



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

PLANNING COMMISSION AGENDA
☞ March 13, 2013 ☞
2:00 P.M.

Roberto A. Rodriguez, *Chair*
Donald Oroian, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill
Daniel D. Kossl
Zachary Harris

Kevin Love
George Peck
Marcello Diego Martinez

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

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

DECLARACIÓN DE ACCESIBILIDAD - El lugar de reunión cuenta con el acceso disponible y estacionamiento para personas discapacitadas. También incluye servicios especiales e intérpretes para personas con problemas auditivos. Este servicio debe ser solicitado cuarenta y ocho (48) horas antes del día programado para la reunión. Para más información favor comunicarse al (210) 207-1111 o al 711 (Servicio para personas con problemas auditivos Texas Relay)

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

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

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

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

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

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

Plats

5. **110337:** Request by Mc Fadin Family, LP, for approval of a major plat to subdivide a 136.2557-acre tract of land to establish the **Hickory Hollow Unit-6** Subdivision, generally located north of the intersection of Medina Circle and Kendall Way, outside San Antonio City Limits. Staff recommends **approval**. (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
6. **110381:** (continued from February 27, 2013) Request by Joabert Development Company, for approval of a major plat to replat and subdivide a 14.46-acre tract of land to establish the **Royal Crest Unit 3** Subdivision, generally located east of the intersection of Interstate Highway 35 and Weidner Road, outside San Antonio City Limits. Staff recommendation is **pending**. (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
7. **120412:** Request by KB Home Lone Star, Inc., for approval of a major plat to subdivide a 1.453-acre tract of land to establish the **Dusty Canyon I** Subdivision, generally located south of the intersection of Dusty Canyon and Semora Oak, outside San Antonio City Limits. Staff recommends **approval**. (Donna Camacho, Planner, (210) 207-5017, Donna.Camacho@sanantonio.gov, Development Services Department)
8. **120415:** Request by Charlie H. Turner, for approval of a major plat to replat and subdivide a 0.384-acre tract of land to establish the **City View Modern Subdivision (IDZ)**, generally located on the northeast corner of Lewis Street and West Laurel Street, within City Council District 1. Staff recommends **approval**. (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
9. **120422:** Request by Meritage Homes of Texas, LLC, for approval of a major plat to replat and subdivide an 11.388-acre tract of land to establish the **Estonia Subdivision Unit 8 Phase B** Subdivision, generally located northeast of the intersection of Estonia Grey and Kihnu Willow, within City Council District 6. Staff recommends **approval**. (Donna Camacho, Planner, (210) 207-5017, Donna.Camacho@sanantonio.gov, Development Services Department)
10. **130014:** Request by KB Home Lone Star, Inc., for approval of a major plat to subdivide a 12.16-acre tract of land to establish the **Fox Grove, Unit 14** Subdivision, generally located east of Dusty Canyon, south of Evans Road, outside San Antonio City Limits. Staff recommends **approval**. (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
11. **130035:** Request by Westover Hills Development Partners LP., for approval of a major plat to subdivide a 9.801-acre tract of land to establish the **Westover Hills, Unit 43** Subdivision, generally located south of the intersection of Westover Hills Boulevard and Raba Drive, within City Council District 6. Staff recommends **approval**. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

12. **130045:** Request by Ignacio S. Cortes & Sylvia M. Cortes, for approval of a minor plat to replat a 0.318-acre tract of land to establish the **Cortes** Subdivision, generally located on the north side of McArthur Avenue, west of Somerset Road, within City Council District 4. Staff recommends **approval**. (Donna Camacho, Planner, (210) 207-5017, Donna.Camacho@sanantonio.gov, Development Services Department)
13. **130102:** * Request by Canyons at Scenic Loop PUD Unit 3, for approval of a major plat to subdivide a 21.162-acre tract of land to establish the **Canyons at Scenic Loop PUD Unit 3** Subdivision, generally located south of the intersection of Scenic Loop Road and Autumn Canyon, outside San Antonio City Limits. Staff recommends **approval**. (Donna Camacho, Planner, (210) 207-5017, donna.camacho@sanantonio.gov, Development Services Department)

