



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

## PLANNING COMMISSION AGENDA

### ☞ March 12, 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

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

**DISABILITY ACCESS STATEMENT** - This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight (48) hours prior to the meeting. For assistance, please call (210) 207-1111 or 711 (Texas Relay Service for the Deaf).

**DECLARACIÓN DE ACCESIBILIDAD** - El lugar de reunión cuenta con el acceso disponible y estacionamiento para personas discapacitadas. También incluye servicios especiales e 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) 207-1111 o al 711 (Servicio para personas con problemas auditivos Texas Relay)

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

1. **1:30 P.M.** - Work Session, Tobin Room
  - A. Agenda items may be discussed (Development Services Department)

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

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

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

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

**Plats**

5. **130160:** Request by Valencia Enclave, LLC, for approval of a major plat to subdivide a 13.293-acre tract of land to establish the **Valencia Hills Enclave Phase III** Subdivision, generally located south of Gold Canyon Road and east of Bulverde Road. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, [larry.odis@sanantonio.gov](mailto:larry.odis@sanantonio.gov), Development Services Department).
6. **130314:** Request by S.R. Holdings, L.P., for approval of a major plat to subdivide a 12.980-acre tract of land to establish the **Bella Vista Unit 3 Section 4 PH-1** Subdivision, generally located near the intersection of Volante and Benedetta. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, [luz.gonzales@sanantonio.gov](mailto:luz.gonzales@sanantonio.gov), Development Services Department).
7. **130576:** Request by M2G Stone Oak, Ltd., for approval of a major plat to replat and subdivide a 6.171-acre tract of land to establish the **HW-4.7** Subdivision, generally located southeast of the intersection of Wilderness Oak and Hardy Oak Boulevard. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, [larry.odis@sanantonio.gov](mailto:larry.odis@sanantonio.gov), Development Services Department).
8. **140081:** Request by Laredo S. Ltd., for approval of a major plat to subdivide a 9.38-acre tract of land to establish the **Westwinds Commercial, Unit-3B** Subdivision, generally located on the northwest corner of Wild Pine and Westwood Loop. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, [richard.carrizales@sanantonio.gov](mailto:richard.carrizales@sanantonio.gov), Development Services Department).
9. **140082:** Request by Laredo S. Ltd., for approval of a major plat to subdivide a 7.76-acre tract of land to establish the **Westwinds Commercial, Unit-5** Subdivision, generally located at the intersection of Culebra Road (FM 471) and Lone Star Parkway. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department).
10. **140115:** Request by Raul and Evelyn Lopez, for approval of a minor plat to replat a 1.07-acre tract of land to establish the **La Poderosa** Subdivision, generally located east of the intersection of Durham and Anacacho Road. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, [ian.benavidez@sanantonio.gov](mailto:ian.benavidez@sanantonio.gov), Development Services Department).
11. **140123:** \*Request by Continental Homes of Texas, L.P., for approval of a minor plat to replat and subdivide a 1.911-acre tract of land to establish the **Fallbrook Unit 1A Enclave** Subdivision, generally located near the intersection of Millstone Cove and Oleander Chase. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, [richard.carrizales@sanantonio.gov](mailto:richard.carrizales@sanantonio.gov), Development Services Department).
12. **140129:** Request by Lennar Homes of Texas Land and Construction, L.T.D., for approval of a major plat to replat a 0.696-acre tract of land to establish the **Alamo Ranch Unit 41D Phase 1 PUD** Subdivision, generally located near the intersection of Desert Palm and Suncatcher. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, [luz.gonzales@sanantonio.gov](mailto:luz.gonzales@sanantonio.gov), Development Services Department).

### Time Extension

13. **090277:** Request by McMillin Homes, for a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for the **North Pointe Subdivision, Unit 2B Planned Unit Development**, generally located west of the intersection of Oak Cliff Bend and Winter George. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, [luz.gonzales@sanantonio.gov](mailto:luz.gonzales@sanantonio.gov), Development Services Department).

### Certificate of Determination Appeal

14. **14-IV-001:** Request by Samuel Asvestas to appeal the Development Services Department Director's decision to deny the Certificate of Determination for a Plat Exception in accordance with Section 35-430(c) of the of San Antonio Unified Development Code (UDC), Article IV, Procedures; Division 4, and, Texas Statues, Local Government Code, Section 212.0115, Certification Regarding Compliance with Plat Requirements, for the property located at 355 E. Kings Highway. **Staff recommends Approval.** (Richard Carrizales, Planner (210) 207-8050, [richard.carrizales@sanantonio.gov](mailto:richard.carrizales@sanantonio.gov), Development Services Department).

### Land Transactions

15. **S.P. 1707:** Consideration of a Resolution supporting and recommending City Council approval of the declaration as surplus and sale of an unimproved 0.155 acre tract of City-owned property located at 221 Stark Street; and the closure, vacation and abandonment of 0.074 acres of Stark Street Public Right of Way located adjacent to NCB 2572, as requested by KIPP Cevallos, Inc. (Martha Almeria, (210) 207-6970, [malmeria@sanantonio.gov](mailto:malmeria@sanantonio.gov), Office of EastPoint and Real Estate Services).

### Comprehensive Master Plan Amendments

16. **PA 14027:** A request by Intrepid Equity Investments LLC, for approval of a resolution to amend the future land use plan contained in the Lone Star Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.54 of an acre of land out of Lot 1, NCB 15 and Lot 6, NCB 16, located at 302 Clay Street, from "Medium Density Residential" to "Low Density Mixed Use". **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, [racosta@sanantonio.gov](mailto:racosta@sanantonio.gov), Development Services Department).
17. **PA 14028:** A request by Langley & Banack, Inc., for approval of a resolution to amend the future land use plan contained in the Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1.3124 acres of land out of Lot 5, NCB 11898, located at 1779 Nacogdoches Road, from "Neighborhood Commercial" to "High Density Residential". **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, [racosta@sanantonio.gov](mailto:racosta@sanantonio.gov), Development Services Department).
18. **PA 14029:** A request by Kaufman & Killen, Inc 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 14.597 acres of land out of Parcel 12 and Parcel 15B, NCB 15009, located on the east side of Bitters Road between Loop 1604 and Ashton Village Drive, from "Public Institutional" to "Community Commercial", in City Council District 9. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, [racosta@sanantonio.gov](mailto:racosta@sanantonio.gov), Development Services Department).

19. Public hearing and consideration of a resolution recommending approval of a Municipal Boundary Adjustment with the City of Shavano Park for an exchange of territory, with the City of San Antonio receiving 31.81 acres and the City of Shavano Park receiving 4.36 acres and 1.88 acres, adjacent to Salado Creek. The subject area is generally located to the south of North Loop 1604, to the east of the City of Shavano Park, and to the west of Bitters Road in north San Antonio. **Staff recommends Approval.** (Sidra Maldonado, Senior Planner, (210) 207-8187, [sidra.maldonado@sanantonio.gov](mailto:sidra.maldonado@sanantonio.gov), Department of Planning & Community Development).
20. Public hearing and consideration of a resolution recommending approval of a Municipal Boundary Adjustment of approximately 1.14 acres of land from the City of Live Oak to the City of San Antonio. The subject area is generally located along O'Conner Road, to the east of I-35 North, in the northeast of San Antonio. **Staff recommends Approval.** (Sidra Maldonado, Senior Planner, (210) 207-8187, [Sidra.Maldonado@sanantonio.gov](mailto:Sidra.Maldonado@sanantonio.gov), Department of Planning & Community Development)

#### **Other Items**

21. Approval of the minutes for the February 26, 2014 Planning Commission meeting.
22. Director's report - City Council Action Update (Planning Commission items sent to Council).
23. Adjournment.



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 5

**Public Hearing:**

Planning Commission  
March 12, 2014

**Application/Case Number:**

130160

**Project Name:**

Valencia Hills Enclave Phase III

**Applicant:**

Gil Berkovich

**Representative:**

Coursen-Koehler Engineering &  
Associates  
c/o Garth E. Coursen P.E.

**Owner:**

Valencia Enclave, LLC

**Staff Coordinator:**

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

**Property Address/Location:**

South of Gold Canyon Road, east of  
Bulverde Road

**MAPSCO Map Grid (Ferguson):**

518 B-2

**Tract Size:**

13.293 acres

**Council District:**

10

**Notification:**

Internet Agenda posting March 7,  
2014

**REQUEST**

Approval of a major plat to subdivide a 13.293-acre tract of land to establish **Valencia Hills Enclave Phase III** Subdivision

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

February 27, 2014

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of forty-seven (47) single-family lots, two (2) non-single family lots and approximately two thousand eight hundred sixty (2,860) linear feet of private streets.

### **B. Zoning**

“R-6 C-2 ERZD” Residential Single Family Commercial Edwards Recharge Zone District

### **C. Major Thoroughfares**

Gold Canyon Road, Secondary Arterial Type B, 86-minimum right-of-way (ROW)

### **D. Services Available**

SAWS Water and Sewer

### **E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on October 4, 2013.

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

### **F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on November 5, 2013.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 706B, Steubing Estate North, accepted on January 28, 2011

## **III. RECOMMENDATION**

Approval of the proposed **Valencia Hills Enclave Phase III** Subdivision Plat

## **IV. ATTACHMENT**

1. Proposed plat
2. SAWS Request for Review Letter

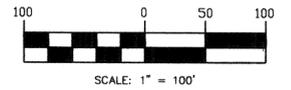
PLAT NO. 130160

SUBDIVISION PLAT ESTABLISHING

VALENCIA HILLS ENCLAVE PHASE II

AN ENCLAVE SUBDIVISION

BEING 13.293 ACRE TRACT OF LAND OUT OF A 48.625 ACRE TRACT OF LAND AS CONVEYED TO VALENCIA ENCLAVE, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14821, PAGE 559, BEXAR COUNTY REAL PROPERTY RECORDS...

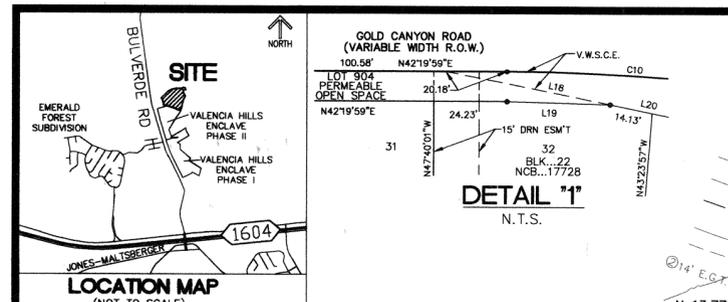


COURSEN-KOEHLER ENGINEERING & ASSOCIATES

11802 Warfield, Suite 200 - San Antonio, Texas 78216 Tel: 210.807.9030 Fax: 210.855.5530

Maverick Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213 (210) 342-9455, Fax 342-9524



LEGEND table with symbols for existing/propose contours, variable width easements, drainage, sewer, and other features.

PRIVATE STREETS / OPEN SPACE NOTE: VALENCIA HILLS ENCLAVE LOT OWNERS, THEIR SUCCESSORS OR ASSIGNS, WILL OWN AND PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, AND OPEN SPACE.

- GENERAL NOTES: 1. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. 2. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS...

- SURVEYOR'S NOTES: 1. UNLESS NOTED OTHERWISE, ALL LOT CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH ORANGE PLASTIC CAPS MARKED "M/SO D RPLS 4812" SET AFTER COMPLETION OF CONSTRUCTION.

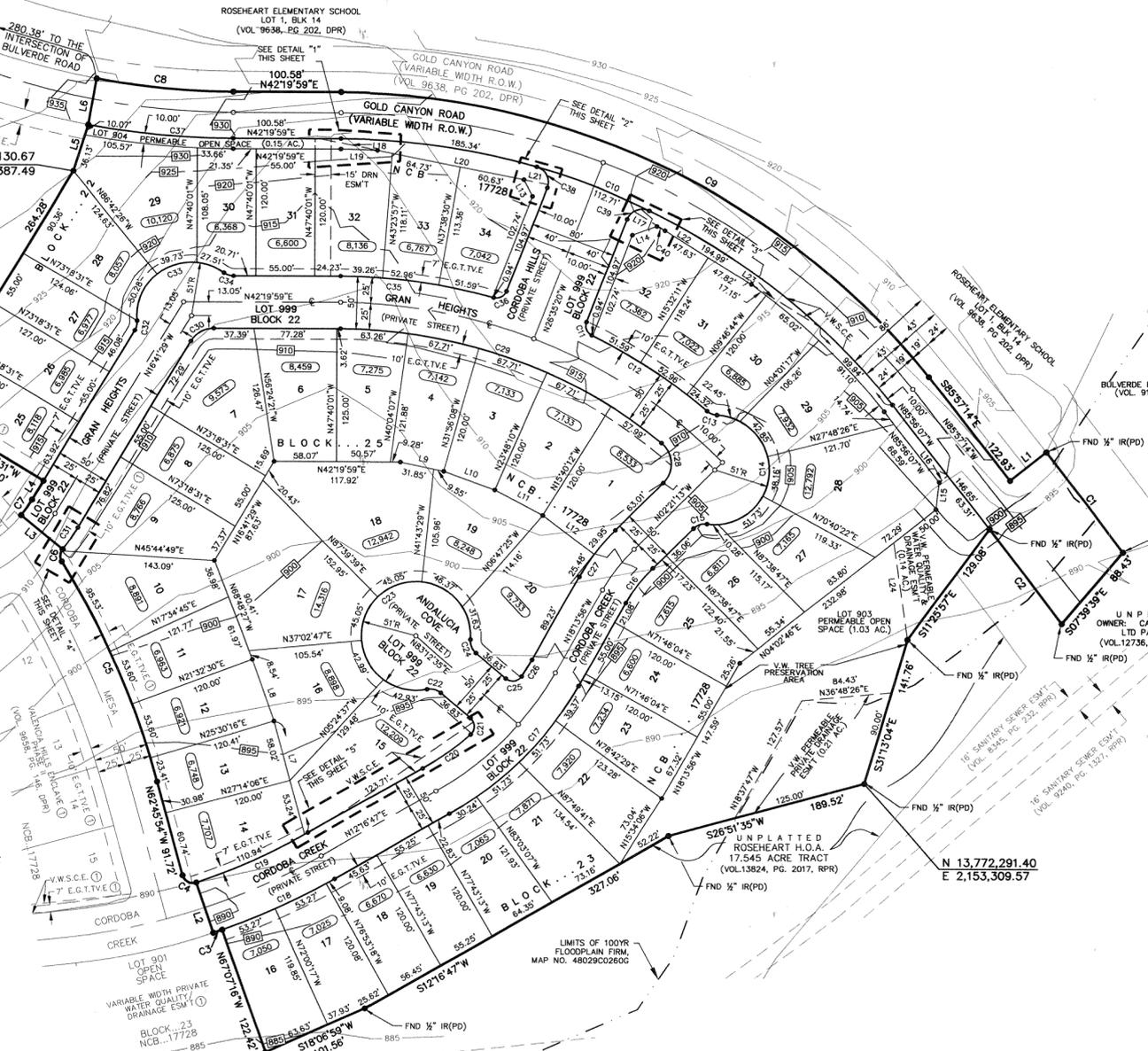
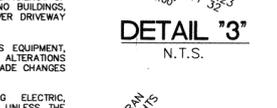
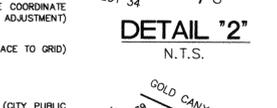
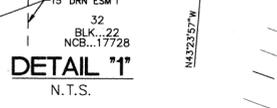
- CPS NOTES: 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES...

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 1000 GPM AT 25 PSI RESIDUAL PRESSURE...

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

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.

AQUIFER: THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE IV, DIVISION 8 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION..."



CURVE TABLE with columns for Curve, Length, Radius, Delta, Chord Bearing, and Chord Length.

LINE TABLE with columns for Line, Length, and Bearing.

J. M. LINTON Commission # 1917871 Notary Public - California San Diego County My Comm. Expires Dec 19, 2014

STATE OF CALIFORNIA COUNTY OF SAN DIEGO THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT...

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GIL BERKOVICH, 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.

DATED THIS 10th DAY OF February, 2014 BY: [Signature] CHAIRMAN

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

STATE OF TEXAS COUNTY OF BEXAR I, [Signature], COUNTY CLERK, BEXAR COUNTY, TEXAS

File: Feb 05, 2014, 1:27pm User ID: Foses File: P:\Capital Foresight\Bulverde Oaks\Tract 8 - Residential\Phase III\dwg\10007-30 Plat.dwg



DEVELOPMENT SERVICES  
RECEIVED  
2014 FEB 24 AM 8:08

April 10, 2013

Mr. Eric S. Ply, E.I.T.  
Coursen-Koehler Engineering & Associates  
11802 Warfield, Suite 200  
San Antonio, Texas 78216-3929

RE: File No. 1304001 - Request for review of **Valencia Hills Enclave Phase III, Plat No. 130160**, located on east side of Bulverde Road approximately one mile north of 1604.

Dear Mr. Ply:

On April 3, 2013, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for single family residential and consists of approximately 13.293 acres located entirely within the EARZ. No sensitive geological features were observed. The property lies within a 100-year floodplain area.

The proposed development is a **Category 2** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1858. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan was submitted to SAWS and approved in a letter dated April 25, 2012-File No. 206.

Certain changes to the project may create a substantial alteration the provision of the Water Quality Ordinance and altar its category.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated November 16, 2010, and hence expired on November 16, 2012. **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System, recommends the **approval** of Valencia Hills Enclave Phase III, Plat No. 130160.

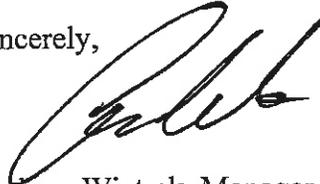
Mr. Ply, E.I.T.  
Valencia Hills Phase III  
Page 2

DEVELOPMENT SERVICES  
RECEIVED

2014 FEB 24 AM 8:08

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Wiatrek', written in a cursive style.

Andrew Wiatrek, Manager  
Edwards Aquifer & Watershed Protection Division

AW: lrd



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 6

**Public Hearing:**

Planning Commission  
March 12, 2014

**Application/Case Number:**

130314

**Project Name:**

Bella Vista Unit 3 Section 4 Ph-1

**Applicant:**

John E. Cork

**Representative:**

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

**Owner:**

S.R. Holdings, L.P.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located near the  
intersection of Volante and Benedetta.

**MAPSCO Map Grid (Ferguson):**

610 F-5

**Tract Size:**

12.980 acres

**Council District(s):**

ETJ

**Notification:**

Internet Agenda Posting March 7,  
2014

**REQUEST**

Approval of a major plat to subdivide a 12.980-acre tract of land  
to establish **Bella Vista Unit 3 Section 4 PH-1** Subdivision

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

February 27, 2014

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of forty-one (41) single-family residential lots and two (2) non-single-family residential lots and approximately one thousand five hundred thirty-eight (1,538) linear feet of public streets.

**B. Zoning**

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

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

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

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on February 27, 2014.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Application**

MDP 777D, Wissman Tract, accepted on July 6, 2012

**III. RECOMMENDATION**

Approval of the proposed **Bella Vista Unit 3 Section 4 PH-1** Subdivision

**IV. ATTACHMENT**

1. Proposed Plat

# PLAT NUMBER 130314

## SUBDIVISION PLAT OF BELLA VISTA UNIT 3 SECTION 4 PH-1

A 12.980 ACRE TRACT OF LAND OUT OF A 323.91 ACRE TRACT OF LAND CONVEYED TO S.R. HOLDINGS, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10690, PAGES 831-835 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JAMES DUNN SURVEY NUMBER 269, ABSTRACT 197, COUNTY BLOCK 4356, OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: February 27, 2014

STATE OF TEXAS  
COUNTY OF BEXAR  
OWNER/DEVELOPER: JOHN E. CORK  
S.R. HOLDINGS, L.P.  
8655 S. PRIEST DR.  
TEMPE, AZ 85281  
(480) 820-0977

NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS  
COUNTY CLERK, BEXAR COUNTY, TEXAS  
STATE OF TEXAS  
COUNTY OF BEXAR

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

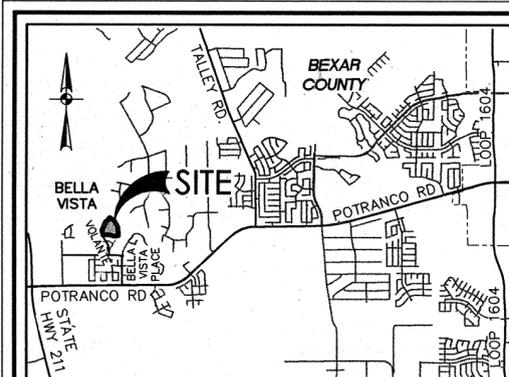
DATE OF PRINT: February 27, 2014  
BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS  
COUNTY CLERK, BEXAR COUNTY, TEXAS  
STATE OF TEXAS  
COUNTY OF BEXAR

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



LOCATION MAP

MAPSCO MAP GRID: 610F5  
NOT-TO-SCALE

### LEGEND

- |      |                          |            |                          |
|------|--------------------------|------------|--------------------------|
| AC   | ACRE(S)                  | OPR        | OFFICIAL PUBLIC RECORDS  |
| BLK  | BLOCK                    |            | OF REAL PROPERTY OF      |
| CB   | COUNTY BLOCK             |            | BEXAR COUNTY, TEXAS      |
| DPR  | DEED AND PLAT RECORDS OF | VOL        | VOLUME                   |
|      | BEXAR COUNTY, TEXAS      | PG         | PAGE(S)                  |
| DR   | DEED RECORDS OF BEXAR    | ROW        | RIGHT-OF-WAY             |
|      | COUNTY, TEXAS            |            | FOUND 1/2" IRON ROD      |
| ESMT | EASEMENT                 | (SURVEYOR) | (UNLESS NOTED OTHERWISE) |
|      |                          |            | SET 1/2" IRON ROD (PD)   |
- 
- |       |                          |
|-------|--------------------------|
| ---   | EXISTING CONTOURS        |
| - - - | PROPOSED CONTOURS        |
| - - - | FEMA (100-YR) FLOODPLAIN |
- 
- |   |  |   |   |
|---|--|---|---|
| ③ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | ⑭ | VARIABLE WIDTH WATER, DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY (0.080 OF AN ACRE "OFF-LOT") |
| ⑥ | VARIABLE WIDTH CLEAR VISION EASEMENT   | ② | 32' DRAINAGE EASEMENT - PERMEABLE (0.060 ACRE) (VOL 9615, PG 164-165, DPR)  |
| ⑨ | 16' SANITARY SEWER EASEMENT (0.154 OF AN ACRE "OFF-LOT")   | ③ | 28' DRAINAGE EASEMENT - PERMEABLE (VOL 9615, PG 164-165, DPR)   |
| ⑩ | 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY (0.029 OF AN ACRE "OFF-LOT")   | ④ | 14' SANITARY SEWER EASEMENT (0.657 ACRE) (VOL 9615, PG 164-165, DPR)  |
| ⑪ | 20' BUILDING SETBACK   | ⑤ | 30-FOOT PERMANENT SANITARY SEWER EASEMENT (VOL 11071, PG 1589-1597, OPR)  |
| ⑫ | 10' BUILDING SETBACK   | ① | LOT 298, CB 4367B ROLLING OAKS ESTATES UNIT 6 (VOL 9510, PG 92-95 DPR)  |
| ⑬ | SEWER, WATER, DRAINAGE, ELECTRIC, GAS, TELEPHONE, CATV, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY (0.289 OF AN ACRE "OFF-LOT") |   |   |

**SURVEYOR'S NOTES:**  
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE.  
4. BEARINGS ROTATED 00°00'24" COUNTERCLOCKWISE FROM THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.  
**EDU NOTE:**  
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.  
**IMPACT FEE PAYMENT NOTE:**  
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**C.P.S. ENERGY NOTES:**  
1. THE CITY OF SAN ANTONIO AS 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," "OVERHANGING EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.  
2. ANY C.P.S. ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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.  
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) FOOT WIDE EASEMENTS.

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

*Shauna L Weaver*  
LICENSED PROFESSIONAL ENGINEER

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

*John Noel Nichols*  
REGISTERED PROFESSIONAL LAND SURVEYOR

**DRAINAGE EASEMENT NOTE:**  
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTEE'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.

**OPEN SPACE DESIGNATION NOTE:**  
LOT 901 & 902, BLOCK 34, COUNTY BLOCK 4349 SHALL BE DESIGNATED AS AN OPEN SPACE, TREE SHADE AREA AND AS A DRAINAGE EASEMENT. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE BELLA VISTA HOMEOWNERS' ASSOCIATION.

**BEXAR COUNTY MAINTENANCE NOTE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, DRAINS, LANDSCAPE BUFFERS, TRAFFIC ISLANDS, AND EASEMENTS OF ANY NATURE SHALL BE THE RESPONSIBILITY OF THE BELLA VISTA HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

**SAWS NOTE:**  
THE DEVELOPER DEDICATES THE SANITARY SEWER AND WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

**FLOODPLAIN NOTES:**  
THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

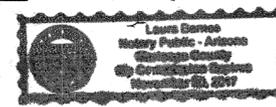
**FINISHED FLOOR NOTE:**  
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

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

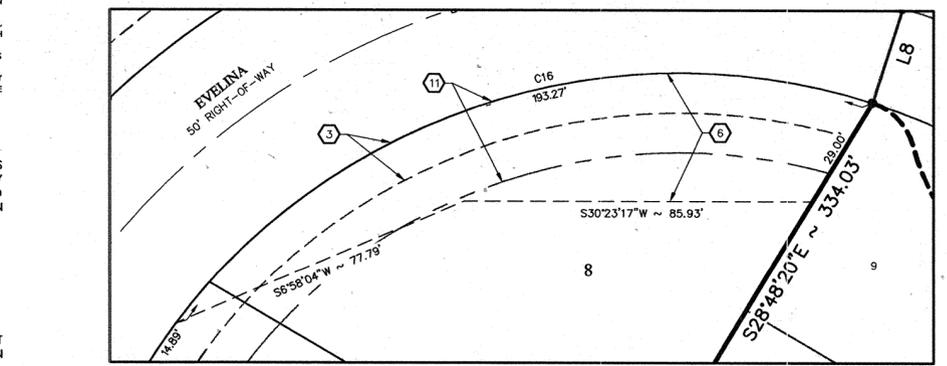
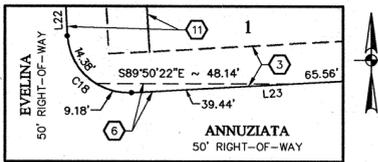
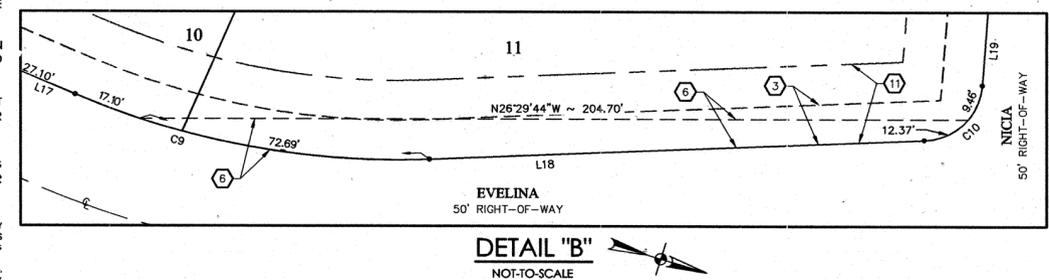
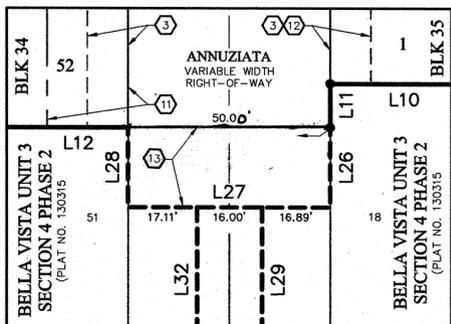
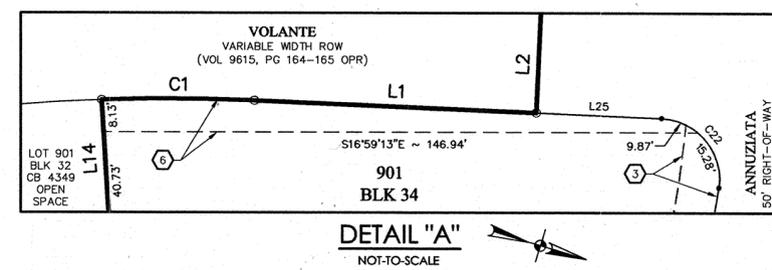
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	465.00'	43°39'07"	N16°47'05"W	37.74'	37.75'
C2	300.00'	23°36'17"	N13°09'22"W	13.64'	13.64'
C3	205.00'	11°05'52"	N42°35'43"E	39.64'	39.71'
C4	300.00'	2°23'26"	S15°39'14"E	12.52'	12.52'
C5	15.00'	85°20'00"	S57°07'31"E	20.33'	22.34'
C6	300.00'	9°34'22"	N84°59'40"E	50.07'	50.12'
C7	300.00'	2°51'45"	N83°20'59"E	14.99'	14.99'
C8	15.00'	90°00'00"	N41°55'07"E	21.21'	23.56'
C9	200.00'	25°43'27"	N15°56'37"W	89.04'	89.79'
C10	15.00'	83°20'51"	N70°28'46"W	19.95'	21.82'
C11	15.00'	52°01'12"	S41°50'13"W	13.16'	13.62'
C12	50.00'	284°02'25"	N22°09'11"W	61.54'	247.87'
C13	15.00'	52°01'12"	S83°08'35"E	13.16'	13.62'
C14	15.00'	81°04'28"	S27°18'35"W	19.50'	21.23'
C15	205.00'	61°22'17"	N17°27'30"E	209.23'	219.58'
C16	155.00'	76°56'59"	S9°40'09"W	192.87'	208.17'
C17	250.00'	25°43'27"	S15°56'37"E	111.30'	112.24'
C18	15.00'	90°00'00"	S43°04'53"E	21.21'	23.56'
C19	300.00'	2°51'45"	S85°29'14"W	14.99'	14.99'
C20	300.00'	11°44'47"	S84°40'45"W	6.53'	6.53'
C21	270.00'	3°40'56"	S83°27'41"W	17.35'	17.35'
C22	15.00'	96°04'44"	S33°34'51"W	22.31'	25.15'
C23	15.00'	57°46'09"	N19°15'34"E	14.49'	15.12'
C24	60.00'	295°32'17"	S41°51'21"E	64.00'	309.49'
C25	15.00'	57°46'09"	S77°01'43"W	14.49'	15.12'
C26	50.00'	18°31'01"	S41°53'57"E	16.09'	16.16'

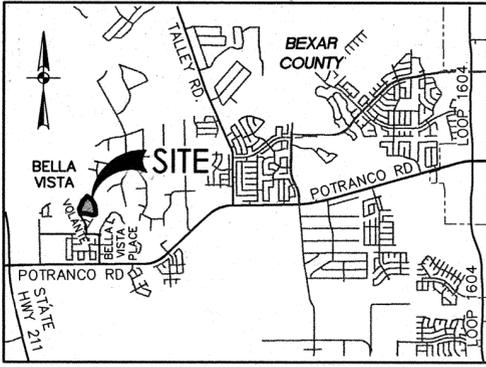
LINE TABLE		
LINE #	BEARING	LENGTH
L1	N14°27'31"W	69.73'
L2	S75°32'29"W	70.00'
L3	N14°27'31"W	129.82'
L4	N76°28'00"E	69.44'
L5	N59°17'14"E	66.95'
L6	S49°15'29"E	78.08'
L7	S52°17'45"E	122.17'
L8	S41°51'21"E	50.00'
L9	S14°47'17"E	94.96'
L10	S3°04'53"E	128.58'
L11	N86°55'07"E	11.02'
L12	S3°04'53"E	266.25'
L13	S75°23'09"W	162.88'
L14	S69°34'15"W	48.86'
L15	S14°27'31"E	8.44'
L16	N89°46'51"E	78.15'
L17	N3°04'53"W	82.10'
L18	N28°48'20"W	122.42'
L19	S67°50'49"W	49.68'
L20	N67°50'49"E	48.49'
L21	S28°48'20"E	142.94'

LINE TABLE		
LINE #	BEARING	LENGTH
L22	S3°04'53"E	82.10'
L23	N86°55'07"E	116.02'
L24	S84°03'22"W	89.67'
L25	S14°27'31"E	31.03'
L26	N86°55'07"E	20.00'
L27	S3°04'53"E	50.00'
L28	S86°55'07"W	20.00'
L29	N86°53'37"E	151.92'
L30	S71°33'07"W	7.18'
L31	S3°04'53"E	14.10'
L32	S86°53'37"W	145.00'
L33	N61°11'40"E	28.45'
L34	N54°07'17"E	47.10'
L35	S70°03'20"E	16.52'
L36	S48°03'20"E	2.39'
L37	S54°07'17"W	49.77'
L38	S61°11'40"W	30.64'
L39	N11°51'14"W	50.02'
L40	N76°28'00"E	69.44'
L41	S11°51'14"E	50.02'



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT





**LOCATION MAP**  
MAPSCO MAP GRID: 410F5  
NOT-TO-SCALE

**LEGEND**

- |  |  |
|--|--|
| AC ACRE(S)                                       | OPR OFFICIAL PUBLIC RECORDS                  |
| BLK BLOCK  | OFFICIAL PUBLIC RECORDS                      |
| CB COUNTY BLOCK                                  | OF REAL PROPERTY OF                          |
| DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS |  |
| DR DEED RECORDS OF BEXAR COUNTY, TEXAS           |  |
| ESMT EASEMENT (SURVEYOR)                         | VOL VOLUME                                   |
|  | PG PAGE(S)                                   |
|  | ROW RIGHT-OF-WAY                             |
|  | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
|  | SET 1/2" IRON ROD (PD)                       |
- 
- |   |  |
|---|--|
| --- 1140 --- EXISTING CONTOURS  | 14 VARIABLE WIDTH WATER, DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY (0.080 OF AN ACRE "OFF-LOT") |
| --- 1140 --- PROPOSED CONTOURS  | 2 32' DRAINAGE EASEMENT - PERMEABLE (0.040 ACRE) (VOL 9615, PG 164-165, DPR)   |
| --- FEMA (100-YR) FLOODPLAIN  | 3 28' DRAINAGE EASEMENT - PERMEABLE (VOL 9615, PG 164-165, DPR)  |
| 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | 4 14' SANITARY SEWER EASEMENT (0.657 ACRE) (VOL 9615, PG 164-165, DPR)   |
| 6 VARIABLE WIDTH CLEAR VISION EASEMENT  | 5 30-FOOT PERMANENT SANITARY SEWER EASEMENT (VOL 11071, PG 1589-1597, OPR)   |
| 9 16' SANITARY SEWER EASEMENT (0.154 OF AN ACRE "OFF-LOT")  | 6 LOT 298, CB 4367B ROLLING OAKS ESTATES UNIT 6 (VOL 9510, PG 92-95 DPR)   |
| 10 14' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY (0.029 OF AN ACRE "OFF-LOT")   |  |
| 11 20' BUILDING SETBACK   |  |
| 12 10' BUILDING SETBACK   |  |
| 13 SEWER, WATER, DRAINAGE, ELECTRIC, GAS, TELEPHONE, CATV, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY (0.289 OF AN ACRE "OFF-LOT") |  |

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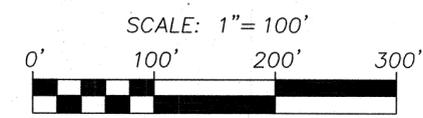
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STATE OF TEXAS  
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*Shauna L. Weaver*  
SHAUNA L. WEAVER  
89512  
LICENSED PROFESSIONAL ENGINEER

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

*John Noel Nicholls*  
JOHN NOEL NICHOLLS  
4402  
REGISTERED PROFESSIONAL LAND SURVEYOR



**PLAT NUMBER 130314**  
**SUBDIVISION PLAT OF**  
**BELLA VISTA UNIT 3**  
**SECTION 4 PH-1**

A 12.980 ACRE TRACT OF LAND OUT OF A 323.91 ACRE TRACT OF LAND CONVEYED TO S.R. HOLDINGS, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10690, PAGES 831-835 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JAMES DUNN SURVEY NUMBER 269, ABSTRACT 197, COUNTY BLOCK 4356, OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: February 27, 2014

STATE OF TEXAS  
COUNTY OF BEXAR *maricopa*  
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: JOHN E. CORK  
S.R. HOLDINGS, L.P.  
8455 S. PRIEST DR.  
TEMPE, AZ 85281  
Arizona (480) 820-0977

STATE OF TEXAS  
COUNTY OF BEXAR *maricopa*  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN E. CORK 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 28 DAY OF February, A.D. 2014.

