



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

## PLANNING COMMISSION AGENDA

☞ June 11, 2014 ☞  
2:00 P.M.

Roberto R. Rodriguez, *Chair*  
Marcello Diego Martinez, *Vice Chair*  
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill  
George Peck  
Michael Garcia Jr.

Kevin Love  
Zachary Harris  
Angela Rinehart

### Ex-Officio Members

Orlando Salazar, *Chair Zoning Commission*  
Rey Saldana, *Councilmember*

Andrew Ozuna, *Chair Board of Adjustment*  
Sheryl Sculley, *City Manager*

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

**DISABILITY ACCESS STATEMENT** - *This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight (48) hours prior to the meeting. For assistance, please call (210) 207-7268 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 cuarenta y ocho (48) horas antes del día programado para la reunión. Para más información favor comunicarse al (210) 207-7268 o al 711 (Servicio para personas con problemas auditivos Texas Relay).*

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

1. **1:30 P.M.** - Work Session, Lone Star Room
  - A. Agenda items may be discussed (Development Services Department)
  - B. Fair Notice Briefing
  - C. PC Technical Advisory Committee appointments

At any time during the meeting, the Planning Commission may meet in executive session for consultation concerning attorney-client matters under Chapter 551 of the Texas Government Code. A majority of appointive members, other than ex officio, shall constitute a quorum.

2. **2:00 P.M.** - Call to Order, Training Rooms A&B

3. Roll Call
4. Citizens to be heard

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

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

**Plats**

5. **120318:** Request by UDF Sinclair, L.P., for approval of a major plat to subdivide a 13.10-acre tract of land to establish the **Riposa Vita Subdivision Unit – 2B** Subdivision, generally located northwest of the intersection of Medina Farm and Espanda Ledge. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department).
6. **130672:** Request by Abasto Properties, L.L.C., for approval of a major plat to replat and subdivide a 80.346-acre tract of land to establish the **SAWPM 1A** Subdivision, generally located southeast of the intersection of Loop 410 and Southton Road. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department).
7. **140163:** Request by The Oaks of Sonterra Homeowners Association, for approval of a minor plat to replat a 1.079 acre tract to remove the front setback line and to establish **The Oaks of Sonterra Unit 3A-1 PUD BSL** Subdivision, generally located south of the intersection of Treaty Oak and Battle Oak. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, [larry.odis@sanantonio.gov](mailto:larry.odis@sanantonio.gov), Development Services Department).
8. **140187:** Request by Deborah Roberts Edwards, for approval of a minor plat to replat and subdivide a 0.557-acre tract of land to establish **Lawndale Green** Subdivision, generally located west of the intersection of E. Lawndale Drive and Busby Drive. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department).

**Variance**

9. **A. FPV# 14-005** Request by Financial Resources, Ltd. for a variance to the Unified Development Code Appendix F, Subdivision C, Sections 35-F124 (f) (19) which allows parking lot construction in the floodplain where water depths do not exceed six (6) inches during a future 1% annual chance storm event. The site is located on the west bound frontage of IH-10 West and Boerne Stage Road intersection. **Staff recommends Approval.** (Sabrina Santiago, EIT, CFM, Senior Engineering Associate, (210) 207-0182, [sabrina.santiago@sanantonio.gov](mailto:sabrina.santiago@sanantonio.gov), Transportation & Capital Improvements, Storm Water Division).
- B. 140113:** Request by Financial Resources, Ltd. for approval of a minor plat to subdivide a 5.731-acre tract of land to establish the **Leon Springs Commercial II** Subdivision, generally located east of the intersection of Boerne Stage Road and Old US 87. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, [ian.benavidez@sanantonio.gov](mailto:ian.benavidez@sanantonio.gov), Development Services Department).

## Land Transactions

- 10. 307 and 315 Dwyer Avenue:** Consideration of a request to declare as surplus and dispose of City-owned real property consisting of approximately 0.4237 acres of land area known as 307 and 315 Dwyer Avenue located in New City Block 173. **Staff Recommends Approval.** (David A. McGowen, Real Estate Manager (210) 207-4081, [david.mcgowen@sanantonio.gov](mailto:david.mcgowen@sanantonio.gov), Center City Development and Operations).
- 11. Red Berry Estate Property:** Consideration of a request to declare as surplus and dispose of City-owned real property consisting of approximately 84.65 acres of land area known as 827 Richland, 856 Gembler and 4007 East Interstate 10 located in New City Block 10577 and 10578. **Staff Recommends Approval.** (David A. McGowen, Real Estate Manager (210) 207-4081, [david.mcgowen@sanantonio.gov](mailto:david.mcgowen@sanantonio.gov), Center City Development and Operations).
- 12. Office of Urban Redevelopment (OUR SA) Properties:** Consideration of a request to declare as surplus and dispose of the following real property: (Tract 1) 318 Angela -approximately 0.17 acres of property with the legal description of **Lot 425, Block 1, New City Block 6199**; (Tract 2) 2206 Chihuahua - approximately 0.1291 acres with the legal description of **Lots 17, 18, and 19, New City Block 6466**; (Tract 3) 1516 Santiago - approximately 0.0861 acres legally described as **Lots 5 and 6, Block 1, New City Block 6465**; (Tract 4) 1528 Santiago - approximately 0.0430 acres with the legal description of **Lot 12, Block 1, New City Block 6465**; (Tract 5) 1530 Santiago - and approximately 0.0430 acres legally described as **Lot 13, Block 1, New City Block 6465**; and (Tract 6) 2406 Vera Cruz - approximately 0.0634 acres legally described as **Lot 11, Block 6, New City Block 3896**. **Staff Recommends Approval.** (Scott Price, Real Estate Manager (210) 207-6357, [scott.price@sanantonio.gov](mailto:scott.price@sanantonio.gov), Center City Development and Operations).
- 13. San Antonio Affordable Housing Inc. (SAAH) Properties:** Consideration of a request to declare as surplus and dispose of the following real property: (Tract 1) 1946 Nolan - approximately 0.0700 acres and a 700 square foot single family home with the legal description of **Lot 12, Block 4, New City Block 6159**; and (Tract 2) – 118 Kansas - approximately 0.1056 acres with the legal description of **Lot 5, Block 2, New City Block 609**. **Staff Recommends Approval.** (Scott Price, Real Estate Manager (210) 207-6357, [scott.price@sanantonio.gov](mailto:scott.price@sanantonio.gov), Center City Development and Operations).

## Comprehensive Master Plan Amendments

- 14. PA 14039:** A request by P.W. Christensen P.C., for approval of a resolution to amend the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1.313 acres of land out of Lot 1, Block A, NCB 15704 and located in the 4600 block of Stahl Road, from “Low Density Residential” to “Community Commercial”. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, [racosta@sanantonio.gov](mailto:racosta@sanantonio.gov), Development Services Department).
- 15. PA 14051:** A request by Mohammed and Elizabeth Hassan, for approval of a resolution to amend the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1.001 acres of land known as Lot 12, NCB 11635 and located at 5033 Callaghan Road, from “General Urban Tier” to “Agribusiness Tier”. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, [ernest.brown@sanantonio.gov](mailto:ernest.brown@sanantonio.gov), Department of Development Services).

- 16. PA 14052:** A request by Electric Guard Dog, LLC for Arrow Truck, for approval of a resolution to amend the future land use plan contained in the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.5736 of an acre of land out of NCB 16549 and being a portion of 9003 IH-10 East, from “Parks Open Space” to “Industrial”. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, [racosta@sanantonio.gov](mailto:racosta@sanantonio.gov), Development Services Department).

#### **Other Items**

- 17.** Approval of the minutes for the May 28, 2014 Planning Commission meeting.
- 18.** Director’s report - City Council Action Update (Planning Commission items sent to Council).
- 19.** Adjournment.



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 5

**Public Hearing:**

Planning Commission  
June 11, 2014

**Application/Case Number:**

120318

**Project Name:**

Riposa Vita Subdivision Unit – 2B

**Applicant:**

Mehrdad Moayedi

**Representative:**

KFW Engineers  
c/o Blaine P. Lopez, P.E.

**Owner:**

UDF Sinclair L.P.

**Staff Coordinator:**

Chris McCollin, Planner  
(210) 207-5014  
christopher.mccollin@sanantonio.gov

**Property Address/Location:**

Generally located northwest of the  
intersection of Medina Farm and  
Espada Ledge

**Tract Size:**

13.10-acres

**Council District(s):**

2

**Notification:**

Internet Agenda Posting June 6, 2014

**REQUEST**

Approval of a major plat to subdivide a 13.10-acre tract of land to  
establish the **Riposa Vita Subdivision Unit – 2B** Subdivision.

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

May 29, 2014

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of seventy eight (**78**) single family residential lots, one non-single family residential lot, and approximately two thousand eighty two (**2082**) linear feet of public streets.

### **B. Zoning**

“R4” Residential Single-Family District

### **C. Services Available**

SAWS Water and Sewer

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

Letters of Certification (LOCs) were issued from all reviewing agencies on May 22, 2014.

### **E. Interdepartmental Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on June 2, 2014.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

MDP 032-06, Sinclair Tract, accepted on January 26, 2007.

## **III. RECOMMENDATION**

Approval of the proposed **Riposa Vita Subdivision Unit – 2B** plat.

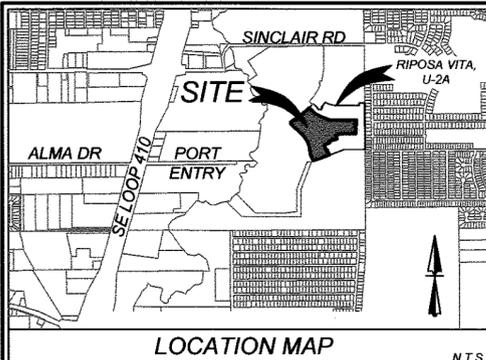
## **IV. ATTACHMENT**

1. Proposed plat

PLAT NUMBER 120318

SUBDIVISION PLAT ESTABLISHING RIPOSA VITA SUBDIVISION UNIT - 2B

BEING A 13.10 ACRE TRACT OF LAND OUT OF A REMAINING 193.902 ACRE TRACT OF LAND RECORDED IN VOLUME 5828, PAGE 112 R.P.R. BEXAR COUNTY, TEXAS, OUT OF THE NEPOMO MONTOYA SURVEY NO. 21, ABSTRACT NO. 469, COUNTY BLOCK 5132, N.C.B. 18239, SAN ANTONIO, BEXAR COUNTY, TEXAS.



LEGEND

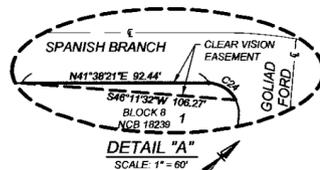
- F.I.R. = FOUND 1/2" IRON ROD
S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
R.O.W. = RIGHT-OF-WAY
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.P.R. = REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
F.F. (MIN.) = FINISHED FLOOR MINIMUM ELEVATION AS REQUIRED FOR SANITARY SEWER

KEYNOTES

- 1 10' G.E.T.V.E.
2 VARIABLE WIDTH CLEAR VISION EASEMENT (SEE DETAIL "A" - THIS SHEET)

SURVEYOR NOTES

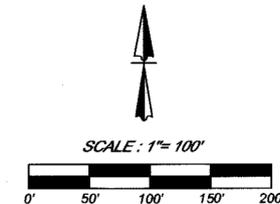
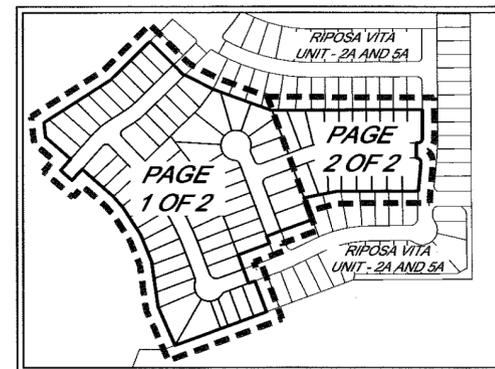
- 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. REFERENCED PROPERTY IS IN ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD, FEMA FLOOD MAP 420 OF 785, COMMUNITY PANEL NO. 48029C0420 G, DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09).



- NOTES:
1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDRE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANITOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
2. FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROTECTED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
3. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNER'S ASSOCIATION AND THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
4. LOT 903, BLOCK 8 IS DESIGNATED AS AN ELECTRIC, GAS, TELEPHONE, CABLE T.V., DRAINAGE, WATER, AND SANITARY SEWER EASEMENT.

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

- IMPACT FEE PAYMENT DUE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
WATER AND WASTEWATER EASEMENTS:
1. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
2. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANITOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THE PLAT.
FIRE FLOW NOTE:
AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.



OWNER/DEVELOPER: UNPLATTED UDF SINCLAIR, L.P. 12306 WATERTON PARKE CIRCLE, AUSTIN TX 78726 PHONE: 512-657-6420

STATE OF TEXAS COUNTY OF DALLAS

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

Signature of Mehرداد Moayed

DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF May, 2014. Signature of Laura L. Wayland



LAURA L. WAYLAND My Commission Expires July 14, 2015

THIS PLAT OF RIPOSA VITA SUBDIVISION, UNIT - 2B, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

Signature lines for CHAIRMAN and SECRETARY.

STATE OF TEXAS COUNTY OF BEXAR

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

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_ DAY OF \_\_\_ A.D. 20\_\_ COUNTY CLERK, BEXAR COUNTY, TEXAS BY: DEPUTY



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.

Signature of Blaine P. Lopez, Licensed Professional Engineer

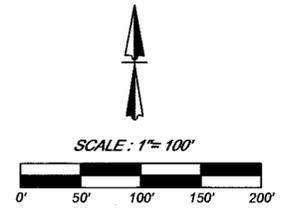
STATE OF TEXAS COUNTY OF BEXAR

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.

Signature of Theresa A. Seidel, Registered Professional Land Surveyor No. 5672. KFW SURVEYING, LLC 14603 HUEBNER RD., BLDG 40 SAN ANTONIO, TEXAS 78230 PHONE: 210-979-8444 FAX: 210-979-8441

SUBDIVISION PLAT ESTABLISHING  
RIPOSA VITA SUBDIVISION UNIT - 2B

BEING A 13.10 ACRE TRACT OF LAND OUT OF A REMAINING 193.902 ACRE TRACT OF LAND RECORDED IN VOLUME 5828, PAGE 112 R.P.R. BEXAR COUNTY, TEXAS, OUT OF THE NEPOMO MONTOYA SURVEY NO. 21, ABSTRACT NO. 469, COUNTY BLOCK 5132, N.C.B. 18239, SAN ANTONIO, BEXAR COUNTY, TEXAS.



OWNER/DEVELOPER:  
UDF SINCLAIR L.P.  
12306 WATERTON PARKE CIRCLE,  
AUSTIN TX 78726  
PHONE: 512-657-6420

STATE OF TEXAS  
COUNTY OF DALLAS

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

OWNER:

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TO ME, *Mehroza Moayed*, 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 *14th* DAY OF *May*, A.D. 2014



NOTARY PUBLIC  
LAURA L. WAYLAND  
My Commission Expires  
July 14, 2016

THIS PLAT FOR RIPOSA VITA SUBDIVISION, UNIT - 2B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

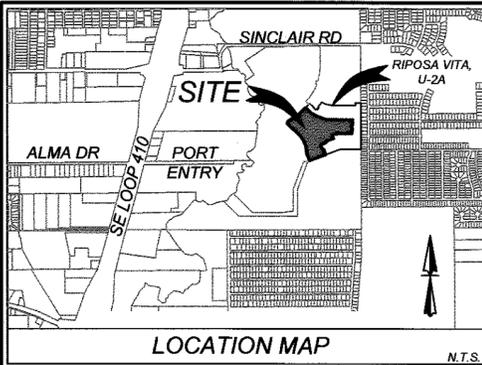
BY: \_\_\_\_\_  
SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY



LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP
- STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.P.R. = REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
- F.F. (MIN.) = FINISHED FLOOR MINIMUM ELEVATION AS REQUIRED FOR SANITARY SEWER

KEYNOTES

- ① 10' G.E.T.V.E.

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. REFERENCED PROPERTY IS IN ZONE X. AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD, FEMA FLOOD MAP 420 OF 785, COMMUNITY PANEL NO. 48029C0420 G, DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09).

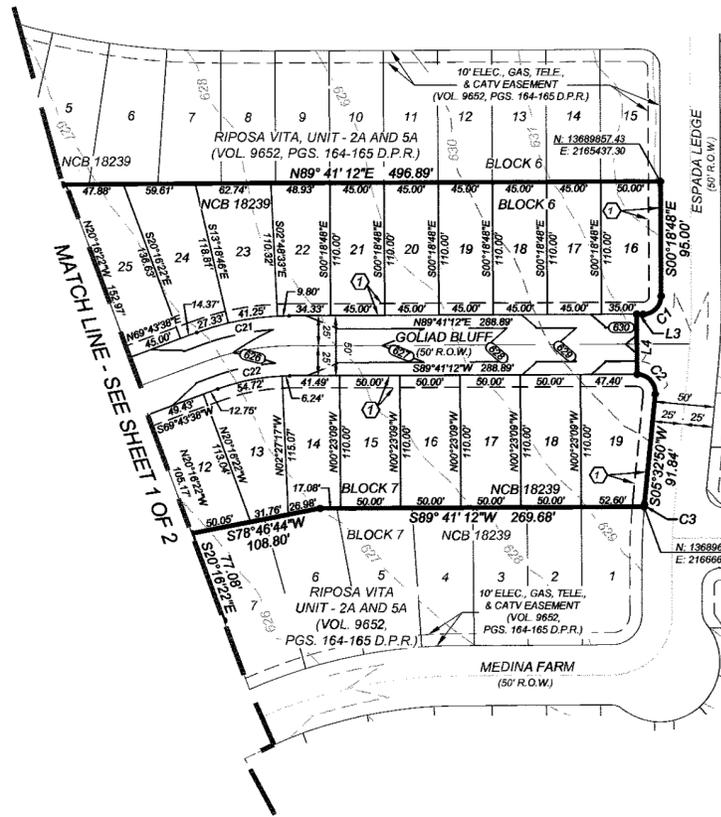
- NOTES:
1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDRE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
  2. FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROTECTED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
  3. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNER'S ASSOCIATION AND THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
  4. LOT 902, BLOCK 8 IS DESIGNATED AS AN ELECTRIC, GAS, TELEPHONE, CABLE T.V., DRAINAGE, WATER, AND SANITARY SEWER EASEMENT.

