road (Plat No. 080021). The subdivision plat was approved by the Planning Commission on August 12, 2009. Construction activity has commenced onsite, but was halted and the site has since been stabilized with vegetation.

The delay in completion of the site improvements is due to the following:

1. The economic downturn has reduced the demand for new retail space and has delayed the funding for the infrastructure improvements.
2. Additionally, the uncertainty with the timing of the proposed Highway 281 improvements caused by the environmental litigation has reduced the demand for new retail space in this corridor.

Despite the economic downturn and the delays in the Highway 281 improvements, our client continues to market the tract and will pursue the completion of this project.

Enclosed are the \$300 filing fee and the completed time extension request. If you have any questions or require additional information, please contact our office.

Sincerely,
KFW Engineers

A handwritten signature in blue ink, appearing to read 'Craig Fletcher', written over a blue horizontal line.

Craig Fletcher, P.E.
Principal

RECEIVED
12 JUN 26 PM 2: 21
LAND DEVELOPMENT
SERVICES DEPARTMENT

**PLANNING COMMISSION
PLAT DEFERRAL**

AGENDA ITEM NO: 13 July 25, 2012

LAMM COMMONS
SUBDIVISION NAME

120306
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 752 F-5

OWNER: Scott Foster

ENGINEER: Bendicion Engineering, c/o Salvador Flores, P.E.

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

Date filed with Planning Commission: July 09, 2012

Location: West of Priest Road, north of Lamm Road

Services Available: SAWS Water and On Site Sewer Facility

Zoning: Outside San Antonio City Limits

Proposed Use: Warehouse

APPLICANT'S PROPOSAL:

The applicant proposes to plat a **16.44**-acre tract of land that will consist of two **(2)** non-single family lot.

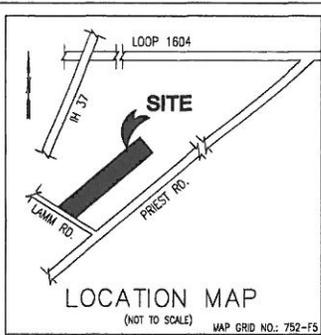
APPLICANT'S REQUEST:

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

STAFF RECOMMENDATION:

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

1. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
2. If a complete plat filing is not filed within 180 days, plat filing fees will not be refunded and the plat deferral request shall become null and void.



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

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

DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE WRITTEN 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 GRANITOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

LEGEND:

- CONTOUR ELEV.
- ESMT. OR SETBACK
- IRON PIN FOUND
- SET IRON PIN
- BSL BUILDING SETBACK
- Elec. ELECTRIC
- Tels. TELEPHONE
- Double T.V. CABLE TELEVISION
- ESMT EASEMENT

CITY PUBLIC SERVICE NOTES:

1. THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS OCCUPYING ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "FUTURE EASEMENT," "DRAINAGE EASEMENT," "DRAINAGE EASEMENT," "UTILITY EASEMENT AND TRANSPORTATION EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING AND ELECTRIC WELLS, PIPES OR BURNING WELLS, CABLES, CONDUITS, WIRING OR SERVICE AND GROSS OVER GRANITOR'S ADJACENT LAND THE RIGHT TO INGRESS AND EGRESS WITHIN THE EASEMENT OF SAID LOTS OR APPLICABLE THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT.
2. ANY CFS WORKS NECESSARY RESULTING FROM MODIFICATIONS REQUIRED BY CFS EQUIPMENT, LOCATIONS AND DESIGN, AND TO MAKE CHANGES OR CORRECT DEFICIENCIES SHALL BE DONE BY THE PERSON OR PERSONS BEING RESPONSIBLE FOR SAID CHANGES OR CORRECTIVE ALTERATION.
3. THIS PLAT DOES NOT AFFECT, RELIEVE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, CABLE, DRAINAGE, TELEPHONE, OR OTHER EASEMENT OR ANY OTHER EASEMENT FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT FROM LOTS AND SERVICES ONLY BY SEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF DRAININGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROVIDED ON DISTRICT WITHIN THOSE FIVE (5) FOOT WIDE EASEMENT.

- GENERAL NOTES:**
- 1.3 All lot corners are monumented with 1/2" rebar unless noted otherwise.
 - 1.4 All monuments are 1/2" rebar.
 - 2.1 Horizontal distance and bearings were obtained by GPS observations made by GEOCENTRIS on December 18, 2011. Datum is NAD 83, Texas South Central Zone.
 - 3.1 Distance on US Survey Feet.
 - 4.1 Floor Floor Elevations must be a minimum of (2) inches above floor elevation. Minimum finished floor elevation for residential and commercial shall be elevated at least 1 foot higher than the computed water surface elevation for development.
 - 6.1 Dena and Strategem, Inc., Scott Foster, Address: 1828 E. Industry St., Ft. Collins, CO. 80524
 - 6.3 WATERMETER ECU NOTE: The number of watermeter installation dwelling units (EDUs) paid for this subdivision are the legal or "water" meter blocks. Water System under the plat number issued by the Development Services Department.

STATE OF TEXAS
COUNTY OF BEXAR

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

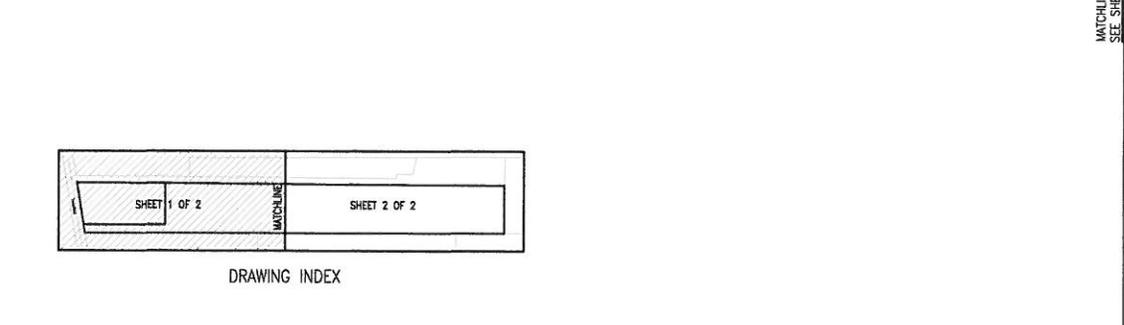
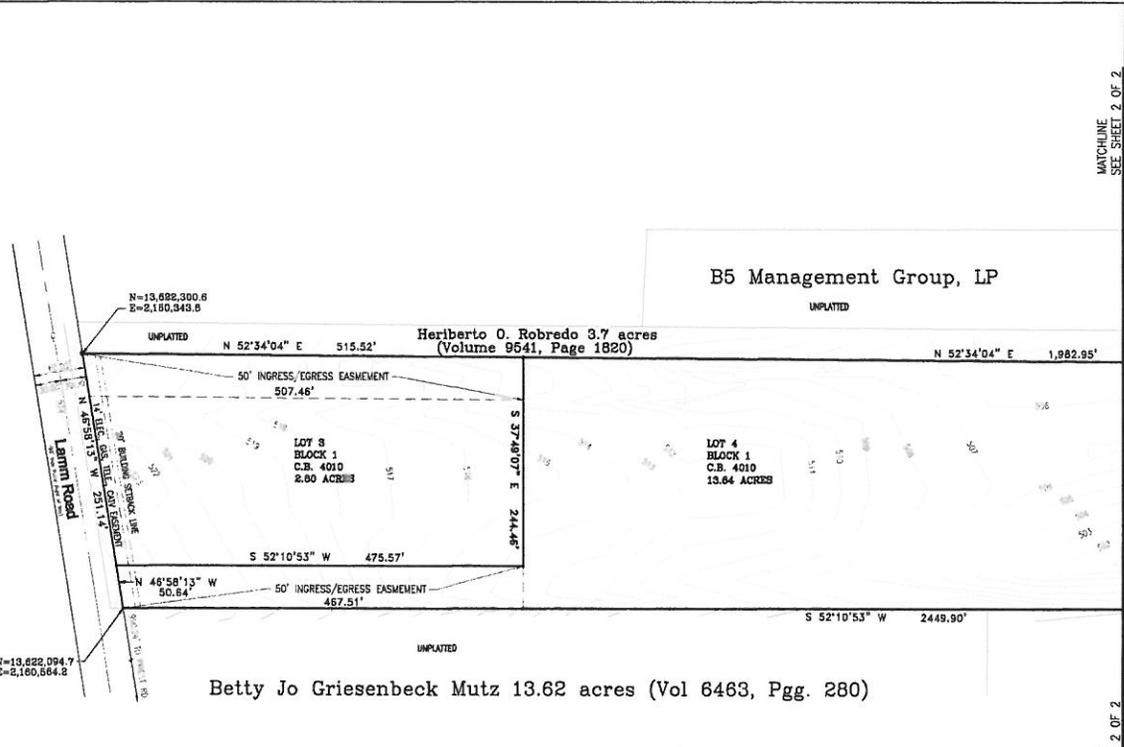
GARY A. GIBBONS
THE _____ DAY OF _____ A.D., 2012

GARY A. GIBBONS
REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 4716

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 AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

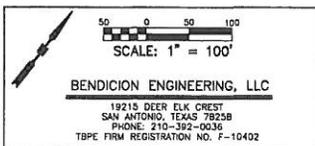
SALVADOR FLORES, P.E. No. 82638
REGISTERED PROFESSIONAL ENGINEER



PLAT NO. 120306

**SUBDIVISION PLAT ESTABLISHING
LAMM COMMONS SUBDIVISION**

BEING A 18.44 ACRE TRACT OF LAND, OUT OF THE FRANCISCO FARIAS SURVEY NO. 15, ABSTRACT NUMBER 2, COUNTY BLOCK 4010, BEING KNOWN AS TRACT B IN DEED RECORDS IN VOL. 13158, PG. 1837 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 3 & 4, BLOCK 1, C.B. 4010, IN BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS DESIGNATED 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 AND CONSIDERATION THEREIN EXPRESSED.

OWNER ADDRESS:
SCOTT FOSTER
1530 E. WILBERRY ST.
FT. COLLINS, CO. 80524
(970) 387-4702

OWNER:
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SCOTT FOSTER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS REFERRED TO IN 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:
MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL
THIS MINOR PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS _____ DAY OF _____ A.D. 2012

BY:
DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER,
BEXAR COUNTY, TEXAS

THIS PLAT OF LAMM COMMONS 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 COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D., 2012 AT _____ AND DULY RECORDED THE _____ DAY OF _____ A.D., 2012 AT _____ IN THE RECORDS OF DEEDS AND PLATS 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. COUNTY CLERK, BEXAR COUNTY, TEXAS

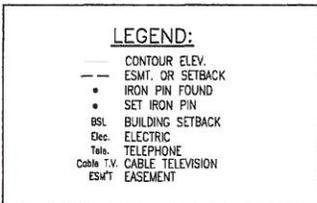
DEPUTY



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

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

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



CITY PUBLIC SERVICE NOTES:

1. THE CITY OF SAN ANTONIO, AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESCRIBED BY THE PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "WATER EASEMENT", "SEWER EASEMENT", "TELEPHONE EASEMENT", "CABLE TELEVISION EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, MODIFYING, IMPROVING AND EXTENDING POWER, WATER OR SEWER MAINS, CABLES, CONDUITS, PIPES AND LINES AND OTHER FACILITIES ADJACENT LAND THE RIGHT TO LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE THEM SAID LINES AND TILES IN PARTS THEREOF, OR OTHER OBSTRUCTIONS FROM EASEMENT OR TO INTERFERE WITH THE OPERATION OF SAID LINES OR APPLIANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WELLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY OPS MONETARY LOSS RESULTING FROM INFORMATION REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, OR THE INFORMATION PROVIDED TO OPS EQUIPMENT SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID DAMAGE OWNERS OR OTHERS' NEGLIGENCE.
3. NO NEW UTILITIES SHALL BE ALTERED, RELEASED OR OTHERWISE AFFECTED BY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE OR OTHER UTILITIES OR FACILITIES FOR UTILITIES UNLESS THE CHANGES TO SUCH FACILITIES ARE DEEMED NECESSARY.
4. CONCRETE EASEMENT APPROVED ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN LINES ARE SERVED ONLY BY NEAR BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF DRAINAGES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHICH ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PERMITTED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENT.

GENERAL NOTES:

- 1.2 All lot corners are monumented with 1/2" rebar unless noted otherwise. Set monuments are 1/2" rebar.
- 1.3 Vertical datum and coordinates were obtained by GPS observations made by GIBBONS on December 19, 2011. Datum is NAD 83, Texas South Central Zone.
- 1.4 Distances are in Survey Feet.
- 1.5 Final Floor Elevations must be a minimum of (8) inches above final adjacent grade. Minimum finished floor elevations for residential and commercial lots shall be annotated at least 1 foot higher than the computed water surface elevation for the 100-year return period.
- 1.6 Owner and Developer: Mr. Scott Foster, Address: 19215 Deer Elk Crest, San Antonio, TX 78258
- 1.7 WASTEWATER EDU NOTE: The number of wastewater equivalent dwelling units (EDUs) paid for this subdivision shall be based on the San Antonio Water System under the first number issued by the Development Services Department.

STATE OF TEXAS
COUNTY OF BEXAR

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

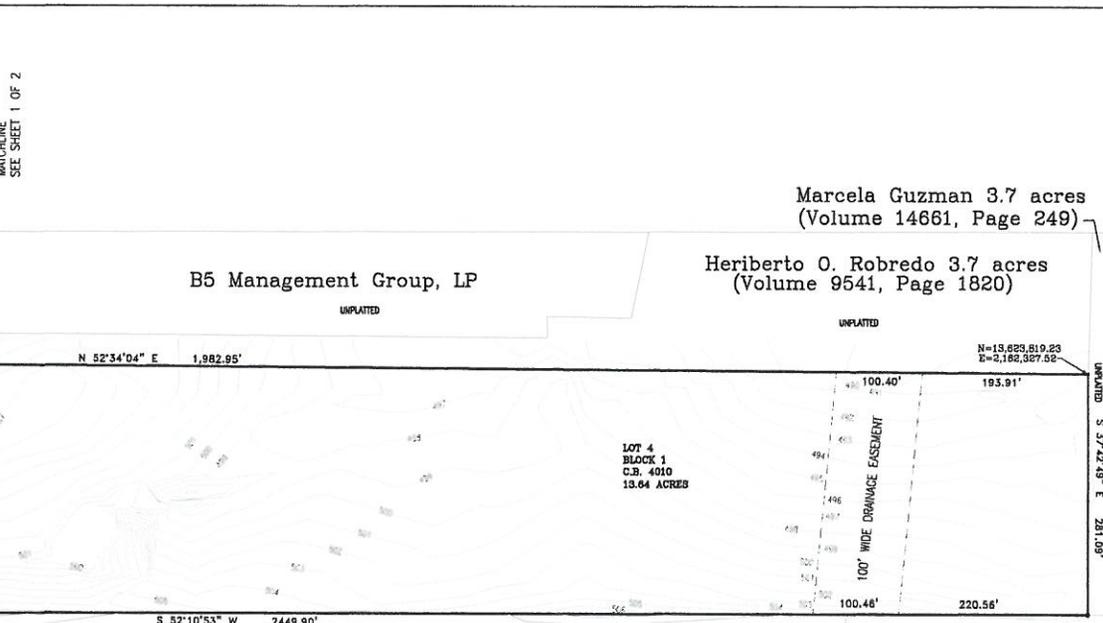
GARY A. GIBBONS
THE _____ DAY OF _____ A.D., 2012

GARY A. GIBBONS
REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 4716

STATE OF TEXAS
COUNTY OF BEXAR

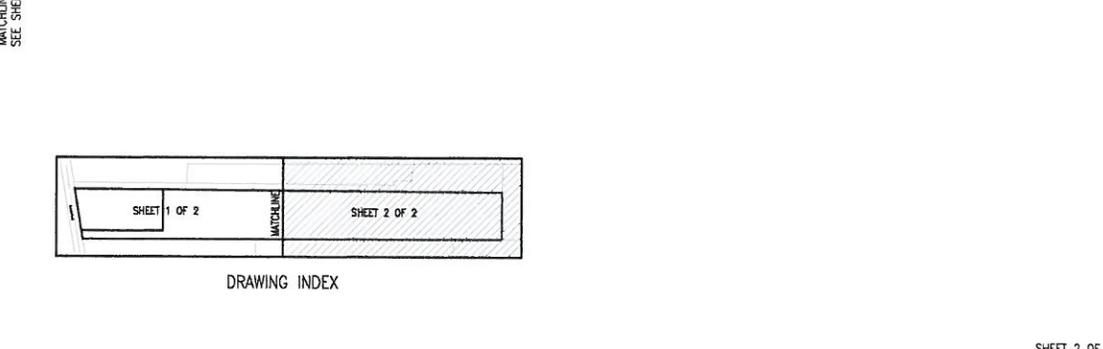
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

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



Anthony A. Griesenbeck 8.62 acres (Vol 6463, Pgg. 283)

Ysidro S. Puento, Jr.
14.624 acres
(Volume 2204, Page 144)



PLAT NO. 120306

SUBDIVISION PLAT ESTABLISHING LAMM COMMONS SUBDIVISION

BEING A 16.44 ACRE TRACT OF LAND, OUT OF THE FRANCISCO FARIAS SURVEY NO. 15, ABSTRACT NUMBER 2, COUNTY BLOCK 4010, BEING KNOWN AS TRACT B IN DEED RECORDS IN VOL. 13138, PG. 1837 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS; ESTABLISHING LOTS 3 & 4, BLOCK 1, C.B. 4010, IN BEXAR COUNTY, TEXAS

SCALE: 1" = 100'

BENDICION ENGINEERING, LLC
19215 DEER ELK CREST
SAN ANTONIO, TEXAS 78258
PHONE: 214-367-0038
TPE FIRM REGISTRATION NO. F-10402

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER ADDRESS:
SCOTT FOSTER
1920 E VANDERBERRY ST.
FT. COLLINS, CO. 80524
(970) 567-4702

OWNER
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SCOTT FOSTER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SET FORTH IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS OWN FREE WILL AND WITHOUT COERCION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2012

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATE OF ORIGINAL

THIS MINOR PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS THE _____ DAY OF _____ A.D. 2012

BY: _____
DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER,
BEXAR COUNTY, TEXAS

10 PM 3:00

DEVELOPMENT SERVICES

THIS PLAT OF LAMM COMMONS 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 EXCEPTIONS(S) HAVE BEEN GRANTED.