*Laura Barnes*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
*maricopa*

THIS PLAT OF BELLA VISTA UNIT 3 SECTION 4 PH-1 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

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR  
I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. AND 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

SEE SHEET 1 OF 2  
FOR GENERAL NOTES,  
LINE & CURVE TABLES



BELLA VISTA UNIT 3 SECTION 4 PH-1  
Civil Job No. 5293-58; Survey Job No. 9048-04



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

**Public Hearing:**

Planning Commission  
March 12, 2014

**Application/Case Number:**

130576

**Project Name:**

HW-4.7

**Applicant:**

Ty Thaggard

**Representative:**

KFW Engineers  
c/o Billy K. Classen, P.E.

**Owner:**

M2G Stone Oak, Ltd.

**Staff Coordinator:**

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

**Property Address/Location:**

Southeast of the intersection of  
Wilderness Oak and Hardy Oak

**MAPSCO Map Grid (Ferguson):**

482 D-3

**Tract Size:**

6.171

**Council District:**

9

**Notification:**

Internet Agenda posting March 7,  
2014

**REQUEST**

Approval of a major plat to replat and subdivide a 6.171-acre tract of land to establish **HW-4.7** Subdivision

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

February 14, 2014

**CASE HISTORY**

The area being replatted are Lot 11 and Lot 14, Block 43, NCB 19215; out of the HW-10 Subdivision plat, recorded in Volume 9639, Pages 81-82, of the Deed and Plat records of Bexar County, Texas.

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of five (5) non-single family lots.

### **B. Zoning**

“C-2 ERZD MLOD” Commercial Edwards Recharge Zone Military Lighting Overlay District

### **C. Major Thoroughfares**

Wilderness Oak, Secondary Arterial Type B, 86-minimum right-of-way (ROW)  
Hardy Oak, Secondary Arterial Type B, 86-minimum right-of-way (ROW)

### **D. Services Available**

SAWS Water and Sewer

### **E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on January 6, 2014.

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

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).

### **F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on January 10, 2014.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 358-C, the Heights at Stone Oak, accepted on April 27, 1998

## **III. RECOMMENDATION**

Approval of the proposed **HW-4.7** Subdivision Plat

## **IV. ATTACHMENT**

1. Proposed plat
2. SAWS Request for Review Letter

PLAT NUMBER 130576

RE-PLAT ESTABLISHING HW-4.7 SUBDIVISION BEING A TOTAL OF 6.171 ACRES. ESTABLISHING LOTS 15-19, BLOCK 43, N.C.B. 19215 BEXAR COUNTY, TEXAS

SCALE: 1"=100'



14603 HUEBNER ROAD BUILDING 40 SAN ANTONIO, TEXAS 78230 PHONE (210) 979-8444 FAX (210) 979-8441

OWNER/DEVELOPER: M2G STONE OAK, LTD. 9601 MCALLISTER FREEWAY, SUITE 1160 SAN ANTONIO, TEXAS 78216 PHONE 210-822-7500

STATE OF TEXAS COUNTY OF BEXAR

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

M2G STONE OAK, LTD. 9601 MCALLISTER FREEWAY, SUITE 1160 SAN ANTONIO, TEXAS 78216 PHONE: 210-822-7500

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TO [Signature] 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 28th DAY OF January, A.D. 2014

[Signature] Notary Public, BEXAR COUNTY TEXAS

THIS PLAT OF HW-4.7 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\_\_

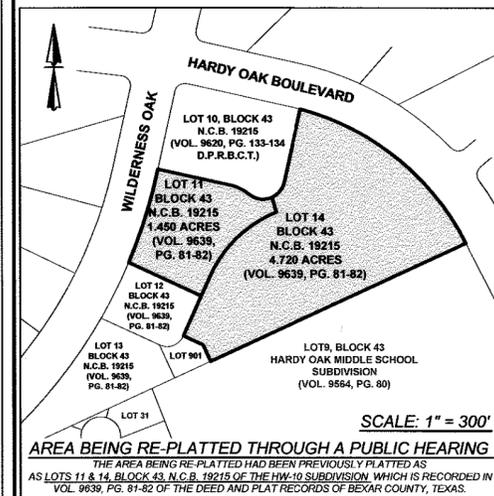
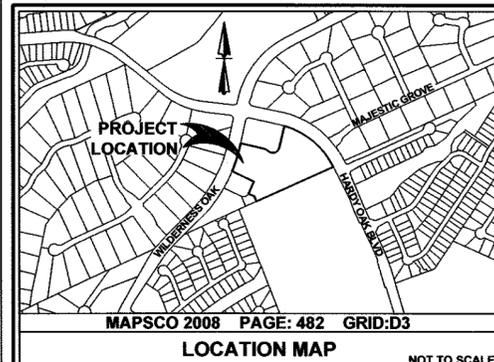
BY: [Signature] CHAIRMAN BY: [Signature] SECRETARY

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. 14 AT \_\_\_ M. AND DULY RECORDED THE \_\_\_ DAY OF \_\_\_ A.D. 14 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. 14

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



STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT HW-10 SUBDIVISION (NO. 110355) WHICH IS RECORDED IN VOLUME 9639 PAGE 81-82, BEXAR COUNTY PLAT AND DEED RECORDS.

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 I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER: LOT 11, LOT 14, BLOCK 43, N.C.B. 19215

OWNERS DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS

THE 4 DAY OF February 20 14

[Signature] Notary Public in and for the State of Texas

MY COMMISSION EXPIRES: 3-10-16

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

STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF 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] 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. 5872 KFW SURVEYING, LLC

C.P.S. NOTES:

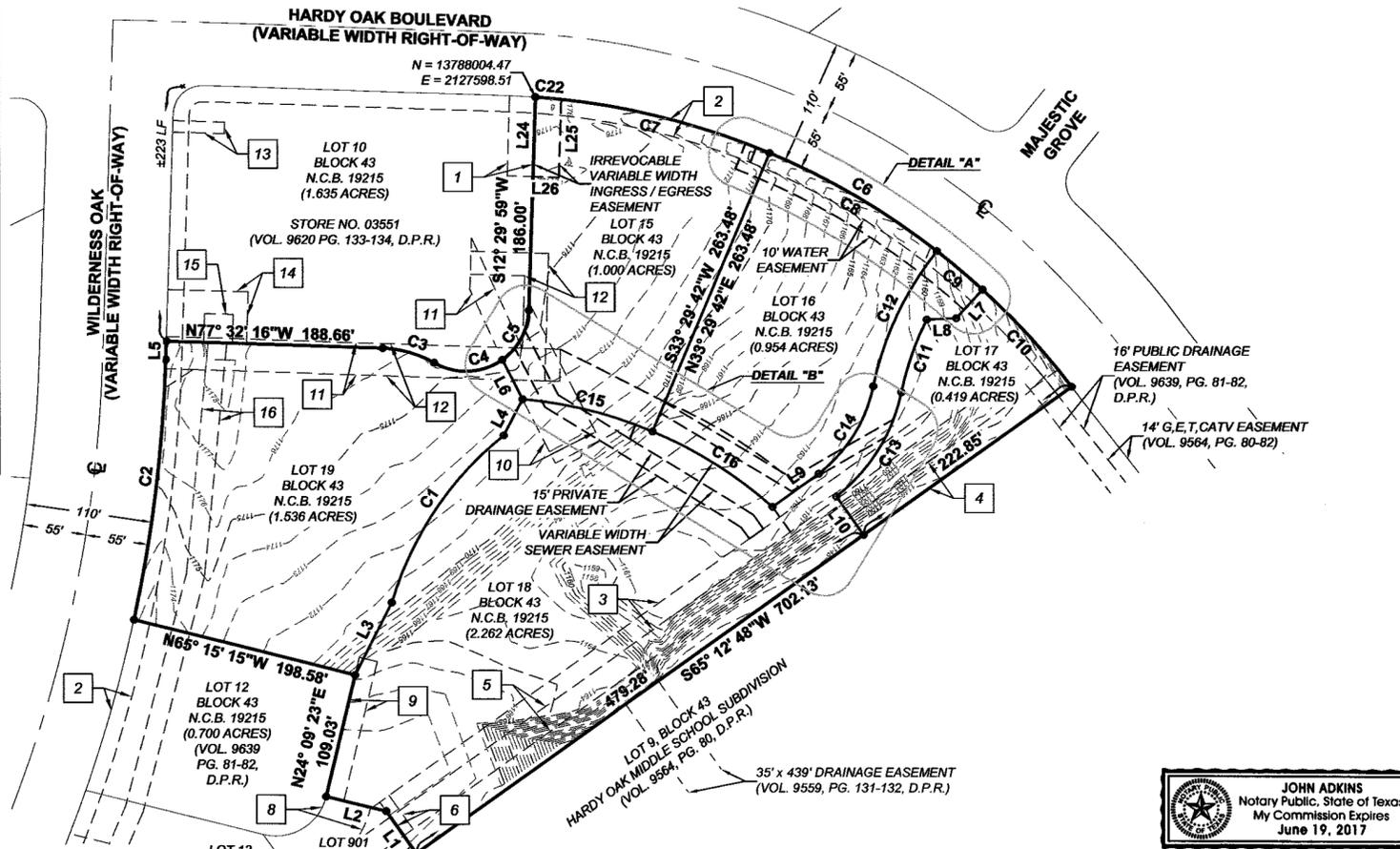
- 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND RECTIFYING 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 AREA.

NOTES:

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

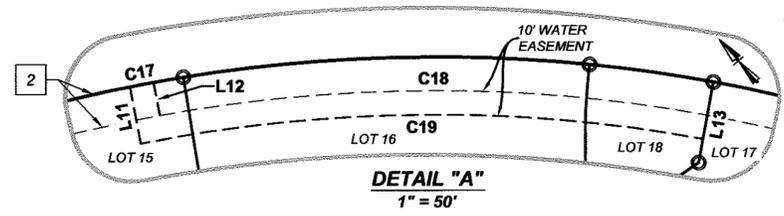
ACCESS EASEMENT NOTE:

- 1. THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE TO THE EXTENT APPLICABLE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34 ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.



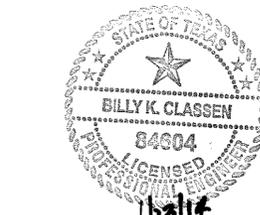
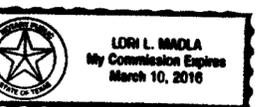
Line Table with columns: LINE #, LENGTH, DIRECTION. Lists lines L1 through L32 with their respective measurements.

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD, CHORD BEARING, TANGENT. Lists curves C1 through C25 with their respective measurements.



KEYED NOTES

- 1. IRREVOCABLE VARIABLE WIDTH INGRESS/EGRESS ACCESS EASEMENT (VOL. 9639, PG. 134, D.P.R.)
2. 14' ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENT (VOL. 9559, PG. 131-132, D.P.R.)
3. 16' PRIVATE DRAINAGE EASEMENT (VOL. 9639, PG. 81-82, D.P.R.)
4. 10' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 9639, PG. 81-82, D.P.R.)
5. 20' SANITARY SEWER EASEMENT (VOL. 9639, PG. 81-82, D.P.R.)
6. 10' x 36' SANITARY SEWER EASEMENT (VOL. 9639, PG. 81-82, D.P.R.)
7. VARIABLE WIDTH DRAINAGE EASEMENT (LOT 901, BLK. 43, N.C.B. 19215 (VOL. 9639, PG. 81-82, D.P.R.))
8. IRREVOCABLE 40' INGRESS / EGRESS ACCESS AND DRAINAGE EASEMENT (VOL. 9639, PG. 81-82, D.P.R.)
9. 16' DRAINAGE EASEMENT (VOL. 9639, PG. 134, D.P.R.)
10. VARIABLE WIDTH PRIVATE OFFSITE DRAINAGE EASEMENT. (VOL. 9639, PG. 134, D.P.R.)
11. VARIABLE WIDTH ELECTRIC EASEMENT (VOL. 14914, PG. 1331)
12. VARIABLE WIDTH GAS EASEMENT (VOL. 14926, PG. 1262)
13. 10' WATER EASEMENT (VOL. 9639, PG. 134, D.P.R.)
14. IRREVOCABLE VARIABLE WIDTH INGRESS/EGRESS ACCESS EASEMENT (VOL. 9620, PG. 134, D.P.R.)
15. 25' x 25' SANITARY SEWER TURNAROUND EASEMENT (VOL. 9620, PG. 134, D.P.R.)
16. 16' OFFSITE SANITARY SEWER EASEMENT (VOL. 9620, PG. 134, D.P.R.)



RE-PLAT ESTABLISHING  
**HW-4.7 SUBDIVISION**  
 BEING A TOTAL OF 6.171 ACRES.  
 ESTABLISHING LOTS 15-19, BLOCK 43, N.C.B. 19215  
 BEXAR COUNTY, TEXAS



14603 HUEBNER ROAD  
 BUILDING 40  
 SAN ANTONIO, TEXAS 78230  
 PHONE (210) 979-8444  
 FAX (210) 979-8441

OWNER/DEVELOPER:  
**M2G STONE OAK, LTD.**  
 9601 MCALLISTER FREEWAY, SUITE 1160  
 SAN ANTONIO, TEXAS 78216  
 PHONE 210-822-7500

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.

*John Adkins*  
 M2G STONE OAK, LTD.  
 9601 MCALLISTER FREEWAY, SUITE 1160  
 SAN ANTONIO, TEXAS 78216  
 PHONE: 210-822-7500

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **John Adkins** 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 28<sup>th</sup> DAY OF January, A.D. 2014

*John Adkins*  
 NOTARY PUBLIC BEXAR COUNTY TEXAS

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

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

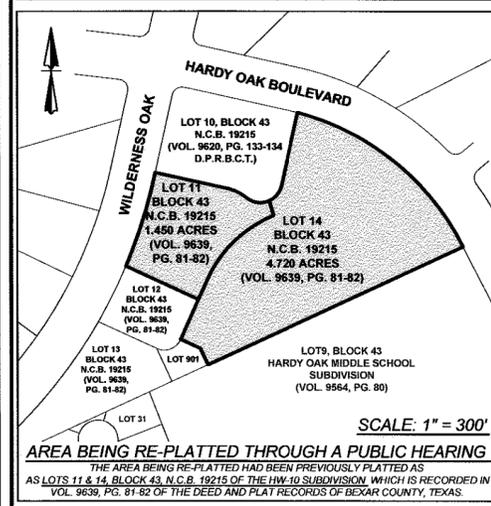
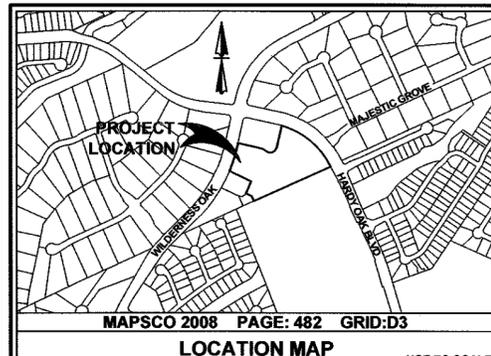
BY: \_\_\_\_\_  
 SECRETARY

STATE OF TEXAS  
 COUNTY OF BEXAR

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IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ 14

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



STATE OF TEXAS  
 COUNTY OF BEXAR

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OWNER: LOT 11, LOT 14, BLOCK 43, N.C.B. 19215

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS  
 THE 4 DAY OF February, 2014

*John L. Madla*  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 3-10-16

STATE OF TEXAS  
 COUNTY OF BEXAR

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

*Billy K. Classen*  
 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  
 TSEIDEL@KFWENGINEERS.COM  
 14603 HUEBNER ROAD, BUILDING 40  
 SAN ANTONIO, TEXAS 78230  
 PHONE: 210-979-8444  
 FAX: 210-979-8441

**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  
 D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
 D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS  
 R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

**SURVEYOR NOTES:**

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP-140 OF 785, COMMUNITY PANEL NO. 48029C0140G, DATED SEPTEMBER 29, 2010.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09).

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.

*Billy K. Classen*  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 COUNTY OF BEXAR

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 14603 HUEBNER ROAD, BUILDING 40  
 SAN ANTONIO, TEXAS 78230  
 PHONE: 210-979-8444  
 FAX: 210-979-8441

**C.P.S. 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 BUZZING 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.
- 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.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

**ACCESS EASEMENT NOTE:**  
 INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

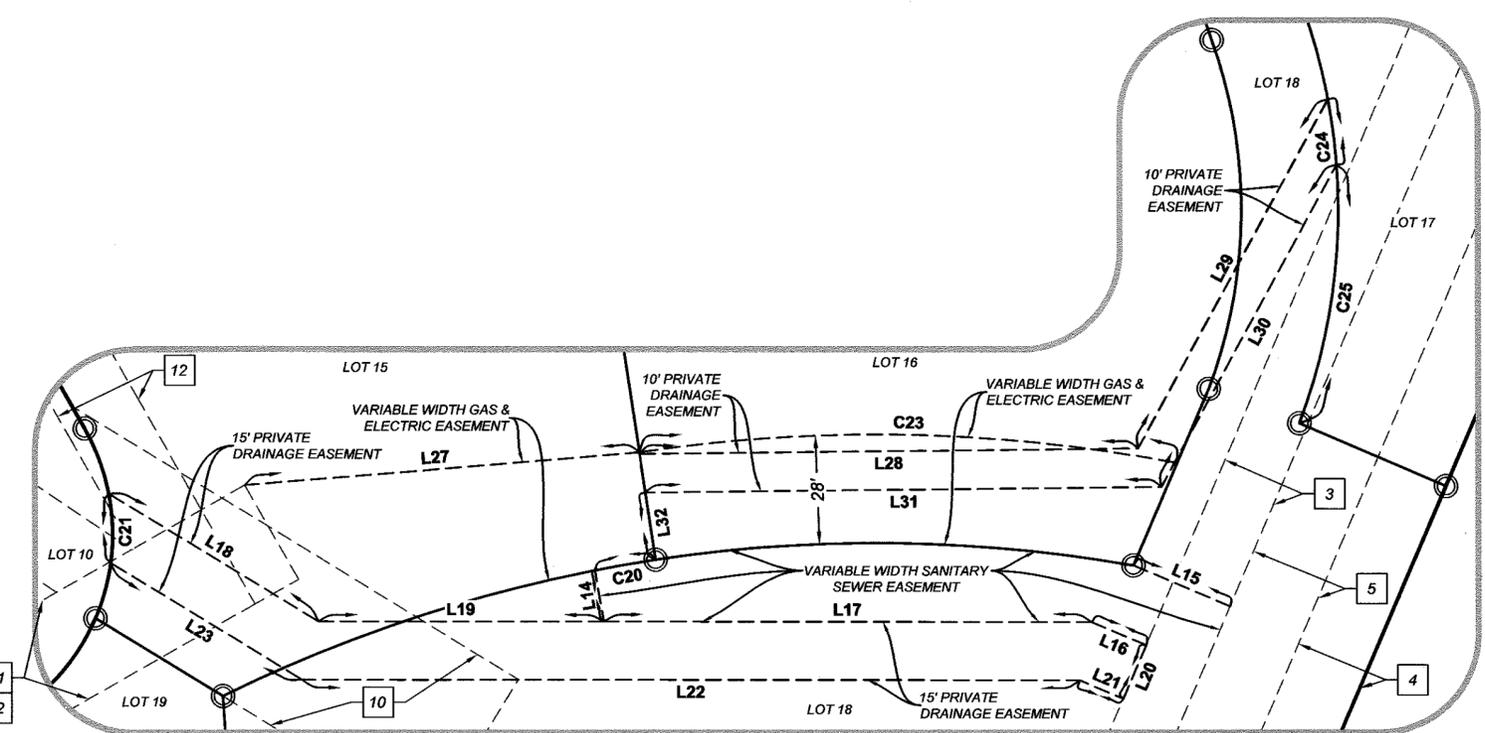
**STORM WATER NOTES:**  
 THE MAINTENANCE OF THE DRAINAGE CHANNEL AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

**EDWARDS AQUIFER RECHARGE ZONE NOTES:**

- THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34 ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.
- NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE.

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

**EDU NOTE:**  
 THE NUMBER OF 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.



**DETAIL "B"**  
 N.T.S.

**Line Table**

LINE #	LENGTH	DIRECTION
L1	45.43	N24° 47' 12"W
L2	53.83	N65° 50' 55"W
L3	70.81	N37° 33' 07"E
L4	35.63	N38° 10' 41"E
L5	15.90	N12° 28' 55"E
L6	38.53	N16° 26' 22"W
L7	34.00	N53° 05' 42"E
L8	25.71	S81° 54' 18"E
L9	49.47	S85° 12' 48"W
L10	41.08	N24° 47' 59"W
L11	24.00	N31° 52' 22"E
L12	14.00	S31° 52' 22"W
L13	10.00	S53° 05' 42"W
L14	13.40	N32° 14' 57"E
L15	27.05	S24° 47' 12"E
L16	15.21	S24° 47' 12"E
L17	125.98	N47° 53' 36"W
L18	63.21	S16° 27' 02"E
L19	73.64	S47° 53' 36"E
L20	15.00	S85° 12' 48"W
L21	12.15	S24° 47' 12"E
L22	200.77	N47° 53' 36"W
L23	57.69	N16° 27' 02"W
L24	69.52	N12° 28' 55"E
L25	68.27	S12° 28' 55"W
L26	22.50	N77° 30' 01"W
L27	102.14	S52° 40' 26"E
L28	128.63	N48° 35' 30"W
L29	102.51	N70° 40' 06"E
L30	94.62	S70° 40' 06"W
L31	133.10	N48° 35' 30"W
L32	17.48	S33° 25' 40"W

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	178.19	294.63	34°39'06"	175.48	N44° 29' 08"E	91.91
C2	228.74	1255.00	10°26'34"	228.42	N17° 42' 12"E	114.69
C3	47.02	95.00	28°21'27"	46.54	S63° 21' 32"E	24.00
C4	62.82	55.00	65°26'35"	59.46	S81° 54' 06"E	35.34
C5	50.78	55.00	52°52'32"	48.97	N39° 58' 15"E	27.35
C6	169.37	645.00	15°02'43"	168.88	S49° 02' 36"E	85.17
C7	210.92	645.00	18°44'11"	209.98	S65° 56' 02"E	106.41
C8	169.37	645.00	15°02'43"	168.88	S49° 02' 36"E	85.17
C9	51.96	645.00	4°36'58"	51.95	S39° 12' 46"E	25.99
C10	115.21	645.00	10°14'03"	115.06	S31° 47' 17"E	57.76
C11	67.42	255.00	15°08'54"	67.22	N29° 58' 55"E	33.91
C12	131.73	280.00	26°57'17"	130.51	S36° 53' 06"W	67.10
C13	109.58	155.00	40°30'16"	107.31	N42° 39' 36"E	67.19
C14	91.90	130.00	40°30'16"	90.00	S42° 39' 36"W	47.97
C15	117.54	381.10	17°40'17"	117.07	N65° 24' 38"W	59.24
C16	123.81	381.10	18°36'49"	123.26	N47° 16' 07"W	62.45
C17	10.00	645.00	0°53'18"	10.00	S56° 07' 42"E	5.00
C18	228.73	631.00	20°46'10"	227.48	S47° 17' 23"E	115.64
C19	235.03	621.00	21°41'05"	233.63	N47° 44' 50"W	118.94
C20	16.00	381.10	2°24'20"	16.00	N57° 46' 40"W	8.00
C21	17.97	55.00	16°43'06"	17.89	N40° 32' 05"E	9.06
C22	22.54	645.00	2°00'07"	22.54	S74° 18' 05"E	11.27
C23	139.41	409.10	19°31'30"	138.74	S46° 48' 29"E	70.39
C24	17.01	155.00	6°17'17"	17.00	N34° 38' 33"E	8.51
C25	67.97	155.00	25°07'32"	67.43	S50° 20' 58"W	34.54

- KEYED NOTES**
- IRREVOCABLE VARIABLE WIDTH INGRESS / EGRESS ACCESS EASEMENT (VOL. 9639, PG. 134, D.P.R.)
  - 14" ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENT (VOL. 9639, PG. 131-132, D.P.R.)
  - 16" PRIVATE DRAINAGE EASEMENT (VOL. 9639, PG. 81-82, D.P.R.)
  - 18" GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 9639, PG. 81-82, D.P.R.)
  - 20" SANITARY SEWER EASEMENT (VOL. 9639, PG. 81-82, D.P.R.)
  - 10' x 36" SANITARY SEWER EASEMENT (VOL. 9639, PG. 81-82, D.P.R.)
  - VARIABLE WIDTH DRAINAGE EASEMENT, LOT 901, BLK. 43, N.C.B. 19215 (VOL. 9639, PG. 81-82, D.P.R.)
  - IRREVOCABLE 40' INGRESS / EGRESS ACCESS AND DRAINAGE EASEMENT (VOL. 9639, PG. 81-82, D.P.R.)
  - 16" DRAINAGE EASEMENT (VOL. 9639, PG. 134, D.P.R.)
  - VARIABLE WIDTH PRIVATE OFFSITE DRAINAGE EASEMENT. (VOL. 9620, PG. 134, D.P.R.)
  - VARIABLE WIDTH ELECTRIC EASEMENT (VOL. 14914, PG. 1331)
  - VARIABLE WIDTH GAS EASEMENT (VOL. 14926, PG. 1262)
  - 10" WATER EASEMENT (VOL. 9620, PG. 134, D.P.R.)
  - IRREVOCABLE VARIABLE WIDTH INGRESS / EGRESS ACCESS EASEMENT (VOL. 9620, PG. 134, D.P.R.)
  - 25' x 25' SANITARY SEWER TURNAROUND EASEMENT (VOL. 9620, PG. 134, D.P.R.)
  - 16" OFFSITE SANITARY SEWER EASEMENT (VOL. 9620, PG. 134, D.P.R.)

**JOHN ADKINS**  
 Notary Public, State of Texas  
 My Commission Expires  
 June 19, 2017

**LOUI MADLA**  
 My Commission Expires  
 March 10, 2016

**BILLY K. CLASSEN**  
 LICENSED PROFESSIONAL ENGINEER  
 84604  
 1/23/14

**TERESA A. SEIDEL**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 5672  
 1/23/2014



November 6, 2013

Mr. Billy Classen  
KFW Engineers  
14603 Huebner Road, Bldg. 40  
San Antonio, Texas 78216

RE: File No. 1311002 - Request for review of **HW-4, 7 Subdivision, Plat No. 130576** located at the southeast corner of Hardy Oak and Wilderness Oak.

Dear Mr. Classen:

On November 4, 2013, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 6.171 acres located entirely within the EARZ. No sensitive geological features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No.1899. Certain changes to the project may create a substantial alteration the provision of the Water Quality Ordinance and alter its category.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated July 29, 2008.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System recommends the **approval** of HW-4, 7 Subdivision, and Plat No. 130576.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Wiatrek', is written over a faint, circular official stamp.

Andrew Wiatrek, Manager  
Edwards Aquifer & Watershed Protection Division

AW: lrd



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 8

**Public Hearing:**

Planning Commission  
March 12, 2014

**Application/Case Number:**

140081

**Project Name:**

Westwinds Commercial, Unit -3B

**Applicant:**

A. Bradford Galo

**Representative:**

Pape-Dawson Engineers, Inc.  
c/o Cara C. Tackett, P.E.

**Owner:**

Laredo S. Ltd.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located on the northwest corner of Wild Pine and Westwood Loop

**MAPSCO Map Grid (Ferguson):**

578-A3

**Tract Size:**

9.38-acres

**Council District:**

ETJ

**Notification:**

Internet Agenda Posting March 7,  
2014

**REQUEST**

Approval of a major plat to subdivide a 9.38-acre tract of land to establish the **Westwinds Commercial, Unit – 3B** Subdivision

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

February 25, 2014

**I. ANALYSIS**

**A. Proposed Use(s)**

The proposed plat will consist of eight (8) non-single family residential lots.

**B. Zoning**

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

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on February 20, 2014.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on February 24, 2014.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Applications**

MDP-13-00006, Westwinds, accepted on August 5, 2013

**III. RECOMMENDATION**

Approval of the proposed **Westwinds Commercial, Unit – 3B** Subdivision Replat.

**IV. ATTACHMENTS**

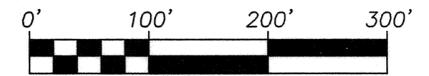
1. Proposed Plat

# PLAT NUMBER 140081

## SUBDIVISION PLAT OF WESTWINDS COMMERCIAL, UNIT-3B

A 9.38 ACRE TRACT OF LAND BEING OUT OF A 399.069 ACRE TRACT DESCRIBED IN DEED TO LAREDO S. LTD., RECORDED IN VOLUME 10939, PAGES 2325-2357 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE A.J. LESLIE SURVEY NO. 217, ABSTRACT 436, COUNTY BLOCK 4415, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



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

DATE OF PRINT: February 21, 2014

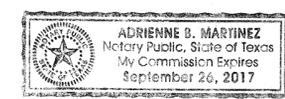
STATE OF TEXAS  
COUNTY OF BEXAR

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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: A. BRADFORD GALO  
LAREDO S. LTD.  
1175 W. BITTERS, SUITE 100  
SAN ANTONIO, TEXAS 78216  
(210) 497-3385

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. BRADFORD GALO 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 February, A.D. 2014.



*Adrienne B. Martinez*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTWINDS UNIT-3B 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

CERTIFICATE OF APPROVAL

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

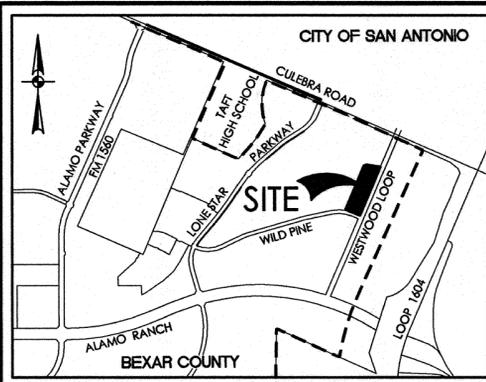
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY CLERK, BEXAR COUNTY, 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



### LOCATION MAP

MAPSCO MAP GRID: 578A3  
NOT-TO-SCALE

### LEGEND

- |     |   |            |  |
|-----|---|------------|--|
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS                    | VOL        | VOLUME PAGE(S)                               |
| NCB | NEW CITY BLOCK  | PG         | RIGHT-OF-WAY                                 |
| OPR | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS | (SURVEYOR) | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
- 
- |           |   |
|-----------|---|
| ---       | EXISTING CONTOURS                         |
| - - -     | PROPOSED CONTOURS                         |
| - - - - - | FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN |
| - - - - - | CITY OF SAN ANTONIO LIMITS                |

- |   |   |   |  |
|---|---|---|--|
| ⑤ | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)   | ① | 14' GAS, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9574, PG 175 DPR) |
| ⑪ | 30' ACCESS, INGRESS/EGRESS, GAS, ELECTRIC, TELEPHONE, CABLE TV, DRAINAGE, SANITARY SEWER, WATER, FIREMAIN AND FIRE EASEMENT | ② | 40' DRAINAGE EASEMENT (PERMEABLE) (VOL 9574, PG 175 DPR)                       |
| ⑫ | 20' BUILDING SETBACK LINE   | ③ | 16-FOOT WIDE PERMANENT SANITARY SEWER EASEMENT (SAWS) (VOL 16046, PG 1157 OPR) |
| ⑬ | 10' BUILDING SETBACK LINE   | ④ | VARIABLE WIDTH WATER AND DRAINAGE EASEMENT (PERMEABLE) (VOL 9574, PG 175 DPR)  |
|   |   | ⑤ | 16' SANITARY SEWER EASEMENT (VOL 9649, PG 48 DPR)                              |

**SURVEYOR'S NOTES:**  
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE.  
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

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

**C.P.S. ENERGY 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, CONTRIBUTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND SETTING 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 AREAS.  
2. 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.  
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.

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.

*Cara C. Tackett*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*David A. Casanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR

**FINISHED FLOOR NOTE:**  
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 FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

**RESIDENTIAL FINISHED FLOOR NOTE:**  
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE

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

**DRAINAGE EASEMENT NOTE:**  
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE 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.

**SAWS NOTE:**  
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANITOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND WASTEWATER EASEMENTS SHOWN ON THIS PLAT

**SHARED ACCESS NOTE:**  
ALL LOTS SHALL PROVIDE FOR SHARED CROSS ACCESS BY MEANS OF PLATTED COMMON ACCESS EASEMENT ACROSS THE LOT OR RECORDED DEED COVENANT PROVIDING COMMON ACCESS ACROSS THE LOT WITH ADJACENT LOT(S).