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

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

WATER AND WASTEWATER EDU NOTES:  
1. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.  
2. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THE PLAT.

FIRE FLOW NOTE:  
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.



Parcel Line Table

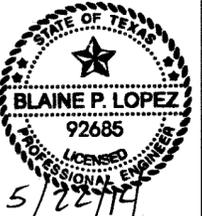
| Line # | Length | Direction   |
|--------|--------|-------------|
| L1     | 50.00' | S44°30'20"E |
| L2     | 3.26'  | N45°21'40"E |
| L3     | 5.43'  | S89°41'12"W |
| L4     | 50.00' | S00°18'48"E |
| L5     | 25.48' | S20°16'22"E |
| L6     | 22.12' | N69°43'38"E |
| L7     | 50.50' | N41°10'19"W |
| L8     | 50.00' | S41°38'21"W |
| L9     | 50.00' | N48°21'39"W |
| L10    | 50.00' | N41°38'21"E |

Parcel Line Table

| Line # | Length | Direction   |
|--------|--------|-------------|
| L11    | 47.79' | N06°30'49"W |
| L12    | 43.99' | N57°23'35"E |
| L13    | 7.84'  | S20°16'22"E |
| L14    | 6.78'  | N24°43'38"E |
| L15    | 42.11' | N33°40'52"W |
| L16    | 39.04' | N30°26'37"W |
| L17    | 35.58' | N27°12'23"W |
| L18    | 31.91' | N24°38'07"W |
| L19    | 2.74'  | N89°41'12"E |

Curve Table

| Curve # | Length  | Radius  | Tangent | Delta      | Chord   | Chord Bearing |
|---------|---------|---------|---------|------------|---------|---------------|
| C1      | 23.56'  | 15.00'  | 15.00'  | 90°00'00"  | 21.21'  | S44°41'12"W   |
| C2      | 25.10'  | 15.00'  | 16.62'  | 85°51'38"  | 22.27'  | S42°22'59"E   |
| C3      | 2.12'   | 525.00' | 1.06'   | 0°13'52"   | 2.12'   | S05°25'54"W   |
| C4      | 47.18'  | 225.00' | 23.68'  | 12°00'55"  | 47.10'  | S51°22'07"W   |
| C5      | 26.37'  | 15.00'  | 18.11'  | 100°44'14" | 23.10'  | S07°00'28"W   |
| C6      | 322.37' | 800.00' | 163.40' | 23°05'17"  | 320.19' | S31°49'01"E   |
| C7      | 39.27'  | 25.00'  | 25.00'  | 90°00'00"  | 35.38'  | S65°16'22"E   |
| C8      | 10.18'  | 15.00'  | 5.29'   | 38°52'15"  | 9.98'   | S50°11'30"W   |
| C9      | 146.38' | 50.00'  | 465.62' | 167°44'30" | 98.43'  | N05°16'22"W   |
| C10     | 10.18'  | 15.00'  | 5.29'   | 38°52'15"  | 9.98'   | N00°50'15"W   |
| C11     | 302.22' | 750.01' | 153.19' | 23°05'17"  | 300.18' | N31°49'01"W   |
| C12     | 24.87'  | 15.00'  | 16.37'  | 95°00'00"  | 22.12'  | S89°08'21"W   |
| C13     | 61.80'  | 225.00' | 31.10'  | 15°44'14"  | 61.61'  | N49°30'28"E   |
| C14     | 36.70'  | 175.00' | 18.42'  | 12°00'55"  | 36.63'  | N51°22'07"E   |
| C15     | 3.63'   | 75.00'  | 1.82'   | 2°46'28"   | 3.63'   | N21°39'38"W   |
| C16     | 18.77'  | 15.00'  | 9.38'   | 64°02'32"  | 15.91'  | N55°04'06"W   |
| C17     | 247.07' | 50.00'  | 39.68'  | 283°07'30" | 62.17'  | N54°28'22"E   |
| C18     | 12.11'  | 15.00'  | 6.41'   | 48°14'55"  | 11.79'  | S07°05'20"E   |
| C19     | 21.69'  | 125.00' | 10.87'  | 9°56'26"   | 21.58'  | S25°14'35"E   |
| C20     | 23.56'  | 15.00'  | 15.00'  | 90°00'00"  | 21.21'  | S65°16'22"E   |
| C21     | 78.38'  | 225.00' | 39.59'  | 19°57'34"  | 77.98'  | N78°42'25"W   |
| C22     | 60.98'  | 175.00' | 30.79'  | 19°57'34"  | 60.65'  | S78°42'25"W   |
| C23     | 23.56'  | 15.00'  | 15.00'  | 90°00'00"  | 21.21'  | S24°43'38"W   |



STATE OF TEXAS  
COUNTY OF BEXAR

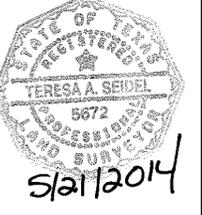
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Blaine P. Lopez*  
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.

*Teresa A. Seidel*  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
14603 HUESNER RD., BLDG. 40  
SAN ANTONIO, TEXAS 78230  
PHONE: 210-979-8444  
FAX: 210-979-8441





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 6

**Public Hearing:**

Planning Commission  
June 11, 2014

**Application/Case Number:**

130672

**Project Name:**

SAWPM 1A

**Applicant:**

Elio Botello

**Representative:**

Briones Consulting & Engineering  
LTD. c/o Brian A. Crowell, P.E.

**Owner:**

Abasto Properties, L.L.C.

**Staff Coordinator:**

Chris McCollin, Planner  
(210) 207-5014  
christopher.mccollin@sanantonio.gov

**Property Address/Location:**

Generally located southeast of the  
intersection of Loop 410 and  
Southton Road.

**Tract Size:**

80.346-acres

**Council District(s):**

3

**Notification:**

Published in Daily Commercial  
Recorder May 30, 2014  
Internet Agenda Posting June 6, 2014

**REQUEST**

Approval of a major plat to replat and subdivide an 80.346-acre tract of land to establish the **SAWPM 1A** Subdivision.

**APPLICATION TYPE**

Replat and Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

May 23, 2014

**CASE HISTORY**

The area being replatted is Lot 5, Block 3, N.C.B. 10915, a 20' electric, gas, telephone & cable television easement, and a variable width ingress/egress easement being a part of SAWPM 1, recorded in Volume 9658, Page 186, of the deed and plat records of Bexar County, Texas and a variable width utility & drainage easement to expire upon incorporation into a platted public right of way being part of City Base South Unit 1, recorded in Volume 9616, Page 14 of deed and plat records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of one (1) non-single family residential lot, and approximately fifty-six (56) linear feet of public streets.

**B. Zoning**

“MI-1 UD” Mixed Light Industrial Urban Development District

**C. Major Thoroughfare**

Loop 410, Freeway, 250 minimum right-of-way

**D. Services Available**

SAWS Water and Sewer

**E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on April 7, 2014.

**F. Interdepartmental Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on February 10, 2014.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Application**

MDP 13-00018, Southton Park, accepted on August 2, 2013.

**III. RECOMMENDATION**

Approval of the proposed **SAWPM 1A** Replat.

**IV. ATTACHMENT**

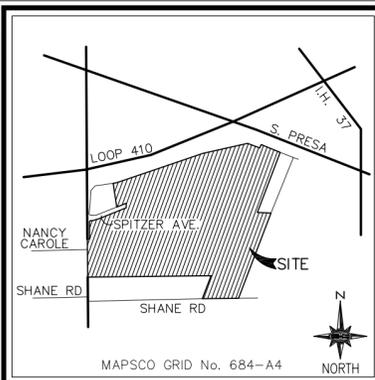
1. Proposed plat

PLAT NO. 130672

SHEET 1  
REPLAT & SUBDIVISION  
ESTABLISHING

**SAWPM 1A**

BEING 80.346 ACRES, TO INCLUDE 0.122 ACRES OF VARIABLE WIDTH STREET DEDICATION TO THE CITY OF SAN ANTONIO, ESTABLISHING LOT 6, BLOCK 3, N.C.B. 10915, AND PREVIOUSLY PLATTED ON SAWPM 1 WHICH IS RECORDED IN VOLUME 9658, PAGE 186, BEXAR COUNTY DEED & PLAT RECORDS, & A PORTION OF CITY BASE SOUTH UNIT 1 WHICH IS RECORDED IN VOLUME 9616, PAGE 14, BEXAR COUNTY DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS.



LOCATION MAP  
NOT TO SCALE

- LEGEND**
- D.&P. = DEED & PLAT RECORDS
  - D.R. = DEED RECORDS
  - E.G.T.V.E. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
  - G.W.D. = GENERAL WARRANTY DEED
  - C.O.S.A. = CITY OF SAN ANTONIO
  - N.V.A.E. = NON-VEHICULAR ACCESS EASEMENT
  - C.V.E. = CLEAR VISION EASEMENT
  - R.O.W. = RIGHT OF WAY
  - 680--- = PROPOSED CONTOURS
  - 680--- = EXISTING CONTOUR

| SUBDIVISION                            | VOLUME | PAGE(S)   |
|--|--------|-----------|
| 1 CITY BASE SOUTH U-1                  | 9613   | 36        |
| 2 A PORTION OF CITY BASE SOUTH U-1     | 9616   | 14        |
| 3 SAWPM 1                              | 9658   | 186       |
| 4 PERMANENT EASEMENT - WATER AND SEWER | 16679  | 2450-2463 |

**CITY PUBLIC SERVICE NOTES**

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, SYSTEMS-CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "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 RIGHT OF INGRESS AND EGRESS OVER GRANOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID 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 ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- 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.

**DRAINAGE EASEMENT NOTES:**

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

**NOTES:**

- SET 1/2" IRON ROOS AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - N.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION - GUILBEAU, P.I.D. AY 0950.
  - BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
  - FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. 35-504 (E)(5)
  - CONTOURS SHOWN HERE ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF SUBDIVISION PLAT.
  - THE MAINTENANCE OF PRIVATE 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.
- TEXAS DEPARTMENT OF TRANSPORTATION NOTES:**
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE 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 "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF FOUR (4) ACCESS POINTS ALONG LP 410 FRONTAGE RD BASE ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1869.02 AND ONE (1) ALONG SPUR 122 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 449.92'.

**DETENTION POND NOTE:**

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FEO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

**WASTEWATER EDU NOTE:**

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

**IMPACT FEE NOTE:**

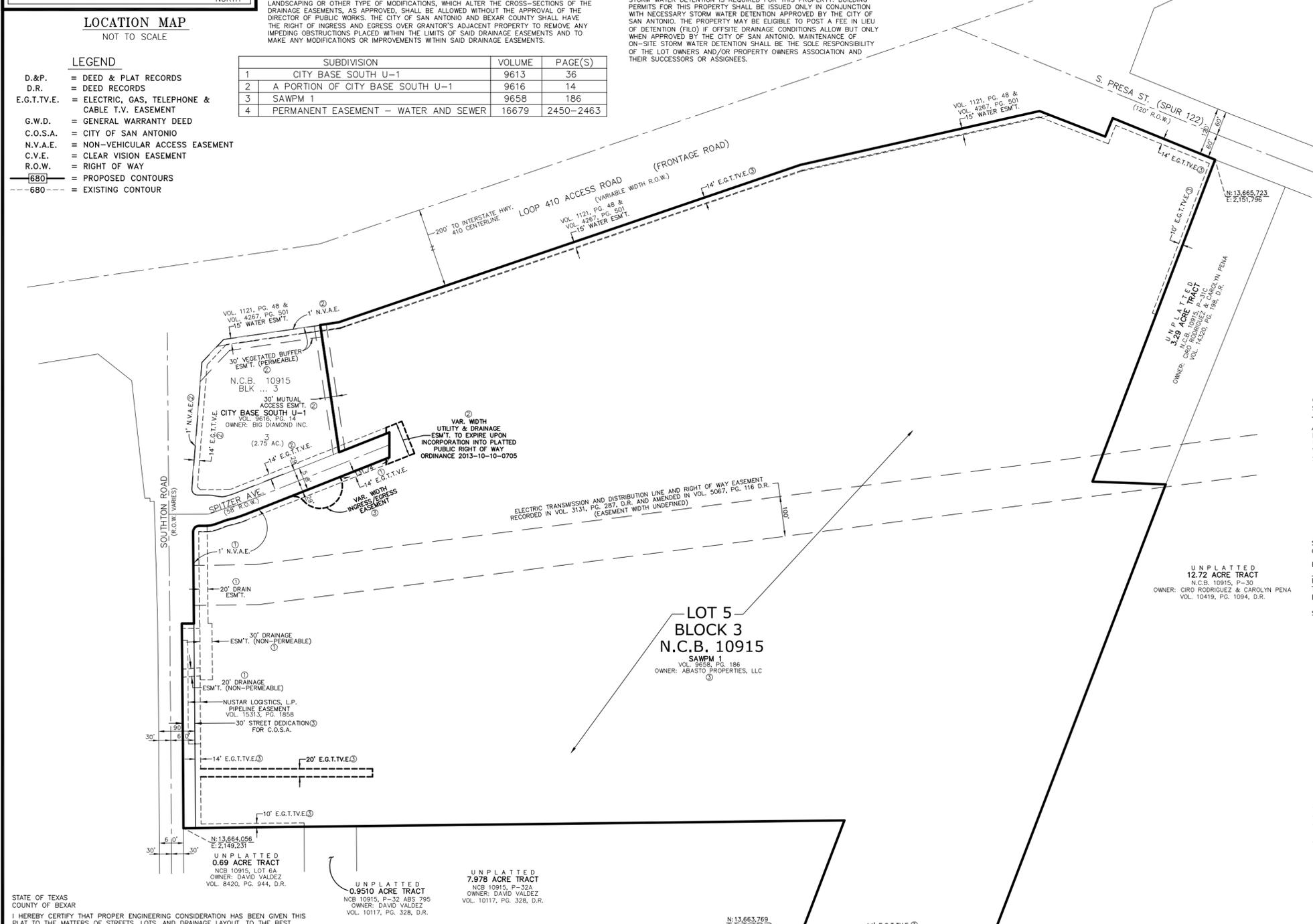
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**INGRESS/EGRESS NOTE:**

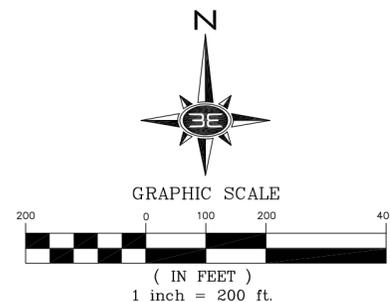
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANOR'S ADJACENT PROPERTY TO ACCESS THE [WATER/WASTEWATER] EASEMENT(S) SHOWN ON THIS PLAT.

**FIRE FLOW NOTE:**

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2,500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.



**LOT 5  
BLOCK 3  
N.C.B. 10915**  
SAWPM 1  
VOL. 9658, PG. 186  
OWNER: ABASTO PROPERTIES, LLC



**BRIONES**  
CONSULTING & ENGINEERING LTD.

8118 BROADWAY (210) 828-1431  
SAN ANTONIO, TX 78209 (210) 828 1432 fax  
TBPE FIRM REG. NO. F-5028



BARRERA LAND SURVEYING  
7716 BARBERA RD #114  
SAN ANTONIO, TEXAS 78250  
734-428-7777  
DBNSAT@YAHOO.COM

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

OWNER: ABASTO PROPERTIES L.L.C.  
ELIO BOTELLO  
DULY AUTHORIZED AGENT

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

JOSE R. GONZALEZ  
MY COMMISSION EXPIRES:  
NOVEMBER 29, 2015

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**OWNER/DEVELOPER:**  
ABASTO PROPERTIES, LLC  
2501 MILITARY HWY. SUITE F8  
McALLEN, TX. 78503-8939  
TELEPHONE: (956) 534-7907  
FAX: (956) 638-8246

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

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

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

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



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



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 DAVID BARRERA, R.P.L.S.

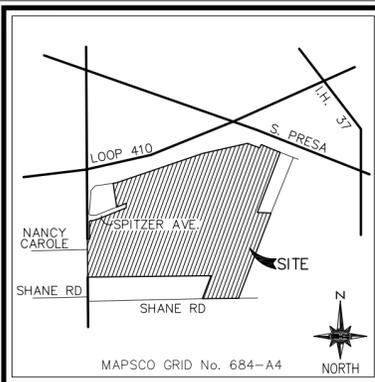
\_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR

**AREA BEING REPLATTED**

THE AREA BEING REPLATTED IS LOT 5, BLOCK 3, N.C.B. 10915, A 20' ELECTRIC, GAS TELEPHONE & CABLE TELEVISION EASEMENT, AND A VARIABLE WIDTH INGRESS/EGRESS EASEMENT BEING A PART OF SAWPM 1, WHICH IS RECORDED IN VOLUME 9658, PAGE 186, BEXAR COUNTY DEED AND PLAT RECORDS AND VARIABLE WIDTH UTILITY & DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT OF WAY BEING PART OF CITY BASE SOUTH UNIT 1 WHICH IS RECORDED IN VOLUME 9616, PAGE 14, BEXAR COUNTY DEED AND PLAT RECORDS.

SAWPM 1A

BEING 80.346 ACRES, TO INCLUDE 0.122 ACRES OF VARIABLE WIDTH STREET DEDICATION TO THE CITY OF SAN ANTONIO, ESTABLISHING LOT 6, BLOCK 3, N.C.B. 10915, AND PREVIOUSLY PLATTED ON SAWPM 1 WHICH IS RECORDED IN VOLUME 9658, PAGE 186, BEXAR COUNTY DEED & PLAT RECORDS, & A PORTION OF CITY BASE SOUTH UNIT 1 WHICH IS RECORDED IN VOLUME 9616, PAGE 14, BEXAR COUNTY DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS.