DATED THIS THE _____ DAY OF _____ A.D. 2012

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D., 2012 AT _____ AND DULY RECORDED THE _____ DAY OF _____ A.D., 2012 AT _____ IN THE RECORDS OF DEEDS AND PLATS 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.

STATE CLERK, BEXAR COUNTY, TEXAS

DEPUTY





LETTER OF REQUEST

DEVELOPMENT SERVICES
RECEIVED

2012 JUL 10 PM 3:00

July 9, 2012

City of San Antonio
Land Entitlements
Attn: Mr. Richard Carrizales
1901 South Alamo
San Antonio, Texas 78204

Re: Lamm Commons Subdivision Plat No. 120306

Dear Mr. Carrizales:

We are requesting the subject "minor" subdivision plat be issued a plat deferral in order to submit for a building permit and proceed with construction prior to final approval of the plat and plat recordation. We will continue to process the subject plat for final acceptance and recordation as required.

Due to contract time constraints, it is vital that we meet all requirements in order for construction to commence as soon as possible. This tract has an "end user / purchaser" that requires completion of the subject development and if the contract construction dates aren't met, the owner shall not only have potential financial penalties, the "purchaser", does have the right to terminate the contract.

Therefore, we are sincerely requesting the planning commission approve this request as this development shall be another step toward economic stimulus in the San Antonio / Bexar County, Texas area which shall create new jobs and tax revenue. Please give us a call if you have any question. Thank you for your time.

Sincerely,

A handwritten signature in blue ink that reads "Sal Flores, P.E." The signature is written in a cursive, flowing style.

Mr. Sal Flores, P.E.

**PLANNING COMMISSION
PLAT DEFERRAL**

AGENDA ITEM NO: 14 July 25, 2012

RSBR ROOSEVELT AVENUE
SUBDIVISION NAME

120314
PLAT #

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 683 A-5

OWNER: BB & B Enterprises, Inc., c/o Scott Dye, Agent

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

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

Location: On the west side of Roosevelt Avenue, south of Sanez Street.

Services Available: SAWS Water and Sewer

Zoning: UD, Urban Development District

Proposed Use: Commercial

Major Thoroughfare: Roosevelt Avenue (U.S. 281 South), Primary Arterial, Type A, 120-foot minimum right-of-way (R.O.W)

APPLICANT'S PROPOSAL:

The applicant proposes to plat a 2.352- acre tract of land that will consist of one (1) non-single family lot.

APPLICANT'S REQUEST:

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

STAFF RECOMMENDATION:

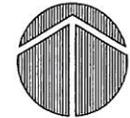
The Director of Development Services Department recommends approval of the plat deferral with the following conditions:

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

PRELIMINARY SUBDIVISION PLAT
ESTABLISHING

**RSBR ROOSEVELT
AVENUE SUBDIVISION**

ESTABLISHING LOT 1 (2.352 ACRES),
BLOCK 1, N.C.B. 11166,
BEING THAT 2.352 ACRE TRACT
CONVEYED TO BB & B ENTERPRISES,
INC. BY DEED RECORDED IN VOLUME
10261, PAGE 2292, OFFICIAL PUBLIC
RECORDS OF REAL PROPERTY,
BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'
2' CONTOUR INTERVAL

PREPARED BY:



DYE ENTERPRISES
TEXAS REGISTERED FIRM F-2257
4047 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
I, THE UNDERSIGNED, IN AND FOR THE COUNTY OF BEXAR, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, EVERYWHERE ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER'S DULY AUTHORIZED AGENT
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
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 ROOSEVELT AVE. 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.

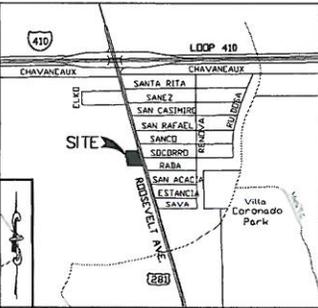
BY _____
DIRECTOR OF DEVELOPMENT SERVICES

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, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____, A.D., 2012.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY _____, DEPUTY



LOCATION MAP
NOT TO SCALE

NOTES:

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

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

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

MINIMUM FINISHED FLOOR NOTE FOR THE FLOODPLAIN: MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN 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.

TIPOUT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR APPROPRIATE "SET-BACK" AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVENWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG SH 281 SOUTH, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 347.20'.

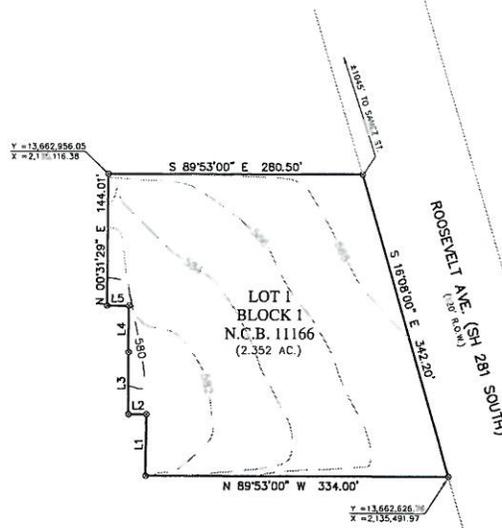
C.P.S. NOTES:

- 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", "AND/OR 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 THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND 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.

OWNER:
BB & B ENTERPRISES, INC.
P.O. BOX 320
POOLVILLE, TEXAS 76487

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

LINE	LENGTH	BEARING
L1	67.20'	N 60°08'36" E
L2	19.80'	N 89°53'10" W
L3	67.20'	N 00°08'36" E
L4	50.12'	N 00°27'06" E
L5	24.00'	N 89°53'10" W



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

Engineers • Surveyors • Planners
Texas Registered Firm F-2257

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

July 12, 2012

Ms. Donna Camacho
Planner, Land Entitlements Section
Development Services Department
City of San Antonio

Re: Plat Deferral
RSBR Roosevelt Avenue - Plat No. 120314
City of San Antonio, Texas

Dear Ms. Camacho:

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.

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartmental Correspondence Sheet

TO: Planning Commission
FROM: Xavier D. Urrutia, Director of Parks and Recreation
COPIES: File
SUBJECT: Land acquisitions for linear park development projects along Leon Creek, Salado Creek, Culebra Creek and the San Antonio River

DATE: July 9, 2012

The Parks and Recreation Department is requesting approval of a resolution recommending that City Council authorize the acquisition of up to 850 acres of land located in NCB 10835, 10848, 10865, 10933, 12174, 14747, 14853, 14854, 14859, 15010, 15011, 15647, 16334, 17638, 17639, 17701, 17929, 34763 and 34777 and CB 4002 in Council Districts 2, 3, 6, 7, 8 and 9. The acquired property will be used for the Linear Creekway Trail Projects. The majority of property to be acquired is within the 100-year floodplain.

The proposed acquisitions are part of the Proposition 2 Parks Development Expansion Venue Projects approved by voters in May 2005 and November 2010.

These acquisitions are consistent with the initiatives approved by the City Council for the acquisition of open space and development of linear parks along San Antonio Creekways. The acquisitions are also consistent with the adopted Parks and Recreation Strategic System Plan and the Natural Resource and Urban Design Goals of the San Antonio Master Plan Policies.

Leon Creek

- 1) 5 acres out of NCB 17929 located within Council District 7
2) 30 acres out of NCB 14859 located within Council District 8
3) 15 acres out of NCB 14854 located within Council District 8
4) 75 acres out of NCB 14747 located within Council District 8
5) 20 acres out of NCB 14853 located with Council District 8
6) 10 acres out of NCB 34777 located within Council District 8
7) 70 acres out of NCB 34763 located within Council District 8

Subtotal for Leon Creek = 225 acres

Salado Creek

- 1) 2 acres out of NCB 12174 located within Council District 2
2) 15 acres out of NCB 10835 located within Council District 3

- 3) 40 acres out of NCB 10848 located within Council District 3
- 4) 6 acres out of NCB 10865 located within Council District 3
- 5) 250 acres out of NCB 16334 located within Council District 9
- 6) 18 acres out of NCB 15011 located within Council District 9
- 7) 26 acres out of NCB 15010 located within Council District 9
- 8) 40 acres out of NCB 17701 located within Council District 9
- 9) 1 acre out of NCB 17857 located within Council District 9

Subtotal for Salado Creek = 400 acres

Culebra Creek

- 1) 60 acres out of NCB 17639 located within Council District 6
- 2) 60 acres out of NCB 17638 located within Council District 6

Subtotal for Culebra Creek = 120 acres

San Antonio River

- 1) 75 acres out of CB 4002 and NCB 15647, in the San Antonio Extraterritorial Jurisdiction (ETJ)
- 2) 30 acres out of NCB 10933 and CB 4002 within Council District 3

Subtotal for San Antonio River Area = 105 acres

GRAND TOTAL = 850 acres

The proposed resolution recommends Council approval of property acquisitions in order to develop linear parks in accordance with the Parks Development Expansion Venue Project, approved by voters in 2005 and 2010. These acquisitions consist primarily of flood plain property.

Pending a recommendation by Planning Commission, staff is scheduled to present this item to City Council in August 2012.

Sincerely,


Xavier D. Urrutia
Director
Parks and Recreation Department



Recommendation to the City of San Antonio City Council for the Acquisition of Property for Linear Creekway Trails Projects

**Planning Commission
Agenda Item #X
July 25, 2012
Parks and Recreation Department**



**PARKS & RECREATION
SAN ANTONIO**

Action

- **Planning Commission recommend that City Council authorize acquisition of approximately 850 acres composed of separate tracts along San Antonio creekways for the implementation of Linear Creekway Trails Projects**

Background

- **Proposed Property Acquisitions are necessary for Linear Creekway Parks Development Project**
- **Funded through Proposition 2 (2005) and Proposition 2 (2010) Sales Tax Initiatives**
- **Council Districts 2, 3, 6, 8, 9, & O.C.L.**

CITY OF SAN ANTONIO
OFFICE OF GRANTS MONITORING & ADMINISTRATION
INTERDEPARTMENTAL CORRESPONDENCE

TO: Planning Commission

FROM: Steve Hodges, Real Estate Manager, CIMS Property Acquisition Division

COPIES TO: Mike Etienne, Ph.D., Assistant Director, CIMS Real Estate
Tadd G. Wille, Grants Administrator, Grants Monitoring & Administration

SUBJECT: Acceptance of title to six properties by the Office of Grants Monitoring and Administration for use by an eligible Community Development Block Grant (CDBG) activity

DATE: July 18, 2012

PETITIONER: City of San Antonio

Staff is requesting a resolution authorizing the acceptance of six (6) properties located in the Dignowity Hill Historic District in City Council District 2.

BACKGROUND

The City of San Antonio's Office of Grants Monitoring and Administration (GMA) provided Community Development Block Grant (CDBG) funds in 2003 and 2005 to the St. Paul Area Development Corporation (SPADC) for the acquisition of property for the planned construction of an assisted senior living center. In December 2009, by board resolution, SPADC was dissolved as an organization and the assisted living facility was not constructed. As a result of the dissolution of SPADC and to ensure the properties are utilized for CDBG eligible activities, the properties are to be conveyed to the City.

The properties to be conveyed to the City of San Antonio are as follows:

- 126 Cherry
- 402 Center
- 406 Center
- 130 Swiss
- 134 Swiss
- 139 Swiss

Memo to Planning Commission
July 18, 2012
Page 2

COORDINATION AND FINANCIAL IMPACT

The six (6) properties will be conveyed to the City of San Antonio at no cost.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

Attachments: Exhibit "A"
 Resolution

EXHIBIT "A"

The south 47.52 feet of the north 87.52 feet of Lots 1 & 2 ARB 16, Block 3, New City Block 590, situated in the City of San Antonio, Bexar County, Texas, as shown in Volume 10357, Page 313 of the Deed Records of Bexar County, Texas, commonly referred to as 126 N. Cherry, San Antonio, Texas 78202.

The south 45 feet of the north 95 feet of Lots 18 and 19, Block 3, New City Block 590, in the City of San Antonio, Bexar County, Texas, commonly referred to as 130 N. Swiss, San Antonio, Texas 78202.

The north 50 feet of Lots 18 and 19, Block 3, New City Block 590, San Antonio, Bexar County, Texas, commonly referred to as 134 N. Swiss, San Antonio, Texas 78202.

Lot 3, Block 3, New City Block 590, City of San Antonio, Bexar County, Texas, commonly referred to as 139 N. Swiss, San Antonio, Texas 78202.

The north 40 feet of Lot 1, Block 3, New City Block 590, in the City of San Antonio, Bexar County, Texas, commonly referred to as 402 N. Center, San Antonio, Texas 78202.

The north 40 feet of Lot 2, Block 3, New City Block 590, in the City of San Antonio, Bexar County, Texas, commonly referred to as 406 N. Center, San Antonio, Texas 78202.

EXHIBIT "A"

Site Map

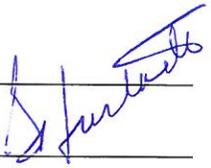


Proximity Map



CITY OF SAN ANTONIO
DEPARTMENT OF HUMAN SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission

FROM: Gloria Hurtado, Director, Department of Human Services (DHS) 

COPIES TO Peter Zaroni, Assistant City Manager; Mike Etienne, Ph.D. Assistant Director, CIMS Real Estate; Melody Woosley, Assistant Director, DHS; File

SUBJECT: Resolution supporting the burdening of City property and building (the Family and Women's residence) located at the Haven for Hope campus with a use restriction for homeless services

DATE: July 11, 2012

PETITIONER: City of San Antonio, Department of Human Services
c/o Capital Improvements Management Services
Attn: Property Disposition Division
114 W. Commerce St., 2nd Floor
San Antonio, TX 78205

Staff is requesting this item be placed on the Consent agenda for the Planning Commission meeting on July 25, 2012.

BACKGROUND

Staff is seeking approval to burden real property and improvements (the Family and Women's residence building) owned by the City and leased to Haven for Hope of Bexar County, located at the Haven for Hope campus, District 5, with a use restriction for homeless services.

The City of San Antonio acquired the Dwyer Avenue Center from the federal government with a 30 year restriction to use the property for homeless services. A sale prior to expiration of the 30 year period triggers a pro rata payment of the Dwyer sale proceeds to the federal government. The City has negotiated with the U.S. Department of Health and Human Services (HHS) and HHS has approved the sale of the Dwyer Avenue Center without payment of sale proceeds in exchange for the City's agreement to restrict the use of the Family and Women's residence building at the Haven for Hope campus in the same manner as the Dwyer had been restricted for a 13 year period. The 13-year period is the balance remaining on the 30 year restrictive use covenant at Dwyer.

The City is requesting support to restrict the use of the Family and Women's residence building at the Haven for Hope campus for homeless services and authority to execute the attached ***Declaration and Grant of Low Income Homeless Assistance Use Restrictive Covenant (40 U.S.C. 550(d)***, which incorporates restrictions that formerly applied to the Dwyer Avenue

Center. This action is requested in exchange for HHS permission to sell the Dwyer Avenue Center without pro-rata payment of the Dwyer Avenue Center sale proceeds to the federal government.

COORDINATION AND FINANCIAL IMPACT

Petitioner's request has been coordinated with all applicable parties including the U. S. Department of Health and Human Services (HHS), U. S. General Services Administration (GSA), The Office of Civil Rights (OCR) within HHS, and Haven for Hope of Bexar County. City Council previously directed that the net sale proceeds from the sale of the Dwyer Avenue Center be provided to Haven for Hope of Bexar County for Council authorized purposes in support of homeless services. The Department of Human Services will seek later approval for the sale of the Dwyer Avenue Center.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

Attachment: Declaration and Grant of Low Income Homeless Assistance Use Restrictive Covenant (40 U.S.C. 550 (d))

**DECLARATION AND GRANT OF LOW INCOME HOMELESS ASSISTANCE
USE RESTRICTIVE COVENANT (40 USC 550(d))**

State of Texas }
 }
County of Bexar }

KNOW ALL BY THESE PRESENTS:

THIS DECLARATION AND GRANT OF LOW INCOME HOMELESS ASSISTANCE USE RESTRICTIVE COVENANT (this "Declaration and Grant") is made and entered into effective as of the ____ day of _____, 2012 (the "Effective Date"), by and among the United States of America (hereinafter sometimes referred to as the "United States" or "USA" or the "Government"), acting through the Secretary of Health and Human Services, by the Chief, Real Property Branch, Program Support Center ("HHS") under authority of 40 USC §550(d), as amended, and the McKinney-Vento Homeless Assistance Act (42 U.S.C. § 11411), as amended, the City of San Antonio, a Texas Municipal Corporation (the "City"), and the Haven for Hope of Bexar County, a Texas non-profit corporation ("HFH").