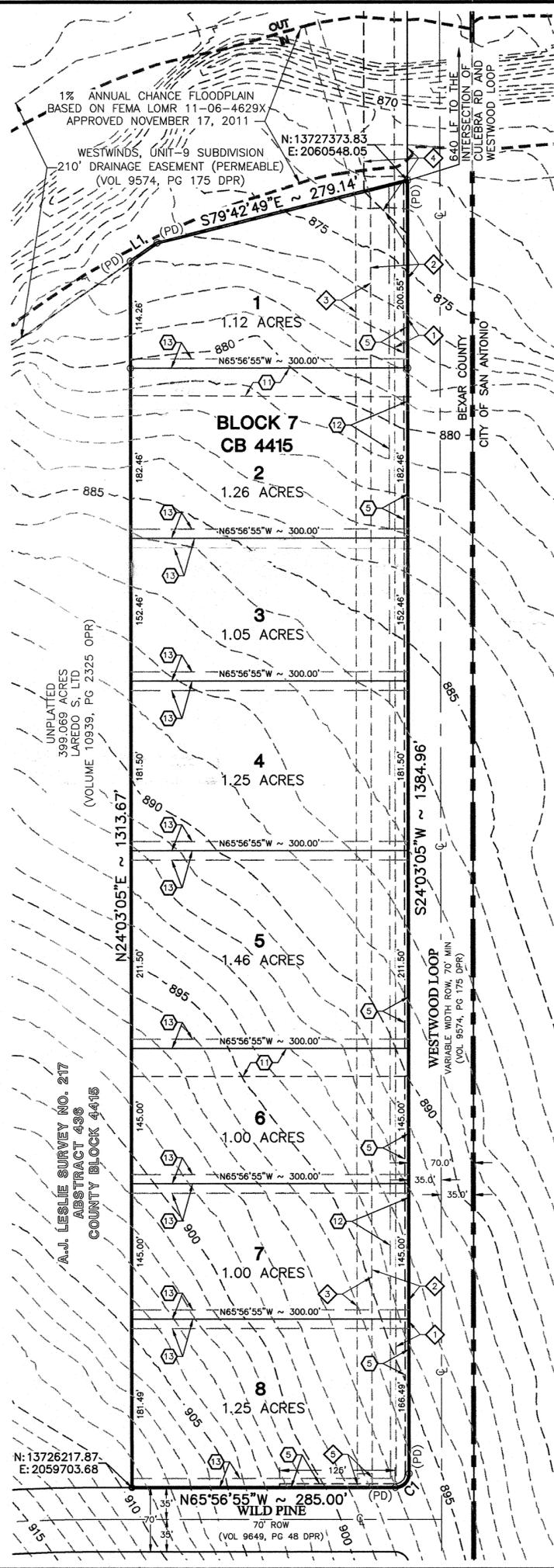
**SETBACK NOTE:**  
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

### LINE TABLE

LINE #	BEARING	LENGTH
L1	N79°31'23"E	35.05'

### CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	90°00'00"	S69°03'05"W	21.21'	23.56'





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 9

**Public Hearing:**

Planning Commission  
March 12, 2014

**Application/Case Number:**

140082

**Project Name:**

Westwinds Commercial, Unit-5

**Applicant:**

A. Bradford Galo

**Representative:**

Pape Dawson Engineers, Inc.  
c/o Cara C. Tackett

**Owners:**

Laredo S. Ltd.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally at the intersection of  
Culebra Road (F.M. 471) and  
Lone Star Parkway

**MAPSCO Map Grid (Ferguson):**

578 A-3

**Tract Size:**

7.76 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda posting March 7,  
2014

**REQUEST**

Approval of a major plat to subdivide a 7.76-acre tract of land to  
establish **Westwinds Commercial, Unit-5** Subdivision

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

March 3, 2014

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of four (4) non-single family lots.

**B. Zoning**

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

**C. Major Thoroughfare**

Culebra Road (FM 471), Primary Arterial Type A, 120-foot 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 February 19, 2014.

**F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on March 3, 2014.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Application**

MDP-13-00006, Westwinds, accepted on August 5, 2013

**II. RECOMMENDATION**

Approval of the proposed **Westwinds Commercial, Unit-5** Subdivision.

**III. ATTACHMENT**

1. Proposed plat

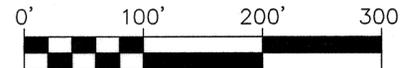
WESTWINDS COMMERCIAL, UNIT-5  
Civil Job No. 6123-47; Survey Job No. 9129-04

# PLAT NUMBER 140082

## SUBDIVISION PLAT OF WESTWINDS COMMERCIAL, UNIT-5

BEING A 7.76 ACRE TRACT OF LAND ESTABLISHING LOTS 11-14, BLOCK 6, CB 4415, OUT OF A 399.069 ACRE TRACT CONVEYED TO LAREDO S, LTD, IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 10939, PAGES 2325-2357 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE B.B. & C.R.R. COMPANY SURVEY NUMBER 387, ABSTRACT 103, COUNTY BLOCK 4413 IN BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



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

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

DATE OF PRINT: February 21, 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: A. BRADFORD GALO  
LAREDO S, LTD.  
1175 W. BITTERS, SUITE 100  
SAN ANTONIO, TEXAS 78216  
(210) 497-3385

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. BRADFORD GALO, 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 February, A.D. 2014.

*Adrienne B. Martinez*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
My Commission Expires September 26, 2017

THIS PLAT OF WESTWINDS COMMERCIAL, UNIT-5 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

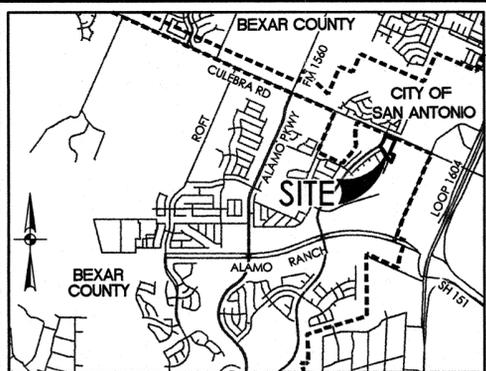
CERTIFICATE OF APPROVAL  
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS  
STATE OF TEXAS  
COUNTY OF BEXAR  
I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. AND 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



LOCATION MAP  
MAPSCO MAP GRID: 578A3  
NOT-TO-SCALE

### LEGEND

- |   |  |
|---|--|
| CB COUNTY BLOCK   | VOL VOLUME                                   |
| DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| DR DEED RECORDS OF BEXAR COUNTY, TEXAS  | SET 1/2" IRON ROD                            |
| ESMT EASEMENT   | EXISTING CONTOURS                            |
| PG PAGE(S)  | PROPOSED CONTOURS                            |
| ROW RIGHT OF WAY  | CITY OF SAN ANTONIO LIMITS                   |
| OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS |  |
- 
- |  |   |
|--|---|
| 1 VARIABLE WIDTH WATER EASEMENT (VOL 10931, PG 1094 OPR)                         | 17 16' SANITARY SEWER EASEMENT (VOL 9614, PG 110 DPR)   |
| 2 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9595, PG 23 DPR)                         | 18 1" VEHICULAR NON-ACCESS AND WALL EASEMENT (NOT-TO-SCALE) (VOL 9614, PG 110 DPR)  |
| 3 16' SANITARY SEWER EASEMENT (VOL 9572, PG 149 DPR)                             | 19 14' EASEMENT (VOL 9614, PG 110 DPR)  |
| 4 VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (PERMEABLE) (VOL 9583, PG 28 DPR)      | 20 15' ACCESS EASEMENT (VOL 9631, PG 52 & 54 DPR)   |
| 5 20' SEWER EASEMENT (VOL 10933, PG 510 OPR) (VOL 11131, PG 1801 OPR)            | 21 13' ELECTRICAL EASEMENT AND RIGHT-OF-WAY (VOL 6187, PG 265 OPR)  |
| 6 12' ELECTRIC, GAS, TELEPHONE CABLE, & OVERHEAD EASEMENT (VOL 9614, PG 110 DPR) | 22 20' X 80' DRAINAGE EASEMENT AND RIGHT-OF-WAY (VOL 9595, PG 23 DPR)   |
| 7 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT                             | 23 VARIABLE WIDTH ACCESS, INGRESS/EGRESS, GAS, ELECTRIC, TELEPHONE, CABLE TV, DRAINAGE, SANITARY SEWER, WATER, FIREARM AND FIRE EASEMENT TO BENEFIT LOT 11, 12, 13 AND 14 |
| 8 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)                                | 24 12' SANITARY SEWER EASEMENT  |
| 9 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT                                       | 25 20' BUILDING SETBACK LINE  |
| 10 VARIABLE WIDTH DEDICATION FOR ROAD RIGHT-OF-WAY (0.22 ACRE)                   |   |

### SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

### IMPACT FEE PAYMENT NOTE:

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

### C.P.S. ENERGY NOTES:

- 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," "OVERHANGING 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, PRELINES 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 THEREON. 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.

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.

*Cara C. Tackett*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*David A. Casanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR

### FINISHED FLOOR NOTE:

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 PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

### RESIDENTIAL FINISHED FLOOR NOTE:

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

### SAWS DEDICATION NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

### MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE WESTWINDS COMMERCIAL, UNIT-5 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE WESTWINDS HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO LOT 14, BLOCK 6.

### EDU NOTE:

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

### SETBACK NOTE:

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

### TxDOT NOTES:

1. 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.

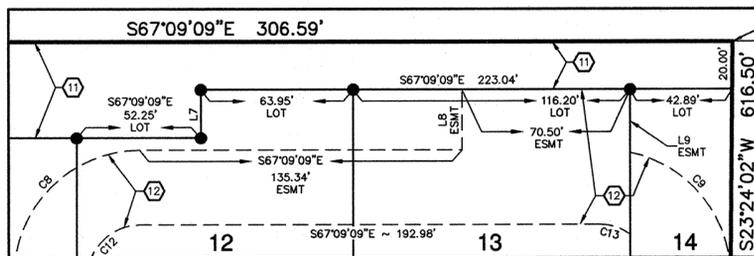
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG F.M. 471 (CULEBRA), BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 416.59'.

### SAWS NOTE:

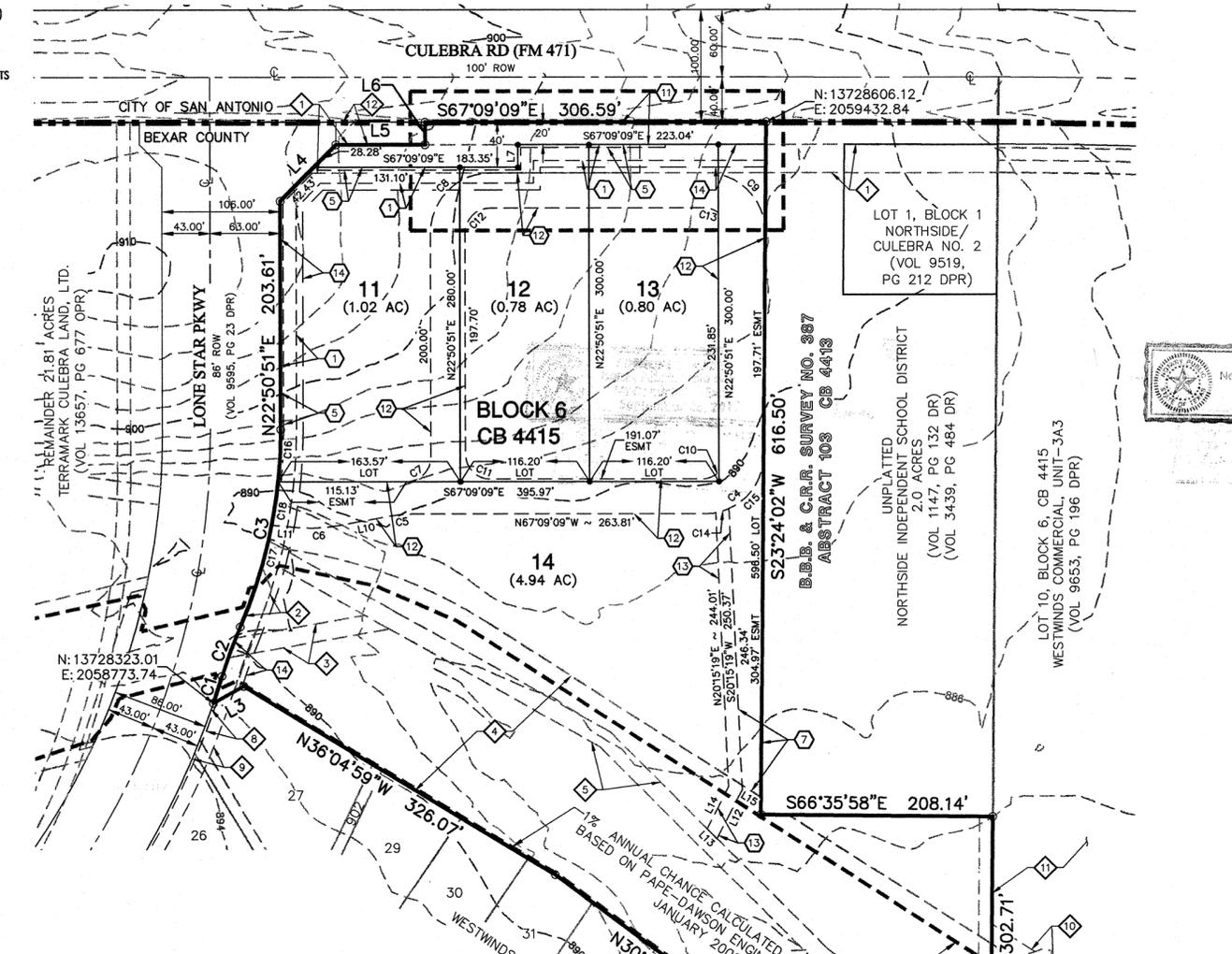
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND WASTEWATER EASEMENTS SHOWN ON THIS PLAT.

### DRAINAGE EASEMENT NOTE:

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



DETAIL "A"  
NOT-TO-SCALE



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	743.00'	1°56'27"	N40°59'25"E	25.17'	25.17'
C2	413.00'	6°30'07"	N43°16'15"E	46.84'	46.87'
C3	437.00'	23°40'28"	N34°41'05"E	179.28'	180.57'
C4	53.00'	89°26'50"	S68°07'26"W	74.59'	82.74'
C5	97.00'	102°6'30"	N72°22'24"W	17.65'	17.68'
C6	133.00'	15°30'53"	N69°50'13"W	35.90'	36.01'
C7	22.00'	90°00'03"	N67°50'51"E	31.11'	34.56'
C8	53.00'	90°00'00"	N67°50'51"E	74.95'	83.25'
C9	53.00'	78°43'36"	S15°57'47"E	67.23'	72.82'
C10	22.00'	42°10'19"	N88°14'18"W	15.83'	16.19'
C11	22.00'	90°01'21"	N22°09'09"W	31.11'	34.56'
C12	22.00'	90°00'03"	N67°50'51"E	31.11'	34.56'
C13	22.00'	35°46'38"	S49°15'50"E	13.52'	13.74'
C14	53.00'	13°26'44"	S84°29'36"E	12.41'	12.44'
C15	53.00'	65°23'00"	N56°05'32"E	57.25'	60.48'
C16	437.00'	6°05'35"	N25°53'39"E	46.45'	46.47'
C17	437.00'	17°34'52"	N37°43'53"E	133.57'	134.09'
C18	437.00'	5°07'52"	N31°30'23"E	39.12'	39.14'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N32°42'33"W	41.78'
L2	N45°30'39"W	112.06'
L3	S84°12'16"W	31.20'
L4	N67°50'51"E	70.71'
L5	S67°09'09"E	80.00'
L6	N22°50'51"E	20.00'
L7	N22°50'51"E	20.00'
L8	N22°50'51"E	25.00'
L9	S22°50'51"W	26.12'
L10	N77°35'39"W	48.67'

LINE TABLE		
LINE #	BEARING	LENGTH
L11	N62°04'46"W	24.06'
L12	S50°09'31"W	49.11'
L13	N22°17'27"W	12.59'
L14	N50°09'31"E	42.11'
L15	N34°44'26"W	20.49'



Date: Feb 21, 2014, 7:26am User: db: mmw@pape-dawson.com Plot: 140082.dwg



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 10

**Public Hearing:**

Planning Commission  
March 12, 2014

**Application/Case Number:**

140115

**Project Name:**

La Poderosa

**Applicant:**

Raul & Evelyn Lopez

**Representative:**

Rivera Engineering  
c/o Alane Alvarez De Rivera, P.E.

**Owner:**

Raul & Evelyn Lopez

**Staff Coordinator:**

Ian Benavidez, Planner  
(210)207-8268  
ian.benavidez@sanantonio.gov

**Property Address/Location:**

Generally located east of the  
intersection of Durham and Anacacho  
Road

**MAPSCO Map Grid (Ferguson):**

518 F-7

**Tract Size:**

1.07 acres

**Council District:**

10

**Notification:**

Published in Daily Commercial  
Recorder February 21, 2014

Notices mailed February 21, 2014

- to 21 property owners within  
200 feet

Internet Agenda posting March 7,  
2014

**REQUEST**

Approval of a minor plat to replat a 1.07-acre tract of land to  
establish **La Poderosa** Subdivision

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

February 17, 2014

**CASE HISTORY**

Area being replatted was previously platted as a portion of lots 1  
and 2, block D, NCB 15707, out of the Fertile Valley Farms  
Subdivision, recorded in Volume 3377, Pages 76-78, being out of  
the Deed and Plat Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of one (1) single family residential lot.

**B. Zoning**

“R-6” Single-family Residential District

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on February 6, 2014.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on January 21, 2014.

**II. RECOMMENDATION**

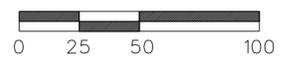
Approval of the proposed **La Poderosa** Subdivision

**III. ATTACHMENT**

1. Proposed plat

**REPLAT ESTABLISHING  
 LA PODEROZA  
 SUBDIVISION**

BEING A TOTAL OF 1.07 ACRES ESTABLISHING LOT 13, BLOCK D, NCB 15707, SAN ANTONIO, BEXAR COUNTY, TEXAS WHICH IS RECORDED IN VOLUME 3377, PAGES 76-78 OF THE OFFICIAL DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



1"=50'

**RIVERA-ENGINEERING**  
 FIRM #8809  
 1814 N. PALMETTO AVE.  
 SAN ANTONIO, TX 78208  
 PH: (210) 771-2662 (210) 885-2036  
 FAX: (210) 222-9339

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: RAUL & EVELYN LOPEZ

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORIZED 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 \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC,  
 BEXAR COUNTY, TEXAS

THIS PLAT OF LA PODEROZA 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

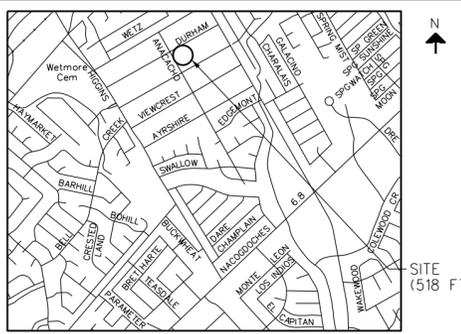
STATE OF TEXAS  
 COUNTY OF BEXAR

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. 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.

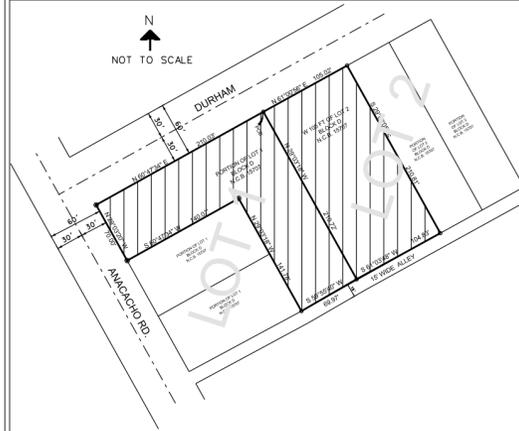
WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



LOCATION MAP-MAPSCO 518 GRID F7 (NOT TO SCALE)



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

THE AREA BEING REPLATTED, NCB 15707 BLK D LOT 1 EXC S 70 FT OF SW 140 FT & EXC N 70 FT OF NW 140 FT AND NCB 15707 BLK D LOT W 105 FT OF 2 OUT OF THE FERTILE VALLEY FARMS SUBDIVISION PLAT WHICH IS RECORDED IN VOLUME 3377, PAGES 76-78 OF THE BEXAR COUNTY DEED AND PLAT RECORDS.

**LEGEND**

- EXISTING (AND FINAL) CONTOURS
- - - ELECTRIC, GAS, CATV, AND TELEPHONE EASEMENT
- 1/2" DIA. ROD SET WITH YELLOW CAP MARKED "RPLS 5578"
- 1/2" DIA. ROD FOUND

STATE OF TEXAS  
 COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON FERTILE VALLEY FARMS SUBDIVISION PLAT WHICH IS RECORDED IN VOLUME 3377, PAGES 76-78 OF THE BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER: RAUL & EVELYN LOPEZ  
 14867 SANTA GERTRUDIS ST.  
 SAN ANTONIO, TX 78217  
 (210) 317-6957

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC,  
 BEXAR COUNTY, TEXAS

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 SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT FOR 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

**SURVEYOR NOTE:**  
 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.)

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

**SAWS 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 1000 GPM AT 25 PSIR ESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

**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.

OWNER: RAUL & EVELYN LOPEZ  
 14867 SANTA GERTRUDIS ST.  
 SAN ANTONIO, TX 78217

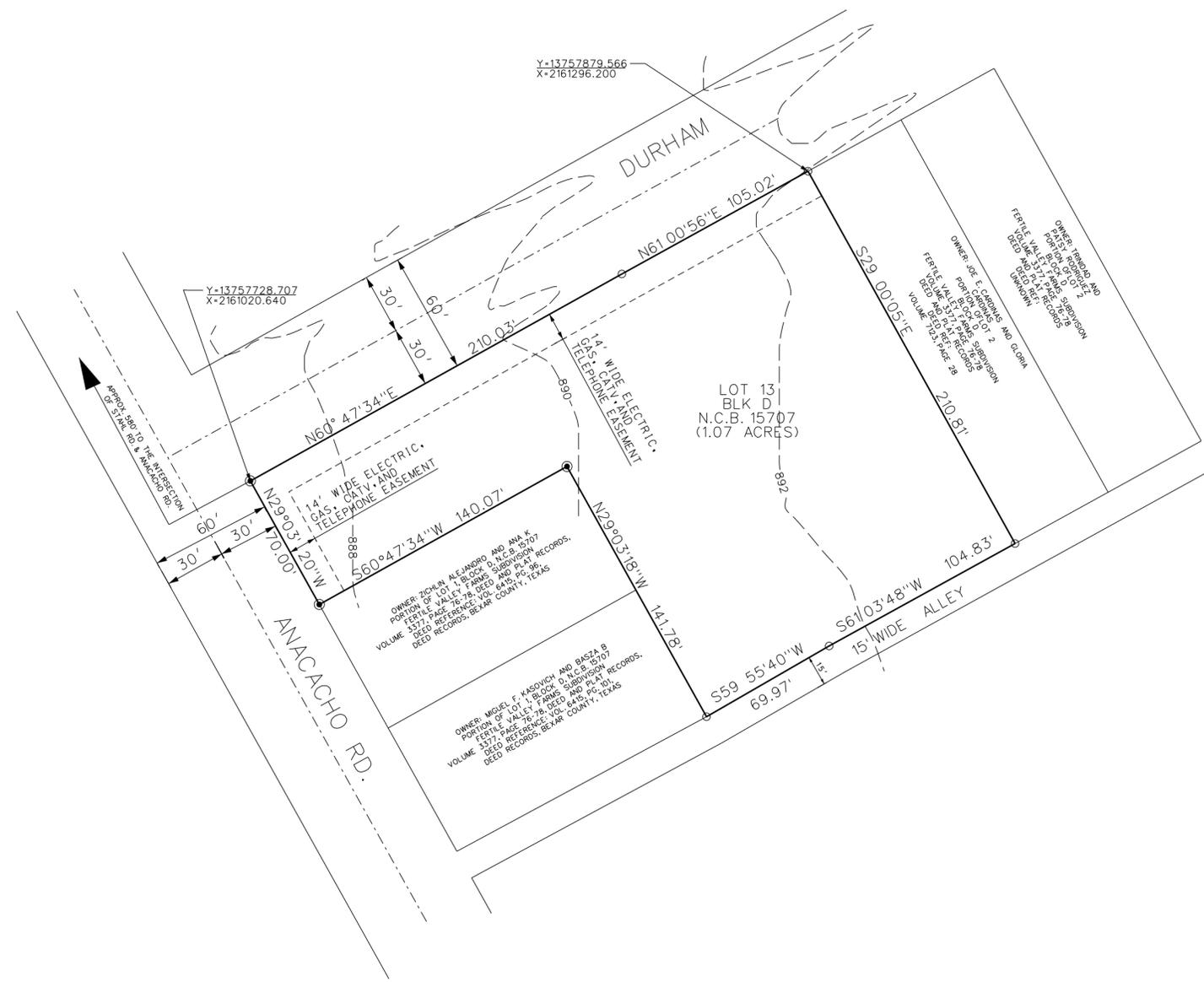
**DRAINAGE EASEMENT NOTE**  
 NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED SHALL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

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

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

**CPS ENERGY 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, CONDUIT, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, 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 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) FOOT WIDE EASEMENTS.



OWNER: ZICHY ALEJANDRO AND ANA K PORTION OF LOT 1, BLOCK D, SUBDIVISION FERTILE VALLEY FARMS DEED AND PLAT RECORDS, VOLUME 3377, PAGES 76-78 OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

OWNER: MIGUEL F. KASOVICH AND BASEZA B PORTION OF LOT 1, BLOCK D, SUBDIVISION FERTILE VALLEY FARMS DEED AND PLAT RECORDS, VOLUME 3377, PAGES 76-78 OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

OWNER: OF E. CORNER, NO. OLIVER FERTILE VALLEY FARMS DEED AND PLAT RECORDS, VOLUME 3377, PAGES 76-78 OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 11

**Public Hearing:**

Planning Commission  
March 12, 2014

**Application/Case Number:**

140123

**Project Name:**

Fallbrook Unit 1A Enclave

**Applicant:**

Ian Cude

**Representative:**

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

**Owner:**

Continental Homes of Texas, L.P.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located near the  
intersection of Millstone Cove and  
Oleander Chase

**MAPSCO Map Grid (Ferguson):**

477-D5

**Tract Size:**

1.911-acres

**Council District:**

ETJ

**Notification:**

Published in Daily Commercial  
Recorder February 20, 2014  
Notices mailed February 21, 2014

- to 3 (three) property owners  
within 200 feet within the  
subdivision
- No registered neighborhood  
association within 200 feet.

Internet Agenda Posting March 7,  
2014

**REQUEST**

Approval of a minor plat to replat a 1.911-acre tract of land to  
establish the **Fallbrook Unit 1A Enclave** Subdivision

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

February 18, 2014

**CASE HISTORY**

Area being replatted was previously platted as Lot 901, Block 13  
and Lot 1, Block 14, CB 4710 of the Fallbrook Unit 1 Enclave  
Subdivision, recorded in Volume 9657, Pages 175 to 178, of the  
Deed and Plat Records of Bexar County, Texas.

## **I. ANALYSIS**

### **A. Proposed Use(s)**

The proposed plat will consist of three (3) single-family residential lots and one (1) non-single family residential lot.

### **B. Zoning**

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

### **C. Services Available**

SAWS Water and Sewer

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

Letters of Certification (LOCs) were issued from all reviewing agencies on February 13, 2014.

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).

The proposed project will comply with the dark sky lighting measures (July 22, 2008 Bexar County Court Order) or the UDC's Military Lighting Overlay Zoning District (MLOD-1) regulations, whichever is applicable.

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on February 17, 2014.

The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat in accordance with Section 35-344(i) of the UDC.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

MDP 002-12, Fallbrook, accepted on May 22, 2012

### **B. Notices**

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

## **III. RECOMMENDATION**

Approval of the proposed **Fallbrook Unit 1A Enclave** Subdivision Replat.

## **IV. ATTACHMENTS**

### **1. Proposed Plat**

FALLBROOK UNIT 1A ENCLAVE  
CIVIL Job No. 7757-01; Survey Job No. 7757-01

# PLAT NUMBER 140123

## REPLAT ESTABLISHING

### FALLBROOK UNIT 1A ENCLAVE

ESTABLISHING LOTS 29, 30 & 904, BLOCK 13 AND LOT 16, BLOCK 14, CB 4710, BEING A 1.911 ACRE TRACT OF LAND, COMPRISED OF LOT 901, BLOCK 13 AND LOT 1, BLOCK 14 OF FALLBROOK UNIT 1 ENCLAVE RECORDED IN VOLUME 9657, PAGES 175-178 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: February 14, 2014

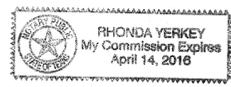
STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.  
A TEXAS LIMITED PARTNERSHIP  
BY CHEX OF TEXAS INC.  
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER  
211 N. LOOP 1604 EAST, SUITE 130  
SAN ANTONIO, TEXAS 78232  
(210) 496-2668

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LATEL CLUDE 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 February 14, A.D. 2014.



*Rhonda Yerkey*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

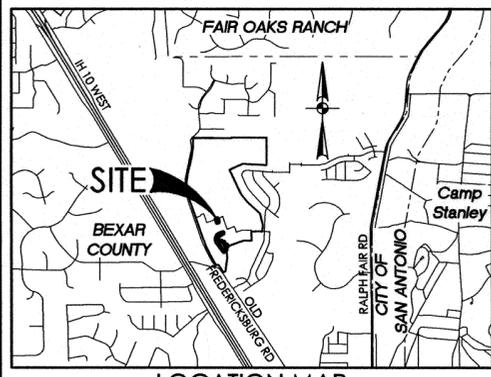
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.  
BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

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

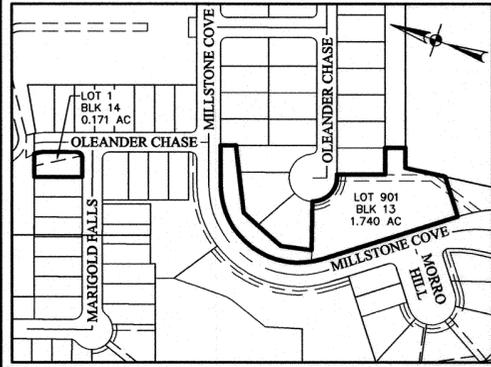
BY: \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR  
I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. AND 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\_\_\_\_.

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



LOCATION MAP  
MAPSCO MAP GRID: 447D5  
NOT-TO-SCALE



AREA BEING REPLATED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION  
SCALE: 1"=300'

THE 1.911 ACRES BEING REPLATED WAS PREVIOUSLY PLATTED AS LOT 901, BLK 13 AND LOT 1, BLK 14, CB 4710 OF THE FALLBROOK UNIT 1 ENCLAVE RECORDED IN VOLUME 9657, PAGES 175-178 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT (FALLBROOK UNIT 1 ENCLAVE - PLAT NO. 120214) WHICH IS RECORDED IN VOLUME 9657, PAGE(S) 175-178, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

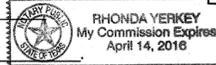
[(WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.  
A TEXAS LIMITED PARTNERSHIP  
BY CHEX OF TEXAS INC.  
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER  
211 N. LOOP 1604 EAST, SUITE 130  
SAN ANTONIO, TEXAS 78232  
(210) 496-2668

STATE OF TEXAS  
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE 14<sup>th</sup> DAY OF February, A.D. 2014.

*Rhonda Yerkey*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 4/14/16



SURVEYOR'S NOTES:  
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE.  
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Shauna L. Weaver*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*John Noel Nicholls*  
REGISTERED PROFESSIONAL LAND SURVEYOR



C.P.S. ENERGY NOTES:  
1. THE CITY OF SAN ANTONIO AS 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 EASEMENTS," "FENCE EASEMENTS," "SERVICE EASEMENTS," "OVERHEAD EASEMENTS," "UTILITY EASEMENTS," "GAS EASEMENTS," "TRANSFORMER EASEMENTS," 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 THEREON, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.  
2. ANY C.P.S. ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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 ALTERATIONS.  
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.  
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 OVERHANDS 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) FOOT WIDE EASEMENTS.

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

IMPACT FEE PAYMENT 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.

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

OPEN SPACE NOTE:  
LOT 904, BLOCK 13, CB 4710 ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENT.

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

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

SAWS NOTE:  
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	60.00'	90°59'34"	S63°30'43"E	85.59'
C2	195.00'	107°34'53"	N17°04'58"E	314.68'
C3	75.00'	18°35'24"	S28°25'17"E	24.23'
C4	15.00'	90°07'03"	S25°55'56"W	21.23'

LINE TABLE

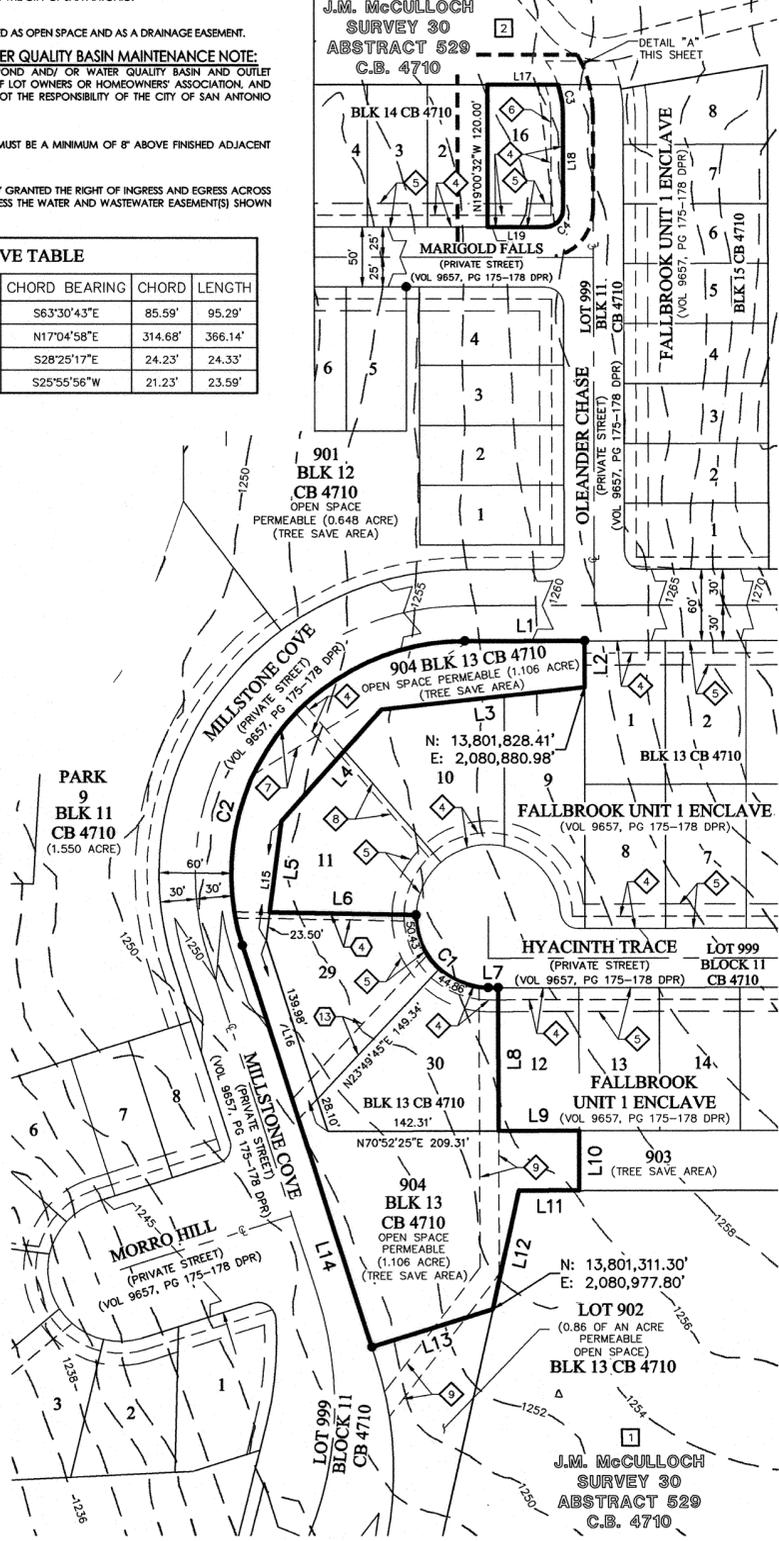
LINE #	BEARING	LENGTH
L1	N70°52'25"E	99.72'
L2	S19°00'32"E	38.57'
L3	S64°33'04"W	169.98'
L4	S22°55'06"W	125.13'
L5	S11°37'02"E	76.92'
L6	N71°59'07"E	121.90'
L7	N70°52'25"E	8.27'
L8	S19°07'35"E	120.00'
L9	N70°52'25"E	67.00'
L10	S19°07'35"E	50.00'
L11	S70°52'25"W	50.21'
L12	S6°35'53"E	101.37'
L13	S53°17'31"W	105.72'
L14	N36°42'28"W	353.50'
L15	S11°37'02"E	100.42'
L16	S36°42'28"E	168.08'
L17	N70°59'28"E	58.58'
L18	S19°07'35"E	81.07'
L19	S70°59'28"W	47.71'

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

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

BEXAR COUNTY MAINTENANCE NOTE:  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, ACCESS EASEMENTS, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN FALLBROOK UNIT 1A ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE FALLBROOK HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 904, BLOCK 13, COUNTY BLOCK 4710. PRIVATE STREETS SHALL ALSO BE CONSIDERED DRAINAGE EASEMENTS.