LOCATION MAP  
NOT TO SCALE

LEGEND

- D.&P. = DEED & PLAT RECORDS
- D.R. = DEED RECORDS
- E.G.T.V.E. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- G.W.D. = GENERAL WARRANTY DEED
- C.O.S.A. = CITY OF SAN ANTONIO
- N.V.A.E. = NON-VEHICULAR ACCESS EASEMENT
- C.V.E. = CLEAR VISION EASEMENT
- R.O.W. = RIGHT OF WAY
- 680--- = PROPOSED CONTOURS
- - -680 - - - = EXISTING CONTOUR

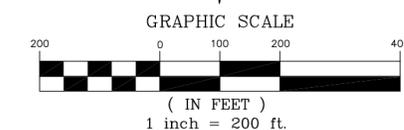
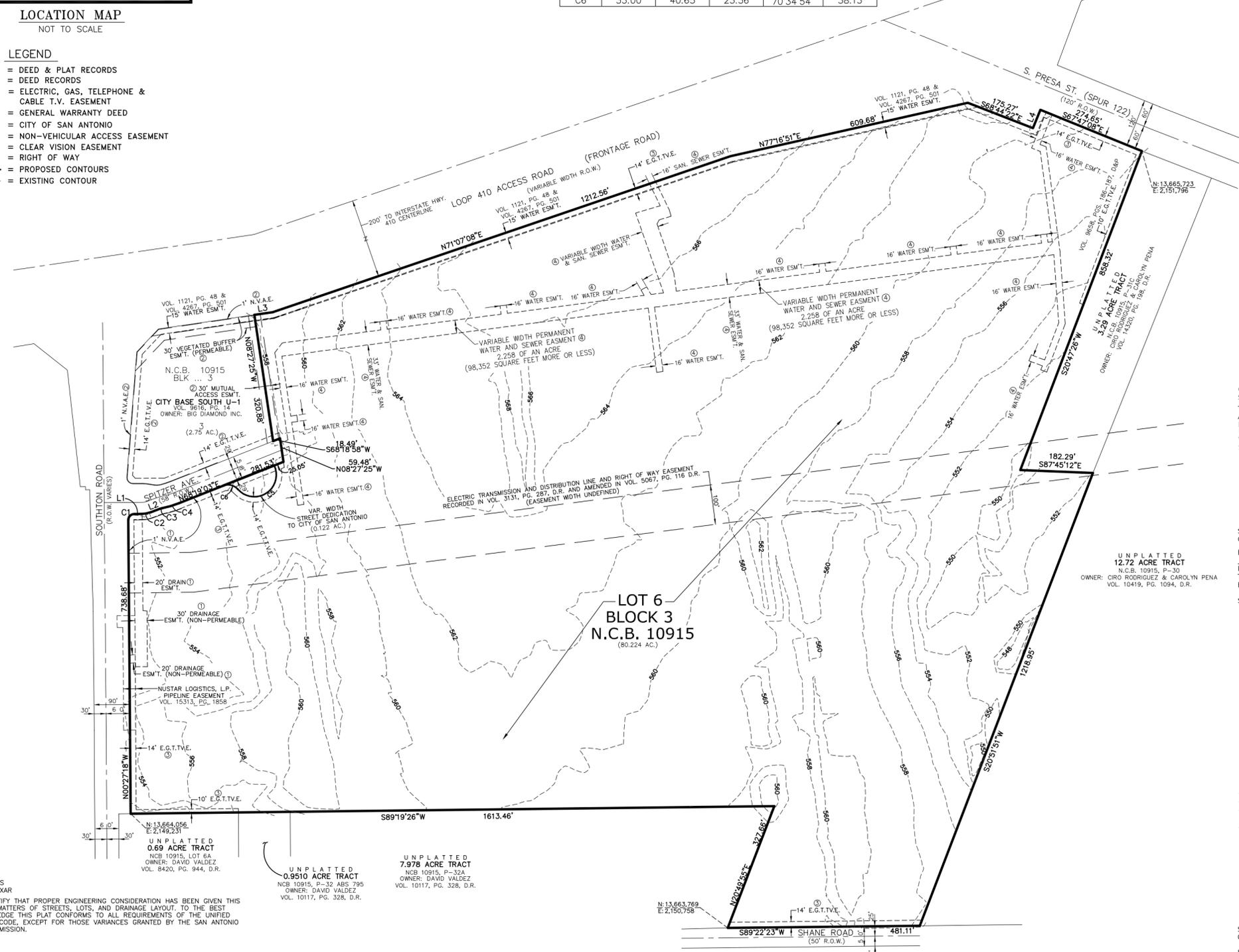
CITY PUBLIC SERVICE NOTES

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, SYSTEMS-CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "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 RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES 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 ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- 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.

| SUBDIVISION                            | VOLUME | PAGE(S)   |
|--|--------|-----------|
| 1 CITY BASE SOUTH U-1                  | 9613   | 36        |
| 2 A PORTION OF CITY BASE SOUTH U-1     | 9616   | 14        |
| 3 SAWPM 1                              | 9658   | 186       |
| 4 PERMANENT EASEMENT - WATER AND SEWER | 16679  | 2450-2463 |

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 17.58  | N89°40'39"E |
| L2         | 25.46  | N69°24'12"E |
| L3         | 46.78  | N81°33'53"E |
| L4         | 49.67  | N22°08'19"E |

| CURVE TABLE |        |        |         |            |        |
|-------------|--------|--------|---------|------------|--------|
| CURVE       | RADIUS | LENGTH | TANGENT | DELTA      | CHORD  |
| C1          | 15.00  | 24.40  | 15.86   | 93°12'23"  | 21.80  |
| C2          | 65.00  | 23.06  | 11.65   | 20°19'45"  | 22.94  |
| C3          | 35.00  | 5.22   | 2.61    | 8°32'32"   | 5.21   |
| C4          | 256.66 | 44.56  | 22.34   | 9°56'54"   | 44.51  |
| C5          | 55.00  | 157.89 | 403.71  | 164°29'02" | 108.99 |
| C6          | 33.00  | 40.65  | 23.36   | 70°34'54"  | 38.13  |



**BRIONES**  
CONSULTING & ENGINEERING LTD.

8118 BROADWAY (210) 828-1431  
SAN ANTONIO, TX 78209 (210) 828 1432 fax  
TBPE FIRM REG. NO. F-5028



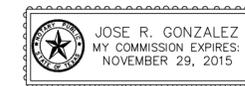
BARRERA LAND SURVEYING  
7716 BARRERA BLVD #114  
SAN ANTONIO, TEXAS 78250  
TEL: 210-482-7898  
GNSAT@YAHOO.COM

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

OWNER: ABASTO PROPERTIES L.L.C.  
ELIO BOTELLO

DULY AUTHORIZED AGENT

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



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

OWNER/DEVELOPER:  
ABASTO PROPERTIES, LLC  
2501 MILITARY HWY. SUITE F8  
McALLEN, TX. 78503-8939  
TELEPHONE: (956) 534-7907  
FAX: (956) 638-8246

THIS PLAT OF \_\_\_\_\_ SAWPM 1A SUBDIVISION \_\_\_\_\_ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



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



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 DAVID BARRERA, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

**Public Hearing:**

Planning Commission  
June 11, 2014

**Application/Case Number:**

140163

**Project Name:**

The Oaks of Sonterra Unit 3A-1 PUD  
BSL

**Applicants:**

John H. Orsak

**Representative:**

Johnson Surveying, Inc.  
c/o Joel Christian Johnson, R.P.L.S.

**Owners:**

The Oaks of Sonterra Homeowners  
Association

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located south of the  
intersection of Treaty Oak and Battle  
Oak

**Tract Size:**

1.079 Acres

**Council District/ETJ:**

9

**Notification:**

Published in Daily Commercial  
Recorder May 30, 2014  
Notices Mailed May 27, 2014

- Three (3) notices were sent to  
property owners within 200 feet
- Internet Agenda posting  
June 6, 2014

**REQUEST**

Approval of a minor plat to replat a 1.079-acre tract of land to  
establish the **The Oaks of Sonterra Unit 3A-1 PUD BSL**  
Subdivision.

**APPLICATION TYPE**

Building Setback Line (BSL) Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

May 15, 2014

**CASE HISTORY**

The area being replatted is Lots 6, Block 15, New City Block  
17612 of The Oaks of Sonterra Unit 3A-1 PUD BSL Subdivision,  
recorded in Volume 9539, Page 173, of the Deed and Plat  
Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will remove the 25-foot front BSL on Lot 6, Block 15, NCB 17612.

**B. Zoning**

“R-6 PUD ERZD MLOD” Residential Single-Family Planned Unit Development Edwards Recharge Zone Military Lighting Overlay District

**C. Services Available**

SAWS Water and Sewer.

**D. Interdepartmental Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on April 29, 2014.

**II. SUPPLEMENTAL INFORMATION**

**A. Notices**

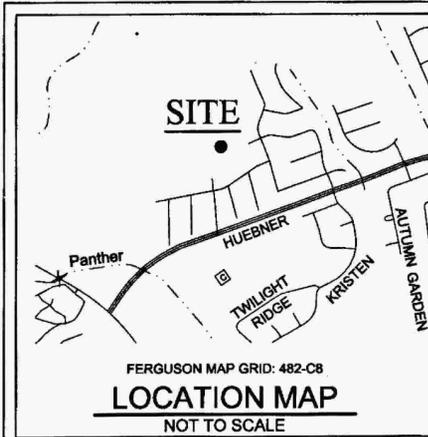
To the present, staff has not received any written responses from the surrounding property owners.

**III. RECOMMENDATION**

Approval of the proposed **The Oaks of Sonterra Unit 3A-1 PUD BSL** Replat.

**IV. ATTACHMENT**

1. Proposed plat



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

**SURVEY NOTES:**

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

**CPS NOTES:**

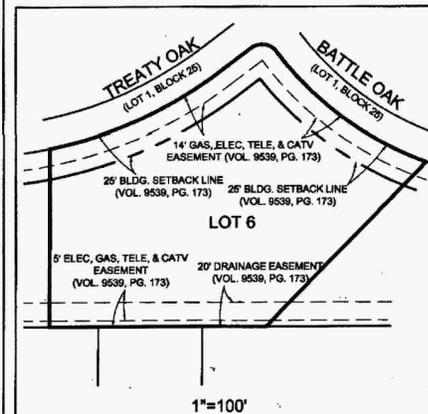
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICACY OF SAID LINES OR APPURTENANCES THEREON, 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 ALTERATION.
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**PLAT I.D.: 140163**

**BUILDING SETBACK LINE PLAT OF:**

**THE OAKS OF SONTERRA UNIT 3A-1 PUD**

FOR THE PURPOSE OF REMOVING THE 25 FOOT BUILDING SETBACK LINES ON LOT 6, BLOCK 15, THE OAKS AT SONTERRA UNIT 3A-1 PUD, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9539, PAGE 173, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.



**AREA BEING REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION**

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 6, BLOCK 15, THE OAKS AT SONTERRA UNIT 3A-1, ACCORDING PLAT THEREOF RECORDED IN VOLUME 9539, PAGE 173, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

**LEGEND**

F.I.R. = 1/2" IRON ROD FOUND  
 S.I.R. = 1/2" IRON ROD SET WITH CAP MARKED "RPLS 5578"  
 W.F.P. = WOOD FENCE POST FOUND

STATE OF TEXAS  
 COUNTY OF BEXAR:

The area being replatted was previously platted on plat of The Oaks of Sonterra Unit 3A-1 PUD which is recorded in Volume 9539, Page 173, Bexar County plat and deed records. The San Antonio Planning Commission at its meeting of held a public hearing which involved notification on the proposed replatting of this property. I (we), the owner(s) of the property shown on this replat hereby certify that this replat does not amend or remove any covenants or restrictions.

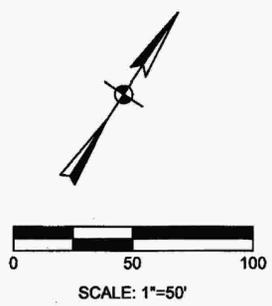
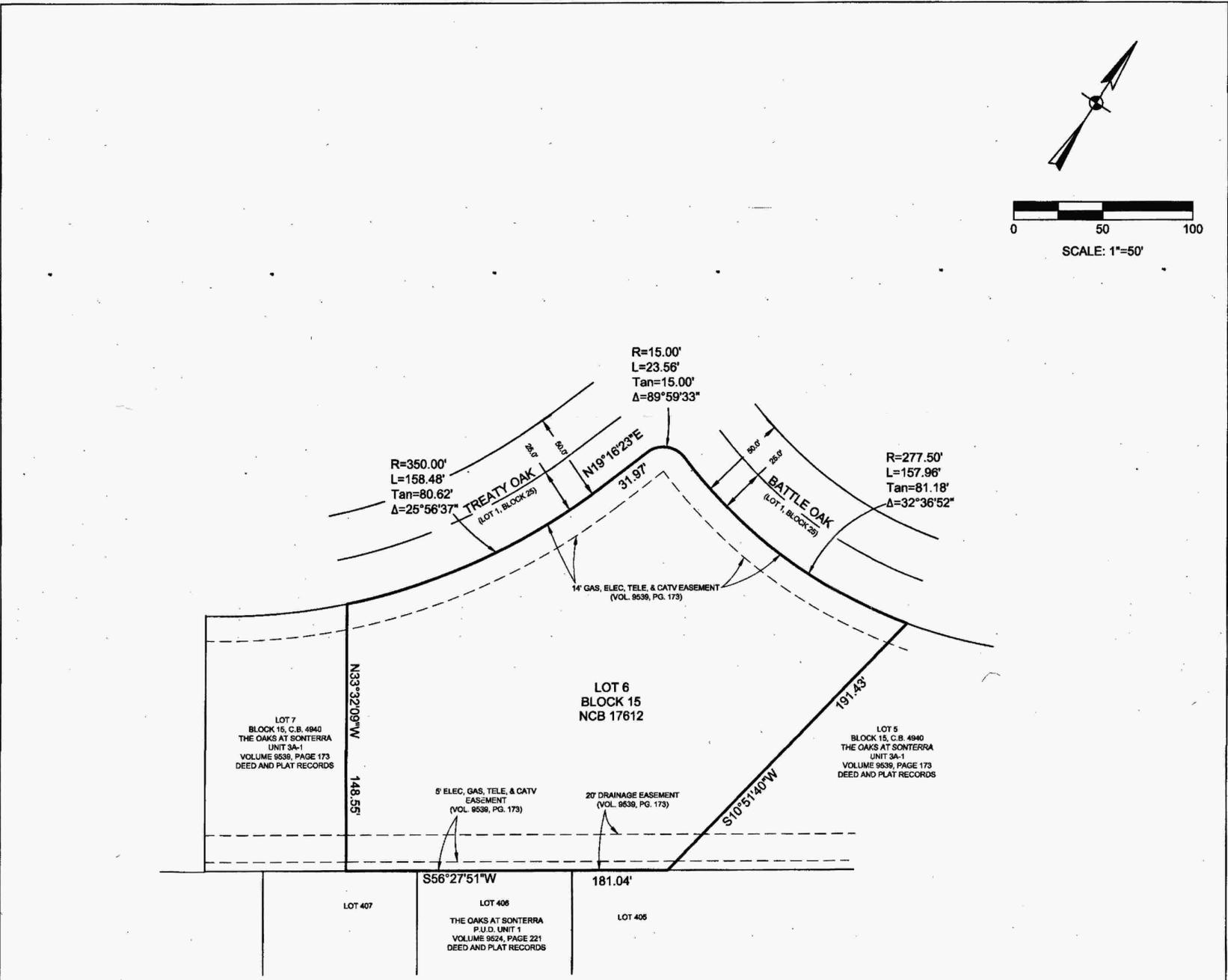
*John H. Orsak*  
 Owner: **JOHN H. ORSAK**

Sworn and subscribed before me this 9<sup>th</sup> day of May, 2014  
 Notary Public in and for the State of Texas My commission expires: 11-4-16

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:

*Joel Christian Johnson*  
 REGISTERED PUBLIC SURVEYOR NO. 5678  
 JOEL CHRISTIAN JOHNSON, R.P.L.S.



**JOHNSON SURVEYING, INC.**  
 Registered Professional Land Surveyor  
 17890 Blanco Rd., Suite 306, San Antonio, TX 78232  
 (210) 858-9838 • (210) 247-6138 fax  
 Reg. Firm #10140500

JOB NO.: 354-005-001

STATE OF TEXAS  
 COUNTY OF BEXAR:

THE OWNER OF THE 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 ENCLAVED 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'S ADDRESS:  
 THE OAKS OF SONTERRA HOMEOWNERS ASSOCIATION  
*John H. Orsak*  
 OWNER

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF April, A.D. 2014.

*Catherine A. Kramer*  
 NOTARY PUBLIC  
 BEXAR COUNTY, TEXAS  
 MY COMMISSION EXPIRES: 11-4-16

**CATHERINE A. KRAMER**  
 Notary Public, State of Texas  
 My Commission Expires  
 November 04, 2016



THIS BUILDING SETBACK LINE PLAT OF THE OAKS OF SONTERRA UNIT 3A-1 PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2014.

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

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

STATE OF TEXAS  
 COUNTY OF BEXAR:

I, GERRY RICKHOFF, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 A.D. AT \_\_\_\_\_ M. AND DULY RECORDED THE DAY OF \_\_\_\_\_, 2014 A.D. AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BLOCK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2014

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

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

PAGE 1 OF 1



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 8

**Public Hearing:**

Planning Commission  
June 11, 2014

**Application/Case Number:**

140187

**Project Name:**

Lawndale Green

**Applicant:**

Deborah Roberts Edwards

**Representative:**

Maverick Land Surveying, Inc.  
c/o Robert J. Schroeder, R.P.L.S.,  
P.E.

**Owner:**

Deborah Roberts Edwards

**Staff Coordinator:**

Chris McCollin, Planner  
(210) 207-5014  
christopher.mccollin@sanantonio.gov

**Property Address/Location:**

Generally located west of the  
intersection of E. Lawndale Drive and  
Busby Drive.

**Tract Size:**

0.557 acres

**Council District(s):**

10

**Notification:**

Published in Daily Commercial  
Recorder May 22, 2014  
Notices mailed February 19, 2014

- to eight (8) property owners  
within 200 feet within the  
subdivision
- Notice to the Oakpark  
Northwood Neighborhood  
association
- Internet Agenda Posting June 6,  
2014

**REQUEST**

Approval of a minor plat to replat and subdivide a 0.557-acre tract of land to establish **Lawndale Green** Subdivision

**APPLICATION TYPE**

Replat and Subdivide

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

May 14, 2014

**CASE HISTORY**

Area being replatted was previously platted as portion of Lot 13, NCB 11876; out of the Olmos Park Heights Subdivision plat, recorded in Volume 980, Page 29, of the Deed and Plat Records of Bexar County

**I. ANALYSIS**

**A. Proposed Use**

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

**B. Zoning**

“NP-8” Neighborhood Preservation District

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on April 9, 2014.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on May 5, 2014.