Plat Deferral

14. **130185:** Request by Hector Guajardo for temporary utility service prior to plat approval and recordation of the **H & S Subdivision**, a one (1) non-single family lot consisting of 1.02 acres, generally located west of the intersection of Waterwood Pass Drive and Silver Chalice Drive, outside San Antonio City Limits. Staff recommends **approval**. (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

Plat Deferral Resolution

15. **120306:** A resolution directing staff to terminate temporary utility service and revoke building permits pending plat approval and recording of the **Lamm Commons Subdivision** Plat, generally located west of Priest Road, north of Lamm Road, outside San Antonio City Limits. Staff recommends **approval**. (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

Certificate of Determination Appeals

16. **IV-13-001:** Request by Yadira G. Moreno to appeal the Development Services Department Director's decision to deny the Certificate of Determination for a Plat Exception in accordance with Section 35-430(c) of the City of San Antonio Unified Development Code (UDC), for the property located at 1414 Ceralvo Street, within City Council District 5. Staff recommends **denial**. (Donna Camacho, Planner, (210) 207-5017, Donna.Camacho@sanantonio.gov, Development Services Department)
17. **IV-13-002:** Request by Jorge a Vasquez to appeal the Development Services Department Director's decision to deny the Certificate of Determination for a Plat Exception in accordance with Section 35-430(c) of the of San Antonio Unified Development Code (UDC), for the property located at 24055 Campbellton Road, outside San Antonio City Limits. Staff recommends **denial**. (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Land Transactions

18. **S.P. 1703:** A request by Bay Valley Foods, LLC for a resolution declaring as surplus 9.5 acres of vacant City-owned property in City Council District 6 located within the Southwest Business and Technology Park (SWBTP) in New City Block 13940 south of 5301 W. Old Highway 90 between Callaghan Road and State Highway 151 and authorizing its sale to Bay Valley Foods, LLC, in City Council District 6. Staff recommends **approval**. (Jesse Quesada, (210) 207-6971, jesse.quesada@sanantonio.gov, Capital Improvement Management Services)

19. **S.P. 1708:** A request by Boar 2000, LLC for a resolution supporting the closure, vacation and abandonment of a 0.021-acre portion of an alley (900 square feet) Public Right-of-Way, located between Dwyer Avenue and Aubrey Street adjacent to NCB 928, in City Council District 1. Staff recommends **approval**. (Martha Almeria, (210) 207-6970, martha.almeria@sanantonio.gov, Capital Improvement Management Services)

Comprehensive Master Plan Amendments

20. **PA 13019:** A request by the City of San Antonio, for approval of a resolution to amend the future land use plan contained in the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 41.51 acres of land located at 3131 Southeast Loop 410, and further described as NCB 10780 Lot 6; 4530 Sinclair Road, and further described as NCB 10780 Lot 1/ED 1 and 3 C.O.; 4546 Sinclair Road, and further described as NCB 10780 Tract 4; 4614 Sinclair Road, and further described as NCB 10780 Lot 5; 4622 Sinclair Road, and further described as NCB 10780 N 286.4 ft of S IRR 525.33 ft of 15; 4626 Sinclair Road, and further described as NCB 10780 IRR 293.19 ft of 15; 4626 Sinclair Road, and further described as NCB 10780 Lot 25 Excluding N 6.99 Anthony Guajardo UT 4; 4630 Sinclair Road and further described as NCB 10780 Lot 24 Excluding NW 6.99 ft; 4636 Sinclair Road further described as NCB 10780 Lot 23 Excluding N 6.77 Anthony Guajardo UT 4; 4646 Sinclair Road further described as NCB 10780 S 260.47 ft of N 267.24 ft of 18; 4694 Sinclair Road further described as NCB 10780 S 292 ft of 18; 4744 Sinclair Road further described as NCB 10780 S 24.84 ft of N 291.58 ft of 18; Sinclair Road further described as NCB 10780 Block P-400 and P-401; 4818 Sinclair Road further described as NCB 10780 Lot 22 excluding N 6.22' Anthony Guajardo Unit 3; 4848 Sinclair Road further described as NCB 10780 Lot 19 excluding N 6.22 ft; 4902 Sinclair Road further described as NCB 10780 S 137.8 ft of 20; 4906 Sinclair Road further described as NCB 10780 Lot 29 Ramos Cabinets Subdivision; 4914 Sinclair Road further described as NCB 10780 Lot 30 Talamantes Subdivision; 4916 Sinclair Road further described as NCB 10780 P-400A; 4916 Sinclair Road further described as NCB 10780 P-401A from "Urban Living" and "Neighborhood Commercial" to "Community Commercial", in City Council District 2. Staff recommends **approval**. (Tyler Sorrells, AICP, Planner, (210) 207-0157, tyler.sorrells@sanantonio.gov, Department of Planning and Community Development)
21. **PA 13021:** A request by Warner C. Lusardi, for approval of a resolution to amend the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 16.07 acres of land out of NCB 14859, located at 15502 Babcock Drive from "Mixed Use Tier" to "General Urban Tier", in City Council District 8. Staff recommends **approval**. (Tyler Sorrells, AICIP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov, Department of Planning and Community Development)
22. **PA 13022:** A request by Kevin Denson, for approval of a resolution to amend the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 1.918 acres of land located near the intersection of Gault Lane and Country Village, legally described as the Northeast 99.93 feet of Lot 7 NCB 11961, from "Business Park" to "High Density Residential", in City Council District 9. Staff recommends **approval**. (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Department of Planning and Community Development)