STORM WATER DETENTION NOTE:  
STORM WATER DETENTION IS REQUIRED FOR FALLBROOK UNIT 1 ENCLAVE (VOL. 9657, PG. 175-178 DPR). 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 (FLO) 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.

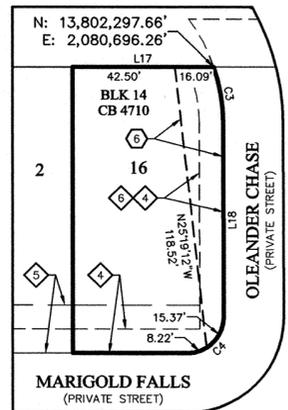
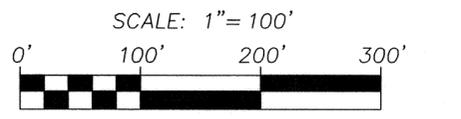


LEGEND

AC	ACRE(S)	ROW	RIGHT-OF-WAY
BLK	BLOCK	"	REPETITIVE BEARING AND/OR DISTANCE
CB	COUNTY BLOCK	"	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
VL	VOLUME	"	SET 1/2" IRON ROD (PD)
PG	PAGE(S)	(SURVEYOR)	VARIABLE WIDTH
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	VAR WID	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

- 1140 --- EXISTING CONTOURS
- 1140 --- PROPOSED CONTOURS
- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
- 4 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 6 VARIABLE WIDTH CLEAR VISION EASEMENT
- 13 15' DRAINAGE EASEMENT
- 4 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9657, PG. 175-178 DPR)
- 5 20' BUILDING SETBACK (VOL. 9657, PG. 175-178 DPR)
- 6 10' BUILDING SETBACK (VOL. 9657, PG. 175-178 DPR)
- 6 VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 9657, PG. 175-178 DPR)
- 6 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9657, PG. 175-178 DPR)
- 6 16' SANITARY SEWER EASEMENT (VOL. 9657, PG. 175-178 DPR)

- 1 UNPLATTED 22.274 ACRES REMAINING PORTION OF 172.29 ACRES RONALD J. BEATH AND WIFE, DORIS ELAINE BEATH (VOL. 3405, PGS. 183-188 OPR)
- 2 UNPLATTED 118.9 ACRES REMAINING PORTION OF 172.29 ACRES RONALD J. BEATH AND WIFE, DORIS ELAINE BEATH (VOL. 3405, PGS. 183-188 OPR)



CLEAR VISION EASEMENT  
DETAIL "A"  
SCALE: 1"=50'



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 12

**Public Hearing:**

Planning Commission  
March 12, 2014

**Application/Case Number:**

140129

**Project Name:**

Alamo Ranch Unit 41D Phase 1 PUD

**Applicant:**

David Grove, V.P.

**Representative:**

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

**Owner:**

Lennar Homes of Texas Land and  
Construction, L.T.D.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located near the  
intersection of Desert Palm and  
Suncatcher

**MAPSCO Map Grid (Ferguson):**

577 D-5

**Tract Size:**

0.696 acres

**Council District(s):**

ETJ

**Notification:**

Published in Daily Commercial  
Recorder February 21, 2014  
Notices mailed February 20, 2014

- to twelve (12) property owners  
within 200 feet within the  
subdivision

Internet Agenda Posting March 7,  
2014

**REQUEST**

Approval of a major plat to replat a 0.696-acre tract of land to  
establish **Alamo Ranch Unit 41D Phase 1 PUD** Subdivision

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

February 19, 2014

**CASE HISTORY**

Area being replatted was previously platted as Lot 9, Block 47,  
Lot 59 and 86, Block 48, Lot 27, Block 54, CB 4400, out of the  
Alamo Ranch Unit 41D Phase 1 PUD Subdivision, recorded in  
Volume 9654, Pages 127-128, of the Deed and Plat Records of  
Bexar County

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of four (4) single-family residential lots and four (4) non-single-family lots.

### **B. Zoning**

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

### **C. Services Available**

SAWS Water and Sewer

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

Letters of Certification (LOCs) were issued from all reviewing agencies on February 12, 2014.

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on February 17, 2014.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 808D, Alamo Ranch, accepted on May 26, 2006

PUD 06-023, Alamo Ranch-Del Webb Phase 2, accepted on November 8, 2006

### **B. Notices**

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

## **III. RECOMMENDATION**

Approval of the proposed **Alamo Ranch Unit 41D Phase 1 PUD** Replat.

## **IV. ATTACHMENT**

1. Proposed Plat

PLAT NUMBER 140129

REPLAT ESTABLISHING

ALAMO RANCH UNIT 41D  
PHASE 1 PUD

ESTABLISHING LOT 19 & 903, BLK 47, LOT 170, 171, 908 & 909, BLK 48, LOT 40 & 902, BLK 54, CB 4400, BEING A 0.696 ACRE TRACT OF LAND, RECORDED IN VOLUME 9654, PAGES 127-128 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.



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

DATE OF PRINT: February 14, 2014

STATE OF TEXAS  
COUNTY OF BEAR

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

OWNER/DEVELOPER: DAVID GROVE, V.P.  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, L.T.D.  
1015 NORTH CENTRAL PKWY, SUITE 100  
SAN ANTONIO, TEXAS 78232  
(210) 403-6282

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID GROVE 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 February, A.D. 2014.



Dorothy Renee Collier  
NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 41D PHASE 1 PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

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

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

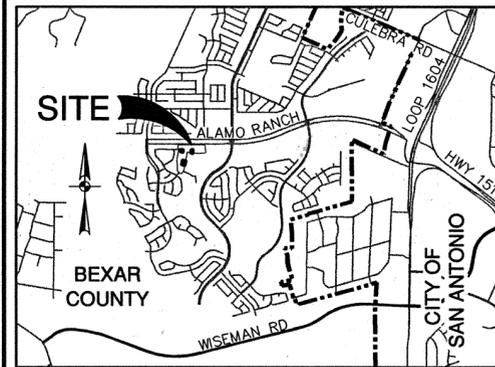
BY: \_\_\_\_\_ DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR

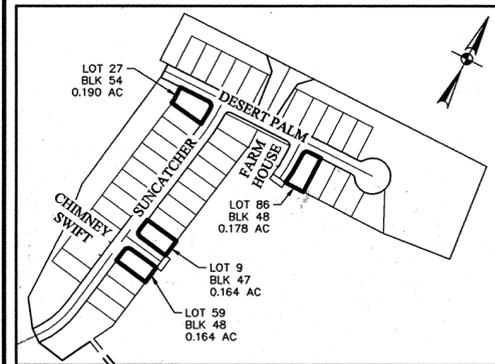
I, \_\_\_\_\_, COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEAR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

COUNTY CLERK, BEAR COUNTY, TEXAS

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



LOCATION MAP  
MAPSCO MAP GRID: 577D5  
NOT-TO-SCALE



AREA BEING REPLATED  
THROUGH PUBLIC HEARING WITH  
WRITTEN NOTIFICATION  
SCALE: 1" = 400'

0.696 ACRES BEING REPLATED WAS PREVIOUSLY PLATTED AS LOT 9, BLK 47 - LOT 59 & 86, BLK 48 - LOT 27, BLK 54, CB 4400 OF THE ALAMO RANCH UNIT 41D PHASE 1 PUD RECORDED IN VOLUME 9654, PAGES 127-128 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT ALAMO RANCH UNIT 41D PHASE 1 PUD - PLAT NO. 140129 WHICH IS RECORDED IN VOLUME 9654, PAGES 127-128, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

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

OWNER/DEVELOPER: DAVID GROVE, V.P.  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, L.T.D.  
1015 NORTH CENTRAL PKWY, SUITE 100  
SAN ANTONIO, TEXAS 78232  
(210) 403-6282

STATE OF TEXAS  
COUNTY OF BEAR

SWORN AND SUBSCRIBED BEFORE ME THIS 14th DAY OF February, A.D. 2014.

Courtney Chappell  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 30th March 8, 2017  
COURTNEY CHAPPELL  
My Commission Expires  
March 8, 2017

STATE OF TEXAS  
COUNTY OF BEAR

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

Shauna L. Weaver  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

C.P.S. ENERGY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING 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", "OVERHANGING 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 THEREOF, IF IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- 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.
- IF YOU HAVE RESIDENTIAL UNIT, ADD THE FOLLOWING NOTES:  
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 THE 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.

EDU NOTE:

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

IMPACT FEE PAYMENT 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.

BEAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, DRAINS, LANDSCAPE BUFFERS, TRAFFIC ISLANDS, AND EASEMENTS OF ANY NATURE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

FINISHED FLOOR NOTE:

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

SETBACK NOTE:

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

SAWS NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

DRAINAGE EASEMENT NOTE:

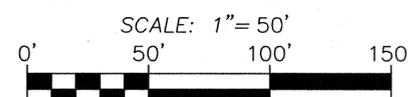
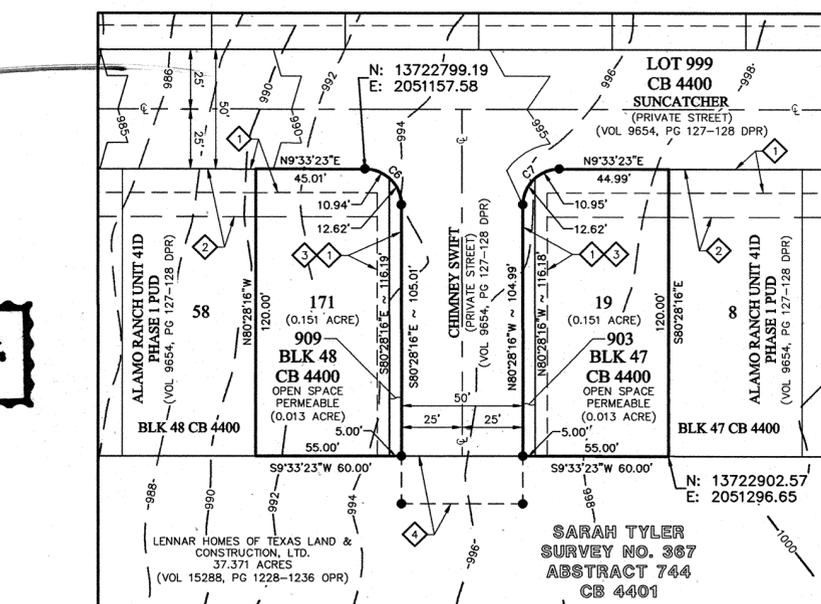
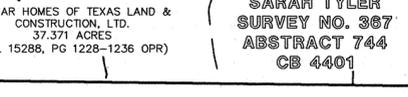
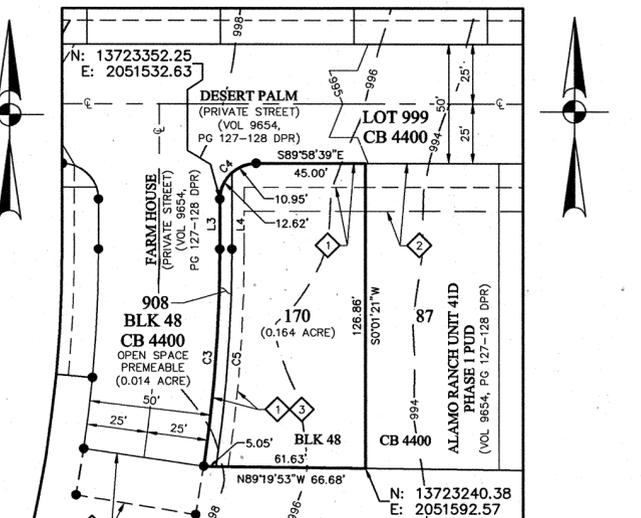
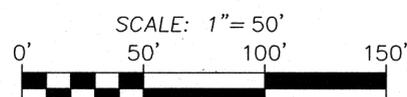
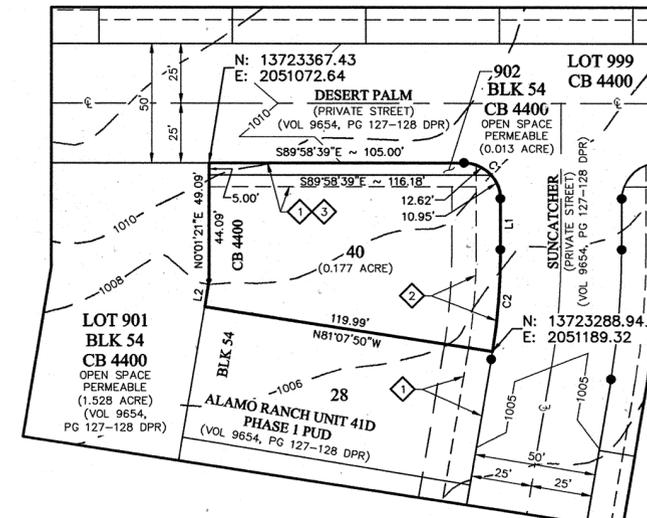
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL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

FIRE FLOW NOTE:

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

OPEN SPACE NOTE:

LOTS 903, BLOCK 47, LOTS 908-909, BLOCK 48, LOT 902, BLOCK 54, CB 4400 SHALL BE CONSIDERED AS OPEN SPACE AND AS DRAINAGE EASEMENTS.



LEGEND

- |     |  |            |  |
|-----|--|------------|--|
| AC  | ACRE(S)  | PG         | PAGE(S)  |
| BLK | BLOCK  | ROW        | RIGHT-OF-WAY   |
| CB  | COUNTY BLOCK   |            | REPETITIVE BEARING   |
| DPR | DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS  |            | AND/OR DISTANCE  |
| DR  | DEED RECORDS OF BEAR COUNTY, TEXAS   | (SURVEYOR) | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)   |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS | 1234.56    | FINISHED FLOOR ELEVATION   |
| VOL | VOLUME   | 1140       | EXISTING CONTOURS  |
|     |  | 1140       | PROPOSED CONTOURS  |
|     |  |            | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN   |
|     |  |            | ENTIRE 20' X 50' DRAINAGE, WATER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET |
|     |  |            | "OFF-LOT" - .0023 OF AN ACRE (VOL 9654, PG 127-128 DPR)  |

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	90°00'00"	S44°58'39"E	21.21'	23.56'
C2	275.00'	8°50'49"	S04°26'45"W	42.42'	42.46'
C3	615.00'	8°27'02"	N04°14'52"E	90.62'	90.70'
C4	15.00'	90°00'00"	N45°01'21"E	21.21'	23.56'
C5	620.00'	8°23'14"	N04°12'58"E	90.68'	90.76'
C6	15.00'	89°58'20"	N54°32'33"E	21.21'	23.55'
C7	15.00'	90°01'40"	N35°27'27"W	21.22'	23.57'

LINE #	LENGTH	BEARING
L1	21.16'	S00°01'21"W
L2	11.07'	N09°33'23"E
L3	20.73'	N00°01'21"E
L4	31.91'	N00°01'21"E



ALAMO RANCH UNIT 41D PHASE 1 PUD  
Civil Job No. 6782-82: Survey Job No. 9374-11



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 13

**Public Hearing:**

Planning Commission  
March 12, 2014

**Application/Case Number:**

090277

**Project Name:**

North Pointe Subdivision, Unit 2B  
Planned Unit Development

**Applicant:**

Drake Thompson

**Representative:**

AECOM, Technical Services, Inc.,  
c/o Tracy Lindsey

**Owner:**

McMillin Homes

**Staff Coordinator:**

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

**Location:**

Generally located west of the  
intersection of Oak Cliff Bend and  
Winter George

**MAPSCO Map Grid (Ferguson):**

483 E-3

**Tract Size:**

8.833 acres

**Council District:**

9

**Notification:**

Internet Agenda Posting  
March 7, 2014

**REQUEST**

A request for a three (3) year site improvement time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC) for the **North Pointe Subdivision, Unit 2B Planned Unit Development**

**APPLICATION TYPE**

Site Improvement Time Extension

**RECOMMENDED ACTION**

Approval

**DISCUSSION**

Due to the economic downturn, lack of financing, and existing land inventory has delayed development of this unit.

The percentages of improvements remain are as follows:

- Streets - 0%
- Drainage - 0%
- Sidewalks - 0%
- Water - 0%
- Sanitary Sewer - 0%

**CASE HISTORY**

The Planning Commission approved this plat on April 27, 2011

**ATTACHMENTS**

1. Proposed Plat
2. Applicant's Letter of Request





January 23, 2014

Mr. Roderick J. Sanchez, Director  
City of San Antonio  
1901 South Alamo  
San Antonio, TX 78204

Re: North Pointe Subdivision, Unit-2B (P.U.D.)  
Plat No. 090277

Dear Mr. Sanchez:

In accordance with Section 35-430(f)(2) of the Unified Development Code, we hereby request a three (3) year Site Improvement Time Extension for site improvements associated with North Pointe Subdivision, Unit-2B (P.U.D.), (Plat No. 090277). The subdivision plat was approved by the Planning Commission on April 27, 2011.

The reasons for the delay in the completion of site improvements are as follows:

1. The economic downturn and its impact on the local housing market has delayed new home construction in the subdivision. We are currently working thru existing lot inventory in Unit 2A. Economics dictate the need to absorb these finished lots before beginning construction on new lots in Unit-2B.
2. Development of additional lots has been constrained due to the lack of financing available to builders and developers for new land development projects. The lack of financing coupled with the existing lot inventory delayed development of this unit.

We initiated development of this unit in January of 2014 and anticipate completion by year end.

We respectfully request your consideration of this request knowing that the hardship was a result of a nationwide economic crisis and not the actions of McMillin. Enclosed is the filing fee required to process this request along with a reduced copy of the plat. If additional information is required, please contact our office.

Sincerely,  
McMillin Land Development



Drake Thompson, P.E.  
Vice President

Enclosures

V:\Land Development\Projects\Northpointe\Unit-2B\Word\Letters\NorthPointe Unit 2B Plat Time Extension Request Letter.docx



21232 Gathering Oak, Suite 107 • San Antonio, TX 78260  
TEL (210) 490-1798 • FAX (210) 499-4635  
McMillinhomes.com



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 14

**Public Hearing:**

Planning Commission  
March 12, 2014

**Application/Case Number:**

14-IV-001

**Applicant:**

Samuel Asvestas

**Staff Coordinator:**

Richard Carrizales, Planner  
(210) 207-8050  
richard.carrizales@sanantonio.gov

**Property Address/Location:**

355 E. Kings Highway

**MAPSCO Map Grid (Ferguson):**

582 F-8

**Tract Size:**

0.137-acres

**Council District(s):**

1

**Notification:**

Internet Agenda posting March 7,  
2014

**REQUEST**

An appeal of the Development Services Department Director's decision to deny the certificate of determination on a 0.137-acre tract of land.

**RECOMMENDED ACTION**

**Approval**

**ALTERNATIVE ACTIONS**

1. Approve as presented
2. Denial of request
3. Alternate recommendation by Planning Commission
4. Continuance of Item

**I. ANALYSIS**

On January 28, 2014, the applicant submitted an application for a certificate of determination for 355 E. Kings Hwy (**attachment 1**). Staff reviewed the application and found the request was ineligible for a plat exception and notified the applicant that the project did not meet any of the plat exceptions. The applicant submitted an appeal on February 6, 2014 (**attachment 3**) prior to the issuance of the denial letter on February 12, 2014 (**attachment 2**). The appeal was submitted by the applicant prior to the issuance of the denial letter because staff had already communicated to the applicant that the denial was forthcoming. The Certificate of Determination was denied in accordance with Section 35-430(c) of the City of San Antonio's UDC, Article IV, Procedures; Division 4, and, Texas Statutes, Local Government Code, Section 212.0115, Certification Regarding Compliance with Plat Requirements.

## II. RECOMMENDATION

Approval of the Certificate of Determination Appeal for the following reasons:

1. The applicant has provided additional information not presented at the time of application for a Certificate of Determination. The additional information identified below has proven the situation to be unique to this property.
2. Although the applicant does not meet any of the Plat Exceptions as outlined in Unified Development Code (UDC) Section 35-430(c) 1 through 15 (**attachment 8**), staff is recommending approval based on an associated antiquated plat recorded in May 8, 1923 as Laurel Heights Addition (Volume 642, Page 104), in the deed and plat records of Bexar County, Texas. Since the plat was recorded on May 8, 1923 it is considered an unrecorded plat as stated within UDC Section 35-442 (a) Platting of Antiquated Plats. *“any subdivision platted prior to June 14, 1927, the effective date of V.T.C.A. Local Government Code Ch. 212, shall not be considered a plat under that chapter and a replat of such a subdivision shall be considered an original plat”*.
3. The current property configuration (**attachment 4**) can be traced back in deed records to January 9, 1953, Volume 373, Page 49, and has not changed to date (**attachment 5**).
4. On June 26, 2012, a demolition application was approved by the Office of Historic Preservation (**attachment 6**). The applicant stated that the structure was “beyond repair” and suffered from “massive structural defects”. A demolition permit was issued on October 26, 2012, A.P. # 1840498. The applicant is proposing to build a new residential building at the site and has stated that there were “flooding issues with the property”. According to the applicant’s letter the City of San Antonio upgraded the drainage system and Transportation and Capital Improvements Department (TCI) confirmed a five foot concrete lined drainage channel along the west side of the property was built according to their records. TCI has targeted this area for a future drainage project.
5. The applicant is seeking to build over the lot line for a residential building which is permitted within the original (36) thirty-six square miles (**attachment 7**) of San Antonio according to informational bulletin (IB) 506 Building Over Lot Lines (1) *All lots must be under ownership of a single person, partnership, corporation, or other recognized legal entity.* (3) *The lots must be platted unless the property is located in the original 36-square mile area of San Antonio, and the boundaries of the lots were recorded in the Deed and Property Records of Bexar County prior to June 14, 1927. It shall be the obligation of the applicant to provide documentation of the lots’ platting or recording prior to June 14, 1927.*
6. In summary, the site is located within the original 36 square miles and within a subdivision developed between 1890-1930. The proposed new residential construction will not require public improvements and will not affect the public health, safety, and general welfare of the city. The proposed residential use is consistent with the minimum standards for development.

## III. ATTACHMENTS

1. Certificate of Determination Application
2. Denial Letter From Development Services
3. Appeal application and letter to the Planning Commission
4. Bexar CAD exhibit of the property
5. Recorded deed Filed January 9, 1953
6. Demolition Permit Application
7. Exhibit of the Original 36 mile boundary
8. UDC Section 35-430(c)



CITY OF SAN ANTONIO  
DEVELOPMENT SERVICES DEPARTMENT  
LAND ENTITLEMENTS SECTION

DEVELOPMENT SERVICES  
RECEIVED  
2014 JAN 28 PM 3:01

# CERTIFICATE OF DETERMINATION REQUEST FORM

**Official Use Only**

COD # 14-065 Planner \_\_\_\_\_  Approved  Denied

Section 35-430(c) of the UDC allows exceptions to platting requirements. If the site meets one of these plat exceptions, a Certificate of Determination will be issued to the owner of the subject property.

### PROPERTY OWNER INFORMATION

Business/Company Name: SAM ASVESTAS  
 Point of Contact: \_\_\_\_\_  
 Mailing address: P.O. BOX 12885 San Antonio TX 78212  
 Telephone: Home/Office: ( ) \_\_\_\_\_ Mobile: (210) 833-3320  
 Other phone: ( ) \_\_\_\_\_ Email: SAMASVESTAS@YAHOO.COM

### PROPERTY INFORMATION

Property physical address: 355 E. Kings HWY  
 Legal Description: NCB/CB: \_\_\_\_\_ Block: \_\_\_\_\_ Lot/Parcel: \_\_\_\_\_  
 County: \_\_\_\_\_ Total Acreage: \_\_\_\_\_

- Proposed Use:  Residential  Non-Residential  Uninhabitable Use
- Inside City Limits  Outside City Limits / Extra Territorial Jurisdiction (ETJ)
- Type of Service Requested:  
 Water Service  Sewer Service  Electric Service  Building Permit  
 Other - specify \_\_\_\_\_
- Number of existing residential structures located on the property: 0

### Required Documents:

- Warranty Deed (Show ownership & legal description of property)
- Survey, Map, and/or Drawing (Showing size, shape, and location of property)
- Current Tax Certificate
- Non- Refundable Two hundred dollar fee (\$200.00)

I hereby certify that all of the information on the entire COD Application is true and correct.

Print Name: SAM ASVESTAS Signature: [Signature]

Date: 1/27/14  Owner  Agent (Requires a notarized Letter of Agent.)

Note: Certificates are only issued in the name of the owner of the property.



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR

That DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE

Grantor(s), of the County of Dallas and State of Texas for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other valuable consideration to the undersigned paid by the Grantee(s) herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

SAM ASVESTAS and LISA ASVESTAS

Grantee(s), whose mailing address is: Box 12885  
City of Wichita, County of Bexar and State of Texas  
all of the following described real property in BEXAR County, Texas, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

together with all of the rights, titles, appurtenances and hereditaments thereto.

This conveyance is made and accepted subject to all easements, reservations, conditions, covenants and restrictive covenants as the same appear of record in the Office of the County Clerk of the county aforesaid.

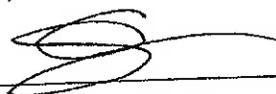
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors or assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.



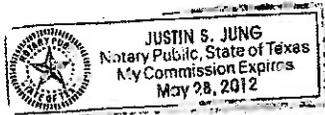
EXECUTED on this 26<sup>th</sup> day of June, 2009.

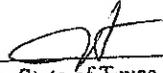
DEUTSCHE BANK TRUST COMPANY  
AMERICAS AS TRUSTEE BY  
ATTORNEY IN FACT RESIDENTIAL  
FUNDING, LLC.

By:   
Name: Amanda Roberts  
Title: PMATo

THE STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on June 26, 2009, by  
Amanda Roberts, a PMATo, of  
DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE, a  
corporation, on behalf of said corporation.



  
Notary Public, State of Texas  
My Commission Expires: 5-28-2012

AFTER RECORDING RETURN TO:  
Sam Cuervas  
Risa Cuervas  
P.O. Box 12885  
San Antonio TX 78212

**EXHIBIT 'A'**

File No.: 1297074-SA90 (RAD)  
Property: 355 East Kings Highway, San Antonio, TX 78201

**0.137 ACRE TRACT, MORE OR LESS, BEING PARTS OF LOTS 56 AND 57, BLOCK 2, NEW CITY BLOCK 6327, LAUREL HEIGHTS PLACE ADDITION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 642, PAGE 104, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; SAID 0.137 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT AN IRON PIN SET ON THE NORTH LINE OF KINGS HIGHWAY (50 FOOT RIGHT OF WAY) FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID IRON PIN BEING SOUTH 89 DEG 45' 00" EAST 5.00 FEET FROM THE SOUTHWEST CORNER OF THE ABOVE MENTIONED LOT 56, BLOCK 2, NEW CITY BLOCK 6327;**

**THENCE 5.00 FEET FROM AND PARALLEL TO THE WEST LINE OF SAID LOT 56, NORTH 00 DEG 15' 00" EAST 100.00 FEET TO AN IRON PIN SET ON THE SOUTH EDGE OF 12 INCH ROCK WALL FOR THE NORTHWEST CORNER OF THIS TRACT;**

**THENCE WITH THE SOUTH EDGE OF SAID ROCK WALL, SOUTH 89 DEG 45' 00" EAST 39.70 FEET TO AN IRON PIN SET FOR THE NORTHEAST CORNER OF THIS TRACT;**

**THENCE CROSSING THE LINE BETWEEN LOTS 56 AND 57, BLOCK 2, NEW CITY BLOCK 6327, SOUTH 21 DEG 21' 45" EAST 107.56 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF SAID LOT 57 AND NORTH LINE OF KINGS HIGHWAY FOR THE SOUTHEAST CORNER OF THIS TRACT;**

**THENCE WITH THE NORTH LINE OF SAID KINGS HIGHWAY NORTH 89 DEG 45' 00" WEST 79.32 FEET TO THE POINT OF BEGINNING.**

**A.P.N. 374823**

Doc# 20090127314 Fees: \$24.00  
07/07/2009 4:12PM # Pages 3  
Filed & Recorded in the Official Public  
Records of BEXAR COUNTY  
THOMAS RICKI OFF COUNTY CLERK

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR  
I hereby certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Real Property of Bexar County, Texas on:

JUL 07 2009



*Thomas Ricki*  
COUNTY CLERK BEXAR COUNTY, TEXAS

TAX CERTIFICATE



ALBERT URESTI, MPA  
BEXAR COUNTY TAX ASSESSOR-COLLECTOR  
P O BOX 839950  
SAN ANTONIO, TX 78283-3950

**Issued To:**

Sam Asvestas  
606 W Cypress  
San Antonio , TX 78212

**Legal Description:**

NCB 6327 BLK 2 LOT W 39.70' OF E 45' OF  
THE S 100' OF 56 & SW TRI 34.32' OF 57

Fiduciary Number: 1155705

Parcel Address: 355 E KINGS HWY

Legal Acres: .1370

Account Number: 06327-002-0562

Print Date: 01/28/2014

Certificate No: 10827755

Paid Date:

Certificate Fee: \$10.00

Issue Date: 01/28/2014

Operator ID: LHER

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2013. ALL TAXES ARE PAID IN FULL

**Exemptions:**

**Certified Owner:**

ASVESTAS SAM & LISA  
PO BOX 12885  
SAN ANTONIO , TX 78212-0885

2013 Value:	57,710
2013 Levy:	\$1,564.32
2013 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

**Certified Tax Unit(s):**

- 8 FLOOD FUND
- 9 ALAMO COMM COLLEGE
- 10 HOSPITAL DISTRICT
- 11 BEXAR COUNTY
- 19 S A RIVER AUTHORITY
- 21 CITY / SAN ANTONIO
- 57 SAN ANTONIO ISD

ALBERT URESTI, MPA  
BEXAR COUNTY TAX ASSESSOR-COLLECTOR



Reference (GF) No: N/A



CITY OF SAN ANTONIO  
**DEVELOPMENT SERVICES DEPARTMENT**  
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



Attachment

2

February 12, 2014

Sam Asvestas  
P.O. Box 12885  
San Antonio, Texas 78212

Re: Denial of Certificate of Determination Request #14-065

Dear Mr. Asvestas,

The City of San Antonio, Development Services Department reviewed your request for a Certificate of Determination for property located at 355 E. Kings Hwy. Based on the submitted information, your request is ineligible for a plat exception. All requests for plat exceptions must follow the guidelines identified in the Unified Development Code, Article IV, Procedures; Division 4, Subdivision, Section 35-430(c) ( 1-15 ) and Texas Statutes, Local Government Code, Section 212.0115, Certification Regarding Compliance with Plat Requirements.

At this time, staff is **unable to approve** your request for the following reason(s):

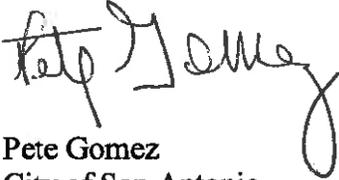
Subject property does not qualify for the provision of Section 430 ( C ) ( 9 ) ( C ) of the City of San Antonio Unified Development Code which allows for a building permit or utility service for a lot or a remaining portion of a lot(s) since one of the lots is not a remaining portion of a lot area.

To proceed, staff has identified the following steps:

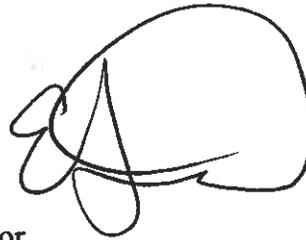
- 1) All applicants can appeal the determination to the Planning Commission by submitting a request in writing to the Development Services, Land Entitlements section. The application to Appeal to the Planning Commission is available online at [webapps1.sanantonio.gov/dsddocumentcentral/upload/Application%20Appeal.pdf](http://webapps1.sanantonio.gov/dsddocumentcentral/upload/Application%20Appeal.pdf). The fee for an appeal to Planning Commission is \$350.00.
- 2) Alternatively, you may plat or replat the subject property in accordance with State and local requirements. Please contact Land Entitlements staff for further instructions. The application to Plat or Replat properties is available online at [webapps1.sanantonio.gov/dsddocumentcentral/upload/Plat%20Application.pdf](http://webapps1.sanantonio.gov/dsddocumentcentral/upload/Plat%20Application.pdf). Platting fees will vary dependant on acreage and location.

For further information regarding an appeal the Planning Commissioner the Plat/Replat process, Please contact the Development Services Department Land Entitlement section at (210) 207-1111. If you you have any questions about the denial of your request please feel to contact Elizabeth Carol at (210) 207-7893.

Sincerely,

A handwritten signature in black ink that reads "Pete Gomez". The signature is written in a cursive style with a large, looping "G" and "M".

Pete Gomez  
City of San Antonio  
Development Services Department  
(210)207-1111

A handwritten signature in black ink, consisting of a large, stylized "S" followed by a horizontal line and a small flourish.

Supervisor  
Principal Planner  
Land Entitlement

3



City of San Antonio  
Development Services Department  
Land Entitlements Section

# APPEAL TO THE PLANNING COMMISSION

14-IV-001 Rick

**Instruction:**

1. All applicable information must be legibly printed or typed for processing.
2. Application must include a copy of the notification and decision letter, and the rationale, in detail, for the request for appeal. Please attach additional pages as necessary. All additional pages must be numbered and labeled.
3. All signatures must be originals. Applications may not be faxed or emailed.
4. An application will not be accepted without the required application fee. All checks must be made payable to "City of San Antonio."
5. Any appeal of the decision of the Director to the Planning Commission will be based on information submitted to the Director for the related application.

