

# SAN ANTONIO PLANNING COMMISSION AGENDA



June 22, 2011



2:00 P.M.

Amelia Hartman, *Chair*  
Jose R. Limon, *Vice Chair*  
Andrea Rodriguez, *Chair Pro Tem*  
Christopher M. Lindhorst  
Lynda Billa Burke  
Marcello Diego Martinez  
Rolando H. Briones  
Jody R. Sherrill  
Rob Rodriguez



The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street is wheelchair-accessible. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.

Please note that Citizens Comments are limited to three (3) minutes per person  
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

## 1. PRELIMINARY ITEM(S):

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

- Agenda items may be discussed (Development Services Department)
- Briefing on the City of Von Ormy Request for the release of 2,716 acres (4.12 square miles) from the Extraterritorial Jurisdiction (ETJ) of the City of San Antonio – 15 minutes (Department of Planning and Community Development by; Priscilla Rosales-Piña)

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

## 3. Roll Call

## 4. Citizens to be heard

## 5. PUBLIC HEARINGS

### REPLAT W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 110122	<b>Chabad Lubavitch</b> (On the west side of Blanco Road, north of Cadillac)	9	516 B-7

### PLANNED UNIT DEVELOPMENT (PUD) PLAN:

B. 06-029B	<b>Blanco Crossing, Unit III PUD*</b> (On the west side of Blanco Road, north of Panther)	9	482 B-8
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\* Project is located in the Camp Bullis Notification Area.

## CONSENT AGENDA

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

### **PUBLIC HEARINGS FOR ITEMS 6-7 HELD ABOVE:**

- |    |         |  |   |         |
|----|---------|--|---|---------|
| 6. | 110122  | <b>Chabad Lubavitch</b><br>(On the west side of Blanco Road, north of Cadillac)              | 9 | 516 B-7 |
| 7. | 06-029B | <b>Blanco Crossing, Unit III PUD*</b><br>(On the west side of Blanco Road, north of Panther) | 9 | 482 B-8 |

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## INDIVIDUAL CONSIDERATION

### **VARIANCES and APPEALS:**

- |    |        |   |     |         |
|----|--------|---|-----|---------|
| 8. | 070369 | <b>Bradbury Court Unit 3</b> (Time Extension)<br>(Extending Booker Bay eastward from Bradbury Court Unit 1) | OCL | 586 A-2 |
| 9. | 070721 | <b>Carmona Hills Unit 4</b> (Time Extension)<br>(West of the intersection of Cenizo Pass and Carmona Pass)  | 4   | 679 E-1 |

### **LAND TRANSACTIONS:**

- S.P. No. 1543** Request to close, vacate and abandon a portion of Riebe Alley between Las Moras and San Jacinto. (Capital Improvements Management Services, by Mary L. Flors)
- S.P. No. 1575** Request to declare as surplus and dispose of City-owned property totaling approximately 52 square feet, or 0.0012 acres, to UVN Texas, LP (Center City Development by, David A. McGowen)

**COMPREHENSIVE MASTER PLANS:**

12. **PA11032** - [Item Continued from June 8, 2011 meeting] Public hearing and consideration of a resolution amending the land use plan contained in the United Southwest Communities Plan, a component of the Master Plan of the City, by changing the use of approximately 9.066 acres from Low Density Residential land use and Community Commercial land use to Industrial land use for a parcel located at 8331 Southwest Loop 410. (Planning and Community Development Department by John Osten)
13. **PA110034** - [Item Continued from June 8, 2011 meeting] Public hearing and consideration of a resolution amending the land use plan contained in the Westfort Alliance Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.190 acres located at 353 Brahan Street from Urban Single Family Residential land use to Medium Density Residential land use. (Planning and Community Development Department by Tyler Sorrells)
14. **PA110037** - Public hearing and consideration of resolution amending the land use plan contained in the Downtown Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.195 acres located at 801 S. Frio from Residential land use to Mixed Use land use. (Planning and Community Development Department by Gary Edenburn)

**OTHER ITEMS:**

15. Approval of the minutes for the June 8, 2011 Planning Commission meeting
16. Director's report - City Council Action Update (Planning Commission Items sent to Council)
17. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
18. **ADJOURNMENT**

# **Consent Agenda**

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

AGENDA ITEM NO: 5A&6 June 22, 2011

CHABAD LUBAVITCH  
SYNAGOGUE  
SUBDIVISION NAME

MINOR PLAT

110122  
PLAT #

**COUNCIL DISTRICT:** 9

**FERGUSON MAP GRID:** 516 B-7

**OWNER:** Chabad Lubavitch of South Texas, by Chabad Lubavitch

**ENGINEER:** MTR Engineers, LLC, by Samuel Bledsoe

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

**Date filed with Planning Commission:** May 31, 2011

**Location:** On the west side of Blanco Road, north of Cadillac

**Services Available:** SAWS Water and Sewer

**Zoning:** R-6 Residential Single-Family District  
C-1 Light Commercial District

**Proposed Use:** Church

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

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**APPLICANT'S PROPOSAL:**

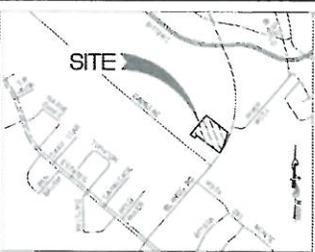
To plat **3.735** acres consisting of **1** non-single family lot

**DISCUSSION:**

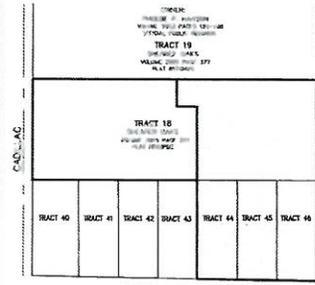
The Planning Commission will hold a public hearing on the proposed replatting of this property on June 22, 2011. Four notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. In addition, the plat is not within 200 feet of a registered Neighborhood Association.

**STAFF RECOMMENDATION:**

Approval



LOCATION MAP NOT TO SCALE (SEE PAGES 116 & 117)



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

BEING TRACTS 44, 45, 46 AND A PORTION OF TRACT 18 N.C.B. 17862, SHEARER OAKS, AS RECORDED IN VOLUME 3025, PAGE 377, DEED AND PLAT RECORDS OF BEXAR COUNTY, IN THE CITY OF SAN ANTONIO, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR THE ABOVE DEVELOPER HAS THE HONOR TO ADVISE YOU THAT SHEARER OAKS WHICH IS RECORDED IN VOLUME 3025, PAGE 377, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, IS BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION.

I HEREBY CERTIFY THAT THE ABOVE PLAT CONTAINS THE TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS SUBMITTED TO ME BY THE DEVELOPER AND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLAT ACT.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS My Commission Expires 6/3/2012

DAVID AGUILERA Notary Public, State of Texas My Commission Expires June 03, 2012

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONTAINS THE TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS SUBMITTED TO ME BY THE DEVELOPER AND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLAT ACT.

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONTAINS THE TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS SUBMITTED TO ME BY THE DEVELOPER AND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLAT ACT.

- NOTES: 1) THE EXACT LOCATION OF THE SUBJECT TRACT ON THE FEDERAL INDEPENDENT MAINTENANCE AGENCY (FIMA) ROAD IMPROVEMENT MAP... 2) EXCEPT AS SHOWN, PROPERTY BOUNDARIES WILL BE MAINTAINED EXCEPT FOR CORRECTIONS SET FORTH FROM THE 1984 ORIGINAL SURVEY... 3) THE 18' BOUNDARY BETWEEN ALL SECTIONS OF THE 18' BOUNDARY PLAT... 4) ALL EASEMENTS SHALL BE MAINTAINED EXCEPT AS SHOWN OTHERWISE.

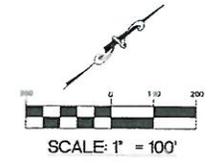
- ADDD NOTES: 1) FOR RESIDENTIAL DEVELOPMENT ADJACENT TO EXISTING RIGHT-OF-WAY... 2) MAINTAIN ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY... 3) ALL UTILITIES SHALL BE MAINTAINED EXCEPT AS SHOWN OTHERWISE.

- DRAINAGE NOTES: 1. EXISTING EXCESS DRAINAGE SHALL BE A MINIMUM OF 3 FEET... 2. EXISTING EXCESS DRAINAGE SHALL BE A MINIMUM OF 3 FEET... 3. EXISTING EXCESS DRAINAGE SHALL BE A MINIMUM OF 3 FEET...

- WASTEWATER EJECT NOTE: THE WEIGHT OF WASTEWATER SHALL BE MAINTAINED EXCEPT AS SHOWN OTHERWISE... 1. EXISTING EXCESS DRAINAGE SHALL BE A MINIMUM OF 3 FEET... 2. EXISTING EXCESS DRAINAGE SHALL BE A MINIMUM OF 3 FEET...

- C.P.S. NOTE: 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM... 2. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM... 3. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM... 4. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM... 5. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM...

OWNER / DEVELOPER CHABAD LUBAVITCH OF SOUTH TEXAS 14535 BLANCO ROAD SAN ANTONIO, TEXAS 78216 TEL: (210) 492-1085



Moy Tarin Ramirez Engineers, LLC Engineers Surveyors Planners

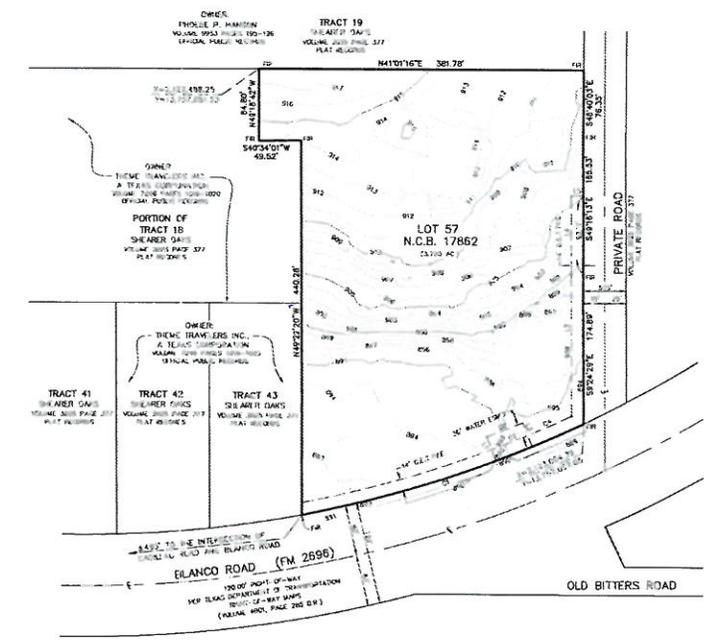


Table with columns: LINE, BEARING, DISTANCE, CURVE, BEARING, DISTANCE. It lists boundary measurements for the subject lot and adjacent tracts.

STATE OF TEXAS COUNTY OF BEXAR THE ABOVE DEVELOPER HAS THE HONOR TO ADVISE YOU THAT SHEARER OAKS WHICH IS RECORDED IN VOLUME 3025, PAGE 377, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, IS BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION.