WITNESSETH:

WHEREAS, the Government originally conveyed 0.40 of an acre of land and a building thereon, more commonly known as the Federal Building, 307 Dwyer Avenue, San Antonio, Texas (the "Dwyer Property") to the City by Quitclaim Deed dated September 5, 1991 and filed of record October 4, 1991 at Volume 5172, on Page No. 0726, as Instrument No. 2152069, and later corrected by Quitclaim Deed dated February 27, 1992 and filed of record March 25, 1992 at Volume No. 5294, on Page No. 0872, as Instrument No. 2227950 (the "Dwyer Quitclaim Deed"); and

WHEREAS, the Dwyer Property has been used by the City from the time of conveyance and without interruption until the Effective Date of this Declaration and Grant as a homeless shelter and for other complementary health purposes pursuant to authority of 40 USC §550(d) and subject to the terms, conditions, covenants and agreements set forth in the Dwyer Quitclaim Deed, and more specifically, the property use restrictions with associated retained Government reverter rights required under 45 CFR §12.8(c)(6), (the "Use Restrictive Covenants"); and

WHEREAS, although the Dwyer Property has been sufficient and served the needs of the homeless population in prior years, the City has observed that, with time, the condition of the Dwyer Property has deteriorated and that its size and services no longer serve the growing needs of this vulnerable population; and

WHEREAS, in order to address the needs of the City's chronic homeless, the City has acquired other land for the operation of a comprehensive human services campus for the homeless; and

WHEREAS, as consideration given by the City for the Deed Without Warranty from the Government, the City agrees to restrict use of a portion of the campus in the manner set forth herein; and

WHEREAS, a true and correct legal description of the portion of the campus to be restricted under this Declaration and Grant is attached hereto as “Exhibit “A”, and is hereby incorporated and made a part of this Declaration and Grant (the “Restricted Campus Property”); and

WHEREAS, the City currently leases the Restricted Campus Property to HFH; and

WHEREAS, both the City and HFH have requested and the United States, acting by and through HHS, has agreed to release the Use Restrictive Covenants associated with the Dwyer Property in consideration of the placement of use restrictive covenants running with and burdening the substitute Restricted Campus Property under the terms, conditions, restrictions, covenants and agreements hereinafter provided.

NOW, THEREFORE, in consideration of the foregoing respective terms, conditions, restrictions, covenants, and agreements of the parties, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto do mutually agree as follows:

1. RELEASE OF USE RESTRICTIVE COVENANT ON DWYER PROPERTY BY THE GOVERNMENT

As a material part of the consideration given by the Government for this Declaration and Grant, the United States will deliver to the City for recordation with the Office of the Bexar County Clerk a Deed Without Warranty covering and releasing the Use Restrictive Covenants associated with the Dwyer Property, said Deed Without Warranty to be recorded simultaneously with the recordation by the City of this Declaration and Grant.

2. GRANT OF USE RESTRICTIVE COVENANT IN FAVOR OF THE GOVERNMENT:

As a material part of the consideration given by the City for the Government’s Deed Without Warranty for the Dwyer Property, the City hereby declares and grants unto the United States of America, and its assigns, this Declaration and Grant affecting the Restricted Campus Property under authority of 40 USC §550(d), as amended, and the McKinney-Vento Homeless Assistance Act (42 U.S.C. § 11411), as amended, which incorporates covenants that shall run with the land of the Restricted Campus Property. In addition, the City understands and agrees that this Declaration and Grant affecting the Restricted Campus Property shall be recorded by the City in the Office of the Bexar County Clerk simultaneously with the recording of the Government’s Deed Without Warranty covering the Dwyer Property.

TO HAVE AND TO HOLD by the Government, and its assigns, subject to the following terms, conditions, restrictions, covenants, and agreements as hereinafter set forth, the City, for itself, and its successors in function, assigns, tenants, and/or other persons and/or entities holding an interest in the Restricted Campus Property covenants:

A. That for a period beginning with the Effective Date of this Declaration and Grant, and ending on the thirteenth (13th) anniversary of the Effective Date (the "Term"), the Restricted Campus Property herein described will be used continuously for homeless purposes in accordance with the proposed program and plan of the City as set forth in its application dated the 4th day of April 1989, and amended on the 17th day of April 1989, and modified on the 14th day of December 1990 (the "Application"), and for no other purpose.

B. That during the Term, neither the City, nor HFH, will resell, lease, rent, mortgage, or encumber or otherwise dispose of any part of the Restricted Campus Property or interest therein, except by lease or sublease to another non-profit that agrees to use the Restricted Campus Property in a manner consistent with this Declaration and Grant, or except as HHS, or its successor in function may authorize in writing.

C. That one year from the Effective Date hereof and annually thereafter for the entire Term, unless HHS or its successor in function directs otherwise, the City, with assistance from HFH or other Restricted Campus Property tenants, will file with HHS or its successor in function, reports on the operation and maintenance of the Restricted Campus Property and will furnish, as requested, such other pertinent data evidencing continuous use of the Restricted Campus Property for the purposes specified in the Application.

D. That during the Term the City will at all times be and remain a tax-supported organization or a nonprofit institution, organization, or association exempt from taxation under section 501(c)(3) of the Internal Revenue Code of 1986.

E. That, for the period during which the Restricted Campus Property is used for the purpose for which the Federal financial assistance is hereby extended by the Grantor or for another purpose involving the provision of similar services or benefits, the City, for itself, and its successors in function, assigns, tenants, and/or other persons and/or entities holding an interest in the Restricted Campus Property by or through the City and/or successors in function, assigns, and tenants, hereby agrees to fully comply with the requirements of section 606 of the Act, Title VI of the Civil Rights Act of 1964 (P.L. 88-352), section 504 of the Rehabilitation Act of 1973 (P.L. 93-112), Title III of the Age Discrimination Act of 1975 (P.L. 94-135), and all requirements imposed by or pursuant to the Regulations of the Government (45 CFR Parts 12, 80, 84, and 91) issued pursuant to said Acts and now in effect, to the end that, in accordance with said Acts and Regulations, no person in the United States shall, on the ground of race, color, national origin, sex, age, or handicap, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under the program and plan referred to in condition listed in A above or under any other program or activity of the City, its successors in function, assigns, or tenants, to which said Acts and Regulations apply by reason of this Declaration and Grant.

F. **FORFEITURE CLAUSE.** In the event of a breach of conditions 2.A. through 2.E above, whether caused by the legal or other inability of the City, its successors in function, assigns, or tenants, to perform any of the obligations herein set forth, the United

States will, at its option, have an immediate right to enter thereon, and to cause all right, title, and interest in and to the Restricted Campus Property to be conveyed to the United States, and the City, its successors, assigns and tenants, shall forfeit all right, title, and interest in and to the Restricted Campus Property and to any and all of the tenements, hereditaments, and appurtenances thereunto belonging; PROVIDED, HOWEVER, that the failure of HHS or its successor in function to insist in any one or more instance upon complete performance of any of the said conditions shall not be construed as a waiver of or a relinquishment of the future performance of any of said conditions, but the obligations of the City, its successors, assigns and tenants with respect to such future performance shall continue in full force and effect; PROVIDED FURTHER, that, in the event the HHS or its successor in function fails to exercise its option to enter the Restricted Campus Property and to take title thereto for any such breach of conditions 2.A., 2.B., 2.C. or 2.D. herein during the Term, conditions 2.A. through 2.D., together with all rights to enter and take title for breach of any one of those conditions, will, as of that date, terminate and be extinguished.

G. In the event title to the Restricted Campus Property or any part thereof is conveyed by terms of this Declaration and Grant to the United States for noncompliance or is otherwise voluntarily conveyed to the United States, the City, its successors or assigns, at the option of the HHS, or its successor in function, shall be responsible for and shall be required to reimburse the United States for the decreased value thereof (assessed based upon the Effective Date of this Declaration and Grant) that is not the result of reasonable wear and tear, an act of God, or alterations and conversions made by the City, its successors or assigns, to adapt the Restricted Campus Property to the homeless use for which the Restricted Campus Property was acquired. The Government shall, in addition thereto, be reimbursed for such damage, including such costs as may be incurred in taking title to or possession of the above-described Restricted Campus Property, as it may sustain as a result of such noncompliance. If the Restricted Campus Property is voluntarily or involuntarily conveyed to the United States due to HFH's noncompliance with the conditions set forth herein, the City, its successor or assigns, shall be reimbursed by HFH for any costs incurred or damages sustained under to this provision.

H. The City may secure abrogation of conditions 2.A. through 2.D. herein by:

- a. Obtaining the consent of the HHS, or its successor in function, therefrom; and
- b. Payment to the United States of $1/360^{\text{th}}$ of \$2,120,000 for each month of the period to be abrogated.

I. The City, by provision of this Declaration and Grant, and HFH further covenant and agree for themselves, their successors and assigns, that in the event the Restricted Campus Property or any part thereof is, at any time during the Term, sold, leased, disposed of or used for purposes other than those designated in the terms of this Declaration and Grant, without the consent of the HHS, or its successor in function, all revenues therefrom or the reasonable value, as determined by the HHS, or its successor

in function, of benefits to the City or HFH, deriving directly or indirectly from such sale, lease, disposal or use, shall be considered to have been received and held in trust by the City or HFH, as applicable, for the United States and shall be subject to the direction and control of the HHS, or its successor in function, but the provisions of this paragraph shall not impair or affect the rights reserved to the Government under any other provision of this Declaration and Grant. In addition, the City, its successors or assigns, shall be solely liable for all costs relating to any hazardous or toxic substances being placed on the Restricted Campus Property during its use by the City, and/or its successors in function, assigns, and tenants.

3. HFH AGREEMENT TO SUBORDINATE CURRENT LEASE TO THIS DECLARATION AND GRANT.

As a material part of the consideration given by the Government for this Declaration and Grant, as well as the City entering into this Declaration and Grant, HFH understands and agrees to subordinate its current Lease with the City to this Declaration and Grant and that the Government's rights in the Restricted Campus Property as well as its rights under this Declaration and Grant shall be superior to the interests of HFH in and to the Restricted Campus Property. The United States will deliver to the City, for recordation with the Office of the Bexar County Clerk, a Deed Without Warranty covering and releasing the Use Restrictive Covenants associated with the Dwyer Property. Said Deed Without Warranty is to be recorded simultaneously with the recordation by the City of this Declaration and Grant.

4. **BINDING EFFECT:** During the Term, the use restrictions set forth herein (a) shall be binding upon City and H4H and any other owner, tenant or occupant of the Restricted Campus Property and shall inure to the benefit of the USA, its successors and assigns, and (b) shall be a burden on the Restricted Campus Property and shall run with the land of the Restricted Campus Property.
5. **MAINTENANCE:** The City and HFH agree for themselves and their successors and assigns that in the event the HHS exercises its option to take all right, title, and interest in and to the Restricted Campus Property for the benefit of the United States of America, or the City voluntarily relinquishes title to the Restricted Campus Property, then the City, or HFH if such responsibility is allocated to HFH in the Lease between the City and HFH, shall provide protection to and maintenance of the Restricted Campus Property at all times until such time as the title is actually transferred to and accepted by the USA, or for six months from the date that HHS notifies the City or its successors and assigns of its intent to exercise its option to take title to the Restricted Campus Property, whichever occurs first. Such protection and maintenance shall, at a minimum, conform to the standards prescribed by the General Services Administration in the Federal Management Regulations at 41 CFR 102-75.965 now in effect.
6. **ENVIRONMENTAL RESPONSIBILITY:** City, its successors or assigns, shall be solely liable for all costs relating to any hazardous or toxic substances placed on the Restricted Campus Property during its use by said City, its successors, assigns, or tenants, unless such liability is otherwise allocated to HFH in the Lease between the City and HFH.

7. WAIVER: No failure of any party or its successor in function to exercise any power given to such party hereunder or to insist upon strict compliance by any other party with its obligations hereunder and no custom or practice of the parties in variance with the terms hereof shall constitute a waiver of any party's right to demand exact compliance with the terms hereof or a relinquishment of the future performance of any obligation.
8. GOVERNING LAW: This Declaration and Grant shall be governed by the laws of the United States of America as well as the property laws of the State of Texas and venue for any action hereunder shall be in the applicable U.S. District Court.
9. SEVERABILITY: If any term, provision, covenant, or condition of this Declaration and Grant is held by a federal court of competent jurisdiction to be invalid, void, or unenforceable, the balance of the Declaration and Grant shall remain.
10. NO THIRD PARTY BENEFICIARIES: Nothing in this Declaration and Grant, or in any transaction contemplated by it, expressed or implied, shall give or to be construed to give any person or entity other than the parties hereto any legal or equitable right, remedy, privilege, immunity, or claim under this Declaration and Grant.
11. ENTIRE AGREEMENT; MODIFICATION: This Declaration and Grant embodies and constitutes the entire understanding between the parties with respect to the transactions contemplated herein and, with the exception of the approved Application, all prior or contemporaneous agreements, understandings, representations, and statements, oral or written, are merged into this Declaration. Neither this Declaration and Grant nor any provision hereof may be waived, modified, amended, discharged or terminated except by an instrument in writing signed by the party against whom the enforcement of such waiver, modification, amendment, discharge or termination is sought, and then only to the extent set forth in such instrument.

IN WITNESS WHEREOF, this Declaration and Grant has been fully executed and delivered as of the last party to execute.

UNITED STATES OF AMERICA
Acting through the Secretary
of Health and Human Services

By: _____
Theresa Ritta, Chief
Real Property Branch
Program Support Center

Date: _____

CITY OF SAN ANTONIO,
A TEXAS MUNICIPAL CORPORATION

By: _____
Peter Zaroni
Assistant City Manager

Date: _____

HAVEN FOR HOPE OF BEXAR COUNTY,
A TEXAS NON-PROFIT CORPORATION

By: _____

TITLE: _____

Date: _____

THE STATE OF _____ ★
COUNTY OF _____ ★

This instrument was acknowledged before me this ____ day of _____, 2012, by Theresa Ritta, Chief, Real Property Branch, Program Support Center, of the United States Department of Health and Human Services, in the capacity therein stated and on behalf of that entity.

Notary Public, State of _____
My Commission expires: _____

THE STATE OF TEXAS ★
COUNTY OF BEXAR ★

This instrument was acknowledged before me this ____ day of _____, 2012, by Peter Zaroni, the Assistant City Manager of the City of San Antonio, a Texas municipal corporation in the capacity therein stated and on behalf of that entity.

Notary Public, State of Texas
My Commission expires: _____

THE STATE OF TEXAS ★
COUNTY OF BEXAR ★

This instrument was acknowledged before me this ____ day of _____, 2012, by _____, the _____ of the Haven for Hope of Bexar County, a Texas non-profit corporation, in the capacity therein stated and on behalf of that entity.

Notary Public, State of Texas

My Commission expires: _____

After Recording, Return To:

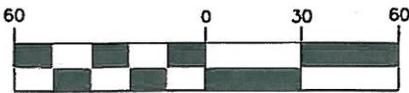
City Clerk
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966
(Bexar County)

Exhibit "A"

Description of Restricted Campus Property



LOCATION MAP
N.T.S.



(IN FEET)
1 inch = 60 ft.

DEED/PLAT REFERENCE

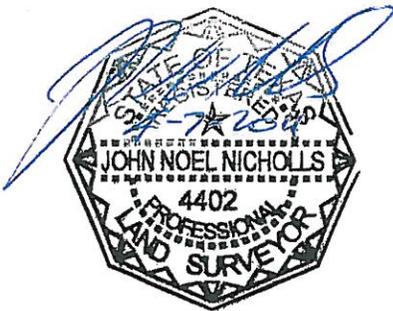
D.P.R. : DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

O.P.R. : OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS

NOTE: SET "+" IN CONCRETE AT ALL CORNERS.

the above plat was prepared according to an actual survey made on the ground under my supervision; there are no visible easements, discrepancies, conflicts, encroachments, or overlapping of improvements except as shown on the plat; the easements or rights-of-way shown hereon were determined either from visual observation or from matters of record of which the undersigned has knowledge.