To the Honorable Members of the Planning Commission:

In reference to:

Project Name: 355 E. Kings Hwy

Application Type: certificate of Determination Application No.: COD<sup>#</sup> 14-065

Address/Location: 355 E. Kings Hwy

Legal Description: \_\_\_\_\_

The Applicant, Samuel Asvestas, alleges that the following error in an order, requirement, decision or determination has been made by an administrative officer in the enforcement of the City of San Antonio's Unified Development Code (UDC). Please explain in detail below:

Appeal certificate of determination to build over  
interior property lines on a portion of a lot

Respectfully submitted,

**APPLICANT INFORMATION**

Business/Company Name: \_\_\_\_\_  
 Point of Contact: Samuel Asvestas  
 Status: Owner  Agent   
 Mailing address: P.O. Box 12835  
 Telephone: Home/Office: (210) 833-3320 Mobile: ( ) - \_\_\_\_\_  
 Other phone: ( ) - \_\_\_\_\_ Email: Sam.asvestas@yahoo.com

**PROPERTY OWNER INFORMATION**

Business/Company Name: Same as above  
 Point of Contact: \_\_\_\_\_  
 Mailing address: \_\_\_\_\_  
 Telephone: Home/Office: ( ) - \_\_\_\_\_ Mobile: ( ) - \_\_\_\_\_  
 Other phone: ( ) - \_\_\_\_\_ Email: \_\_\_\_\_

**AUTHORIZATION FROM PROPERTY OWNER**

I, Samuel Asvestas the owner of the subject property,  
 authorize Stephen Reyna to submit this application and represent  
 me in this appeal before the Planning Commission.

[Signature] \_\_\_\_\_ 2/6/14  
 Property owner's signature Date

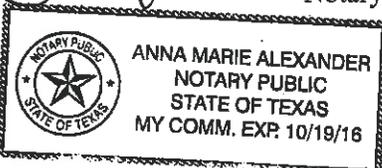
I, the undersigned, hereby certify that all information contained herein and the attached documents are true and correct to the best of my knowledge. I understand my continuing obligation to notify in writing the Development Services Department of the inaccuracy of any statement or representation that was incorrect when made or becomes incorrect by virtue of changed circumstances.

Samuel Asvestas \_\_\_\_\_ [Signature] \_\_\_\_\_ 2/6/14  
 Applicant's Name Applicant's signature Date

Sworn to and subscribed before me by Samuel Asvestas on this 6th day of Feb in the year 2014, to certify which witness my hand and seal of office.

**OFFICE USE ONLY**  
 Application/Case No: \_\_\_\_\_  
 Submittal Date: \_\_\_\_\_

[Signature]  
 Notary Public, State of Texas



To: City of San Antonio - Development Services

Re: Project I.D. #14-IV-001

Variance/Time Extension Application

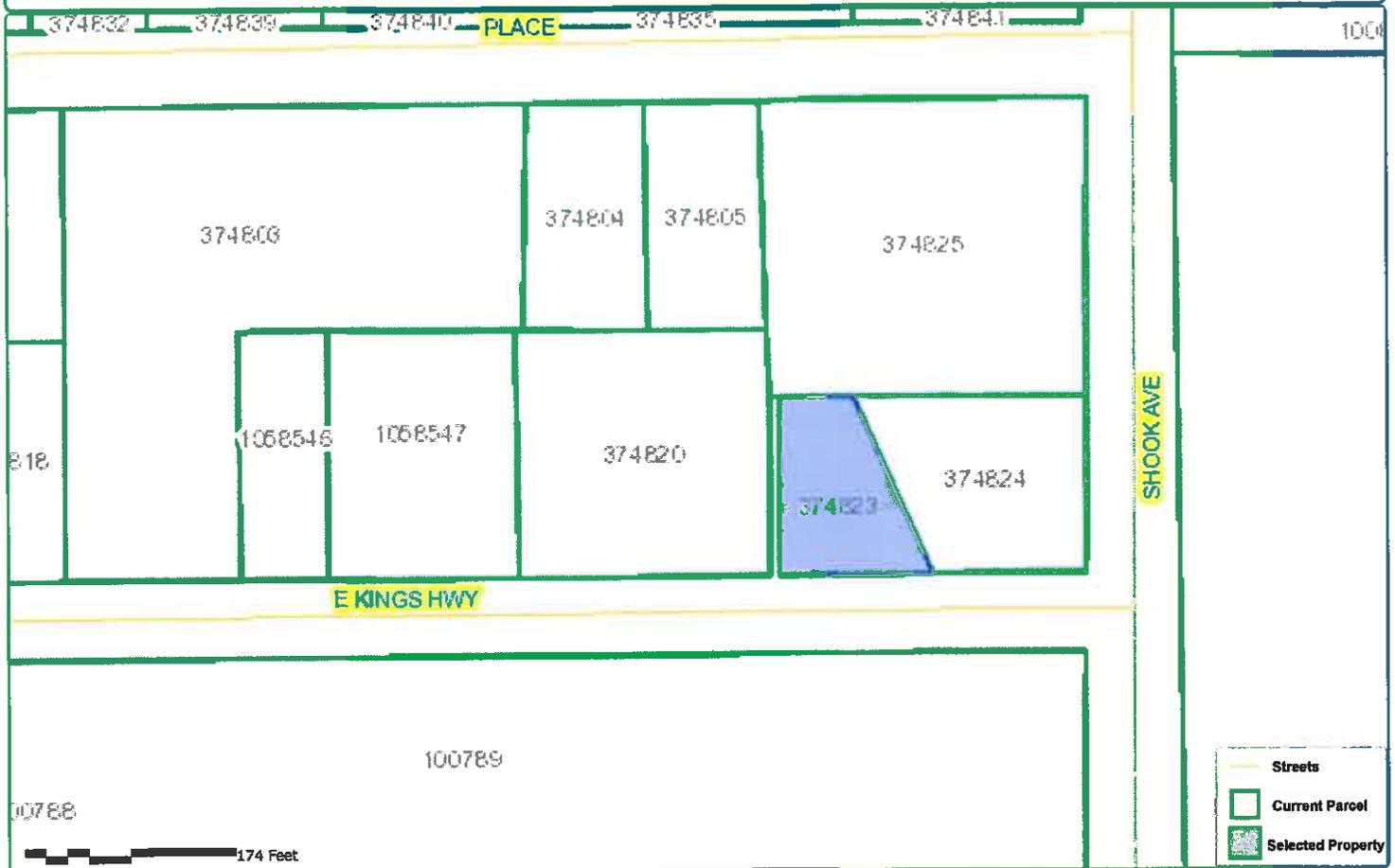
Dear Sir,

- This appeal is being made today firstly because the size of the property (5951 Sq. Ft), odd shape and heritage trees in the current designation would make the property useless.
- Secondly, when this property was purchased on June 26th 2009, the existing rules allowed for the proposed type of single family building permit being applied for. Unfortunately due to flooding issues with the property that were subsequently resolved with the help of The City of San Antonio the process has been significantly delayed. Since 2011 new rules have been adopted.
- Thirdly, when you look at adjacent properties 343 and 401 E. Kings Hwy you will see that both single family and multi-family dwellings are built over interior lot lines. This appeal is unique because this neighborhood has always allowed various types of structures to be built over interior property lines.
- Fourthly, during the multiple applications and reviews regarding the development of this property the home builder has followed the regulations for the building permit. The applicant has followed the rules set out by the City of San Antonio and has not been responsible for the denial.
- Lastly, granting this variance will help preserve this historic neighborhood and improve the value of this property and surrounding properties.

Respectfully  
Dan Cisneros

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## Bexar CAD - Map of Property ID 374823 for Year 2014



## Property Details

## Account

Property ID: 374823  
 Geo ID: 06327-002-0562  
 Type: Real

Legal Description: NCB 6327 BLK 2 LOT W 39.70' OF E 45' OF THE S 100' OF 56 & SW TRI 34.32' OF 57

## Location

Situs Address: 355 E KINGS HWY TX  
 Neighborhood: MONTE VISTA  
 Mapsco: 582F8  
 Jurisdictions: CAD, 06, 08, 09, 10, 11, 21, 57

## Owner

Owner Name: ASVESTAS SAM & LISA  
 Mailing Address: , PO BOX 12885, SAN ANTONIO, TX 78212-0885

## Property

Appraised Value: N/A

<http://www.bcad.org/Map/View/Map/1/374823/2014>

powered by:  
**PropertyACCESS** **LPS**  
www.trueautomation.com TRIAL ALLOCATION

Map Disclaimer: This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

5

THE STATE OF TEXAS,  
COUNTY OF BEXAR.

819165

VOL 373 PAGE 49

THIS CONTRACT, made and entered into by and between Anthony Van Tuyl and wife, Marjorie H. Van Tuyl, party of the first part, and Thrift Lumber Company, a corporation, acting herein by and through its duly authorized officers, party of the second part, all of Bexar County, Texas, WITNESSETH:

Party of the second part, for the considerations hereinafter mentioned, covenants and agrees to furnish and supply all Material and Labor to be used in the construction and erection of certain improvements, which party of the second part hereby contracts and agrees to build, construct and complete, for party of the first part, in accordance with plans and specifications heretofore agreed upon by and between the parties hereto, and now identified, said plans and specifications hereby referred to and made a part hereof as fully as if written herein, attached hereto or set out in detail in this contract, said improvements to be situated upon the following described property, which party of the first part here state that they own in fee simple, free and clear of all liens and incumbrances, recorded or unrecorded, except as herein provided, same being situated in the County of Bexar, State of Texas, to-wit:

The South 100 feet of East 45 feet of Lot 56 and the South 100 feet of Lots 57 and 58, Block 2, New City Block 6327, situated within the corporate limits of the City of San Antonio, Bexar County, Texas:

In consideration of the foregoing, party of the first part has paid in cash to the sum of xxx

and agree and obligate themselves to pay to party of the second part, or order, the sum of TWO THOUSAND AND NO/100 Dollars, together with interest thereon from date until maturity at the rate of Five (5%) - per cent per annum, payable at maturity, unpaid matured principal and interest to bear ten per cent interest per annum from maturity until paid; which indebtedness is evidenced by note, of even date herewith, executed by party of the first part, providing for the usual ten per cent attorney's fees, and payable to the party of the second part, or order, in the City of San Antonio, Bexar County, Texas, as follows, to-wit: ON OR BEFORE SIX (6) MONTHS AFTER DATE THEREOF.

It is understood and agreed, however, that the liens securing the payment of said \$2,000.00 note shall be and remain secondary and subordinate to the liens securing the payment of that one certain promissory note for the sum of \$5,500.00, dated April 23rd, 1938, payable to The Prudential Insurance Company of America, and failure to pay any installment of principal and interest on said \$5,500.00 note when due shall at the option of the holder of said \$2,000.00 note immediately mature said \$2,000.00 note as if the full time provided for its payment had expired.

It is expressly understood and agreed that in event of default in the punctual payment of said indebtedness, or any part thereof, principal or interest, as the same shall become due and payable; or in event the above described property, or any part thereof, should be conveyed without the purchaser assuming payment of said indebtedness; or upon failure to pay all taxes and assessments on said property as the same become due and payable; or upon failure to keep the improvements on said property insured by companies acceptable to the holder of said indebtedness against loss by fire, windstorm and hail in an amount equal to the total indebtedness

against said property, but not to exceed the insurable value thereof; with loss, if any, payable to the holder of said indebtedness; or upon failure to deliver all insurance policies or certificates to the holder of said indebtedness; then, and in any such event, the whole of said indebtedness remaining unpaid may be immediately matured, at the option of the holder thereof, in which event said indebtedness shall become due and payable.

Upon failure of party of the first part to pay the taxes and assessments and premiums for the insurance as above provided, the holder of said indebtedness shall have the privilege of paying any or all of the same, and such sums so paid shall bear interest at the rate of ten per cent per annum from date of payment until repaid, and shall be added to said indebtedness and be secured by the lien herein created and granted, and such holder shall be subrogated to all of the equities, rights and liens thereof; but the exercise of such privilege shall in no manner affect the right of said holder to mature said indebtedness as otherwise herein provided.

The holder of said indebtedness may demand, receive and give receipt for all money that may become due from all insurance now upon or which may hereafter be placed upon said property and improvements, whether so specified in the policies or not; and any amount received from any insurance company or companies because of damage to or destruction of said property or improvements shall be immediately paid to the holder of said indebtedness, even though no portion of said indebtedness be then past due, and the amount so received, at the option of the holder of said note, may be applied to the payment of said indebtedness, both principal and all interest then accrued thereon and any unpaid advances made hereunder, or may be released for the repairing or rebuilding of said premises, without affecting the lien herein created.

To secure the prompt payment of the aforementioned indebtedness, as well as any other additional indebtedness that may be created in the construction of said improvements by reason of changes made by the parties hereto in said plans and specifications, and/or by reason of extras that may be agreed upon by the parties hereto, a Builder's, Mechanic's, Materialman's and Laborer's Lien is created and granted, and a Deed of Trust of even date herewith is executed by the party of the first part for the benefit of the holder of said indebtedness: both being for the benefit of party of the second part, upon the above described property and all improvements, additions, fixtures and appurtenances now thereon or to be hereafter placed thereon: said Deed of Trust is here referred to, made a part hereof and shall be of the same effect as if fully embodied herein.

It is further expressly agreed that the entering by party of the first part into possession of said improvements, or by acknowledgment by him of completion of this contract according to the agreement between the parties hereto shall be conclusive evidence that all duties and obligations of the party of the second part have been fully and completely performed and shall constitute a full and complete acceptance of this contract and said improvements.

It is further expressly agreed that should the indebtedness under this contract be increased above the primary indebtedness by a change of plans and specifications, by extras, by the payment of taxes, assessments or insurance premiums, or by any other clause of this contract, the amount of such increase may be evidenced by the note of the party of the first part and continued as a separate note or merged into one note evidencing the total indebtedness and all secured by the liens above created and granted together with any subrogated equities, rights and liens; or should the indebtedness under this contract be decreased by reason of any changes or omissions in the plans and specifications, decreasing the contract price, the primary indebtedness shall be and is hereby decreased according to such reduction of cost by reason of said changes or omissions, and such amount shall be credited upon the primary indebtedness; and in any of the above events, the change or changes shall in no way affect the liens herein created and granted to secure the proper indebtedness.

It is further expressly agreed that any monies paid to the holder of the indebtedness arising under this contract may be applied toward the payment and liquidation of such indebtedness in any order that said holder may desire, and such application shall in no wise impair any indebtedness not paid, nor change the time of maturity of such remaining indebtedness, nor the liens securing same.

This contract is executed, acknowledged and delivered, and the liens herein set out are created and granted before any material for the erection and construction of said improvements has been furnished or placed upon the above described property, and/or any labor has been performed, or any act done under this contract whatsoever. In the event, AND ONLY IN SUCH EVENT, that it be found that any material has been furnished or placed on such property, or any labor performed, or act done as called for in this contract and the plans and specifications above referred to before the execution, acknowledgment and delivery hereof, then this entire contract, including plans and specifications referred to, shall be and are hereby construed by the parties hereto as an agreement to complete said improvements only, and that part of the plans and specifications pertaining to such work already done or materials or labor already furnished before the execution, acknowledgment and delivery hereof shall be treated as surplusage only; and the liens herein created and granted

Vol 373 Page 51

shall be valid and subsisting for the full indebtedness mentioned above less the value of any such material placed on such property, labor performed or acts done in connection therewith prior to the execution, acknowledgment and delivery hereof.

It is further expressly understood and agreed that should the improvements herein contracted for fail for any reason to be completed, or completed according to the agreement between the parties hereto, or should all of the material and labor to be used in the erection thereof fail to be provided by the party of the second part, nevertheless the party of the second part or other holder of said indebtedness shall have a valid and subsisting lien as above set out for the full amount of said indebtedness less such amount as would be reasonably necessary to complete said improvements according to the agreement between the parties hereto, and provided further that should said improvements fail to be completed according to the agreement between the parties hereto, then any assignee and holder of said indebtedness and liens shall have the preference right and option to complete said improvements according to the agreement between the parties hereto, in behalf of the party of the second part, and when said improvements are so completed the liens as above set out shall be perfected for the full amount of said indebtedness.

It is further expressly agreed between the parties hereto that in the event any of the special contingencies provided herein occur this contract shall be and is hereby construed as a divisible agreement.

EXECUTED on this the 23<sup>rd</sup> day of December, A. D. 19 52.



W. T. Thrift  
Secretary

Anthony Van Tuyl  
Anthony Van Tuyl  
Marjorie H. Van Tuyl  
Marjorie H. Van Tuyl  
THRIFT LUMBER COMPANY  
By W. J. Westrope  
President

STATE OF TEXAS. }  
COUNTY OF BEXAR. }

Before me, the undersigned authority, on this day personally appeared Anthony Van Tuyl and wife, Marjorie H. Van Tuyl,

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said Marjorie H. Van Tuyl, wife of the said Anthony Van Tuyl, having been examined by me privily and apart from her husband, and having the same by me fully explained to her, she the said Marjorie H. Van Tuyl acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this 23<sup>rd</sup> day of December, A. D. 1952  
Jarow Partie  
Notary Public, in and for Bexar County, Texas.

STATE OF TEXAS. }  
COUNTY OF BEXAR. }

Before me, the undersigned authority, on this day personally appeared W. J. Westrope President of Thrift Lumber Company, a corporation,

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, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office, this 24 day of December, A. D. 1952  
R. S. Westrope  
Notary Public, in and for Bexar County, Texas.



R. S. WESTROPE  
Notary Public Bexar County, Texas

Filed for record Jan 9, 1953, at 2:05 o'clock P M.  
Recorded Jan 12, 1953, at 10:46 o'clock A M.

FRED HUNTRESS, County Clerk, Bexar County, Texas.

By W. C. Petry Deputy.



# DEMO APPLICATION FORM

## CITY OF SAN ANTONIO

OFFICE OF HISTORIC PRESERVATION  
1901 S. ALAMO, SAN ANTONIO, TEXAS 78204  
P: 210.215.9274 E: OHP@SANANTONIO.GOV

Attachment:

6

Print Form

CITY OF  
PLANNING  
DEVELOPMENT

2012 JUN 22 PM 3:36

DATE RECEIVED

\*OHP Demolition Review Fee:  \$50 - Residential Demolition  \$100 - Commercial Demolition

Photographs of all four sides of the building to be demolished are required for review

Property Address: 355 E. Kings Hwy

Historic District\*\* (if applicable): Monte Vista Landmark Name\*\* (if applicable): \_\_\_\_\_

Parcel ID: NCB \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Zoning \_\_\_\_\_

Approximate Date Built: 1970 Structural Frame: Wood

Type of Structure:  Commercial  Residential  Accessory

Why is structure to be demolished?: beyond repair

Property Owner: San Arvestas Phone Number: \_\_\_\_\_

Mailing Address: 12081 P.O. Box. S.A. TX 78201

Contractor: Abeco Phone Number: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Applicant: Russell Ahlstrom Phone Number: 842-5601

Mailing Address: 611 Coronet S.A. TX 78216

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF APPLICANT (if different from owner)

FOR STAFF ONLY

Permit to be issued \_\_\_\_\_

Research to be done \_\_\_\_\_

Referred to HDRC\*\*\* \_\_\_\_\_

Fee Paid, Invoice # \_\_\_\_\_

CITY OF SAN ANTONIO  
OFFICE OF HISTORIC PRESERVATION  
DATE: 6/26/12  
PROVIDED:  
- DEMOLISH  
STRUCTURE. MON -  
CONTRIBUTING.  
SHARON PETERSON  
CITY OF HISTORIC PRESERVATION

This completed form, photos, and required fees are to be submitted in person to 1901 S. Alamo



**APPLICATION FOR DETERMINATION OF  
NON-CONTRIBUTING STATUS  
CITY OF SAN ANTONIO**

OFFICE OF HISTORIC PRESERVATION  
1901 S. ALAMO, SAN ANTONIO, TEXAS 78204  
P: 210.215.9274 E: OHP@SANANTONIO.GOV

Print Form

CITY OF SAN ANTONIO  
PLANNING DEPARTMENT  
2012 JUN 22 PM 3:35

DATE RECEIVED

**Photographs of all four sides of the building being considered and streetscape are required for review.**

Property Address 355 E. Kings Hwy Zip Code   
 Historic District Monte Vista Landmark Name   
 Date Built 1970 Parcel ID: NCB  Block  Lot  Zoning

Owner Name Sam Asvestas Phone Number 833-3320  
 Mailing Address P.O. Box 12068 S.A. TX 78201  
 E-mail Address samasvestas@yahoo.com

Property Type:  Residential  Commercial  Institutional  Educational  Governmental  Religious

Additions or Alterations:  Yes  No Location of Alterations:  Front  Rear  Side

Explanation of Alterations and/or Additions:

Siding Material: Wood  
 Roof: Metal  
 Windows: Wood  
 Porch: Concrete  
 Other:

REASON FOR REQUEST:

Massive Structural Defects, Beyond Repair

[Signature]  
Signature of Owner

6/22/12  
Date

This completed form and photos are to be submitted in person to 1901 S. Alamo.

Front of home facing street



East side of home



Back side of home



West side up close



*West side of home*



West side of close





**Recommendations of the Architecture Review Committee  
Monte Vista Historical Association  
May 3, 2010**

At the regular meeting of the Architectural Review Committee of the Monte Vista Historical Association held on May 3, 2010, the following recommendations were made and approved:

1. Property at 138 Laurel Heights Place owned by Steve Bartley (represented by Tom Lamb, architect). He will be applying to the HDRC to make the following renovations to the property:
  - a. Restructuring the existing garage into a carport using wooden materials and creating a roof to match the house, with the same roof pitch and orientation.
  - b. Adding a roof deck to the top of the flat roof section of the house (this section is a later addition to the main structure).
  - c. Repairing the existing retaining wall in the backyard, and covering the existing brick deck and retaining wall with a new wooden deck which will extend over the retaining wall.
  - d. Building a split-level deck (see above) and stair connecting the roof deck at the back of the house.
  - e. Renovating the driveway leading to the new carport, and removing old planters along the driveway in the rear of the property.

The ARC reviewed and approved the alterations as presented.

2. Sam Asvestas owns the property at 355 E. Kings Highway. Mr. Asvestas will be applying to the HDRC to demolish the house, which is in bad repair, and to construct a new structure. It was represented that the house was built in the 1970's; however, this will need to be verified. If the house is a non-contributing structure to the Monte Vista Historic District, the ARC approves his demolition plan.

Submitted by:

Chris Raba, Chair  
Jane Lewis, Member  
Robert Murray, Member  
Don McDonald, Member



1973 – 355 E. Kingshighway



1986 – 355 E. Kingshighway



8

by prohibiting cities, officials of cities, city-owned or city-operated utilities, and public utilities from serving or connecting any land with water, sewer, electricity, gas, or other utility service unless the entity has been presented with or otherwise holds a certificate applicable to the land which has been issued by the planning commission indicating that a plan or plat is not required or that a plan or plat is required and has been approved by the commission.

- (3) The above notwithstanding, this should not be construed as a limitation to the city's ability to require platting under V.T.C.A. Local Government Code § 212.004, when the city has substantial evidence that land is being subdivided in the manner set out in V.T.C.A. Local Government Code § 212.004. In such an instance, however, the specific exceptions set out in subsection (b) herein shall remain applicable.

The City of San Antonio typically becomes aware that a division of land has occurred after the fact.

(b) **Classification of Subdivisions.** Both major and minor subdivisions are subject to the criteria for approval of subdivision plats, unless a specific provision indicates that it does not apply to minor subdivisions. Different time limits are prescribed for the review and processing of major and minor subdivisions in order to reflect the level of complexity involved in review of the applications. Subdivisions shall be classified as follows:

- (1) **Minor Subdivisions [reference: V.T.C.A. Local Government Code § 212.0065(a)(2)].** A "minor subdivision" means any subdivision:
- A. Involving four (4) or fewer lots; and
  - B. Fronting on an existing street; and
  - C. Not involving the creation of any new street; and
  - D. Not involving the extension of municipal utilities.

A requirement imposing sidewalk, curb, right or left turn lanes, pavement widening or streetscape tree improvement and installation shall not constitute a major plat.

- (2) **Major Subdivisions.** A "major subdivision" means any subdivision other than a minor subdivision or a development plat.

(c) **Plat Exceptions.** In accordance with V.T.C.A. Local Government Code §§ 212.004 and 212.0045 the platting exceptions set forth below are established. Applicants exempt from subdivision plat approval may be subject to development plat approval requirements pursuant to section 35-432 of this article. Habitable uses within the regulatory floodplain shall always require platting. The applicant for plat exception shall provide proof of ownership in the form of a warranty deed and a current tax certificate with indication of no taxes due. The department of development services may issue building permits, and public utility providers may provide utility service, on any unplatted parcel otherwise subject to this section for the following activities:

- (1) The division of land into parts greater than five (5) acres within the city limits of the City of San Antonio, where each part has access and no public improvement is being dedicated, shall not require a subdivision plat. For purposes of this subsection, access shall mean a minimum frontage of fifteen (15) feet onto a public street or recorded access easement of fifteen (15) feet onto a public street. Public improvement shall mean creation of new streets, alleys or the extension of off-site utilities or the installation of drainage improvements.
- (2) The division of land into parts greater than ten (10) acres in the ETJ of the City of San Antonio, where the owner does not lay out part of the tract for streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, squares, parks, or other parts shall not require a subdivision plat.

- (3) Each tract greater than ten (10) acres in size is eligible for up to three (3) single-family utility connections provided each part is held under common ownership, each tract has access and no public improvement is being dedicated. For purposes of this subsection, access shall mean each tract has a minimum frontage of fifteen (15) feet on an existing public or platted private street or irrevocable access easement.
- (4) Uninhabitable uses that are to be retained in an undeveloped state shall not require a subdivision plat, provided: (1) the division does not create more than three (3) parcels, (2) each parcel contains a minimum area of five thousand (5,000) square feet, (3) the division does not involve the creation of any streets or alleys, and (4) no utility services shall be provided to the parcels, provided however, that the director of development services may exempt other uninhabitable uses from subdivision plat requirements upon determining that the uses are consistent with the intent of these provisions.
- Commentary: The intent of this subsection is to allow the division of land without platting so long as the land remains undeveloped. Platting is required at the time utility services or building permits are requested unless one (1) of the other plat exceptions applies.*
- (5) Other uninhabitable uses including, but not limited to, pumps, oil wells, sheds, security lights, traffic devices, monuments, signs, utility equipment huts, communication towers, or public infrastructure shall not require a subdivision plat. This shall also include fences as well as unenclosed structures such as porches, carports, decks, gazebos and pavilions.
- (6) Public parks and golf courses owned, operated, or maintained by a governmental entity shall not require a subdivision plat. This exception shall not include athletic facilities such as stadiums, natatoriums, concession facilities or similar improvements within park facilities.
- (7) Temporary field/subdivision sales offices or seasonal type uses shall not require a subdivision plat.
- (8) Replacement and/or repair of a pre-existing or existing single-family dwelling unit or related accessory structure shall not require a subdivision plat if it was damaged, destroyed or ruined by flooding, fire, windstorm or other natural disaster. This exception shall only apply in such cases where reconstruction does not increase the building footprint or height by more than ten (10) percent.
- (9) The land for which a building permit or utility service is being requested is a lot or remaining portion of a lot previously platted under the jurisdiction of the county or city.
- (10) The division of any tract of land into parcels which are to be used solely for agricultural, mining, or quarrying purposes shall not require a subdivision plat, provided: (1) each parcel contains a minimum area of twenty (20) acres, and (2) no utility services shall be provided to an inhabitable use.
- (11) The provision of utility service to not more than three (3) detached single-family dwelling units on an unplatted tract or antiquated plat shall not require a subdivision plat provided all of the following requirements are met:
- A. The tract is located outside the city limits within the extraterritorial jurisdiction of the city;
  - B. The tract has a minimum of fifteen (15) feet of frontage on a public street or a recorded irrevocable access easement;
  - C. The tract was created prior to January 1, 2005;
  - D. The tract has a minimum area of five thousand (5,000) square feet for each dwelling unit, additional county requirements may be imposed where on-site sewage facility is proposed;

- E. The tract is held under single ownership;
- F. No dwelling unit will be located within a regulatory floodplain;
- G. No utility extension is required;
- H. No major thoroughfare dedication is required.

When major thoroughfare dedication is required the owner of an unplatted parcel abutting a designated major thoroughfare may voluntarily execute a street dedication instrument in accordance with form "S" in Appendix "B" in lieu of public dedication through platting when necessary. Any further subdivision shall require approval of a subdivision plat as provided herein.

(12) Sewer and water service to existing buildings. If existing buildings on an unplatted tract are occupied, sewer and water services may be provided if "all" of the following conditions are met:

- A. The applicant provides evidence that non-single-family development and/or non-single-family improvements had received electrical service for a minimum continuous period of five (5) years prior to the date of application for sewer and/or water services.
- B. The site is not subject to thoroughfare dedication;
- C. If applicable, existing buildings shall comply with the floodplain ordinance;
- D. Service is restricted to existing uses; and
- E. Impact fees are paid at time of application for service.

(13) An existing single-family residence can add a second residential structure provided they utilize the same electrical meter and the occupant is family. In addition, the applicant will need to comply with all zoning, building and on-site sewage facility requirements.

(14) Requests for permits within the existing building's footprint area of an otherwise lawfully permitted structure.

(15) The lot is located within the original thirty-six (36) square mile area of San Antonio, and the boundaries of the lot were recorded in the Deed and Property Records of Bexar County prior to June 14, 1927, and the lot remains in its original configuration. It shall be the obligation of the applicant for plat exception to provide documentation of the lot's recording prior to June 14, 1927.

(d) **Certificate of Determination [Reference: V.T.C.A. Local Government Code § 212.0115].** On the written request of an owner of land, an entity that provides utility service, or the city council, the director of planning and development services shall make the following determinations regarding the owner's land or the land in which the entity or city council is interested that is located within the jurisdiction of the city:

- Whether a plat is required under this division for the land; and
- If a plat is required, whether it has been prepared and whether it has been reviewed and approved by the director of planning and development services.

The request made under this subsection must identify the land that is the subject of the request and, if applicable, shall include evidence of on-site sewage facilities review and approval from the respective county. If the director of planning and development services determines under this subsection that a plat is not required, the director of planning and development services shall issue to the requesting party a written certification of that determination. If the director of planning and development services determines that a plat is required and that the plat has been prepared and has been reviewed and approved, the director shall issue to the requesting party a written certification of that determination. The director of planning and development services shall make a determination within twenty (20) days after the date it receives the request under this subsection and shall issue the certificate, if appropriate,



# CITY OF SAN ANTONIO

OFFICE OF EASTPOINT AND REAL ESTATE SERVICES

REAL ESTATE DIVISION/DISPOSITION SECTION

STAFF REPORT

AGENDA ITEM NO. 15

**Public Hearing:**

Planning Commission  
March 12, 2014

**Special Project Number:**

S.P. 1707

**Petitioner:**

KIPP Cevallos, Inc.

**Representative:**

Golden Steves Cohen & Gordon LLP

**Staff Coordinator:**

Martha Almeria, Management  
Analyst  
210 207-6970  
malmeria@sanantonio.gov

**Property Address/Location:**

221 Stark Street; and portion of Stark  
St. ROW at intersection with  
Rehmann Street

**Tract Size:**

0.155 of an acre or 6,742 square feet;  
and 0.074 of an acre or 3,237

**Council District(s):**

1

**REQUEST**

S. P. No. 1707: Consideration of a Resolution supporting and recommending City Council approval of the declaration as surplus and sale of an unimproved 0.155 acre tract of City-owned property located at 221 Stark Street; and the closure, vacation and abandonment of 0.074 acres of Stark Street Public Right of Way located adjacent to NCB 2572, as requested by KIPP Cevallos, Inc. (Martha Almeria, (210) 207-6970, [malmeria@sanantonio.gov](mailto:malmeria@sanantonio.gov), Office of EastPoint and Real Estate Services)

**RECOMMENDATION ACTION**

Staff recommends **Approval** of these requests.

**ALTERNATIVE ACTION**

The sale of an unimproved 0.155 acre tract of City-owned property located at 221 Stark Street; and the closure, vacation and abandonment of 0.074 acres of Stark Street Public Right of Way will allow the Petitioner to incorporate properties with its abutting property for development and construction of a charter school; grades kindergarten thru 12<sup>th</sup>. Disapproval of this request would disallow the Petitioner from developing its abutting property. Also, the City's liability would continue along with the obligation for maintenance.

## **I. BACKGROUND**

KIPP Cevallos, Inc. (Petitioner) is requesting that the City of San Antonio declare as surplus to its needs and sell a parcel of land located at 221 Stark Street as shown on attached Exhibit A. The subject lot is an unimproved 0.155 acre tract of land (6,742 sq. ft.). The Petitioner owns all the abutting property and plans to build a charter school; grades kindergarten thru 12<sup>th</sup>. The subject lot is desired for purposes of secondary access to Stark Street from the site on which the school is to be constructed.

Petitioner is also requesting the closure, vacation and abandonment of a portion of Stark Street Public Right of Way abutting property at 221 Stark Street (above) as shown on attached Exhibit A. The subject ROW is 0.074 of an acre (3,237 sq. ft.) and is an undeveloped, paper street that dead-ends into the Petitioner's property. All the abutting property owners are in agreement to the proposed closure. Petitioner plans to utilize it along with the 221 Stark Street parcel for a secondary access for the new charter school.

## **II. SUPPLEMENTAL INFORMATION**

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 Petitioner agrees with all conditions imposed through this canvassing is attached for your review.

## **III. RECOMMENDATION**

Staff recommends approval of these requests to sell a parcel of land located at 221 Stark Street; and to close, vacate and abandon a portion of Stark Street Public Right of Way.