**II. SUPPLEMENTAL INFORMATION**

**A. Notices**

To the present, staff has received one (1) written response in opposition from the surrounding property owners.

**III. RECOMMENDATION**

Approval of the proposed **Lawndale Green** Subdivision.

**IV. ATTACHMENT**

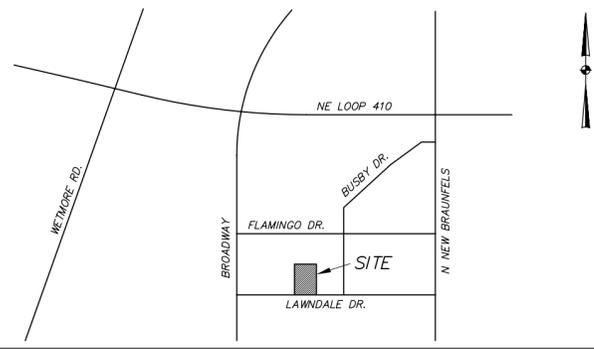
1. Proposed Plat

PLAT No. 140187

REPLAT ESTABLISHING

**LAWNDALE GREEN**

BEING A 0.557 ACRE TRACT ESTABLISHING  
LOTS 48 & 49, N.C.B. 11876  
SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP (NOT TO SCALE)

**NOTES:**  
1. ALL LOT CORNERS FOUND OR SET AS INDICATED.  
2. THE BASIS OF BEARINGS AND COORDINATE VALUES SHOWN ON THIS PLAT ARE FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83 (CORS 96).  
3. ALL DIMENSIONS SHOWN HEREON ARE SURFACE AND THE COMBINED SCALE FACTOR (SURFACE TO GRID) IS 0.999833566.  
4. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS MUST BE EIGHT INCHES ABOVE FINAL ADJACENT GRADES.

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

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

**FIRE FLOW NOTE:**  
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

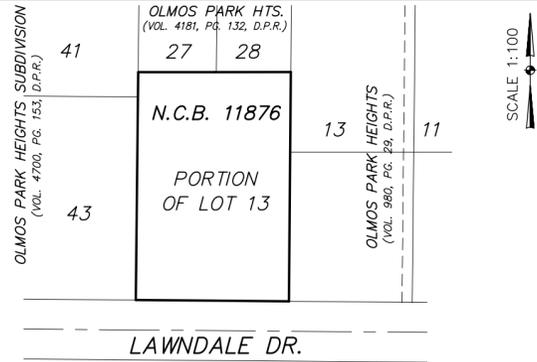
**CPS NOTES:**  
1. The City of San Antonio as a part of its electric, gas, systems - City Public Service Energy is hereby dedicated easements and rights-of-way for electric distribution and service facilities in the areas designated on this plat as "electric easement", "anchor easement", "service easement", "overhang easement", "utility easement", "gas easement", "transformer easement", for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

2. Any CPS Energy monetary loss resulting from modifications required of CPS Energy equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

3. This plat does not amend, alter, release, or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described hereon.

4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when lots are served only by rear lot underground electric and gas facilities.

5. Roof overhangs are allowed within the five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) wide easements.



**AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION**

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF LOT 13, N.C.B. 11876, OF THE OLMOS PARK HEIGHTS SUBDIVISION PLAT, RECORDED IN VOLUME 980, PAGE 29, OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

**LEGEND:**

- ELEC. = ELECTRIC
- TELE. = TELEPHONE
- CA.T.V. = CABLE TELEVISION
- ESM'T. = EASEMENT
- D.P.R. = DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
- N.C.B. = NEW CITY BLOCK
- R.P.R. = REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS
- o = FOUND 1/2" IRON ROD
- = SET 1/2" IRON ROD WITH PLASTIC CAP (MLS Co)

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ENTITLED OLMOS PARK HEIGHTS, WHICH WAS RECORDED IN VOLUME 980, PAGE 29, BEXAR COUNTY DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

WE, THE OWNERS OF THE PROPERTY SHOWN ON THE REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER

SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

STATE OF TEXAS  
COUNTY OF BEXAR

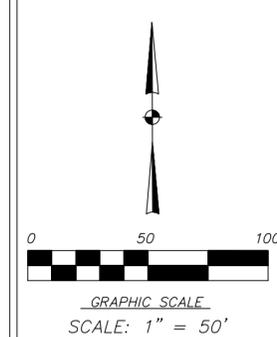
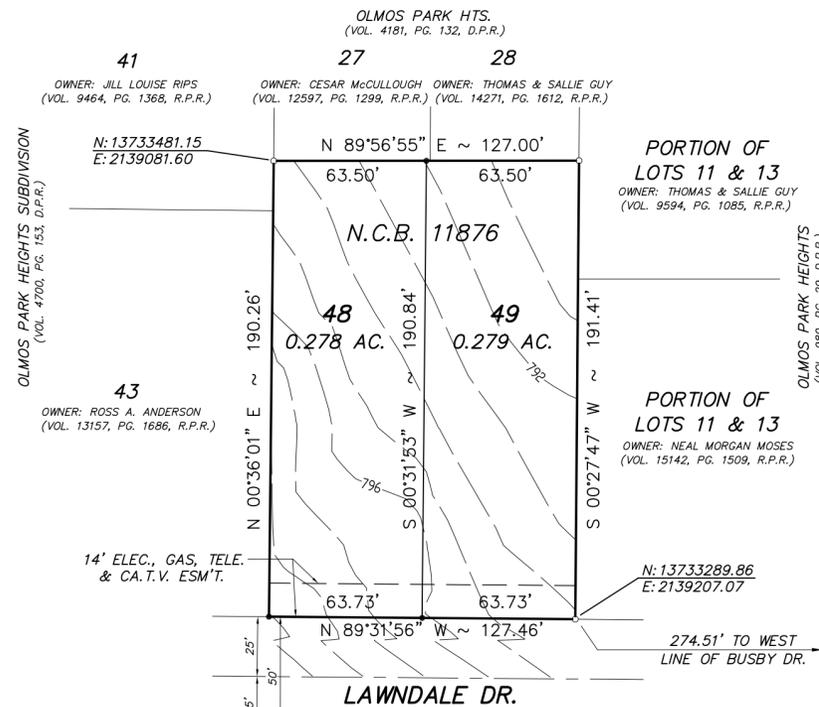
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY: EMPLOYEES OF MAVERICK LAND SURVEYING, UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4045

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. 84705



**Maverick Land Surveying Co.**

1856 Lockhill-Selma, Suite 105  
San Antonio, Texas 78213  
210-342-9455  
FAX-210-342-9524  
TBPLS FIRM No. 10132700

**COURSEN-KOEHLER**

**ENGINEERING & ASSOCIATES**

11802 Warfield, Suite 200 • San Antonio, Texas 78216  
Tel: 210.807.9030 • Fax: 210.855.5590  
www.coursen-koehler.com • TBPE Firm No. F-10747

MLS JOB No.: 49852-00 APRIL 7, 2014

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: DEBORAH ROBERTS EDWARDS  
OWNER ADDRESS: P.O. BOX 239  
STONEWALL, TEXAS 78671

OWNER

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_,

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

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

NOTARY PUBLIC BEXAR COUNTY, TEXAS

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

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

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

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



# CITY OF SAN ANTONIO

DEPARTMENT OF PUBLIC WORKS

PLANNING & ENGINEERING/STORM WATER ENGINEERING

STAFF REPORT

AGENDA ITEM NO. 9

**Public Hearing:**

Planning Commission  
June 11, 2014

**Application/Case Number:**

1. FPV 14-005
2. Plat ID #140113

**Applicant:**

Richard Luders  
Financial Resources, LTD.

**Representative:**

Jason Diamond, P.E.

**Owner:**

Financial Resources, LTD.

**Staff Coordinator:**

Sabrina Santiago, EIT, CFM  
Senior Engineering Associate  
(210)207-0182

[Sabrina.santiago@sanantonio.gov](mailto:Sabrina.santiago@sanantonio.gov)

Ian Benavidez, Planner  
(210) 207-8268

[ian.benavidez@sanantonio.gov](mailto:ian.benavidez@sanantonio.gov)

**Property Address/Location:**

Generally located east of the  
intersection Boerne Stage Road and  
Old US 87

**MAPSCO Map Grid (Ferguson)**

479 E2

**Tract Size:**

Tract is approximately 5.01 acres.  
Plat is 5.731 acres/

**Council District(s):**

8

**Notification:**

Internet Agenda posting June 6, 2014

**REQUEST**

- 1) A request for approval of a floodplain variance **FPV 14-005** to Appendix F, Subdivision C, Section 35-F124 ( f) (19) of the Unified Development Code (UDC), respectively, regarding allowable development within the regulatory floodplain for the **Leon Springs Commercial II Subdivision** a 5.01 acre tract of land within Leon Creek watershed.
- 2) A request for approval of a minor plat (#140113) to replat a 5.731-acre tract of land to establish **Leon Springs Commercial II** subdivision

**APPLICATION TYPE:**

Floodplain Variance and Plat

**RECOMMENDED ACTION**

**Approval** of the proposed variance to Appendix F, Section 35-F124 ( f) (19). Pending Approval of Plat

**ALTERNATIVE ACTIONS**

- 1) Approval of request
- 2) Denial of request
- 3) Continuance for additional information

**DATE FILED**

April 11, 2014

**I. SYNOPSIS OF ANALYSIS**

The applicant has submitted a subdivision plat and applied for a Floodplain Development Permit (FPDP) for the proposed parking lot construction within the overbank areas of Leon Creek. The application was reviewed by Storm Water staff who determined that the proposed development was located within an identified floodplain of the City of San Antonio. Subsequently, the FPDP (Attachment 1) was recommended for disapproval as the proposed improvements do not meet the UDC requirements per Appendix F, Subdivision C, Section 35-F124 (f) (19) which allows parking lot construction where water depths do not exceed six (6) inches during a future 1% annual chance storm event.

**A. Proposed Use**

The proposed plat will consist of three (3) non-single lots.

**B. Zoning**

C-2 Commercial

C-3 General Commercial

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on March 10, 2014.

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

**E. Interdepartmental Review** March 7, 2014.

**II. SUPPLEMENTAL INFORMATION**

**A. Variance Request**

The applicant submitted a variance request to UDC Section 35-F124 (c) (3) regarding the allowable development within the regulatory floodplain (Attachment 3)

**III. RECOMMENDATION**

The Director of Transportation & Capital Improvements (TCI) recommends approval of the floodplain variance (Attachment 2) with the following conditions:

- The engineer of record has indicated the proposed parking lot within the 100-year floodplain will be used as overflow parking and will have the proper caution signage letting the public know the parking is prone to flooding.
- The engineer of record has indicated that there will not be fill within the floodplain and the parking lot will be on existing grade.
- The engineer of record has demonstrated thru a flood study that there will be no increases the 100-year floodplain water surface elevations and velocities within Leon Creek upstream or downstream of the subject site.

The Director of Development Services recommendation for the **Leon Springs Commercial II Subdivision plat # 140113** is **Pending** approval of this variance request.

**IV. ATTACHMENTS**

1. Variance Request
2. Variance Response
3. Denied Flood Plain Development Permit
4. Plat



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

1901 S. Alamo, San Antonio, TX 78204

## ADMINISTRATIVE EXCEPTION/VARIANCE REQUEST APPLICATION

|                             |   |
|-----------------------------|---|
| <b>Project Name:</b>        | Leon Springs Commercial II                            |
| <b>A/P # /PPR # /Plat #</b> | Plat No. 140113                                       |
| <b>Date:</b>                | May 2014  |
| <b>Code Issue:</b>          | Parking lot construction where flood depths exceed 6" |
| <b>Code Sections:</b>       | 32-F124 (f) (19)                                      |

|                        |                                 |   |
|------------------------|---------------------------------|---|
| <b>Submitted By:</b>   | <input type="checkbox"/> Owner  | <input checked="" type="checkbox"/> Owners Agent * (Requires notarized Letter of Agent) |
| <b>Owners Name:</b>    | Richard Luders                  |   |
| <b>Company:</b>        | Financial Resources, LTD.       |   |
| <b>Address:</b>        | 24152 W. IH-10, San Antonio, TX | <b>Zip Code:</b> 78257  |
| <b>Tel #:</b> 698-7177 | <b>Fax#</b>                     | <b>E-Mail:</b>  |
| <b>Consultant:</b>     | Jason Diamond, P.E.             |   |
| <b>Company:</b>        | Pape-Dawson Engineers, Inc.     |   |
| <b>Address:</b>        | 555 E. Ramsey, San Antonio, TX  | <b>Zip Code:</b> 78216  |
| <b>Tel #:</b> 375-9000 | <b>Fax#</b> 375-9010            | <b>E-Mail:</b> jdiamond@pape-dawson.com   |
| <b>Signature:</b>      | <i>Jason Diamond</i>            |   |

| <b>Additional Information – Subdivision Plat Variances &amp; Time Extensions</b> |  |   |   |  |
|--|--|---|---|--|
| 1.   | <input type="checkbox"/> Time Extension        | <input type="checkbox"/> Sidewalk       | <input checked="" type="checkbox"/> Floodplain Permit | <input type="checkbox"/> Completeness Appeal |
|  | <input type="checkbox"/> Other _____           |   |   |  |
| 2.   | City Council District <u>8</u>                 | Ferguson Map Grid <u>479E2</u>          | Zoning District <u>C2/C3</u>                          |  |
| 3.   | San Antonio City Limits                        | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No                           |  |
| 4.   | Edwards Aquifer Recharge Zone?                 | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No                |  |
| 5.   | Previous/existing landfill?                    | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No                |  |
| 6.   | Parkland Greenbelts or open space? Floodplain? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No                           |  |



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LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

May 5, 2014

Mr. John Jacks  
Assistant Director  
City of San Antonio  
Development Services Department  
P. O. Box 839966  
San Antonio, TX 78283-3966

Re: Leon Springs Commercial II (Plat No. 140113)  
Subdivision Variance related to UDC Chapter 35, Appendix F

Dear Mr. Jacks:

We are requesting a variance for the Leon Springs Commercial II subdivision plat (Plat No. 140113). The property being platted contains existing commercial development including an existing building currently being used as an office/accessory building for nearby restaurants, small commercial/retail buildings, paved parking areas, and paved driveways including an abandoned portion of Old Fredericksburg Road. The property is located in the City of San Antonio's Leon Springs Historic District. One of the on-site structures, the Aue Stagecoach Inn, is listed on the National Register of Historic Places. This variance applies to Section 35-F124(f)(19) of the Unified Development Code (UDC), which pertains to parking lot construction within the 1% annual-chance floodplain where flood depths exceed six (6) inches.

The platted area includes the recent acquisition of a vacated portion of Old Fredericksburg Road as well as approximately 3.3 acres of undeveloped land east of Old Fredericksburg Road. The acquisition of these areas provides the land needed to construct additional parking areas to serve the current uses. Current parking is limited to inadequate on-site parking which is supplemented by parking directly on the northbound frontage road of IH-10, which is allowed under a license agreement with the Texas Department of Transportation (TxDOT).

The majority of the site, including the existing and proposed parking facilities, is located in an area subject to flooding during the 1% annual-chance storm event. Estimated depth of water across the proposed parking lot during the 1% annual-chance future conditions storm event is estimated to range from 0 feet to 5.80 feet. The parking areas will be paved in

accordance with UDC requirements. The parking lots will be constructed at existing grades to eliminate significant earthwork within the floodplain.

In accordance with Article IV, Section 35-483, Subdivision Variances of the UDC, we hereby request approval of the variance from Section 35-F124(f)(19) to allow parking lot construction where water depths exceed six (6) inches during a future 1% annual chance storm event. We offer the following reasons based on the outlined approval criteria requirements of Section 35-483(e) of the UDC:

***1. The variance will not be contrary to the spirit and intent of this chapter and the specific regulations from which a variance is requested:***

We believe the variance is compatible with Sections 35-F124(f)(22) and 35-F135(d) of the UDC, which support the “reconstruction, rehabilitation or restoration” of historic structures located in the regulatory 1% annual chance floodplain. The proposed parking lot will support the existing uses of structures classified as historically significant by providing needed parking. Additionally, the parking lot will be constructed at existing grade to maintain compliance with other rules in Sections 35-F124, especially policies that limit loss of storage within the 1% annual-chance floodplain due to reclamation.

***2. The hardship relates to the applicant’s land, rather than personal circumstance:***

The land on which the parking lot is proposed is the only available area on the property to provide additional off-street, structured parking.

***3. The applicant has taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare:***

The owner will maintain paved, unflooded access to an unflooded portion of the IH-10 frontage road via the quitclaimed right-of-way previously known as Old Fredericksburg Road. The proposed parking area will be constructed at grade to limit fill within the regulatory floodplain which could have an adverse impact on floodplain elevations.

***4. The public interest underlying the proposed variance outweighs the public interest underlying the particular regulation for which the variance is granted:***

Because existing off-street parking in the area is limited, much of the available parking is located directly along the busy IH-10 frontage road. During peak hour traffic, queuing at the traffic light at the intersection of Boerne Stage Road and IH-10 makes

parking along the frontage road difficult and creates a less safe environment. We believe that the construction of a new parking lot away from the IH-10 frontage road will help reduce congestion in this area, make the intersection of IH-10 and Boerne Stage easier to navigate, and be safer for users of the historic and commercial buildings located on and adjacent to the site.

**5. *The proposed variance complies with all other standards of subsection 35-F124 to the extent practicable:***

As noted in Item 1, the proposed variance complies with all other applicable standards of Section 35-F124, to the extent practicable.

We also offer the following reasons based on the outlined approval criteria requirements of Section 35-F135(g) of the UDC:

**1. *The variance is the minimum necessary, considering the flood hazard, to afford relief:***

As noted above, the parking lot is proposed in an area where it can be constructed at existing grade to maintain compliance with other rules in Sections 35-F124, especially policies that limit loss of storage within the 1% annual-chance floodplain due to reclamation.

