

SAN ANTONIO PLANNING COMMISSION AGENDA



March 12, 2008



2:00 P.M.

Murray H. Van Eman, *Chairman*

Cecilia Garcia, *Vice Chair*

Dr. Francine S. Romero, *Chair Pro-Tem*

Amelia Hartman

Jose R. Limon

John Friesenhahn

Ivy R. Taylor

Dr. Sherry Chao-Hrenek

Stephanie James

THE CLIFF MORTON DEVELOPMENT AND BUSINESS SERVICES CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.

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

1. PRELIMINARY ITEMS

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

- Agenda items may be discussed (Development Services)

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

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 070173	Lima Subdivision (Southwest of the intersection of Larkspur and Lima)	9	550 B-4
B. 070726	Heights of Crownridge, Unit 1 (On the northside of Babcock Road at Luskey Blvd)	8	513 E-1
C. 070728	Heights of Crownridge, Unit 2 (On the northside of Babcock Road at Luskey Blvd)	8	513 E-1

PLANNED UNIT DEVELOPMENT (PUD) PLANS:

- | | | | |
|------------------|--|------------|----------------|
| D. 07-029 | Braun Station, Unit 21 PUD Plan
(On the southeast corner of Braun Road and Brigadoon) | 7 | 547 A-6 |
| E. 08-001 | 28049 Smithson Valley PUD Plan
(Northeast corner of Riata Ranch Drive and Smithson Valley Road) | OCL | 452 B-2 |
| F. 08-006 | Brenthurst at the Dominion, Phase 1 PUD Plan
(On the northside of Brenthurst Lane, east of Vail Abbey) | 8 | 480 C-5 |

REPLATS:

- | | | | |
|------------------|--|------------|----------------|
| G. 070598 | L Sanchez
(On the south side of Pearsall Road, east of Atkins Road) | OCL | 712 A-2 |
| H. 070608 | Braun Station, Unit 21 PUD
(On the southeast corner of Braun Road and Brigadoon) | 7 | 547 A-6 |
-

CONSENT AGENDA

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

PUBLIC HEARINGS FOR ITEMS 6-11 HELD ABOVE:

- | | | | | |
|------------|---------------|--|------------|----------------|
| 6. | 070173 | Lima Subdivision
(Southwest of the intersection of Larkspur and Lima) | 9 | 550 B-4 |
| 7. | 070726 | Heights of Crownridge, Unit 1
(On the northside of Babcock Road at Luskey Blvd) | 8 | 153 E-1 |
| 8. | 070728 | Heights of Crownridge, Unit 2
(On the northside of Babcock Road at Luskey Blvd) | 8 | 513 E-1 |
| 9. | 08-001 | 28049 Smithson Valley PUD Plan
(Northeast corner of Riata Ranch Drive and Smithson Valley Road) | OCL | 452 B-2 |
| 10. | 08-006 | Brenthurst at the Dominion, Phase 1 PUD Plan
(On the northside of Brenthurst Lane, east of Vail Abbey) | 8 | 480 C-5 |

11. 070598 L Sanchez OCL 712 A-2
(On the south side of Pearsall Road, east of Atkins Road)

PLATS:

12. 060589 Bella Vista, Unit 1 Section 3 OCL 611 A-5
(On the northside of Potranco at Sundance Crest)
13. 070334 Sablechase, Unit 2 Enclave OCL 447 C-4
(North of the intersection of Old Fredericksburg Road and Sable Run)
14. 070459 Sablechase, Unit 2A Enclave OCL 447 C-4
(Extending Mystic Chase east from Stablechase Unit 2)
15. 070679 Landmark at IH 10 OCL 479 E-1
(On the north side of Aue Road, east of I.H. 10 West)
16. 080054 Hardy Oak Medical Office Building 9 517 A-1
(On the west side of Hardy Oak Blvd. north of East Sonterra Blvd)
17. 080059 Laura Heights, Unit 4 PUD OCL 545 E-6
(Extending Sun Mill north from Laura Heights, Unit 3A)

INDIVIDUAL CONSIDERATION

PLANNED UNIT DEVELOPMENT (PUD) PLAN& PLAT:

18. 07-029 Braun Station, Unit 21 PUD Plan 7 547 A-6
(On the southeast corner of Braun Road and Brigadoon)
19. 070608 Braun Station, Unit 21 PUD 7 547 A-6
(On the southeast corner of Braun Road and Brigadoon)

VARIANCES and APPEALS:

20. 070433 Reserve at Sonoma Verde (2ndary access & street capacity) OCL 513 C-3
(Southwest of Plum Valley Drive and Kyle Seale Parkway)

COMPREHENSIVE MASTER PLANS:

- 21. 08011** - Public hearing and consideration of a resolution amending the Land Use Plan contained in the South Central San Antonio Community Plan, a component of the Master Plan of the City by changing the use of approximately 11.3-acres of multiple properties generally bound by S. Alamo Street to the North, Probandt St. to the East, East and West Cevallos to the South and the Union Pacific Rail Line to the West, more specifically described by legal descriptions: NCB 63 BLK LOT W IRR 587.83 FT OF S IRR 274.16 FT OF 1; NCB 63 BLK LOT W IRR 86.98 FT OF E IRR 437.15 FT OF S IRR 124.11 FT OF 1; NCB 00014 BLK LOT E 507.29 FT OF W 532.29 FT OF N 126.68 FT OF TR E ARB E-2; NCB A-14 BLK LOT TR 100; NCB 2563 (RIVER CITY FELLOWSHIP SUBD), BLOCK 2 LOT 1; NCB A-14 PT OF TR E ARB E3; NCB A63 BLK LOT W 376 FT OF E IRR 849.82 FT OF S 128.84 FT OF 1 ARB 3C; NCB 1009 BLK LOT 32,33, E 35.6' OF 31, & W 46.61' OF 34; NCB 1009 BLK LOT E 23FT OF 34 & W 52.7FT OF 35; NCB: 1009 LOT: 36, 37, & E 16.67' OF 35 & W 14.2' OF 38; NCB 1009 BLK LOT S 153.44 OF E 55.19 OF 38, S 153.44 OF W 44.81 FT OF 39; NCB 1009 LOT N 16' OF E 55' OF 38 & N 16' OF W 44.81' OF 39, from Light Industrial Land Use to Mixed Use Land Use. (Planning and Community Development Department by Andrea Gilles, Sr. Planner; Nina Nixon-Mendez, Planning Manager).

OTHER ITEMS:

- 22.** Director's report
- 23.** Questions and discussion
- 24.** Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
- 25. ADJOURNMENT**

REVISED
PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH
WRITTEN NOTIFICATION
AGENDA ITEM NO: 5A&6 March 12, 2008

LIMA SUBDIVISION
SUBDIVISION NAME

MAJOR PLAT

070173
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 550 B-4

OWNER: Spanish Homes, Inc., by Ramon Korrody

ENGINEER: Harry B. Jewett Associates by Harry B. Jewett, P.E.

CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: March 12, 2008

Location: Southwest of the intersection of Larkspur and Lima

Services Available: SAWS Water and Sewer

Zoning: R-4 Residential Single Family District
R-5 Residential Single Family District

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **0.732** acres consisting of **3** single family lots.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on March 12, 2008. Twenty notices were mailed to the adjacent property owners, as of this writing one written opposition has been submitted.

STAFF RECOMMENDATION:

Approval.

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

AGENDA ITEM NO: 5B:7 March 12, 2008

HEIGHTS OF <u>CROWNRISE, UNIT 1</u> SUBDIVISION NAME	MAJOR PLAT	<u>070726</u> PLAT #
--	------------	-------------------------

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 513 E-1

OWNER: B. P. 100 San Antonio, Ltd., by Shaul C. Baruch

ENGINEER: Jacobs Carter Burgess, by Ishtiak Saleh

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

Date filed with Planning Commission: March 12, 2008

Location: On the northside of Babcock Road at Luskey Blvd

Services Available: SAWS Water and Sewer

Zoning: R-6 Residential Single Family District

Plat is in accordance with:

MDP #872-A, Babcock/Luskey was amended on March 22, 2007.

Proposed Use: Single Family Residential

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

APPLICANT'S PROPOSAL:

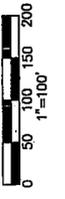
To plat **46.189** acres consisting of **4** non-single family lots and **5,900** linear feet of public streets.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on March 12, 2008. Two notices were mailed to the adjacent property owners, as of this writing no written opposition has been submitted.

STAFF RECOMMENDATION:

Approval.



SHEET INDEX SCALE 1"=1000
SHEET 2 SHEET 3 SHEET 4 SHEET 5

LEGEND

- 1310 ACRES
- CITY OF SAN ANTONIO (VOLUME 8818, PGS 1507-1523) OFFICIAL PUBLIC RECORD OF REAL PROPERTY, BEAR COUNTY, TEXAS
- 7/2" IRON PIN FOUND
- C&B-S&A PROP. COR. SET
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- 5' EOTICA TV EASEMENT
- 10' EOTICA TV EASEMENT
- 28' EOTICA TV EASEMENT
- 1 VEHICLE NON-ACCESS EASEMENT
- VARIABLE WIDTH DRAINAGE EASEMENT
- PROPERTY BOUNDARY
- WATER, SAN, SWR., DRAIN, ELEC., GAS, TELE., & C.A.T.V. ESENT.
- ESMT. TO EXPIRE UPON INCORPORATION
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 10' WATER QUALITY EASEMENT
- 14' EOTICA TV EASEMENT
- 12' SEWER EASEMENT
- 16' WATER EASEMENT
- VARIABLE WIDTH DRAINAGE ESENT.
- 15' WATER QUALITY ESENT.

10. CONSTRUCTION EASEMENTS ARE GRANTED TO THE UTILITY COMPANIES AND ARE TO BE CONSIDERED AS PART OF THE CONVEYANCE. THE UTILITY COMPANIES SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THESE EASEMENTS. THE UTILITY COMPANIES SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THESE EASEMENTS. THE UTILITY COMPANIES SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THESE EASEMENTS.

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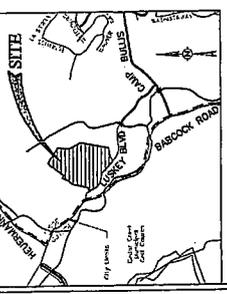


REPLAT AND SUBDIVISION PLAT ESTABLISHING THE HEIGHTS OF CROWBRIDGE, UNIT 1

BEING A 46.189 ACRE TRACT OF LAND COMPRISING OF 31,726 ACRES OF LOT 2, ALL 5,223 ACRES OF LOT 1, AND ALL 8,832 ACRES OF LOT 3, BLOCK 11 OF THE CROWBRIDGE-AGE INVESTMENTS SUBDIVISION RECORDED IN VOLUME 9545, PAGES 189-192 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, 0.295 OF AN ACRE OUT OF A 132.308 ACRE TRACT RECORDED IN VOLUME 11592, PAGE 1485 AND 0.1478 OF AN ACRE OUT OF A 2,000 ACRE TRACT RECORDED IN VOLUME 14665, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS, N.C.B. 18333; IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

Carter & Burgess

Consultants in Engineering, Surveying, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
91 Cantel Parkway N. Suite 425
Crown Rock, TX 78044-5525
© COPYRIGHT 2003 Carter and Burgess, Inc.
DATE: 8/08/2007 JOB NO. 310364-012



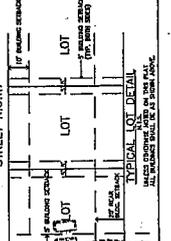
STATE OF TEXAS
COUNTY OF BEAR
I, **[Signature]**, Notary Public in and for the State of Texas, do hereby certify that the within and foregoing plat was duly recorded in the Public Records of the County of Bear, Texas, on the 11th day of August, 2007, at 1:30 PM, in Volume 10045, Page 189, of the Official Public Records of the County of Bear, Texas.

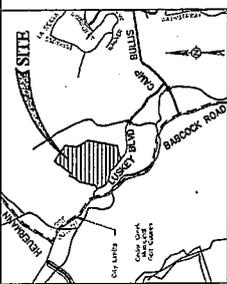
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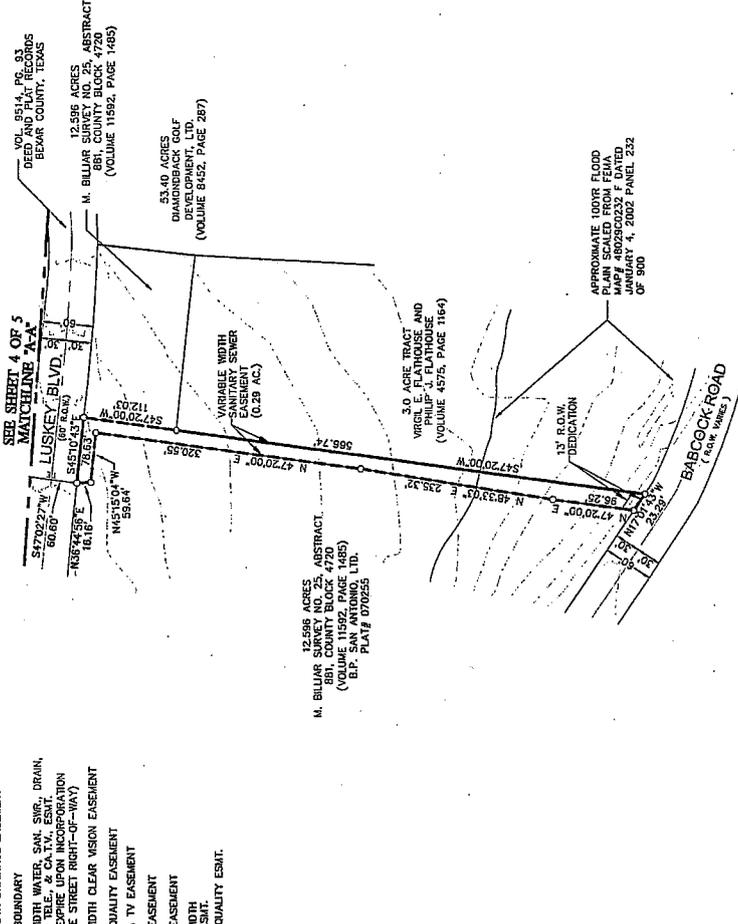
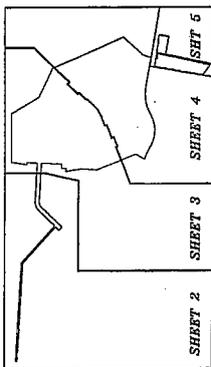
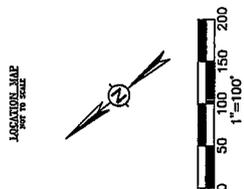
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LEGEND

- IRON PIN FOUND
- 1/2" IRON ROD W/ CAP MARKED
- "C&B-S.A. PROP. COR." SET
- R.O.W.
- RIGHT-OF-WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- 5' E.G.T.C.A TV EASEMENT
- 10' E.G.T.C.A TV EASEMENT
- 28' E.G.T.C.A TV EASEMENT
- 1' VEHICLE NON-ACCESS EASEMENT
- VARIABLE WIDTH DRAINAGE EASEMENT
- PROPERTY BOUNDARY
- VARIABLE WIDTH WATER, SANK, SWR, DRAIN, ELEC., GAS, TELE., & CA.T.V. EASMT. INTO FUTURE STREET RIGHT-OF-WAY
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 10' WATER QUALITY EASEMENT
- 14' E.G.T.C.A TV EASEMENT
- 12' SEWER EASEMENT
- 16' WATER EASEMENT
- VARIABLE WIDTH DRAINAGE EASMT.
- 15' WATER QUALITY ESMT.



PLAT NO. 070726

THE ENGINEER HEREBY CERTIFIES THAT HE HAS REVIEWED THE PLAT AND THAT THE INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. HE HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND HAS FOUND NO RECORDS WHICH WOULD AFFECT THE VALIDITY OF THIS PLAT. THE ENGINEER HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND HAS FOUND NO RECORDS WHICH WOULD AFFECT THE VALIDITY OF THIS PLAT. THE ENGINEER HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND HAS FOUND NO RECORDS WHICH WOULD AFFECT THE VALIDITY OF THIS PLAT.

STATE OF TEXAS
COUNTY OF BEAR
I, *[Signature]*
COUNTY CLERK, DO HEREBY CERTIFY THAT THE PLAT OF AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION.

STATE OF TEXAS
COUNTY OF BEAR
I, *[Signature]*
COUNTY CLERK, DO HEREBY CERTIFY THAT THE PLAT OF AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION.

STATE OF TEXAS
COUNTY OF BEAR
I, *[Signature]*
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REPLAT AND SUBDIVISION PLAT ESTABLISHING THE HEIGHTS OF CROWNBRIDGE, UNIT 1
BEING A 46.189 ACRE TRACT OF LAND COMPRISED OF 31.726 ACRES OF LOT 2, ALL 5.223 ACRES OF LOT 1, AND ALL 8.832 ACRES OF LOT 3, BLOCK 11 OF THE CROWNBRIDGE-AGE INVESTMENTS SUBDIVISION RECORDED IN VOLUME 8545, PAGES 1989-1990, AND A 12.000 ACRE TRACT OF REAL PROPERTY, BEING LOT 1485 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY RECORDED IN VOLUME 1485 AND 0.14779 OF AN ACRE OUT OF A 12.000 ACRE TRACT RECORDED IN VOLUME 1485, PAGE 1485, TEXAS, N.C.B. 18333, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Carter Burgess
Consultants in Engineering, Surveying, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
501 Central Parkway, N. Suite 425
San Antonio, Texas 78238
781-333-3333
COPYRIGHT 2003 Carter and Burgess, Inc.
DATE: 8/28/2008 JOB NO. 3103561012

2008 FEB 19 PM 2:51

STATE OF TEXAS
COUNTY OF BEAR
I, *[Signature]*
COUNTY CLERK, DO HEREBY CERTIFY THAT THE PLAT OF AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on March 12, 2008. Two notices were mailed to the adjacent property owners, as of this writing no written opposition has been submitted.

The Development Services Department has cited: Section 35-506 (d) (1), Table 506-3 of the UDC regarding Minimum "K" Crest Curve and "K" Sag Curve Values. The applicant's engineer has submitted a request for an Administrative Exception to the requirements.

The Development Services Director has granted an administrative exception to Section 35-506 (d) (1), Table 506-3 of the UDC as indicated in the attached reports.

STAFF RECOMMENDATION:

Approval

RECEIVED

06 APR 21 AM 9: 13

April 12, 2006

LAND DEVELOPMENT
 SERVICES DIVISION

Mr. Sam Dent
 City of San Antonio
 Development Services
 1901 S. Alamo
 San Antonio, TX 78204

Re: The Heights of Crownridge, Unit 2, Plat No. 050638
 Request for Variance of UDC Section 35-506(d)- Cross-Section and Construction Standards

Dear Mr. Dent,

On behalf of our client, BP 100 San Antonio, Ltd, I am requesting that the City of San Antonio grant a variance for minimum K-Values of 30 for crests and 35 for sags and maximum street grades of 12%, as prescribed for Local Type A design standards, under section 35-506(d) of the City's Unified Development Code.