## **IV. ATTACHMENTS**

1. Exhibit A
2. Letter of Agreement
3. Resolution

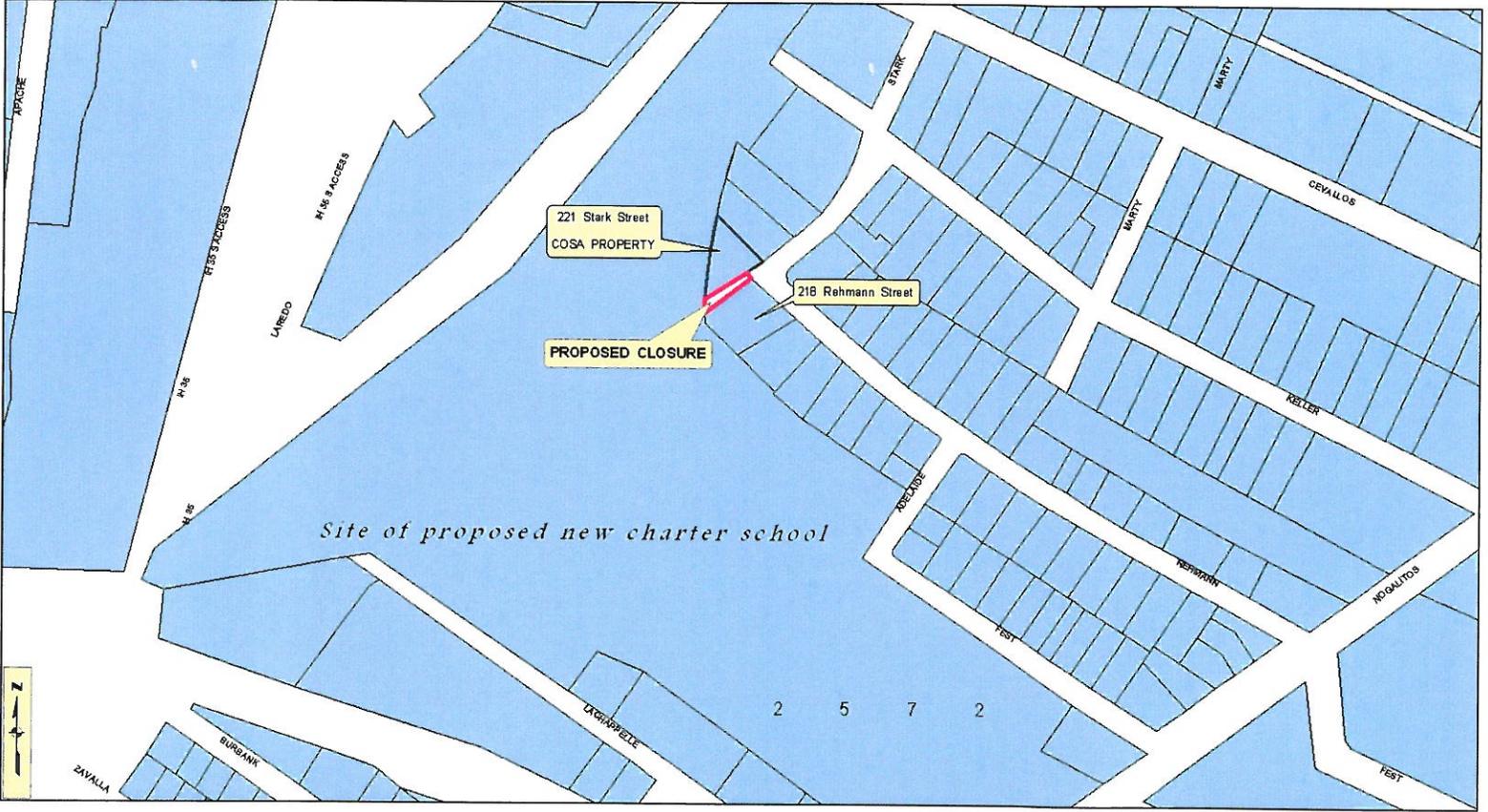


Exhibit A



# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

October 23, 2013

KIPP Cevallos, Inc.  
c/o Golden Steves Cohen & Gordon LLP  
Attn: Trey Jacobson  
300 Convent St., Suite 2600  
San Antonio, TX 78705

Re: S. P. No. 1707—Request to close, vacate and abandon a Public Right of Way located between 221 Stark Street and 218 Rehmann Street

Dear Mr. Jacobson:

With reference to the captioned project, please be advised that the canvassing process has been completed and staff will recommend approval of your request subject to the following conditions:

#### DEVELOPMENT SERVICES DEPARTMENT

The site must be assembled with Petitioner's property and platted in accordance with the Unified Development Code.

#### PUBLIC WORKS DEPARTMENT

A 15-foot easement is needed for maintenance access.

#### CITY PUBLIC SERVICE ENERGY

There is an existing 4-inch gas distribution main within said right of way, which must be centered within a 14-foot easement or if more practical, the easement boundaries can mirror the boundaries of the existing street right of way and **NO** structure/improvements of any kind may be constructed within said easement without the express consent permission and/or coordination of CPS Energy.

#### SAN ANTONIO WATER SYSTEM

Petitioner must agree to reserve a perpetual easement for all existing water and/or sewer facilities and agree to allow perpetual access to any such utilities for inspection, operation and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with the San Antonio Water System and at the sole expense of the petitioner.

#### DEPARTMENT OF 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 are true and correct.
- 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.
- The subject property was assessed at \$4,900.00; however, a 50% reduction is applicable as provided for by the Inner City Reinvestment/Infill Policy (ICRIP). Therefore, the fee established for the subject property is \$5,141.00, which includes the appraisal fee of \$750.00, survey fee of \$1,891.00 and \$50.00 for recordation of documents. *Accordingly, Petitioner agrees to remit a closure fee of \$5,141.00. This closure fee will be due and payable to the City of San Antonio, and is to be submitted with this executed Letter of Agreement.* If for some reason the closure is not approved by City Council, the closure fee will be refunded less the appraisal and survey fees.

Also, a Discretionary Contracts Disclosure form is required. Please fill out online at <https://www.sanantonio.gov/eforms/atty/DiscretionaryContractsDisclosure.pdf>, print and submit Disclosure along with this letter.

This Letter of Agreement is being offered by City of San Antonio only to the Petitioner named here in 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 Petitioner concurs with the above mentioned conditions, Petitioner must countersign this letter in the spaces provided below and return to Ms. Martha Almeria at the above address. *Upon receipt of this executed Letter of Agreement, the Disclosure form and closure fee we will continue processing request.*

Sincerely,



Mike Etienne, Ph.D.  
Assistant Director  
CIMS Real Estate

**AGREED AS TO TERMS AND CONDITIONS:**

**PETITIONER:**

KIPP Cevallos, Inc.

By Ryan A. Hudak  
Print Name Ryan A. Hudak

Chief Operating Officer  
Title  
11/11/13  
Date

**City of San Antonio**  
**Office of EastPoint and Real Estate**  
**Services**

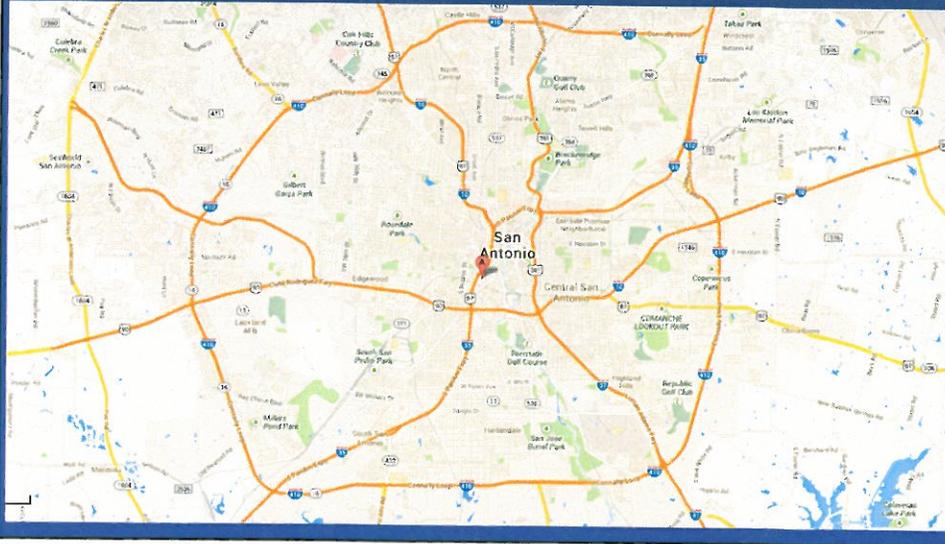
**Sale of 221 Stark Street; and**  
**Closure, vacation and**  
**abandonment of a portion of Stark**  
**Street Public Right of Way**

Planning Commission  
Agenda Item #  
March 12, 2014

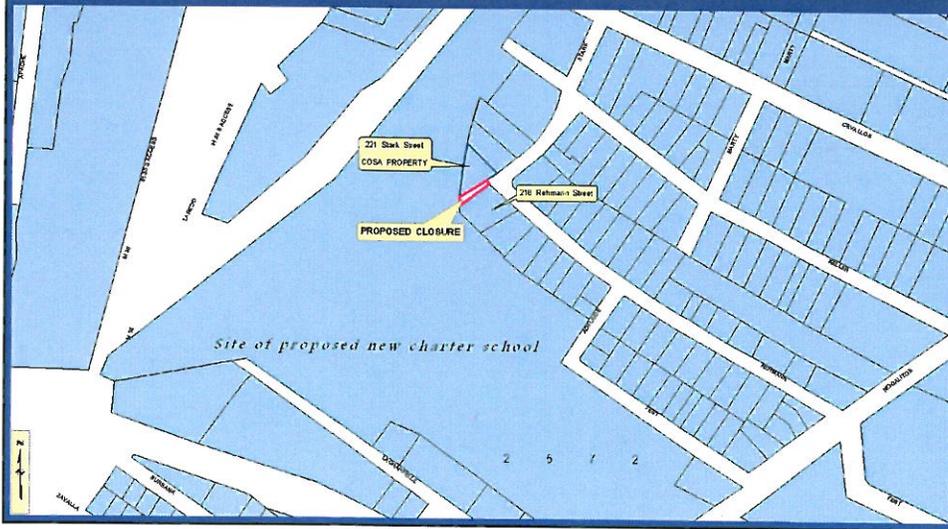
## **Request**

- KIPP Cevallos, Inc. (Petitioner) is requesting that the City declare as surplus and sell an unimproved 0.155 acre tract of land (6,742 sq. feet) out of NCB 2572 located at 221 Stark Street; and
- is also requesting that the City close, vacate and abandon 0.074 acres (3,237 sq. feet) of Stark Street Public Right of Way abutting the parcel at 221 Stark Street
- The subject right of way is a paper street that is not open to public travel; it dead-ends into the Petitioner's property
- The Petitioner owns all the abutting property except for one lot; however, that property owner has agreed to the proposed closure
- If approved, the plan is to build a charter school, grades kindergarten thru 12<sup>th</sup>
- The subject properties would be used for secondary access for the new school

# Location Map



# Map



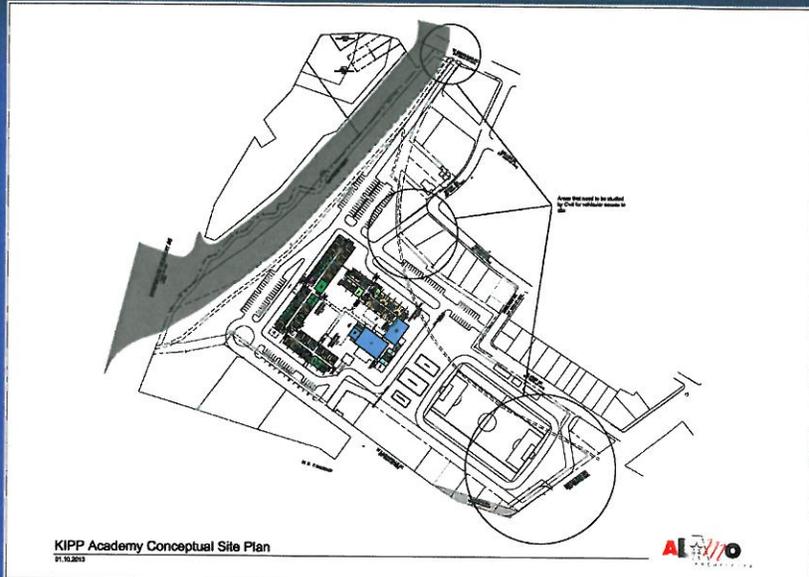
# Aerial



# Photo



## Photo



## Coordination / Fiscal Impact

- Project has been canvassed/made available to all interested City Departments and utility agencies and received conditional approval
- The fair market value of the parcel is \$10,100.00 and the Right of Way is \$4,900.00, which was established by an appraisal performed by Eckmann Groll, Inc. on June 24, 2013
- The 221 Stark Street parcel is a tax foreclosure property; therefore, the funds collected will be used to defray delinquent property taxes and related court costs
- The value of the proposed closure was reduced by 50% in accordance with the reduction provided by the Inner City Reinvestment/Infill Policy (ICRIP)
- With added administrative fees, the City will collect \$5,141.00 for the closure, vacation and abandonment of the Public Right of Way, which will be deposited into the General Fund

8

## Recommendation

- These actions are consistent with City Code and Ordinance, which require Planning Commission/City Council approval for the sale or disposition of City-owned or controlled real property
- Staff recommends approval of these requests

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

**A RESOLUTION SUPPORTING DECLARATION AS SURPLUS AND SALE OF AN UNIMPROVED 0.155 OF AN ACRE TRACT OF LAND (6,742 SQUARE FEET), DESCRIBED AS THE EAST PART OF LOTS 5, 6 AND 7, BLOCK 3, NCB 2572, LOCATED AT 221 STARK STREET, IN COUNCIL DISTRICT 1, AS REQUESTED BY KIPP CEVALLOS, INC.**

\* \* \* \* \*

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 property sales to hearing and approval by act of City Council; and

WHEREAS, KIPP Cevallos, Inc. filed an application requesting to purchase an unimproved 0.155 of an acre tract of land (6,742 square feet) out of NCB 2572, located 221 Stark Street in Council District 1; 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;

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

**SECTION 1.** The Planning Commission approves the aforementioned transaction as consistent with the Master Plan and elects to recommend the transaction’s hearing and approval by City Council.

**SIGNED this 12<sup>th</sup> day of March, 2014.**

\_\_\_\_\_  
**ROBERTO R. RODRIGUEZ, *Chair***

Attest:

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

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

**A RESOLUTION SUPPORTING THE CLOSURE OF AN UNIMPROVED 0.074 ACRE PORTION OF STARK STREET (3,237 SQUARE FEET) PUBLIC RIGHT OF WAY RUNNING DIAGONALLY NORTHEASTERLY AND SOUTHWESTERLY, LOCATED AT AN INTERSECTION WITH REHMANN STREET, ADJACENT TO NCB 2572, IN COUNCIL DISTRICT 1, AS REQUESTED BY KIPP CEVALLOS, INC.**

\* \* \* \* \*

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 and alley closures to public hearing and approval by act of City Council; and

WHEREAS, KIPP Cevallos, Inc. filed an application requesting the closure of an unimproved portion of Stark Street, consisting of 0.074 acres (3,237 square feet) Public Right of Way running diagonally northeasterly and southwesterly, located at an intersection with Rehmann Street, adjacent to NCB 2572, in Council District 1 as identified on Exhibit A; 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;

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

**SECTION 1.** The Planning Commission approves the aforementioned transaction as consistent with the Master Plan and elects to recommend the transaction's hearing and approval by City Council.

**SIGNED this 12<sup>th</sup> day of March, 2013.**

\_\_\_\_\_  
**ROBERTO R. RODRIGUEZ, *Chair***

Attest:

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



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

**STAFF REPORT**

**AGENDA ITEM NO: 16**

**Public Hearing:**

Planning Commission  
March 12, 2014

**Case Number:**

PA 14027

**Applicant:**

Intrepid Equity Investments LLC

**Representative:**

Intrepid Equity Investments LLC

**Owner:**

Robert Cruz

**Staff Coordinator:**

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

**Property Address/Location:**

Approximately 0.54 of an acre of land out of Lot 1, NCB 15 and Lot 6, NCB 16, located at 302 Clay Street

**Legal Description:**

Approximately 0.54 of an acre of land out of Lot 1, NCB 15 and Lot 6, NCB 16, located at 302 Clay Street

**Tract Size:**

0.54 acres

**Council District(s):**

District 5

**Notification:**

Published in Daily Commercial Recorder 2/21/2014  
Notices Mailed 2/27/2014

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

Internet Agenda Posting 3/7/2014

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Lone Star Community Plan future land use classification from Medium Density Residential to Low Density Mixed Use.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the Lone Star Community Plan to change the future land use classification of the subject property from Medium Density Residential to Low Density Mixed Use.

**ALTERNATIVE ACTIONS**

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

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The Low Density Mixed Use land use classification support the goals of the Lone Star Community Plan of improving the quality, appearance, and variety of existing and new housing while increasing home ownership and investment in the area.

**Transportation:**

The requested land use change will generate more traffic and impact the existing transportation infrastructure; however, the traffic impact analysis will be evaluated further during the permitting process.

**Community Facilities:**

The requested land use change could create an 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> Lone Star Community Plan	
<b>Plan Adoption Date:</b> March 21, 2013	<b>Update History:</b> None
<p><b>Goal LU-6: Establish policies that provide for a range of housing types that are affordable to people at most income levels</b></p> <p><b>Strategy LU-6.1: Rezone to provide for a range of housing types including single-family detached, townhouses, senior housing, live/ work units, and apartments.</b></p> <p><b>Strategy LU-6.4: Support SAHA, private, and non-profit developer efforts to preserve and renovate affordable housing that already exists in the Plan area.</b></p>	
Comprehensive Land Use Categories	Example Zoning Districts
<p><b>Medium Density Residential:</b> Medium Density Residential includes duplexes, triplexes, fourplexes, and low-rise apartments. Cottage homes and small lot single-family houses are also appropriate within this land use category. Pre-existing commercial buildings less than 3,000 square feet on higher capacity local streets may be used for Neighborhood Commercial purposes. This form of development should be located along collectors or residential roads, and may serve as a buffer between low density residential and more intense land uses such as commercial.</p>	R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-18
<p><b>Low Density Mixed Use:</b> Low Density Mixed Use includes a mix of low intensity residential and commercial uses integrated into one structure, or found on the same lot or block. The mix of uses promotes walkability, therefore all mixed use developments should be designed for the pedestrian. This form of development is typically located along or near major arterials or collectors and may serve as a transition from High Density Mixed Use to lower intensity land uses such as Low Density Residential.</p>	RM-4, MF-18, MF-25, MF-33, O-1, NC, C-1, C-2P, IDZ, TOD, MXD, FBZD, AE-2, AE-4

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Medium Density Residential	Vacant single-family residence on a large lot
North	High Density Mixed Use and Low Density Mixed Use	Commercial uses, Vacant lot, Single and Multi-family homes
East	Medium Density Residential and Low Density Mixed Use	Single and Multi-Family Homes and Industrial uses
South	Low Density Mixed Use and Low Density Residential	Industrial uses and Single and Multi-Family Homes
West	Medium Density Residential and High Density Mixed Use	Single and Multi- Family Homes and Commercial uses

**Land Use:** The subject property is located on the south side of Clay Street between South Flores Street and Peters Street within the Lone Star Community Plan. The subject property consists of a vacant single-family residence on a large lot and has commercial uses, a vacant lot and single and multi-family homes to the north, single and multi-family and industrial uses to the east, industrial uses and single and multi-family homes to the south, and single and multi-family homes and commercial uses to the west. The

Lone Star Community Plan classifies the area to the north as High Density Mixed use and Low Density Mixed Use, the area to the east as Medium Density Residential and Low Density Mixed Use, the area to the south as Low Density Mixed Use and Low Density Residential and the area to the west as Medium Density Residential and High Density Mixed Use.

The applicant requests this plan amendment and zoning change in order construct 10 single-family residences, each on a 1,700 square foot lot. In order to accommodate this development the applicant requires the IDZ zoning district which provides some design flexibility, to include setback and parking requirements. The purposed development meets the intent of the IDZ which is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures within existing built-up areas. However, while the Medium Density Residential land use classification allows for the construction of single-family homes by right; the associated zoning district required to implement the proposed development on the subject property requires a higher intensity land use classification and thus the need to request a change in the land use plan.

The subject property is located in an area that has seen extensive development for commercial, mixed use and higher density residential uses. Its location coupled with the mix of commercial and multi-family uses to the north and west and multi-family uses to the east and south and its close proximity to varied Mixed Use uses along Cevallos Street to the north and South Flores to the west make it appropriate for the Low Density Mixed Use classification. The Low Density Mixed Use land use classification support the goals of the Lone Star Community Plan of improving the quality, appearance, and variety of existing and new housing while increasing home ownership and investment in the area.

**Transportation:** : The City's Major Thoroughfare Plan identified South Flores as a Secondary Arterial Type B and Probandt Street as a Secondary Arterial Type A. Clay, Simon and Peter Streets are local and Cevallos Street is a collector. The neighboring area includes sidewalks which allow for pedestrian access to and from adjacent residential and commercial areas. There is a VIA bus stop one block west on South Flores and Clay Street. The requested land use change will generate more traffic and impact the existing transportation infrastructure; however, the traffic impact analysis will be evaluated further during the permitting process.

**Community Facilities:** Briscoe Elementary School and St. Henry's Catholic Church are within walking distance. Harris Middle School, Collins Garden Public Library and San Antonio Fire Station No. 16 are in close proximity. The requested land use change could create an additional demand for community facilities.

## II. SUPPLEMENTAL INFORMATION

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

**Proposed Zoning:** "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Residential Uses not to exceed 25 units per acre

**Corresponding Zoning Case:** Z2014097

**Zoning Commission Public Hearing Date:** March 18, 2014

## III. RECOMMENDATION

The subject property is located in an area that has seen extensive development for commercial, mixed use and higher density residential uses. Its location coupled with the mix of commercial and multi-family uses to the north and west and multi-family uses to the east and south and its close proximity to varied Mixed Use uses along Cevallos Street to the north and South Flores to the west make it appropriate for the Low Density Mixed Use classification. The Low Density Mixed Use land use classification support

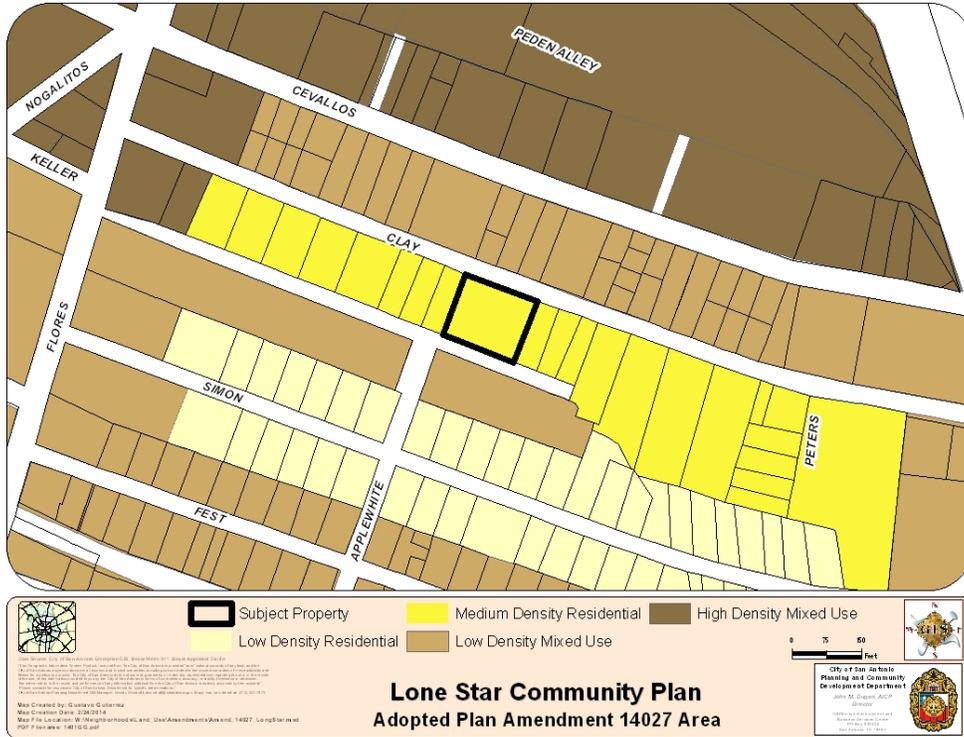
the goals of the Lone Star Community Plan of improving the quality, appearance, and variety of existing and new housing while increasing home ownership and investment in the area.

**IV. ATTACHMENTS**

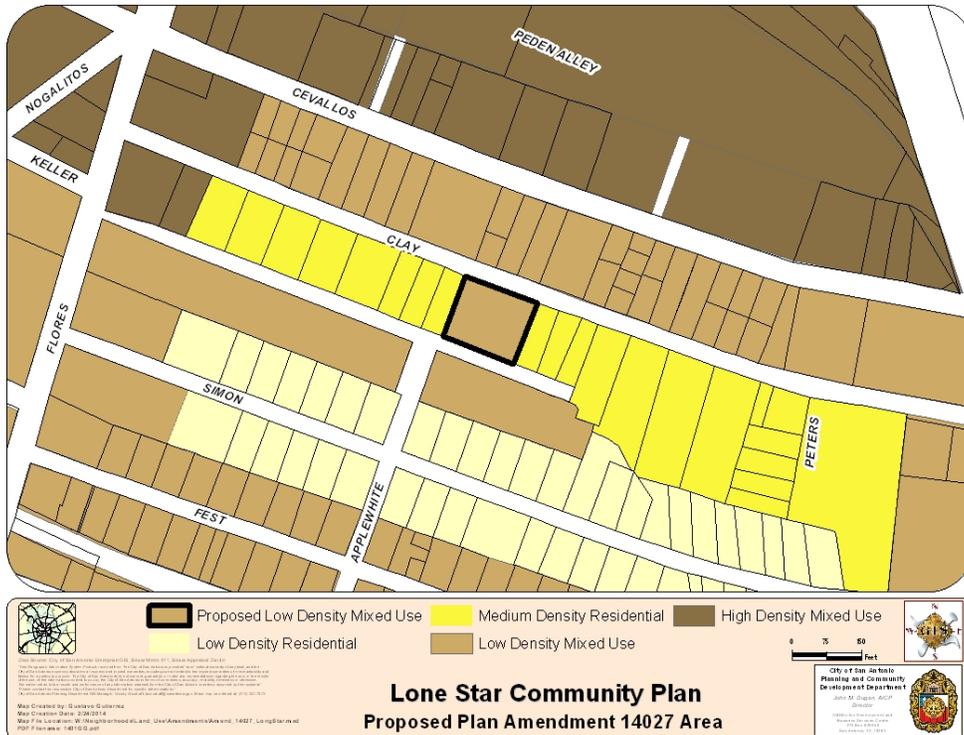
- A. Plan Amendment Maps
- B. Aerial Map

# Attachment 1

## Land Use Plan as adopted:



## Proposed Amendment:



Attachment 2



 Subject Property  VIA Bus Stops  VIA Bus Routes



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Map Created by: Gustavo Gutierrez  
 Map Creation Date: 2/24/2014  
 Map File Location: W:\Neighborhood\Land Use\Amendments\Amend\_14027\_LongStar.mxd  
 PDF File Name: 1401G.G.pdf

# Lone Star Community Plan

## Proposed Plan Amendment 14027 Area

City of San Antonio  
 Planning and Community  
 Development Department  
 John M. Ingram, AICP  
 Director  
 601 Market Street, Suite 1000  
 San Antonio, TX 78203



## RESOLUTION NO.

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE LONE STAR COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MEDIUM DENSITY RESIDENTIAL TO LOW DENSITY MIXED USE FOR AN AREA OF APPROXIMATELY 0.54 ACRES OF LAND OUT OF LOT 1, NCB 15 AND LOT 6, NCB 16 LOCATED AT 302 CLAY STREET.**

**WHEREAS**, City Council approved the Lone Star Community Plan as an addendum to the Comprehensive Master Plan on March 21, 2013; 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 March 12, 2014 and **APPROVED** the amendment on March 12, 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 Lone Star Community 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 12<sup>th</sup> DAY OF MARCH 2014.

Attest:

Approved:

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

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



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

**STAFF REPORT**

**AGENDA ITEM NO: 17**

**Public Hearing:**

Planning Commission  
March 12, 2014

**Case Number:**

PA 14028

**Applicant:**

Langley & Banack, Inc.

**Representative:**

Langley & Banack, Inc.

**Owner:**

Linden Tara, LLC

**Staff Coordinator:**

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

**Property Address/Location:**

Approximately 1.3124 acres of land  
out of Lot 5, NCB 11898 located at  
1779 Nacogdoches Road

**Legal Description:**

Approximately 1.3124 acres of land  
out of Lot 5, NCB 11898 located at  
1779 Nacogdoches Road

**Tract Size:**

1.3124 acres

**Council District(s):**

District 10

**Notification:**

Published in Daily Commercial  
Recorder 2/21/2014

Notices Mailed 2/27/2014

24 to property owners within  
200 feet

- 1 to registered neighborhood  
association within 200 feet
- 1 to applicant
- 34 to planning team members

Internet Agenda Posting 3/7/2014

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Northeast Inner Loop Neighborhood Plan future land use classification from Neighborhood Commercial to High Density Residential.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the Northeast Inner Loop Neighborhood Plan to change the future land use classification of the subject property from Neighborhood Commercial to High Density Residential.

**ALTERNATIVE ACTIONS**

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

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The High Density Residential land use classification supports the goals of the Northeast Inner Loop Neighborhood Plan of preserving the housing and distinctive character of the Northeast Inner Loop neighborhoods. The proposed change will have minimal impact on adjacent properties.

**Transportation:**

The existing transportation infrastructure could support any additional demand generated by the requested future 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> Northeast Inner Loop Neighborhood Plan	
<b>Plan Adoption Date:</b> March 22, 2001	<b>Update History:</b> August 7, 2008
<b>Goal 1: Enhance and preserve the housing and distinctive character of the Northeast Inner Loop neighborhoods</b>	
<b>Objective 1.1: Maintain the distinctive character of the neighborhoods' housing. Build upon the diversity of old and new existing housing that includes single family as well as multi-family (condos, town homes, duplexes and small apartments).</b>	
<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<b>Neighborhood Commercial:</b> Neighborhood Commercial includes low-intensity, small scale retail, office or service uses serving the neighborhood area with low-impact convenience, retail, or service functions. Example of uses include convenience store, small insurance or doctors office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarians' office, or small, neighborhood sized grocery stores. Locations for Neighborhood Commercial include the intersections of residential streets, within established commercial areas and/or collectors and within walking distance of residential areas. Neighborhood Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.	NC, C-1, O-1
<b>High Density Residential:</b> High Density Residential Development includes multi-family developments with more than four units on a single lot, such as apartment complexes, but can also include low density and medium density residential uses. It can function as a compatible transition between medium and low density residential and higher intensity commercial uses. This form of development should be located along collectors, arterials, or highways.	R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, MF-50

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Neighborhood Commercial	Apartment Complex
North	Neighborhood Commercial and Low Density Residential	Commercial Uses and Single-Family Homes
East	Neighborhood Commercial and Low Density Residential	Commercial Uses and Single-Family Homes
South	Low Density Residential	Single-Family Homes
West	Low Density Residential	Single-Family Homes

**Land Use:** The subject property is located on the west side of Nacogdoches Road between North New Braunfels Avenue and Woodhaven Street, within the Northeast Inner Loop Neighborhood Plan. The subject property consists of an existing apartment complex and has commercial uses and single-family

homes to the north and east and single-family homes to the south and west. The Northeast Inner Loop Neighborhood Plan classifies the area to the north and east as Neighborhood Commercial and Low Density Residential, and the area to the south and west as Low Density Residential. The applicant requests to change the future land use from Neighborhood Commercial to High Density Residential.

The applicant requests this plan amendment and associated zoning change in order bring this existing apartment complex into conformance with applicable zoning regulations. According to Bexar County tax records the apartment was constructed in 1970 and has continually operated as a multi-family residential complex. However, the subject property is currently zoned "O-2" Office District and multi-family uses of this intensity are not allowed by right under this zoning designation.

The Neighborhood Commercial land use classification allows low intense commercial uses by right; however, the associated zoning district required to bring subject property into conformance requires a higher intensity land use classification and thus the need to request a change in the land use plan.

The proposed amendment to High Density Residential will provide consistency with the existing use and allow the applicant to seek an appropriate zoning classification from the current "O-2" Office District. The High Density Residential land use classification supports the goals of the Northeast Inner Loop Neighborhood Plan of preserving the housing and distinctive character of the Northeast Inner Loop neighborhoods. The proposed change will have minimal impact on adjacent properties.

**Transportation:** The City's Major Thoroughfare Plan identified Nacogdoches Road and New Braunfels Avenue as Secondary Arterial Type B. Terra Alta Street is a collector and Woodhaven Street as a local street. The neighboring area includes sidewalks which allow for pedestrian access to and from adjacent residential and commercial areas. There is a VIA bus stop at the corner of New Braunfels Avenue and Nacogdoches Road. The existing transportation infrastructure could support any additional demand generated by the requested future land use change.

**Community Facilities:** Alamo Heights Middle School, Howard Early Childhood Center and Woodridge Elementary 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:** "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

**Proposed Zoning:** "MF-50 AHOD" Multi-Family Airport Hazard Overlay District

**Corresponding Zoning Case:** Z2014107

**Zoning Commission Public Hearing Date:** March 18, 2014

## **III. RECOMMENDATION**

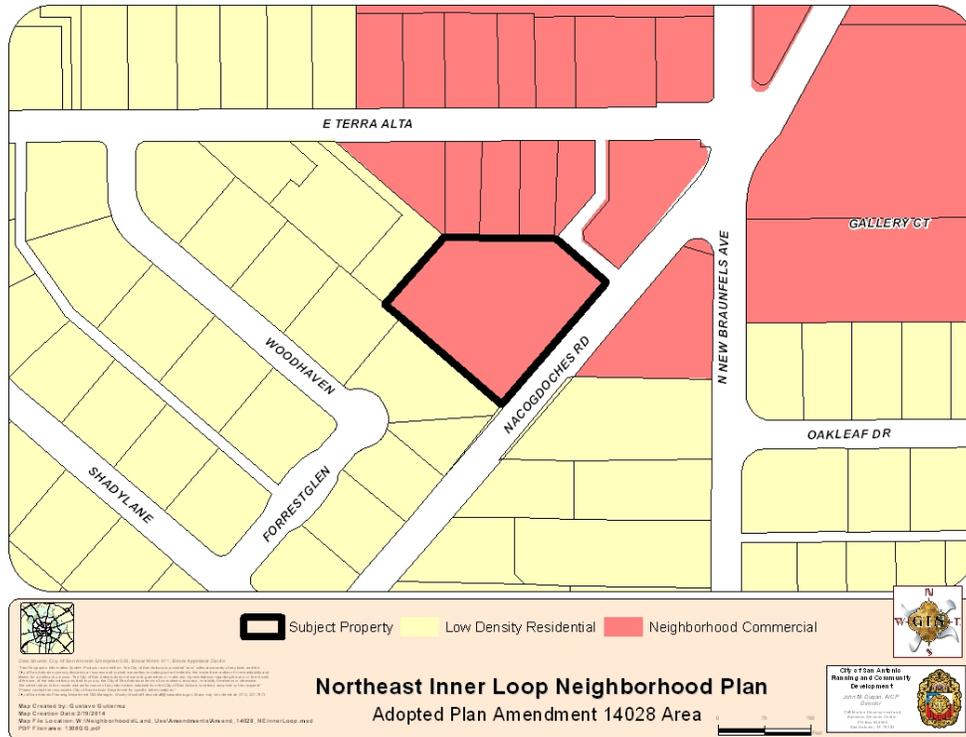
The proposed amendment to High Density Residential will provide consistency with the existing use and allow the applicant to seek an appropriate zoning classification from the current "O-2" Office District. The High Density Residential land use classification supports the goals of the Northeast Inner Loop Neighborhood Plan of preserving the housing and distinctive character of the Northeast Inner Loop neighborhoods. The proposed change will have minimal impact on adjacent properties.