Other Items

23. Approval of the minutes for the February 27, 2013 Planning Commission meeting.
24. Director's report - City Council Action Update (Planning Commission Items sent to Council).
25. Adjournment.



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 5

Public Hearing:

Planning Commission
March 13, 2013

Application/Case Number:

110337

Project Name:

Hickory Hollow Unit-6

Applicant:

Nick McFadin III

Representative:

Macina Bose Copeland & Assoc., Inc.
c/o Robert A. Liesman, P.E.

Owner:

McFadin Family LP

Staff Coordinator:

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

Property Address/Location:

Generally located north of the
intersection of Medina Circle and
Kendall Way

MAPSCO Map Grid (Ferguson):

751 C-8

Tract Size:

136.2557 acres

Council District:

ETJ

Notification:

Internet Agenda posting March 8,
2013

REQUEST

Approval of a major plat to subdivide a 136.2557-acre tract of
land to establish **Hickory Hollow Unit-6 Subdivision**

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

March 5, 2013

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of ninety six (**96**) single-family residential lots, one (**1**) non-single family lot and eight thousand seven hundred ninety five (**8,795**) linear feet of public streets.

B. Zoning

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

C. Services Available

SAWS Water and on site sewer facility

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on March 1, 2013.

E. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Associated Application

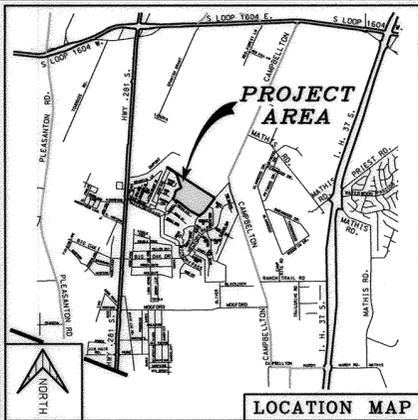
MDP 497B Hickory Hollow Subdivision, accepted on February 15, 2013

III. RECOMMENDATION

Approval of the proposed **Hickory Hollow, Unit-6** Subdivision Plat

IV. ATTACHMENT

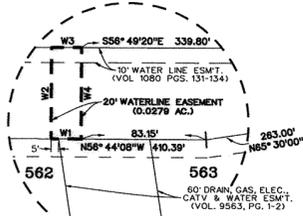
1. Proposed plat



MAPSCO PAGE: 751, C8 NOT TO SCALE

CPS NOTES:

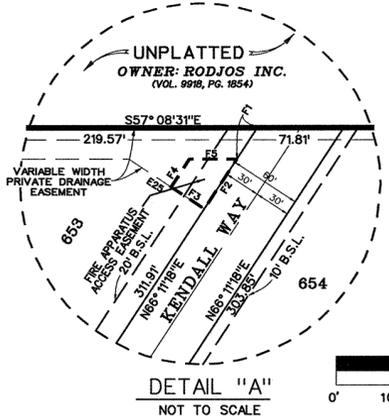
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE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