Variations to these design requirements are requested at the following location:

Location	Design Standard	Location	Requirement	Design	Distance
1	K-Value (Crest)	26+77.15 (Hays Hill)	30	24.82	450'
2	K-Value (SAG)	44+89.85 (Hays Hill)	35	19.93LT 19.74RT	393'
3	K-Value (Crest)	6+40.17 (Burnett Bluff)	30	16.74	275'
4	K-Value (SAG)	9+40.73 (Burnett Bluff)	35	14.11	300'
5	Slope (Max)	1+17 (Comal Crossing)	12%	14.0%	210'

Support of this variance is justifiable based on consideration of the following reasons.

- [If the applicant strictly complies with the provisions of these regulations, he/she can make no reasonable use of his/her property] The natural terrain in this area is extremely steep, with ridges and plateaus throughout and gradients exceeding 30%. Maintaining K-Value and slope requirements will create excessive amounts of cut and fill, and would result in undue loss of natural vegetation.
- [The hardship relates to the applicants land rather than personal circumstances] The land within the project area is extreme. Steep grades exceeding 30% and bluffs in excess of 100 feet are prevalent throughout the site. The natural topography of the land is exclusively the cause for the need of a variance.

RECEIVED

06 APR 21 AM 9:10

LAND DEVELOPMENT
SERVICE'S DIVISION

- [The Hardship is unique, or nearly so, rather than one shared by many surrounding properties] The steepness of the natural ground exists throughout the applicant's property, and causes design difficulties for his development exclusively.
- [The hardship is not the result of the applicants own actions] The steepness of the terrain is a naturally occurring situation that is not caused by the applicant.
- [The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations] The K-Values are necessary to conform to the natural conditions of the site. All locations are exclusive to the subdivision and will not carry over into the design of adjacent properties.

This variance is needed for the Heights of Crownridge, Unit-2 subdivision to retain more natural landscape and to keep the subdivision a feasible development. Thank you for your consideration and support of this variance. The required fee of \$151.00 for this request has been submitted. If you have any questions or comments, do not hesitate to call me at (210) 494-0088.

Sincerely,



Ishtiak Saleh, P.E.
Project Engineer
CARTER & BURGESS, INC.

M:\310364.012 Babcock & Luskey\DOCS\Unit 2\Variance Request Letter.doc

CITY OF SAN ANTONIO

Interdepartment Correspondence Sheet

TO: Planning Commission through Director of Development Services

FROM: Development Services Department – Streets and Drainage

COPIES TO: Correspondence File

SUBJECT: The Heights of Crownridge U-2 (Plat # 070728)

DATE: February 29, 2008

The Development Services Department - Streets received and reviewed a letter dated May 1, 2007 from the engineer representing the owner of subject property, wherein a request for an exception to the Unified Development Code (UDC), Section 35-506(d)(1) Table 506-3, (K-Value) is made.

Response to Section 35-506(d)(1) Table 506-3, (K-Value) Exception: The development consists of 84 single family lots on 18.5-acres. The subdivision is located along Luskey Boulevard, between Babcock and Camp Bullis Road. An exception is being requested for a crest and sag curve K-Values less than the UDC minimum.

The developer has requested an exception for crest curves with K-Values of 21.25 on Hays Hill and 26.47 for Burnett Bluff. The crest curves do meet AASHTO's minimum of 19 based on 30-mile per hour. In addition, the intersection of Hays Hill and Blanco Butte is impacted by the crest curve. A driver at the stopped intersection should be able to see another vehicle approaching approximately 250-feet over the top of the crest, which provides adequate stopping sight distance, based on 30-mph on a 12% positive grade.

The developer has further requested an exception for proposed sag curves with K-values of 23.08 and 26.95 (left and right curbs) for Burnett Bluff and 22.37 for Hays Hill. AASHTO K-value design limit for sag curves is 37 and the UDC design limit is 35, based on 30-mph. The sag vertical curves do not meet AASHTO as far as driver comfort nor do they meet the criteria for the distance required to see at nighttime. The safety concern of a sag curve can be modified by the placement of a street light, so that motorist traveling down a hill will see objects on the road on the upside of the hill with sufficient distance to stop their vehicle. To insure adequate illumination, the engineer for this site has worked with City and County staff to provide streetlights along the sag curve.

Because the currently designed K-value with adequate streetlight illumination is not expected to adversely affect the safety of the public, DSD – Streets *does not offer any objections* to this administrative exception.

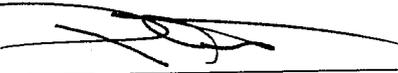
Sincerely,



Jesse T. Muñiz, P.E.

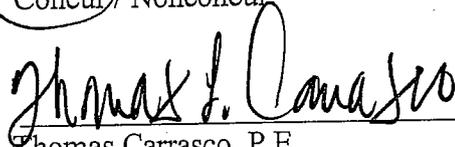
Engineer
DSD - Streets

Concur / Nonconcur:



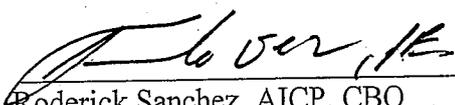
Pablo G. Martinez, P.E.
Senior Engineer
Development Services Department

Concur / Nonconcur:



Thomas Carrasco, P.E.
Chief Engineer
Development Services Department

Approved / Disapproved



Roderick Sanchez, AICP, CBO
Director
Development Services Department

**PLANNING COMMISSION
PLANNED UNIT DEVELOPMENT**

AGENDA ITEM NO: 5D March 12, 2008

BRAUN STATION, UNIT 21 PUD
SUBDIVISION NAME

PUD 07-029
PLAN #

COUNCIL DISTRICT: 7

FERGUSON MAP GRID: 547 A-6

OWNER: Trinity Construction & Developments by Paul Tausch

ENGINEER: Dye Enterprises by Scott Dye, P.E.

CASE MANAGER: Richard Carrizales, Sr. Engineering Technician (207-8050)

Location: On the southeast corner of Braun Road and Brigadoon.

Zoning: RM-4 Residential Mixed District
PUD Planned Unit Development

Plan is not associated with a Master Development Plan.

APPLICANT'S PROPOSAL:

- To add 7 lots for a total of 14 dwelling units combined with 20 existing dwelling units for a total of 34 dwelling units for a density ratio of 5.1 units per acre.
- Open space ratio of 44.03 %
- The plan is within 200 ft. of a registered Neighborhood Association, known as Braun Station West and is within the Northwest Community Plan.

DISCUSSION:

The dedicatory instrument(s) (Legal Instrument) has been previously recorded as per UDC 35-344(i).

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
PLANNED UNIT DEVELOPMENT**

AGENDA ITEM NO: 5E9 March 12, 2008

28049 SMITHSON VALLEY SUBDIVISION
SUBDIVISION NAME

PUD 08-001
PLAN #

COUNCIL DISTRICT: Outside City Limits

FERGUSON MAP GRID: 452 B-2, C-2, C-3

OWNER: Dianne R. Schick

ENGINEER: Harry Jewett Associates, by Harry B. Jewett III, P.E., R.P.L.S.

CASE MANAGER: Richard Carrizales, Sr. Engineering Technician (207-8050)

Location: Northeast corner of Riata Ranch Drive and Smithson Valley Road

Land Use: PUD, Planned Unit Development
Single Family Residential

Plan is not associated with a Master Development Plan.

APPLICANT'S PROPOSAL:

- 17 Single family lots and 4 non-residential lots.
- Approximately 4,052 feet of private streets.
- Open space ratio 82.80%
- Is not within 200 ft. of a Neighborhood Association, Community, or Perimeter Plan.

CONDITIONS:

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. UDC 35-344(i)

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
PLANNED UNIT DEVELOPMENT**

AGENDA ITEM NO: 5F:10 March 12, 2008

BRENTHURST AT THE DOMINION, PHASE 1
SUBDIVISION NAME

PUD 08-006
PLAN #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 480 C-5

OWNER: Intco Dominion Partnership, by Larry W. Slayter

ENGINEER: Pape-Dawson Engineers, by Thomas Carter, P.E.

CASE MANAGER: Jasmin Moore, Planner (207-0142)

Location: On the north side of Brenthurst Lane, east of Vail Abbey.

Zoning: PUD Planned Unit Development
R-6S Residential Specific Use- Golf Course

Plat is in accordance with:

MDP #026-07A, Howell at the Dominion was accepted on February 22, 2008

APPLICANT'S PROPOSAL:

- 49 Single family lots and 2 non-residential lots.
- Approximately 3,800 feet of private streets.
- Open space ratio 70%
- The plan is within 200 ft. of Forest Crest and The Dominion registered Neighborhood Associations and is not within 200 feet of a Community Plan.

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT
AGENDA ITEM NO: 5911 March 12, 2008

L SANCHEZ

MINOR PLAT

070598

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 712 A-2

OWNER: Joe A. Sanchez

ENGINEER: Dye Enterprises, by D. Scott Dye

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

Date filed with Planning Commission: March 12, 2008

Location: On the south side of Pearsall Road; east of Atkins Road

Services Available: Atascosa Rural Water Supply and On Site Sewer Facility

Zoning: Outside San Antonio City Limits

Proposed Use: Residential

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

APPLICANT'S PROPOSAL:

To plat 1.619 acres consisting of 1 single family lot.

STAFF RECOMMENDATION:

Approval.

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

AGENDA ITEM NO: 5H March 12, 2008

**BRAUN STATION, UNIT 21 PUD
SUBDIVISION NAME**

MAJOR PLAT

**070608
PLAT #**

COUNCIL DISTRICT: 7

FERGUSON MAP GRID: 547 A-6

OWNER: Paul Tausch

ENGINEER: D. Scott Dye, P.E.

CASE MANAGER: Jasmin Moore, Planner (207-0142)

Date filed with Planning Commission: March 12, 2008

Location: On the southeast corner of Braun Road and Brigadoon.

Services Available: SAWS Water and Sewer

Zoning: PUD Planned Unit Development
RM-4 Residential Mixed District

Plat is in accordance with:

PUD # 07-029, Braun Station Unit 21 pending approval.

Proposed Use: Duplexes

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

APPLICANT'S PROPOSAL:

To plat **0.5932** acres consisting of 7 non-single family lots.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 12 March 12, 2008

BELLA VISTA

UNIT 1 SECTION 3

MAJOR PLAT

060589

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 611 A-5

OWNER: S.R. Holdings, L.P., by John E. Cork

ENGINEER: Pape Dawson, by Shauna L. Weaver

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

Date filed with Planning Commission: March 5, 2008

Location: On the northside of Potranco at Sundance Crest

Services Available: SAWS Sewer and Bexar Metropolitan Water District

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP #777-B, Wissman Tract amendment, accepted January 19, 2007.

Proposed Use: Residential

Major Thoroughfare: Potranco is a primary arterial, Type A, minimum R.O.W. 120 feet.

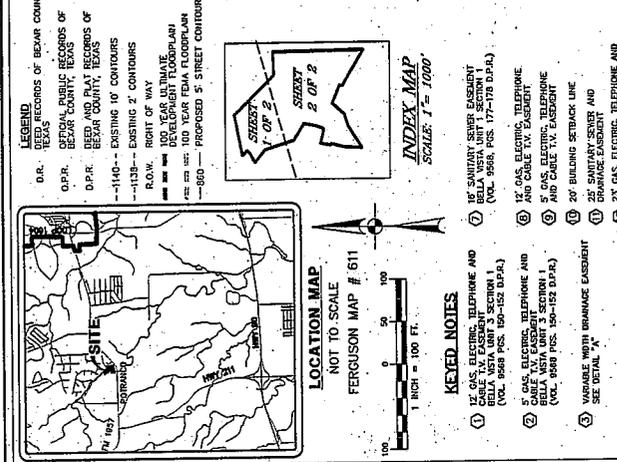
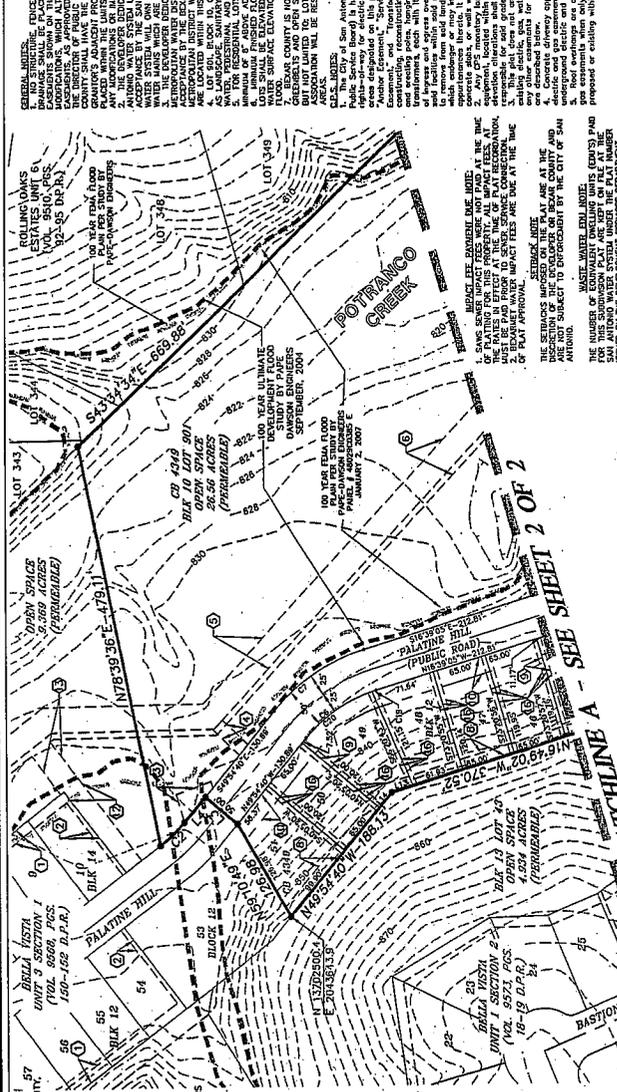
APPLICANT'S PROPOSAL:

To plat **35.58** acres consisting of **33** single family lots, **1** non-single family lot and **1,520** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

PLAT NO. 060589

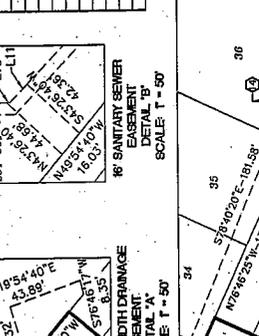
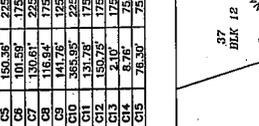
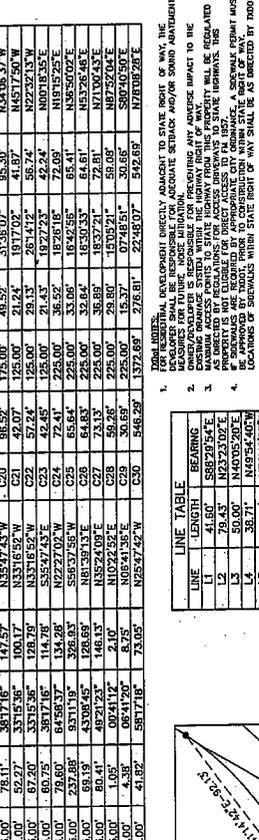


GENERAL NOTES: 1. THE CITY OF SAN ANTONIO IS THE OWNER OF THE SANITARY SEWER SYSTEM AND THE WATER MAINS SYSTEM. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS ISSUED HIS APPROVAL THEREON. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

Table with 4 columns: CURVE, LENGTH, RADIUS, TANGENT. It lists curve data for the project, including curve numbers C1 through C15.

Table with 4 columns: CHORD, BEARING, RADIUS, TANGENT. It lists chord data for the project, including chord numbers C1 through C15.

Table with 4 columns: LINE, LENGTH, BEARING. It lists line data for the project, including line numbers L1 through L14.



KEYED NOTES: 1. 12 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 1568 PAGES 150-152 D.P.A.). 2. 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 1568 PAGES 150-152 D.P.A.). 3. 18' SANITARY SEWER EASEMENT (VOL. 1568 PAGES 150-152 D.P.A.). 4. 15' PRIVATE DRAINAGE EASEMENT (VOL. 1568 PAGES 150-152 D.P.A.). 5. 18' SANITARY SEWER EASEMENT (VOL. 1568 PAGES 150-152 D.P.A.). 6. 15' PRIVATE DRAINAGE EASEMENT (VOL. 1568 PAGES 150-152 D.P.A.). 7. 18' SANITARY SEWER EASEMENT (VOL. 1568 PAGES 150-152 D.P.A.). 8. 15' PRIVATE DRAINAGE EASEMENT (VOL. 1568 PAGES 150-152 D.P.A.). 9. 18' SANITARY SEWER EASEMENT (VOL. 1568 PAGES 150-152 D.P.A.). 10. 15' PRIVATE DRAINAGE EASEMENT (VOL. 1568 PAGES 150-152 D.P.A.).

INDEX MAP: SCALE: 1" = 1000'. Shows the location of the project within the larger Fergusson Map # 611.

LOCATION MAP: NOT TO SCALE. FERGUSON MAP # 611. Shows the project location within the larger Fergusson Map # 611.

KEYED NOTES (continued): 11. 12 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 1568 PAGES 150-152 D.P.A.). 12. 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 1568 PAGES 150-152 D.P.A.). 13. 18' SANITARY SEWER EASEMENT (VOL. 1568 PAGES 150-152 D.P.A.). 14. 15' PRIVATE DRAINAGE EASEMENT (VOL. 1568 PAGES 150-152 D.P.A.). 15. 18' SANITARY SEWER EASEMENT (VOL. 1568 PAGES 150-152 D.P.A.). 16. 15' PRIVATE DRAINAGE EASEMENT (VOL. 1568 PAGES 150-152 D.P.A.). 17. 18' SANITARY SEWER EASEMENT (VOL. 1568 PAGES 150-152 D.P.A.). 18. 15' PRIVATE DRAINAGE EASEMENT (VOL. 1568 PAGES 150-152 D.P.A.). 19. 18' SANITARY SEWER EASEMENT (VOL. 1568 PAGES 150-152 D.P.A.). 20. 15' PRIVATE DRAINAGE EASEMENT (VOL. 1568 PAGES 150-152 D.P.A.).

STATE OF TEXAS COUNTY OF BEAR COUNTY, TEXAS. I, JAMES L. WEANER, ENGINEER, do hereby certify that this plat was filed for record in my office on the 15th day of May, A.D. 2008, and that the same has been approved by me. My commission expires on the 15th day of May, A.D. 2011.