## **IV. ATTACHMENTS**

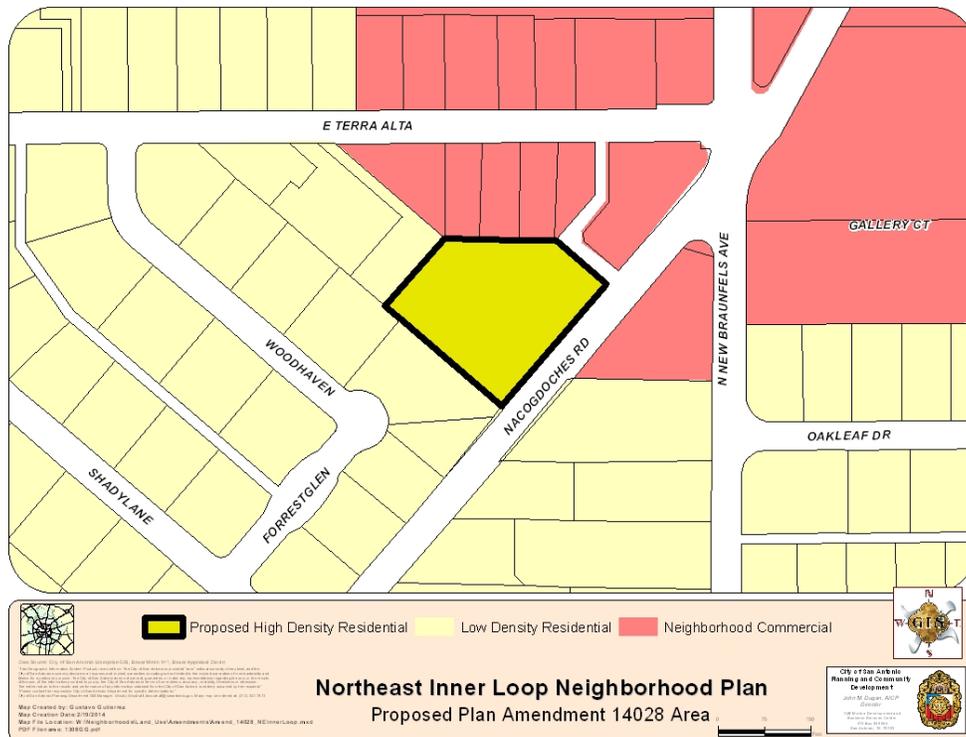
- A. Plan Amendment Maps
- B. Aerial Map

# Attachment 1

## Land Use Plan as adopted:



## Proposed Amendment:



Attachment 2



2012 Aerial



Subject Property



VIA Bus Stops



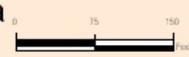
VIA Bus Routes



Data Source: City of San Antonio Geographic Information Systems Department  
 This map was prepared by the City of San Antonio, Texas, and is provided as a public information service. The City of San Antonio does not warrant the accuracy or completeness of the information shown on this map. The City of San Antonio is not responsible for any errors or omissions on this map. The City of San Antonio is not responsible for any damages, including consequential damages, arising from the use of this map. The City of San Antonio is not responsible for any claims, damages, or liabilities arising from the use of this map. The City of San Antonio is not responsible for any claims, damages, or liabilities arising from the use of this map.

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 Map Creation Date: 2/19/2014  
 Map File Location: W:\Neighborhood\Land Use\Amendments\Amend\_14028\_NEInnerLoop.mxd  
 PDF File Name: 1308G.pdf

## Northeast Inner Loop Neighborhood Plan Proposed Plan Amendment 14028 Area



**City of San Antonio  
 Planning and Community  
 Development**  
 John M. Dugan, AICP  
 Director  
City of San Antonio  
 Planning and Community Development  
 150 West Commerce Street  
 San Antonio, TX 78205



## RESOLUTION NO.

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTHEAST INNER LOOP NEIGHBORHOOD PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM NEIGHBORHOOD COMMERCIAL TO HIGH DENSITY RESIDENTIAL FOR AN AREA OF APPROXIMATELY 1.3124 ACRES OF LAND OUT OF LOT 5, NCB 11898 LOCATED AT 1779 NACOGDOCHES ROAD**

**WHEREAS**, City Council approved the Northeast Inner Loop Neighborhood Plan as an addendum to the Comprehensive Master Plan on March 22, 2001 and updated on August 7, 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 March 12, 2014 and **APPROVED** the amendment on March 12, 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 Northeast Inner Loop 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 12<sup>th</sup> DAY OF MARCH 2014.

Attest:

Approved:

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

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



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

**STAFF REPORT**

**AGENDA ITEM NO: 18**

**Public Hearing:**

Planning Commission  
March 12, 2014

**Case Number:**

PA 14029

**Applicant:**

Kaufman and Killen, Inc.

**Representative:**

Kaufman and Killen, Inc.

**Owner:**

First Presbyterian Church of San Antonio

**Staff Coordinator:**

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

**Property Address/Location:**

Approximately 14.597 acres of land out of Parcel 12 and Parcel 15B, NCB 15009, located on the east side of Bitters Road between Loop 1604 and Ashton Village drive

**Legal Description/Location:**

Approximately 14.597 acres of land out of Parcel 12 and Parcel 15B, NCB 15009, located on the east side of Bitters Road between Loop 1604 and Ashton Village drive

**Tract Size:**

14.597 acres

**Council District(s):**

District 9

**Notification:**

Published in Daily Commercial Recorder 2/21/2014  
Notices Mailed 2/27/2014

- 54 to property owners within 200 feet
- 1 to registered neighborhood association within 200 feet
- 1 to Applicant
- 26 to planning team members

Internet Agenda Posting 3/7/2014

**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 Public Institutional 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 Public Institutional to Community Commercial.

**ALTERNATIVE ACTIONS**

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

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The proposed amendment to Community Commercial land use classification will provide consistency with the adjacent Community Commercial land use classification, thus, providing support to the goals of the San Antonio International Airport Vicinity Land Use Plan goal of promoting compatibility and appropriateness between uses. It also supports the Plan's goal of promoting economic growth in the area along arterials and in established commercial areas. The proposed use will have minimal impact on adjacent properties.

**Transportation:**

The existing transportation infrastructure could support any additional demand generated by the requested future 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>	
Comprehensive Land Use Categories	Example Zoning Districts
<b>Public Institutional:</b> Public, quasi-public, utility company and institutional uses are permitted. Examples include public buildings (government, post offices, libraries, social services, transit centers, police and fire stations), public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals.	Varies
<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	Public Institutional	Vacant land
North	Community Commercial and Public Institutional	Commercial Uses and Parking area
East	Neighborhood Commercial and Low Density Residential	Recreation Lot and Single-Family Homes
South	Low Density Residential and Parks Open Space	Single-Family Homes and Utility Easement
West	Park Open Space, Low Density Residential and Community Commercial	Park, Single-Family Homes and Commercial Uses

**Land Use:** The subject property is located on the east side of Bitters Road between Loop 1604 and Ashton Village Drive, within the San Antonio International Airport Vicinity Land Use. The subject property consists of vacant land and has commercial uses to the north, a recreation lot and single-family homes to the east, single-family homes and a utility easement to the south and a small park, single-family homes and commercial uses to the west. The San Antonio International Airport Vicinity Land Use Plan classifies the subject property as Public Institutional, the area to the north as Community Commercial and Public Institutional, the area to the east as Neighborhood Commercial and Low Density Residential, the area to the south as Low Density Residential and Parks Open Space and the area to the west as Parks

Open Space, Low Density Residential and Community Commercial. The applicant requests to change the future land use from Public Institutional to Community Commercial.

The applicant requests this plan amendment and associated zoning case in order to allow the construction of a commercial development that is compatible with the already-existing surrounding area. The subject property is located along a major roadway and has existing commercial uses abutting it to the north and a significant number of commercial uses to the west. Additionally, the general surrounding conditions which include a utility easement that provides ample buffering to the residential area to the east and its close proximity to the varied community scale uses along Loop 1604 make it appropriate for the Community Commercial land use classification. The proposed amendment to Community Commercial land use classification will provide consistency with the adjacent Community Commercial land use classification, thus, providing support to the goals of the San Antonio International Airport Vicinity Land Use Plan goal of promoting compatibility and appropriateness between uses. It also supports the Plan's goal of promoting economic growth in the area along arterials and in established commercial areas. The proposed use will have minimal impact on adjacent properties.

**Transportation:** The City's Major Thoroughfare Plan classifies Bitters Road as a Secondary Arterial Type A and Loop 1604 as a Freeway. Aston Village and Raven Glenn and Cutter Green Drive are local Streets. The neighboring area includes sidewalks which allow for pedestrian access to and from adjacent residential and commercial areas. The existing transportation infrastructure could support any additional demand generated by the requested future land use change.

**Community Facilities:** Judson Montessori School, Concordia Lutheran Church School, Huebner Elementary School and Blattman Elementary 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:** "MF-33 PUD ERZD MLOD-1 AHOD" Multi Family Planned Unit Development Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District

**Proposed Zoning:** "C-2 ERZD MLOD-1 AHOD" Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District and "O-1 ERZD MLOD-1 AHOD" Office Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District

**Corresponding Zoning Case:** Z2014103 ERZD

**Zoning Commission Public Hearing Date:** April 1, 2014

## III. RECOMMENDATION

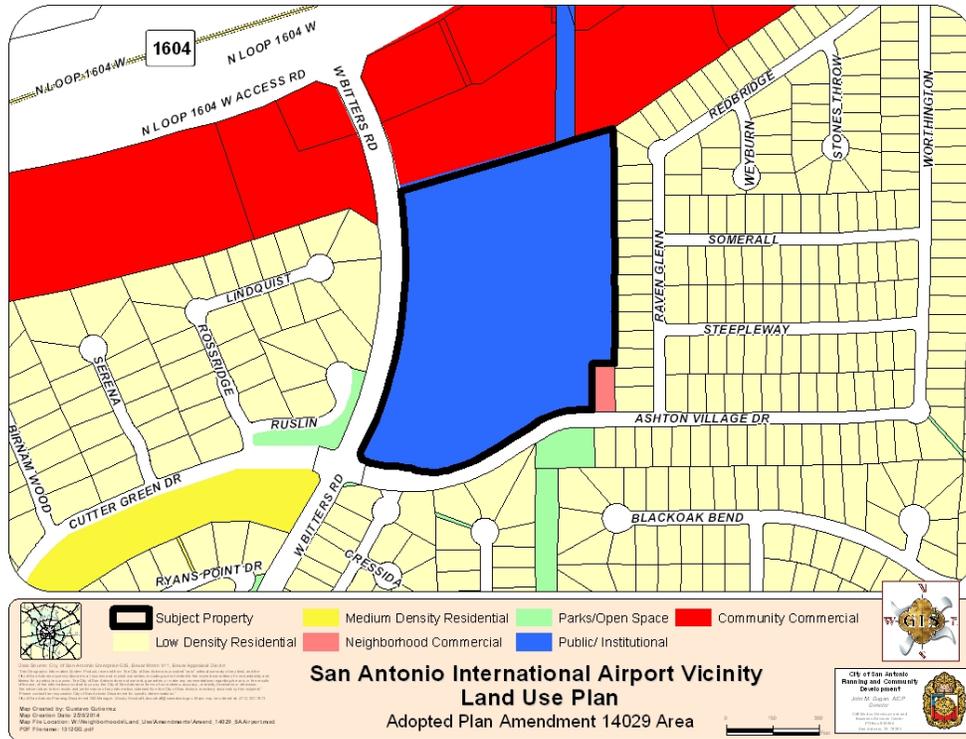
The subject property is located along a major roadway and has existing commercial uses abutting it to the north and a significant number of commercial uses to the west. Additionally, the general surrounding conditions which include a utility easement that provides ample buffering to the residential area to the east and its close proximity to the varied community scale uses along Loop 1604 make it appropriate for the Community Commercial land use classification. The proposed amendment to Community Commercial land use classification will provide consistency with the adjacent Community Commercial land use classification, thus, providing support to the goals of the San Antonio International Airport Vicinity Land Use Plan goal of promoting compatibility and appropriateness between uses. It also supports the Plan's goal of promoting economic growth in the area along arterials and in established commercial areas. The proposed use will have minimal impact on adjacent properties.

## IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

# Attachment 1

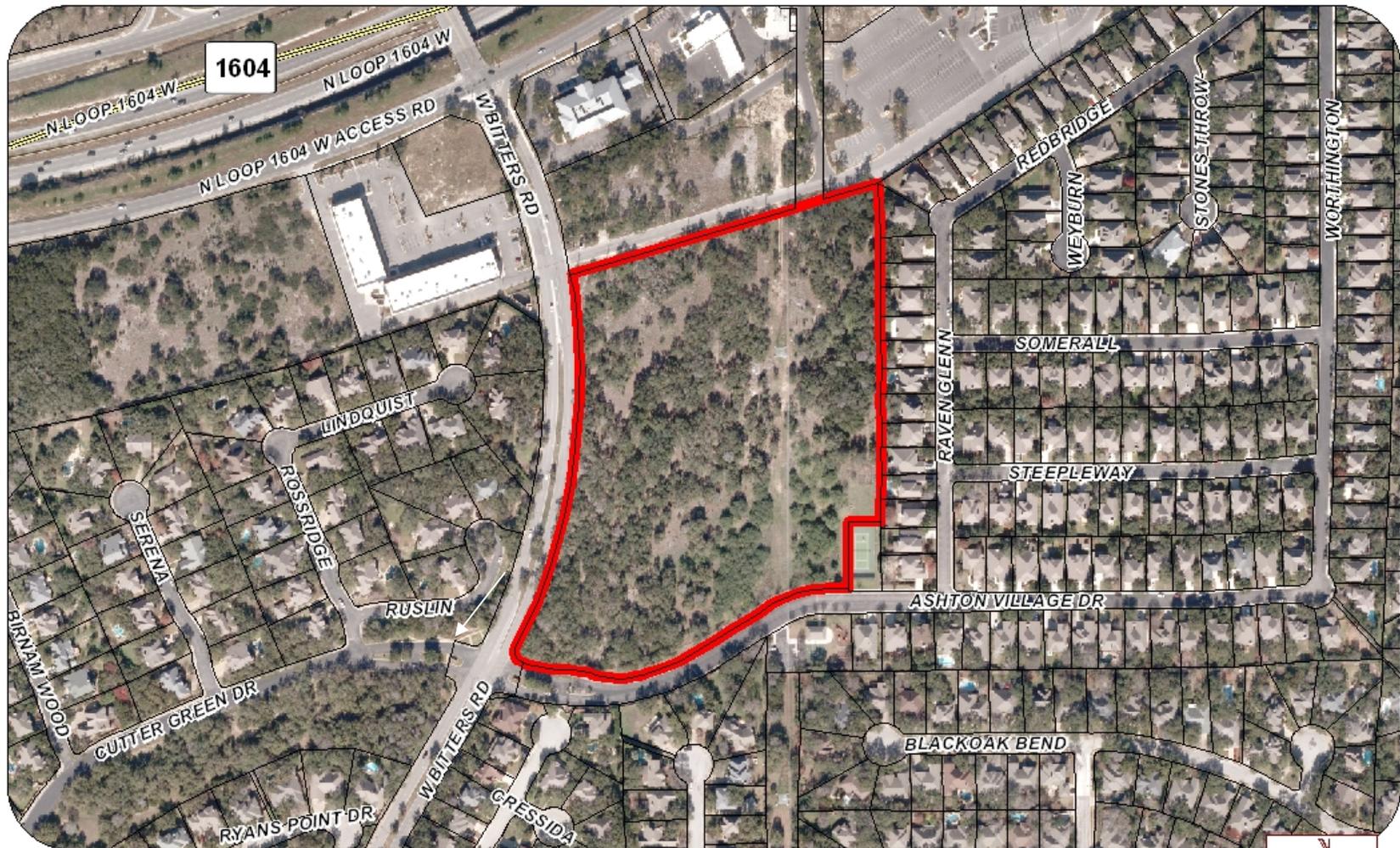
## Land Use Plan as adopted:



## Proposed Amendment:



Attachment 2



 Subject Property



Data Source: City of San Antonio Geographic GIS, Base Map 911, Base Aerial Data  
 This map was prepared by the City of San Antonio, Planning and Economic Development Department. 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. The City of San Antonio is not responsible for any claims or liabilities arising from the use of this map.

Map Created by: Gustavo Quiroz  
 Map Creation Date: 2/2/2014  
 Map File Location: W:\Neighborhoods\Land Use Amendments\Amend\_14029\_SAI\airportmux  
 PDF Filename: 1312GG.pdf

## San Antonio International Airport Vicinity Land Use Plan

### Proposed Plan Amendment 14029 Area



**City of San Antonio**  
**Planning and Community**  
**Development**  
 John M. Cooper, AICP  
 Director



Call the City of San Antonio at 210-204-3000  
 100 N. Nueces Street, Suite 1000  
 San Antonio, TX 78202

## 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 PUBLIC INSTITUTIONAL TO COMMUNITY COMMERCIAL FOR AN AREA OF APPROXIMATELY 14.594 ACRES OF LAND OUT OF PARCEL 12 AND PARCEL 15B, NCB 15009, LOCATED ON THE EAST SIDE OF BITTERS ROAD BETWEEN LOOP 1604 AND ASHTON VILLAGE DRIVE.**

**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 March 12, 2014 and **APPROVED** the amendment on March 12, 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 12<sup>th</sup> DAY OF MARCH 2014.

Attest:

Approved:

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

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



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STRATEGIC PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO: 19

**Public Hearing:**

Planning Commission  
March 12, 2014

**Applicant/Representative:**

Mary M. Dennis, Mayor  
City of Shavano Park

**Staff Coordinator:**

Sidra Maldonado  
Senior Planner  
(210) 207-8187  
[Sidra.Maldonado@sanantonio.gov](mailto:Sidra.Maldonado@sanantonio.gov)

**Property Address/Location:**

subject area is generally located to the south of North Loop 1604, to the east of the City of Shavano Park, and to the west of Bitters Road in north San Antonio

**Tract Size:**

City of San Antonio receiving 31.81 acres

City of Shavano Park receiving 1.88 acres and 4.36 acres

**Council District(s):**

A portion is within the City of San Antonio Council District 9 and the other portion is within the City of Shavano Park.

**Attachments:**

- A. Map
- B. City of Shavano Park Resolution

**SUMMARY**

The City of Shavano Park requests a Municipal Boundary Adjustment with the City of Shavano Park for an exchange of territory, with the City of San Antonio receiving 31.81 acres and the City of Shavano Park receiving 6.24 acres, adjacent to Salado Creek. The subject area is generally located to the south of North Loop 1604, to the east of the City of Shavano Park, and to the west of Bitters Road in north San Antonio (*Please see attached map*). Staff recommends **approval**.

**RECOMMENDED ACTION**

Approval of the request by the City of Shavano Park.

**ALTERNATIVE ACTIONS**

Denial of the request or an alternative with the City of Shavano Park.

**SYNOPSIS OF ANALYSIS**

The request was evaluated based on the City's adopted Annexation Policy and criteria found in the Texas Local Government Code, with input from other City Departments and agencies.

**I. BACKGROUND**

On July 22, 2013 the City of Shavano Park Council, by resolution, requested a municipal boundary adjustment along a portion of the Salado Creek. The City of Shavano Park ceding 31.81 acres of floodplain located along Salado Creek to the City of San Antonio for the purpose of continuing and building the Salado Creek Greenway trail project. The City of San Antonio will adjust its city limits by transferring 1.88 acres and 4.36 acres to the City of Shavano Park for a trail head and garden office lots.

Under State law, Sec.43.031 of the Texas Local Government Code provides authority for adjacent municipalities to make mutually agreeable changes in their boundaries of areas that are less than 1,000 feet in width.

The request was evaluated based on the City's adopted Annexation Policies and criteria provided in the Texas Local Government Code, with feedback incorporated from other City Departments and agencies.

## **II. ISSUES AND ANALYSIS**

The City of San Antonio's Annexation Policies provide guidance and rationale for consideration of areas for annexation and issues within the ETJ. The subject request was evaluated based on criteria provided in the policies and on the feedback received from other CoSA departments and outside agencies including Fire, Police, Development Services, the Office of Historic Preservation, Capital Improvement Management Systems (CIMS), the City Attorney's Office, CPS Energy, Bexar County, SAWS, etc.

### *Land use*

The 31.81 acres will be donated to the City of San Antonio by the LEE-1604 NO ONE LTD and the City of Shavano Park will cede its territory to the City of San Antonio. The 1.88 acres the City of San Antonio will cede to the City of Shavano Park is planned for Parks/Open Space. The City of Shavano Park plans to create a trailhead on this parcel with access to the creek way. The 4.36 acres the City of San Antonio will cede to the City of Shavano Park is zoned C-2 ERZD and garden offices are planned for this property.

Loop 1604 North is located to the north of the subject properties and two single family residential neighborhoods are located to the east and west of Salado Creek.

CPS Energy provides electrical utility services in the subject area. The City of San Antonio provides police protection/law enforcement to the areas within the city limits and the City of Shavano Park provides police protection/law enforcement to the areas within the City of Shavano Park. The City of San Antonio Park Police will provide services along the Salado Creek Greenway trail project.

- *Clear and Logical Planning Boundaries*  
The area is contiguous to the City of San Antonio city limits. The land exchange will consolidate the trail ways ownership and allow for emergency services to efficiently serve the area. The greenway construction permitting process will be expedited with all of the trail area being located in the City of San Antonio.
  
- *Fiscal Impact*  
The City of San Antonio will not monetarily profit from the boundary exchange due to the 31.81 acres being in the floodplain, however, the City is gaining the 31.81 acres through donation by LEE-1604 NO ONE LTD and will be able to expand its hike and bike trails.
  
- *Protection of environmental resources*  
The City of San Antonio will be in charge of maintaining the sensitive Salado Creek greenway trail and will protect the sensitive riparian environment along the trail.

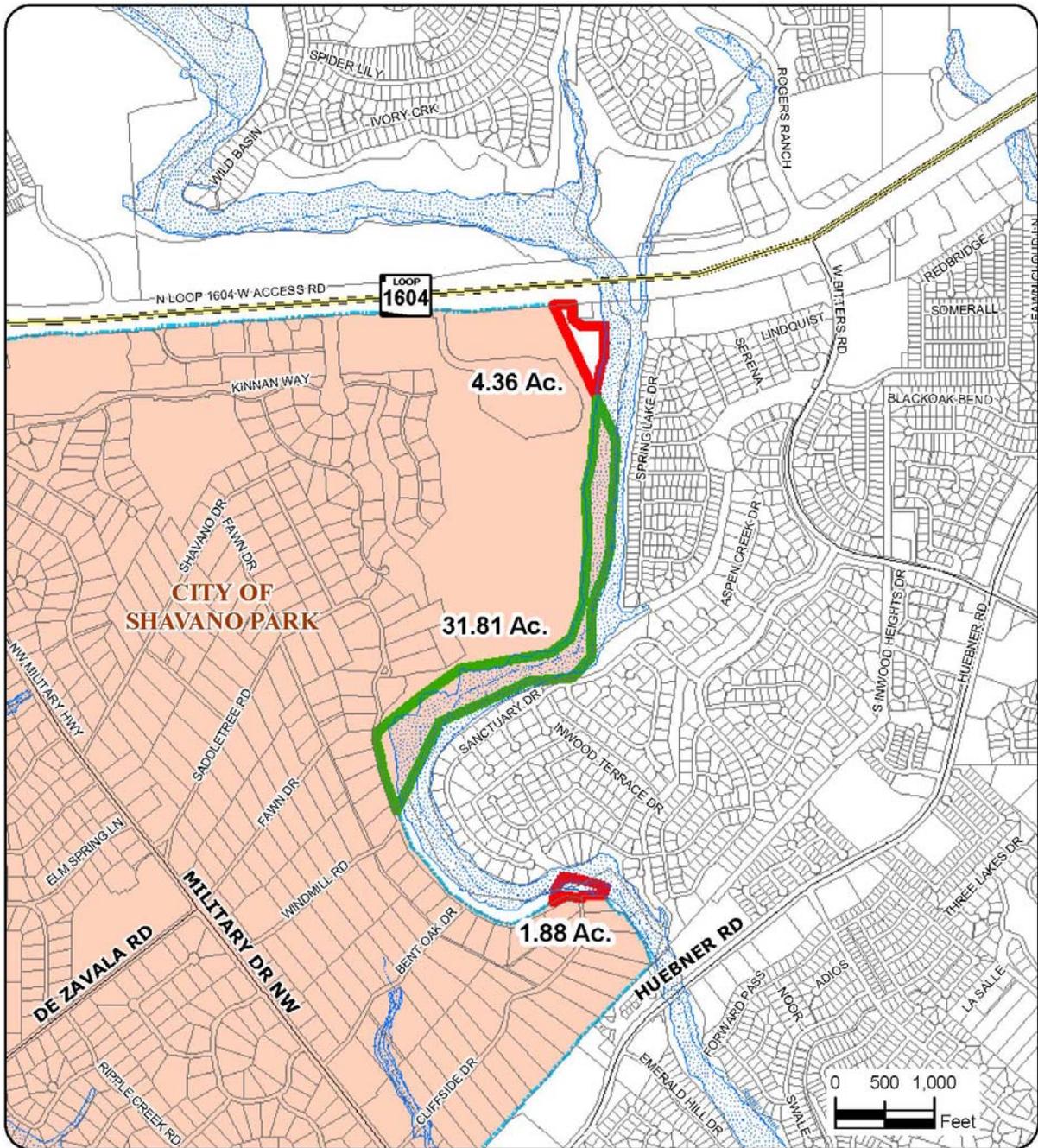
- *Community of Interest*

The community close to the greenway trail and citizens who commute to the trail will experience the most benefits. The trail way will allow for connectivity to the City's other hike and bike trails and will promote increased activity and a healthy lifestyle. There will be two trail heads for easy access located along Loop 1604 and Cliffside Drive.

### **III. RECOMMENDATION**

The Department of Planning and Community Development recommends **Approval** of the City of Shavano Park request for a Municipal Boundary Adjustment of approximately 31.81 acres to be ceded to the City of San Antonio for the City of San Antonio to cede 1.88 acres and 4.36 acres to the City of Shavano Park as depicted on the attached map.

**Attachment A:**



Data Source: City of San Antonio (MapInfo GIS), Beaver Adams (GIS), Beaver Approval District  
 "Loop 1604" is a major transportation corridor that runs through the City of San Antonio. It is a multi-lane highway that provides a direct route from the north to the south of the city. The City of San Antonio is responsible for the maintenance and operation of Loop 1604. The City of San Antonio is also responsible for the maintenance and operation of other major transportation corridors in the city, including Loop 71 and Loop 82.

**City of San Antonio**

**City of Shavano Park Municipal Boundary**

**Attachment B:**

**RESOLUTION NO. R-2013-013**

**A RESOLUTION REQUESTING THE SWAP OF MUNICIPAL BOUNDARIES BY AND BETWEEN THE CITY OF SAN ANTONIO, TEXAS AND THE CITY OF SHAVANO PARK, TEXAS.**

**WHEREAS**, the City of San Antonio's municipal boundaries extends and is contiguous to the municipal boundaries of the City of Shavano Park in certain areas; and

**WHEREAS**, by this Resolution the Shavano Park City Council is requesting that San Antonio City Council swap the municipal boundaries as generally shown in **Exhibit A**, and

**WHEREAS**, by this Resolution the Shavano Park City Council is requesting that San Antonio City Council swap certain municipal boundaries along the city's shared boundary lines as generally shown in **Exhibit B**, and

**WHEREAS**, the Shavano Park City Council respectfully requests the swap of municipal boundaries so that the City of Shavano Park can eventually serve these area's as a single subdivision and area; and

**WHEREAS**, the Shavano Park City Council recognizes the municipal boundaries that San Antonio is releasing and gratefully acknowledges the cooperation and "good neighbor" efforts the San Antonio City Council will be extending to our City in this cooperative effort.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHAVANO PARK, TEXAS:**

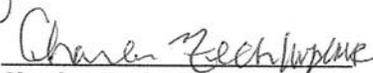
The Shavano Park City Council hereby respectfully requests that the City of San Antonio City Council swap municipal boundaries with the City of Shavano Park as described and set out in **Exhibit's A and B**, as amended, as if fully copied and incorporated in this Resolution.

The City Council of the City of Shavano Park wishes to express its gratitude to the City Council of the City San Antonio for this municipal boundary swap so that the City of Shavano Park can efficiently serve these areas as a single subdivision and area.

**PASSED, ADOPTED, AND APPROVED** by the City Council of the City of Shavano Park at its Regular meeting held on this the 16<sup>th</sup> day of December, 2013.

Attest: \_\_\_\_\_  
**Zina Tedford** City Clerk

  
**A. DAVID MARNE**  
MAYOR

Approved as to Form:   
**Charles Zech**, City Attorney



**RESOLUTION NO.**

**RECOMMENDING APPROVAL OF A MUNICIPAL BOUNDARY ADJUSTMENT BETWEEN THE CITY OF SAN ANTONIO AND THE CITY OF SHAVANO PARK FOR AN EXCHANGE OF TERRITORY, WITH THE CITY OF SAN ANTONIO RECEIVING APPROXIMATELY 31.81 ACRES OF LAND FROM THE CITY OF SHAVANO PARK AND THE CITY OF SHAVANO PARK RECEIVING 1.88 ACRES AND 4.36 ACRES FROM THE CITY OF SAN ANTONIO. THE SUBJECT AREA BEING GENERALLY LOCATED TO THE SOUTH OF NORTH LOOP 1604, TO THE EAST OF THE CITY OF SHAVANO PARK, AND TO THE WEST OF BITTERS ROAD IN NORTH SAN ANTONIO.**

**WHEREAS**, the City of Shavano Park has requested a municipal boundary adjustment ceding 31.81 acres to the City of San Antonio and the City of San Antonio ceding 1.88 acres and 4.36 acres to the City of Shavano Park; and,

**WHEREAS**, the Texas Local Government Code provides authority for adjacent municipalities to make mutually agreeable changes in their boundaries of areas that are less than 1,000 feet in width; and,

**WHEREAS**, the transfer of territory to the City of San Antonio does not conflict with the City of San Antonio's Annexation Policy, adopted on February 14, 2013; and,

**WHEREAS**, if subject area is released into the City of San Antonio, the City of San Antonio Parks Department will continue the connectivity and construction of the Salado Creek Greenway Trail; and,

**WHEREAS**, the City of San Antonio recognizes the need for increased greenway connectivity; and,

**WHEREAS**, the Planning Commission has considered the request from the City of Shavano Park to allow approximately 1.88 and 4.36 acres currently within the City of San Antonio city limits to lie within the municipal boundaries of the City of Shavano Park; and to allow approximately 31.81 acres to be adjusted from the City of Shavano Park city limits to lie within the City of San Antonio city limits as Attachment I, and as depicted on the map in Attachment II, to the City Council for adoption

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

SECTION 1: The Planning Commission recommends approval of a Municipal Boundary Adjustment of approximately of 31.81 acres of land from the City of Shavano Park to the City of San Antonio and 1.33 and 4.36 acres from the City of San Antonio to the City of Shavano Park as particularly described in Attachment I, and depicted on the map in Attachment II, to the City Council for adoption.

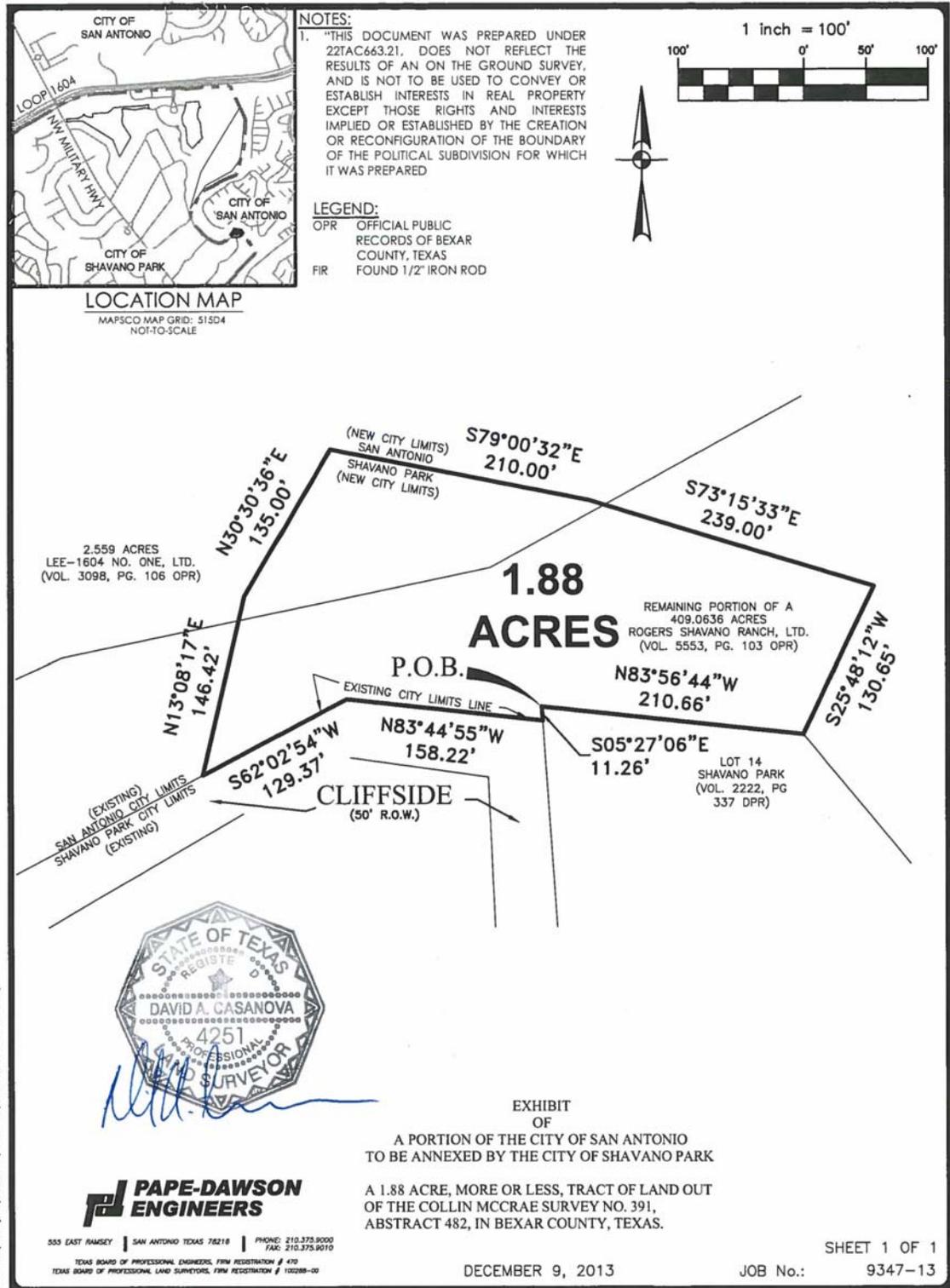
**PASSED AND APPROVED ON THIS 12<sup>th</sup> DAY OF MARCH 2014.**

Attest:

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

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

Attachment I:



Date: Dec 10, 2013, 1:18pm User: D:\Mishra  
File: N:\Survey\313--9301\9347-13\9347-13 EX-1-71 AC.dwg



METES AND BOUNDS DESCRIPTION  
FOR

A portion of the City of San Antonio to be Annexed by the City of Shavano Park

A 1.88 acre, more or less, tract of land out of a 409.0636 acre tract recorded in Volume 5553, Page 103 of the Official Public Records of Bexar County, Texas and out of a 2.559 acre tract recorded in Volume 3098, Page 106 of the Official Public Records of Bexar County, Texas, out of the Collin McCrae Survey No. 391, Abstract 482, in Bexar County, Texas. Said 1.88 acre tract being more fully described as follows:

- BEGINNING: At a northwest corner of Lot 14 of Shavano Park Subdivision recorded in Volume 2222, Page 337 of the Deed and Plat Records of Bexar County, Texas, also being on the existing city limits line between the City of San Antonio and the city of Shavano Park;
- THENCE: S 05°27'06" E, along and with the west line of said Lot 14 and the existing City Limits line between San Antonio and Shavano Park, a distance of 11.26 feet to a corner of Cliffside, a 50-foot right-of-way dedicated on said Shavano Park;
- THENCE: N 83°44'55" W, along and with the north right-of-way line of said Cliffside and the existing City Limits line, a distance of 158.22 feet to an angle point;
- THENCE: S 62°02'54" W, continuing along and with the north right-of-way line of said Cliffside and the existing City Limits line, a distance of 129.37 feet to a point;
- THENCE: Departing the northerly line of said Cliffside and the existing City Limits line, over and across said 409.0636 acre tract and said 2.559 acre tract within the existing City Limits of San Antonio the following bearings and distances:
- N 13°08'17" E, a distance of 146.42 feet to a point;
  - N 30°30'36" E, a distance of 135.00 feet to a point;
  - S 79°00'32" E, a distance of 210.00 feet to a point;
  - S 73°15'33" E, a distance of 239.00 feet to a point;
  - S 25°48'12" W, a distance of 130.65 feet to the northeast corner of said Lot 14;

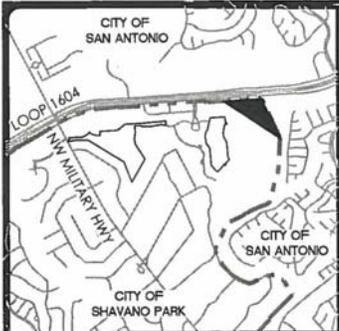
1.88 Acre  
Job No. 9347-13  
Page 2 of 2

THENCE: S 83°56'44" W, along and with the north line of said Lot 14 and the existing City Limits line, a distance of 210.66 feet to the POINT OF BEGINNING, and containing 1.88 acres in Bexar County, Texas.