DETAIL "B" NOT TO SCALE

LINE DATA

NO.	DIRECTION	LENGTH
W1	N56°44'08"W	20.00'
W2	N33°15'52"E	60.83'
W3	S56°49'20"E	20.00'
W4	S33°15'52"W	60.86'



DETAIL "A" NOT TO SCALE

LINE DATA

NO.	DIRECTION	LENGTH
F1	S66°11'18"W	31.12'
F2	S66°11'18"W	49.40'
F3	N23°48'42"W	33.00'
F4	N66°11'18"E	27.70'
F5	S57°08'31"E	39.50'



SCALE: 1" = 200'

PLAT NO. 110337
SUBDIVISION PLAT ESTABLISHING
HICKORY HOLLOW
UNIT-6

BEING 136.2557 ACRES OF LAND OUT OF THE REMAINING PORTION OF A 1035.761 ACRE TRACT, AS RECORDED IN VOLUME 3866, PAGE 628 REAL PROPERTY RECORDS AND OUT OF THE MANUEL DE LUNA SURVEY NO. 3, ABSTRACT NO. 8, COUNTY BLOCK 4167, BEXAR COUNTY, TEXAS.

MACINA • BOSE • COPELAND & ASSOC., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 1035 Central Parkway North, San Antonio, Texas 78232
 (210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
 TEXAS REGISTERED ENGINEERING FIRM F-784

DATE: 04/26/2011 JOB NO.: 30521/1361

STATE OF TEXAS
 COUNTY OF BEXAR

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

OWNER/DEVELOPER: Mc FADIN FAMILY, LP.
 1250 N.E. LOOP 410, SUITE # 400
 SAN ANTONIO, TEXAS 78209
 TELEPHONE No. (210) 626-3400

OWNER: *Val McFadin*

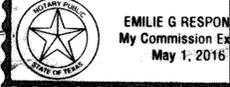
DULY AUTHORIZED AGENT

STATE OF TEXAS
 COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF January, 2013.

Emilie G. Respondik
 NOTARY PUBLIC
 BEXAR COUNTY, TEXAS



CERTIFICATE OF APPROVAL

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

ON THIS _____ DAY OF _____ A.D. 2013.

_____ COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____ COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF HICKORY HOLLOW, UNIT-6 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D., 2013.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
 COUNTY OF BEXAR