**2. *There is good and sufficient cause:***

As noted above, the proposed parking is located in the only available area on the property and will serve a number of commercial buildings for which sufficient parking is not currently available. Additionally, construction of new off-street parking lot will reduce the need for parking along the frontage road of IH-10, helping make the area safer to navigate.

**3. *Failure to grant the variance will result in exceptional hardship to the applicant:***

Currently, the available structured parking is insufficient to accommodate the number of vehicle trips during peak use hours resulting in a hardship due to loss of potential customers.

**4. *The variance will not result in increased flood heights, cause an additional threat to public safety, result in extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances:***

Mr. John Jacks  
Leon Springs Commercial II  
Subdivision Variance  
May 5, 2014  
Page 4 of 4

As noted above, the proposed parking area will be constructed at grade to limit fill within the regulatory floodplain and avoid an adverse impact on floodplain elevations. Also, the proposed variance complies with all other applicable standards of Section 35-F124, to the extent practicable.

The proposed subdivision variance will not adversely impact the health, safety, or welfare of the public. We therefore request your consideration and approval of this subdivision variance. A copy of the Storm Water Management Plan for this project is attached.

Sincerely,

Pape-Dawson Engineers, Inc.

Texas Board of Professional Engineers, Firm Registration # 470



Jason Diamond, P.E.  
Sr. Project Manager

Attachments

P:\176\65\00\Word\Letters\140502 Variance.doc



CITY OF SAN ANTONIO  
**TRANSPORTATION & CAPITAL IMPROVEMENTS**

May 30, 2014

Richard Luders  
Financial Resources, LTD.  
24152 W. IH-10  
San Antonio, TX 78257

**Re: Floodplain Variance-Plat# 140113 FPV# 14-005**

Dear Mr. Luders;

The Transportation & Capital Improvements (TCI) Storm Water Engineering Division has been in review of the Subdivision Plat # 140113 associated with the proposed improvements related to the Leon Springs Commercial II development. The proposed development is not in compliance with the current City of San Antonio Unified Development Code (UDC) Appendix F "Floodplains" as follows:

1. The proposed development does not meet the following UDC requirements:
  - Appendix F, Subdivision C, Section 35-F124 (f) (19) which states that a parking lot is allowed in the floodplain as long as water depths do not exceed six (6) inches during a future conditions 1% annual chance storm event.
2. A variance to the above UDC requirements will be required prior to TCI Storm Water Engineering Division approval of the plat and issuance of the Floodplain Development Permit (FPDP) for the construction of the improvements once building permits have been approved.
3. The engineer of record has provided the following information to assist with the review of the variance to the above UDC requirements:
  - The engineer of record has indicated the proposed parking lot within the 100-year floodplain will be used as overflow parking and will have the proper caution signage informing the public that the parking is prone to flooding.
  - The engineer of record has indicated that there will not be fill within the floodplain and the parking lot will be at existing grade.
  - The engineer of record has demonstrated through a flood study that there will be no increases the 100-year floodplain water surface elevations and velocities within Leon Creek upstream or downstream of the subject site.

Richard Luders  
Financial Resources, LTD.  
FPV# 14-005  
May 30, 2014  
Page 2 of 2

4. TCI Storm Water Engineering Division will support a variance to the above UDC requirements with the following conditions:
- All necessary building permits will be acquired for the proposed improvements.
  - The Certificate of Occupancy for any building permits associated with this project shall remain on hold until a final elevation certification is submitted to and approved by TCI Storm Water Engineering Division.

If the Variance is approved by the Planning Commission, TCI Storm Water Engineering Division will issue a Floodplain Development Permit once the above conditions are met. If you have further questions or require any further assistance and/or information, please contact Sabrina Santiago at (210) 207-0182 or via email ([sabrina.santiago@sanantonio.gov](mailto:sabrina.santiago@sanantonio.gov)).

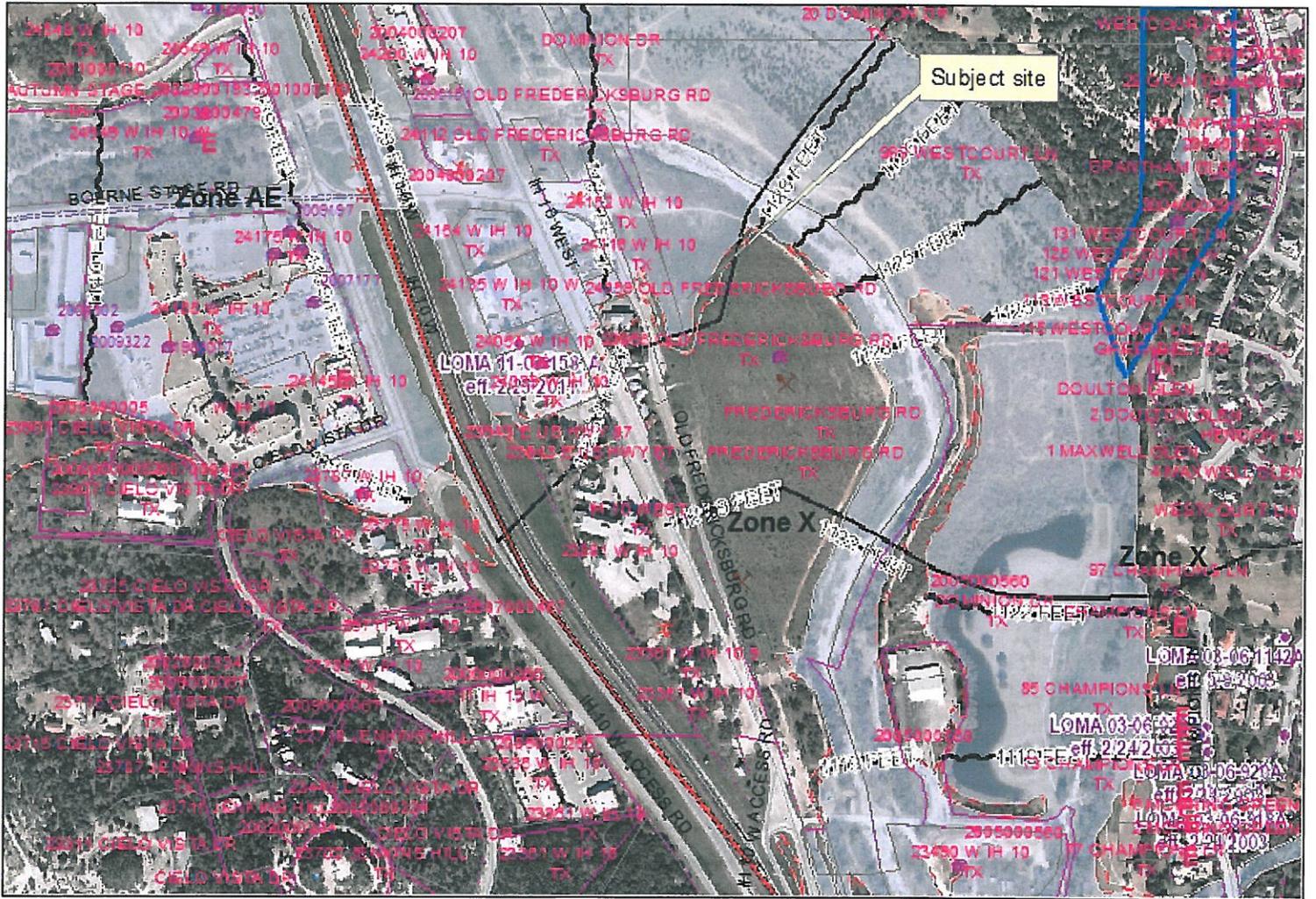
Sincerely,



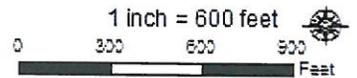
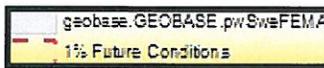
Arthur E. Reinhardt, IV, PE, CFM  
Assistant Director, Storm Water Division  
Transportation & Capital Improvements Department

Attachments: Exhibit 1-Vicinity Map

cc: Jason Diamond, P.E., Pape-Dawson Engineers, Inc.  
City of San Antonio, Planning Commission



Plat# 140113 Floodplains in variance



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# CITY OF SAN ANTONIO

CENTER CITY DEVELOPMENT AND OPERATIONS

DOWNTOWN REAL ESTATE

STAFF REPORT

AGENDA ITEM NO. 10

**Public Hearing:**

Planning Commission  
June 11, 2014

**Petitioner:**

David A. McGowen  
(Center City Development and  
Operations)

**Representative:**

David A. McGowen, CCDO

**Staff Coordinator:**

David A. McGowen  
(210) 207-4081  
david.mcgowen@sanantonio.gov

**Property Address/Location:**

Real property with improvements  
located at 307 and 315 Dwyer  
Avenue owned by the City of San  
Antonio.

**Tract Size (acres):**

Approximately 0.4237 acres

**Council District(s):**

1

**REQUEST**

A resolution authorizing the disposition of real property comprising approximately 0.4237 acres of land area and improvements totaling 48,239 square feet owned by the City of San Antonio located at 307 and 315 Dwyer legally described as New City Block 173, Lot 1 & 2 South IRR 39 feet of 3 & 14 and New City Block 173, Lot North 5 Feet of A-15 in Council District 1.

**RECOMMENDED ACTION**

**Approval**

**ALTERNATIVE ACTION**

This City-owned property includes a 3-story structure that has been unused since the opening of Haven for Hope in 2010 transferred functions from Dwyer to the new facility. The redevelopment of this downtown property represents an opportunity to stabilize and economically enhance the area. Disapproval of this request would inhibit the momentum taking place in this area of downtown.

## **I. BACKGROUND**

The city-owned property located at 307 Dwyer, formerly known as the Dwyer Avenue Center for Transitional Housing, includes a three-story building of approximately 48,239 square feet. This property and adjacent City-owned property at 315 Dwyer total approximately 0.4237 acres. The building was originally built around 1955 with an extensive renovation in 1992. The property is currently zoned D (Downtown District) and located within the Central Business District..

In 2010, the services provided at the Dwyer Avenue Center for Transitional Housing were relocated to Haven for Hope. Since then, the building has been vacant. Prior to its closure, City Council created the Haven for Hope Fund in order to establish an endowment for the campus operations.

In an effort to spur the redevelopment of this property, the City issued a Request for Qualifications (RFQ) to identify qualified developers that would develop the property into a residential, commercial, or mixed use development. The City received two proposals and an RFP was issued in December of 2013 to both respondents. In February of 2014, Landbridge Partners was chosen as the qualified respondent. Under the terms of this public-private partnership, the disposition of the property will be in the form of a conveyance into a Public Facilities Corporation.

## **II. RECOMMENDATION**

Staff recommends approval of this request to dispose of the subject property as depicted in attached Exhibit A.

## **IV. ATTACHMENTS**

1. Exhibit A
2. Resolution



# EXHIBIT A

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

**A RESOLUTION TO DECLARE AS SURPLUS AND SELL TWO PARCELS OF CITY-OWNED REAL PROPERTY CONSISTING OF APPROXIMATELY 0.4237 ACRES KNOWN AS 307 AND 315 DWYER AVENUE WITHIN NEW CITY BLOCK 173 IN CITY COUNCIL DISTRICT 1.**

\* \* \* \* \*

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

WHEREAS, The City desires to dispose of approximately 0.4237 acres of property in the Central Business District known as 307 and 315 Dwyer Avenue, located in New City Block 173 in Council District 1, as shown on attached Exhibit "A".

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

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

**SECTION 1.** The Planning Commission recommends City Council approve the disposition of the above cited property.

**PASSED AND APPROVED ON THIS 11<sup>th</sup> day of June 2014.**

\_\_\_\_\_  
**Planning Commission Chair**  
Roberto R. Rodriguez

Attest:

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



# CITY OF SAN ANTONIO

CENTER CITY DEVELOPMENT AND OPERATIONS

DOWNTOWN REAL ESTATE

STAFF REPORT

AGENDA ITEM NO. 11

**Public Hearing:**

Planning Commission  
June 11, 2014

**Petitioner:**

David A. McGowen  
(Center City Development and  
Operations)

**Representative:**

David A. McGowen, CCDO

**Staff Coordinator:**

David A. McGowen  
(210) 207-4081  
david.mcgowen@sanantonio.gov

**Property Address/Location:**

Real property with improvements  
located at 856 Gembler, 4007 East  
Interstate 10 and 827 Richland owned  
by the City of San Antonio.

**Tract Size (acres):**

Approximately 84.65 acres

**Council District(s):**

2

**REQUEST**

A resolution authorizing the disposition of real property comprising approximately 84.65 acres of land area and improvements owned by the City of San Antonio located at 856 Gembler, 4007 East Interstate 10 and 827 Richland located in New City Block 10577 and 10578 in Council District 2.

**RECOMMENDED ACTION**

**Approval**

**ALTERNATIVE ACTION**

These City-owned properties were acquired for the purpose of redevelopment, having been collectively identified in the 2010 Eastside Summit meetings as a catalytic project. Ongoing efforts since the time of the properties' initial acquisition by the City in 2012 have resulted in interest from the private sector in redeveloping the properties. The redevelopment of the Redberry properties represents an opportunity to enhance the economic viability of the area. Disapproval of this request would inhibit the progress made since the 2010 Eastside Summit meetings.

## **I. BACKGROUND**

The Red Berry Estate was developed in 1951 and is located at 856 Gemblar Road, 4007 East IH 10 and 827 Richland in City Council District 2. The property consists of 84.65 acres and includes the 14,300 square foot Red Berry Mansion and a manmade lake. The Red Berry Estate is one of the largest contiguous developable tracts on the Eastside, and it was identified as a catalytic project at the 2010 Eastside Summit. Subsequent to the outtakes of the Summit, the City of San Antonio purchased the property in 2012 for \$2,250,000.00 and completed a Phase I and II ESA as well as an asbestos survey for the mansion.

The City issued an RFQ and subsequently an RFP in 2013 for a Public Private Partnership (P3) to partner with a development team to construct a mixed-use development on the site, as well as expand and improve open space opportunities. A development team has responded to the RFP with a proposal to construct housing, office, medical, retail, dining and entertainment venues.

## **II. RECOMMENDATION**

Staff recommends approval of this request to dispose of the subject property as depicted in attached Exhibit A.

## **IV. ATTACHMENTS**

1. Exhibit A
2. Resolution



**EXHIBIT "A"**

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

**A RESOLUTION SUPPORTING A REQUEST TO CONSIDER THE DISPOSITION BY THE CITY OF SAN ANTONIO OF REAL PROPERTY CONSISTING OF APPROXIMATELY 84.65 ACRES OF PROPERTY KNOWN AS 856 GEMBLER, 4007 EAST INTERSTATE 10 AND 827 RICHLAND WITHIN NEW CITY BLOCKS 10577 AND 10578 IN CITY COUNCIL DISTRICT 2.**

\* \* \* \* \*

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

WHEREAS, The City desires to dispose of property consisting of 84.65 acres of land area known as 856 Gemblor, 4007 East Interstate 10 and 827 Richland located in New City Block 10577 and 10578 in Council District 2, as shown on attached Exhibit "A".

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

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

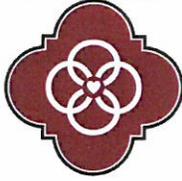
**SECTION 1.** The Planning Commission recommends City Council approve the disposition of the above cited property.

**PASSED AND APPROVED ON THIS 11<sup>th</sup> day of June 2014.**

\_\_\_\_\_  
**Planning Commission Chair**  
Roberto R. Rodriguez

Attest:

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



# CITY OF SAN ANTONIO

CENTER CITY DEVELOPMENT OFFICE

OUR SA/SAAH SURPLUS REAL ESTATE

STAFF REPORT

AGENDA ITEM NO. 12

**Public Hearing:**

Planning Commission  
June 11, 2014

**Petitioner:**

Office of Urban Redevelopment  
(Urban Renewal Agency)

**Representative:**

Scott Price, CCDO

**Staff Coordinator:**

Scott Price  
(210) 207-6357  
Scott.price@sanantonio.gov

**Property Address**

1. 318 Angela
2. 2206 Chihuahua
3. 1516 Santiago
4. 1528 Santiago
5. 1530 Santiago
6. 2406 Vera Cruz

**TRACT SIZE (acres)**

The six properties comprise approximately 0.5346 acres

**Council District:**

5

**REQUEST**

A resolution authorizing the disposition of the following real properties comprising approximately 0.5346 acres of land area in District 5 owned by the Urban Renewal Agency dba Office of Urban Redevelopment (OUR SA).

1. **318 Angela:** Lot 425, Block 1, New City Block 6199 as shown on Exhibit "A"
2. **2206 Chihuahua:** Lots 17, 18, and 19, New City Block 6466 as shown on Exhibit "B"
3. **1516 Santiago:** Lots 5 and 6, Block 1, New City Block 6465 as shown on Exhibit "C"
4. **1528 Santiago:** Lot 12, Block 1, New City Block 6465 as shown on Exhibit "D"
5. **1530 Santiago:** Lot 13, Block 1, New City Block 6465 as shown on Exhibit "E"
6. **2406 Vera Cruz:** Lot 11, Block 6, New City Block 3896 as shown on attached Exhibit "F"

All Tracts are located in Council District 5.

**RECOMMENDED ACTION**

**Approval**

**ALTERNATIVE ACTION**

These OUR SA owned surplus properties present an opportunity for the construction of new single family homes on the near west side of downtown San Antonio. Disposition by the Office of Urban Redevelopment will allow these properties to be developed in accordance with the Neighborhood Plans associated with each tract. Disapproval of this request would inhibit infill revitalization efforts in key areas within the City, and these properties would remain vacant and unproductive.

## I. BACKGROUND

### 318 Angela

According to Deed records, the Urban Renewal Agency purchased this property as separate tracts in 1992 and 1993. The property was replatted in 1997 and was assigned the address of 318 Angela. Previous BCAD values indicate the property was once developed. Since 2010, the property has been vacant and undeveloped.

### 2206 Chihuahua

According to Deed records, the Urban Renewal Agency purchased this property in 1995. Previous BCAD values indicate the property was once developed. Since 2010, the property has remained vacant and undeveloped.

### 1516 Santiago

According to Deed records, the Urban Renewal Agency purchased this property in 1995. Previous BCAD values indicate the property was once developed. Since 2010, the property has been vacant and undeveloped.