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DAVID AGUILERA Notary Public, State of Texas My Commission Expires June 03, 2012

STATE OF TEXAS COUNTY OF BEXAR THE ABOVE DEVELOPER HAS THE HONOR TO ADVISE YOU THAT SHEARER OAKS WHICH IS RECORDED IN VOLUME 3025, PAGE 377, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, IS BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION.

RECEIVED MAY 27 PM 4:09 CHABAD LUBAVITCH OF SOUTH TEXAS DEVELOPMENT RIVERS & COUNCIL

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONTAINS THE TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS SUBMITTED TO ME BY THE DEVELOPER AND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLAT ACT.



**PLANNING COMMISSION  
PLANNED UNIT DEVELOPMENT**

AGENDA ITEM NO: 5B & 7 June 22, 2011

BLANCO CROSSING, UNIT III PUD  
PUD NAME

06-029B  
PUD #

**COUNCIL DISTRICT:** 9

**FERGUSON MAP GRID:** 482 B-8

**OWNER:** McNair Custom Homes, L.P., by George McNair

**ENGINEER:** Harry Jewett Associates, by Harry Jewett

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

**Location:** Southwest of the interserction of Blanco Road and Melanie Circle

**Zoning:** R-6 Residential Single-Family District  
PUD Planned Unit Development  
ERZD Edwards Recharge Zone District

**Proposed Use:** Residential

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

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**APPLICANT'S PROPOSAL:**

To change the rear setback line from 20 feet to 10 feet for lots 24 through 35, NCB 16334, Block 74 and to change the side setback line from 20 feet to 10 feet for lot 2, NCB 16334, Block 74.

**DISCUSSION:**

The Planning Commission will hold a public hearing on the proposed PUD Amendment for this property on June 22, 2011. Thirty-one notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. In addition, notice was given to the Greystone Country Estates, Sonterra, and Stone Oak Neighborhood Associations, which are registered with the City of San Antonio.

Furthermore, this plat lies within the Camp Bullis 5 Mile Awareness Zone and the City's Office of Military Affairs has been notified. The Camp Bullis Military Installation has reviewed the project and the Garrison Commander has following response. Our concerns on compatibility with the Camp Bullis Installation will be addressed so long as the developer:

- Sends a Karst Invertebrate Survey to USFWS Ecological Services Office in Austin.

The applicant acknowledged receiving the Military's letter but did not provide a response to the Military's request.

**STAFF RECOMMENDATION:**

Approval



# **Individual Consideration**

**PLANNING COMMISSION  
SITE IMPROVEMENT TIME EXTENSION**

AGENDA ITEM NO:   8   June 22, 2011

**BRADBURY COURT UNIT 3**  
**SUBDIVISION NAME**

070369  
**PLAT #**

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

**FERGUSON MAP GRID:** 586 A-2

**OWNER:** Tenotex Partners, Inc., by Israel Fogiel

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

**Location:** Extending Booker Bay eastward from Bradbury Court Unit 1

**Plat status:** The Planning Commission approved this plat on June 11, 2008. The plat has not been recorded.

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**APPLICANT'S REQUEST:**

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

**DISCUSSION:**

The applicant states that improvements have not been initiated on this project due to economic factors. The percentages of improvements completed are as follows:

- Drainage 0%
- Streets 0%
- Water infrastructure 0%
- Sanitary sewer 0%
- Sidewalk 0%

**STAFF RECOMMENDATION:**

Approval





GREAT  
AMERICA  
COMPANIES

June 9, 2011

DEVELOPMENT SERVICES  
RECEIVED

2011 JUN -9 AM 11:39

Director of Planning and Development Services  
City of San Antonio  
1901 S. Alamo  
San Antonio, TX

RE: Subdivision Plat Time Extension Request for

Dear Director:

Pursuant to Section 35-430(f)(2) of the City of San Antonio Unified Development Code, we herewith respectfully submit a request for a two year time extension for the completion of improvements and subdivision plat approval for Bradbury Court Subdivision Unit 3, Plat Number 73069, which was approved by the City of San Antonio. Bradbury Court Unit 3 consists of 98 single-family lots located within ETJ of the City of San Antonio and is contained in the Ventura MDP No. 730. This subdivision is also located within the utility service boundaries of Bexar Met (water) and SARA (sewer).

10003 N.W. MILITARY HWY.  
SUITE 2201  
SAN ANTONIO, TX 78231  
210.344.9200  
FAX 344.3137

We hope you will consider and grant our request for a two year time extension (for the completion of improvements). The challenging economic climate and restraints to the banking industry has delayed the start of construction of this subdivision and it cannot be completed at this time. Our current contribution of costs to the completion of this subdivision phase, which includes engineering and platting fees, is \$101,000.00

HOUSTON OFFICE  
ONE RIVERWAY  
SUITE 2050  
HOUSTON, TEXAS  
77056  
713.965.9911  
FAX 965.9991

Thank you for your time and consideration and hope to get favorable response to our request for a two year time extension. Please contact me if you need any additional information. Enclosed is one copy of the subdivision plat. Also enclosed is a check for the appropriate extension, add-on and review fees totaling \$1,600.00.

Yours truly,

Israel Fogiel  
President  
Tenotex Partners, Inc.

**PLANNING COMMISSION  
SITE IMPROVEMENT TIME EXTENSION**

AGENDA ITEM NO:   9   June 22, 2011

CARMONA HILLS UNIT 4  
**SUBDIVISION NAME**

070721  
**PLAT #**

**COUNCIL DISTRICT:** 4

**FERGUSON MAP GRID:** 679 E-1

**OWNER:** Fieldstone Homes of Texas, by Sherry Slattery

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

**Location:** West of the intersection of Cenizo Pass and Carmona Pass

**Plat status:** The Planning Commission approved this plat on June 25, 2008. The plat has not been recorded.

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**APPLICANT'S REQUEST:**

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

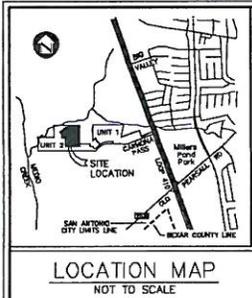
**DISCUSSION:**

The applicant states that improvements have not been initiated on this project due to economic factors. The percentages of improvements completed are as follows:

- Drainage 0%
- Streets 0%
- Water infrastructure 0%
- Sanitary sewer 0%
- Sidewalk 0%

**STAFF RECOMMENDATION:**

Approval

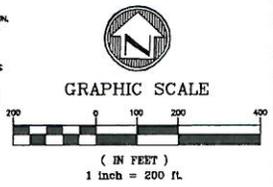


- "C.P.S. NOTES AND LEGEND"**
- 1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT," "GAS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

**LEGEND**

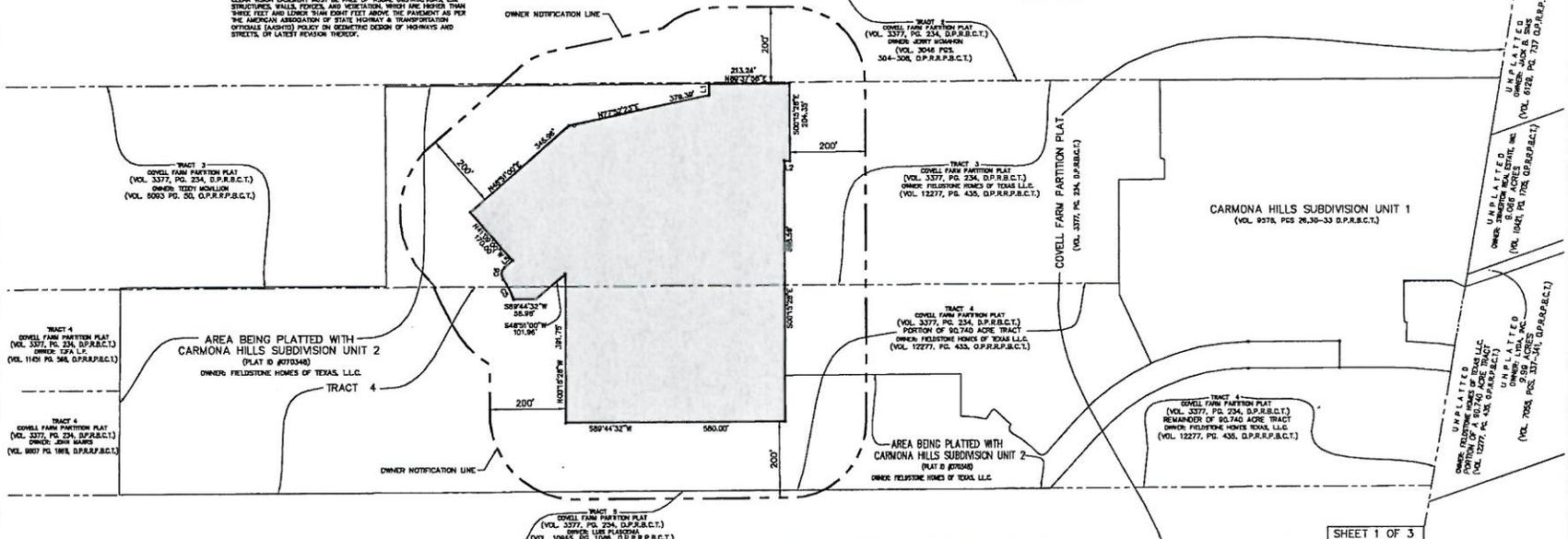
1.) BUILDING SETBACK LINE	-----	B.S.L.
2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT	-----	E.T.V.C.E.
3.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT	-----	G.E.T.V.C.E.
4.) CLEAR VIEW EASEMENT	-----	C.V.E.
6.) PROPOSED FINISHED CONTOUR	-----	FIN.
7.) EXISTING	-----	EXIST.
8.) EASEMENT	-----	EASMT
9.) BLDG.	-----	BLDG.
10.) WHEELCHAIR NON-ACCESS EASEMENTS	-----	W.N.A.E.
11.) IDENTIFIED OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS - O.P.R.B.C.T.	-----	O.P.R.B.C.T.
12.) IDENTIFIED BEED AND PLAT RECORDS, BEAR COUNTY, TEXAS - I.P.R.B.C.T.	-----	I.P.R.B.C.T.
13.) PROPOSED 100 YR FLOOD PLAN PER APPROVED LOUW	-----	100 YR FLOOD
14.) MINIMUM FINISHED FLOOR ELEVATION	-----	M.F.F.E.
15.) COVELL PARTITION PLAT TRACT LINES	-----	P.F. 890.0

- "GENERAL NOTES"**
- 1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM IS NAD83 (ADJUSTED 1993) CONVERTED TO FEET. SCALE FACTOR IS 0.99999.
  - 2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
  - 3.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF SURVCON, INC. TO MONUMENT ALL CORNERS OF PRACTICAL IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" IRON ROD WITH A "SURVCON, INC." PLASTIC CAP. CONCRETE ORIGINALLY APPROVED ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE GLE.T.V.E. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
  - 4.) ROOF OVERLANDS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE GLE.T.V.E. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
  - 5.) BASIS OF BEARND - 1988 MONUMENTATION.
  - 6.) THE NUMBER OF WASTEWATER EQUIVALENT UNITS (EQU) 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.
  - 7.) A PORTION OF CARMONA HILLS SUBDIVISION UNIT 4 IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DETERMINED BY FLOOD INSURANCE RATE MAP BEAR COUNTY, TEXAS COMMUNITY-PANEL NUMBER 480200004 E, MAP REVISED FEBRUARY 18, 1998.
  - 8.) LOT 802 BLDG OR PA PARK SPACE TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
  - 9.) MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT CONFORM TO THIS REQUIREMENT.
  - 10.) THE MAINTENANCE OF DRAINAGE EASEMENTS, GRENDELINES AND OPEN PERMISSIBLE SPACES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, ITS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.