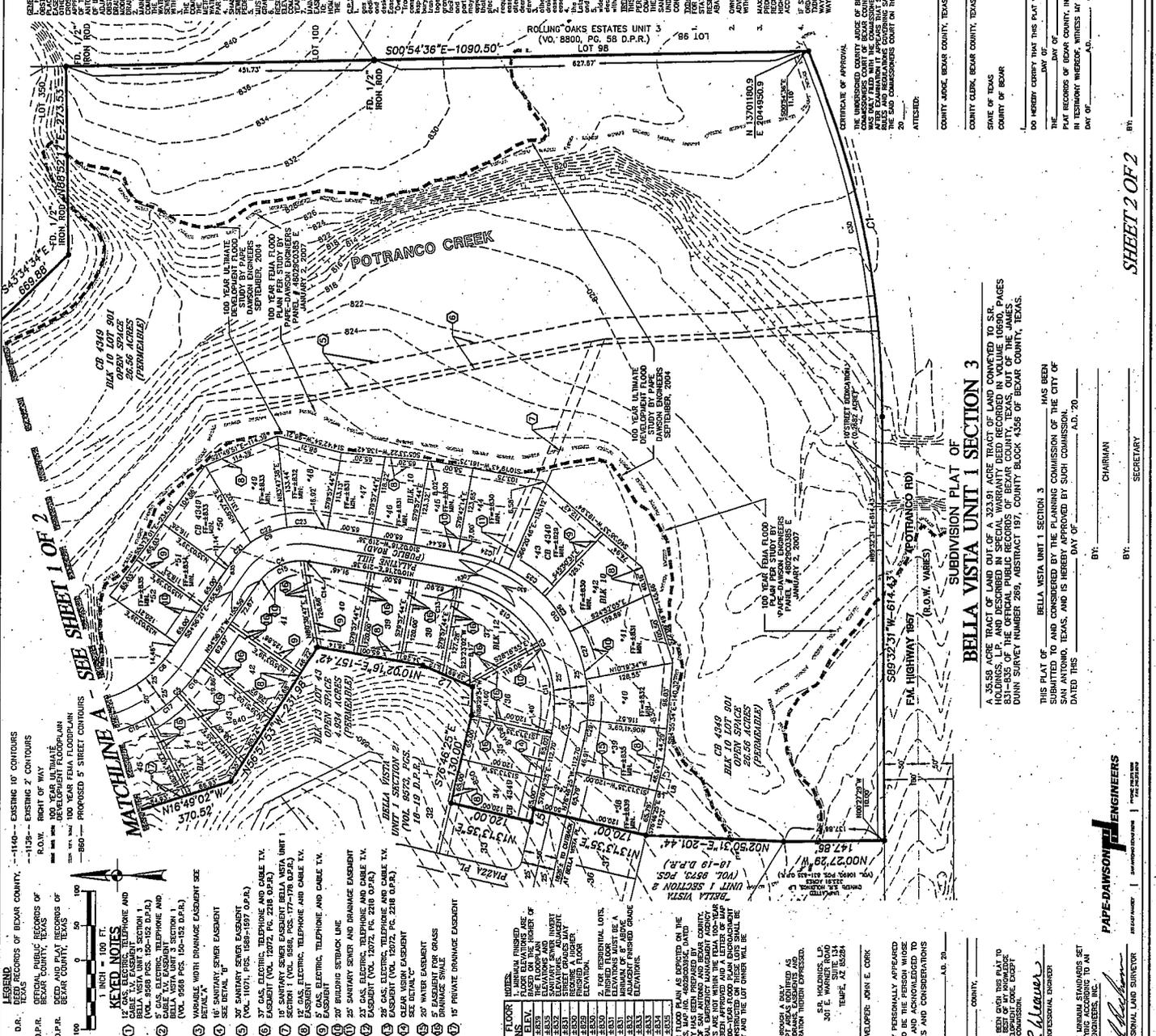
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PLAT NO. 060589



LEGEND

D.R. - DEED RECORDS OF BEAR COUNTY, TEXAS
 -1159- - EXISTING 10' CONTOURS
 -1159- - EXISTING 2' CONTOURS
 R.O.W. - RIGHT OF WAY
 D.F.P.R. - DEVELOPMENT FLOODPLAIN
 D.F.P.R. - 100 YEAR FEMA FLOODPLAIN
 -880- - PROPOSED 5' STREET CONTOURS

KEYED NOTES

1. GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENTS (PERMANENT)
 2. GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENTS (PERMANENT)
 3. GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENTS (PERMANENT)
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 19. GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENTS (PERMANENT)
 20. GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENTS (PERMANENT)

LOCATION MAP
 NOT TO SCALE
 FERGUSON MAP # 611

WASTE WATER PLAN

THIS SUBDIVISION IS TO BE SERVED BY THE SANITARY SEWER SYSTEM OF THE CITY OF SAN ANTONIO, TEXAS. THE SANITARY SEWER SYSTEM IS DESCRIBED IN THE SANITARY SEWER EASEMENT MAP OF THIS PLAT. THE SANITARY SEWER SYSTEM IS TO BE CONSTRUCTED AND MAINTAINED BY THE OWNER OF THE PLAT. THE SANITARY SEWER SYSTEM IS TO BE CONSTRUCTED AND MAINTAINED BY THE OWNER OF THE PLAT. THE SANITARY SEWER SYSTEM IS TO BE CONSTRUCTED AND MAINTAINED BY THE OWNER OF THE PLAT.

MIN. FINISHED FLOOR ELEVATIONS

BLOCK	MIN. FINISHED FLOOR ELEVATION
10	581.0
11	582.0
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13	584.0
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OWNER/DEVELOPER: JOHN E. CORK
STATE OF TEXAS: COUNTY OF BEAR
OWNER/DEVELOPER: JOHN E. CORK
 I, JOHN E. CORK, OWNER/DEVELOPER, HEREBY CERTIFY THAT I AM THE OWNER/DEVELOPER OF THE ABOVE PLAT AND THAT I HAVE THE NECESSARY AUTHORITY TO EXECUTE THIS PLAT. I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE UNIFORM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ENGINEERS, INC. FOR THE PREPARATION OF PLATS AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYING ENGINEER.

STATE OF TEXAS: COUNTY OF BEAR
OWNER/DEVELOPER: JOHN E. CORK
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**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 13 March 12, 2008

SABLECHASE
UNIT-2 (ENCLAVE) MAJOR PLAT 070334
SUBDIVISION NAME PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 447 D-4

OWNER: Laredo OFR, Ltd., by George Peck

ENGINEER: Pape-Dawson Engineers, Inc., by Jon Adame P.E.

CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: February 15, 2008

Location: North of the intersection of Old Fredericksburg Road and Sable Run

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP # 867-A, Sablechase was accepted on January 11, 2007.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **48.53** acres consisting of **130** single family lots and **4** non-single family lots and **6,200** linear feet of private streets.

DISCUSSION:

It is noted that because plat # 070459, Sablechase, Unit 2A, provides access to this development, it must be recorded before this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

STAFF RECOMMENDATION:

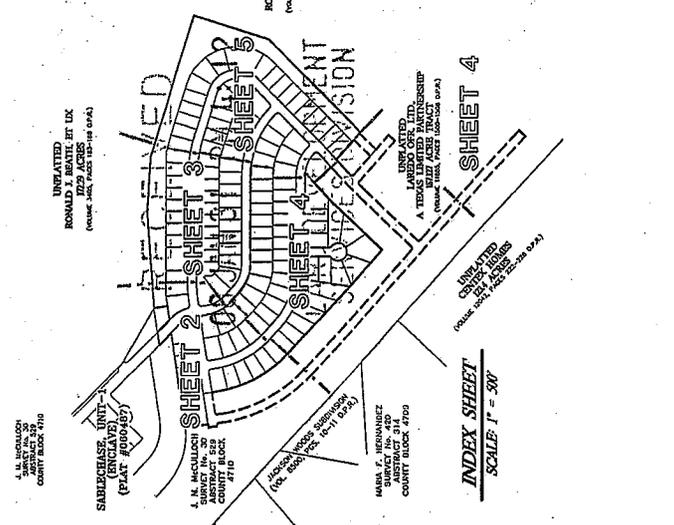
Approval

PLAT No.: 070334

LEGAL NOTES: 1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEAR COUNTY PUBLIC WORKS DEPARTMENT... 2. THE CITY OF SAN ANTONIO AND BEAR COUNTY... 3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR ALLEYS... 4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD INTERFERE... 5. ADJACENT UNITS-1 (ENCLAVE) STREETS (LOT 89, 90, 91) ARE PRIVATE STREETS... 6. BEAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PAVES, DRIVEWAYS OR ALLEYS... 7. LOTS 89-91 OF BLOCK 42, LOT 90, BLOCK 52 SHALL BE REDESIGNED AS PRIVATE STREETS... 8. BEAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PAVES, DRIVEWAYS OR ALLEYS... 9. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

UNREGISTERED
RONALD J. BRANTL, RT 2X
11249 ADAMS
COUNTY CLERK, BEAR COUNTY

UNREGISTERED
MARA F. HERGENROTZ
3118
COUNTY CLERK, BEAR COUNTY



- 1. BUILDING SERVICE
- 2. ELECTRICAL, GAS, TELEPHONE & CABLE TV DISTRIBUTION
- 3. CLEAR VISION EXHIBIT
- 4. FLOOD HAZARD
- 5. FOUNDATION
- 6. FURNACE
- 7. GARAGE
- 8. HOB-BRANDS
- 9. HOB-BRANDS
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- 11. HOB-BRANDS
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- 152. HOB-BRANDS
- 153. HOB-BRANDS

INDEX SHEET
SCALE 1" = 30'

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
1	N 101° 15' 00" W	100.00	101	S 89° 45' 00" E	100.00
2	S 89° 45' 00" E	100.00	102	N 101° 15' 00" W	100.00
3	N 101° 15' 00" W	100.00	103	S 89° 45' 00" E	100.00
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17	N 101° 15' 00" W	100.00	117	S 89° 45' 00" E	100.00
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53	N 101° 15' 00" W	100.00	153	S 89° 45' 00" E	100.00



OWNER/DEVELOPER
LARSEN ORR, LTD.
5210 ARKON PARKY,
SAN ANTONIO, TEXAS 78216
(210) 497-8885

CERTIFICATE OF APPROVAL
I, COUNTY CLERK OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT AND THAT THE SAME IS IN ACCORDANCE WITH THE STATUTES, RULES AND ORDINANCES OF BEAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE UNIFORM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND WAS PREPARED BY THE REGISTERED PROFESSIONAL LAND SURVEYOR PAPER-DAWSON ENGINEERS, INC.

STATE OF TEXAS
COUNTY OF BEAR
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LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
1	N 101° 15' 00" W	100.00	101	S 89° 45' 00" E	100.00
2	S 89° 45' 00" E	100.00	102	N 101° 15' 00" W	100.00
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52	S 89° 45' 00" E	100.00	152	N 101° 15' 00" W	100.00
53	N 101° 15' 00" W	100.00	153	S 89° 45' 00" E	100.00

LEGAL NOTES: 1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEAR COUNTY PUBLIC WORKS DEPARTMENT... 2. THE CITY OF SAN ANTONIO AND BEAR COUNTY... 3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR ALLEYS... 4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD INTERFERE... 5. ADJACENT UNITS-1 (ENCLAVE) STREETS (LOT 89, 90, 91) ARE PRIVATE STREETS... 6. BEAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PAVES, DRIVEWAYS OR ALLEYS... 7. LOTS 89-91 OF BLOCK 42, LOT 90, BLOCK 52 SHALL BE REDESIGNED AS PRIVATE STREETS... 8. BEAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PAVES, DRIVEWAYS OR ALLEYS... 9. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

PLAT No.: 070334

CITY NOTES: THIS PLAT IS PART OF THE CITY OF SAN ANTONIO AND BEAR THE CITY PUBLIC WORKS DEPARTMENT'S...

1. ALL LOTS AND AREAS SHOWN ON THIS PLAT AS PRIVATE STREETS OR ALLEYS... 2. THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR ALLEYS...

3. THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR ALLEYS... 4. THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR ALLEYS...

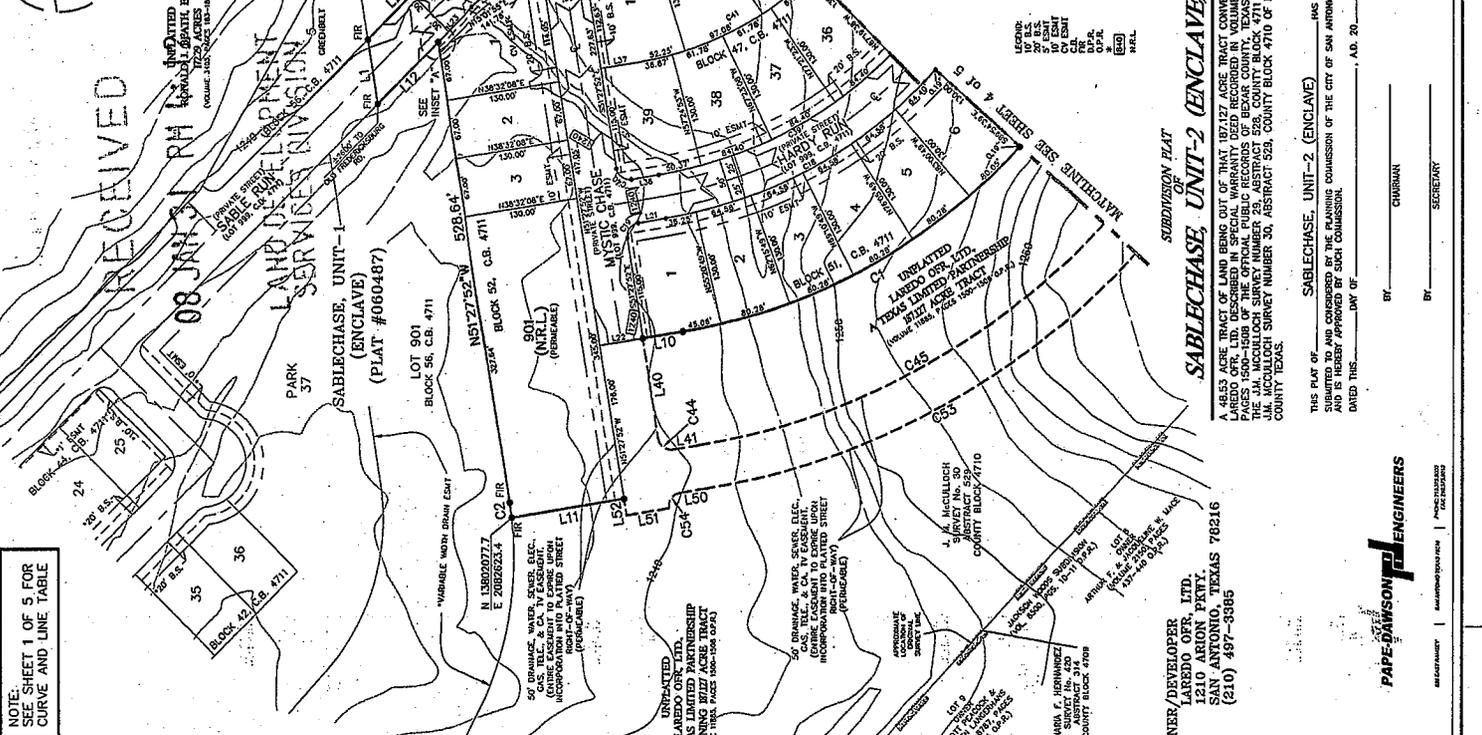
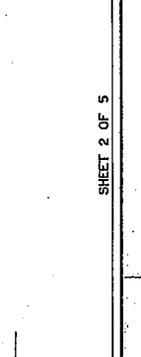
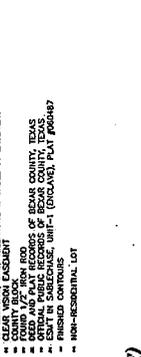
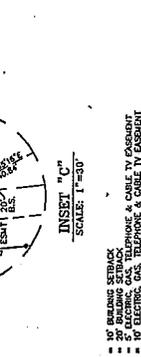
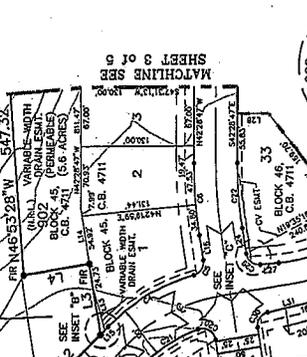
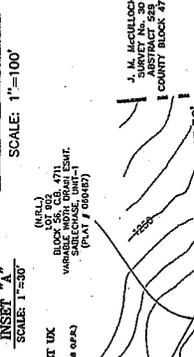
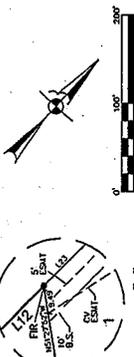
5. THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR ALLEYS... 6. THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR ALLEYS...

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13. THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR ALLEYS... 14. THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR ALLEYS...



LOCATION MAP NOT-TO-SCALE FERROUS MAP GRID NUMBER: 447-E7

NOTES: 1. THIS PLAT IS PART OF THE CITY OF SAN ANTONIO AND BEAR THE CITY PUBLIC WORKS DEPARTMENT'S...

2. THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR ALLEYS... 3. THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR ALLEYS...

4. THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR ALLEYS... 5. THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR ALLEYS...

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12. THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR ALLEYS... 13. THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR ALLEYS...

NOTE: SEE SHEET 1 OF 5 FOR CURVE AND LINE TABLE

OWNER/DEVELOPER: LAREDO OFR, LTD. 1210 ARION DRIVE, SAN ANTONIO, TEXAS 78216

CERTIFICATE OF APPROVAL: THE UNDERSIGNED COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING CLERK...

STATE OF TEXAS COUNTY OF BEAR: I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE...

STATE OF TEXAS COUNTY OF BEAR: I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE...

STATE OF TEXAS COUNTY OF BEAR: I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE...

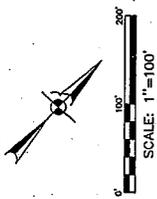
STATE OF TEXAS COUNTY OF BEAR: I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE...

STATE OF TEXAS COUNTY OF BEAR: I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE...

STATE OF TEXAS COUNTY OF BEAR: I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE...

PLAT No.: 070334

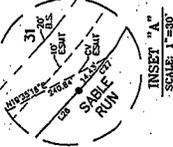
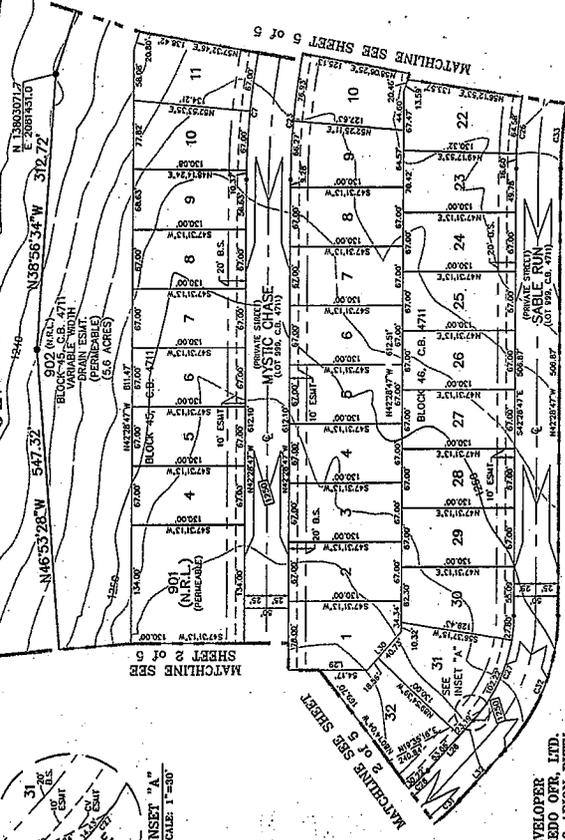
NOTE: SEE SHEET 1 OF 5 FOR CURVE AND LINE TABLE



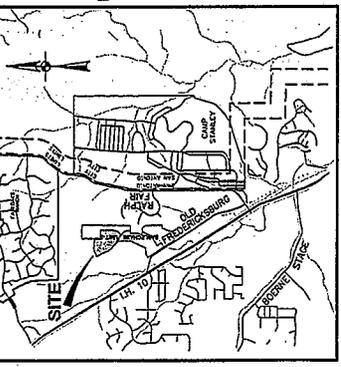
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08 JAN 31 PM 4:12

UNRELATED
ROMALD I. BEATR, ET UX
COUNTY BLOCK 4710
ABSTRACT 249



- Legend for symbols: 1/8" IRON ROD WITH YELLOW CAP MARKED 'PAPE-DAWSON' SET AT ALL CORNERS UNLESS OTHERWISE NOTED.