### 1528 Santiago

According to Deed records, the Urban Renewal Agency purchased this property in 1995. The property consists of only 25 front feet and will be combined with Tract 5 to allow for the construction of one single family home. Since 2010, the property has been vacant and undeveloped.

### 1530 Santiago

According to Deed records, the Urban Renewal Agency purchased this property in 1995. The property consists of only 25 front feet and will be combined with Tract 4 to allow for the construction of one single family home. Since 2010, the property has been vacant and undeveloped.

### 2406 Vera Cruz

According to Deed records, the Urban Renewal Agency purchased this property in 1995. Since 2010, the property has been vacant and undeveloped.

These properties are vacant and unproductive. Approval of this resolution will allow OUR SA to dispose of these surplus properties for residential development in compliance with the neighborhood plans associated with each tract.

## II. RECOMMENDATION

Staff recommends approval of this request to dispose of the OUR SA properties legally described as:

**318 ANGELA - LEGALLY DESCRIBED AS LOT 425, BLK 1, NCB 6199**

**2206 CHIHUAHUA - LEGALLY DESCRIBED AS LOTS 17, 18, AND 19, NCB 6466**

**1516 SANTIAGO - LEGALLY DESCRIBED AS LOTS 5 AND 6, BLOCK 1, NCB 6465**

**1528 SANTIAGO - LEGALLY DESCRIBED AS LOT 12, BLOCK 1, NCB 6465,**

**1530 SANTIAGO - LEGALLY DESCRIBED AS LOT 13, BLOCK 1, NCB 6465**

**2406 VERA CRUZ - LEGALLY DESCRIBED AS LOT 11, BLOCK 6, NCB 3896**

## IV. ATTACHMENTS

1. Exhibit "A" – 318 Angela Aerial
2. Exhibit "B" – 2206 Chihuahua Aerial
3. Exhibit "C" – 1516 Santiago Aerial
4. Exhibit "D" – 1528 Santiago Aerial
5. Exhibit "E" – 1530 Santiago Aerial
6. Exhibit "F" – 2406 Vera Cruz Aerial
7. Resolution

# OFFICE OF URBAN REDEVELOPMENT (OUR SA) – EXHIBIT “A”

**Property Address:** 318 ANGELA  
**Legal Description:** Lot 425, Block 1, NCB 6199  
**Council District:** 5  
**Owner of Record:** San Antonio Development Agency  
**Parcel Information:**  
**Dimensions:** 53 X 140  
**Square Feet:** 7420      **Acreage:** 0.1700  
**Zoning:** R4  
**Minimum Lot Standards:** Yes  
**Utility Availability:** All available  
**Area:**      **ICRIP:** Yes      **TIRZ:** No  
                 **CRAG:** Yes      **NSP:** No  
**Reinvestment Area:** Westside  
**Plan Area:** Guadalupe Westside  
**CCHIP Target Area:** No  
**Planned Land Use:** Low-Density Residential  
**Site and Surrounds Observation:** Flat buildable site, very nice neighborhood; sidewalk and curb okay; deep lot;  
**Development Suitability:** Single Family Residential  
**Funding Source:**



# OFFICE OF URBAN REDEVELOPMENT (OUR SA) – EXHIBIT “B”

**Property Address:** 2206 CHIHUAHUA  
**Legal Description:** Lot 17,18, and 19, Block, NCB 6466  
**Council District:** 5  
**Owner of Record:** San Antonio Development Agency  
**Parcel Information:**  
Dimensions: 75 X 75  
Square Feet: 5625      Acreage: 0.1291  
**Zoning:** R4  
**Minimum Lot Standards:** Yes  
**Utility Availability:** All available  
**Area:**      ICRIP: Yes      TIRZ: No  
                 CRAG: Yes      NSP: A  
                 Reinvestment Area: No  
                 Plan Area: Guadalupe Westside  
                 CCHIP Target Area No  
**Planned Land Use:** Low-Density Residential  
**Site and Surrounds Observation:** Flat buildable open site, good neighborhood; sidewalk and curb okay; big lot with nice trees  
  
**Development Suitability:** Single family residential  
**Funding Source:**



# OFFICE OF URBAN REDEVELOPMENT (OUR SA) – EXHIBIT “C”

**Property Address:** 1516 SANTIAGO  
**Legal Description:** Lots 5 & 6, Block, NCB 6465 (BCAD)  
Lots 5 and 6 , Block 1, NCB 6465 (Warranty Deed)  
**Council District:** 5  
**Owner of Record:** San Antonio Development Agency

**Parcel Information:**

Dimensions: 50 X 75  
Square Feet: 3750      Acreage: 0.0861

**Zoning:** R4  
**Minimum Lot Standards:** No  
**Utility Availability:** All available

**Area:**      ICRIP:      Yes      TIRZ:      No  
                 CRAG:      Yes      NSP:      A  
Reinvestment Area:      No  
Plan Area:      Guadalupe Westside  
CCHIP Target Area      No

**Planned Land Use:** Low-Density Residential

**Site and Surrounds Observation:** Small flat buildable site, neighborhood okay; sidewalk and curb okay;

**Development Suitability:** Single Family Residential

**Funding Source:**



# OFFICE OF URBAN REDEVELOPMENT (OUR SA) – EXHIBIT “D”

**Property Address:** 1528 SANTIAGO (shown as middle property)

**Legal Description:** Lot 12, Block, NCB 6465  
Lot 12, Block 1, NCB 6465 (Warranty Deed)

**Council District:** 5

**Owner of Record:** San Antonio Development Agency

**Parcel Information:**

Dimensions: 25 X 75

Square Feet: 1875      Acreage: 0.0430

**Zoning:** R4

**Minimum Lot Standards:** No

**Utility Availability:** All available

**Area:**    ICRIP:      Yes      TIRZ:      No  
              CRAG:      Yes      NSP:      A

Reinvestment Area: No

Plan Area:            Guadalupe Westside

CCHIP Target Area      No

**Planned Land Use:** Low-Density Residential

**Site and Surrounds Observation:** Small flat buildable site, neighborhood okay; sidewalk and curb good; should be combined with 230 Santiago to make one buildable site comparable to others;

**Development Suitability:** Single Family Residential

**Funding Source:**



# OFFICE OF URBAN REDEVELOPMENT (OUR SA) – EXHIBIT “E”

**Property Address:** 1530 SANTIAGO

**Legal Description:** Lot 13, Block, NCB 6465  
Lot 13, Block 1 NCB 6465 (Warranty Deed)

**Council District:** 5

**Owner of Record:** San Antonio Development Agency

**Parcel Information:**

Dimensions: 25 X 75

Square Feet: 1875      Acreage: 0.0430

**Zoning:** R4

**Minimum Lot Standards:** No

**Utility Availability:** All available

**Area:**      ICRIP: Yes      TIRZ: No  
CRAG: Yes      NSP: A

Reinvestment Area: No

Plan Area: Guadalupe Westside

CCHIP Target Area: No

**Planned Land Use:** Low-Density Residential

**Site and Surrounds Observation:** Small flat buildable site, neighborhood okay; sidewalk and curb good; should be combined with 230 Santiago to make one buildable site comparable to others;

**Development Suitability:** Single Family Residential

**Funding Source:**



# OFFICE OF URBAN REDEVELOPMENT (OUR SA) – EXHIBIT “F”

**Property Address:** 2406 VERA CRUZ

**Legal Description:** Lot 11, Block, NCB 3896 (BCAD)  
Lot 11, Block 6, NCB 3896 (Warranty Deed)

**Council District:** 5

**Owner of Record:** San Antonio Development Agency

**Parcel Information:**

Dimensions: 40 X 69

Square Feet: 2760      Acreage: 0.0634

**Zoning:** R4

**Minimum Lot Standards:** No

**Utility Availability:** All available

**Area:**    ICRIP:      Yes      TIRZ:      No  
CRAG:      Yes      NSP:      A

Reinvestment Area: No

Plan Area:      Guadalupe Westside

CCHIP Target Area      No

**Planned Land Use:** Low-Density Residential

**Site and Surrounds Observation:** Flat buildable site, neighborhood okay;  
sidewalk and curb good; fence at rear of  
property; small site;

**Development Suitability:** Single Family Residential

**Funding Source:**



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

A RESOLUTION TO DECLARE AS SURPLUS AND SELL SIX VACANT PARCELS OF REAL PROPERTY OWNED BY THE URBAN RENEWAL AGENCY FOR THE CITY OF SAN ANTONIO dba OFFICE OF URBAN REDEVELOPMENT SAN ANTONIO (OUR SA) CONSISTING OF THE FOLLOWING TRACTS OF LAND:

TRACT 1 - 0.17 ACRES LEGALLY DESCRIBED AS LOT 425, BLK 1, NEW CITY BLOCK 6199, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, COMMONLY KNOWN AS 318 ANGELA – CITY COUNCIL DISTRICT 5;

TRACT 2 - 0.1291 ACRES LEGALLY DESCRIBED AS LOTS 17, 18, AND 19, NEW CITY 6466, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, COMMONLY KNOWN AS 2206 CHIHUAHUA - CITY COUNCIL DISTRICT 5;

TRACT 3 - 0.0861 ACRES LEGALLY DESCRIBED AS LOTS 5 AND 6, BLOCK 1, NEW CITY BLOCK 6465, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, COMMONLY KNOWN AS 1516 SANTIAGO – CITY COUNCIL DISTRICT 5;

TRACT 4 - 0.0430 ACRES LEGALLY DESCRIBED AS LOT 12, BLOCK 1, NEW CITY BLOCK 6465, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, COMMONLY KNOWN AS 1528 SANTIAGO – CITY COUNCIL DISTRICT 5;

TRACT 5 - 0.0430 ACRES LEGALLY DESCRIBED AS LOT 13, BLOCK 1, NEW CITY BLOCK 6465, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, COMMONLY KNOWN AS 1530 SANTIAGO – CITY COUNCIL DISTRICT 5; AND

TRACT 6 - 0.0634 ACRES LEGALLY DECRIBED AS LOT 11, BLOCK 6, NEW CITY BLOCK 3896, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, COMMONLY KNOWN AS 2406 VERA CRUZ – CITY COUNCIL DISTRICT 5;

\* \* \* \* \*

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

WHEREAS, OUR SA desires to dispose of (Tract 1) approximately 0.17 acres of property with the legal description of **Lot 425, Block 1, New City Block 6199** as shown on attached Exhibit “A”; (Tract 2) approximately 0.1291 acres with the legal description of **Lots 17, 18, and 19, New City Block 6466** as shown on attached Exhibit “B”; (Tract 3) approximately 0.0861 acres legally described as **Lots 5 and 6, Block 1, New City Block 6465** as shown on attached Exhibit “C”; (Tract 4) approximately 0.0430 acres with the legal description of **Lot 12, block 1, New City Block 6465** as shown on attached Exhibit “D”; (Tract 5) and approximately 0.0430 acres legally described as **Lot 13, Block 1, New City Block 6465** as shown on attached Exhibit “E”; (Tract 6) and approximately 0.0634 acres legally described as **Lot 11, Block 6, New City Block 3896** as shown

on attached Exhibit "F";

All properties are located in Council District 5.

WHEREAS, after careful consideration and deliberation, the Planning Commission has elected to support the Office of Urban Redevelopment San Antonio disposition strategy for these properties and recommends its hearing and approval by City Council;

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

**SECTION 1.** The Planning Commission recommends City Council approve the disposition of the above cited properties.

**PASSED AND APPROVED ON THIS -----day of -----, 2014.**

Attest:

\_\_\_\_\_  
**Planning Commission Chair**  
Roberto R. Rodriguez

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



# CITY OF SAN ANTONIO

CENTER CITY DEVELOPMENT OFFICE

OUR SA/SAAH SURPLUS REAL ESTATE

STAFF REPORT

AGENDA ITEM NO. 13

**Public Hearing:**

Planning Commission  
June 11, 2014

**Petitioner:**

Office of Urban Redevelopment  
(Urban Renewal Agency)  
San Antonio Affordable Housing  
Inc.

**Representative:**

Scott Price, CCDO

**Staff Coordinator:**

Scott Price  
(210) 207-6357  
Scott.price@sanantonio.gov

**Property Address**

1. 1946 NOLAN
2. 118 KANSAS

**TRACT SIZE (acres)**

TRACT 1- 0.0700 acres

TRACT 2 - 0.1056 acres

**Council District:**

2

**REQUEST**

A resolution authorizing the disposition of the following real properties comprising approximately 0.0700 acres and 0.1056 acres of land area in District 2 owned by San Antonio Affordable Housing Inc., the nonprofit associated with the Office of Urban Redevelopment.

1. **1946 Nolan:** Lot 12, Block 4, New City Block 6159 as shown on Exhibit "A"
2. **118 Kansas:** Lot 5, Block 2, New City Block 609 as shown on Exhibit "B"

Both properties are located in City Council District 2.

**RECOMMENDED ACTION**

Approval

**ALTERNATIVE ACTION**

Disposition of these properties by San Antonio Affordable Housing Inc. will allow these properties to be maintained and developed in accordance with the Neighborhood Plans associated with each tract. Disapproval of this request would disallow the development of these properties which would remain unproductive and encumber the revitalization of key areas within the City.

## **I. BACKGROUND**

San Antonio Affordable Housing Inc. (SAAH) acquired **1946 Nolan** in 2000. The property was rehabilitated and remained vacant until July, 2010. The property was leased to a SAHA approved tenant until the family moved out of the property in July 2013. Since July 2013, the property has been vacant and in need of repair. During the April 2014 Board meeting, the Board of Directors and Executive Director reiterated their directive to dispose of this property. The property has been canvassed per the TCI (CIMS) guidelines and advertised for sale in commonly circulated publications as well as MLS.

According to Deed records, San Antonio Affordable Housing was gifted **118 Kansas** in January 2005. The property has remained undeveloped since acquisition.

These properties are a part of surplus properties currently owned by San Antonio Affordable Housing Inc. Both are vacant and unproductive. Approval of this resolution will allow SAAH to dispose of these surplus properties for residential development in compliance with the neighborhood plans associated with each tract.

## **II. RECOMMENDATION**

Staff recommends approval of this request to dispose of the properties as legally described as:

1946 NOLAN - 0.0700 ACRES OF LAND AND A 700 SQUARE FOOT – 2 BEDROOMS, 1 BATH SINGLE FAMILY HOME. THE PROPERTIES LEGALLY DESCRIBED AS LOT 12, BLK 4, NEW CITY BLOCK 6159, – COUNCIL DISTRICT 2;

118 KANSAS - 0.1056 ACRES LEGALLY DESCRIBED AS LOT 5, BLOCK 2, NEW CITY 609, - COUNCIL DISTRICT 2;

## **IV. ATTACHMENTS**

1. Exhibit "A" – 1946 Nolan
2. Exhibit "B" – 118 Kansas
3. Resolution

# OFFICE OF URBAN REDEVELOPMENT (OUR SA) – EXHIBIT “A”

**Property Address:** 1946 NOLAN

**Legal Description:** Lot 12, Block 4, NCB 6159

**Council District:** 2

**Owner of Record:** San Antonio Affordable Housing, Inc.

**Parcel Information:**

Dimensions: 42 X 76

Square Feet: 3193      Acreage: 0.0700

**Zoning:** MF 22 EP-1

**Minimum Lot Standards:** n/a

**Utility Availability:** All available

**Area:**      ICRIP: Yes      TIRZ: No

CRAG: Yes      NSP: D

Reinvestment Area: No

Plan Area: Arena District

CCHIP Target Area No

**Planned Land Use:** Medium-Density Residential

**Site and Surrounds Observation:** Includes a 700 Square foot rental property;  
okay neighborhood,

**Development Suitability:** Existing Single Family

**Funding Source:**



# OFFICE OF URBAN REDEVELOPMENT (OUR SA) – EXHIBIT “B”

**Property Address:** 118 KANSAS  
**Legal Description:** Lot 5, Block 2, NCB 609  
**Council District:** 2  
**Owner of Record:** San Antonio Affordable Housing, Inc.  
**Parcel Information:**  
**Dimensions:** 50 X 92  
**Square Feet:** 4600      **Acreage:** 0.1056  
**Zoning:** RM4  
**Minimum Lot Standards:** Yes  
**Utility Availability:** All available  
**Area:**      **ICRIP:** Yes      **TIRZ:** No  
                 **CRAG:** Yes      **NSP:** D  
                 **Reinvestment Area:** No  
                 **Plan Area:** Downtown  
                 **CCHIP Target Area:** No  
**Planned Land Use:** Residential  
**Site and Surrounds Observation:** Flat buildable site, Okay neighborhood, tree clusters along edges, sidewalk and curb need replacement,  
**Development Suitability:** Single Family  
**Funding Source:**



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

**A RESOLUTION TO DECLARE AS SURPLUS AND SELL TWO PARCELS OF REAL PROPERTY OWNED BY SAN ANTONIO AFFORDABLE HOUSING, INC. (SAAH), THE NON-PROFIT ASSOCIATED WITH THE URBAN RENEWAL AGENCY FOR THE CITY OF SAN ANTONIO dba OFFICE OF URBAN REDEVELOPMENT SAN ANTONIO (OUR SA) CONSISTING OF THE FOLLOWING TRACTS OF LAND:**

**TRACT 1 - 0.700 ACRES OF LAND AND A 700 SQUARE FOOT – 2 BEDROOM - 1 BATH SINGLE FAMILY HOME. LEGALLY DESCRIBED AS LOT 12, BLOCK 4, NEW CITY BLOCK 6159, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, COMMONLY KNOWN AS 1946 NOLAN – CITY COUNCIL DISTRICT 2;**

**TRACT 2 - 0.1056 ACRES LEGALLY DESCRIBED AS LOT 5, BLOCK 2, NEW CITY BLOCK 609, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, COMMONLY KNOWN AS 118 KANSAS – CITY COUNCIL DISTRICT 2;**

\* \* \* \* \*

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

WHEREAS, San Antonio Affordable Housing Inc. desires to dispose of (Tract 1) approximately 0.700 acres and a 700 square foot single family home with the legal description of **Lot 12, Block 4, New City Block 6159** as shown on Exhibit “A”; and (Tract 2) approximately 0.1056 acres with the legal description of **Lot 5, Block 2, New City Block 609** as shown on Exhibit “B”;

Both properties are located in Council District 2.