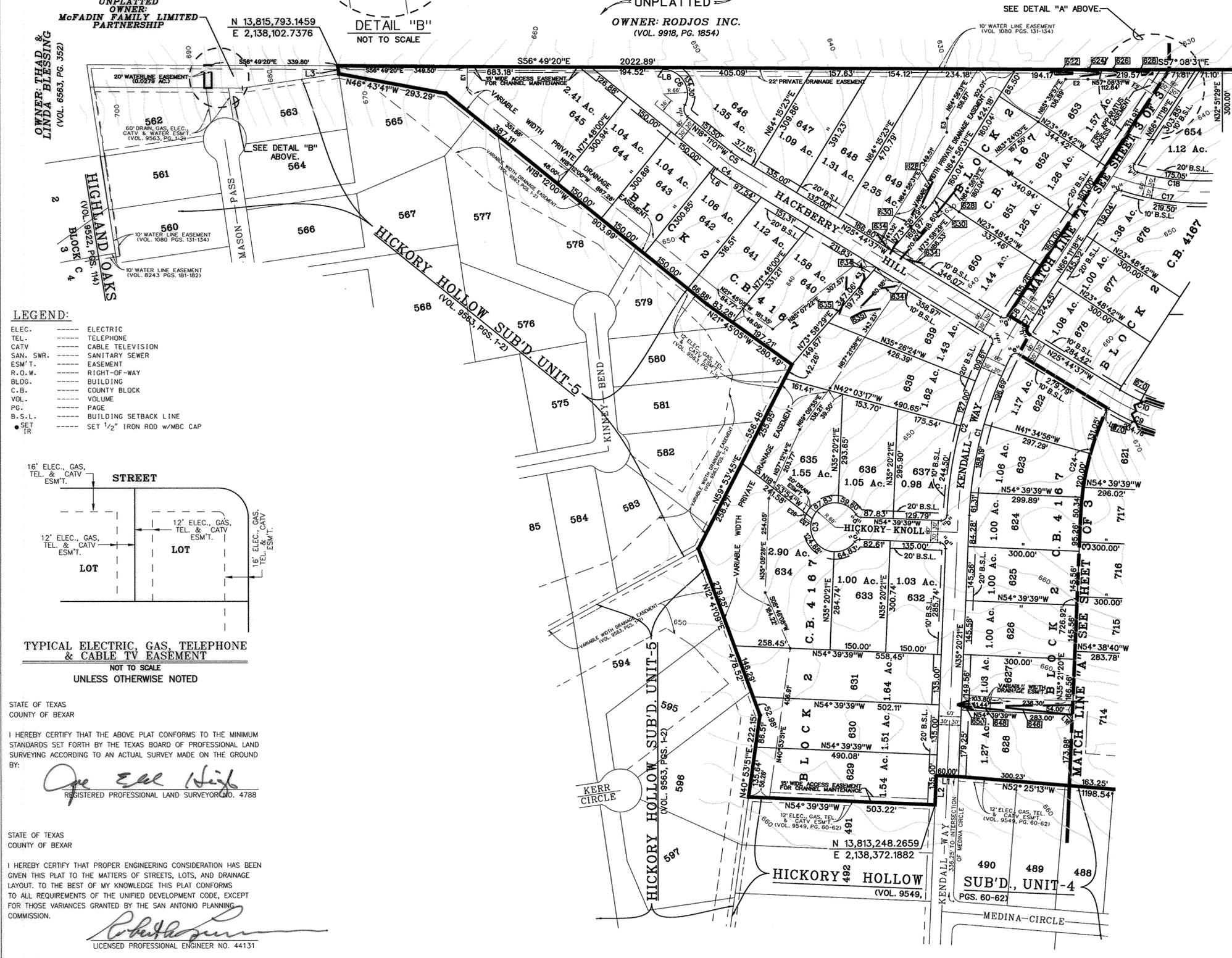
I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D., 2013 AT _____ M, AND DULY RECORDED THE _____ DAY OF _____, A.D., 2013 AT _____ M, IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D., 2013.

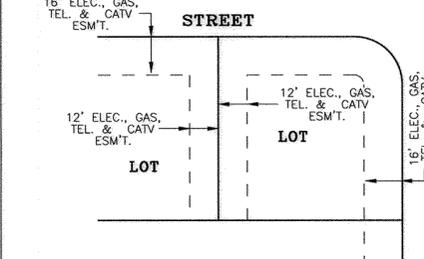
_____ COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 2 OF 3



- LEGEND:**
- ELEC. ----- ELECTRIC
 - TEL. ----- TELEPHONE
 - CATV ----- CABLE TELEVISION
 - SAN. SWR. ----- SANITARY SEWER
 - ESM'T. ----- EASEMENT
 - R.O.W. ----- RIGHT-OF-WAY
 - BLDG. ----- BUILDING
 - C.B. ----- COUNTY BLOCK
 - VOL. ----- VOLUME
 - PG. ----- PAGE
 - B.S.-L. ----- BUILDING SETBACK LINE
 - SET
 - TR ----- SET 1/2" IRON ROD w/MBC CAP



TYPICAL ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT NOT TO SCALE UNLESS OTHERWISE NOTED

STATE OF TEXAS
 COUNTY OF BEXAR

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

Joe Edward Higle
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4788

STATE OF TEXAS
 COUNTY OF BEXAR

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

Robert A. Liesman
 LICENSED PROFESSIONAL ENGINEER NO. 44131



2:54:47 PM 01/28/2013 Private P:\1361\30521-HickoryHollow-Revision\30521.dwg



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 6

Public Hearing:

Planning Commission
March 13, 2013

Application/Case Number:

110381

Applicant:

Burt Khan, P.E.