NOTES:
1. 1/8" IRON ROD WITH YELLOW CAP MARKED 'PAPE-DAWSON' SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE PROPERTY IS TO BE SUBDIVIDED INTO 31 LOTS AS SHOWN ON THIS PLAT.

CERTIFICATE OF APPROVAL
THE UNDERSIGNED COUNTY CLERK OF BEAR COUNTY, TEXAS AND DEPUTY COUNTY CLERK OF BEAR COUNTY, TEXAS DOES HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION ACT AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

STATE OF TEXAS
COUNTY OF BEAR
I, GEORGE W. BECK, COUNTY CLERK OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION ACT AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION ACT AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

GENERAL NOTES:
1. ALL UTILITIES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEAR COUNTY ARE TO BE MAINTAINED AND PROTECTED AT ALL TIMES.

UTILITY FEES:
UTILITY FEES FOR WATER, SEWER, GAS, AND ELECTRICITY SHALL BE PAID BY THE OWNER OF EACH LOT.

OS NOTES:
1. THIS PLAT IS SUBJECT TO THE EXISTING AND FUTURE RIGHTS OF THE CITY OF SAN ANTONIO AND BEAR COUNTY.

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION ACT AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

THE SUBDIVISION PLAT IS NOT TO BE SUBJECT TO APPROVAL BY THE CITY OF SAN ANTONIO.

OWNER/DEVELOPER
LAREDO OFR, LTD.
1210 ARHON PKWY.
SAN ANTONIO, TEXAS 78216
(210) 497-3385

SUBDIVISION PLAT
SABLECHASE, UNIT-2 (ENCLAVE)
AS SET FORTH IN LARS BEATR, ET UX TRACT 277 AS SET FORTH IN LARS BEATR, ET UX TRACT 277 AS SET FORTH IN LARS BEATR, ET UX TRACT 277.

PAPE-DAWSON ENGINEERS
REGISTERED PROFESSIONAL ENGINEER
1210 ARHON PKWY.
SAN ANTONIO, TEXAS 78216
(210) 497-3385

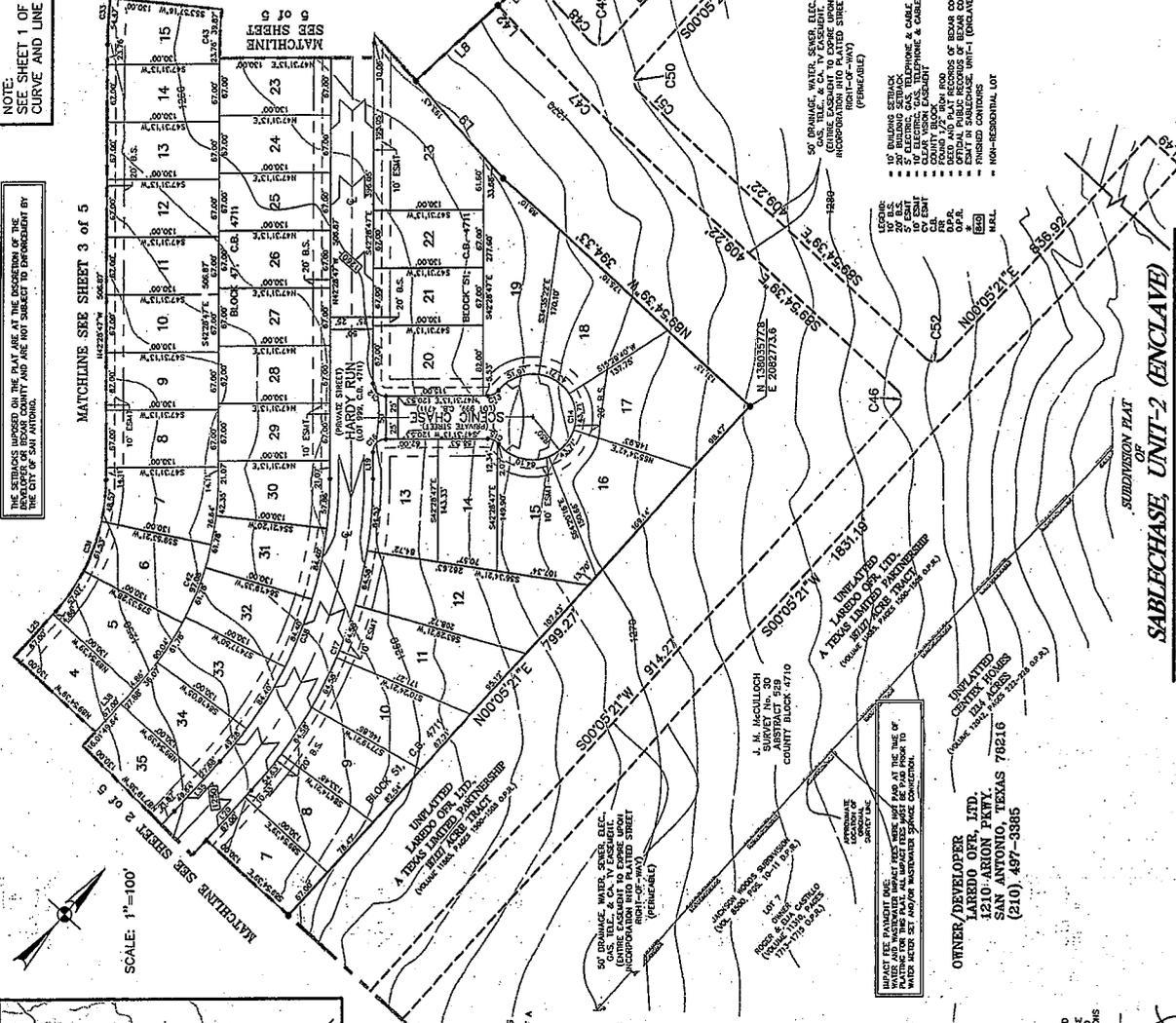
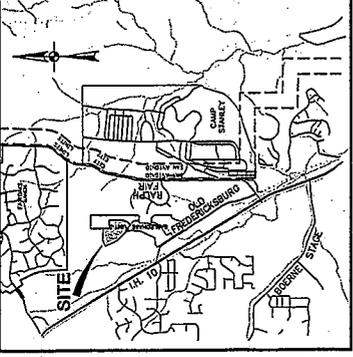
Professional seals and stamps for KARA VIVIAN KELLEY, W.R. WOOD, and other professionals, including dates and signatures.

PLAT No.: 070334

GENERAL NOTES: 1. THE PUBLIC AND PRIVATE RIGHTS OF THE CITY OF SAN ANTONIO AND BEAR COUNTY... 2. THE MAINTENANCE OF ALL DRAINAGE FACILITIES, PRIVATE STREETS... 3. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL BE RESPONSIBLE FOR THE COST OF THE REMOVAL TO THE OWNER...

NOTE: SEE SHEET 1 OF 5 FOR CURVE AND LINE TABLE

THE SECTIONS SHOWN ON THIS PLAT ARE AT THE DISCRETION OF THE ENGINEER AND ARE NOT SUBJECT TO APPROVATION BY THE CITY OF SAN ANTONIO



RECEIVED 08 JAN 2007 4:14 PM

BEAR COUNTY, TEXAS: COUNTY CLERK OF BEAR COUNTY, DO HERBY CERRY THAT THIS PLAT WAS FILED FOR RECORD IN HIS OFFICE... 1. THIS PLAT DOES NOT AFFECT THE RIGHTS OF THE CITY OF SAN ANTONIO...

- 50 DRAINAGE, WATER, SEWER, ELEC., GAS, TEL., & CABLE TV EASEMENT... 10' BUILDING SETBACK... 5' BENCH MARK... 10' UTILITY EASEMENT...

A 48.53 ACRE TRACT OF LAND BEING OUT OF THAT 187.127 ACRE TRACT CONVEYED TO THE CITY OF SAN ANTONIO... SABLECHASE, UNIT-2 (ENCLAVE) SUBDIVISION PLAT OF

OWNER/DEVELOPER: LAUREO OFF. LTD., 1210 ARION PKTY., SAN ANTONIO, TEXAS 78216 (210) 497-3385

STATE OF TEXAS, COUNTY OF BEAR: BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GEORGE W. PECK... I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE STATUTES AND REQUIREMENTS OF BEAR COUNTY, TEXAS...

Professional seals and stamps for W.R. WOOD (Professional Engineer) and LAUREO OFF. LTD. (Professional Engineer).

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 14 March 12, 2008

SABLECHASE UNIT 2A (ENCLAVE) MAJOR PLAT 070459
SUBDIVISION NAME **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 447 D-4
OWNER: Laredo OFR, Ltd., by A. Bradford Galo
ENGINEER: Pape-Dawson Engineers, by Jon Adame, P.E.
CASE MANAGER: Jasmin Moore, Planner (207-0142)

Date filed with Planning Commission: February 19, 2008

Location: Extending Mystic Chase east from Sablechase, Unit 2

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP #867-A, Sablechase was accepted on January 11, 2007.

Proposed Use: Private Street

APPLICANT'S PROPOSAL:

To plat 1.93 acres consisting of 1,225 linear feet of private streets.

DISCUSSION:

It is noted that because plat # 070550, Bluffs of Lost Creek, Unit 2, provides access to this development, it must be recorded before this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 15 March 12, 2008

LANDMARK AT IH 10
SUBDIVISION NAME

MAJOR PLAT

070679
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 479 E-1

OWNER: Landmark Industries, by J. Kent Brotherton

ENGINEER: Vickrey & Associates, Inc., by Kara J. Heasley

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

Date filed with Planning Commission: February 25, 2008

Location: On the north side of Aue Road; east of I. H. 10 West

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Proposed Use: Hotel and Retail Shops

Major Thoroughfare: I. H. 10 West is a freeway.

APPLICANT'S PROPOSAL:

To plat 6.776 acres consisting of 2 non-single family lots.

STAFF RECOMMENDATION:

Approval.

DEVELOPMENT SERVICES RECEIVED

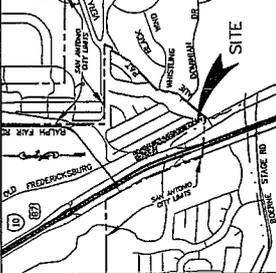
2008 FEB 25 2:31

PLAT NO. 070679

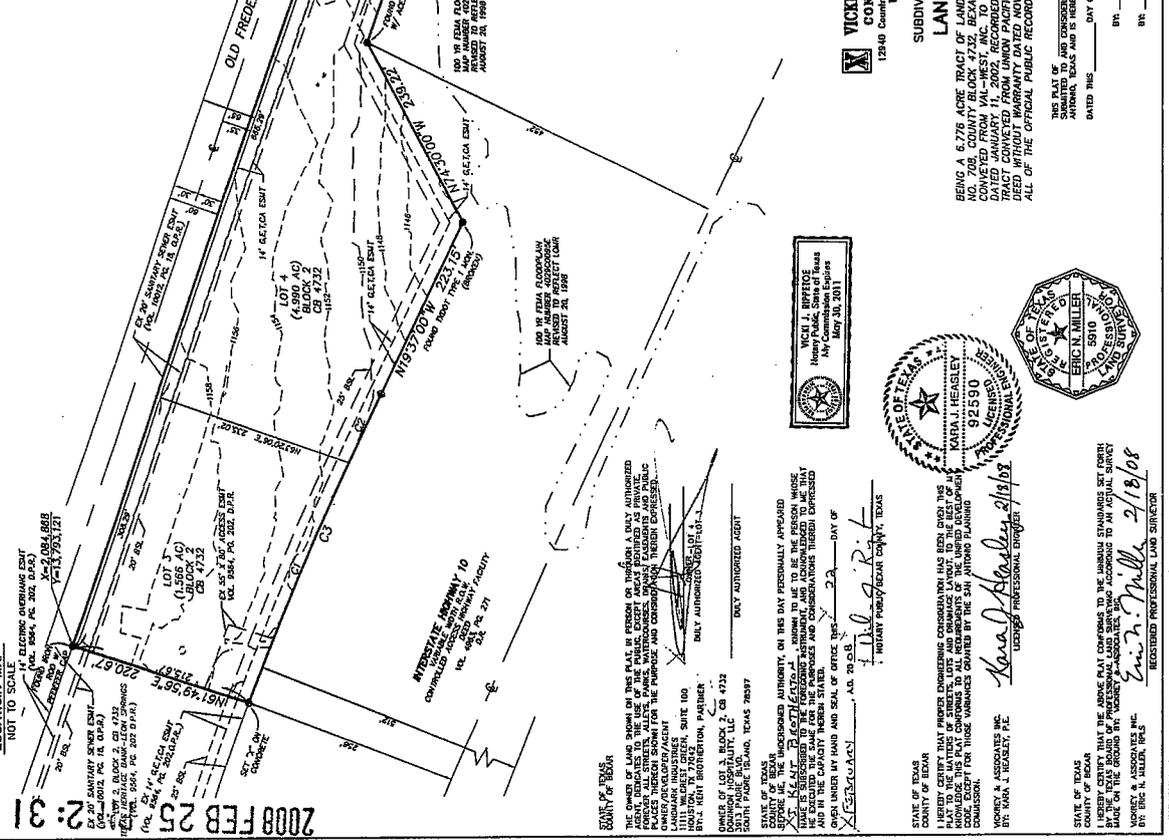
COMMITMENTS DIED IN THIS RESOLUTION ARE BASED ON TEXAS STATE PLANNING COMMISSIONS SYSTEM AND IS SOUTH CENTRAL ZONE OR, WITH DISTANCES DIED IN SURFACE USING A COMBINED RECORDS REFERENCE FOR THIS SURVEY IS BASED ON TEXAS STATE PLANNING COMMISSIONS SYSTEM AND IS SOUTH CENTRAL ZONE HOLDING SAN ANTONIO CORE STATION 7140 AND SAN MARCOS CORE STATION 7140.

WATERWATER CON. NOTE: THE NUMBER OF WASTEWATER SERVICE CONNECTIONS SHALL BE DETERMINED BY THE SAN ANTONIO WATERWORKS DEPARTMENT. THE NUMBER OF WASTEWATER SERVICE CONNECTIONS SHALL BE DETERMINED BY THE SAN ANTONIO WATERWORKS DEPARTMENT. THE NUMBER OF WASTEWATER SERVICE CONNECTIONS SHALL BE DETERMINED BY THE SAN ANTONIO WATERWORKS DEPARTMENT.

CRS NOTES: 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC UTILITY) SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY UTILITY SERVICE TO THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY UTILITY SERVICE TO THE DEVELOPER.



CURVE TABLE with columns for Station, Curve Data, and Station.



STATE OF TEXAS, COUNTY OF BEAR, LANDMARK AT IH 10, SUBDIVISION PLAT ESTABLISHING LANDMARK AT IH 10.

DATE OF PREPARATION: 07/07/08, SHEET 1 OF 1, VICKREY & ASSOCIATES, INC. CONSULTING ENGINEERS.

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 16 March 12, 2008

**HARDY OAK MEDICAL
OFFICE BUILDING
SUBDIVISION NAME**

MAJOR PLAT

**080054
PLAT #**

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 517 A-1

OWNER: ADP Hardy Oaks, LLC, by Beth Clifford

ENGINEER: Pate Engineers, Inc., by Jeffrey McKinnie

CASE MANAGER: Luz Gonzales, Planner (207-7898)

Date filed with Planning Commission: February 27, 2008

Location: On the west side of Hardy Oak Blvd., north of E. Sonterra Blvd.

Services Available: SAWS Water and Sewer

Zoning: C-3 General Commercial District
ERZD Edwards Recharge Zoning District

Proposed Use: Medical Office Building

Major Thoroughfare: Hardy Oak Blvd is a secondary arterial, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **7.002** acres consisting of **2** non-single family lots.

DISCUSSION:

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

STAFF RECOMMENDATION:

Approval.

CURVE	LENGTH	RADIUS	ARC DIST	CHORD DIST	CHORD BEARING
C1	308.06'	1192.00'	193.30'	185.00'	301.31'
C2	308.06'	1192.00'	207.78'	255.50'	317.531°
C3	625.5'	743.4'	381.5'	194.58'	53.95'
C4	625.5'	743.4'	159.41'	21.82'	163.58'
C5	625.5'	743.4'	159.41'	21.82'	163.58'
C6	168.1'	515.00'	13.31'	13.91'	163.5307°

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	25.00'	S 90°00'00" E	L11	25.00'	S 90°00'00" E
L2	25.00'	S 90°00'00" E	L12	25.00'	S 90°00'00" E
L3	25.00'	S 90°00'00" E	L13	25.00'	S 90°00'00" E
L4	25.00'	S 90°00'00" E	L14	25.00'	S 90°00'00" E
L5	25.00'	S 90°00'00" E	L15	25.00'	S 90°00'00" E
L6	4.50'	S 90°00'00" E	L16	4.50'	S 90°00'00" E
L7	30.20'	S 91°45'16" E	L17	30.20'	S 91°45'16" E
L8	11.57'	S 78°33'31" E	L18	11.57'	S 78°33'31" E
L9	11.57'	S 78°33'31" E	L19	11.57'	S 78°33'31" E
L10	25.00'	S 90°00'00" E	L20	25.00'	S 90°00'00" E
L11	25.00'	S 90°00'00" E	L21	25.00'	S 90°00'00" E
L12	25.00'	S 90°00'00" E	L22	25.00'	S 90°00'00" E
L13	25.00'	S 90°00'00" E	L23	25.00'	S 90°00'00" E
L14	5.47'	S 90°00'00" E	L24	5.47'	S 90°00'00" E
L15	3.56'	S 90°00'00" E	L25	3.56'	S 90°00'00" E
L16	1.37'	S 90°00'00" E	L26	1.37'	S 90°00'00" E

- NOTES:**
1. THE CITY OF SAN ANTONIO AND THE CITY OF AUSTIN HAVE AGREED TO SHARE ACCESS EASEMENT.
 2. ACCESS WITH ADJACENT LOT ACCESS (S) (A).
 3. ACCESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS. ACCESS SHALL NOT BE BLOCKED IN ANY WAY. THIS PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEPARTMENT FIRE MARSHAL AND THE SAN ANTONIO FIRE DEPARTMENT.

CEMETERY PLATING NOTES:

- 1) TO CONVERT TO SURFACE VALUES MULTIPLY COORDINATES BY SCALE FACTOR 1.000079445.
- 2) BASIS OF BEARING, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4205.

SAN ANTONIO WATER SYSTEM NOTES:

WHENEVER ANY NOTES TO ANY AS APPLICABLE IMPACT FEE SCHEDULE FOR REGISTRATION, THE NUMBER OF WATER AND/OR WASTEWATER EQUIPMENT DRAINING UNIT (EDU'S) PAID FOR THIS SYSTEM SHALL BE DETERMINED BY DEVELOPMENT OF DEVELOPMENT LICENSE.