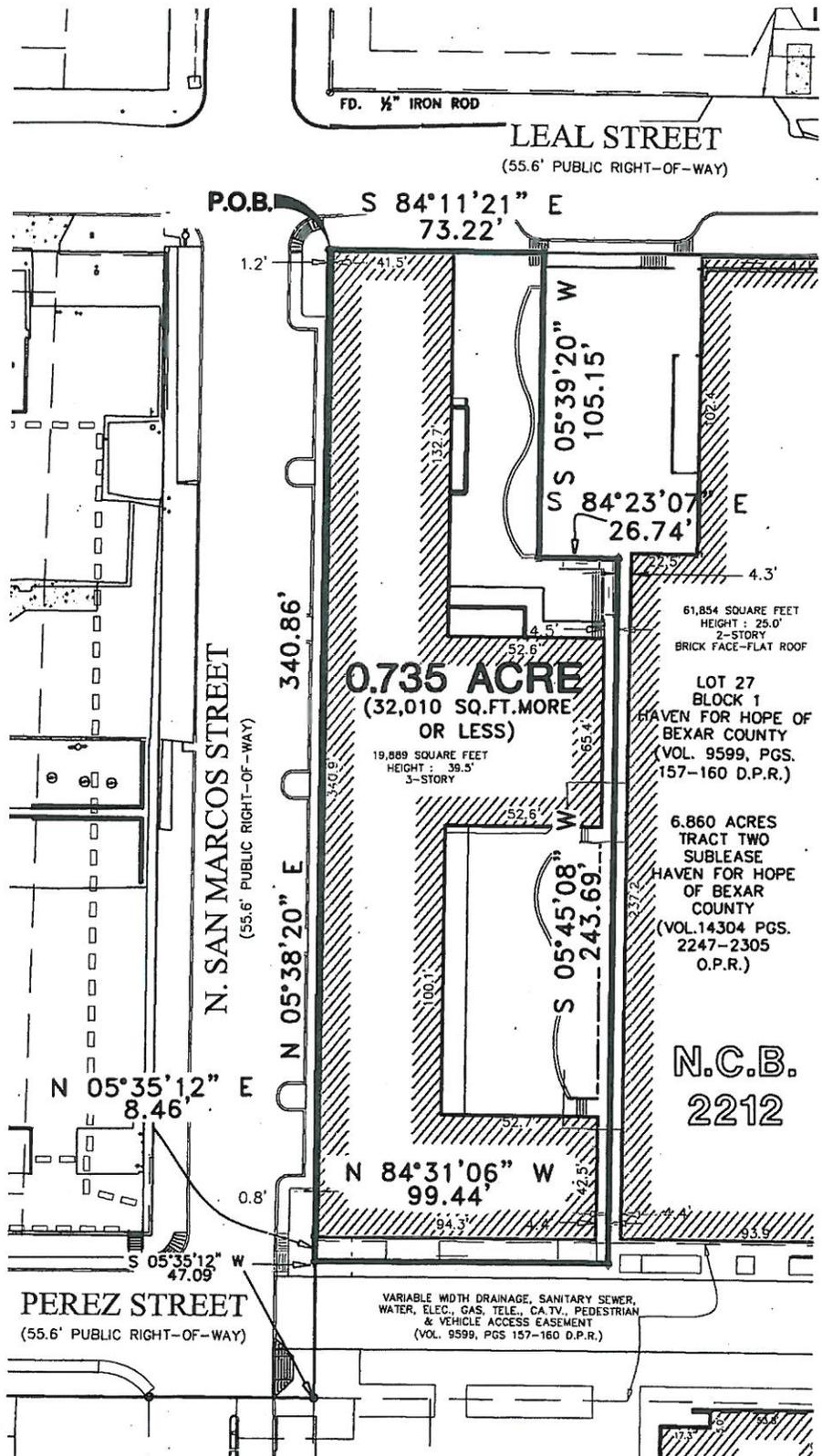
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Survey;



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

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-00

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**SURVEY
FOR A LEASE TRACT DESCRIPTION**

A 0.735 acre, or 32,010 square feet more or less, tract of land out of Lot 27, Block 1 of the Haven for Hope of Bexar County Subdivision as recorded in Volume 9599, Pages 157-160 of the Deed and Plat Records of Bexar County, Texas, bounded on the west by North San Marcos Street, on the north by Leal Street, both 55.6-foot public rights-of-way, and on the east and south by that 6.860 acre Tract Two Sublease to Haven for Hope as recorded in Volume 14304, Pages 2247-2305 of the Official Public Records of Bexar County, Texas,

Apr 07, 2011, 3:02pm User ID: MNicholls N:\Survey\1171-9000\9080-1\LEASE EX-2011.dwg

FIELD NOTES

FOR A LEASE TRACT DESCRIPTION

A 0.735 acre, or 32,010 square feet more or less, tract of land out of Lot 27, Block 1 of the Haven for Hope of Bexar County Subdivision as recorded in Volume 9599, Pages 157-160 of the Deed and Plat Records of Bexar County, Texas, bounded on the west by North San Marcos Street, on the north by Leal Street, both 55.6-foot public rights-of-way, and on the east and south by that 6.860 acre Tract Two Sublease to Haven for Hope as recorded in Volume 14304, Pages 2247-2305 of the Official Public Records of Bexar County, Texas, said 0.735 of an acre in New City Block (N.C.B.) 2212 of the City of San Antonio, Bexar County, Texas and being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone;

BEGINNING: At a set "+" in concrete at the intersection of the east right-of-way line of North San Marcos and the south right-of-way line of Leal Street, the northwest corner of the herein described tract and northernmost northwest corner of said Lot 27;

THENCE: S 84°11'21" E, along and with the south right-of-way of Leal Street at a distance of 1.2 feet passing a building corner, continuing 41.5 feet along the face of said building, and continuing for a total distance of 73.22 feet to a set "+" in concrete at the northernmost northwest corner of said 6.860 acre tract;

THENCE: Departing the south right-of-way line of Leal Street, and along and with the line of said 6.860 acre tract the following calls and distances:

S 05°39'20" W, a distance of 105.15 feet to a set "+" in concrete;

S 84°23'07" E, a distance of 26.74 feet to a set "+" in concrete;

S 05°45'08" W, a distance of 243.69 feet to a set "+" in concrete;

N 84°31'06" W, a distance of 99.44 feet to a set "+" in concrete, a northwest corner of said 6.860 acre tract, from which a reentrant corner of said Lot 26, originally the intersection of the south right-of-way line of Perez Street, a 55.6-foot public right-of-way, and the east right-of-way of North San Marcos Street bears S 05°35'12" W, a distance of 47.09 feet;

THENCE: N 05°35'12" E, a distance of 8.46 feet, to a set "+" in concrete at an angle in the west line of said Lot 26, originally the intersection of the north right-of-way line of Perez Street and the east right-of-way line of South San Marcos Street,

THENCE: N 05°38'20" E, along and with the east right-of-way line of South San Marcos, a distance of 340.86 feet to the POINT OF BEGINNING, and containing 0.735 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with prior surveys for, and of, the Haven for Hope Subdivision and a survey made on the ground and survey map prepared by Pape-Dawson Engineers, Inc.

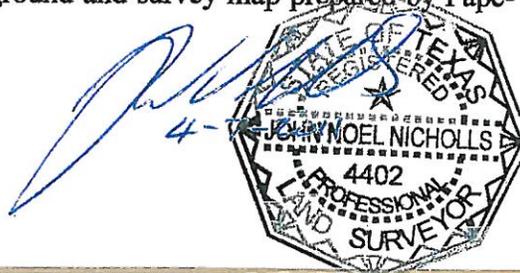
PREPARED BY: PAPE-DAWSON ENGINEERS INC.

DATE: April 7, 2011.

JOB No.: 9080-11

FILE:n:\survey11\11-9000\9080-11\word\9080-11-Lease.doc

Page 1 of 1.

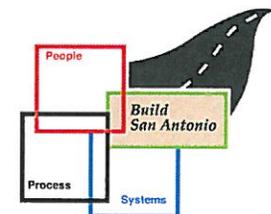


City of San Antonio Capital Improvements Management Services Department

July 25, 2012
Agenda Item #

Resolution supporting the burdening of
City property at Haven for Hope with a
use restriction for homeless services

Petitioner: Department of Human
Services





Planning Item

- Resolution supporting the burdening of the Family and Women's residence building at Haven for Hope with a use restriction for homeless services in lieu of payment of the Dwyer Avenue Center sale proceeds to the federal government



Background

Purpose:

- U. S. Dept. of Health and Human Services (HHS) conveyed the Dwyer Avenue Center (0.40 acres of land and building) to the City in 1991, with a 30 yr. covenant to use building for homeless services
- From 1992 - 2010, Dwyer property was used by the City as a homeless shelter
- The Dwyer no longer served the growing needs of the homeless population
- City acquired other land for the operation of a comprehensive human services campus and now leases the land to Haven for Hope (Haven for Hope Campus)



Background

Purpose:

- City requested HHS approval to sell the Dwyer property, but a sale prior to expiration of 30-yr. covenant requires pro-rata payment of Dwyer sale proceeds to the federal government (13/30 or 13 yrs. remaining/30 year covenant)
- HHS agreed to permit sale of Dwyer without pro-rata payment of sale proceeds, if City agreed to transfer restrictive covenants burdening substitute property (the Family and Women's residence building) at Haven for Hope campus
- The Family and Women's residence building would be restricted in the same manner as the Dwyer Avenue Center

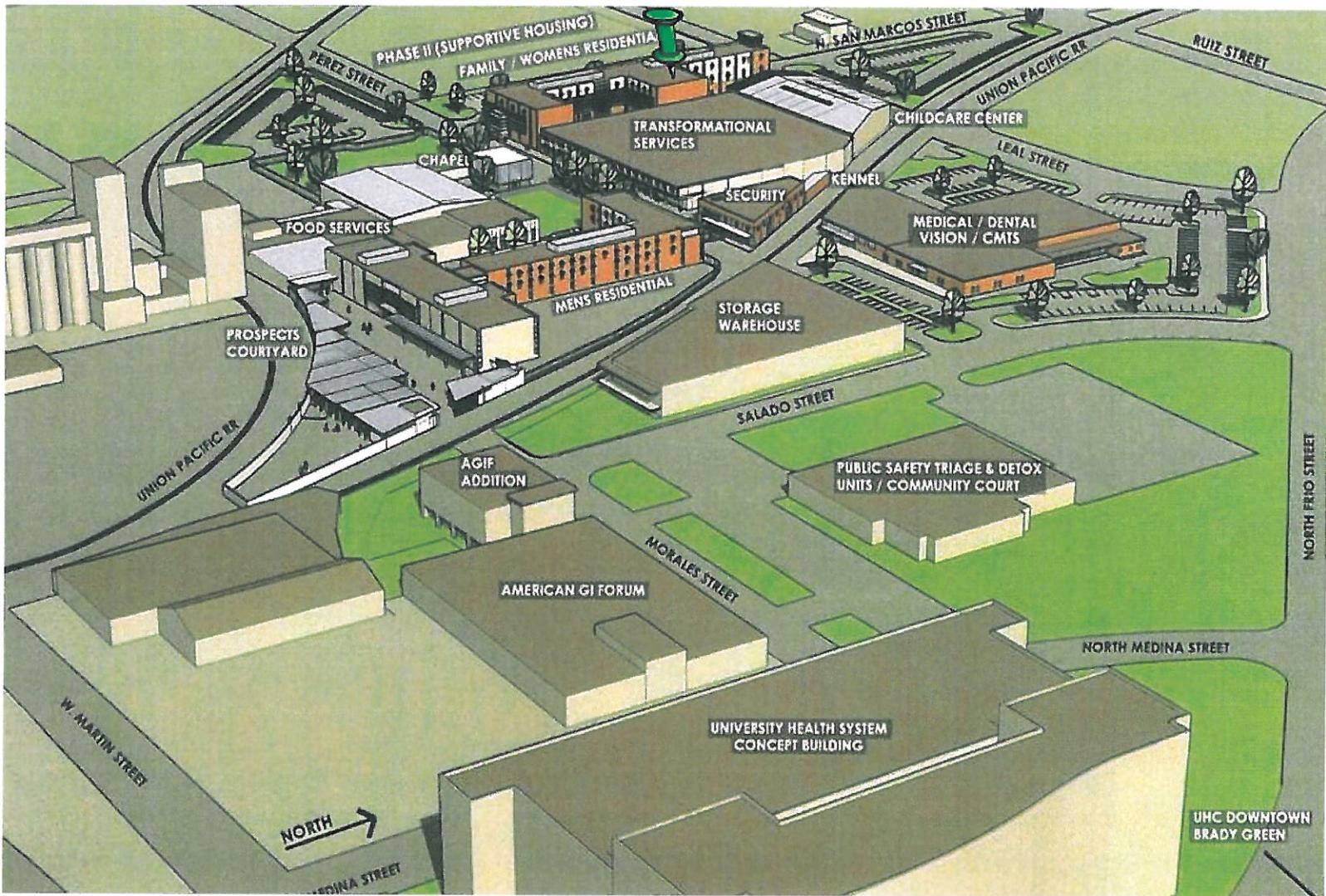


Background (cont)

Coordination:

- Proposed action coordinated with the U. S. Dept. of Health and Human Services (HHS), General Services Administration, HHS's Office of Civil Rights, City's Dept. of Human Services, and Haven for Hope of Bexar County
- Proposed action received approval from all parties

Exhibit A – Family & Women’s Residential building at H4H





Fiscal Impact

Financial Impact:

- Once sold, net proceeds from the Dwyer shelter will be provided to Haven for Hope in support of homeless services as authorized by City Council

Issues & Recommendation

Policy Analysis:

- Action is consistent with City Ordinance 2007-04-19-0450 that created a fund and authorized transfer of net proceeds to support the Haven for Hope campus

Recommendation:

- Staff recommends approval of this request

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

Plan Amendment Application Case No.: PA 12053

Council District: 8

Anticipated City Council Meeting Date: **September 6, 2012**

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

ITEM # 18

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 25, 2012 Continued from July 11, 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



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NEIGHBORHOOD PLANNING AND URBAN DESIGN DIVISION

STAFF REPORT

Public Hearing:

Planning Commission
July 25, 2012

Case Number:

PA 12057

Applicant:

Obaid Ahmadzai

Representative:

Patrick W. Christensen

Owner:

Obaid Ahmadzai

Staff Coordinator:

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

Property Address/Location:

3011 East Commerce Street

Legal Description:

NCB 10233 Lot TR-2 and TR-4

Tract Size:

2.166 acres

Council District(s):

District 2

Notification:

Published in Daily Commercial
Recorder 7/6/2012
Notices Mailed 7/12/2012

- 8 to property owners within 200 feet
- Jefferson Heights Neighborhood Association
- 22 to planning team members

Internet Agenda Posting 7/20/2012

REQUEST

A Master Plan Amendment to change the future land use plan in the Arena District/Eastside Community Plan from Mixed Use to Heavy Industrial.

RECOMMENDED ACTION

DENIAL of the proposed amendment to the Arena District/Eastside Community Plan.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The future land use plan classifies this area as a mixed use town center in the area bounded by East Houston Street, Coca Cola Boulevard, and East Commerce Street. The Town Center concept, as envisioned in the community plan would be a dense, urban mixed use development including retail and commercial uses, as well as, more community oriented facilities such as banks, medical facilities, and libraries. In 2008, City Council established the East Commerce Street Arts and Entertainment District in support of the concept and redevelopment of the area. The proposed amendment to Heavy Industrial is incompatible with this Town Center concept and the East Commerce Street Arts and Entertainment District.

Transportation:

East Commerce Street is classified as a Primary Arterial Type B. A VIA bus stop is located on the adjacent side of East Commerce Street. The uses accommodated by the proposed amendment could result in increased heavy truck traffic with corresponding negative traffic impacts on adjacent properties and could discourage the recommended type of development related to arts, entertainment, retail, and community services.

Community Facilities:

The subject property is approximately 100 feet northwest of the George Gervin Youth Center and approximately 100 feet from Lincoln Park. It is also approximately 0.3 miles south of the AT&T Center and Freeman Coliseum. The proposed land use amendment could create vehicular traffic that could pose a negative impact on adjacent community facilities. Additionally, the industrial uses accommodated by the proposed land use could

pose noise and other impacts that would potentially be detrimental to adjacent community facilities.

CASE HISTORY

This is the first public hearing for this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: Arena District/Eastside Community Plan	
Plan Adoption Date: December 4, 2003	Update History: December 4, 2008 (Land Use Plan Update)
Urban Design Goal 3.1: Create a town center	
Land Use and Community Facilities 4.5: Create a Mixed Use Town Center south of the AT&T Center	
<p>The Arena District/Eastside Community Plan envisions future redevelopment taking the form of a mixed-use Town Center. The Town Center concept, as envisioned in the community plan, would be a dense, urban mixed use development including retail and commercial uses, as well as, more community oriented facilities such as banks, medical facilities, and libraries. The current land use classification of Mixed Use, in conjunction with appropriate potential future redevelopment of adjacent similarly classified parcels, would provide a land use pattern that would facilitate redevelopment in a fashion that is compatible with the Arena District/Eastside Community Plan. Additionally, the subject property is located in the East Commerce Street Arts and Entertainment District which is intended to allow the community to capitalize on existing arts and entertainment venues in order to draw more visitors into the community and promote infill development and redevelopment of the surrounding neighborhoods. The proposed plan amendment would perpetuate an obsolete development pattern which is inconsistent with future redevelopment as envisioned in the Arena District/Eastside Community Plan and East Commerce Street Arts and Entertainment District. Further, the City Recently purchased the Red Berry Mansion, which is located at 856 Gambler Road, and has initiated a planning process which will serve to support the vision in the future land use plan. The applicant’s request would detract from the public investment made in surrounding properties.</p>	

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Mixed Use	Warehouse
North	Mixed Use	Manufacturing
East	Mixed Use	Manufacturing, Dry Cleaning Plant
South	Mixed Use	George Gervin Youth Center
West	Parks/Open Space	Lincoln Park

Land Use: The Arena District/Eastside Community Plan calls for a mixed use town center in the area bounded by East Houston Street, Coca Cola Boulevard, and East Commerce Street. The Town Center concept, as envisioned in the community plan would be a dense, urban mixed use development including retail and commercial uses as well as more community oriented facilities such as banks, medical facilities, and libraries. The current land use classification of Mixed Use, in conjunction with appropriate potential future redevelopment of adjacent Mixed Use parcels, would provide a land use pattern that would facilitate redevelopment in a fashion that is compatible with the Arena District/Eastside Community Plan. The requested land use classification would perpetuate an intensive development pattern that would also be incompatible with Urban Design Goal 3.1 and Land Use and Community Facilities 4.5 which call for the creation of a mixed use town center that would provide amenities and services to the community at large

In 2008, City Council established the East Commerce Street Arts and Entertainment District in order for the community to capitalize on existing arts and entertainment venues, draw more visitors into the community, and to promote infill development and redevelopment of the surrounding neighborhoods. The subject property as part of the new district was designated "AE-3" Arts and Entertainment District-3. The "AE-3" zoning district is intended to accommodate large lot, high intensity mixed use development. The AE-3 district allows a limited number of low impact industrial uses with a Specific Use Authorization. The property currently has a specific use authorization for a light industrial use. The Specific Use Authorization, in conjunction with the development regulations contained in the Arts and Entertainment District standards, allows reviewing staff to impose additional design standards that serve to minimize potential impacts and better support the plan's intent to create a more dense pedestrian-oriented, mixed use environment.

Current And Proposed Land Use Classification Descriptions: The Arena District/Eastside Community Plan classifies the subject property as Mixed Use. Mixed Use provides for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian oriented environment where people can enjoy a wide range of fulfilling experiences in one place. Nodal development is preferred around a transit stop, where the density would decrease towards the edge of the node. Mixed Use should be located at the intersection of a collector and arterial street, two arterial streets, or where an existing commercial area has been established. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Mixed use evolves from surface parking for cars to a multi-modal transportation system relying on transit, centralized parking, pedestrian linkages, and an option for light rail transit service. Mixed Uses include those in the commercial and residential categories including low, mid and high-rise office buildings and hotels. This classification accommodates a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small storefront retail establishments (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retails shops, hair salons, day care, drug stores, etc.) and residential uses (live/work units, small apartment buildings, townhomes, etc.)