Representative:

Burt Khan, P.E. and Associates

Owner:

Joabert Development Company

Staff Coordinator:

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

Property Address/Location:

East of the intersection of Interstate
Highway 35 and Weidner Road

MAPSCO Map Grid (Ferguson):

553 C-5

Tract Size:

14.46 Acres

Council District(s):

ETJ

Notification:

Published in Daily Commercial
Recorder February 8, 2013

Notices mailed February 7, 2013

- 15 to property owners within 200 feet within the subdivision
- Royal Ridge a registered neighborhood association within 200 feet

Internet Agenda Posting February 22,
2013

REQUEST

Approval of a major plat to replat and subdivide a 14.46-acre tract of land to establish the **Royal Crest Unit 3 Subdivision**

APPLICATION TYPE

Replat and Subdivision Plat

RECOMMENDED ACTION

Pending Approval

DATE FILED WITH PLANNING COMMISSION

March 7, 2013

CASE HISTORY

The Planning Commission held the public hearing for this item on February 27, 2013.

Area being replatted was previously platted as Lots 1 through 26, Block 71; Lots 1 through 9, Block 70; Lots 1 through 9, Lots 20 through 28, Block 56; Lots 17 and 18, Block 55; Lots 1 and 2, Block 53, Lot 5, Block 54 of the Robards Texas Third Unit 3 Subdivision, recorded in Volume 2575, Pages 190, of the Deed and Plat Records of Bexar County, Texas. Lots 3 through 6, 14, 15, 16 Block 21, portion of Lots 3 through 8 and a portion of Lots 11 through 16, Block 29 of the Robards Texas First Unit Subdivision recorded in Volume 2222, Page 319 of the Deed and Plat Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use(s)

The proposed plat will consist of forty-seven (47) single-family residential lots, two (2) non-single family residential lots and approximately one thousand seven hundred thirty (1,730) linear feet of public streets.

B. Zoning

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

C. Major Thoroughfare(s)

Weidner Road, Secondary Arterial Type A, 86-foot minimum ROW

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on January 18, 2013.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on November 11, 2012.
Public Works Stormwater Approval is pending.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

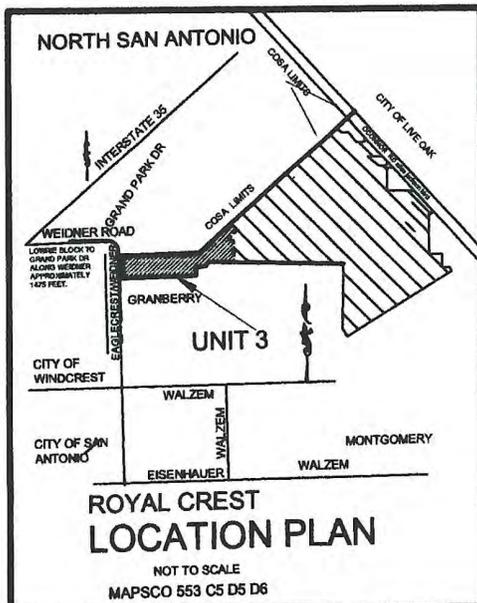
MDP 004-11, Royal Crest, accepted on August 30, 2011

III. RECOMMENDATION

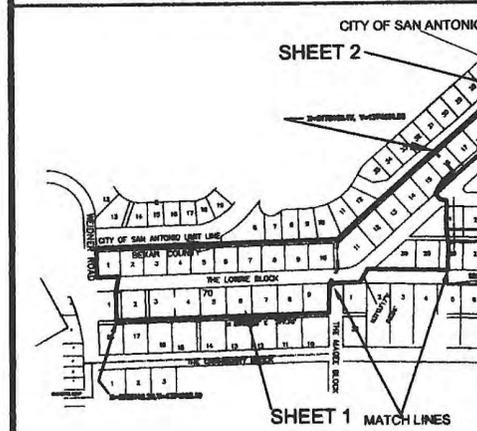
Recommendation is pending for the proposed **Royal Crest Unit 3** Subdivision Plat.