ENGINEER NOTES:

THE ENGINEER HAS REVIEWED THE RECORDS AND THE SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE 14, SECTION 5 OF THE SAN ANTONIO CITY CODE. THE ENGINEER HAS REVIEWED THE RECORDS AND THE SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE 14, SECTION 5 OF THE SAN ANTONIO CITY CODE. THE ENGINEER HAS REVIEWED THE RECORDS AND THE SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE 14, SECTION 5 OF THE SAN ANTONIO CITY CODE.

UTILITY SERVICE NOTES:

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES UNDERGROUND. THE CITY OF SAN ANTONIO IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES UNDERGROUND. THE CITY OF SAN ANTONIO IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES UNDERGROUND.

PLAT NOTES:

THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, OR OTHER UTILITIES. THE CITY OF SAN ANTONIO IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES UNDERGROUND. THE CITY OF SAN ANTONIO IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES UNDERGROUND.

CITY OF SAN ANTONIO NOTES:

NO STRUCTURES, TRENCHES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD OBSTRUCT THE PLACED OR OTHER UTILITIES SHALL BE PLACED OR CONSTRUCTED WITHIN THE PLAT. THE CITY OF SAN ANTONIO IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES UNDERGROUND. THE CITY OF SAN ANTONIO IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES UNDERGROUND.

LEGAL DESCRIPTION:

RIGHT OF WAY RECORDS AND PLAT RECORDS
 IRON ROAD FOUND
 L.E.F.
 E.L.C. CANV
 ELECTRIC GAS TELEPHONE AND CABLE TELEVISION

STATE OF TEXAS
 COUNTY OF BEAR
 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. IN THE RECORDS _____ DAY OF _____ A.D. 20____ AT _____ M. IN BEAR COUNTY, IN BOOK/VOLUME _____ IN TESTIMONY WHEREOF, BEAR COUNTY CLERK AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 20____

 COUNTY CLERK, BEAR COUNTY, TEXAS.

 BY: _____
 DEPUTY

OWNER/DEVELOPER:
 ABB JIMMIE OAKS, L.L.C. SUITE 105
 LAS VEGAS, NEVADA 89101

PATE ENGINEERS
 8200 IH-10 West - Suite 440
 San Antonio, Texas 78230
 OFFICE: (210) 340-8481
 FAX: (210) 340-3884

OWNER/DEVELOPER:
 ABB JIMMIE OAKS, L.L.C. SUITE 105
 LAS VEGAS, NEVADA 89101

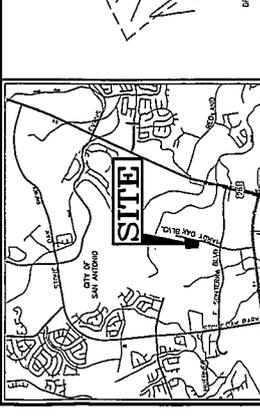
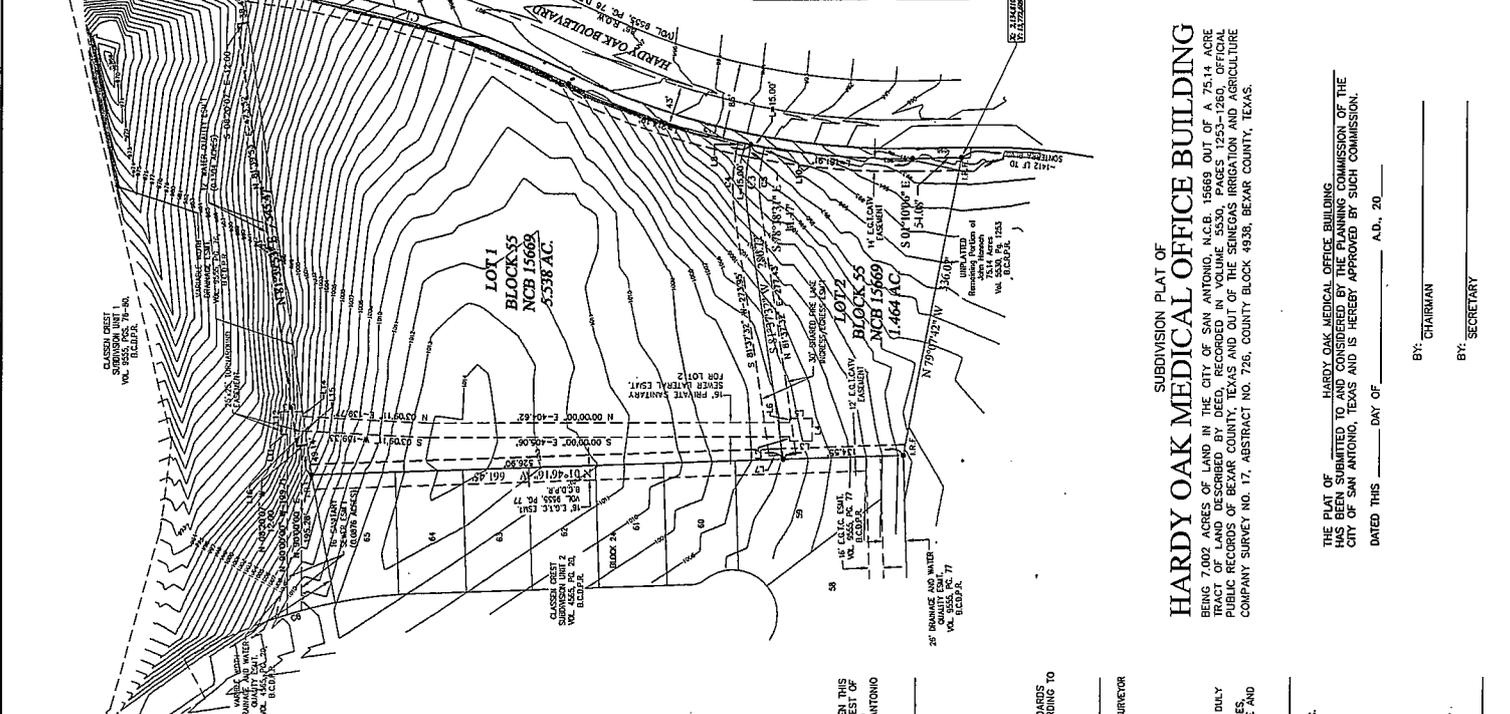
OWNER/DEVELOPER:
 ABB JIMMIE OAKS, L.L.C. SUITE 105
 LAS VEGAS, NEVADA 89101

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 LAS VEGAS, NEVADA 89101

OWNER/DEVELOPER:
 ABB JIMMIE OAKS, L.L.C. SUITE 105
 LAS VEGAS, NEVADA 89101



LOCATION MAP
 NOT TO SCALE

DEVELOPMENT SERVICES RECEIVED
 2008 FEB 22 PM 1:43
 SCALE: 1" = 100'

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 AND BELIEF, AND THAT THE SAME COMPLY WITH THE PLANNING COMMISSION. ENGINEERED EXCEPT FOR THOSE MATTERS GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

 JERRY USHINE, P.E.
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEAR
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS FOR THE RECORDS OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

 DAWN ELZI, RPLS.
 REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
 COUNTY OF BEAR
 THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HAS BEEN ADVISED OF THE RIGHTS AND OBLIGATIONS OF THE CITY OF SAN ANTONIO, TEXAS AND OF THE CITY OF AUSTIN, TEXAS, AND HAS AGREED TO THE TERMS AND CONDITIONS OF THE PLAT, AND HAS AGREED TO THE TERMS AND CONDITIONS OF THE PLAT, AND HAS AGREED TO THE TERMS AND CONDITIONS OF THE PLAT.

 BETH CLIFFORD
 OWNER: ABB HARDY OAK, L.L.C.

STATE OF TEXAS
 COUNTY OF BEAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS SET FORTH IN THE FOREGOING INSTRUMENT, AND THAT HE IS NOT UNDER ANY LEGAL OBLIGATION TO ME, AND THAT HE IS NOT UNDER ANY LEGAL OBLIGATION TO ME, AND THAT HE IS NOT UNDER ANY LEGAL OBLIGATION TO ME.

 NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF BEAR
 THE PLAT OF _____ HARDY OAK MEDICAL OFFICE BUILDING HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

 BY: CHAIRMAN

 BY: SECRETARY



1523-004-01

January 10, 2008

Mr. Jeffrey Mckinnie, P.E.
PATE Engineers, Inc.
8200 W IH 10
San Antonio, Texas 78230-3876

RE: File No. 0712005 - Request for review of **Hardy Oak Medical Office Bldg., Plat No. 080054** located 1,500 feet north of Sonterra Blvd. and on the west side of Hardy Oak.

Dear Mr. Mckinnie:

On December 26, 2007, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 7.002 acres located entirely within the EARZ. No sensitive features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1659. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

At the time of this request it is unknown if a Water Pollution Abatement Plan (WPAP) or an Organized Sewage Collection System (SCS) Plan have been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ). **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 Resource Protection Division of the San Antonio Water System, recommends the approval of Hardy Oak Medical Office Bldg., Plat No. 080054.

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

Sincerely,

A handwritten signature in black ink that reads 'Kirk M. Nixon'.

Kirk M. Nixon
Manager
Resource Protection Division

KMN/GDJ: LRD

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 17 March 12, 2007

LAURA HEIGHTS UNIT 4 PUD MAJOR PLAT 080059
SUBDIVISION NAME PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 545 E-6

OWNER: H.J. Enterprises, L.P., by David L. Earl

ENGINEER: Rolando H. Briones, Jr., P.E.

CASE MANAGER: Jasmin Moore, Planner (207-0142)

Date filed with Planning Commission: February 21, 2008

Location: Extending Sun Mill north from Laura Heights, Unit 3A

Services Available: Private Well and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP #870-A, Laura Heights was accepted on October 25, 2007.

PUD # 05-035B, Laura Heights was approved on October 25, 2007.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **8.559** acres consisting of **51** single family lots, **3** non-single lots,
and **1,819** linear feet of private streets.

STAFF RECOMMENDATION:

Approval

51 RESIDENTIAL LOTS

SHEET 1 OF 1

SUBDIVISION PLAT ESTABLISHING
LAURA HEIGHTS

SUBDIVISION UNIT 4-PUD
BLOCK 104 LOTS 1-10, BLOCK 107 AND LOTS
1-20, BLOCK 105 LOTS 1-10, BLOCK 107 AND LOTS
1-18, BLOCK 111, C.B. 4450, CONSISTING OF 8,559 ACRES OF
LAND OUT OF THE M.M. MUSZUK SURVEY NO. 80, SECTION 5,
ABSTRACT NO. 467, RECORDED IN VOLUME 499D, PAGE 715
OF THE BEAR COUNTY COUNTY REAL PROPERTY RECORDS,
BEAR COUNTY, TEXAS.

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

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

By: _____
CHAIRMAN
SECRETARY

STATE OF TEXAS
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS
PLAT TO THE MATTERS OF STREETS, LOTS, AND PRIMAIRE LAYOUT TO THE BEST
OF MY ABILITY AND THAT THE SAME COMPLY WITH ALL APPLICABLE ORDINANCES,
EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING
COMMISSION OF THE CITY OF SAN ANTONIO

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS
PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON GROUND
UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS
SUBSCRIBED HEREIN, AND IN PERSON OR THROUGH A DULY AUTHORIZED
AGENT, HAS CAUSED THIS PLAT TO BE PREPARED AND SUBMITTED TO THE
CITY OF SAN ANTONIO, TEXAS, FOR RECORDATION AND TO BE RECORDED IN THE
PUBLIC RECORDS OF SAID CITY, AND HAS CAUSED THE NECESSARY RECORDS
THEREON TO BE MADE FOR THE PURPOSE AND CONSIDERATION THEREIN
EXPRESSED.

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
AND ACKNOWLEDGED TO ME THAT HE HAS CAUSED THIS PLAT TO BE PREPARED
AND SUBMITTED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT
HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN
EXPRESSED, AND THAT HE HAS CAUSED THE NECESSARY RECORDS THEREON
TO BE MADE FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED,
AND THAT HE HAS CAUSED THE NECESSARY RECORDS THEREON TO BE MADE FOR
THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SEAL OF OFFICE THIS _____ DAY OF _____ 20____

NOTARY PUBLIC, BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY CLERK HAS AND RESPECTFULLY CERTIFIES THAT THE
UNDERSIGNED COUNTY CLERK OF BEAR COUNTY, TEXAS, HAS HEREBY RECEIVED AND
RECORDED THE FOREGOING INSTRUMENT, AND THAT THE SAME IS IN ACCORDANCE
WITH THE STATUTES OF SAID COUNTY, TEXAS, AND THAT THE SAME IS IN ACCORDANCE
WITH THE STATUTES OF SAID COUNTY, TEXAS, AND THAT THE SAME IS IN ACCORDANCE
WITH THE STATUTES OF SAID COUNTY, TEXAS.

ON THIS _____ DAY OF _____ 20____

ATTEST:

COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

THIS PLAT WAS FILED FOR RECORDATION IN THE PUBLIC RECORDS OF SAID COUNTY, TEXAS,
ON THIS _____ DAY OF _____ 20____, AT _____ O'CLOCK _____
M. IN THE _____ JUDICIAL DISTRICT, BEAR COUNTY,
STATE OF TEXAS, BOOK _____, PAGE _____, AND THE SAME IS IN ACCORDANCE
WITH THE STATUTES OF SAID COUNTY, TEXAS, AND THAT THE SAME IS IN ACCORDANCE
WITH THE STATUTES OF SAID COUNTY, TEXAS.

ON THIS _____ DAY OF _____ 20____

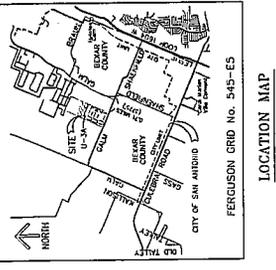
COUNTY CLERK, BEAR COUNTY, TEXAS

By: _____ DEPUTY

- 1) CLEAR VISION EASEMENT (DEFINED AS THE AREA BETWEEN THE CLEAR VISION EASEMENT AND THE ADJACENT PROPERTY) SHALL BE MAINTAINED AS A CLEAR VISION EASEMENT. THE CLEAR VISION EASEMENT SHALL BE MAINTAINED AS A CLEAR VISION EASEMENT. THE CLEAR VISION EASEMENT SHALL BE MAINTAINED AS A CLEAR VISION EASEMENT.
- 2) ELEVATIONS AND CONTIGUOUS PAVEMENT ARE NOT RETIRED.
- 3) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPOSE AN OBSTACLE TO THE CLEAR VISION EASEMENT SHALL BE CONSTRUCTED OR MAINTAINED WITHOUT THE APPROVAL OF THE CITY OF SAN ANTONIO, TEXAS.
- 4) THE CLEAR VISION EASEMENT SHALL BE MAINTAINED AS A CLEAR VISION EASEMENT. THE CLEAR VISION EASEMENT SHALL BE MAINTAINED AS A CLEAR VISION EASEMENT.
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- 15) THE CLEAR VISION EASEMENT SHALL BE MAINTAINED AS A CLEAR VISION EASEMENT. THE CLEAR VISION EASEMENT SHALL BE MAINTAINED AS A CLEAR VISION EASEMENT.
- 16) THE CLEAR VISION EASEMENT SHALL BE MAINTAINED AS A CLEAR VISION EASEMENT. THE CLEAR VISION EASEMENT SHALL BE MAINTAINED AS A CLEAR VISION EASEMENT.
- 17) THE CLEAR VISION EASEMENT SHALL BE MAINTAINED AS A CLEAR VISION EASEMENT. THE CLEAR VISION EASEMENT SHALL BE MAINTAINED AS A CLEAR VISION EASEMENT.
- 18) THE CLEAR VISION EASEMENT SHALL BE MAINTAINED AS A CLEAR VISION EASEMENT. THE CLEAR VISION EASEMENT SHALL BE MAINTAINED AS A CLEAR VISION EASEMENT.
- 19) THE CLEAR VISION EASEMENT SHALL BE MAINTAINED AS A CLEAR VISION EASEMENT. THE CLEAR VISION EASEMENT SHALL BE MAINTAINED AS A CLEAR VISION EASEMENT.
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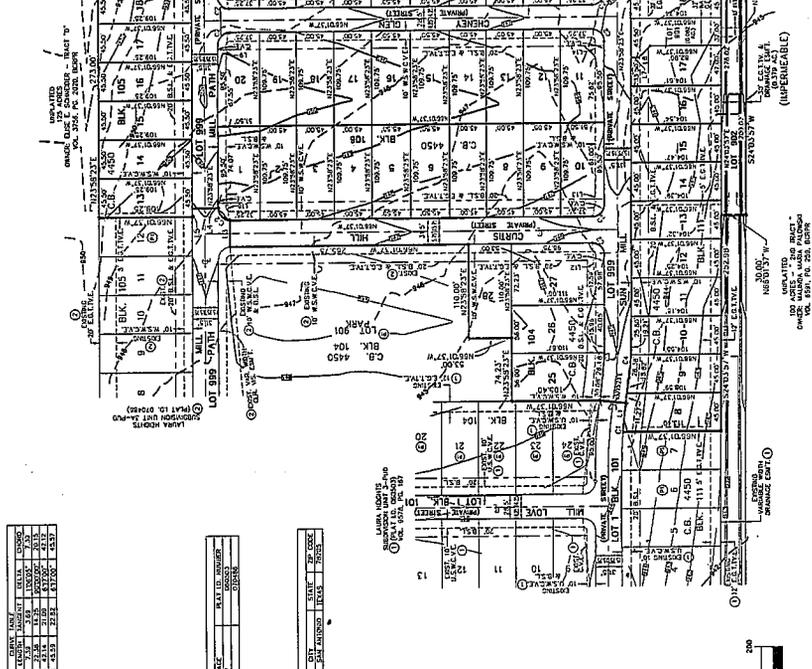
- NOTES**
- 1) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - 2) SHOW HEREON ARE BASED ON THE REFERENCED DEED.
 - 3) M.A.S. & COORDINATES ARE RELATIVE TO THE REFERENCED DEED.
 - 4) ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 - 5) ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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 - 19) ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 - 20) ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

- CITY PUBLIC SERVICE NOTES**
- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY SYSTEM) MAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS SHOWN HEREON. THE CITY SYSTEM IS OWNED AND OPERATED BY THE CITY OF SAN ANTONIO. THE CITY SYSTEM IS OWNED AND OPERATED BY THE CITY OF SAN ANTONIO.
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LOCATION MAP
NOT TO SCALE