The proposed amendment would change the land use classification for the property to Heavy Industrial. Heavy Industrial includes: heavy manufacturing; processing and fabrication businesses; truck stops; carting crating, haulage and storage; cold storage plant and grocery wholesale. This use is not compatible with residential uses and should be separated from residential uses by either an intermediate land use or significant buffers.

Transportation: East Commerce Street is classified as a Primary Arterial Type B. There is a VIA bus stop on the adjacent side of East Commerce Street. The uses accommodated by the proposed amendment could result in increased heavy truck traffic with corresponding negative traffic impacts on adjacent properties and could discourage the recommended type of development related to arts, entertainment, retail, and community services.

Community Facilities: The subject property is approximately 100 feet northwest of the George Gervin Center and approximately 100 feet from Lincoln Park. The subject property is approximately 0.3 miles south of the AT&T Center and Freeman Coliseum and is approximately 1.3 miles southwest of the Red Berry Mansion. The intent of the Arena District/Eastside Community Plan, Arts and Entertainment District, and other planning efforts in the area, is to create a cohesive mix of uses in the area that can capitalize on traffic generated by entertainment venues in the area, such as the AT&T Center, Freeman Coliseum, and Red Berry Mansion. The proposed amendment, and the associated rezoning case would perpetuate an obsolete development pattern that is inconsistent with this intent.

II. SUPPLEMENTAL INFORMATION

Current Zoning: AE-3 EP-1 with a Specific Use Authorization for full service motor vehicle sales.

Proposed Zoning: I-1 EP-1

Corresponding Zoning Case: Z2012158

Zoning Commission Public Hearing Date: August 7, 2012

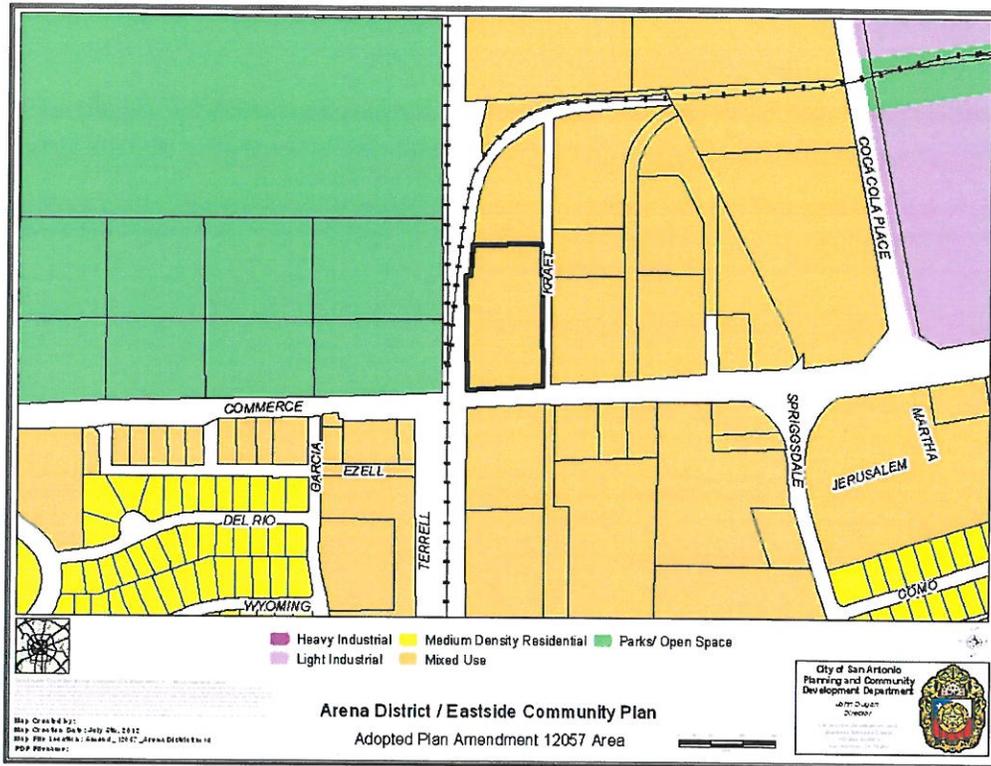
III. RECOMMENDATION

The Department of Planning and Community Development recommends DENIAL of the proposed plan amendment.

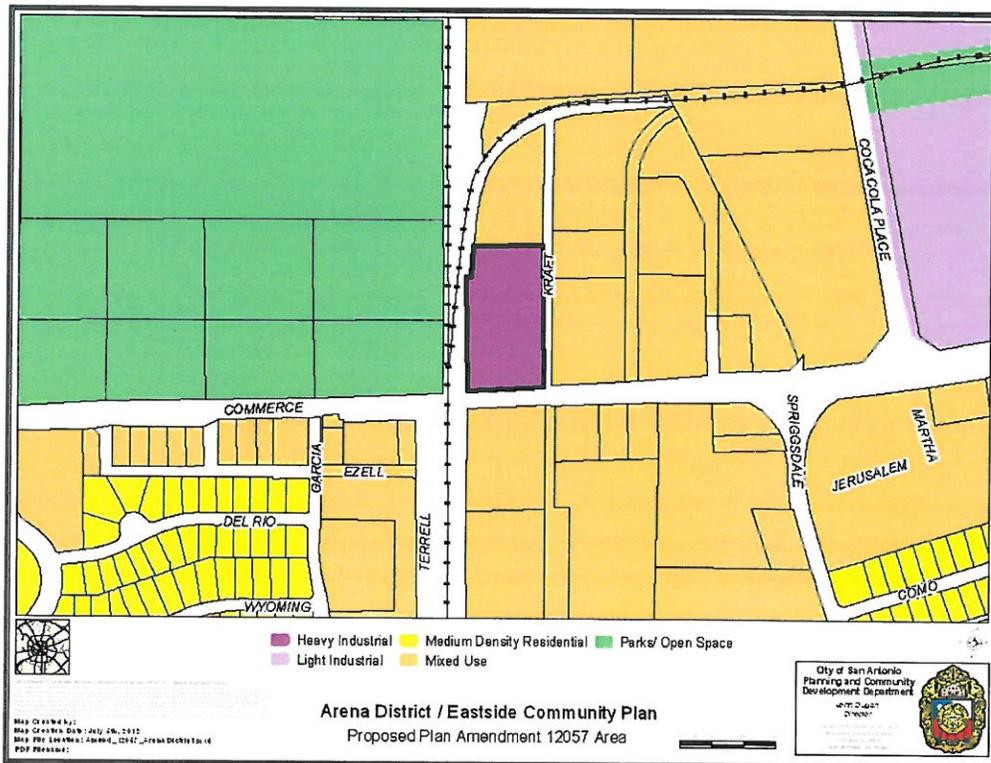
III. ATTACHMENTS

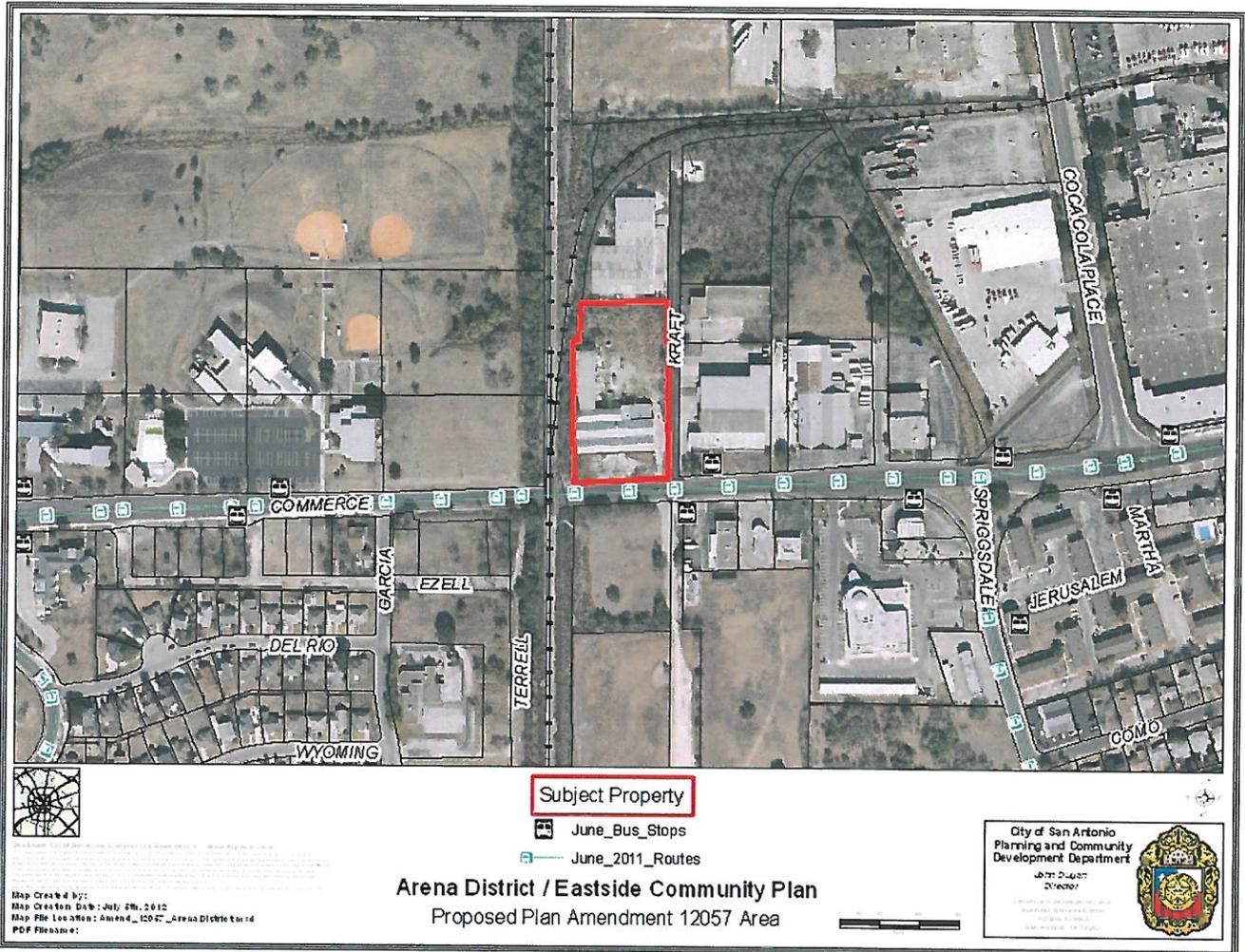
- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:







CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
NEIGHBORHOOD PLANNING AND URBAN DESIGN DIVISION
STAFF REPORT

Public Hearing:
Planning Commission
July 25, 2012

Case Number:
PA 12058

Applicant:
DMI Properties, Inc.

Representative:
Patrick W. Christensen

Owner:
DMI Properties, Inc

Staff Coordinator:
Tyler Sorrells, AICP
Planner
(210) 207-7395
tyler.sorrells@sanantonio.gov

Property Address/Location:
3363 East Commerce

Legal Description:
NCB 10234 Blk Lot TR-7A

Tract Size:
6.807 acres

Council District(s):
District 2

Notification:
Published in Daily Commercial Recorder 7/6/2012
Notices Mailed 7/12/2012
• 10 to property owners within 200 feet
• Jefferson Heights Neighborhood Association
22 to planning team members Internet Agenda Posting 7/20/2012

REQUEST

A Master Plan Amendment to change the future land use plan in the Arena District/Eastside Community Plan from Light Industrial to Heavy Industrial.

RECOMMENDED ACTION

DENIAL of the proposed amendment to the Arena District/Eastside Community Plan

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The future land use plan calls for a mixed use town center in the area bounded by East Houston Street, Coca Cola Boulevard, and East Commerce Street. The Town Center concept, as envisioned in the community plan, would be a dense, urban mixed use development including retail and commercial uses as well as more community oriented facilities. In 2008, City Council established the East Commerce Street Arts and Entertainment District in support of the concept and redevelopment of the area. The proposed amendment to Heavy Industrial is incompatible with this Town Center concept and the East Commerce Street Arts and Entertainment District.

Transportation:

East Commerce Street is classified as a Primary Arterial Type B. There is a VIA bus stop at the southeast corner of the subject property. The uses accommodated by the proposed amendment could result in increased heavy truck traffic with corresponding negative traffic impacts on adjacent properties and could discourage the recommended type of development related to arts, entertainment, retail, and community services.

Community Facilities:

The subject property is immediately north of the Carver Branch Library and the Second Baptist Church Park. The subject property is also approximately 0.2 miles west of DaFoste Park and 0.29 miles south of the AT&T Center. The proposed land use amendment could create vehicular traffic that could pose a negative impact on adjacent community facilities. Additionally,

the industrial uses accommodated by the proposed land use could pose noise and other impacts that would potentially be detrimental to adjacent community facilities.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: Arena District/Eastside Community Plan	
Plan Adoption Date: December 4, 2003	Update History: December 4, 2008 (Land Use Plan Update)
Urban Design Goal 3.1: Create a town center	
Land Use and Community Facilities 4.5: Create a Mixed Use Town Center south of the AT&T Center	
<p>The Arena District/Eastside Community Plan envisions future redevelopment taking the form of a mixed-use Town Center. The Town Center concept, as envisioned in the community plan, would be a dense, urban mixed use development including retail and commercial uses, as well as, more community oriented facilities such as banks, medical facilities, and libraries. Additionally, the subject property is located in the East Commerce Street Arts and Entertainment District which is intended to allow the community to capitalize on existing arts and entertainment venues in order to draw more visitors into the community and promote infill development and redevelopment of the surrounding neighborhoods. The proposed plan amendment would perpetuate an obsolete development pattern which is inconsistent with future redevelopment as envisioned in the Arena District/Eastside Community Plan and East Commerce Street Arts and Entertainment District. Further, the City recently purchased the Red Berry Mansion, which is located at 856 Gambler Road, and has initiated a planning process which will serve to support the vision in the future land use plan. The applicant’s request would detract from the public investment made in surrounding properties. These factors could pose an obstacle to potential future redevelopment as described in the Town Center concept.</p>	

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Light Industrial	Warehouse
North	Light Industrial	Warehouse
East	Light Industrial	Warehouse
South	Parks/Open Space, Mixed Use	Library, Hotel
West	Mixed Use	Church

Land Use: The Arena District/Eastside Community Plan calls for a mixed use town center in the area bounded by East Houston Street, Coca Cola Boulevard, and East Commerce Street. The Town Center concept, as envisioned in the community plan would be a dense, urban mixed use development including retail and commercial uses as well as more community oriented facilities such as banks, medical facilities, and libraries. The Town Center concept also incorporates open spaces which could become important use areas for public events which could benefit the area. The requested land use classification would perpetuate an intensive development pattern that would also be incompatible with Urban Design Goal 3.1 and Land Use and Community Facilities 4.5 which call for the creation of a mixed use town center that would provide amenities and services to the community at large.

Additionally, in 2008, City Council established the East Commerce Street Arts and Entertainment District in order for the community to capitalize on existing arts and entertainment venues, draw more visitors

into the community and promote infill development and redevelopment of the surrounding neighborhoods. The subject property as part of the new district was designated "AE-4" Arts and Entertainment District-4. The "AE-4" zoning district is intended to accommodate light industrial uses that are located near existing arts and entertainment venues by providing lot and building standards that ensure compatibility with adjacent uses and sensitivity to the high visibility of the area to visitors. Approval of Heavy Industrial is contrary to the established Arts and Entertainment District as well as the desired Town Center concept described in the Arena District/Eastside Community Plan.

Current And Proposed Land Use Classification Descriptions: The subject property is currently classified as Light Industrial. Light Industrial includes a mix of light manufacturing uses, office park, and limited retail and service uses that service the industrial uses. Examples of light industrial uses include cabinet shops, recycling collection stations, lumber yards, machine shops, rug cleaning, clothing manufacturers, sign manufacturers, auto paint and body shops, and warehousing.

The proposed amendment would change the land use classification for the property to Heavy Industrial. Heavy Industrial includes heavy manufacturing; processing, and fabrication businesses; truck stops; carting crating, haulage and storage; cold storage and grocery wholesale. This use is not compatible with residential uses and should be separated from residential uses by either an intermediate land use or significant buffers.

Transportation: East Commerce Street is classified as a Primary Arterial Type B. VIA bus stops are located at Honey Boulevard, to the south, and the southwest corner of the adjoining property to the east. The uses accommodated by the proposed amendment could result in increased heavy truck traffic with corresponding negative traffic impacts on adjacent properties. Additionally, the vehicular traffic that could be generated by the proposed amendment would not be consistent with the pedestrian environment that is envisaged in the Town Center concept contained in the community plan.

Community Facilities: The subject property is immediately north of the G.W. Carver Branch Library and the Second Baptist Church Park. The subject property is also approximately 0.2 miles west of DaFoste Park, 0.29 miles south of the AT&T Center and Freeman Coliseum, and 1.3 miles southwest of the Red Berry Mansion. The intent of the Arena District/Eastside Community Plan, Arts and Entertainment District, and other planning efforts in the area, is to create a cohesive mix of uses in the area that can capitalize on traffic generated by entertainment venues in the area, such as the AT&T Center, Freeman Coliseum, and Red Berry Mansion, to foster redevelopment. The proposed amendment, and the associated rezoning case would perpetuate a development framework that is inconsistent with this intent.