**DRAINAGE EASEMENT NOTE:**  
NO STRUCTURE, FENCE, WALL OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS WITHIN THE BEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS. ANY OBSTRUCTION WHICH ALTERS THE DRAINAGE EASEMENTS AS APPROVED HEREIN SHALL BE REMOVED WITHIN THE PERIOD OF THE NOTICE OF PUBLIC HEARING. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANTORS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

**CLEAR VIEW EASEMENT NOTE:**  
CLEAR VIEW EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LONGER THAN EIGHT FEET ABOVE THE GRADE FOR THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS OF LATEST REVISION THEREOF.



**SAWS NOTE:**  
IMPACT FEE PAYMENT DUE: WATER AND SEWER 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.

**PERMEABLE AREA NOTE:**  
ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GRENDELINES, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE.

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

**OWNER/DEVELOPER:**  
FIELDSTONE HOMES OF TEXAS, L.L.C.  
21232 GATHERING OAKS  
SAN ANTONIO, TEXAS 78258  
PHONE: (210) 491-7600

**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
8800 PARK TEN BLVD., SUITE 180-S (210)296-2117  
SAN ANTONIO, TEXAS 78213  
JOB NO. 60027453

**TCB AECOM**  
TCB, INC.  
8800 PARK TEN BLVD., SUITE 180 SOUTH  
SAN ANTONIO, TEXAS 78213  
(210) 296-2000

DRAWN BY: R.R. JOB ORDER NO. 60027197 DATE: 08/27/07

COUNTY OF BEAR)  
STATE OF TEXAS )  
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT KNOWN AS COVELL FARM PARTITION PLAT WHICH IS RECORDED IN VOLUME 3377, PAGE 234, BEAR 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, (NAME), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPEAT HEREBY CERTIFY THAT THIS REPEAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER  
DAILY AUTHORIZED AGENT - RIDGE BARNETT, ASSISTANT SECRETARY  
SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2008.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEAR)  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF SURVCON, INC. UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

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

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON COVELL FARM PARTITION PLAT WHICH IS RECORDED IN VOLUME 3377, PAGE 234, BEAR COUNTY DEED AND PLAT RECORDS.

STATE OF TEXAS  
COUNTY OF BEAR)  
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DECLARES TO BE THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERWAYS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESS.

OWNER: FIELDSTONE HOMES OF TEXAS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY

DAILY AUTHORIZED AGENT - RIDGE BARNETT, ASSISTANT SECRETARY

STATE OF TEXAS  
COUNTY OF BEAR)  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_  
RIDGE BARNETT, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2008.

NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR)  
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_

ON PAGE \_\_\_\_\_ IN TESTAMENT WHEREOF, WITNESSES BY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

COUNTY CLERK, BEAR COUNTY, TEXAS

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

**CARMONA HILLS SUBDIVISION UNIT 4**

A 12.840 ACRE TRACT BEING A REPEAT OF A PORTION OF TRACTS 3 AND 4, COVELL PARTITION PLAT, OF RECORDED IN VOLUME 3377, PAGE 234, DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS AND BEING A PORTION OF A 50.740 ACRE TRACT AS RECORDED IN VOLUME 12277, PAGE 433, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, LYING IN BOTH THE LUCAS MUNOZ SURVEY NO. 86, ABSTRACT 488, C.B. 4310, AND THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT 16, C.B. 4303, N.C.B. 15248, CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

THIS PLAT OF CARMONA HILLS SUBDIVISION UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2008  
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

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

STATE OF TEXAS  
COUNTY OF BEAR)  
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_

ON PAGE \_\_\_\_\_ IN TESTAMENT WHEREOF, WITNESSES BY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

COUNTY CLERK, BEAR COUNTY, TEXAS

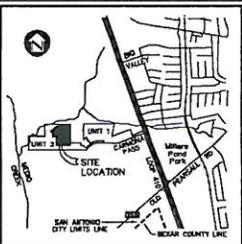
BY: \_\_\_\_\_ DEPUTY

ARTHUR LEE WRIGHT  
BY COMMISSION EXPRESS  
NOVEMBER 19, 2008

REPLAT AND SUBDIVISION PLAT ESTABLISHING

CARMONA HILLS SUBDIVISION UNIT 4

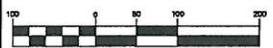
A 12.840 ACRE TRACT BEING A REPLAT OF A PORTION OF TRACTS 3 AND 4, COVILL PARTITION PLAT, OF RECORD IN VOLUME 1377, PAGE 214, DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS AND BEING A PORTION OF A 90.740 ACRE TRACT AS RECORDED IN VOLUME 12277, PAGE 435, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, LYING IN BOTH THE LUCAS MUNOZ SURVEY NO. 4, ABSTRACT 488, C.B. 4310, AND THE MARIA F. RODRIGUEZ SURVEY NO. 16, C.B. 4303, N.C.B. 1524B, CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.



LOCATION MAP NOT TO SCALE



GRAPHIC SCALE



( IN FEET ) 1 inch = 100 ft.

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

- "GENERAL NOTES"**
1. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM IS NAD83 (ADJUSTED 1993) CONVERTED TO FEET. STATE PLANE COORDINATES ARE GRID SCALE FACTOR IS 0.99995.
  2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
  3. MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF SURVCON, INC. TO MONUMENT ALL CORNERS OF PRACTICAL IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" IRON ROD WITH A "SURVCON, INC." PLASTIC CAP. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
  4. ROOF OVERCHANGES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
  5. BASIS OF BEARING - THIS MONUMENTATION.
  6. THE NUMBER OF WATERMETER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
  7. A PORTION OF CARMONA HILLS SUBDIVISION UNIT 4 IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DETERMINED BY FLOOD INSURANCE RATE MAP BEAR COUNTY, TEXAS COMMUNITY-PANEL NUMBER 4802000006 E MAP REVISED FEBRUARY 18, 1999 AND 4802000004 E MAP REVISED FEBRUARY 18, 1999.
  8. LOT 802 BLK 54 IS A PARK SPACE TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
  9. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT, MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THE PLAT CONFORM TO THIS REQUIREMENT.
  10. THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OTHER PERMEABLE SPACES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, ITS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

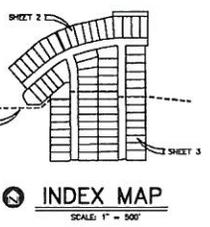
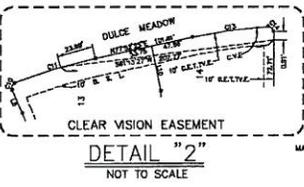
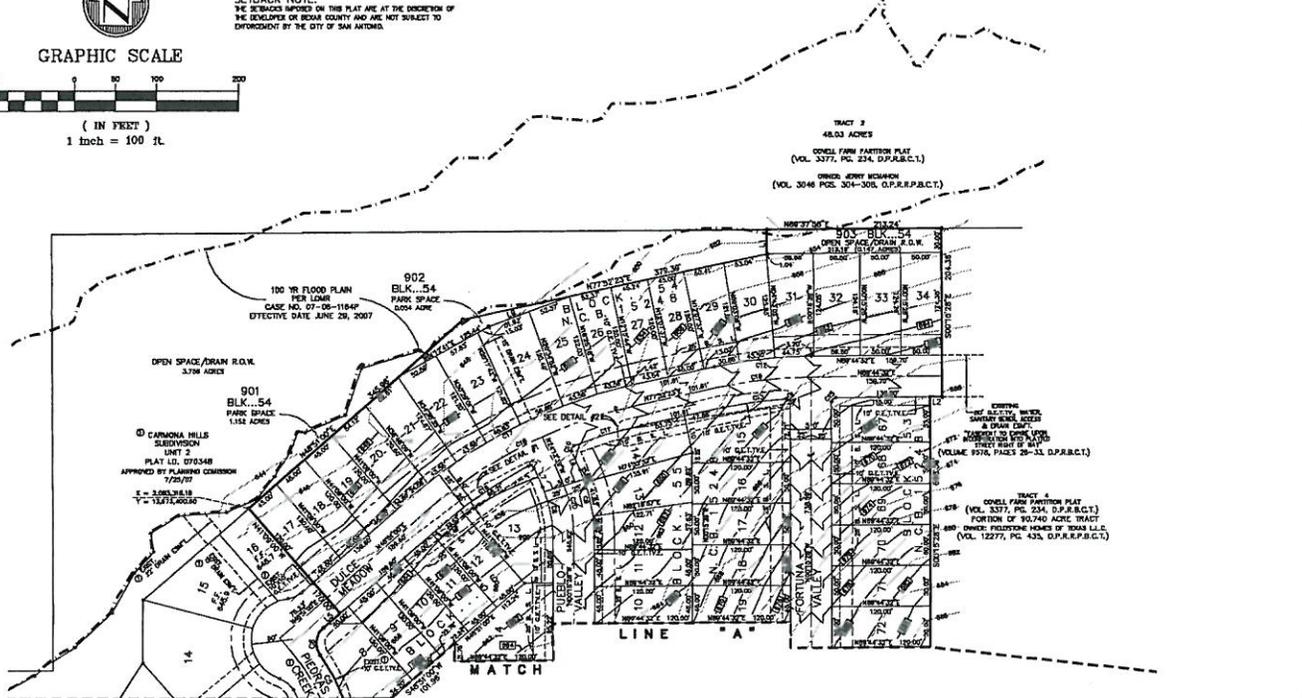
- DRAINAGE EASEMENT NOTE:**
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT BLOCK DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER ADJACENT ADJACENT PROPERTY TO REMOVE ANY HAZARDOUS OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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

- PERMEABLE AREA NOTE:**
- ALL CORNERS SUCH AS DRAINAGE, CONCRETE, BRICKS/BLK LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE FORMERLY MEAS WERE NOT SHOWN.

**LEGEND**

1.) BUILDING SETBACK LINE	----- B.S.L.
2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT	----- E.T.V.C.
3.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT	----- G.E.T.V.C.
4.) CLEAR VISION EASEMENT	----- C.V.E.
5.) PROPOSED FINISHED CONTOUR	----- FIN.
6.) EXISTING	----- EXST.
7.) EASEMENT	----- EASEM.
8.) BULK	----- BULK.
9.) VEHICULAR NON-ACCESS EASEMENTS	----- V.N.A.E.
10.) EXISTING OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS - D.P.R.B.C.T.	----- D.P.R.B.C.T.
11.) DENOTES DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.	----- D.P.R.B.C.T.
12.) PROPOSED 100 YR FLOOD PLAN PER APPROVED LGMA	----- F.F. 100YR.
13.) MINIMUM FINISHED FLOOR ELEVATION	----- F.F. 8000.
14.) COVILL PARTITION PLAT TRACT LINES	-----



OWNER/DEVELOPER: FELDSTONE HOMES OF TEXAS, L.L.C. 21232 GATHERING OAKS SAN ANTONIO, TEXAS 78258 PHONE: (210) 491-7800

**SURVCON INC.** PROFESSIONAL SURVEYORS 6800 PARK TEN BLVD., SUITE 180-S (210)206-2117 SAN ANTONIO, TEXAS 78213 JOB NO. 60022149

**TCB | AECOM** TCB, INC. 6800 PARK TEN BLVD., SUITE 180 SOUTH SAN ANTONIO, TEXAS 78213 (210) 298-2000

DRAWN BY: R.R./R.D. JOB ORDER NO. 60027197 DATE: 05/27/07

STATE OF TEXAS  
COUNTY OF BEAR)

OWNER: FELDSTONE HOMES OF TEXAS L.L.C. A TEXAS LIMITED LIABILITY COMPANY

DAILY AUTHORIZED AGENT - RICKE BARNETT, ASSISTANT SECRETARY

STATE OF TEXAS  
COUNTY OF BEAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2006.

NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR)

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

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEAR)

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF SURVCON, INC. UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF CARMONA HILLS SUBDIVISION UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2006.

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

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

STATE OF TEXAS  
COUNTY OF BEAR)

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

ON PAGE \_\_\_\_\_

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

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

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





BIG HOMES...small prices

June 3, 2011

Roderick J. Sanchez, AICP, CBO  
Director of Planning and Development Services  
City of San Antonio  
Development and Business Center  
1901 South Alamo Street  
San Antonio, Texas 78283-3966

Reference: Subdivision Plat Time Extension Request for Carmona Hills Subdivision  
Unit 4, Plat Number 70721

Dear Mr. Sanchez,

Pursuant to Section 35-430(f)(2) of the City of San Antonio Unified Development Code, we herewith respectfully submit a request for a two year time extension for the completion of improvements and subdivision plat approval for Carmona Hills Subdivision Unit 4, plat no. 70721, which was approved by the City of San Antonio Planning Commission on June 25, 2008. Carmona Hills Subdivision Unit 4 consists of 74 single family lots, located within the corporate boundaries of the City of San Antonio and is contained in Carmona Hills MDP No. 049-06. This subdivision is also located within the utility service boundaries for San Antonio Water Systems for water and sewer services.

We hope that you will consider and grant our request for a two year time extension (for the completion of improvements) the challenging economic climate and restraints to the banking industry has delayed the start of construction of this subdivision and it can not be completed at this time. Our current contribution of costs to the completion of this subdivision phase, which includes engineering and platting fees, is \$68,383.00.

Thank you for your time and consideration, and we hope to receive a favorable response to our request for a two year time extension. Please contact me if you need any additional information. Enclosed is one copy of the subdivision plat and a check for \$800.00 (\$300.00 extension fee, \$250.00 to expedite - SAWS and \$250.00 to expedite engineering).

Respectfully,

Sherry Slattery  
Division Controller  
Ph. 210.491.7623  
Email: sherrys@fieldstone-homes.com

2011 JUN 23 PM 12:41

DEVELOPMENT SERVICES  
RECEIVED

**CITY OF SAN ANTONIO**  
**CAPITAL IMPROVEMENTS MANAGEMENT SERVICES**  
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission

FROM: Marcia Shelf Orlandi, Real Estate Manager 

COPIES TO: Mike Frisbie, P.E., Director of Capital Improvements Management Services

SUBJECT: S.P. 1543 ACCION TEXAS Inc. request to close, vacate and abandon a portion of Riebe Alley between Las Moras and San Jacinto.

DATE: June 3, 2011

PETITIONER: ACCION TEXAS Inc.  
c/o James Griffin, Brown & Ortiz P.C.  
112 E. Pecan, Suite 1360  
San Antonio, Texas 78205

Staff is requesting that this item be placed on the Planning Commission meeting agenda of June 22, 2011.

**BACKGROUND**

Petitioner is requesting the closure, vacation and abandonment of a portion of Riebe Alley between Las Moras and San Jacinto. Petitioner owns all abutting properties and plans to redevelop the entire block for its national headquarters.

**COORDINATION AND FINANCIAL IMPACT**

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. An Executed Letter of Agreement by which the petitioner agrees with all fees and conditions imposed through this canvassing is attached for your review.

**CONCLUSION AND RECOMMENDATION**

Staff recommends approval of this request.



# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966  
Telephone (210) 207-4032

April 29, 2011

**Janie Barrera**  
ACCION, TEXAS  
c/o Brown & Ortiz (James Griffin)  
112 E. Pecan, Suite 1360  
San Antonio, TX 78205

Via Certified Mail  
[7009 3410 0002 2282 9360]

Re: S.P. 1543 ACCCION, TEXAS request to close, vacate and abandon a portion of Riebe alley between Las Moras and San Jacinto.

Dear Ms. Barrera,

With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process and will recommend approval of your request subject to the following conditions.

#### Planning & Development Services Department

- The site must be assembled with petitioner's property and platted in accordance with code.

#### City Public Service Energy

- Petitioner must agree to reserve a perpetual easement for all existing electrical and/or gas facilities and agrees to allow perpetual access to any such utilities for inspection, operational, and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with City Public Service and at the sole expense of the petitioner. Existing 2" steel gas main in Riebe Alley ROW feeding service to 2015 W. Martin St. must be centered within a 14' easement OR, if more practical, the easement boundaries can mirror the boundaries of the existing alley ROW. In addition, the aforementioned gas service to 2015 W. Martin St. will also require an easement IF the property at 2015 W. Martin St. is owned by someone other than the petitioner.
- Retain the entire width of the alley (18') as an electric and gas easement for existing electric and gas facilities.

#### Public Works

- Replat property and meet Unified Development Code requirements.

#### Capital Improvements Management Services

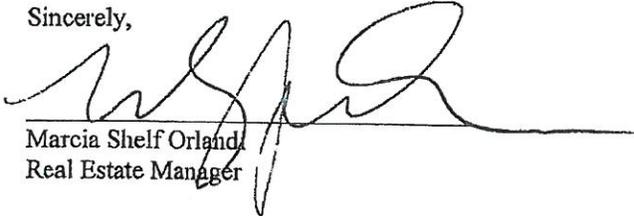
- The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance.
- Petitioner asserts that all evidence of ownership of property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio is true and correct.

- The petitioner acknowledges that this property will be accepted in its 'as is' condition.
- Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the petitioner.
- Petitioner agrees to remit a closure fee of \$12,194.00 which includes the assessed fee of \$16,000.00 less \$4,000.00 (25% fee waiver under ICRIP); \$144.00 for the posting of signs notifying the public of the proposed right of way closure and \$50.00 for recording documents.

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

If you concur with the above mentioned conditions, please countersign this letter in the spaces provided below and return to the undersigned. *Upon receipt of this executed Letter of Agreement we will continue processing your request.*

Sincerely,



Marcia Shelf Orland  
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

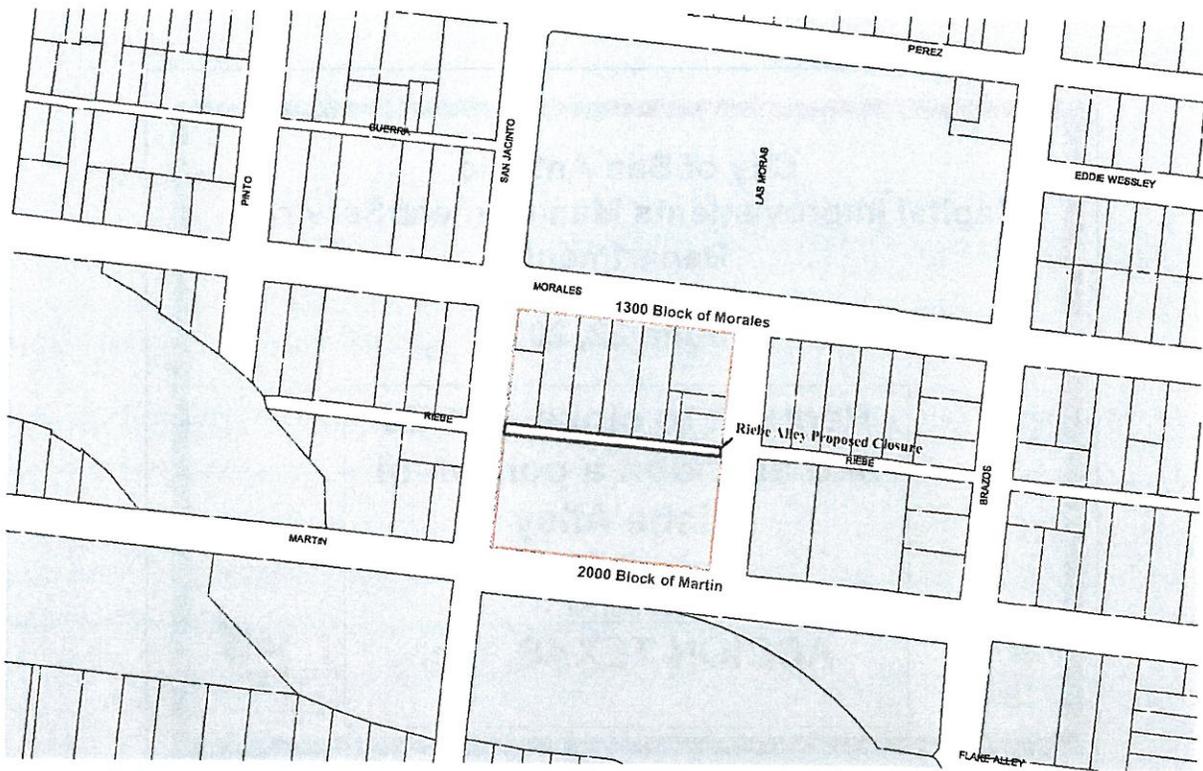
PETITIONER:

By Jamie Barron

Jamie Barron  
Print Name

President + CEO  
Title

5/5/11  
Date



**S.P. 1543 ACCION TEXAS INC**  
**Request to close a portion of Riebe alley between Las Moras and San Jacinto**

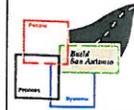
**City of San Antonio  
Capital Improvements Management Services  
Department**

**June 22, 2011**

**Request to close, vacate  
and abandon a portion of  
Riebe Alley**

Petitioner:

**ACCION TEXAS, Inc.**



**Planning Item**

- **ACCION TEXAS, Inc. is requesting the closure, vacation and abandonment of a 0.098 acre portion of public right of way known as Riebe Alley located between Las Moras and San Jacinto.**

## Background

- ACCION TEXAS purchased the 2000 block of West Martin Street and the 1300 block of Morales.
- The blocks are separated by a portion of Riebe Alley.
- ACCION would like to include this portion of Riebe Alley and replat the entire area as it's national headquarters site.