LOT	OWNER	ACRES	AREA	PERCENTAGE
1	LAURA HEIGHTS SUBDIVISION UNIT 4-PUD	0.10	0.10	100%
2	LAURA HEIGHTS SUBDIVISION UNIT 4-PUD	0.10	0.10	100%
3	LAURA HEIGHTS SUBDIVISION UNIT 4-PUD	0.10	0.10	100%
4	LAURA HEIGHTS SUBDIVISION UNIT 4-PUD	0.10	0.10	100%
5	LAURA HEIGHTS SUBDIVISION UNIT 4-PUD	0.10	0.10	100%
6	LAURA HEIGHTS SUBDIVISION UNIT 4-PUD	0.10	0.10	100%
7	LAURA HEIGHTS SUBDIVISION UNIT 4-PUD	0.10	0.10	100%
8	LAURA HEIGHTS SUBDIVISION UNIT 4-PUD	0.10	0.10	100%
9	LAURA HEIGHTS SUBDIVISION UNIT 4-PUD	0.10	0.10	100%
10	LAURA HEIGHTS SUBDIVISION UNIT 4-PUD	0.10	0.10	100%
11	LAURA HEIGHTS SUBDIVISION UNIT 4-PUD	0.10	0.10	100%
12	LAURA HEIGHTS SUBDIVISION UNIT 4-PUD	0.10	0.10	100%
13	LAURA HEIGHTS SUBDIVISION UNIT 4-PUD	0.10	0.10	100%
14	LAURA HEIGHTS SUBDIVISION UNIT 4-PUD	0.10	0.10	100%
15	LAURA HEIGHTS SUBDIVISION UNIT 4-PUD	0.10	0.10	100%
16	LAURA HEIGHTS SUBDIVISION UNIT 4-PUD	0.10	0.10	100%
17	LAURA HEIGHTS SUBDIVISION UNIT 4-PUD	0.10	0.10	100%
18	LAURA HEIGHTS SUBDIVISION UNIT 4-PUD	0.10	0.10	100%
19	LAURA HEIGHTS SUBDIVISION UNIT 4-PUD	0.10	0.10	100%
20	LAURA HEIGHTS SUBDIVISION UNIT 4-PUD	0.10	0.10	100%



- LEGEND**
- D.P. = DEED & PLAT RECORDS
 - D.R. = DEED RECORDS
 - E.G.T.V.E. = GAS, TELEPHONE & CABLE T.V. EASEMENT
 - U.S.W.C.V.E. = UTILITY (ELECTRIC, GAS, TELEPHONE & CABLE T.V., SANITARY SEWER, WATER) SIDEWALK & CLEAR VISION EASMT.
 - W.S.C.V.E. = WATER, SANITARY SEWER & CLEAR VISION EASMT.
 - B.S. & U.E. = BUILDING SEWER, WATER & CLEAR VISION EASEMENT
 - FND. I.R. = FOUND IRON ROD
 - R.P.P. = REAL PROPERTY RECORDS
 - V.A.E. = VEHICULAR HIGH-ACCESS EASEMENT
 - C.V.E. = CLEAR VISION EASEMENT

BRIGNON'S
CONSULTING & ENGINEERING LTD.
8118 BROADWAY (210) 628-1431
SAN ANTONIO, TEXAS 78240
(210) 222-1500 FAX

OWNER/DEVELOPER:
HJ ENTERPRISES, L.P.
15303 HUBBARD ROAD, BLDG. 15
SAN ANTONIO, TEXAS 78240
(210) 222-1500 FAX

**PLANNING COMMISSION
PLANNED UNIT DEVELOPMENT**

AGENDA ITEM NO: 18 March 12, 2008

BRAUN STATION, UNIT 21 PUD
SUBDIVISION NAME

PUD 07-029
PLAN #

COUNCIL DISTRICT: 7

FERGUSON MAP GRID: 547 A-6

OWNER: Trinity Construction & Developments by Paul Tausch

ENGINEER: Dye Enterprises by Scott Dye, P.E.

CASE MANAGER: Richard Carrizales, Sr. Engineering Technician (207-8050)

Location: On the southeast corner of Braun Road and Brigadoon.

Zoning: RM-4 Residential Mixed District
PUD Planned Unit Development

Plan is not associated with a Master Development Plan.

APPLICANT'S PROPOSAL:

- To add 7 lots for a total of 14 dwelling units combined with 20 existing dwelling units for a total of 34 dwelling units for a density ratio of 5.1 units per acre.
- Open space ratio of 44.03 %
- The plan is within 200 ft. of a registered Neighborhood Association, known as Braun Station West and is within the Northwest Community Plan.

DISCUSSION:

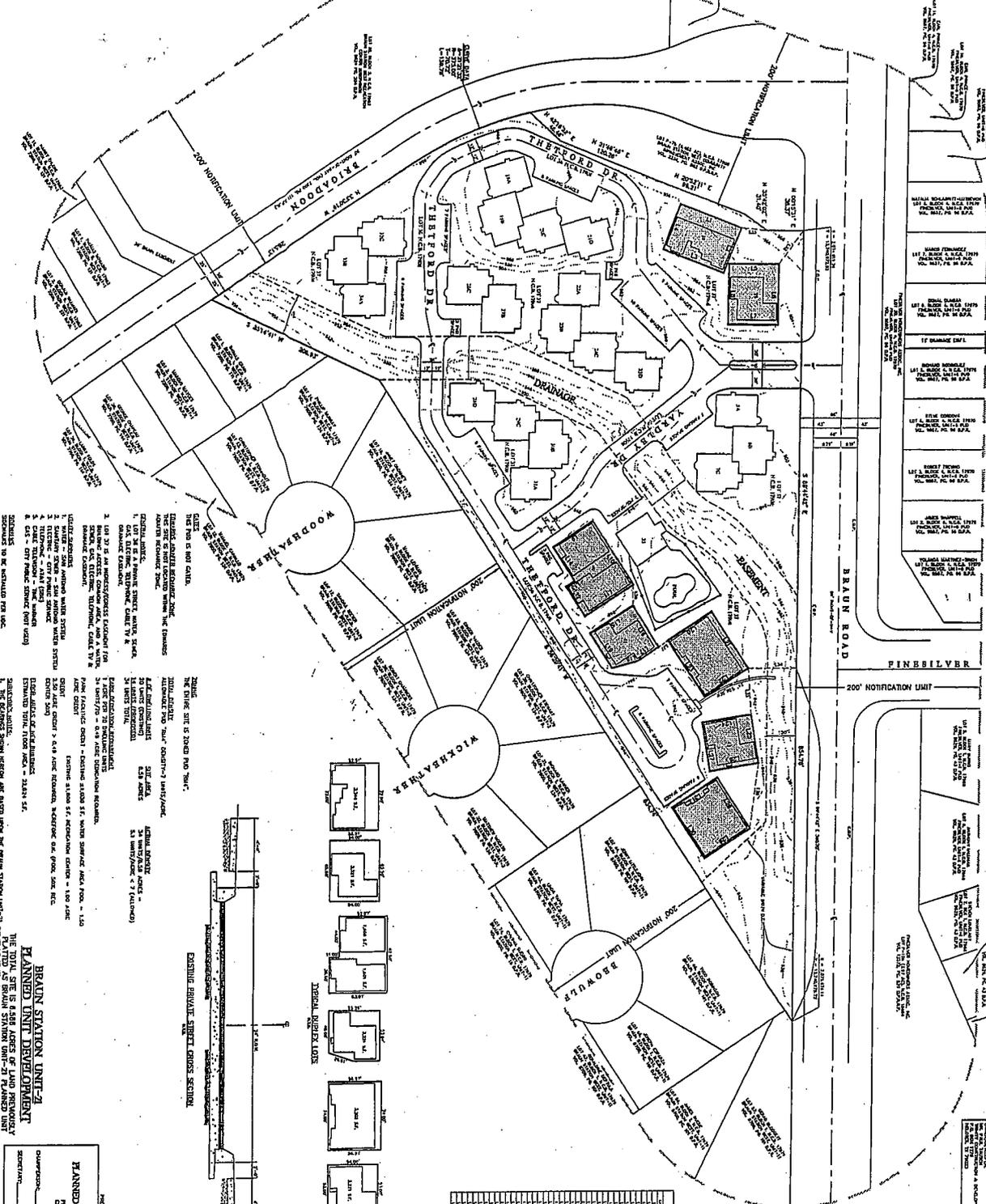
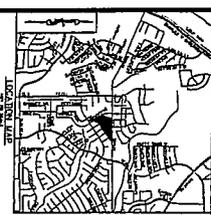
The dedicatory instrument(s) (Legal Instrument) has been previously recorded as per UDC 35-344(i).

STAFF RECOMMENDATION:

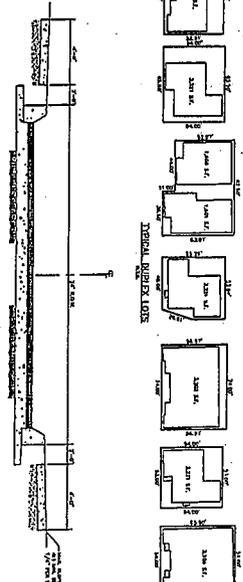
Approval

DEVELOPMENT SERVICES
RECEIVED

2008 FEB 20 PM 2:25



- NOTES**
1. THE CHINESE SITE IS ZONED PUD-7H(1).
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 20. THE CHINESE SITE IS ZONED PUD-7H(1).



LINE DATA
1. 10' WIDE DRIVEWAY
2. 10' WIDE DRIVEWAY
3. 10' WIDE DRIVEWAY
4. 10' WIDE DRIVEWAY
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18. 10' WIDE DRIVEWAY
19. 10' WIDE DRIVEWAY
20. 10' WIDE DRIVEWAY

BRAUN STATION UNIT-21
PLANNED UNIT DEVELOPMENT

THE TOTAL SITE IS 4.81 ACRES OF LAND PREVIOUSLY PLATTED AS BRAUN STATION UNIT-21 PLANNED UNIT DEVELOPMENT IN 1992, REC. NO. 179, 179A, 179B, 179C, 179D, 179E, 179F, 179G, 179H, 179I, 179J, 179K, 179L, 179M, 179N, 179O, 179P, 179Q, 179R, 179S, 179T, 179U, 179V, 179W, 179X, 179Y, 179Z.

APPROVED
PLANNED UNIT DEVELOPMENT
CITY OF SAN ANTONIO
DATE: _____

PROJECT NO: 06-0368.01

DRAWN BY: D.S.D.
CHECKED BY: D.S.D.
DATE: 5-3-07
PROJECT NO: 06-0368.01

BRAUN STATION UNIT-21
P.U.D. PLAN
CITY OF SAN ANTONIO, COUNTY OF BEXAR, STATE OF TEXAS

DYE ENTERPRISES
4043 ST. ANTONIO, SUITE 213
SAN ANTONIO, TEXAS 78211
TEL: (214) 349-4111
FAX: (214) 349-4111

NO.	DATE	COMMENTS

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT

AGENDA ITEM NO: 19 March 12, 2008

BRAUN STATION, UNIT 21 PUD MAJOR PLAT 070608
SUBDIVISION NAME PLAT #

COUNCIL DISTRICT: 7

FERGUSON MAP GRID: 547 A-6

OWNER: Paul Tausch

ENGINEER: D. Scott Dye, P.E.

CASE MANAGER: Jasmin Moore, Planner (207-0142)

Date filed with Planning Commission: March 12, 2008

Location: On the southeast corner of Braun Road and Brigadoon.

Services Available: SAWS Water and Sewer

Zoning: PUD Planned Unit Development
RM-4 Residential Mixed District

Plat is in accordance with:

PUD # 07-029, Braun Station Unit 21 pending approval.

Proposed Use: Duplexes

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

APPLICANT'S PROPOSAL:

To plat **0.5932** acres consisting of 7 non-single family lots.

STAFF RECOMMENDATION:

Approval

PLAT NO. 070608

CASIMERS, THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC UTILITIES) HAS BEEN ADVISED BY THE CASIMERS AND REPAIRS DIVISION FOR ELECTRIC AND GAS REPAIRS TO CONDUCT A SURVEY OF THE PROPERTY SHOWN ON THIS PLAT AS TO THE LOCATION OF ALL EXISTING AND PROPOSED UNDERGROUND UTILITIES. THIS SURVEY IS BEING CONDUCTED FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING AND REPLACING UNDERGROUND UTILITIES. THE SURVEY IS BEING CONDUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO ORDINANCE NO. 10000, AS AMENDED, WHICH PROVIDES THAT THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UNDERGROUND UTILITIES. THE SURVEY IS BEING CONDUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO ORDINANCE NO. 10000, AS AMENDED, WHICH PROVIDES THAT THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UNDERGROUND UTILITIES. THE SURVEY IS BEING CONDUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO ORDINANCE NO. 10000, AS AMENDED, WHICH PROVIDES THAT THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UNDERGROUND UTILITIES.

ANY CITY UTILITY LINES READING FROM INFORMATION RECEIVED OF CITY EMPLOYEES, CONTRACTORS OR OTHER SOURCES SHALL BE SHOWN ON THIS PLAT AS TO THEIR LOCATION AND DEPTH. THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UNDERGROUND UTILITIES. THE SURVEY IS BEING CONDUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO ORDINANCE NO. 10000, AS AMENDED, WHICH PROVIDES THAT THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UNDERGROUND UTILITIES. THE SURVEY IS BEING CONDUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO ORDINANCE NO. 10000, AS AMENDED, WHICH PROVIDES THAT THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UNDERGROUND UTILITIES.

THE PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING RIGHTS OF THE CITY OF SAN ANTONIO, TEXAS, OR ANY OTHER PARTY. THE PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING RIGHTS OF THE CITY OF SAN ANTONIO, TEXAS, OR ANY OTHER PARTY. THE PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING RIGHTS OF THE CITY OF SAN ANTONIO, TEXAS, OR ANY OTHER PARTY.

OWNER/DEVELOPER: MR. PAUL TAUSSCH, 4047 STAVILL ROAD, SUITE 1800, SAN ANTONIO, TEXAS 78217, TEL: (512) 399-4133, FAX: (512) 399-4131

REPLAT ESTABLISHING BRAUN STATION UNIT-21 PLANNED UNIT DEVELOPMENT UNITS 1, 2, 3, 4, 8, 9, 10, 11, 12, 13, 14, 15, 16 & 17, N.C.B. 17908, BRAUN STATION UNIT DEVELOPMENT, RECORDED IN VOL. 9505, PG. 179, BEKAR COUNTY DEED AND PLAT RECORDS. ESTABLISHING LOTS 38 THROUGH 44 (0.5932 ACRES OF LAND TOTAL), N.C.B. 17908, SAN ANTONIO, TEXAS.

STATE OF TEXAS COUNTY OF BEKAR THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED BY BRAUN STATION UNIT-21 PLANNED UNIT DEVELOPMENT WHICH IS RECORDED IN VOLUME 9505, PAGE 179, BEKAR COUNTY PLAT AND DEED RECORDS. THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFIES THAT THIS REPLAT UNIT DEVELOPMENT IS BEING REPLATED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO ORDINANCE NO. 10000, AS AMENDED, WHICH PROVIDES THAT THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UNDERGROUND UTILITIES. THE SURVEY IS BEING CONDUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO ORDINANCE NO. 10000, AS AMENDED, WHICH PROVIDES THAT THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UNDERGROUND UTILITIES.

PAUL TAUSSCH (OWNER-LOTS 38, 39, 40, 41, 42, 43, 44, 15, 16 & 17) OWNER'S DAILY AUTHORIZED AGENT STATE OF TEXAS COUNTY OF BEKAR

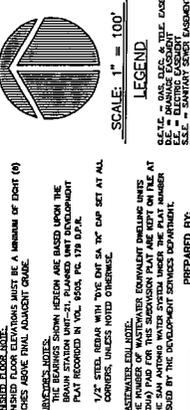
THE PLAT OF BRAUN STATION UNIT-21, PLANNED UNIT DEVELOPMENT, HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SAID COMMISSION.

DATED THIS 15th DAY OF MAY, 2007. BY: CHAIRMAN, SECRETARY

STATE OF TEXAS COUNTY OF BEKAR THE PLAT OF BRAUN STATION UNIT-21, PLANNED UNIT DEVELOPMENT, HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SAID COMMISSION.

DATED THIS 15th DAY OF MAY, 2007. BY: CHAIRMAN, SECRETARY

STATE OF TEXAS COUNTY OF BEKAR THE PLAT OF BRAUN STATION UNIT-21, PLANNED UNIT DEVELOPMENT, HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SAID COMMISSION.



LEGEND: 1. SHOWN AS A PRIVATE STREET, WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TV & DRAINAGE DRAINAGE. 2. LOT 38 IS AN INTEREST-FREE EXEMPT FOR THE PURPOSES OF THE CITY OF SAN ANTONIO, TEXAS, ORDINANCE NO. 10000, AS AMENDED, WHICH PROVIDES THAT THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UNDERGROUND UTILITIES.

OWNER/DEVELOPER: MR. PAUL TAUSSCH, 4047 STAVILL ROAD, SUITE 1800, SAN ANTONIO, TEXAS 78217, TEL: (512) 399-4133, FAX: (512) 399-4131

REPLAT ESTABLISHING BRAUN STATION UNIT-21 PLANNED UNIT DEVELOPMENT UNITS 1, 2, 3, 4, 8, 9, 10, 11, 12, 13, 14, 15, 16 & 17, N.C.B. 17908, BRAUN STATION UNIT DEVELOPMENT, RECORDED IN VOL. 9505, PG. 179, BEKAR COUNTY DEED AND PLAT RECORDS. ESTABLISHING LOTS 38 THROUGH 44 (0.5932 ACRES OF LAND TOTAL), N.C.B. 17908, SAN ANTONIO, TEXAS.

STATE OF TEXAS COUNTY OF BEKAR THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED BY BRAUN STATION UNIT-21 PLANNED UNIT DEVELOPMENT WHICH IS RECORDED IN VOLUME 9505, PAGE 179, BEKAR COUNTY PLAT AND DEED RECORDS.

PAUL TAUSSCH (OWNER-LOTS 38, 39, 40, 41, 42, 43, 44, 15, 16 & 17) OWNER'S DAILY AUTHORIZED AGENT STATE OF TEXAS COUNTY OF BEKAR

THE PLAT OF BRAUN STATION UNIT-21, PLANNED UNIT DEVELOPMENT, HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SAID COMMISSION.

DATED THIS 15th DAY OF MAY, 2007. BY: CHAIRMAN, SECRETARY

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DATED THIS 15th DAY OF MAY, 2007. BY: CHAIRMAN, SECRETARY

STATE OF TEXAS COUNTY OF BEKAR THE PLAT OF BRAUN STATION UNIT-21, PLANNED UNIT DEVELOPMENT, HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SAID COMMISSION.

Table with columns: LINE #, LENGTH, BEARING. Lists lines 1 through 17 with their respective lengths and bearings.

Table with columns: LOT #, AREA, S.F., BEARING. Lists lots 1 through 17 with their areas and bearings.

Table with columns: LOT #, AREA, S.F., BEARING. Lists lots 18 through 21 with their areas and bearings.

Table with columns: LOT #, AREA, S.F., BEARING. Lists lots 22 through 25 with their areas and bearings.

Table with columns: LOT #, AREA, S.F., BEARING. Lists lots 26 through 29 with their areas and bearings.

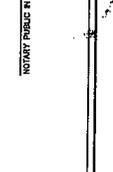
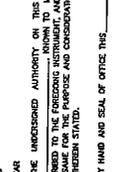
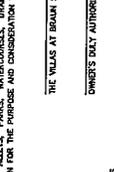
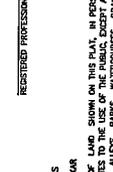
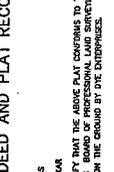
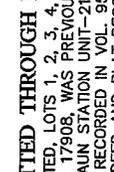
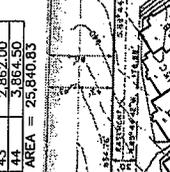
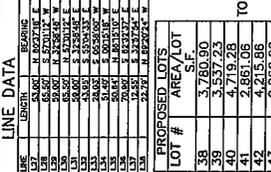
Table with columns: LOT #, AREA, S.F., BEARING. Lists lots 30 through 33 with their areas and bearings.