WHEREAS, after careful consideration and deliberation, the Planning Commission has elected to support the San Antonio Affordable Housing Inc. disposition strategy for these properties and recommends its hearing and approval by City Council;

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

**SECTION 1.** The Planning Commission recommends City Council approve the disposition of the above cited properties.

**PASSED AND APPROVED ON THIS -----day of -----, 2014.**

Attest:

\_\_\_\_\_  
**Planning Commission Chair**  
Roberto R. Rodriguez

---

Executive Secretary  
San Antonio Planning Commission



**CITY OF SAN ANTONIO**  
**DEVELOPMENT SERVICES DEPARTMENT**  
**LAND DEVELOPMENT DIVISION**

**STAFF REPORT**

**AGENDA ITEM NO 14**

**Public Hearing:**

Planning Commission  
June 11, 2014

**Case Number:**

PA 14039

**Applicant:**

P. W. Christensen, P. C.

**Representative:**

P. W. Christensen, P.C.

**Owner:**

I. P. L. y Reduccion de Peso, Inc.

**Staff Coordinator:**

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

**Property Address/Location:**

Approximately 1.313 acres of land  
out of Lot 1, Block A, in NCB  
15704 located at the 4600 block of  
Stahl Road

**Legal Description:**

Approximately 1.313 acres of land  
out of Lot 1, Block A, in NCB  
15704

**Tract Size:**

1.313 acres

**Council District(s):**

District 10

**Notification:**

Published in Daily Commercial  
Recorder 5/23/2014  
Notices Mailed 5/30/2014

- 65 to property owners within 200 feet
- 1 to registered neighborhood association within 200 feet
- 1 to applicant

Internet Agenda Posting 6/6/2014

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the San Antonio International Airport Vicinity Land Use Plan future land use classification from Low Density Residential to Community Commercial.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the San Antonio International Airport Vicinity Land Use Plan to change the future land use classification of the subject property from Low Density Residential to Community Commercial.

**ALTERNATIVE ACTIONS**

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

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The Community Commercial land use classification meets the location criteria outline in the San Antonio International Airport Vicinity Land Use Plan and supports its goals of promoting economic growth along its arterials.

**Transportation:**

The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

**Community Facilities:**

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

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

| <b>Comprehensive Plan</b>  |  |
|--|--|
| <b>Comprehensive Plan Component:</b> San Antonio International Airport Vicinity Land Use Plan  |  |
| <b>Plan Adoption Date:</b> May 20, 2010  | <b>Update History:</b> None                      |
| <b>Goal 1, Objective 1: Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards</b>   |  |
| <b>Goal 1, Objective 1.2: Discourage developments of incompatible uses in the airport environs and noise exposure contours</b>   |  |
| <b>Land Use pg. 30: Community Commercial uses include medium intensity uses that serve two or more neighborhoods. Should be located at nodes on arterials at major intersections or where an existing commercial area has been established.</b>  |  |
| <b>Comprehensive Land Use Categories</b>   | <b>Example Zoning Districts</b>                  |
| <b>Low Density Residential:</b> Single family homes and accessory dwellings on a single lot. Ideally within walking distance of schools and neighborhood commercial uses. Certain lower impact community oriented uses such as churches, parks or community centers are appropriate.   | R-3, R-4, R-5, R-6, R-20, NP-8, NP-10, NP-15, RP |
| <b>Community Commercial:</b> Medium intensity uses that serve two or more neighborhoods. Should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Examples are cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics. | NC, C-1, C-2, C-2P, UD, O-1                      |

| <b>Land Use Overview</b> |  |                                    |
|--------------------------|--|------------------------------------|
|                          | <b>Future Land Use Classification</b>        | <b>Current Use</b>                 |
| Subject Property         | Low Density Residential                      | Vacant Land                        |
| North                    | Parks Open Space and Low Density Residential | Vacant Lot and Single-Family Homes |
| East                     | Low Density Residential                      | Vacant Land and a Church           |
| South                    | Low Density Residential                      | Vacant Land                        |
| West                     | Low Density Residential                      | Vacant Land                        |

**Land Use:** The subject property is located on the south side of Stahl Road at the intersection of Stahl Road and Higgins Road within the San Antonio International Airport Vicinity Land Use Plan. The applicant requests this plan amendment and associated zoning change in order to establish a commercial development on the subject property. The subject property is part of an approximately 10 acre commercial/residential development that the applicant is undertaking at this location. The subject property is located in an area that is undergoing a transition from a rural setting to a more urban setting with an increase in residential and commercial developments. The subject’s property location at the intersection two major roadways and the close proximity to existing commercial uses to the north and east make it appropriate for the Community Commercial classification. The Community Commercial land use classification meets the location criteria outlined in the San Antonio International Airport Vicinity Land Use Plan and supports its goals of promoting economic growth along its arterials.

**Transportation:** The City's Major Thoroughfare Plan identified Stahl Road, Higgins Road and O'Connor Road as Secondary Arterial Type A. Burning Creek and Durham Drive are identified as local streets. The neighboring area along Stahl Road includes sidewalks, which allow pedestrian access to and from adjacent residential and commercial areas. There is a VIA bus stop at the corner of Stahl Road and Higgins Road. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

**Community Facilities:** James Madison High School, Northern Hills Elementary and Lord of the Harvest Church are within walking distance. The requested land use change should not create any additional demand for community facilities.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

**Proposed Zoning:** "C-2" Commercial District

**Corresponding Zoning Case:** Z2014

**Zoning Commission Public Hearing Date:** July 15, 2014

## **III. RECOMMENDATION**

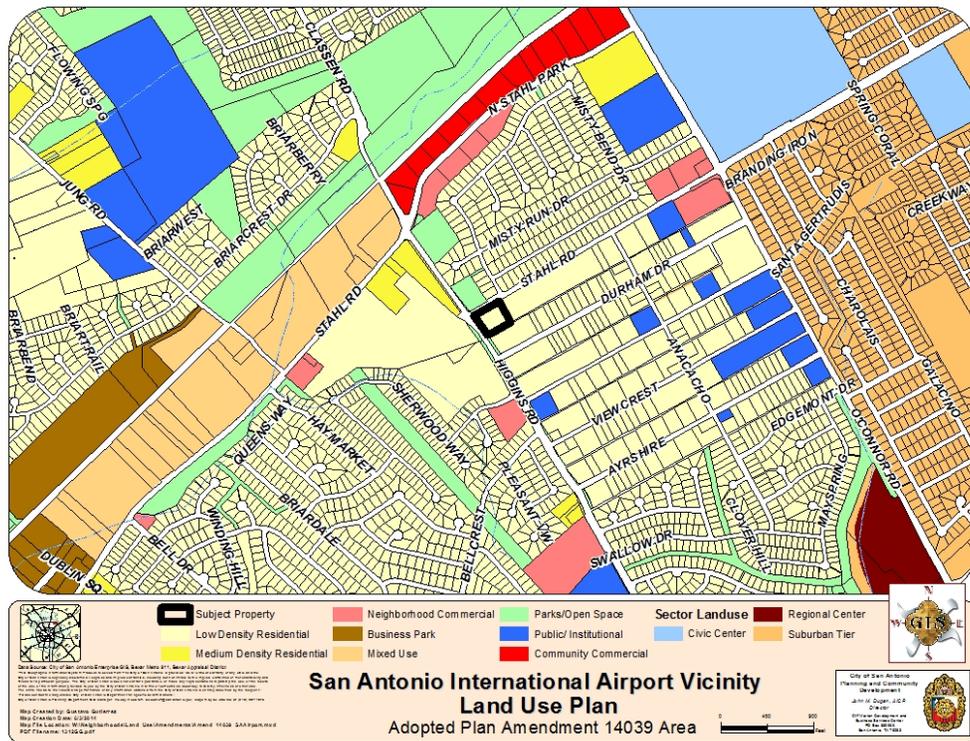
The subject's property location at the intersection of two major roadways and the close proximity to existing commercial uses to the north and east make it appropriate for the Community Commercial classification. The Community Commercial land use classification meets the location criteria outline in the San Antonio International Airport Vicinity Land Use Plan and supports its goals of promoting economic growth along its arterials.

## **IV. ATTACHMENTS**

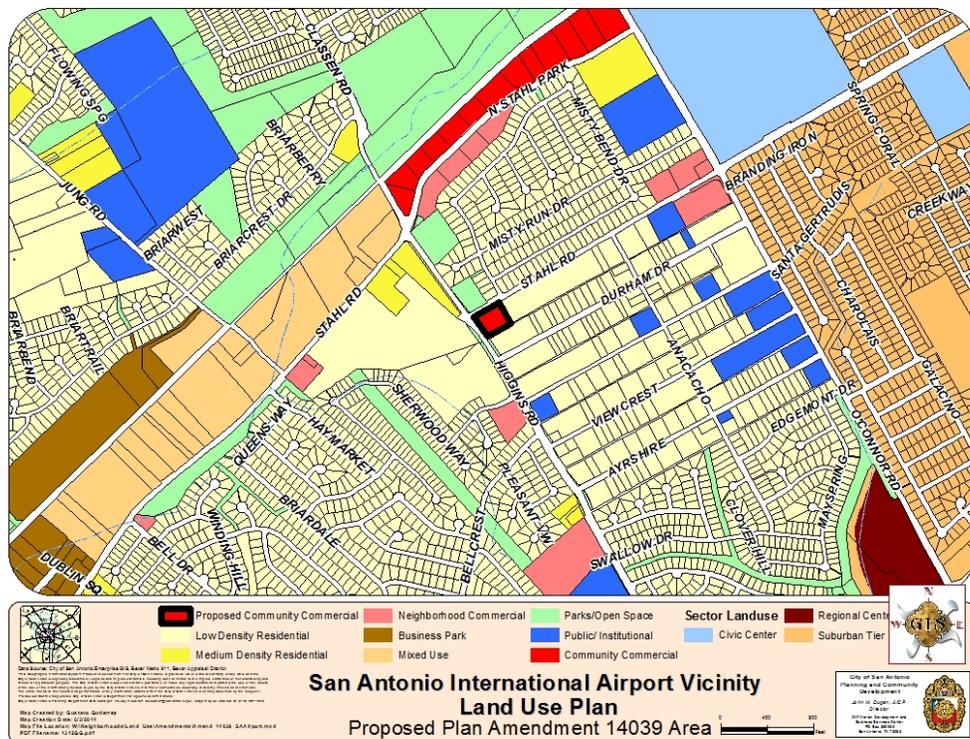
- A. Plan Amendment Maps
- B. Aerial Map

# Attachment 1

Land Use Plan as adopted:



Proposed Amendment:





2013 Aerial



Subject Property



VIA Bus Stops



VIA Bus Routes



# San Antonio International Airport Vicinity Land Use Plan

## Proposed Plan Amendment 14039 Area

Data Source: City of San Antonio GIS & Survey Maps 911, Survey & Spatial Division  
This map is intended to provide a visual representation of the information contained herein. It is not intended to be used as a legal document. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map. The City of San Antonio is not responsible for any claims or liabilities arising from the use of this map. The City of San Antonio is not responsible for any claims or liabilities arising from the use of this map.

Map Created by: Gustavo Gutierrez  
Map Creation Date: 5/15/2014  
Map File Location: W:\Neighborhood\Land Use\Amendment\14039\_SAA\Report.mxd  
PDF File Name: 121556.pdf

City of San Antonio  
Planning and Community  
Development  
John M. Dugan, JEP  
Director  
City Center Development and  
Business Services Center  
PO Box 95555  
San Antonio, TX 78295



## RESOLUTION NO.

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SAN ANTONIO INTERNATIONAL AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 1.313 ACRES OF LAND OUT OF LOT 1, BLOCK A, IN NCB 15704 LOCATED AT THE 4600 BLOCK OF STAHL ROAD.**

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

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on June 11, 2014 and **APPROVED** the amendment on June 11, 2014; and

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

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

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

PASSED AND APPROVED ON THIS 11<sup>th</sup> DAY OF JUNE 2014.

Attest:

Approved:

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

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



**CITY OF SAN ANTONIO**  
**DEVELOPMENT SERVICES DEPARTMENT**  
**LAND DEVELOPMENT DIVISION**

**STAFF REPORT**

**AGENDA ITEM NO 15**

**Public Hearing:**

Planning Commission  
June 11, 2014

**Case Number:**

PA 14051

**Applicant:**

Mohammed & Elizabeth Hassan

**Representative:**

Avery Zepeda

**Owner:**

Mohammed & Elizabeth Hassan

**Staff Coordinator:**

Ernest Brown, Planner  
(210) 207-507  
[ernest.brown@sanantonio.gov](mailto:ernest.brown@sanantonio.gov)

**Property Address/Location:**

Approximately 1.001 acres of land out of Lot 12, NCB 11635 located at 5033 Callaghan.

**Legal Description:**

1.001 acres out of Lot 12, NCB 11635

**Tract Size:**

1.001 acres

**Council District(s):**

District 7

**Notification:**

Published in Daily Commercial Recorder 5/22/2014  
Notices Mailed 5/29/2014

- 15 to property owners within 200 feet
  - 2 to registered neighborhood association within 200 feet
  - 1 to applicant
  - 35 to planning team members
- Internet Agenda Posting 5/9/2014

**REQUEST**

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

**RECOMMENDED ACTION**

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

**ALTERNATIVE ACTIONS**

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

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The change to Agribusiness Tier will not significantly alter the land use pattern or character of the immediate area. Although the West/Southwest Sector Plan identifies the surrounding land use as General Urban Tier, the existing development of land use is light industrial with mechanic shops, retail landscaping material, HVAC repair shops, Mini Storage facility etc. The West/Southwest Sector Plan allow for development that is compatible with the existing land use pattern.

**Transportation:**

The existing transportation infrastructure could support any additional demand generated by the requested future land use change.

**Community Facilities:**

The requested land use change will not create any additional demand for community facilities.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

| <b>Comprehensive Plan</b>  |  |
|--|--|
| <b>Comprehensive Plan Component:</b> West/Southwest Sector Plan  |  |
| <b>Plan Adoption Date:</b> April 21, 2010  | <b>Update History:</b> None  |
| <b>Goal LU-1: Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses.</b>   |  |
| <b>Comprehensive Land Use Categories</b>   | <b>Example Zoning Districts</b>  |
| <p><b>General Urban Tier:</b> General Urban Tier uses include both residential and non-residential uses.</p> <p><b>Residential</b> uses are typically medium to high densities. They are generally small tract detached multi-family housing including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums).</p> <p><b>Non-Residential</b> uses typically are community commercial intensity. Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate. Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.</p> | <p>R-4, R-3, RM-6 RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD</p> |
| <p><b>Agribusiness Tier:</b> Agribusiness Tier uses include both residential and non-residential uses.</p> <p><b>RESIDENTIAL: Farm Homestead</b><br/>Generally: Large tract (25 acres or greater) detached single family housing significantly buffered from industrial uses. Farm worker housing is appropriate.</p> <p><b>NON-RESIDENTIAL: Agriculture and Light Industry</b><br/>Generally: Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related Agribusiness activities are appropriate.</p> <p><b>LOCATION:</b> 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.</p>   | <p>FR, I-1, MI-1, BP, L, RP</p>  |

| Land Use Overview |                                |                                    |
|-------------------|--------------------------------|------------------------------------|
|                   | Future Land Use Classification | Current Use                        |
| Subject Property  | General Urban Tier             | Vehicle Repair and Wrecker Service |
| North             | OCL                            | OCL                                |
| East              | General Urban Tier             | Mini Storage Facility              |
| South             | General Urban Tier             | Mechanic Shop; Repair Shops        |
| West              | General Urban Tier             | Retail-Landscape Material          |

**Land Use:**

**Sector Plan Criteria for review:**

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

The West/Southwest Sector Plan’s recommended land use patterns does not consider land uses requiring higher zoning designations with more intensity without requesting a higher Tier that supports the appropriate zoning designation. The proposed amendment is consistent with the West/Southwest Sector Plan and its promotion of providing community service to the area. The subject property is located in an area that has intense land use development. The development of the subject property exists with a higher intensity land use and zoning designation than the current future land use designation of General Urban Tier.

**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 change to Agribusiness Tier will not significantly alter the land use pattern or character of the immediate area as the existing development with the additional proposed development is compatible with the existing land uses. The purpose of this plan amendment request is to accommodate for a moderately intense commercial land use not allowed by right in General Urban Tier. The proposed Agribusiness Tier land use classification is also compatible with the West/Southwest Sector Plan’s vision of enhancing employment opportunities.

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

The West/Southwest Sector Plan Vision calls for the preservation of natural resources, enhancement and diversification of housing opportunities in the planning area, and development of a compatible land use pattern. The subject property’s location, as well as its relative existing developed areas will serve to preserve natural resources found within the planning area. The proposed land use classification does not hinder future commercial development that would be compatible with adjacent uses.

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

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

The current classification of General Urban Tier allows less intense commercial and no light industrial land use by right. The existing land use pattern has established intense land uses with no abutting residential neighborhoods. The subject property’s close proximity to the intersection of Callaghan and Bandera Road where an established commercial node exists, collaborates the goal of the plan’s location requisite for commercial development. The change to Agribusiness Tier will not significantly alter the

land use pattern or character of the immediate area. The proposed Agribusiness land use classification would support the goals of the West/Southwest Sector Plan of protecting natural resources, and continue to provide opportunity for future commercial development that would be compatible with adjacent uses. The subject property is outside the boundaries of the Joint Base San Antonio-Lackland Influence Area and the proposed change is not anticipated to pose any negative impact on military operations or adversely affect any recreational amenities in the area.