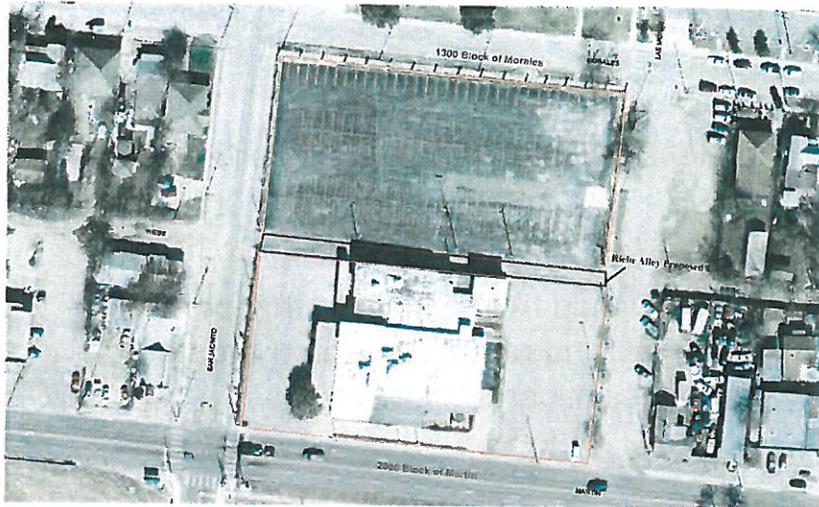
3

## Site Map – 2000 block of W. Martin and 1300 block of Morales



4

## Aerial Map – 2000 block of W. Martin and 1300 block of Morales



### Coordination:

- Project has been canvassed through all interested City Departments and Utility Agencies.
- Project received conditional approval.
- Petitioner has agreed to comply with all conditions.



## Fiscal Impact

### Financial Impact:

- The fee established for this closure is \$12,194.00. Proceeds will be deposited in the General Fund in accordance with the FY 2010-2011 Adopted Budget.

7



## Recommendation

- Staff recommends approval to close, vacate and abandon a 0.098 acre portion of public right of way known as Riebe Alley in between Las Moras and San Jacinto in NCB 2228.

8

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

**A RESOLUTION SUPPORTING THE CLOSURE, VACATION  
AND ABANDONMENT OF A PORTION OF RIEBE ALLEY  
RIGHT OF WAY BETWEEN LAS MORAS AND SAN JACINTO IN  
NCB 2228**

\* \* \* \* \*

WHEREAS, the City Charter has empowered the Planning Commission to approve certain transactions as consistent with the Master Plan; and

WHEREAS, the City Code further subjects approval of street closures to public hearing and approval by act of City Council; and

WHEREAS, ACCION TEXAS Inc. filed an application requesting closure of a portion of Riebe Alley public right of way located between Las Moras and San Jacinto in NCB 2228; and

WHEREAS, after careful consideration and deliberation, the Planning Commission has elected to support the application and recommend its hearing and approval by City Council; and

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

**SECTION 1.** The Planning Commission recommends City Council approve the attached application seeking closure of a portion of Riebe Alley right of way between Las Moras and San Jacinto in NCB 2228.

**SIGNED this 22nd day of June 2011**

\_\_\_\_\_  
**Amelia Hartman, Chair**

Attest:

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

**CITY OF SAN ANTONIO**

**CENTER CITY DEVELOPMENT OFFICE (CCDO)  
INTERDEPARTMENTAL CORRESPONDENCE SHEET**

*Item #11*

**TO:** Planning Commission **Individual Consideration**  
**FROM:** David A. McGowen, Downtown Real Estate Manager (CCDO)  
**COPY:** Mike Etienne, Assistant Director – Real Estate (CIMS)  
Marcia Shelf Orlandi, Property Disposition Division (CIMS), File  
**SUBJECT:** **S.P. 1575:** Request to declare as surplus and dispose of City-owned property totaling approximately 52 square feet, or 0.0012 acres, to UVN Texas, LP  
**DATE:** June 10, 2011

**PETITIONER:** City of San Antonio on behalf of UVN Texas, LP  
Attn: David McGowen  
114 W. Commerce Street, Room 202  
San Antonio, TX 78205

Staff is requesting that this item be placed on the Planning Commission agenda for individual consideration and a Public Hearing at the Planning Commission meeting on June 22, 2011.

**BACKGROUND**

Petitioner is requesting to sell the City-owned 52-square-foot property located in Council District 1, as shown on the attached Map. UVN Texas, LP, or its predecessor in interest, Spanish International Communications Corporation (UVN), owns four tracts of land totaling approximately 4.347 acres commonly referred to as 411 E. Durango Boulevard.

UVN has been in contract negotiations with another entity for the disposition of their four properties. It was discovered in the due diligence process that a gore, or small portion of the property consisting of 52 square feet located under a portion of the northwest corner of the existing building, was never conveyed to UVN. Based on research conducted by the title company and the surveyor, the conclusion was drawn that the gore was once part of the San Antonio River prior to its realignment. Through subsequent conveyances of the tracts by metes and bounds descriptions, the gore was never conveyed with the surrounding tracts.

UVN has been operating - and has been paying taxes on - the property (including the gore area) since the 1970's. The curing of this title defect is necessary to move forward with UVN's plans to dispose of the property.

Memo to Planning Commission  
June 10, 2011  
Page 2

**COORDINATION AND FINANCIAL IMPACT**

In compliance with City procedures, this request has been canvassed through interested City departments, public utilities and applicable agencies. A Canvassing Checklist is attached for review.

**CONCLUSION AND RECOMMENDATION**

Staff recommends that Planning Commission consider this request, and if appropriate cause the attached resolution to be executed.

Attachments:           Canvassing Comments  
                              Map  
                              Exhibit "A"  
                              Exhibit "B"  
                              Resolution

**Attachment to Planning Commission Memo**  
S.P. 1575: UVN Texas, LP - Canvassing Comments

With reference to the above captioned project, the City of San Antonio has now completed the canvassing process and will recommend approval of this request subject to the following conditions:

**CITY PUBLIC SERVICE ENERGY:**

Overhead Engineering - "Petitioner must agree to reserve a perpetual easement for all existing electrical and/or gas facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with City Public Service and at the sole expense of the petitioner."

Agreed to:



David A. McGowen, Downtown Real Estate Manager  
Center City Development Office





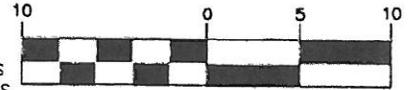
# Exhibit "B"



**LOCATION MAP**  
N.T.S.

**DEED/PLAT REFERENCE**

D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS  
 D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
 O.P.R. OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS



( IN FEET )

1 inch = 10 ft.

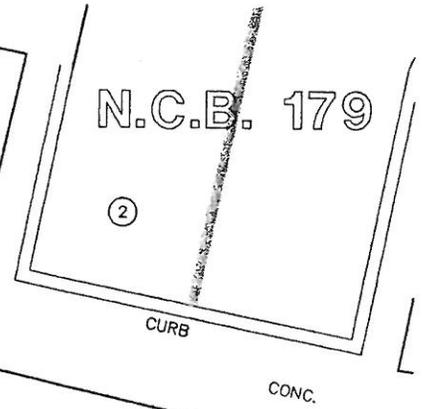
**NOTES:**

- 1) MONUMENT WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- 2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 3) ILLUSTRATED UTILITIES ARE BASED ON FOUND VISIBLE EVIDENCE. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO, OR THE STATUS OF THE UTILITIES ON THIS SITE.
- 4) THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.



OWNER: SPANISH INTERNATIONAL COMMUNICATIONS CORPORATION  
 REMAINING PORTION OF LOTS 9, A-9 AND PART OF LOT 8  
 (VOL. 7573, PGS. 355-359 D.R.)

**0.001 ACRE**  
 (52 SQUARE FEET MORE LESS)



2-STORY BRICK & STUCCO BUILDING

THIS AREA WAS NOT CONVEYED TO THE SPANISH INTERNATIONAL COMMUNICATIONS CORPORATION IN VOL. 7573, PGS. 355-359 D.R., MAY 1, 1975 NOR CONVEYED TO THE SPANISH INTERNATIONAL COMMUNICATIONS CORPORATION IN VOL. 1194, PGS. 921-925 R.P.R. JULY 5, 1978.

S71°09'48"E  
17.18'

S42°31'32"E  
8.53'

9" ELM

S00°11'38"E  
3.14'

TRACT 1  
 OWNER: SPANISH INTERNATIONAL COMMUNICATIONS CORPORATION  
 0.242 ACRE TRACT  
 (VOL. 2504, PGS. 2009-2012 D.R.)

N77°09'56"W  
10.77'

S62°34'56"E  
182.72'

SAN ANTONIO RIVER

S42°06'40"W  
174.64'

TRACT 2 & 3  
 OWNER: SPANISH INTERNATIONAL COMMUNICATIONS CORPORATION  
 0.668 ACRE TRACT  
 (VOL. 1194, PGS. 921-925 R.P.R.)

N.C.B. 928

P.O.B.

FD. 1/2" IRON ROD

FD."+" IN CONC.

**EAST DURANGO BLVD.**  
 (R.O.W. VARIES)



EXHIBIT OF

A 0.001 ACRE, OR 52 SQUARE FEET MORE OR LESS, TRACT OF LAND, A PORTION OF NEW CITY BLOCK (N.C.B.) 928, ARBITRARY LOT 19, CITY ENGINEERS BLOCK MAP NUMBER 21 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON ENGINEERS**

555 EAST RAMSEY | SAN ANTONIO TEXAS 78218 | PHONE: 210.375.9000 FAX: 210.375.9010

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

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REF JOB NO. 7657-00

JOB No.: 9112-11

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

**A RESOLUTION SUPPORTING A REQUEST TO CONSIDER THE DISPOSITION OF CITY-OWNED REAL PROPERTY CONSISTING OF 52 SQUARE FEET OF LAND LOCATED AT 411 EAST DURANGO BOULEVARD IN 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 of San Antonio wishes to dispose of a 52 square-foot property to UVN Texas, LP (UVN), said property being a remnant of land left over from previous land assemblages.

WHEREAS, UVN owns the adjacent parcels and requires title to the 52 square-foot property in order to fully complete its land assemblage.

WHEREAS, after careful consideration and deliberation, the Planning Commission has elected to support the City's disposition strategy for this property and recommend 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 sale of the above cited City-owned property.

**PASSED AND APPROVED ON THIS 22<sup>nd</sup> day of June 2011.**

\_\_\_\_\_  
AMELIA HARTMAN, Chair  
San Antonio Planning Commission

Attest:

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

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

**Plan Amendment Application Case No.: PA11032**

*Item # 12*

Council District: 4

City Council Meeting Date: 8/4/2011

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

**Summary:**

Neighborhood/Community/Perimeter Plan: **United Southwest Communities Plan**

The applicant requests to amend the Land Use Plan designation *from* **Low Density Residential and Community Commercial** land use *to* **Industrial** land use.

**Background Information:**

**Applicant:** Brown & Ortiz, PC

**Owner:** Swinerton Incorporated

**Property Location:** 8331 SW Loop 410

**Acreage:** 9.0660

**Current Land Use of site:** Storage

**Adjacent Land Uses:**

N: Community Commercial (vacant)

E: Low Density Residential (single family residential)

S: Low Density Residential and Community Commercial (single family residential/ vacant)

W: Low Density Residential (single family residential)

**Issue:**

**LAND USE ANALYSIS:**

The subject property is located along within the United Southwest Communities Plan, along the west side of southwest Loop 410, approximately one-half mile north of Old Pearsall Road. The parcel is designated Community Commercial land use for approximately 80% of the lot which fronts southwest Loop 410. The western portion of the parcel is designated Low Density Residential land use. The parcel immediately to the north is vacant and designated Community Commercial land use. A residential neighborhood is to the west of the subject property, and vacant parcels and a small cluster of residential homes about the southern boundary. Ingress/egress to the subject property is achieved from the Loop 410 access road. A developed single family neighborhood is located on the east side of Loop 410.