Table with columns: LOT #, AREA, S.F., BEARING. Lists lots 34 through 37 with their areas and bearings.

Table with columns: LOT #, AREA, S.F., BEARING. Lists lots 38 through 41 with their areas and bearings.

Table with columns: LOT #, AREA, S.F., BEARING. Lists lots 42 through 44 with their areas and bearings.

Table with columns: LOT #, AREA, S.F., BEARING. Lists lots 45 through 48 with their areas and bearings.



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DATED THIS 15th DAY OF MAY, 2007. BY: CHAIRMAN, SECRETARY

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**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 20 March 12, 2008

THE RESERVE AT
SONOMA VERDE
SUBDIVISION NAME

MAJOR PLAT

070433
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 513 C-3

OWNER: Post Oak Development by Craig Glendenning

ENGINEER: Kimley-Horn and Associates, Inc., by Brian J. Parker

CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: Pending variance response

Location: Southwest of the intersection of Plum Valley Dr. and Kyle Seale Pkwy.

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP # 835A, Sonoma Verde Unit 1 was accepted on May 7, 2007.

Proposed Use: Residential

Major Thoroughfare: Kyle Seale Pkwy is a secondary arterial, Type A minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **129.453** acres consisting of **124** single family lots and **9,767** linear feet of public streets.

DISCUSSION:

The Bexar County Public Works Department has cited: Section 35-506 (e) (7) of the UDC regarding Secondary Access and 35-502 (A) (9) Traffic Impact Analysis. The applicants engineer has submitted a request for variances to the requirements.

The Bexar County Director and the Development Services Director have granted the variance to section 35-506 (e) (7) of the UDC regarding Secondary Access and 35-502 (A) (9) Traffic Impact Analysis as indicated in the attached report.

The Bexar County Public Works Department has cited: Section 35-506(d) Table 506-3 of the UDC, Conventional Street Design Standards. The applicant's engineer has submitted a request for an Administrative Exception to the requirement.

The Bexar County Director and the Development Services Director have granted an administrative exception to Section 35-506(d)(Table 506-3) of the UDC regarding "K" Values. **Pending report.**

STAFF RECOMMENDATION:

Staff recommendation will be provided at the meeting.

SUBDIVISION PLAT ESTABLISHING
THE RESERVE AT SONOMA VERDE

SHEET 3 OF 8

SURVEY OF A 129.433 ACRES TRACT OF LAND BEING THE SAME TRACT AS DESCRIBED AS TRACT 1 OF RECORD IN VOLUME 1115, PAGE 2100, PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND BEING THE SAME TRACT AS DESCRIBED AS TRACT 1 OF RECORD IN VOLUME 1022, PAGE 172, ABSTRACT 1122, OR ABSTRACT 1122, AND THE C. & A. BULL SURVEY AND 2, ABSTRACT 1234, CO. 1022, PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND BEING THE SAME TRACT AS DESCRIBED IN VOLUME 811, PAGE 75 OF THE DEED RECORDS OF BEAR COUNTY, TEXAS.

THE OWNERS OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A BELIEVED AUTHORIZED AGENT, INDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS DESCRIBED AS PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREON EXPRESSED.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND AS TO BE BELIEVED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREON EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2008.

NOTARY PUBLIC, BEAR COUNTY, TEXAS



REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
COUNTY OF BEAR
I, HEREBY CERTIFY THAT FOREGOING CONSIDERATION HAS BEEN PAID BY THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT TO THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE MATTERS WHICH HAVE BEEN GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY CLERK OF BEAR COUNTY, TEXAS, HAVE REVIEWED THE ATTACHED PLAT WHICH WAS FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, AND IS HEREBY CERTIFYING THAT THE PLAT IS IN ACCORDANCE WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAID, AND THAT THIS PLAT HAS BEEN APPROVED BY SAID COMMISSIONERS COURT.

ON THIS THE _____ DAY OF _____, 2008.

ATTESTED
COUNTY CLERK, BEAR COUNTY, TEXAS

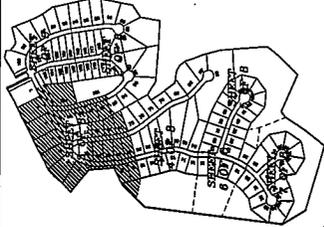
THIS PLAT OF RESERVE AT SONOMA VERDE, BEAR COUNTY, TEXAS, WAS FILED FOR RECORD IN THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SAID COMMISSION.

BY: _____ COUNTY CLERK, BEAR COUNTY, TEXAS
BY: _____ COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 2008, AND DAILY RECORDED THE _____ DAY OF _____, A.D. 2008, IN THE RECORDS OF THE _____ COUNTY CLERK, BEAR COUNTY, TEXAS.

ON PAGE _____ OF COUNTY CLERK, BEAR COUNTY, TEXAS
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 2008.

BY: _____ DEPUTY



INDEX MAP
NOT TO SCALE

SHEET 1 OF 8

SHEET 2 OF 8

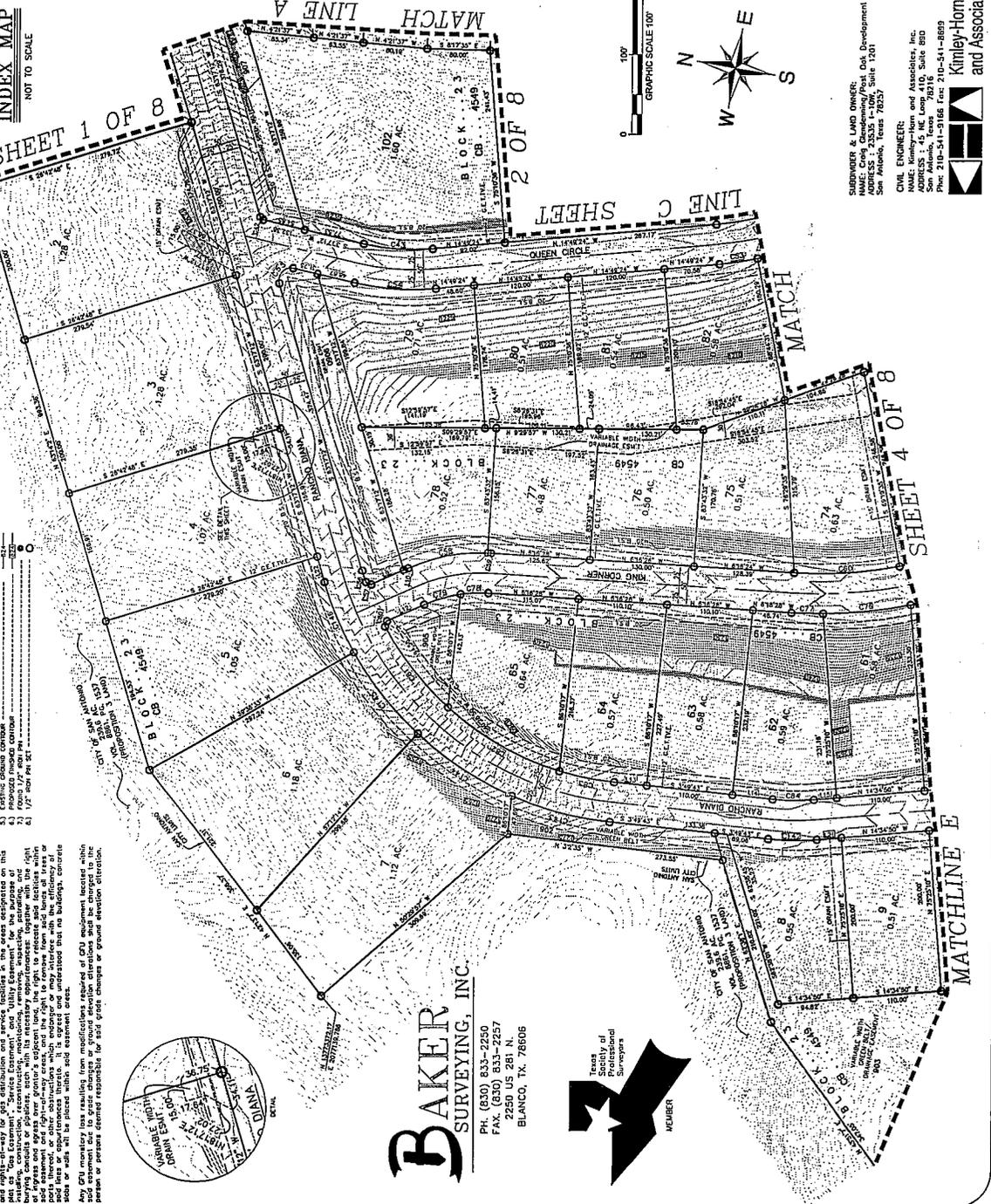
SHEET 3 OF 8

SHEET 4 OF 8

1) ALL STREETS, DRIVES, WALKS OR OTHER OPENINGS SHALL BE OPENED UP BY THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A BELIEVED AUTHORIZED AGENT, AT THE TIME OF THE RECORDING OF THIS PLAT. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE RECORDING OF THIS PLAT AND THE COST OF THE RECORDING OF THIS PLAT SHALL BE PAID BY THE OWNER OF THE LAND SHOWN ON THIS PLAT.

2) THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE RECORDING OF THIS PLAT AND THE COST OF THE RECORDING OF THIS PLAT SHALL BE PAID BY THE OWNER OF THE LAND SHOWN ON THIS PLAT.

3) THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE RECORDING OF THIS PLAT AND THE COST OF THE RECORDING OF THIS PLAT SHALL BE PAID BY THE OWNER OF THE LAND SHOWN ON THIS PLAT.



LOCATION MAP
NOT TO SCALE
FERGUSON MAP-518

SHEET 1 OF 8

SHEET 2 OF 8

SHEET 3 OF 8

SHEET 4 OF 8

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GRAPHIC SCALE 100'
0 100 200

200'
100'

W E
N S

NAME: Cong & Associates, Inc.
ADDRESS: 2535 S. Loop West, Suite 1201
San Antonio, Texas 78207

CIVIL ENGINEER:
Cong & Associates, Inc.
ADDRESS: 45 MC...
San Antonio, Texas 78216
Phone: 210-341-3166 Fax: 210-341-1899

Kinley-Horn
and Associates, Inc.



SURVEY OF A 129.433 ACRE TRACT OF LAND BEING THE SAME TRACT AS DESCRIBED AS...

STATE OF TEXAS

COUNTY OF BEAR

OWNER

DAILY AUTHORIZED AGENT

STATE OF TEXAS

COUNTY OF BEAR

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

PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED...

OTHER UNDER MY HAND & SEAL OF OFFICE THIS... DAY OF... A.D. 2008.

NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET...

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS

COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS...

LICENSED PROFESSIONAL ENGINEER

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY CLERK OF BEAR COUNTY, TEXAS, AND PRESIDENT OFFICER...

THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE...

PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS...

WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT...

HAS BEEN APPROVED BY SAID COMMISSIONERS COURT.

ON THIS THE... DAY OF... 2008.

ATTESTED

COUNTY CLERK, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF... WAS FILED FOR RECORD IN MY OFFICE, ON THE...

DATE THIS... DAY OF... A.D. 2008.

THE PLANNING COMMISSIONER OF THE CITY OF SAN ANTONIO, TEXAS

BY: CHAIRMAN

SECRETARY

STATE OF TEXAS

COUNTY OF BEAR

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE...

DATE OF... AT... A.D. 2008, AND DULY RECORDED THE...

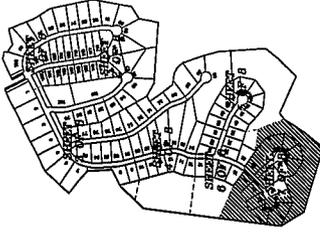
OF SAID COUNTY, IN BOOK VOLUME...

ON PAGE... WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS...

DAY OF... A.D. 2008.

BY: COUNTY CLERK, BEAR COUNTY, TEXAS

DEPUTY



INDEX MAP NOT TO SCALE

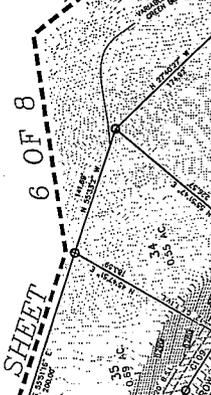
- 1) OWNER SHALL MAINTAIN... 2) OWNER SHALL MAINTAIN... 3) OWNER SHALL MAINTAIN...

OTHER EGRESS WAYS

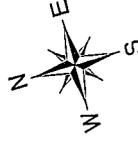
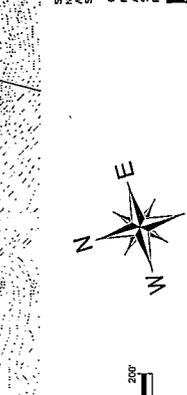
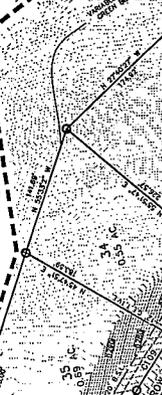
This City of Gray Forest and Gray Forest Utilities (GCU) are hereby dedicating the easements...

SHEET 5 OF 8 MATCHLINE K

1) DRAINAGE SERVICE LINE... 2) GAS SERVICE LINE... 3) CABLE TELEVISION EASEMENT...



SHEET 6 OF 8 MATCHLINE J



GRAPHIC SCALE 1"=100'



BAKER SURVEYING, INC. PH. (830) 833-2250 FAX. (830) 833-2257

2250 US 261 N. BLANCO, TX. 78606

MEMBER Texas Society of Professional Surveyors

Kimley-Horn and Associates, Inc.



Kimley-Horn
and Associates, Inc.

RECEIVED

08 JAN 17 PM 3: 59

January 18, 2008

Mr. Robert Lombrano
COSA Department of Development Services
1901 South Alamo Street
San Antonio, Texas 78204

LAND DEVELOPMENT
SERVICES DIVISION

Re: The Reserve at Sonoma Verde,
Plat #070433 (Located outside of the city limits within ETJ)
Administrative Exception to (UDC):35-502(A)(9)

Mr. Lombrano:

We hereby request an Administrative exception from the following section of the City of San Antonio Unified Development Code (UDC):35-502(A)(9) Article V, as it pertains to street service.

The design service for a Local Type "A" street is 1000 vehicles per day. Due to the location of the property and the topography of the land the Developer for The Reserve at Sonoma Verde must connect to an existing Local Type "A" street. The addition of the new development will cause the service for the existing street to slightly exceed the city requirements. The hardship is unique because of the development location and restrictions on the surrounding parcels, which are not under the control of the applicant. This Administrative Exception request affects the owner's property only and will not prevent the orderly subdivision of other properties.

The Reserve at Sonoma Verde has been carefully designed, giving consideration to the arrangement and character of the entire development without due sacrifices to public safety and convenience. It is our opinion that denying this exception request would be contrary to the intent of the regulations. We ask that the City approve this request.

Your consideration and approval of this request is greatly appreciated. Please do not hesitate to contact me if you have any questions or require additional information.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Emiliano Z. Guerrero, P.E.



INFRASTRUCTURE SERVICES DEPARTMENT PUBLIC WORKS DIVISION

233 N. Pecos - La Trinidad, Suite 420
San Antonio, Texas 78207
210-335-6700 (Voice) | 210-335-6713 (Fax)

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	The Reserve at Sonoma Verde
Address:	Approximately 2,177 ft West of Plum Valley at Kyle Seale Ferguson Map Grid 513/C-3
A/P #/PPR #/Plat#:	070433
AEVR #:	
AEVR Submittal Date:	November 7, 2007
AEVR Submitted by:	Steven Flores, E.I.T., Kimley-Horn and Associates, Inc.
Issue:	Vertical Curve Crest K-values
Code Sections:	2007 Unified Development Code (UDC), Section 35-506 (d)(1), Table 506-3, Maximum Grade and Minimum "K" Crest Curve
By:	Robert G. Brach, P.E. – Development Services Manager

I have reviewed the information presented in Mr. Flores' letter dated November 7, 2007. At issue is the minimum K-value for a crest vertical curve for four streets (Rancho Diana (West of Granite Hill) at Station 001+50; Rancho Diana (East of Granite Hill) Cul-de-Sac at Station 001+60; Monarchy Row at Station 001+80; and Wales Reserve at Station 001+80) in the Reserves at Sonoma Verde Subdivision. The sag vertical curve for Granite Hill needs to be redesign to eliminate the vertical curve (where the algebraic difference between the two slopes is less than 1.5%) and match the existing grade of Granite Hill. The minimum calculated K-value is negative which may be indicative of a dip in the road that may cause a change in traffic flow.

The Unified Development Code (UDC) – Article V, Section 35-506 (d)(1) and Table 506-3, requires a minimum K-value of 30 for a Local A residential street vertical crest curve for a maximum grade of 12%. In analyzing the roads for the proposed design layout, the flow of traffic and possible conflicts with intersections and driveways was taken into consideration of the effectiveness of the design. The analysis provided in the applicant's letter for the following reasons:

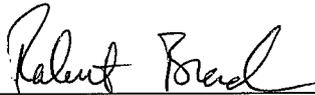
1. ***Can the applicant make reasonable use of his or her property if the applicant complies strictly with the provisions of the code?*** A more appropriate question is, is the code too restrictive to make reasonable use of his or her property? In this case, the answer is yes. The K-value established in the UDC is based on the stopping sight distance down a 12% grade traveling at 30 MPH. Since the crest curves are all located at intersections where there is a stop condition or where traffic must slow down to approximately 20 mph to

make a turning movement, the K-values exceed the minimum value per the K-value formula found in AASHTO.

2. ***Is the hardship related to the applicant's land, rather than the personal circumstance?*** Yes. The topography provides the challenge to comply with the requirements of the UDC.
3. ***Is the hardship unique, or nearly so, rather than one shared by many surrounding property owners?*** Yes. The hardship is unique given the location of the street connection and the topography of the area.
4. ***Is the hardship a result of the applicant's own action?*** No. The hardship is a result of the existing topography of the land.
5. ***Will the granting of the variance be injurious to other property and prevent the orderly subdivision of other property in accordance with these regulations?*** No. The approval of this variance will not be injurious to the other property or public health. The layout of the vertical curves will allow a stopping sight distance of approximately 135' on the steepest grade at 20 mph which will allow a motorist to react to an object that is at least two feet above the road surface.

The proposed exception does meet the intent of the UDC and will not result in a waiver of a traffic safety UDC requirement.

RECOMMENDATION: APPROVAL

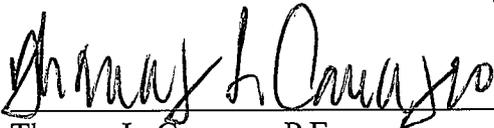


Robert Brach, P.E.
Development Services Manager
Bexar County

2/19/08

Date

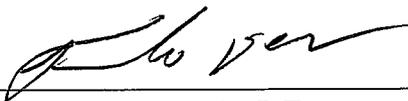
I have reviewed the AEVR Analysis and concur with the recommendation.