II. SUPPLEMENTAL INFORMATION

Current Zoning: AE-4 EP-1

Proposed Zoning: I-1

Corresponding Zoning Case: Z2012159

Zoning Commission Public Hearing Date: August 7, 2012

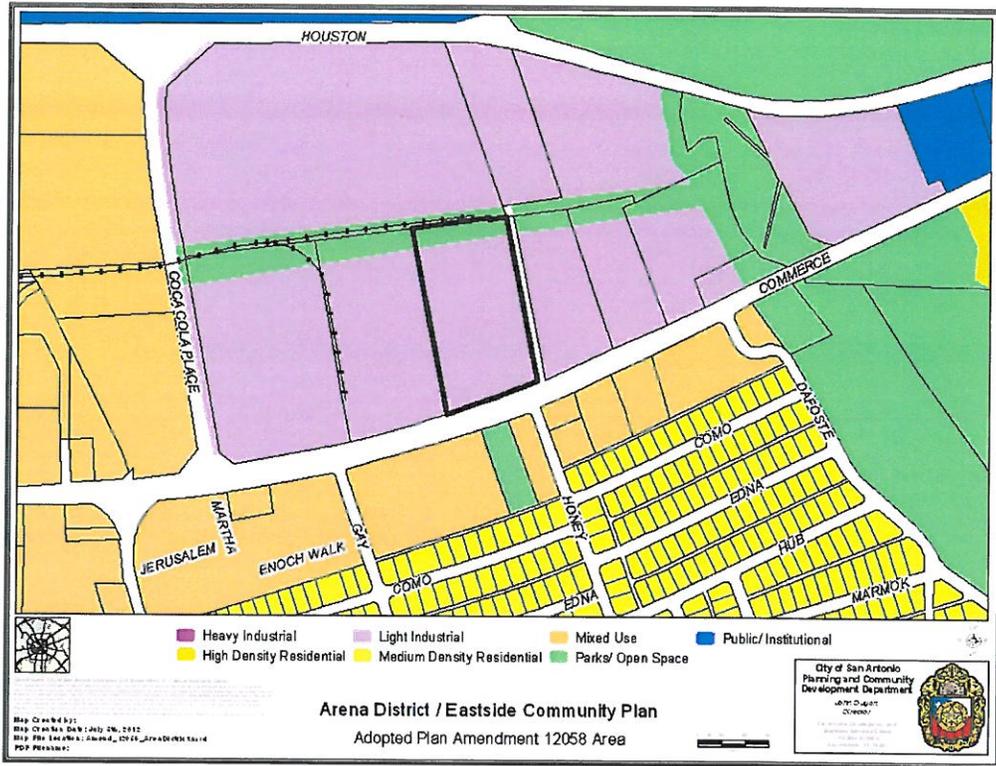
III. RECOMMENDATION

The Department of Planning and Community Development recommends DENIAL of the proposed plan amendment.

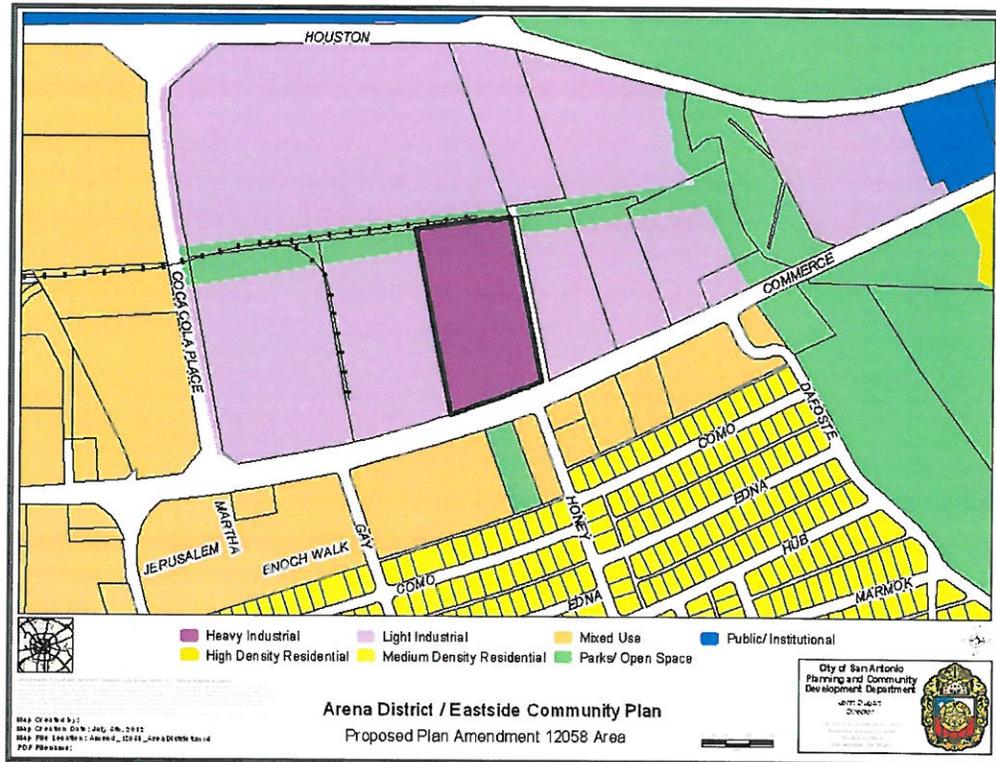
IV. ATTACHMENTS

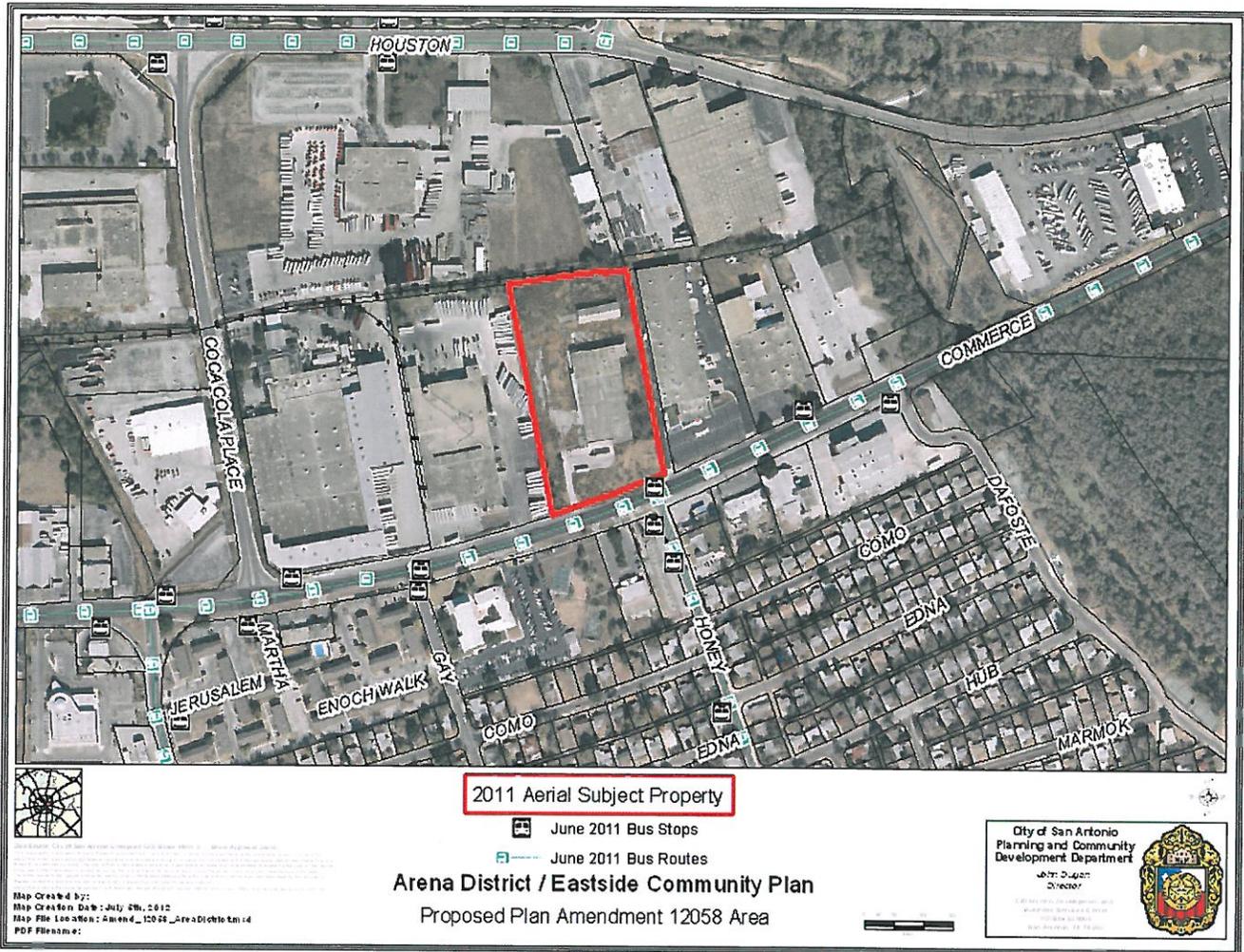
- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:







CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
NEIGHBORHOOD PLANNING AND URBAN DESIGN DIVISION
STAFF REPORT

Public Hearing:
Planning Commission
July 25, 2012

Case Number:
PA 12059

Applicant:
SPFI, LLC

Representative:
Patrick W. Christensen

Owner:
SPFI, LLC

Staff Coordinator:
Tyler Sorrells, AICP
Planner
(210) 207-7395
tyler.sorrells@sanantonio.gov

Property Address/Location:
185 Coca Cola Place

Legal Description:
NCB 10233 Blk Lot S IRR 548.07 Ft
of 15

Tract Size:
7.558 acres

Council District(s):
District 2

Notification:
Published in Daily Commercial
Recorder 7/6/2012
Notices Mailed 7/12/2012

- 8 to property owners within 200 feet
- Jefferson Heights Neighborhood Association
- 22 to planning team members

Internet Agenda Posting 7/20/2012

REQUEST

A Master Plan Amendment to change the future land use plan in the Arena District/Eastside Community Plan from Mixed Use to Heavy Industrial.

RECOMMENDED ACTION

DENIAL of the proposed amendment to the Arena District/Eastside Community Plan.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The community plan calls for a mixed use town center in the area bounded by East Houston Street, Coca Cola Boulevard, and East Commerce Street. The Town Center concept, as envisioned in the community plan would be a dense, urban mixed use development including retail and commercial uses as well as more community oriented facilities. In 2008, City Council established the East Commerce Street Arts and Entertainment District in support of the concept and redevelopment of the area. The proposed amendment to Heavy Industrial is incompatible with this Town Center concept and the East Commerce Street Arts and Entertainment District.

Transportation:

East Houston Street is classified as a Secondary Arterial Type B. Coca Cola Place is a local street. There is a VIA bus stop located at the intersection of East Houston Street and Coca Cola Place. The uses accommodated by the proposed amendment could result in increased heavy truck traffic with corresponding negative traffic impacts on adjacent properties and could discourage the recommended type of development related to arts, entertainment, retail, and community services.

Community Facilities:

The subject property is approximately 0.08 miles south of the AT&T Center and Freeman Coliseum. The subject property is also approximately 0.32 miles southwest of the Willow Springs Golf Course and approximately 0.19 miles north of the George Gervin Youth Center and Lincoln Park. The proposed land use amendment could create vehicular traffic that could pose a negative impact on adjacent community facilities. Additionally, the industrial uses accommodated by the proposed land use could

pose noise and other impacts that would potentially be detrimental to adjacent community facilities.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: Arena District/Eastside Community Plan	
Plan Adoption Date: December 4, 2003	Update History: December 4, 2008 (Land Use Plan Update)
Urban Design Goal 3.1: Create a town center	
Land Use and Community Facilities 4.5: Create a Mixed Use Town Center south of the AT&T Center	
<p>The Arena District/Eastside Community Plan envisions future redevelopment taking the form of a mixed-use Town Center. The Town Center concept, as envisioned in the community plan, would be a dense, urban mixed use development including retail and commercial uses, as well as, more community oriented facilities such as banks, medical facilities, and libraries. The current land use classification of Mixed Use, in conjunction with appropriate potential future redevelopment of adjacent similarly classified parcels, would provide a land use pattern that would facilitate redevelopment in a fashion that is compatible with the Arena District/Eastside Community Plan. Additionally, the subject property is located in the East Commerce Street Arts and Entertainment District which is intended to allow the community to capitalize on existing arts and entertainment venues in order to draw more visitors into the community and promote infill development and redevelopment of the surrounding neighborhoods. The proposed plan amendment would perpetuate an obsolete development pattern which is inconsistent with future redevelopment as envisioned in the Arena District/Eastside Community Plan and East Commerce Street Arts and Entertainment District. Further, the City recently purchased the Red Berry Mansion, which is located at 856 Gembler Road, and has initiated a planning process which will serve to support the vision in the future land use plan. The applicant’s request would detract from the public investment made in surrounding properties.</p>	

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Mixed Use	Warehouse
North	Mixed Use	Parking Facility
East	Light Industrial	Warehouse
South	Mixed Use	Warehouse
West	Mixed Use	School, Community Center

Land Use: The Arena District/Eastside Community Plan calls for a mixed use town center in the area bounded by East Houston Street, Coca Cola Boulevard, and East Commerce Street. The Town Center concept, as envisioned in the community plan would be a dense, urban mixed use development including retail and commercial uses as well as more community oriented facilities such as banks, medical facilities, and libraries. The current land use classification of Mixed Use, in conjunction with appropriate potential future redevelopment of adjacent Mixed Use parcels, would provide a land use pattern that would facilitate redevelopment in a fashion that is compatible with the Arena District/Eastside Community Plan.

In 2008, City Council established the East Commerce Street Arts and Entertainment District in order for the community to capitalize on existing arts and entertainment venues, draw more visitors into the community and to promote infill development and redevelopment of the surrounding neighborhoods. The

subject property as part of the new district was designated “AE-3” Arts and Entertainment District-3. The “AE-3” zoning district is intended to accommodate large lot, high intensity mixed use development. The AE-3 district allows a limited number of low impact industrial uses with a Specific Use permit. The property currently has a specific use authorization for an industrial use. The Specific Use permit, in conjunction with the development regulations contained in the Arts and Entertainment District standards, allows reviewing staff to impose additional design standards that serve to minimize potential impacts and better support the plan’s intent to create a more dense pedestrian-oriented, mixed use environment.

Current And Proposed Land Use Classification Descriptions: The Arena District/Eastside Community Plan classifies the subject property as Mixed Use. Mixed Use provides for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian oriented environment where people can enjoy a wide range of fulfilling experiences in one place. Nodal development is preferred around a transit stop, where the density would decrease towards the edge of the node. Mixed Use should be located at the intersection of a collector and arterial street, two arterial streets, or where an existing commercial area has been established. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Mixed use evolves from surface parking for cars to a multi-modal transportation system relying on transit, centralized parking, pedestrian linkages, and an option for light rail transit service. Mixed Uses include those in the commercial and residential categories including low, mid and high-rise office buildings and hotels. This classification accommodates a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small storefront retail establishments (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retails shops, hair salons, day care, drug stores, etc.) and residential uses (live/work units, small apartment buildings, townhomes, etc.)

The proposed amendment would change the land use classification for the property to Heavy Industrial. Heavy Industrial includes: heavy manufacturing; processing, and fabrication businesses; truck stops; carting crating, haulage and storage; cold storage and grocery wholesale. This use is not compatible with residential uses and should be separated from residential uses by either an intermediate land use or significant buffers

Transportation: East Houston Street is classified as a Secondary Arterial Type B. Coca Cola Place is a local street. The uses accommodated by the proposed amendment could result in increased heavy truck traffic with corresponding negative traffic impacts on adjacent properties and could discourage the recommended type of development related to arts, entertainment, retail, and community services.

Community Facilities: The subject property is approximately 0.08 miles south of the AT&T Center and Freeman Coliseum. The subject property is also approximately 0.32 miles southwest of the Willow Springs Golf Course and approximately 0.19 miles north of the George Gervin Youth Center and Lincoln Park and approximately 0.5 miles southwest of the Red Berry Mansion. The intent of the Arena District/Eastside Community Plan, Arts and Entertainment District, and other planning efforts in the area is to create a cohesive mix of uses in the area that can capitalize on traffic generated by entertainment venues in the area, such as the AT&T Center, Freeman Coliseum, and Red Berry Mansion. The proposed amendment and the associated rezoning case would perpetuate an obsolete development pattern that is inconsistent with this intent.

II. SUPPLEMENTAL INFORMATION

Current Zoning: AE-3 EP-1 with a Specific Use Authorization for Warehousing

Proposed Zoning: I-1 EP-1

Corresponding Zoning Case: Z2012160

Zoning Commission Public Hearing Date: August 7, 2012

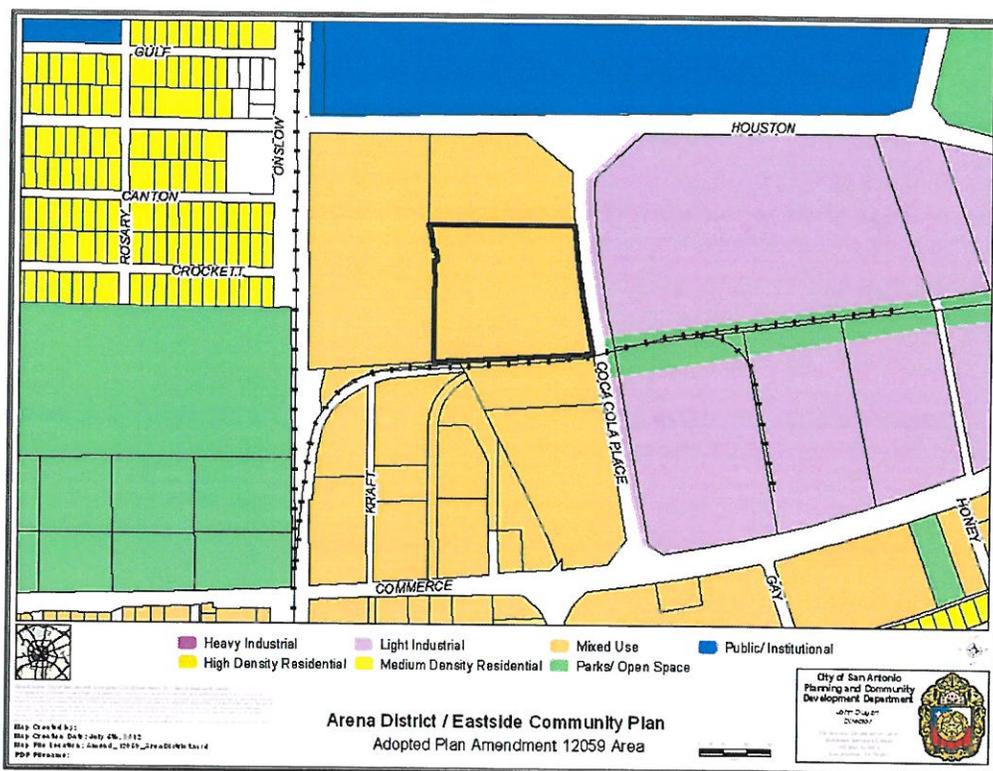
III. RECOMMENDATION

The Planning and Community Development Department recommends DENIAL of the proposed plan amendment.