The applicant is requesting to change approximately 9.066 acres of a parcel from Community Commercial land use and Low Density Residential land use to Industrial land use to be consistent with a subsequent zoning change request.

Community Commercial land use provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial land use should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Example uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, convenience stores, and medical clinics.

The Industrial use classification allows a mix of manufacturing uses, business parks and limited retail/ service uses that serve or compliment other industrial uses. Examples of industrial uses include drug laboratories, furniture wholesalers, lumberyards, and warehousing.

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

The United Southwest Communities Plan provides guidance for economic development opportunities along Loop 410 between Valley Hi Drive and Old Pearsall Road. Goal 1 of the plan states, "Attract new businesses, services and retail establishments to the United Southwest Communities", and Objective 1.1 promotes the implementation of "strategies to attract commercial development." Further, Action Step 1.1.1 seeks "commercial (non-residential) zoning along Loop 410 between Valley hi Drive and Old Pearsall Road as identified in the land use plan." Additionally, the Economic Development Goal identifies specific locations appropriate for Industrial uses. Action Step 1.1.2 states, "Work with the San Antonio Economic Development Foundation to solicit companies to locate and build industrial and commercial development along IH-35 South and along Fischer Road."

The United Southwest Communities Plan was recently reviewed for recommendations to update the plan. This process was part of the recently adopted West/Southwest Sector Plan, and included extensive outreach to planning teams and area stakeholders. The United Southwest Communities Plan was reviewed and found to be consistent with the land use recommendations identified in the West/Southwest Sector Plan. The West/Southwest Sector Plan was adopted by City Council on April 21, 2011.

Promoting industrial uses near large vacant tracts explicitly targeted for commercial opportunities may negatively influence the preferred development pattern of this area. Additionally, industrial uses are generally incompatible with residential neighborhoods and may provide negative economic or environmental effects to adjacent non-industrial uses. Industrial land use in this area may provide the unintended result of encouraging more intensive and incompatible uses within an area predominately suburban in character. The recently adopted West/Southwest Sector Plan and updated Southwest Communities Plan re-established the preferred development pattern and land use designations for this region as community commercial.

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

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: None.

Comments: The residential areas abutting the subject property are served by Carmona Pass, a collector street terminating at the Loop 410 access road. Access to this portion of Loop 410 is achieved from Ray Ellison Drive, a Secondary Arterial Type A, approximately 2 miles north of the subject property. The Loop 410 access road extends to Old Pearsall Road, a Secondary Arterial Type A, approximately 1 mile south of the subject property. Access onto the Loop 410 highway is not provided on this 3 mile portion of the Loop 410 access road.

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: Several clustered public facilities are within 3 miles of the subject property. Crossroads Christian Academy, Neil Armstrong Elementary School, and City of San Antonio Fire Station #36 are located east of Loop 410, along Ray Ellison Drive. Sun Valley Elementary School, Valley Hi Baptist Academy, and the Johnston Branch Public Library are located about 2.5 miles north of the subject property along the Loop 410 access road immediately south of Medina Base Road. Miller's Pond is approximately 1 mile east of the subject property along Old Pearsall Road.

Comments:

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

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

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval                       Denial                       Alternate Recommendation

Comments: Based on the goals identified in the United Southwest Communities Plan, the West/Southwest Sector Plan, the proximity of established neighborhoods to the subject property, and the potential for increasing and promoting incompatible land uses along Loop 410, staff recommends denial.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: June 22, 2011

Approval                       Denial                       Resolution Attached

Newspaper Publication Date of Public Hearing: 4/21/2011

No. Notices mailed 10 days prior to Public Hearing: 41

Registered Neighborhood Association(s) Notified: Solana Ridge Home Owner's Association, People Active in Community Effort (P.A.C.E.)

Comments:

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011117**

Current zoning district:            R-6 AHOD                      Proposed zoning district: I-1 AHOD

Zoning Commission Public Hearing Date: 7/5/2011 (Tentative)

Approval                       Denial

**Planning and Community Development Department Staff:**

Christopher Looney, AICP

Interim Assistant Director

Andrea Gilles

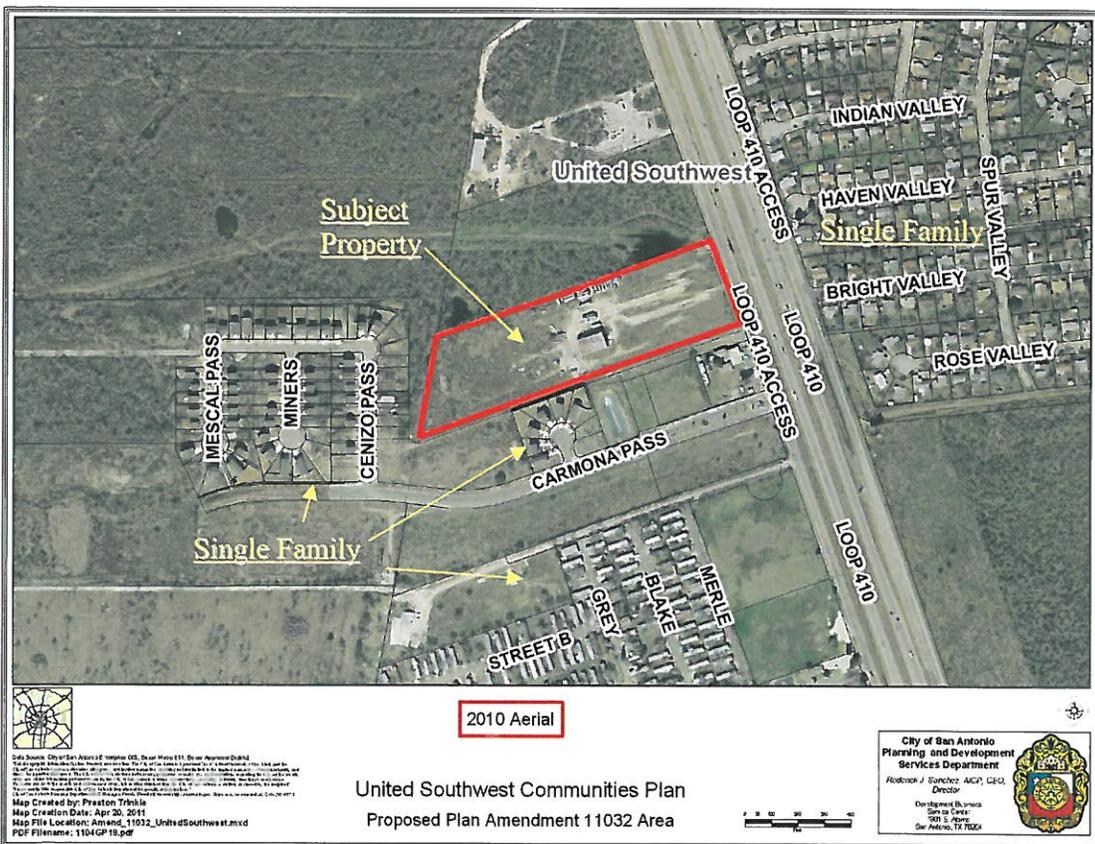
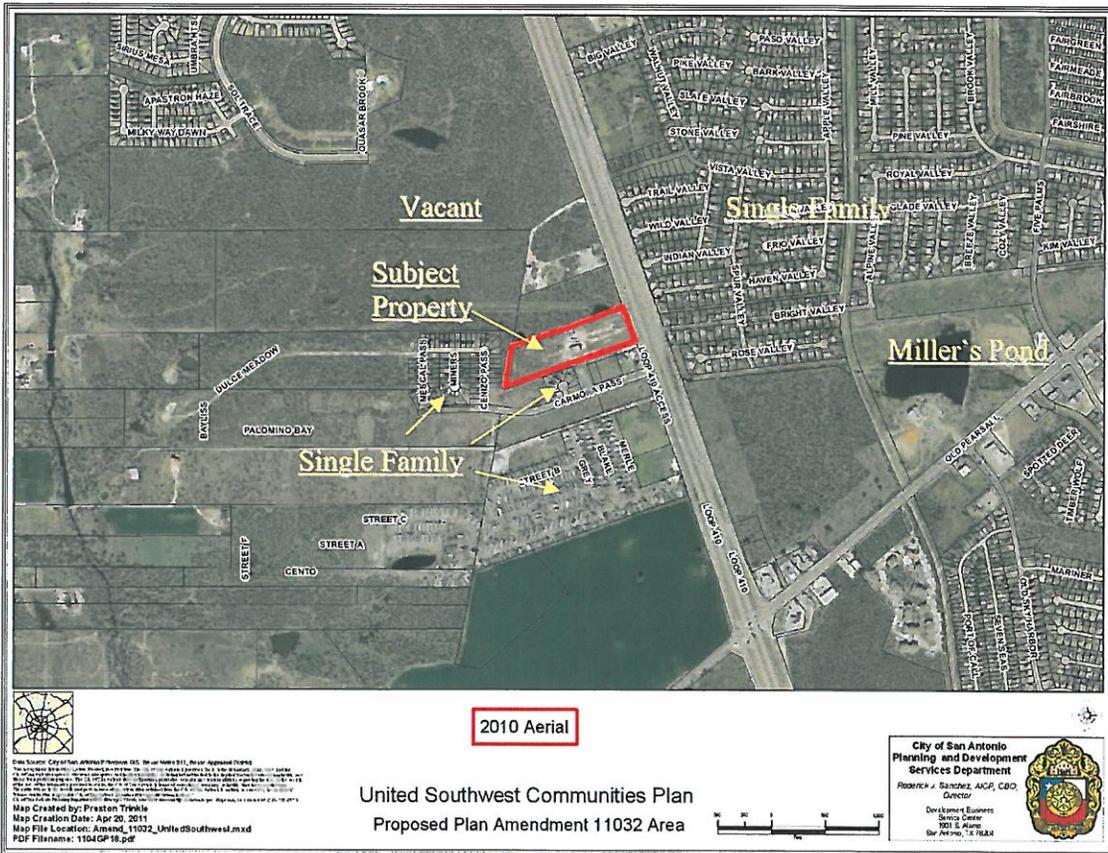
Planning Manager

Case Manager: John Osten

Senior Planner

Phone No.: 207-2187





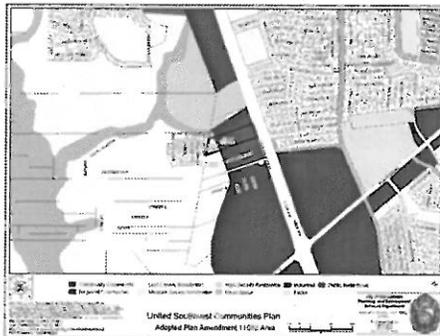
# Master Plan Amendment 11032

## United Southwest Communities Plan

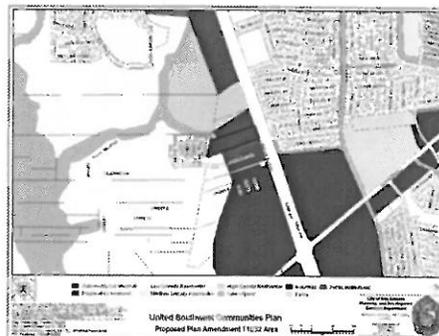
Planning Commission  
June 22, 2011  
Agenda Item No. XX

### Amendment 11032

Plan as adopted:



Proposed amendment:



## Surrounding Land Uses



## Area Images



Subject Property – Industrial Proposed



Property to the south



Property to the west



Property to the east

## **Staff Recommendation**

Denial of the request to amend  
from Low Density Residential and  
Community Commercial land Use  
to Industrial land use

**RESOLUTION NO.**

**RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE UNITED SOUTHWEST COMMUNITIES PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL AND COMMUNITY COMMERCIAL LAND USE TO INDUSTRIAL LAND USE FOR AN AREA OF APPROXIMATELY 9.0660 -ACRES LOCATED AT 8331 SW LOOP 410.**

**WHEREAS**, City Council approved the United Southwest Communities Plan as an addendum to the Master Plan on July 13, 2005; and

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the 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 22, 2011 and **DENIED** the amendment on June 22, 2011; and

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

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

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

PASSED AND APPROVED ON THIS 22<sup>nd</sup> DAY OF JUNE 2011.