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

2/22/08

Date



Fernando J. De León, P.E.
Assistant Director
City of San Antonio Development Services Department

2/26/08

Date



Kimley-Horn
and Associates, Inc.

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January 16, 2008

Mr. Rod Sanchez
Director of Development Services
Department of Development Services
1901 South Alamo Street
San Antonio, Texas 78204

Suite 890
45 NE Loop 410
San Antonio, Texas
78216

Re: The Reserves at Sonoma Verde,
Plat #070433 (Located outside of the city limits within ETJ)

Sub: Subdivision Variance Request

Dear Mr. Sanchez:

Our firm has been retained as the engineers for the above referenced project. After careful review of a number of design challenges for the project, we have determined that the development of the property cannot comply with the secondary access requirements of the City of San Antonio ("City") Unified Development Code ("UDC"). In accordance with UDC Section 35-483(e) of UDC, we hereby request a variance from UDC Section 35-506(e)(7).

The Reserves at Sonoma Verde is surrounded by Proposition 3 Land to the south and west, Cedar Creek Subdivision Unit 14 to the north, and the City-owned Cedar Creek Golf Course to the south and east, all of which prevent the creation of a secondary access point to the subdivision.

1.) If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his or her property.

The Reserve at Sonoma Verde is a 129.453 acre project consisting of 124 single-family home sites. Access to the subdivision is being provided from Plum Valley Drive which also serves as access to Cedar Creek Subdivision Unit 14, an existing subdivision. In order to comply with the requirements, the number of lots on the proposed subdivision will have to be reduced to meet the 125 total lots created by both proposed and existing subdivisions. Denying this variance would drastically reduce the number of permitted lots and impose a hardship upon the owner by preventing a reasonable use of much of the property.

2.) The hardship relates to the applicants land, rather than personal circumstance.

The hardship addressed herein relates solely to the owner's land and is not the result of personal circumstance. The owner does not control the surrounding properties.

TEL 210 541 9166
FAX 210 541 8699



Kimley-Horn
and Associates, Inc.

Mr. Rod Sanchez, January 16, 2008, Pg. 2
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- 3.) *The hardship is unique, or nearly so, rather than one shared by many surrounding property owners.*

The hardship that is the basis of this request is unique because of the development or restrictions on the surrounding parcels, which are not under the control of the applicant. The subdivision is surrounded by Proposition 3 Land to the south and west, Cedar Creek Subdivision Unit 14 to the north, and the City of San Antonio Cedar Creek Golf Course to the south and east, not permitting a secondary access without creating a burden on the adjacent properties.

- 4.) *The hardship is not the result of the applicant's own actions.*

This variance request is based on the location and shape of the tract of land, which the applicant has no control over.

- 5.) *The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in accordance with these regulations.*

This variance request affects the owner's property only and will not prevent the orderly subdivision of other properties.

The Reserves at Sonoma Verde has been carefully designed, giving consideration to the arrangement and character of the entire development without due sacrifices to public safety and convenience. It is our opinion that denying this variance request would be contrary to the intent of the regulations. We ask that the City approve this variance request.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Brian J. Parker, P.E.
Project Manager

Planning Commission Caption Request**Planning Commission Date: March 12, 2008**

Caption Request: **Case Number 08011** - Public hearing and consideration of a resolution amending the Land Use Plan contained in the South Central San Antonio Community Plan, a component of the Master Plan of the City by changing the use of approximately 11.3-acres of multiple properties generally bound by S. Alamo Street to the North, Probandt St. to the East, East and West Cevallos to the South and the Union Pacific Rail Line to the West, more specifically described by legal descriptions: NCB 63 BLK LOT W IRR 587.83 FT OF S IRR 274.16 FT OF 1; NCB 63 BLK LOT W IRR 86.98 FT OF E IRR 437.15 FT OF S IRR 124.11 FT OF 1; NCB 00014 BLK LOT E 507.29 FT OF W 532.29 FT OF N 126.68 FT OF TR E ARB E-2; NCB A-14 BLK LOT TR 100; NCB 2563 (RIVER CITY FELLOWSHIP SUBD), BLOCK 2 LOT 1; NCB A-14 PT OF TR E ARB E3; NCB A63 BLK LOT W 376 FT OF E IRR 849.82 FT OF S 128.84 FT OF 1 ARB 3C; NCB 1009 BLK LOT 32,33, E 35.6' OF 31, & W 46.61' OF 34; NCB 1009 BLK LOT E 23FT OF 34 & W 52.7FT OF 35; NCB: 1009 LOT: 36, 37, & E 16.67' OF 35 & W 14.2' OF 38; NCB 1009 BLK LOT S 153.44 OF E 55.19 OF 38, S 153.44 OF W 44.81 FT OF 39; NCB 1009 LOT N 16' OF E 55' OF 38 & N 16' OF W 44.81' OF 39, from Light Industrial Land Use to Mixed Use Land Use. (Planning and Community Development Department by Andrea Gilles, Sr. Planner; Nina Nixon-Mendez, Planning Manager).

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

Plan Amendment Application Case No.: 08011

Council District: **1, 5**

City Council Meeting Date: **4/17/2008**

Plan Amendment Map – Attachment 1

Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **South Central San Antonio Community Plan**
The applicant requests to amend the Land Use Plan designation from **Light Industrial Land Use** to **Mixed Use Land Use**.

Background Information:

Applicant: City of San Antonio

Owner: Multiple

Property Location: Multiple properties generally bound by S. Alamo Street to the North, Probandt St. to the East, East and West Cevallos to the South and the Union Pacific Rail Line to the West

Acreage: ~ 11.3 acres

Current Land Use of site: Vacant, warehouse, commercial

Adjacent Land Uses:

N: Light Industrial, Regional Commercial (City Development Services), Mixed Use

E: Light Industrial, Mixed Use

S: Light Industrial, Mixed Use, Low Density Residential

W: Light Industrial, Mixed Use, Creek/Open Space

Issue:

LAND USE ANALYSIS:

Background: Within the past year, three plan amendments have been brought before Planning Commission with applicant requests to change the land use from Light Industrial to Mixed Use in the S. Alamo / S. Flores / Cevallos area of the South Central San Antonio Community Plan. All three requests (07002, 07004, and 08003) have been approved. Planning Commission made a request to staff to reassess the immediate area given recent changes. Staff findings are as follows:

Community Plan Goals: Within the Plan Update, adopted October 26, 2005, several recommendations targeted mixed use redevelopment in the South Central area. Specifically, attention was given to the promotion of mixed uses along the S. Flores Street and Cevallos corridors, "provided that zoning standards include conditional use strategies to promote walkability while protecting adjacent residential areas" (pg. 5). Each of the subject properties proposed for a change in land use designation fall within the general area identified in the plan update.

Compatibility with Existing Land Uses: The proposed Mixed Use Land Use for the subject parcels attempts to provide greater consistency with existing and proposed future land uses, take into consideration architectural integrity when applicable, and address the significant transition in the area from traditionally industrial activity to a more integrated, diverse range of uses. Several parcels, particularly along S. Flores and East and West Peden Alley, have already or are in the process of being transitioned from former Industrial Uses to Mixed Use Land Uses. The South End Lofts at S. Flores and W. Peden Alley have been completed. The Steel House Lofts immediately to the south along S. Flores are in transition. The most recent Plan Amendment from Light Industrial to Mixed Use land use is the CarQuest and adjacent parking lot at the corner of S. Alamo and S. Flores.

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

Amending the parcels included in this request on the north-side of W. Cevallos, East of Marty Street would provide a more appropriate, less intense transition to the Low Density Residential uses along the south-side of W. Cevallos. The activity and intensity of uses increases west of Marty Street, in the direction of IH-35, and to the north into the operational CarQuest Distribution Centers at Marty Street and W. Peden Alley. Therefore, those properties were not included in the proposal at this time. In addition, the transition to Mixed Use seems to flow stronger to the East, toward Probant Street, the San Antonio River connection, and into the Blue Star Art Complex. To the East of S. Flores along E. Peden Alley, a several story Mixed Use Retail/Multi-family development is anticipated; the largest of the previously approved Mixed Use land use amendments.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: S. Alamo and S. Flores Streets are Secondary Arterials Type B. Other streets: E/W Cevallos Street is a local collector.

Comments: Secondary arterials call for a limited at-grade access which supports the primary arterial system by providing essential system linkages to expressways, primary arterials and activity centers of medium density. Although greater density is proposed for the area which would generally create more auto traffic, transitioning from Industrial uses would alleviate some of the exiting truck/auto traffic conflict. The S. Central SA Community Plan adopted in August 1999, contains several goals pertaining to enhancing S. Flores to promote it as a pedestrian-oriented commercial corridor (pgs. 12-15).

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: South San Antonio River connections, Commanders House Park is within walking distance on S. Flores, and the subject parcels are serviced by VIA bus route 44 along S. Flores.

Minimal Impact Impact can be mitigated Significant Impact to Comm. Facilities Capacity

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: March 12, 2008

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: 2/29/2008

No. Notices mailed 10 days prior to Public Hearing: 83

Registered Neighborhood Association(s) Notified: East Pyron/Symphony Lane NA, Highland Hills NA, Mission San Jose NA, Riverside NA, Riverside South NA, Roosevelt Park NA, King William NA

Comments:

ZONING COMMISSION SUPPLEMENTAL INFORMATION: None

Current zoning district: I-1, I-2, I-2 HS Proposed zoning district: N/A

Zoning Commission Public Hearing Date: N/A

Approval Denial

Planning Department Staff:

Patrick Howard, AICP

Assistant Director

Nina Nixon-Mendez, AICP

Planning Manager

Case Manager: Andrea Gilles

Senior Planner

Phone No.: 207-2736

**CITY OF SAN ANTONIO
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT**

Interdepartmental Correspondence

TO: Planning Commission Members
FROM: Emil R. Moncivais, FAICP, AIA, CNU
COPY: Nina Nixon-Mendez, Planning Manager
SUBJECT: South Central Community Plan

DATE: February 8, 2007

The purpose of this memo is to follow up on recent Planning Commission action and discussion on January 10, 2007 following a plan amendment to the South Central Community Plan.

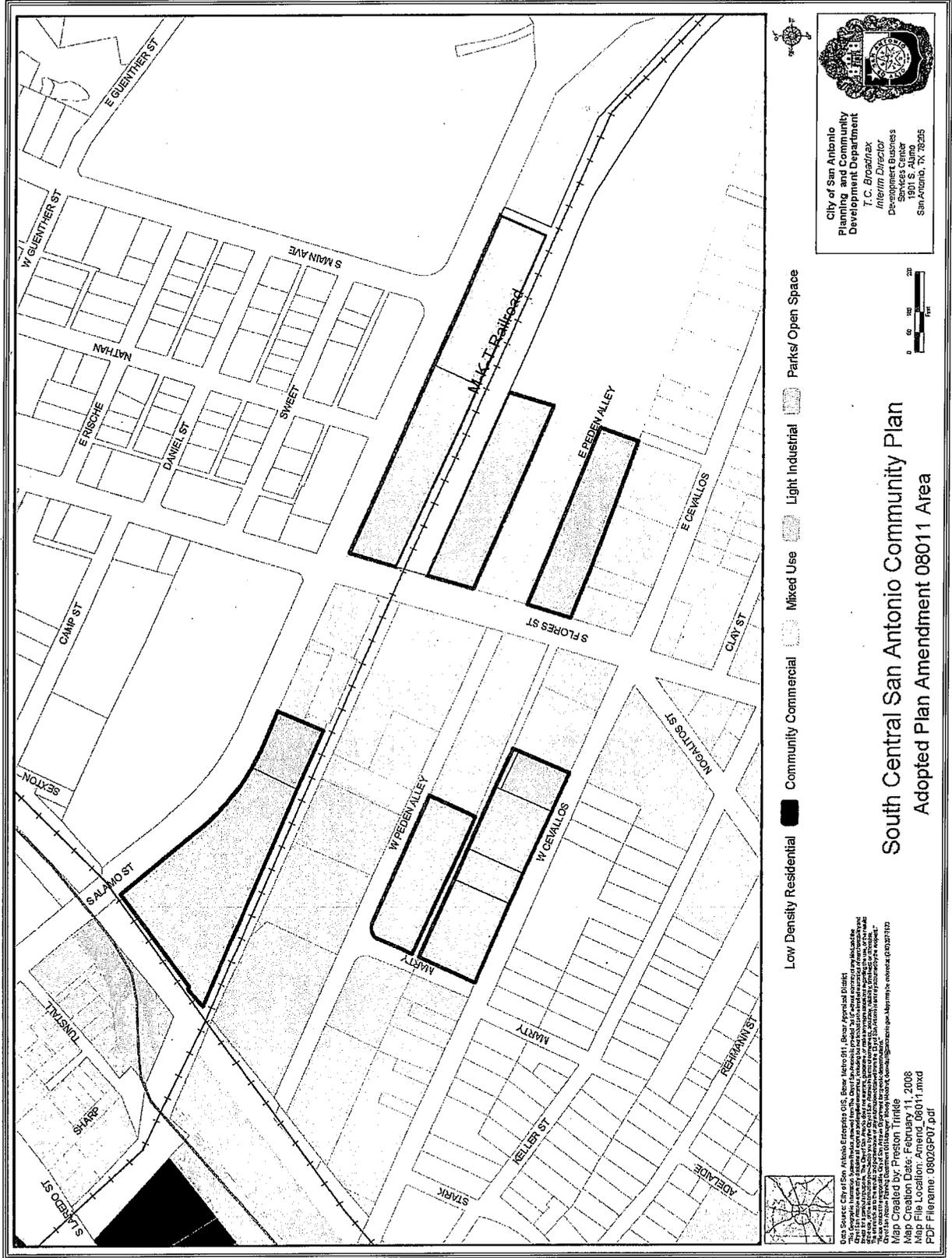
On January 10, 2007, the Planning Commission recommended approval of an amendment (No. 07002) to the South Central Community Plan to change the land use from light industrial use to mixed use on a property near S. Flores and S. Alamo. The amendment will be considered by City Council on February 15, 2007. Another amendment (No. 07004) to the South Central Community Plan changing the land use from light industrial to mixed land use was approved by the Planning Commission on January 10, and will be considered by City Council on March 1, 2007. A third plan amendment (No. 04021) from light industrial to neighborhood commercial & high density residential uses on S. Flores was adopted by City Council in 2004.

Since this activity indicates a rapidly occurring transition in land use, staff is seeking direction from the Planning Commission to reassess and analyze this area in the South Central Community Plan that is currently designated light industrial and is bound by S. Alamo on the north, Probant on the east, Cevallos and Peden Alley on the south, and San Pedro Creek to the west. Following assessment of the area, staff will update the Commission on the recommended action.



Emil R. Moncivais
Director, Planning and Community Development
Department

Land Use Plan as adopted:

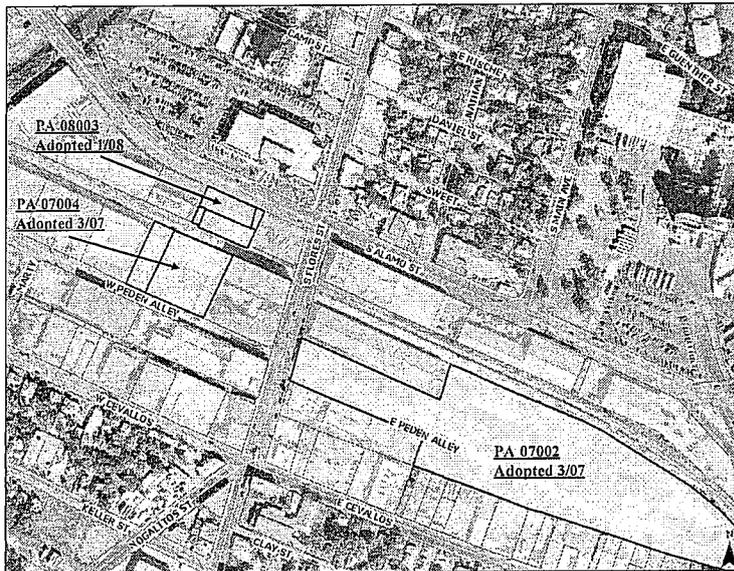




Master Plan Amendment 08011 South Central San Antonio Community Plan

Planning Commission
March 12, 2008
Agenda Item No.

Amendment Background



Public Outreach

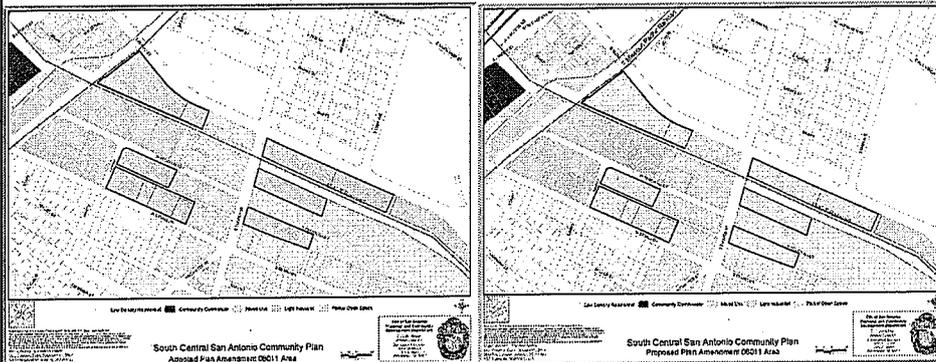
- October – December 2007
Block Walking, Informal Discussions with Area Stakeholders
- February 25, 2008
Open Meeting for Proposal Property Owners and Planning Team Members
- February 29, 2008
Formal Notice Mailed to All Property Owners, Residents w/in 200 ft and All Planning Team Members

3

Amendment 08011

Plan as adopted:

Proposed amendment:



4

P/C AGENDA FOR March 10, 2008

Item Number	Plat Name	Company	Owner Information
5A	Lima Subdivision	Spanish Homes, Inc	Ramon Korrody
5B	Heights of Crown Ridge, Unit 1	B.P 100 San Antonio, Ltd	Shaul C. Baruch
5C	Heights of Crown Ridge, Unit 2	B.P 100 San Antonio, Ltd	Shaul C. Baruch
5D	Braun Station, Unit 21 PUD Plan	Trinity Construction & Developments	Paul Tausch
5E	28049 Smith Valley PUD Plan	N/A	Dianne R. Schick
5F	Brenthurst at the Dominion, Phase 1 PUD Plan	Intco Dominion Partnership	Larry W. Slayter
5G	L Sanchez	N/A	Joe A. Sanchez
5H	Braun Station, Unit 21 PUD	Trinity Construction & Developments	Paul Tausch
12	Bella Vista, Unit 1 Section 3	S. R. Holdings, L.P.	John E. Cork
13	Sablechase, Unit 2	Laredo OFR, Ltd	George Peck
14	Sablechase, Unit 2A (Enclave)	Laredo OFR, Ltd	Bradford Galo
15	Landmark at IH-10	Landmark Industries	Kent Brotherton
16	Hardy Oak Medical Office Building	ADP Hardy Oaks, LLC	Beth Clifford
17	Laura Heights, Unit 4 PUD	H.J. Enterprises, L.P.	David L. Earl
18	Braun Station, Unit 21 PUD Plan	Trinity Construction & Developments	Paul Tausch
19	Braun Station, Unit 21 PUD	Trinity Construction & Developments	Paul Tausch
20	The Reserve at Sonoma Verde	Post Oak Development	Craig Glendenning