“This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.”

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: December 9, 2013  
JOB NO. 9347-13  
DOC. ID. N:\Survey13\13-9300\9347-13\Word\9347-13 FN-1.71 AC.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00



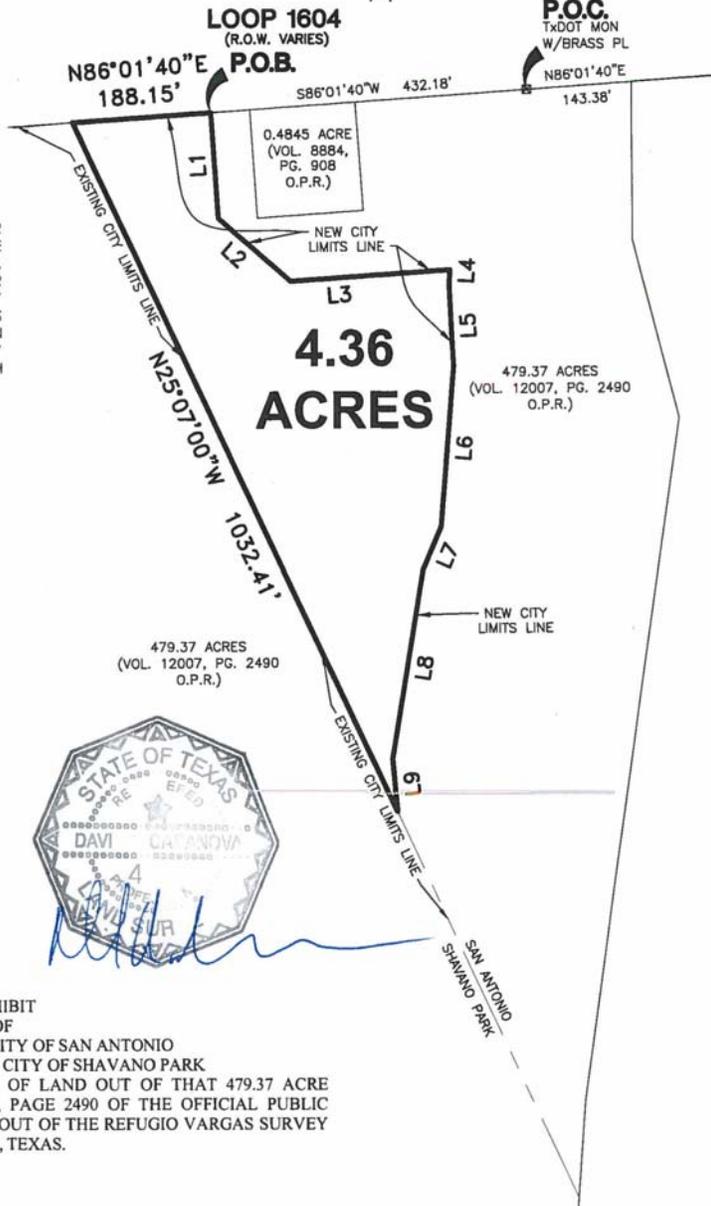
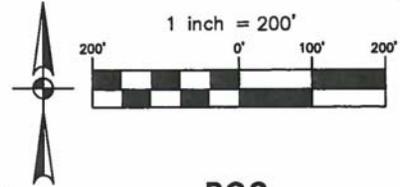


**LOCATION MAP**

MAPSCO MAP GRID: S15D4  
NOT-TO-SCALE

**LEGEND:**

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD



**NOTES:**  
1. "THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S03°58'19"E	143.30'
L2	S48°58'19"E	130.11'
L3	N86°01'41"E	217.61'
L4	S02°46'36"W	22.59'
L5	S02°54'17"E	108.73'
L6	S04°35'58"W	217.89'
L7	S23°10'19"W	65.11'
L8	S09°26'33"W	258.28'
L9	S05°07'00"E	71.84'

EXHIBIT  
OF  
A PORTION OF THE CITY OF SAN ANTONIO  
TO BE ANNEXED BY THE CITY OF SHAVANO PARK  
A 4.36 ACRE, MORE OR LESS, TRACT OF LAND OUT OF THAT 479.37 ACRE TRACT RECORDED IN VOLUME 12007, PAGE 2490 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE REFUGIO VARGAS SURVEY NO. 80, ABSTRACT 781, BEXAR COUNTY, TEXAS.



555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.8000  
FAX: 210.375.9010  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 102288-00

Date: Nov 27, 2013, 2:18pm User: D:\Molinarz File: R:\Survey\1313-9300\1313-9347-13 EX-4.36 AC.dwg

NOVEMBER 27, 2013

SHEET 1 OF 1  
JOB No.: 9347-13



METES AND BOUNDS DESCRIPTION  
FOR

A portion of the City of San Antonio to be Annexed by the City of Shavano Park

Being 4.36 acres, more or less, out of the 521 acres annexed by the City of San Antonio by Ordinance No. 7904. Said 4.36 acres also being out of that 479.37 acre tract recorded in Volume 12007, Page 2490 of the Official Public Records of Bexar County, Texas, out of the Refugio Vargas Survey No. 80, Abstract 781, Bexar County, Texas. Said 4.36 acres being more fully described as follows, with bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, (CORS 96):

COMMENCING: At a found TxDOT Monument with Brass Plate on the south right-of-way line of Charles Anderson Loop 1604 (Loop 1604), a variable width right-of-way, on the north line of said 479.37 acre tract, from which the northeast corner of said 479.37 acre tract bears N 86°01'40" E, 143.38 feet;

THENCE: S 86°01'40" W, along and with the south right-of-way line of said Loop 1604, the north line of said 479.37 acre tract, a distance of 432.18 feet to the POINT OF BEGINNING;

THENCE: Departing the south right-of-way line of said Loop 1604, over and across said 479.37 acre tract, along and with the new City Limits line between the City of San Antonio and the City of Shavano Park, the following bearings and distances:

S 03°58'19" E, a distance of 143.30 feet to a point;

S 48°58'19" E, a distance of 130.11 feet to a point;

N 86°01'41" E, a distance of 217.61 feet to a point;

S 02°46'36" W, a distance of 22.59 feet to a point;

S 02°54'17" E, a distance of 108.73 feet to a point;

S 04°35'58" W, a distance of 217.89 feet to a point;

S 23°10'19" W, a distance of 65.11 feet to a point;

S 09°26'33" W, a distance of 258.28 feet to a point;

S 05°07'00" E, a distance of 71.84 feet to a point on the existing City Limits line of the City of Shavano Park and the City of San Antonio;

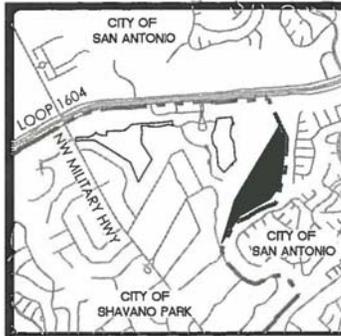
THENCE: N 25°07'00" W, along and with the existing City Limits line, continuing over and across said 479.37 acre tract, a distance of 1032.41 feet to a point on the south right-of-way line of said Loop 1604;

THENCE: N 86°01'40" E, along the new City Limits line between the City of San Antonio and the City of Shavano Park, the south right-of-way line of said Loop 1604, a distance of 471.56 feet to the POINT OF BEGINNING.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

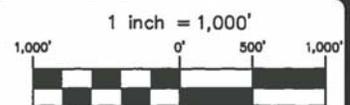
PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: November 27, 2013  
JOB NO. 9347-13  
DOC. ID. N:\Survey13\13-9300\9347-13\Word\9347-13 FN-4.363 AC.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00





**LOCATION MAP**  
MAPSCO MAP GRID: 515D4  
NOT-TO-SCALE

**NOTES:**  
1. THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21. DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED



LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°01'40"E	143.38'
L2	S00°08'11"E	212.82'
L3	S14°28'24"E	249.81'
L4	S08°04'49"W	936.72'
L5	S04°07'07"W	129.82'
L6	S04°07'07"W	492.49'
L7	S06°34'01"W	581.08'
L8	S25°20'01"W	501.07'
L9	S01°03'05"W	608.50'
L10	S42°26'22"W	240.00'
L11	S86°19'52"W	448.30'
L12	S66°10'21"W	1011.55'
L13	S25°06'56"W	961.63'
L14	N21°10'29"W	281.94'
L15	N13°53'17"W	376.28'
L16	N01°06'42"E	142.47'
L17	N51°01'33"E	580.67'
L18	N55°21'33"E	469.77'
L19	N80°34'35"E	927.55'
L20	N49°43'13"E	256.93'
L21	N19°49'39"E	380.68'
L22	N04°42'19"E	614.97'
L23	N03°41'18"W	535.82'
L24	N13°12'24"E	285.36'
L25	N04°55'59"E	636.81'
L26	S25°07'00"E	578.62'

**LEGEND:**  
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
FIR FOUND 1/2" IRON ROD

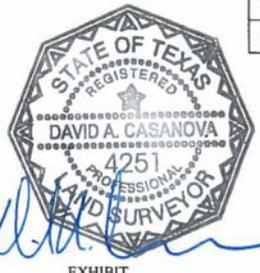
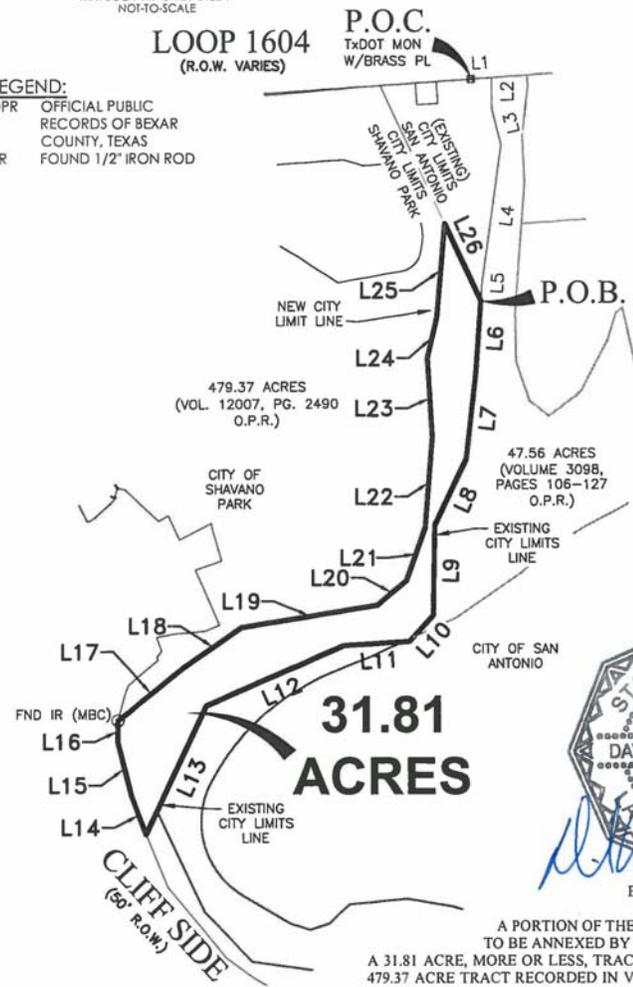


EXHIBIT OF  
A PORTION OF THE CITY OF SHAVANO PARK  
TO BE ANNEXED BY THE CITY OF SAN ANTONIO  
A 31.81 ACRE, MORE OR LESS, TRACT OF LAND TRACT OF LAND OUT OF THAT 479.37 ACRE TRACT RECORDED IN VOLUME 12007, PAGE 2490 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE REFUGIO VARGAS SURVEY NO. 80, ABSTRACT 781, OUT OF THE JACOB KLAUS SURVEY NO. 78, ABSTRACT 400, THE CARLOS GONZALES SURVEY NO. 79, ABSTRACT 279 AND THE COLLIN MCCRAE SURVEY NO. 391, ABSTRACT 482, 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

DECEMBER 19, 2013

SHEET 1 OF 1  
JOB No.: 9347-13

Date: Dec 19, 2013, 10:56am User ID: Micolinas  
File: N:\Survey\13-9347-13\9347-13 EX-34.277 AC.dwg



FIELD NOTES  
FOR

A portion of the City of Shavano Park to be Annexed by the City of San Antonio

A 31.81 acre, more or less, tract of land out of that 479.37 acre tract recorded in Volume 12007, Page 2490 of the Official Public Records of Bexar County, Texas, out of the Refugio Vargas Survey No. 80, Abstract 781, out of the Jacob Klaus Survey No. 78, Abstract 400, the Carlos Gonzales Survey No. 79, Abstract 279 and the Collin McCrae Survey No. 391, Abstract 482, in Bexar County, Texas. Said 31.81 acre tract being more fully described as follows, with bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, (CORS 96):

COMMENCING: At a found TxDOT Monument with Brass Plate on the south right-of-way line of Charles Anderson Loop 1604 (Loop 1604), a variable width right-of-way, on the north line of said 479.37 acre tract;

THENCE: N 86°01'40" E, along and with the south right-of-way line of said Loop 1604, the north line of said 479.37 acre tract, a distance of 143.38 feet to the northeast corner of said 479.37 acre tract, the northwest corner of a 47.56 acre tract recorded in Volume 3098, Page 106 of the Official Public Records of Bexar County, Texas;

THENCE: Departing the south right-of-way line of said Loop 1604, along and with the east line of said 479.37 acre tract, the west line of said 47.56 acre tract the following bearings and distances:

S 00°08'11" E, a distance of 212.82 feet to a point;

S 14°28'24" E, a distance of 249.81 feet to a point;

S 08°04'49" W, a distance of 936.72 feet to a point;

S 04°07'07" W, a distance of 129.82 feet to a point on the existing City Limits Line between the City of San Antonio and the City of Shavano Park for the POINT OF BEGINNING;

THENCE: Continuing along and with the east line of said 479.37 acre tract, and said existing City Limits Line the following bearings and distances:

S 04°07'07" W, a distance of 492.49 feet to a point;

S 06°34'01" W, a distance of 581.08 feet to a point;

S 25°20'01" W, a distance of 501.07 feet to a point;

S 01°03'05" W, a distance of 608.50 feet to a point;

S 42°26'22" W, a distance of 240.00 feet to a point;

S 86°19'52" W, a distance of 448.30 feet to a point;

S 66°10'21" W, a distance of 1011.55 feet to a point;

S 25°06'56" W, a distance of 961.63 feet to a point on the east right-of-way line of Cliff Side Drive, a 50-foot right-of-way, dedicated on Shavano Park, recorded in Volume 2222, Page 337 of the Deed Records of Bexar County, Texas;

THENCE: Departing said existing City limits line, along the new City Limits line between the City of San Antonio and the City of Shavano Park, along and with the east right-of-way line of said Cliff Side Drive, the southwest line of said 479.37 acre tract the following bearings and distances:

N 21°10'29" W, a distance of 281.94 feet to a point;

N 13°53'17" W, a distance of 376.28 feet to a point;

N 01°06'42" E, a distance of 142.47 feet to a found iron rod with cap stamped "MBC" for a corner of said 479.37 acre tract;

THENCE: Departing the east right-of-way line of said Cliff Side Drive, continuing along the new City Limits line between the City of San Antonio and the City of Shavano park, over and across said 479.37 acre tract the following bearings and distances:

N 51°01'33" E, a distance of 580.67 feet to a point;

N 55°21'33" E, a distance of 469.77 feet to a point;

N 80°34'35" E, a distance of 927.55 feet to a point;

N 49°43'13" E, a distance of 256.93 feet to a point;

31.81 Acres  
Job No. 9347-13  
Page 3 of 3

N 19°49'39" E, a distance of 380.68 feet to a point;

N 04°42'19" E, a distance of 614.97 feet to a point;

N 03°41'18" W, a distance of 535.82 feet to a point;

N 13°12'24" E, a distance of 285.36 feet to a point;

N 04°55'59" E, a distance of 636.81 feet to a point on the existing City Limits Line between said San Antonio and Shavano Park;

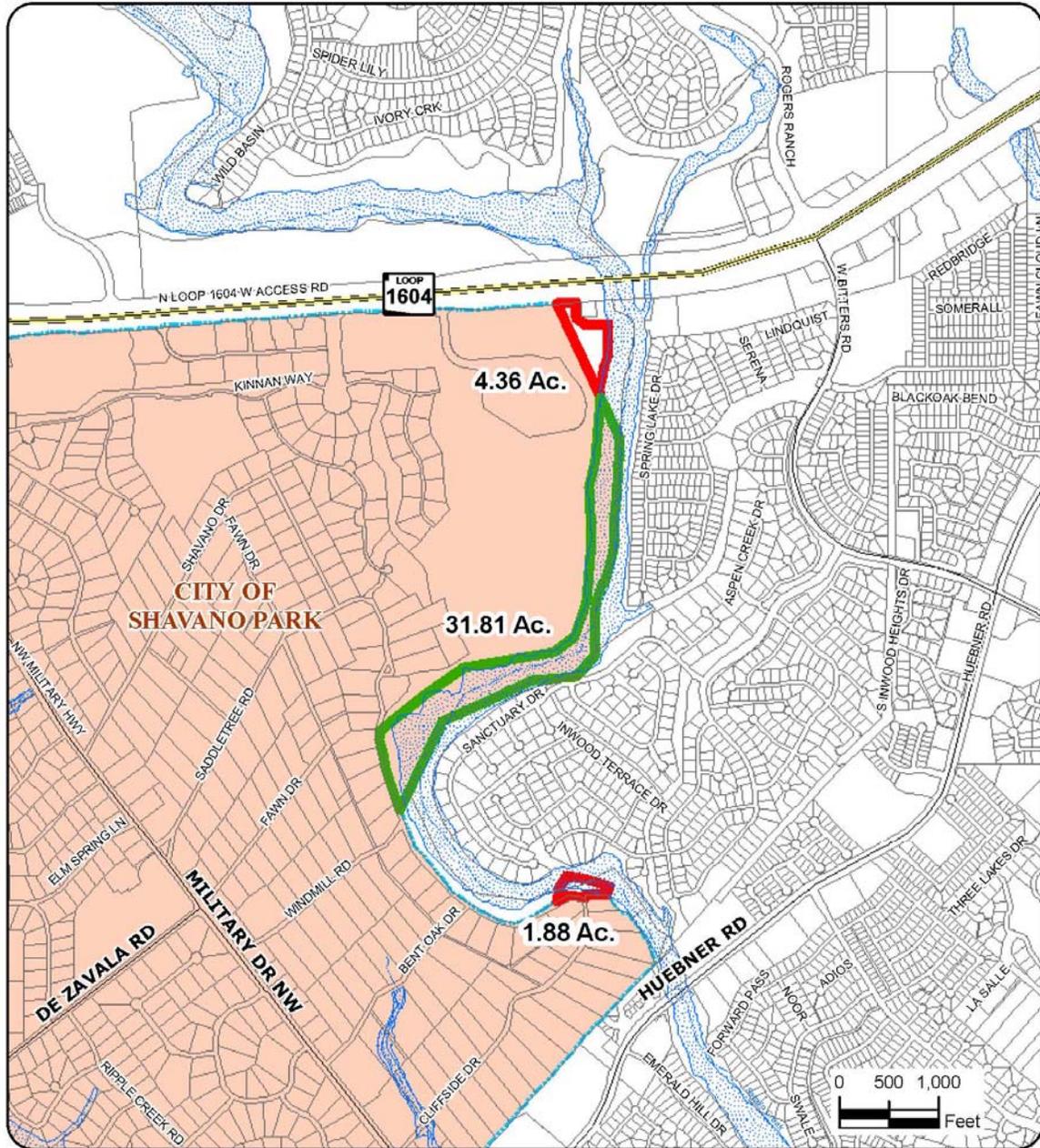
THENCE: S 25°07'00" E, along and with the existing City Limits Line, over and across said 479.37 acre tract, a distance of 578.62 feet to the POINT OF BEGINNING, and containing 31.81 acres in Bexar County, Texas.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: November 13, 2013  
JOB NO. 9347-13  
DOC. ID. N:\Survey13\13-9300\9347-13\Word\9347-13 FN-31.81 AC.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00



**Attachment II:**



	Release to City of Shavano Park		City of San Antonio		Expressways
	Release to City of San Antonio		Cities and Towns		Creeks

## City of San Antonio

### City of Shavano Park Municipal Boundary

City of San Antonio  
City Manager's Office  
San Antonio, TX 78205-3000



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STRATEGIC PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO: 20

**Public Hearing:**

Planning Commission  
March 12, 2014

**Applicant/Representative:**

Mary M. Dennis, Mayor  
City of Live Oak

**Staff Coordinator:**

Sidra Maldonado  
Senior Planner  
(210) 207-8187  
[Sidra.Maldonado@sanantonio.gov](mailto:Sidra.Maldonado@sanantonio.gov)

**Property Address/Location:**

located along O'Connor Road, to the east of I-35 North, in the northeast of San Antonio

**Tract Size:**

Approximately 1.14 acres

**Council District(s):**

Subject Property is located in the City of Live Oak

**Attachments:**

- A. Map
- B. City of Live Oak Resolution

**SUMMARY**

The City of Live Oak requests a Municipal Boundary Adjustment of approximately 1.14 acres of right-of-way from the City of Live Oak to the City of San Antonio. The subject area is generally located along O'Connor Road, to the east of I-35 North, in the northeast of San Antonio. *(Please see attached map).* Staff recommends **approval**.

**RECOMMENDED ACTION**

Approval of the request by the City of Live Oak.

**ALTERNATIVE ACTIONS**

Denial of the request or an alternative with the City of Live Oak.

**SYNOPSIS OF ANALYSIS**

The request was evaluated based on the City's adopted Annexation Policies and criteria found in the Texas Local Government Code, with input from other City Departments and agencies.

**I. BACKGROUND**

On June 25, 2013 the City of Live Oak Council, by ordinance, requested that an agreement between the City of Live Oak and the City of San Antonio which authorizes the City of Live Oak to cede certain portions of O'Connor Road and right-of-way within its city boundary to the City of San Antonio.

There are safety and location concerns regarding the VIA bus stop along this section of O'Connor Road. Currently VIA Metropolitan Transit Authority does not provide services to the City of Live Oak therefore the location of the bus stop is on the eastbound side of O'Connor Road which is in the City of San Antonio. The location of the bus stop requires pedestrians to cross into the street to avoid crossing a drainage area. By ceding the roadway to the City of San Antonio, this will allow for VIA Metropolitan Transit Authority to provide a bus stop along the westbound lane of O'Connor road thus increasing the safety of pedestrians and VIA bus riders. Upon release

Under State law, Sec.43.031 of the Texas Local Government Code provides authority for adjacent municipalities to make mutually agreeable changes in their boundaries of areas that are less than 1,000 feet in width.

The request was evaluated based on the City's adopted Annexation Policies and criteria provided in the Texas Local Government Code, with feedback incorporated from other City Departments and agencies.

## **II. ISSUES AND ANALYSIS**

The City of San Antonio's Annexation Policies provide guidance and rationale for consideration of areas for annexation and issues within the ETJ. The subject request was evaluated based on criteria provided in the policies and on the feedback received from other CoSA departments and outside agencies including Fire, Police, Development Services, the Office of Historic Preservation, Capital Improvement Management Systems (CIMS), the City Attorney's Office, CPS Energy, Bexar County, SAWS, etc.

### *Land use*

The property is currently right-of-way and will continue to be public right-of-way. O'Connor Road is a Secondary Arterial Type A with 86 feet of right-of-way. There is a single family residential neighborhood and two apartment complexes located to the south of O'Connor Road.

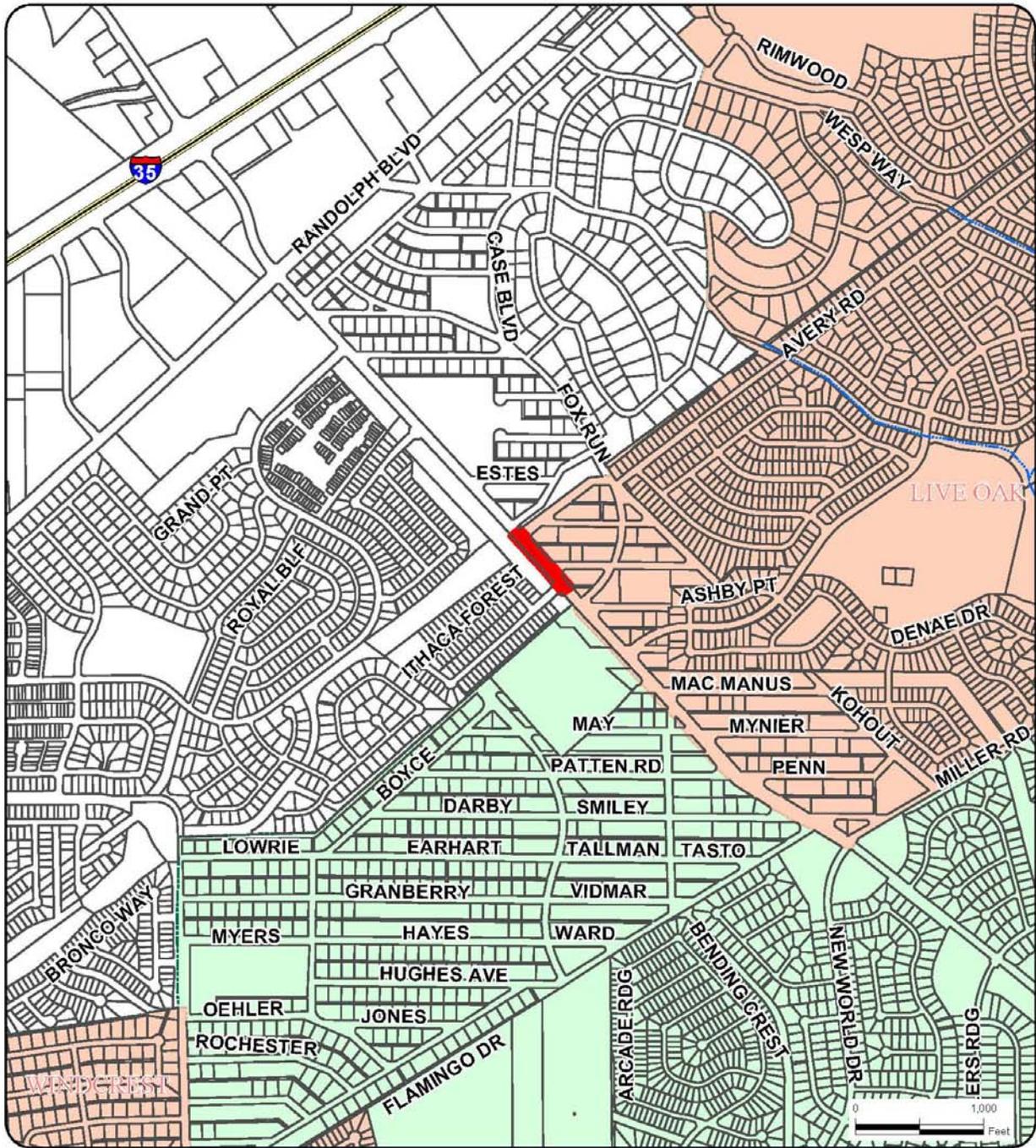
CPS Energy provides electrical utility services in the subject area. The City of Live Oak currently provides police protection/law enforcement once the property is ceded to the City of San Antonio, San Antonio Police Department will provide law enforcement services.

- *Clear and Logical Planning Boundaries*  
The Annexation Policies recommend logical boundaries in order to prevent confusion between jurisdictions and provide efficient service delivery. The property is contiguous to the City of San Antonio city limits. The proposed release of right-of-way by the City of Live Oak is a logical planning boundary and will allow for VIA bus services on both sides of O'Connor Road.
- *Fiscal Impact*  
The subject property is within the right-of-way and neither property nor sales taxes are collected. The City of San Antonio will assume any future roadway costs.
- *Benefits to the Area Residents*  
There are safety and location concerns regarding the VIA bus stop along this section of O'Connor Road. The current location of the bus stop requires pedestrians to cross into the street to avoid crossing a drainage area. Once the property is ceded to the City of San Antonio VIA Metropolitan Transit Authority will provide an additional bus stop along the westbound lane of O'Connor Road thus increasing the safety of pedestrians and decreasing the distance a passenger must walk to reach a westbound bus stop.
- *Protection of environmental resources*  
O'Connor Road is already built out and releasing this portion of right-of-way to the City of San Antonio will have no environmental impact.

### **III. RECOMMENDATION**

The Department of Planning and Community Development recommends **Approval** of the City of Live Oak request for a Municipal Boundary Adjustment of approximately 1.14 acres of right-of-way from the City of Live Oak to the City of San Antonio as depicted on the attached map.

Attachment A:





Data Source: City of San Antonio, Bldg/Assessor GIS, Inmap/Metro GIS, Aerial/Aerial District

City of San Antonio, Bldg/Assessor GIS, Inmap/Metro GIS, Aerial/Aerial District

Map of the City of San Antonio, Texas, showing the location of the property. The map is a composite of several maps, including the City of San Antonio, Bldg/Assessor GIS, Inmap/Metro GIS, Aerial/Aerial District, and the City of Live Oak, Texas, showing the location of the property. The map is a composite of several maps, including the City of San Antonio, Bldg/Assessor GIS, Inmap/Metro GIS, Aerial/Aerial District, and the City of Live Oak, Texas, showing the location of the property.

Map of the City of San Antonio, Texas, showing the location of the property. The map is a composite of several maps, including the City of San Antonio, Bldg/Assessor GIS, Inmap/Metro GIS, Aerial/Aerial District, and the City of Live Oak, Texas, showing the location of the property.

	City of San Antonio		City of Live Oak		Expressways
	Annexation Area		Bexar County		Creeks



## City of San Antonio

1.14 Acre Property Release  
form City of Live Oak to City of San Antonio

City of San Antonio  
 Cliff Minton Development and  
 Business Services Center  
 P.O. Box 63886  
 San Antonio, TX 78293-3866



**Attachment B:**

ORDINANCE NO. 1479

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF LIVE OAK AND THE CITY OF SAN ANTONIO WHICH AUTHORIZES THE CITY OF LIVE OAK TO CEDE CERTAIN PORTIONS OF O'CONNOR ROAD ROADWAY AND RIGHT OF WAY, WITHIN ITS CITY BOUNDARY TO THE CITY OF SAN ANTONIO

WHEREAS; the location and safety concerns regarding the VIA Bus Stop on O'Connor Road have arisen as an issue with both the City of San Antonio and the City of Live Oak, and;

WHEREAS; the VIA Metropolitan Transit Authority cannot provide for bus stops within the city limits of cities who do not contribute to the VIA Metropolitan Transit Authority fees, and;

WHEREAS; the current location of the bus stop on the eastbound side of the roadway requires pedestrians to cross into the street to avoid crossing a drainage area, and;

WHEREAS; the ceding of the roadway and right of way to the City of San Antonio will allow for VIA Metropolitan Transit Authority to provide a bus stop in the right of way of the roadway of O'Connor Road, and;

WHEREAS; Sec. 43.031 of the Texas Local Government Code provides authority for adjacent municipalities may make mutually agreeable changes in their boundaries of areas that are less than 1,000 feet in width.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LIVE OAK, TEXAS:

1. The City Manager is authorized to execute an Interlocal Agreement with the City of San Antonio ceding a strip of land 600 feet long by 85 feet wide that contains a portion of O'Connor Road and its Right of Way. The location and description of the property is further identified in Attachment A to this ordinance and is hereto made a part hereof as though fully stated and read.

PASSED and APPROVED the 25<sup>th</sup> day of June, 2013.

Mary M. Dennis  
Mary M. Dennis, Mayor

ATTEST:

Deborah L. Goza  
Deborah L. Goza, City Secretary

APPROVED AS TO LEGAL SUFFICIENCY:

[Signature]  
City Attorney

"This document is a certified true copy of the original"

Deborah L. Goza  
Deborah L. Goza, City Secretary  
City of Live Oak  
June 25, 2013





**RESOLUTION NO.**

**RECOMMENDING APPROVAL OF A MUNICIPAL BOUNDARY ADJUSTMENT OF APPROXIMATELY 1.14 ACRES OF LAND FROM THE CITY OF LIVE OAK TO THE CITY OF SAN ANTONIO. THE SUBJECT AREA BEING GENERALLY LOCATED ALONG O'CONNOR ROAD, TO THE EAST OF I-35 NORTH, IN THE NORTHEAST OF SAN ANTONIO.**

**WHEREAS**, the City of Live Oak has requested the transfer of approximately 1.14 acres from its city limits to the City of San Antonio; and,

**WHEREAS**, the Texas Local Government Code provides authority for adjacent municipalities to make mutually agreeable changes in their boundaries of areas that are less than 1,000 feet in width; and,

**WHEREAS**, the transfer of territory to the City of San Antonio does not conflict with the City of San Antonio's Annexation Policy, adopted on February 14, 2013; and,

**WHEREAS**, if subject area is released into the City of San Antonio, VIA Metropolitan Transit would voluntarily add another bus stop along the westbound lane of O'Connor Road; and,

**WHEREAS**, the City of San Antonio recognizes the need for increased pedestrian and bus patron safety; and,

**WHEREAS**, the Planning Commission has considered the request from the City of Live Oak to release approximately 1.14 acres from their city limits to the City of San Antonio as described in Attachment I, and as depicted on the map in Attachment II, to the City Council for adoption.

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

SECTION 1: The Planning Commission recommends approval of a Municipal Boundary Adjustment of approximately 1.14 acres of land from the City of Live Oak to the City of San Antonio as particularly described in Attachment I, and depicted on the map in Attachment II, to the City Council for adoption.

**PASSED AND APPROVED ON THIS 12<sup>th</sup> DAY OF MARCH 2014.**

Attest:

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

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

**Attachment I:**

Survey is currently in progress. Survey will be completed prior to City Council consideration.