Attest:

Approved:

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

\_\_\_\_\_  
Amelia Hartman, Chair  
San Antonio Planning Commission

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

**Plan Amendment Application Case No.:** PA 11034

*Item # 13*

Council District: 2

City Council Meeting Date: 8/4/2011

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

**Summary:**

Neighborhood/Community/Perimeter Plan: **Westfort Alliance Neighborhood Plan**

The applicant requests to amend the Land Use Plan designation *from* **Urban Single Family Residential** land use *to* **Medium Density Residential** land use.

**Background Information:**

**Applicant:** Steven Claffin

**Owner:** Steven Claffin

**Property Location:** 353 Brahan Boulevard

**Acreage:** 0.1905

**Current Land Use of site:** Single family home

**Adjacent Land Uses:**

N: Medium Density Residential (apartments)

E: Urban Single Family Residential (single family home)

S: Urban Single Family Residential and Medium Density Residential (duplexes and single family homes)

W: Medium Density Residential (apartments)

**Issue:**

**LAND USE ANALYSIS:**

The subject property is an approximately 0.1905 acre parcel located at the northeast corner of the intersection of Brahan Boulevard and North Pine Street in the Westfort Alliance Neighborhood Plan. The current land use designation for the property is Urban Single Family Residential land use. Surrounding land use designations include Urban Single Family Residential land use to the south and east, and Medium Density Residential land use to the north and west. The subject property is also approximately 205 feet west of the western boundary of Fort Sam Houston.

The property is currently designated as Urban Single Family Residential in the Westfort Neighborhood Plan. The Westfort Alliance Neighborhood Plan recommends Urban Single Family Residential development be oriented toward the center of the neighborhood and away from traffic arterials. This land use classification is defined as being composed primarily of single-family dwellings on small individual lots with a density of five to ten dwelling units per acre. One detached accessory dwelling unit less than 800 square feet in size is permitted per lot.

The proposed amendment would change the land use designation for the subject property to Medium Density Residential land use. Medium Density Residential land use includes small lot single-family development, duplexes, small apartments with up to six units, and townhomes. Additionally, this land use classification acknowledges the varying residential densities within the planning area and recognizes the Planning Team's desire to see new apartments and multi-family residential development built at a neighborhood-sized scale that is complementary to adjacent surrounding properties.

The Westfort Alliance Neighborhood Future Land Use Plan shows a mix of Urban Single Family Residential and Medium Density Residential development interspersed throughout the central portion of the planning area. The proposed plan amendment would not significantly alter the mix of low and

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

medium density residential uses in the area, as the current fabric of the neighborhood is a mix of single-family and multifamily units, and would pose minimal negative impacts to surrounding properties. Although properties to the north and west, as well as a few to the south, of North Pine Street are designated Medium Density Residential in the Westfort Neighborhood Alliance Future Land Use Plan, the block face of Brahan, where the subject property is located, is designated Urban Single Family Residential. This plan amendment conflicts with the Westfort Alliance Neighborhood Plan (1997) which states the Westfort Alliance Neighborhood's desire to lessen the intensity of development in residential areas distant from major streets or corridors by maintaining the low density residential characteristics of the area. The subject property is located approximately 1,500 feet from Broadway.

The Westfort Alliance Neighborhood Plan recommends Medium Density Residential uses be placed along main thoroughfares in the planning area in order to serve as transitional land uses protecting the core of the neighborhood from potentially negative impacts from commercial uses in the planning area. The majority of the commercial uses in the Westfort Alliance Neighborhood area are located adjacent to Broadway. Medium Density Residential land use is more appropriately located near Broadway where it can better serve as a buffer between commercial and adjacent residential uses.

The Westfort Alliance Neighborhood is currently in the planning process for a Neighborhood Conservation District. The Neighborhood Conservation District is intended to result in a series of structural design standards that will promote the desirability and character of the neighborhood.

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

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: None.

Comments: Brahan Boulevard is a local street. The subject property is approximately 1,500 feet east of the intersection of Brahan Boulevard and Broadway. The nearest transit stop is located at the intersection of North Alamo Street and Cunningham Avenue, approximately 1,700 feet southwest of the subject properties.

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: The subject property is approximately 145 feet west of the boundaries of Fort Sam Houston. There is no entrance to Fort Sam Houston within the vicinity of the subject property. The subject property is also approximately a half-mile west of Brackenridge Golf Course. There is a VIA transit stop located approximately 1,700 feet southwest of the property at the intersection of North Alamo Street and Broadway.

Comments:

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

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval       Denial       Alternate Recommendation:

Comments: Staff recommends denial. The proposed amendment could pose potential negative impacts to the existing adjacent low density residential uses. Additionally, the Westfort Alliance Neighborhood Plan identifies medium density uses as an appropriate buffer between commercial uses along Broadway and the residential interior. Broadway is approximately 1,500 feet from the subject property. For the subject property Urban Single Family Residential is a more appropriate land use.



Land Use Plan as adopted:



Proposed Amendment:





2010 Aerial

Data Source: City of San Antonio Emergency GIS (Base Map 2011 - Base Map Approval District)  
Map Created by: Preston Trinkle  
Map Creation Date: Apr. 23, 2011  
Map File Location: Amend\_11034\_Westfort.mxd  
PDF Filename: 1104GP25.pdf

**Westfort Alliance Neighborhood Plan  
Proposed Plan Amendment 11034 Area**

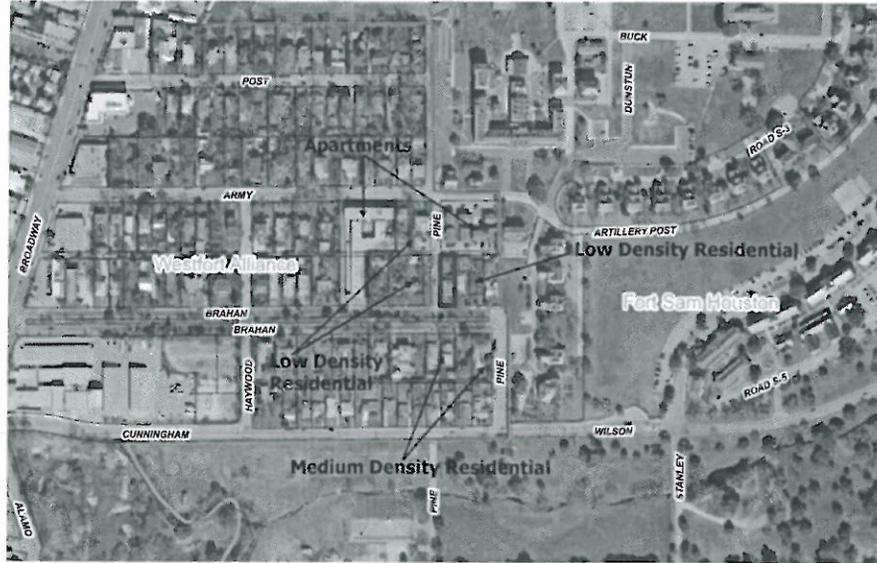


City of San Antonio  
Planning and Community  
Development Department  
Patrick B. Howard AICP  
Interim Director  
City of San Antonio Planning and  
Business Services Center  
PO Box 839995  
San Antonio, TX 78283

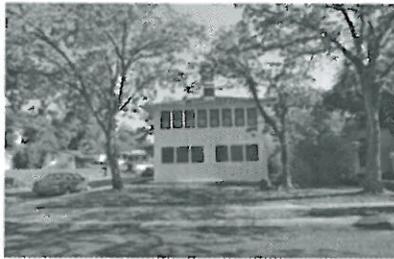




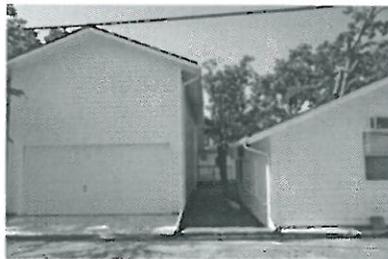
## Surrounding Land Uses



## Area Images



Subject Property (from Brahan)



Subject Property



North



West

## **Staff Recommendation**

Denial of the request to amend from  
Urban Single Family land use to  
Medium Density Residential land use

## RESOLUTION NO.

**RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE WESTFORT ALLIANCE NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM URBAN SINGLE FAMILY RESIDENTIAL LAND USE TO MEDIUM DENSITY RESIDENTIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.1905-ACRES LOCATED AT 353 BRAHAN BOULEVARD.**

**WHEREAS**, City Council approved the Westfort Alliance Neighborhood Plan as an addendum to the Master Plan on September 25, 1997; and an update on May 29, 2003; and

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the 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 May 25, 2011 and June 8, 2011 and June 22, 2011 and **DENIED** the amendment on June 22, 2011; and

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

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

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

PASSED AND APPROVED ON THIS 22<sup>nd</sup> DAY OF JUNE 2011.

Attest:

Approved:

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

\_\_\_\_\_  
Amelia Hartman, Chair  
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA 11037

*Item # 14*

Council District: 5

City Council Meeting Date: August 4, 2011

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

**Summary:**

Neighborhood/Community/Perimeter Plan: **Downtown Neighborhood Plan**

The applicant requests to amend the Land Use Plan designation *from* **Residential** land use to **Mixed Use** land use.

**Background Information:**

**Applicant:** Ricardo Sanchez

**Owner:** Ricardo Sanchez

**Property Location:** 801 South Frio Street

**Acreage:** 0.195

**Current Land Use of site:** Bar/ Saloon

**Adjacent Land Uses:**

N: Mixed Use land use (Vacant Commercial)

E: Mixed Use land use (Single Family Residential Neighborhood)

S: Residential land use (Funeral Home)

W: Residential land use (Parking Lot/ Warehousing)

**Issue:**

**LAND USE ANALYSIS:**

The subject property is located west of the established Vista Verde neighborhood and is adjacent to a funeral home immediately to the south, a vacant car wash to the north, and a parking lot and warehouse to the west. Properties to the west of Frio Street are predominately industrial/ warehouse uses, with several vacant commercial buildings lining the north side of El Paso Street, west of Frio Street. The subject property is approximately one block north of the Guadalupe Street Bridge and is designated Residential land use in the Downtown Neighborhood Plan.