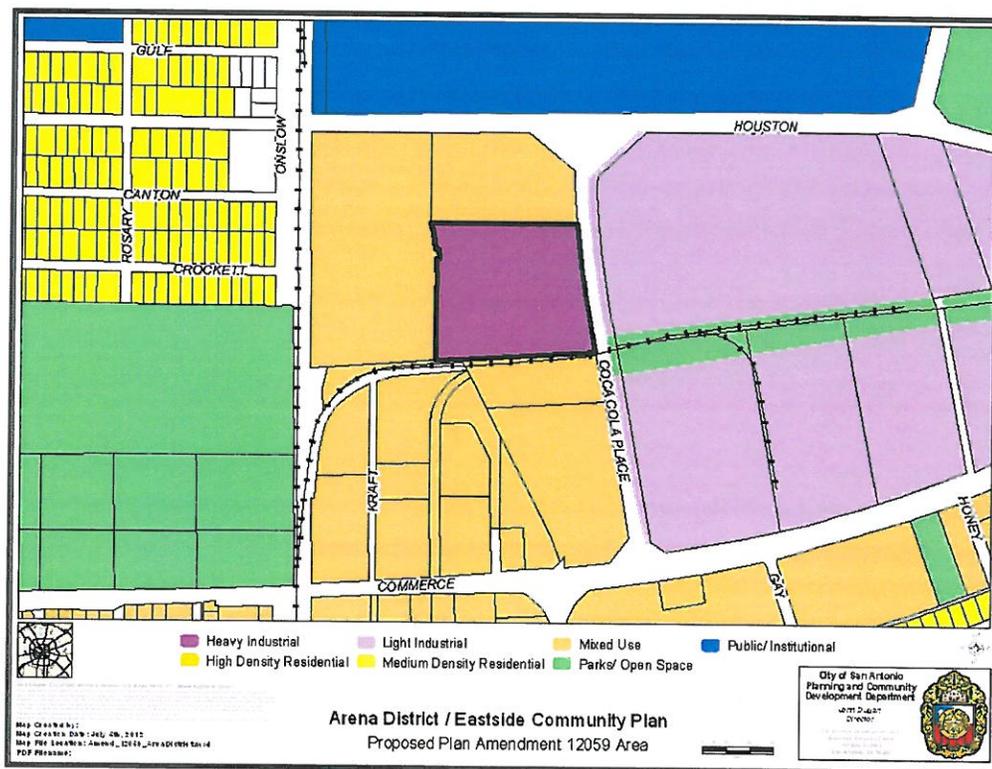
IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:







CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NEIGHBORHOOD PLANNING AND URBAN DESIGN DIVISION

STAFF REPORT

Public Hearing:

Planning Commission
July 25, 2012

Case Number:

PA 12060

Applicant:

Brown & Ortiz, P.C.

Representative:

Brown & Ortiz, P.C.

Owner:

Alfredo Alvarez

Staff Coordinator:

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

Property Address/Location:

Approximately 65.8 acres out of P-100, NCB 11300 located along the eastside of Quintana Road between Pitluk Avenue and Plumnear

Legal Description:

Approximately 65.8 acres out of P-100, NCB 11300 located along the eastside of Quintana Road between Pitluk Avenue and Plumnear

Tract Size:

65.8 acres

Council District(s):

District 4

Notification:

Published in Daily Commercial Recorder 7/6/2012
Notices Mailed 7/12/2012

- 16 to property owners within 200 feet
- 1 to the applicant
- 3 to registered neighborhood associations within close proximity

52 to planning team

Internet Agenda Posting 7/20/2012

REQUEST

The Applicant requests a Master Plan Amendment to change the future land use contained in the **West/Southwest Sector Plan** form **Agribusiness Tier** to **Specialized Center**.

RECOMMENDED ACTION

Approval of the proposed amendment to the West/Southwest Sector Plan to change the future land use designation of the subject property from Agribusiness Tier to Specialized Center.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

Although the area is currently designated as Agribusiness Tier, the general conditions in the area could support Specialized Center. The subject property's location along a major arterial and railroad line, its close proximity to an expressway, and the significant number of heavy industrial uses along New Laredo Highway make it appropriate for the Specialized Center classification.

Transportation:

New Laredo Highway abuts the subject property on the east side and is a Secondary Arterial Type A. A rail road line abuts the subject property along the west side IH 35 is a Freeway and is approximately half a mile south of the subject property. Pitluk Avenue, Plumnear and Quintana Road are local streets. The requested land use change could generate more potential truck and vehicle traffic and may pose a significant impact on existing transportation infrastructure. Impact could be mitigated.

Community Facilities:

Hidden Cove and Sky Harbour Elementary Schools are nearby. The existing community facilities could support additional demand, if any, generated by the requested land use change.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: West/Southwest Sector Plan	
Plan Adoption Date: April 21, 2010	Update History: N/A
Goal LU-1 Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhood and businesses from incompatible uses.	
Approval of Specialized Center would allow development consistent with this objective of the West/Southwest Sector Plan. Specialized Centers may be compatible with Agribusiness Tier where large lot developments provide for a significant buffer from heavy industrial uses.	

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Agribusiness Tier	Vacant lot
North	Agribusiness Tier	Vacant lot, CPS power plant and steel manufacturing plant
East	Agribusiness Tier	New Laredo Hwy, single-family Home and farm land
South	Agribusiness Tier	Auto Salvage Yard
West	Agriculture and Industrial (United Southwest Community Plan)	Quintana Road, rail line and rail road yard

Land Use: The subject property is located along the east side of Quintana Road between Pitluk Avenue and Plumnear and is located in the West/Southwest Sector Plan. The subject property is a vacant lot and is located in an area that is predominately rural and includes a CPS power plant and steel manufacturing company to the north, an automobile salvage yard to the south, a single family residence and farm land to the east, and a rail road yard to the west. The West/Southwest classifies the properties to the north, south and east as Agribusiness. Properties to the west are within the United Southwest Communities Plan and classified as Agriculture and Industrial. The applicant requests to change the future land use from Agribusiness Tier to Specialized Center.

Agribusiness classification includes both residential and non-residential uses. Residential uses include large tracts of 25 acres or greater, detached single family housing significantly buffered from industrial uses. Non- residential uses are generally isolated areas where businesses that produce process or distribute agricultural products and/or livestock can conduct related agribusiness activities. Agriculture uses are permitted throughout the tier. Light Industrial uses should be screened and buffered from adjoining nonindustrial uses. Commercial uses should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages located along arterials.

Specialized Center classification includes heavy industrial and business and office park uses. The Specialized Center classification generally includes manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail. Heavy industrial uses should be located near expressways, arterials, and railroad lines. This use is not compatible with residential uses. Business/Office Park uses should take the form of a cohesive, campus setting with adequate open space and pedestrian walkways between or around buildings. Residential uses should be separated with landscape buffers.

The applicant requests this plan amendment and associated zoning change in order to develop a recycling plant. While the current land use of Agribusiness Tier allows light industrial uses, the need for on-site processing and storage requires that the land use be amended to Specialized Center.

The subject property is classified as Agribusiness Tier and is located approximately 0.5 miles north of the intersection of New Laredo Highway and IH-35 which abuts a major industrial node. The properties abutting the subject property to the north, west and south include several heavy industrial uses. Although the area is designated as Agribusiness Tier, the general conditions in the area could support Specialized Center. The subject property's location along a major arterial and railroad line, its close proximity to an expressway, and the significant number of heavy industrial uses along New Laredo Highway make it appropriate for the Specialized Center classification.

Transportation: New Laredo Highway abuts the subject property on the east side and is a Secondary Arterial Type A roadway. A rail road line abuts the subject property along the west side. IH-35 is a Freeway and is approximately half a mile south of the subject property. Pitluk Avenue, Plumnear and Quintana Road are local streets. The requested land use change could generate more potential truck and vehicle traffic and may pose a significant impact on existing transportation infrastructure. Impact could be mitigated.

Community Facilities: Hidden Cove and Sky Harbour Elementary Schools are nearby. The existing community facilities could support additional demand, if any, generated by the requested land use change.

II. SUPPLEMENTAL INFORMATION

Current Zoning: R-4 AHOD

Proposed Zoning: I-2 AHOD

Corresponding Zoning Case: Z2012166

Zoning Commission Public Hearing Date: August 7, 2012

III. RECOMMENDATION

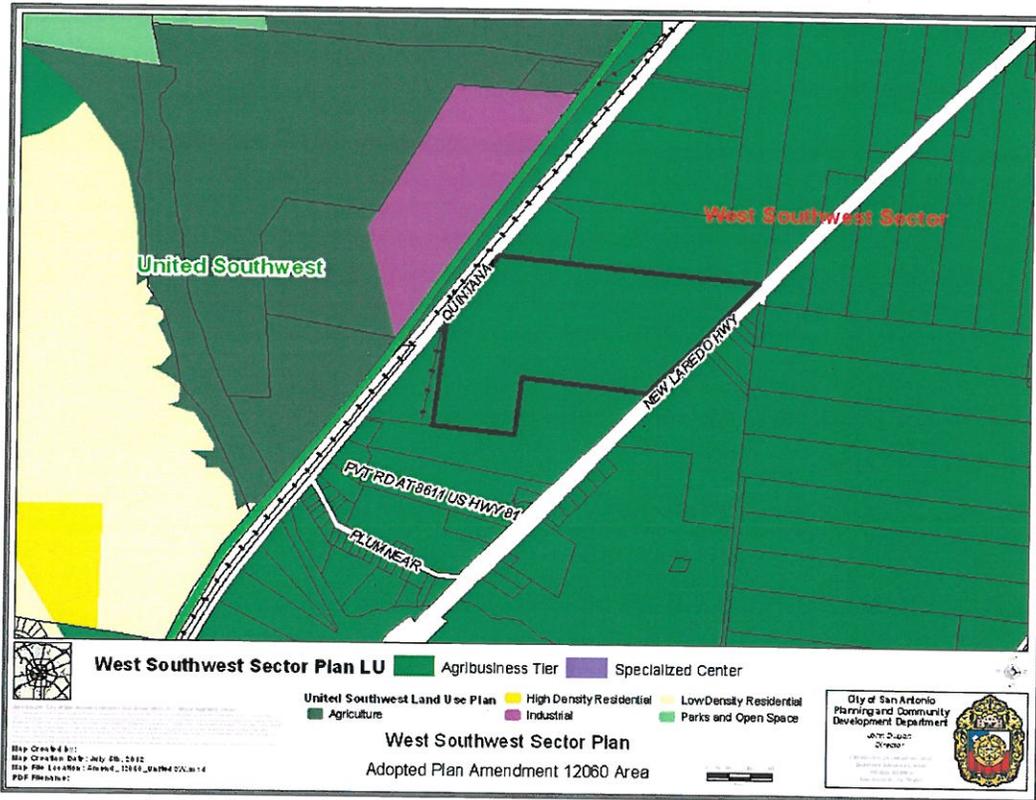
The Department of Planning and Community Development recommend approval of the proposed Plan Amendment.

IV. ATTACHMENTS

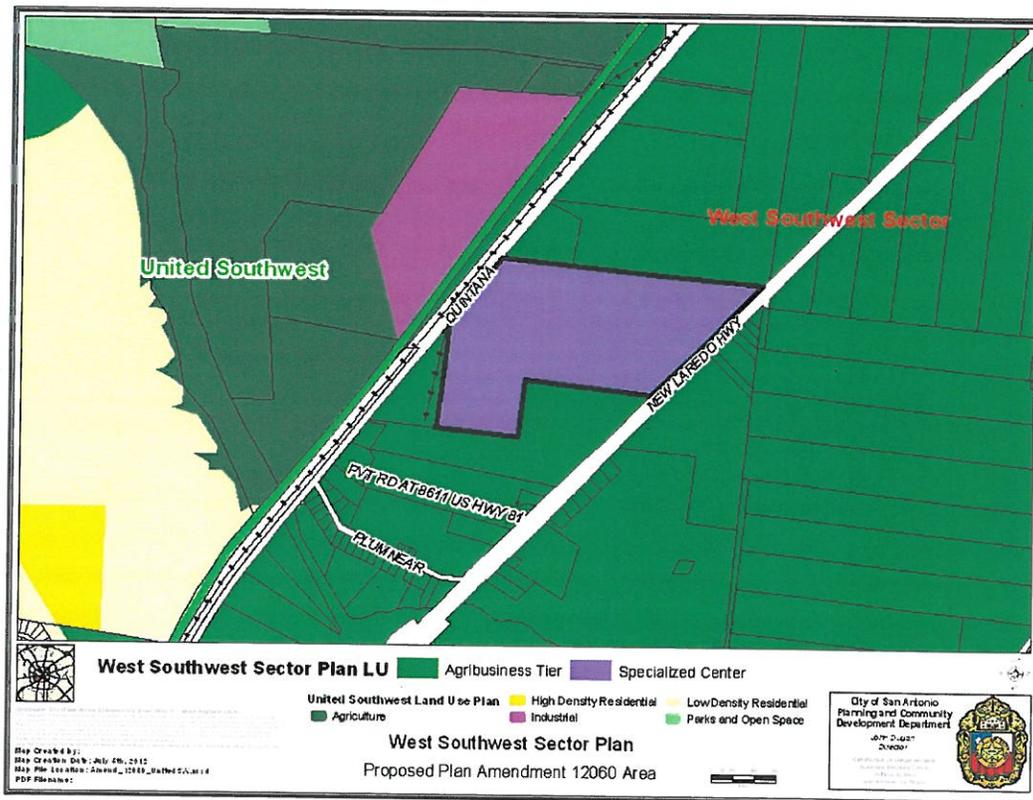
- A. Plan Amendment Maps
- B. Aerial Map

Attachment A

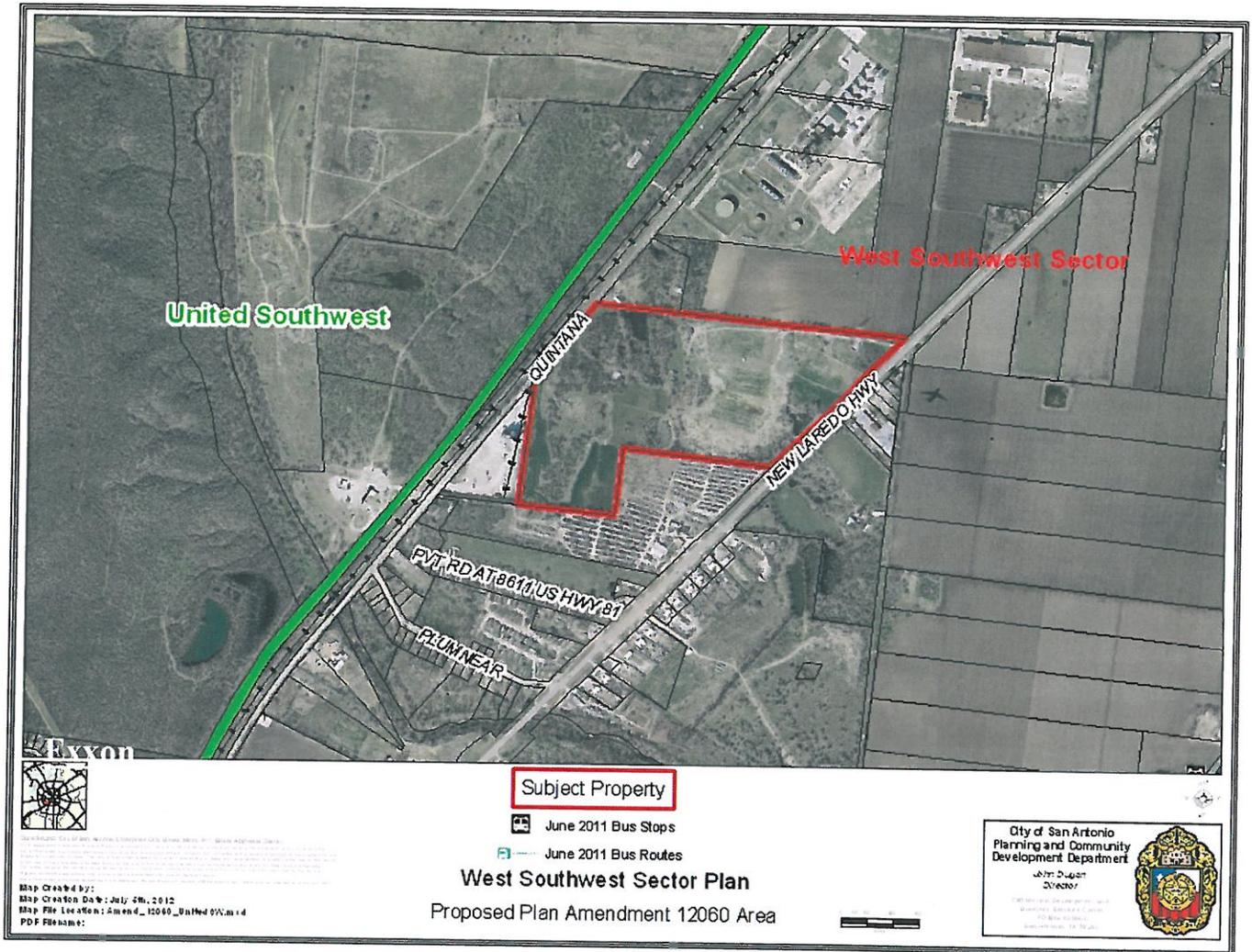
Land Use Plan as adopted:



Proposed Amendment:



Attachment B



Map Created by:
Map Creation Date: July 26, 2012
Map File Location: Amend_12060_United SW.mxd
PDF Filename:

Subject Property

- June 2011 Bus Stops
- June 2011 Bus Routes

West Southwest Sector Plan
Proposed Plan Amendment 12060 Area

City of San Antonio
Planning and Community
Development Department
July 26, 2012





CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NEIGHBORHOOD PLANNING AND URBAN DESIGN DIVISION

STAFF REPORT

ITEM # 23

Public Hearing:

Planning Commission
August 25, 2012

Case Number:

PA 12061

Applicant:

Kaufman & Killen, Inc.