**Transportation:** The City's Major Thoroughfare Plan identified Callaghan Road as Secondary Arterial Type A and Bandera Road as Primary Arterial, Type A. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent commercial. The nearest VIA bus operates along Bandera Road. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

**Community Facilities:** There are several schools and community facilities within the general vicinity of the subject property but not immediate to the subject property.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** "I-1" General Industrial District

**Proposed Zoning:** "L" Light Industrial District

**Corresponding Zoning Case:** Z2014168

**Zoning Commission Public Hearing Date:** June 17, 2014

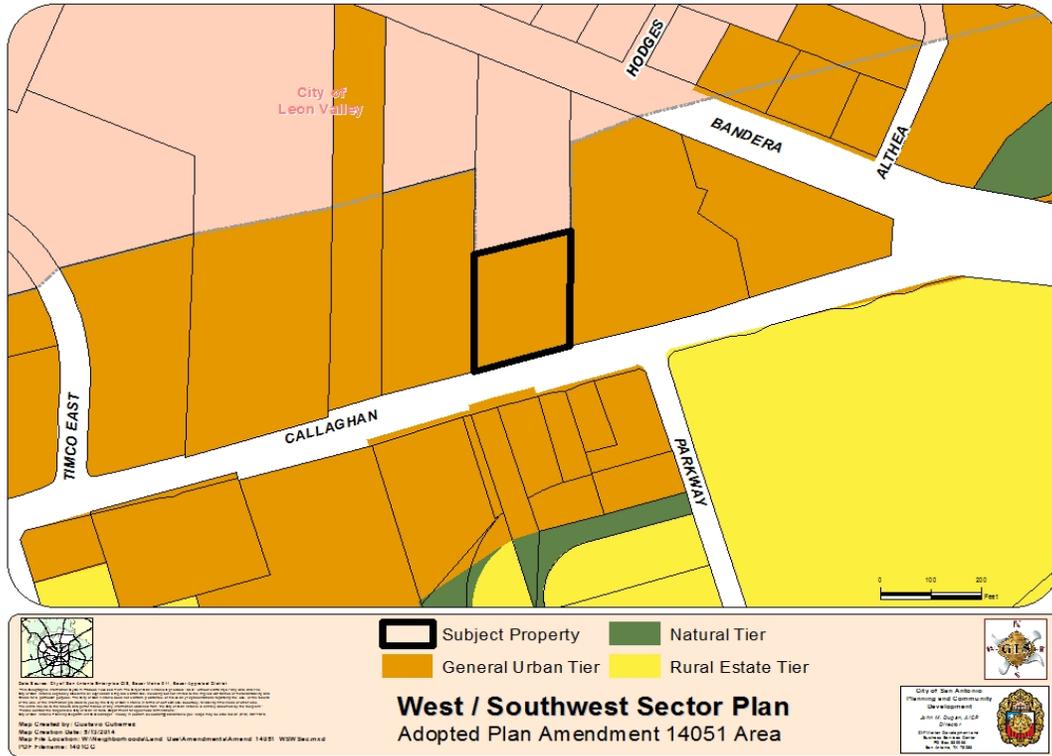
## **III. RECOMMENDATION**

The change to Agribusiness Tier will not significantly alter the land use pattern or character of the immediate area as the existing General Urban Tier classification. The current General Urban Tier classification does not reflect the current land use pattern. The proposed Agribusiness Tier land classification would support the goals of the West/Southwest Sector of protecting natural resources, existing residential neighborhoods and discouraging developments of incompatible uses and provide opportunity for future commercial development that would be compatible with adjacent uses.

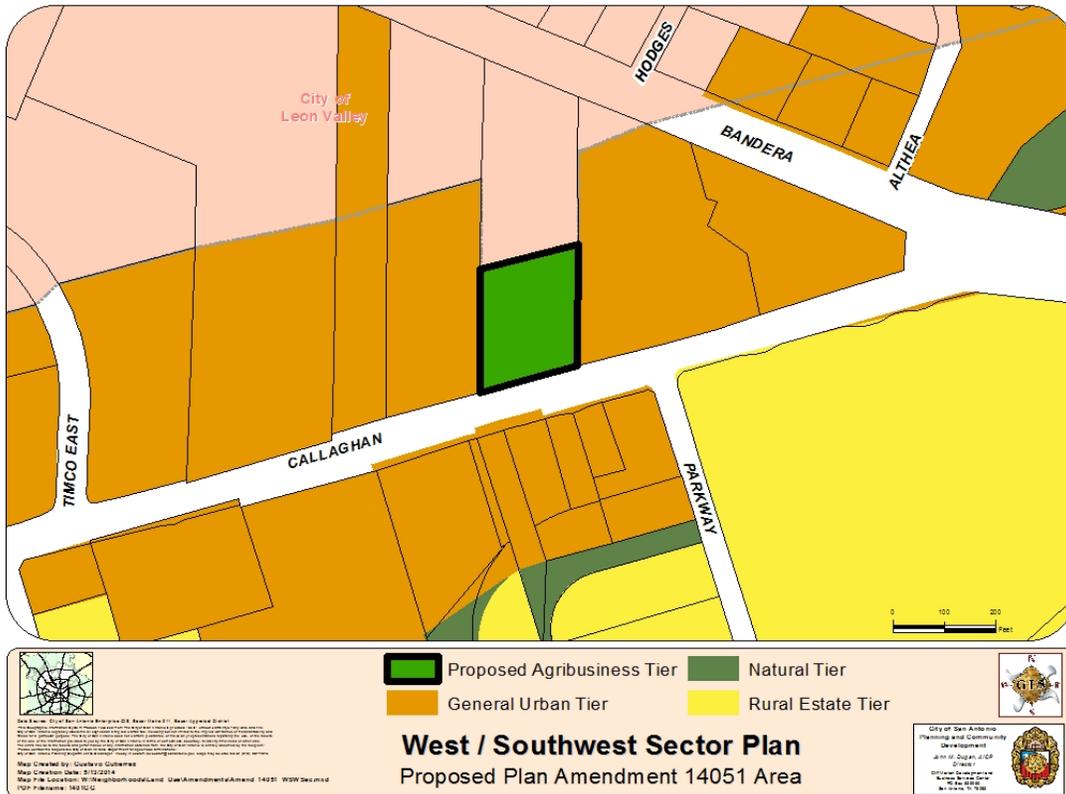
## **IV. ATTACHMENTS**

- A. Plan Amendment Maps
- B. Aerial Map

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



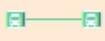
2013 Aerial



Subject Property



VIA Bus Stops



VIA Bus Routes



City of San Antonio  
 Planning and Community  
 Development  
 John W. Dugan, AICP  
 Director  
 City of San Antonio  
 Municipal Services Center  
 100 East Commerce Street  
 San Antonio, TX 78205

**West / Southwest Sector Plan**  
 Proposed Plan Amendment 14051 Area

Date Revis: City of San Antonio Strategic GIS, Base Maps 511, Base Approval Date:  
 This map is provided as a reference only and does not constitute a contract. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map.  
 Map Created by: Gustavo Gutierrez  
 Map Creation Date: 5/14/2014  
 Map File Location: W:\Neighborhoods\Land Use\Amendment\Amend 14051 WSW Sec.mxd  
 PDI In Name: 14051.C

**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE WEST/SOUTHWEST SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM GENERAL URBAN TIER TO AGRIBUSINESS TIER LAND USE FOR AN AREA OF APPROXIMATELY 1.001 -ACRES LOCATED AT 5033 CALLAGHAN ROAD**

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

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on June 19, 2014 and **APPROVED** the amendment on June 19, 2014; and

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

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

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

PASSED AND APPROVED ON THIS 19<sup>th</sup> PADAY OF June 2014.

Attest:

Approved:

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

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



**CITY OF SAN ANTONIO**  
**DEVELOPMENT SERVICES DEPARTMENT**  
**LAND DEVELOPMENT DIVISION**

**STAFF REPORT**

**AGENDA ITEM NO 16**

**Public Hearing:**

Planning Commission  
June 11, 2014

**Case Number:**

PA 14052

**Applicant:**

Electric Guard Dog LLC for Arrow  
Truck

**Representative:**

Electric Guard Dog LLC for Arrow  
Truck

**Owner:**

D & F Moody Ltd

**Staff Coordinator:**

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

**Property Address/Location:**

Approximately 0.5736 acres of land  
out of Parcel 17D, NCB 16549 located  
at 9003 East IH-10

**Legal Description:**

Approximately 0.5736 acres of land  
out of Parcel 17D, NCB 16549

**Tract Size:**

0.5736 acres

**Council District(s):**

District 2

**Notification:**

Published in Daily Commercial  
Recorder 5/223/2014

Notices Mailed 5/29/2014

- 2 to property owners within 200 feet
- 1 to applicant
- No registered neighborhood association within 200 feet
- 29 to planning team members

Internet Agenda Posting 6/6/2014

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the I-10 East Corridor Perimeter Plan future land use classification from Parks Open Space to Industrial.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the I-10 East Corridor Perimeter Plan to change the future land use classification of the subject property from Parks Open Space to Industrial.

**ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed amendment to the I-10 East Corridor Perimeter Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The proposed amendment to Industrial land use classification will not significantly alter the land use pattern or character of the immediate area as the proposed change allows for development consistent with the existing abutting uses.

**Transportation:**

The existing transportation infrastructure could support any additional demand generated by the requested land use change.

**Community Facilities:**

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

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

| <b>Comprehensive Plan</b>  |                                       |
|--|---------------------------------------|
| <b>Comprehensive Plan Component:</b> I-10 East Corridor Perimeter Plan   |                                       |
| <b>Plan Adoption Date:</b> February 22, 2001   | <b>Update History:</b> March 20, 2008 |
| <p><b>PG. 13: IH 10 East Corridor Overlay Summary:</b> The purpose is to promote attractive and cohesive developments along the IH 10 East Corridor in a manner that protects the City’s cultural, natural, and economic fabric. As a management tool for new growth, the overlay can protect capital projects and other public investments to stabilize and strengthen property values within the corridors and promote a quality environment that would assist in strengthening the economy of the City.</p> <p><b>Goal 3: Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses.</b></p> |                                       |
| Comprehensive Land Use Categories  | Example Zoning Districts              |
| <p><b>Parks Open Space:</b> Parks / Open Space include large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks /Open Space include flood plains, utility corridors; public and private land uses that encourage outdoor passive or active recreation. Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.</p>   | Varies                                |
| <p><b>Industrial:</b> General Industrial includes heavy manufacturing, processing and fabricating businesses. General Industrial uses shall be concentrated at arterials, expressways, and railroad lines. This use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or significant buffer.</p>   | C-3, L, I-1, I-2                      |

| <b>Land Use Overview</b> |                                       |                        |
|--------------------------|---------------------------------------|------------------------|
|                          | <b>Future Land Use Classification</b> | <b>Current Use</b>     |
| Subject Property         | Parks Open Space                      | Vacant Land            |
| North                    | Parks Open Space                      | Commercial Building    |
| East                     | Parks Open Space                      | Vacant Land            |
| South                    | Right-of-Way                          | East IH-10 Access Road |
| West                     | Parks Open Space                      | Vacant Land            |

**Land Use:** The subject property is located on the north side of IH 10 East just south of the intersection of IH-10 East and Loop 1604 within the IH-10 East Corridor Perimeter Plan. The subject property consists of vacant land that makes up the frontage and entry way for an existing commercial development.

The applicant requests this plan amendment and associated zoning case in order to install a security fence on the existing commercial development. The subject property has a land use classification of Parks Open Space and is zoned C-3, Commercial District. The associated zoning district to bring the desired use into conformance requires a more intense industrial land use classification thus the need to request a

change in the land use plan. The proposed amendment to Industrial will provide consistency with the proposed use and the existing commercial development and, at the same time, allow the applicant to seek the appropriate zoning district from the current C-3, Commercial District. The proposed amendment to Industrial land use classification will not significantly alter the land use pattern or character of the immediate area as the proposed change allows for development consistent with the existing abutting uses. The Industrial land use classification supports the IH-10 East Corridor Perimeter Plan goals of protecting the existing residential neighborhoods and discouraging developments of incompatible uses on vacant land.

**Transportation:** The City's Major Thoroughfare Plan identified IH-10 and Loop 1604 as freeways. The neighboring area has no sidewalks or mass transit service. The existing transportation infrastructure could support any additional demand generated by the requested land use change.

**Community Facilities:** The neighboring area has no community facilities in the immediate area, however, Eloff Elementary School, Judson Middle School and Judson High School are in close proximity. The existing community facilities could support any additional demand generated by the requested land use change.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

**Proposed Zoning:** "I-1 AHOD" General Industrial Airport Hazard Overlay District

**Corresponding Zoning Case:** Z2014173

**Zoning Commission Public Hearing Date:** June 17, 2014

## **III. RECOMMENDATION**

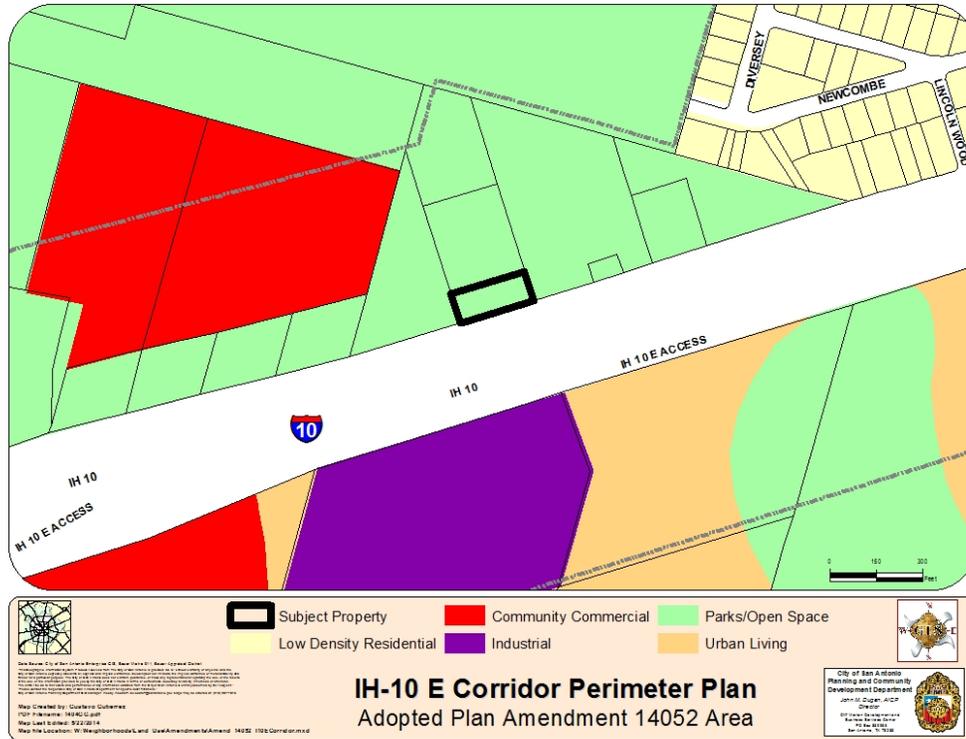
The proposed amendment to Industrial land use classification will not significantly alter the land use pattern or character of the immediate area as the proposed change allows for development consistent with the existing abutting uses. The Industrial land use classification supports the IH-10 East Corridor Perimeter Plan goals of protecting the existing residential neighborhoods and discouraging developments of incompatible uses on vacant land.

## **IV. ATTACHMENTS**

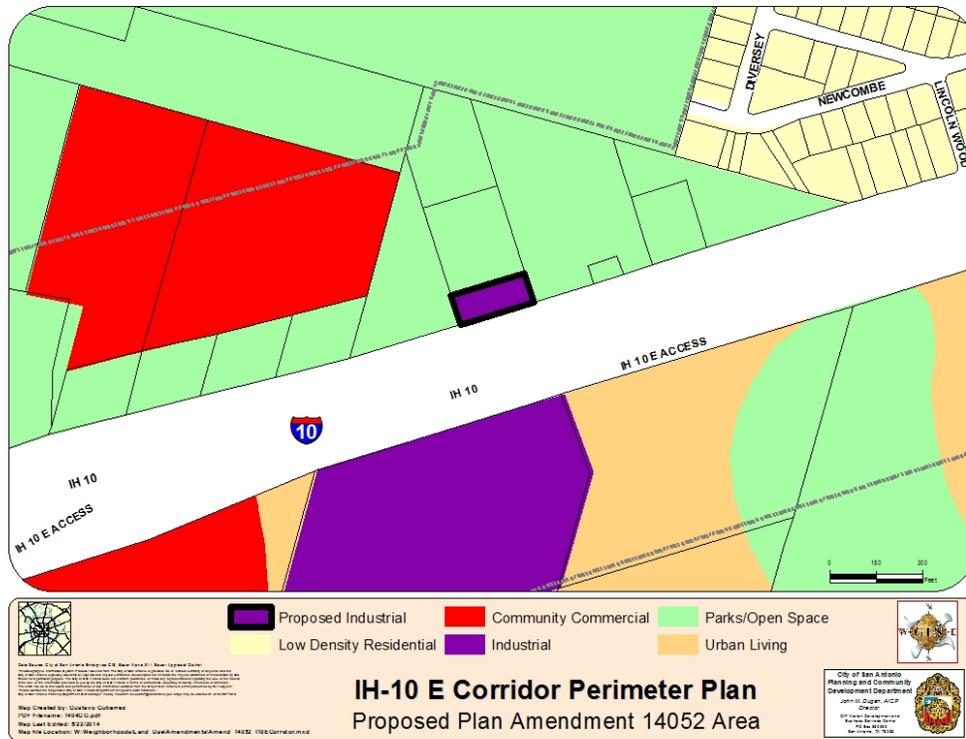
- A. Plan Amendment Maps
- B. Aerial Map

# Attachment 1

## Land Use Plan as adopted:



## Proposed Amendment:



Attachment 2



2013 Aerial

 Subject Property



Date Source: City of San Antonio Strategic GIS, Base Data 011, Base - General Data  
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Map Created by: Guiseppe Guiseppe  
 PDP Filename: 14052\_C.ppt  
 Map Last Edited: 5/22/2014  
 Map File Location: W:\Neighborhoods\Land Use\Amendments\Amend 14052\_IH10E Corridor.mxd

# IH-10 E Corridor Perimeter Plan

## Proposed Plan Amendment 14052 Area

City of San Antonio  
 Planning and Community  
 Development Department  
 John M. Dugan, AICP  
 Director  
 City Clerk Development  
 Barbara Barlow Clarke  
 PO Box 92555  
 San Antonio, TX 78209



## RESOLUTION NO.

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE IH-10 EAST CORRIDOR PERIMETER PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM PARKS OPEN SPACE LAND USE TO INDUSTRIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.5736 ACRES OF LAND OUT OF PARCEL 17D IN NCB 16549 LOCATED AT 9003 EAST IH-10.**

**WHEREAS**, City Council approved the IH-10 East Corridor Perimeter Plan as an addendum to the Comprehensive Master Plan on February 22, 2001 and updated on March 20, 2008; and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on June 11, 2014 and **APPROVED** the amendment on June 11, 2014; and

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

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

SECTION 1: The amendment to the IH-10 East Corridor Perimeter Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 11<sup>th</sup> DAY OF JUNE 2014.

Attest:

Approved:

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

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