The Downtown Neighborhood Plan does not distinguish between the varying levels of residential and commercial land use densities and intensities. Residential land use is described as a mix of single-family and multi-family uses in low-rise residential buildings. Mixed Use land use is described as the mix of residential, retail and/or office uses within multiple floors of a mid-rise building.

The Vista Verde section of the Downtown Neighborhood Plan recommends expansion of housing and commercial uses into the warehouse area (p.12). A change from Residential to mixed use land use is supportive of this adaptive reuse plan objective. The subject property is also located within the Westside Reinvestment Plan Area. This plan describes South Frio Street as the corridor which connects the Avenida Guadalupe cultural corridor to the UTSA downtown campus, University Health System, Municipal Court building, the planned VIA Multi-Modal facility and ultimately to the Downtown Central Business District. "Segment A Priority Actions" of the Westside Reinvestment Plan suggests that the Frio Street streetscape improvements be made to address pedestrian connectivity and walkability. There have been several workshops and design charrettes held at the UTSA Downtown campus in conjunction with the reinvestment plan envisioning South Frio Street as a mid-rise, mixed-use pedestrian-oriented and landscaped corridor serving the student and permanent resident populations.

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

The subject property is within the Tier 1 Inner City Reinvestment / Infill Policy. This policy provides incentives for infill and adaptive reuse projects within this targeted area. Development fees may be waived for qualified projects in order to support and encourage appropriate infill development within the designated area. Promoting a mixed use environment along South Frio Street will provide additional residential and retail/office opportunities that could serve and compliment the immediate area.

The Downtown Neighborhood Plan designates the east side of South Frio Street as Mixed Use land use. Properties immediately north of the subject property, along El Paso Street, are also designated Mixed Use land use. Providing the same land use designation to the west side of South Frio Street will encourage a consistent character and continuity to the Frio Street corridor.

This request will allow the applicant to seek an appropriate zoning classification from I-2, Heavy Industrial, to a more appropriate zoning designation that will accommodate compatible and desired uses within the corridor. Mixed Use land use allows for commercial uses that could benefit from being located on an arterial.

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

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: South Frio Street is designated as a Secondary Arterial Type A requiring 86 feet of right-of-way. El Paso Street is a local street. The proposed Mixed Use land use for the subject property can be supported by the existing infrastructure, as the South Frio Street corridor is compatible with pedestrian and multimodal transportation.

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: Navarro Academy, La Trinidad Methodist Church, Municipal Court, Bexar County Jail, Haven for Hope, University Health System, Post Office, the UTSA Downtown Campus, and the proposed VIA Multi-Modal facility are within walking distance.

The proposed land use will support and compliment existing Community Facilities by allowing and encouraging a variety of pedestrian type uses along the South Frio Street corridor.

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

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval       Denial       Alternate Recommendation:

A Mixed Use land use pattern along South Frio will help facilitate revitalization along this corridor. The change to Mixed Use will also support a variety of uses, promote additional infill and adaptive reuse opportunities, and provide a more appropriate mix of residential and commercial densities along the corridor. The Frio Street corridor connects Avenida Guadalupe to the south and UTSA, University Health System, Municipal Court Center, and the proposed VIA Multi-Modal facility to the north and Downtown to the northeast. Additionally, Mixed Use land use is compatible with the desired improvements envisioned for the Frio corridor identified in the Westside Reinvestment Plan.

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

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: June 22, 2011

Approval

Denial

Resolution Attached

Newspaper Publication Date of Public Hearing: June 3, 2011

No. Notices mailed 10 days prior to Public Hearing: 19 total notices: 4 Neighborhood Associations, 15 adjacent property owners within 200 feet of the subject property.

Registered Neighborhood Association(s) Notified: Avenida Guadalupe Association, Collins Gardens Neighborhood Association, Downtown Residents Association, King William Association

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011140CD**

Current zoning district: I-2

Proposed zoning district: IDZ CD

(conditional use for a funeral home)

Zoning Commission Public Hearing Date: July 15, 2011

Approval

Denial

**Planning and Community Development Department Staff:**

T.C. Broadnax

Interim Director

Andrea Gilles

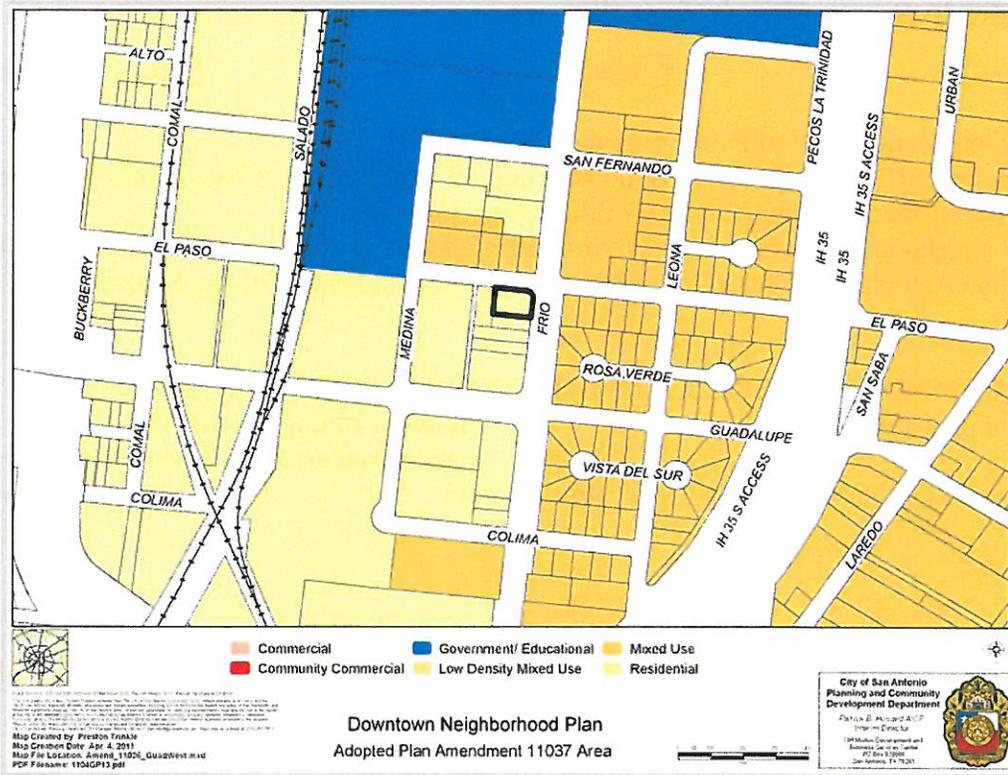
Planning Manager

Gary Edenburn

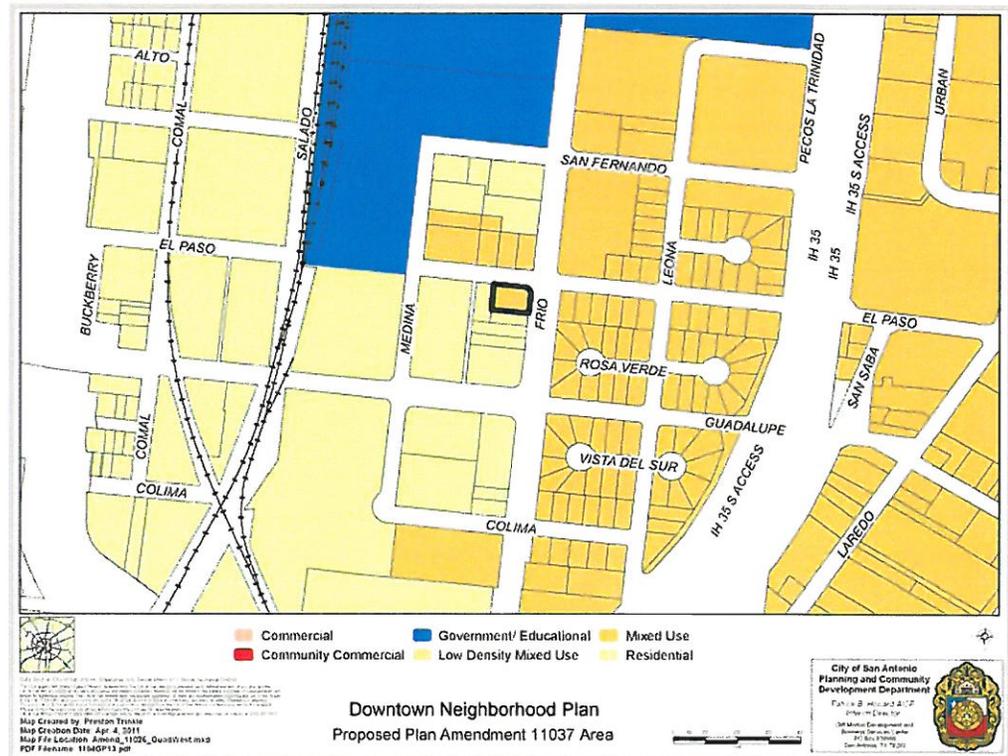
Senior Planner

Phone No.: 207-0139

Land Use Plan as adopted:



Proposed Amendment:





# Master Plan Amendment 11037

## Downtown Neighborhood Plan

Planning Commission  
June 22, 2011  
Agenda Item No. TBD

## Amendment 10002

Plan as adopted:



Proposed amendment:





## **Staff Recommendation**

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Approval of the request to  
amend from Residential land Use  
to Mixed Use land use

**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE DOWNTOWN NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM RESIDENTIAL LAND USE TO MIXED USE LAND USE FOR AN AREA OF APPROXIMATELY 0.195 ACRES LOCATED AT 801 SOUTH FRIO STREET.**

**WHEREAS**, City Council approved the Downtown Neighborhood Plan as an addendum to the Master Plan on May 13, 1999; and

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the 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 22, 2011 and APPROVED the amendment on June 22, 2011; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the 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 Downtown Neighborhood Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 22<sup>nd</sup> DAY OF JUNE, 2011.

Attest:

Approved:

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

\_\_\_\_\_  
Amelia Hartman, Chair  
San Antonio Planning Commission

**P/C AGENDA FOR June 22, 2011**

Item Number	Item Name	Company	Owner Information	Agent Information
5A & 6	Chabad Lubavitch	Chabad Lubavitch of South Texas	Chabad Lubavitch	
5B & 7	Blanco Crossing, Unit III PUD	McNair Custom Homes, L.P.	George McNair	
8	Bradbury Court Unit 3	Tenotex Partners, Inc.	Israel Fogiel	
9	Carmona Hills Unit 4	Fieldstone Homes of Texas	Sherry Slattery	
10	Riebe Alley	Accion Texas Inc.		James Griffin
11	UVN Texas, LP	UVN Texas, LP		David A. McGowen
12	United Southwest Communities Plan	Swinerton Incorporated		Brown & Ortiz, PC
13	Westfort Alliance Neighborhood Plan		Steven Claffin	
14	Downtown Neighborhood Plan		Ricardo Sanchez	
15				
16				
17				