Representative:

Kaufman & Killen, Inc.

Owner:

SLF IV-1604/Culebra, L.P.

Staff Coordinator:

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

Property Address/Location:

5.468 acres out of NCB 17636 located along the east side of Loop 1604, approximately 6,000 feet north of Culebra Road

Legal Description:

5.468 acres out of NCB 17636 located along the east side of Loop 1604, approximately 6,000 feet north of Culebra Road

Tract Size:

5.468 acres

Council District(s):

District 6

Notification:

Published in Daily Commercial Recorder 7/6/2012
Notices Mailed 7/12/2012

- 3 to property owners within 200 feet
- 1 to the registered neighborhood association within 200 feet
- 1 to the applicant
- 13 to planning team members

Internet Agenda Posting 7/20/2012

REQUEST

The Applicant requests a Master Plan Amendment to change the future land use contained in the **Northwest Community Plan** from **Regional Commercial** to **High Density Residential**.

RECOMMENDED ACTION

Approval of the proposed amendment to the Northwest Community Plan to change the future land use classification of the subject property from Regional Commercial to High Density Residential

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The applicant requests this plan amendment and zoning change to construct a high density residential development on the subject property. The subject property is vacant land and will be incorporated into a larger high density residential tract abutting the subject property to the east. This proposed use would serve as a transition between the existing Regional Commercial uses to the west and south and the Parks/Open Space and Low Density Residential uses to the east. The High Density Residential classification on the subject property will allow continued development in accordance with the goals of the Northwest Community Plan that encourage high density housing along or near major arterials.

Transportation:

Culebra Road is a Primary Arterial Type. Loop 1604 is classified as a Freeway. Any additional traffic generated by the requested land use change can be mitigated.

Community Facilities:

Burke and Northwest Crossing Elementary Schools are nearby. The requested land use change could generate increased demand on existing community facilities.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: Northwest Community Plan	
Plan Adoption Date: September 24, 1998	Update History: May 27, 2004 and June 16, 2011
<p>The Land Use Classification for High Density Residential in the Northwest Community Plan (pg. 10) recommends that this form of development typically be located along or near major arterials or collectors. This classification may be used as a transitional buffer between lower density residential uses and nonresidential uses. High density residential uses should be located in a manner that does not route traffic through other, lower-density residential uses.</p> <p>Approval of High Density Residential would allow development consistent with this objective of the Northwest Community Plan.</p>	

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Regional Commercial	Vacant
North	Mixed Use	Vacant
East	High Density Residential	Vacant
South	Regional Commercial and High Density Residential	Vacant
West	Regional Commercial	Vacant

Land Use: The subject property is located along the east side of Loop 1604, approximately 6,000 feet north of Culebra Road and is located within the Northwest Community Plan. The property is a vacant lot and is located in an area that is predominately vacant land. The Northwest Community Plan classifies the properties to the north as Mixed Use, the area to the south and west as Regional Commercial, and the areas to east as High Density Residential. The applicant requests to change the future land use from Regional Commercial to High Density Residential.

The Regional Commercial classification includes high intensity commercial land uses that draw customers from a larger region. Regional Commercial uses are typically located at intersection nodes along expressways or major arterial roadways or adjacent to high-capacity mass transit system stations. These commercial nodes are typically 20 acres or greater in area. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, landscaped yards between the parking lot and street, and well designed monument signage. Examples of Regional Commercial uses include movie theaters, wholesale plant nurseries, fitness centers, home improvement centers, hotels and motels, mid to high rise office buildings, and automobile dealerships.

The High Density Residential classification includes low-rise to midrise apartments with more than four dwelling units per building. High density residential provides for compact development including apartments, condominiums and assisted living facilities. This form of development is typically located along or near major arterials or collectors. Certain nonresidential uses, such as schools, places of worship and parks are appropriate within these areas and should be centrally located to provide easy accessibility. This classification may be used as a transitional buffer between lower density residential uses and nonresidential uses. High Density Residential uses should be located in a manner that does not route traffic through other, lower-density residential uses.

The applicant requests this plan amendment and zoning change to construct a high density development on the subject property. The subject property is vacant land and will be incorporated into a larger high density residential tract abutting the subject property to the east. This proposed use would serve as a

transition between the existing Regional Commercial uses to the west and south and the Parks/Open Space and Low Density Residential uses to the east. Its close proximity to Culebra Road to the south and Loop 1604 to the west and the general environment which includes the Parks/Open Space classification which serves as a buffer to the residential area to the east make it appropriate for the classification of High Density Residential. The High Density Residential classification on the subject property will allow continued development in accordance with goals of the Northwest Community Plan that encourage high density housing along or near major arterials.

Transportation: Culebra Road is a Primary Arterial Type A. Loop 1604 is classified as a Freeway. Any additional traffic generated by the requested land use change can be mitigated.

Community Facilities: Burke and Northwest Crossing Elementary Schools are nearby. The requested land use change could generate increased demand on existing community facilities.

II. SUPPLEMENTAL INFORMATION

Current Zoning: C-3

Proposed Zoning: MF-33

Corresponding Zoning Case: Z2012171

Zoning Commission Public Hearing Date: August 7, 2012

III. RECOMMENDATION:

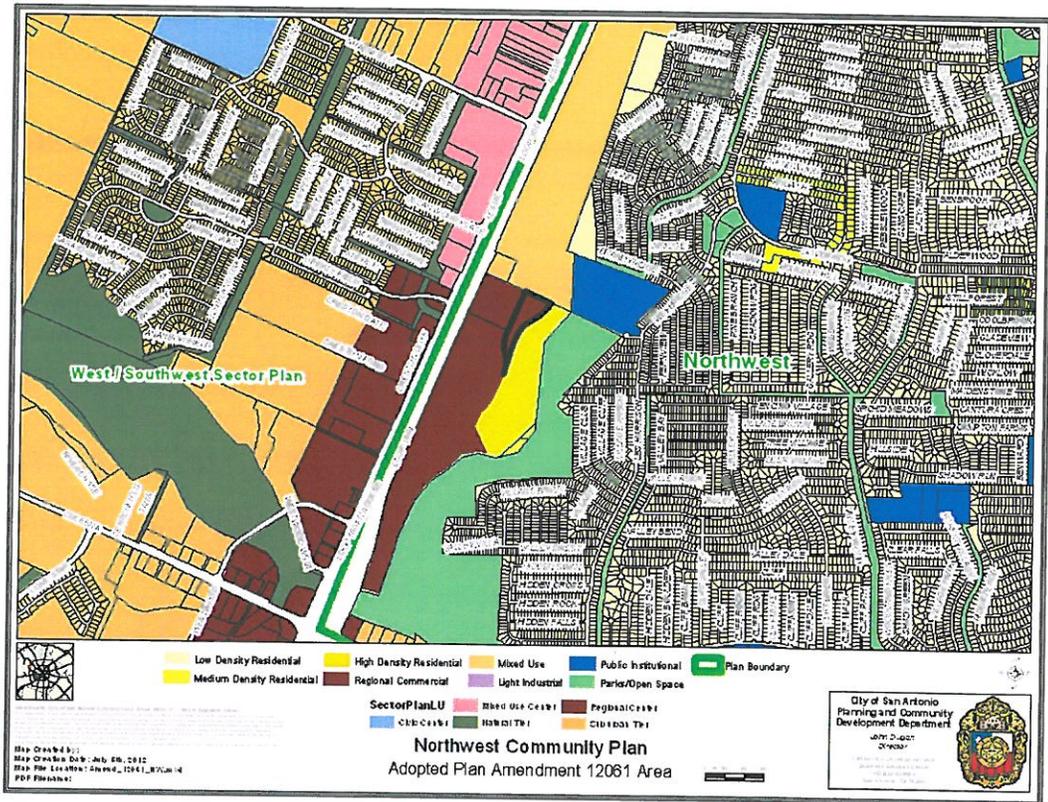
The subject property is vacant land and will be incorporated into a larger high density residential tract abutting the subject property to the east. This proposed use would serve as a transition between the existing Regional Commercial uses to the west and south and the Parks/Open Space and Low Density Residential uses to the east. Also, the Parks/Open Space classification to the east would reduce the number of residential properties that would be affected by the requested land use change. The subject property is served by Loop 1604 to the west and is in close proximity to Culebra Road to the south. The request for High Density Residential classification will allow continued development in accordance with the goals of the Northwest Community Plan that encourage high density housing along or near major arterials routes.

IV. ATTACHMENTS

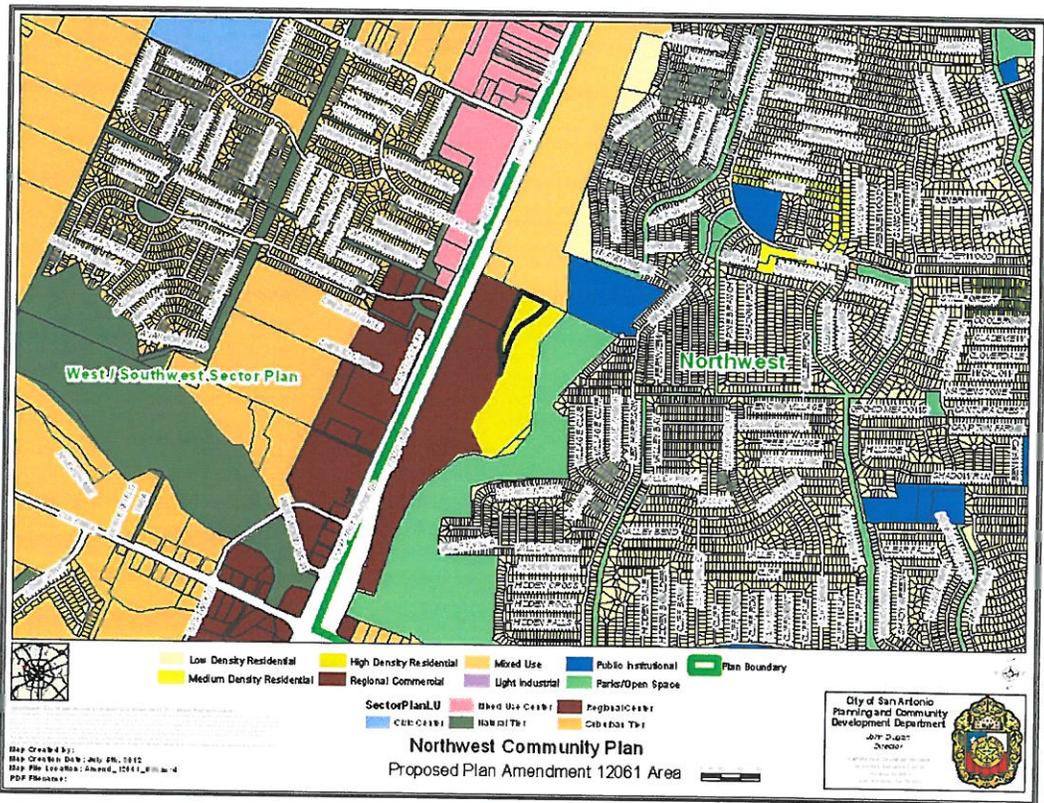
- A. Plan Amendment Maps
- B. Aerial Map

Attachment A

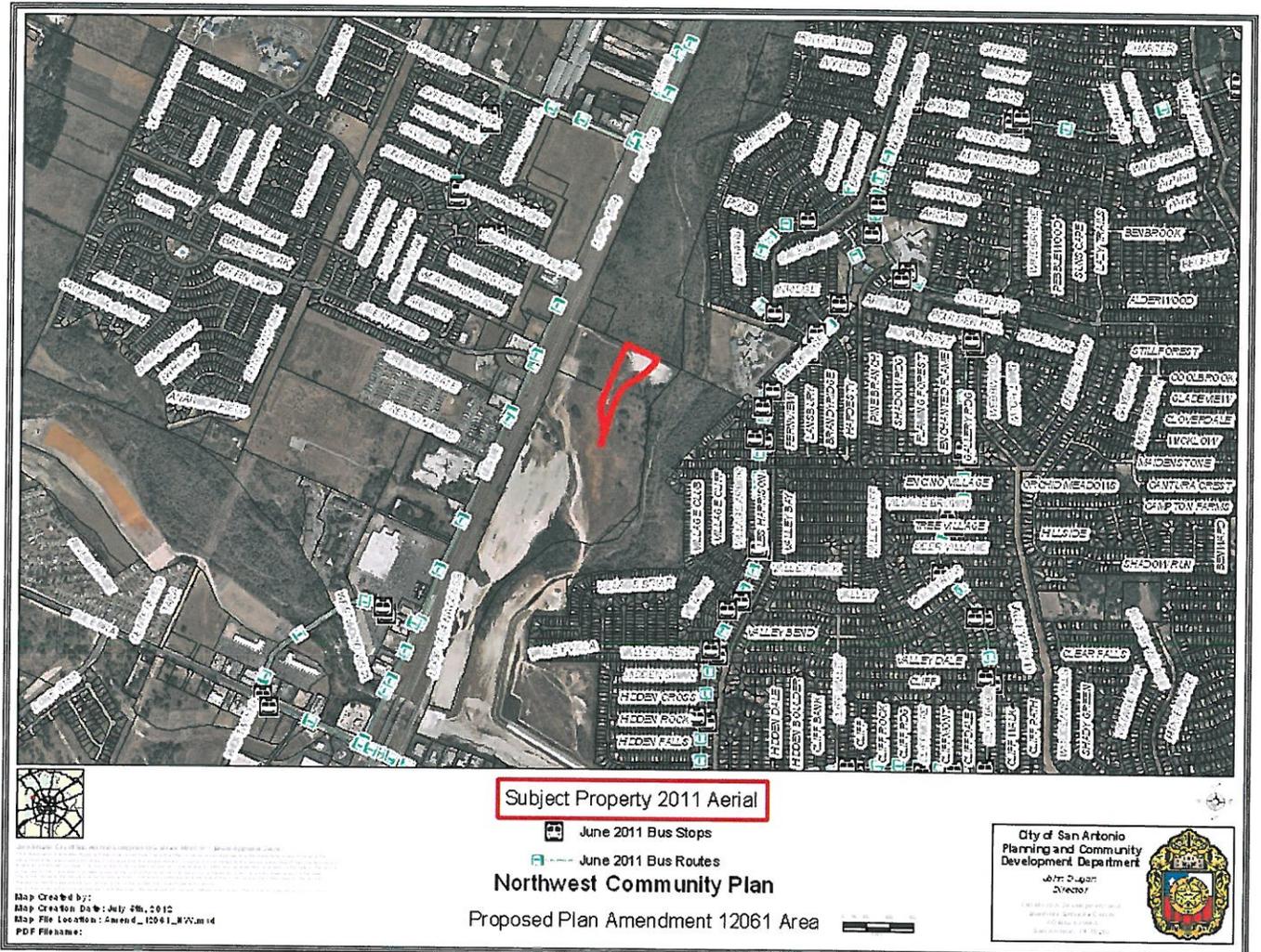
Land Use Plan as adopted:



Proposed Amendment:



Attachment B



P/C AGENDA FOR July 25, 2012

Item Number	Item Name	Company	Owner Information	Agent Information
5A & 6	Westwood Apartments	Westwood Apartments, L.P.	Sam Kobrinsky	
5B & 7	Westwood - West Frontage	Weingarten/ Investments, Inc.	Alan R. Kofoed	
8	Alamo Ranch Unit 52B, Enclave	Weekley Homes, L.P.	David Long	
9	Cobblestone Unit 5 P.U.D.	KB Home Lone Star	Joseph C. Hernandez	
10	Estates at Briggs Ranch	Western Rim Investors 2011-3/2011-4	Mathew Hiles	
11	Luckey Ranch Unit-5	LGI Homes - Luckey Ranch, LLC	Eric Lipar	
12	Villages at Marshall Road	B & M Marshall Road, Ltd.	Mark Mays	
13	Lamm Commons		Scott Foster	
14	RSBR Roosevelt Avenue	BB & B Enterprises, Inc.		Scott Dye
15	SP	Parks and Recreation Department		
16	SP	Capital Improvements Management Services		
17	SP	Department of Human Services		
18	PA12053	Planning and Community Development		
19	PA12057	Planning and Community Development		
20	PA12058	Planning and Community Development		
21	PA12059	Planning and Community Development		
22	PA12060	Planning and Community Development		
23	PA12061	Planning and Community Development		