IV. ATTACHMENT

1. Proposed Plat



ROYAL CREST LOCATION PLAN
NOT TO SCALE
MAPSCO 553 C5 D5 D6



C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS OF SAID SYSTEM FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", "SAND EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, MAINTAINING, REPAIRING, OPERATING, PATROLLING, AND ERECTING POLES, HANGING OR SURVIVING WIRES, CABLES, CONDUITS, PIPES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER CREATIONS ADJACENT TO THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT OF-SAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LOTS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY C.P.S. NECESSARY LOSS RESULTING FROM RELOCATIONS REQUIRED OF C.P.S. EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR CHANGING ELEVATION ALTERATIONS SHALL BE THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when the same are served only by non-ferrous underground electric and gas facilities.
5. Roof overhangs are allowed within the five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

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

IMPACT FEE PAYMENT PLAN:
WATER AND WASTEWATER IMPACT FEES WERE PAID TO SAN ANTONIO WATER SYSTEMS.

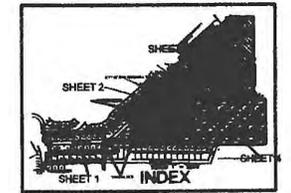
AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED (14.48 ACRES) WAS PREVIOUSLY PLATTED AS LOTS 1 THROUGH 18, BLOCK 71; LOTS 1 THROUGH 8, BLOCK 70; LOTS 1 THROUGH 8, LOTS 28 THROUGH 28, BLOCK 58; LOTS 17, 18, BLOCK 55; LOTS 1, 2, BLOCK 53; LOT 5, BLOCK 54 OF THE ROBARDS TEXAS THIRD UNIT 3 SUBDIVISION RECORDED IN VOLUME 2575, PAGE 190 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

LOTS 3, 4, 5, 6, 14, 15, 16, BLOCK 21; LOTS 1, 2, 3, 4, 7, 11, 12, 13, 14, 15, BLOCK 18 (PORTION OF LOTS 3 THROUGH 8 AND PARTIAL LOTS 11 THROUGH 18) BLOCK 28 OF THE ROBARDS TEXAS FIRST UNIT SUBDIVISION RECORDED IN VOLUME 2222, PAGE 318 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

900 DESCRIPTIONS

LOT	BLOCK	DESCRIPTION
501	130	ELECTRICAL & MECHANICAL CABINETS
502	130	DETENTION POND
503	130	PARK AREA
504	132	PARK AREA POST OFFICE



FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6" ABOVE FRIAL ADJACENT GRADE.

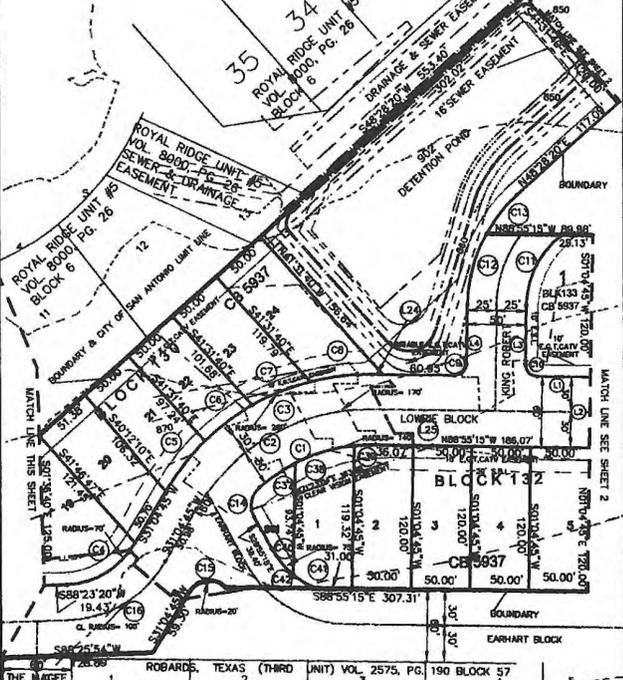
FINISHED FLOOR ELEVATIONS FOR EACH LOT SHALL TAKE INTO CONSIDERATION AS BUILT CONDITIONS FOR FOUND ELEVATIONS, ACTUAL LATERAL PLACEMENT, AND ADJACENT STREET GRADES.

The maintenance of drainage easements, access easements, greenbelts, and open permeable spaces shown herein shall be the responsibility of the property owner or homeowners association and their successors or assignees and not the responsibility of the City of San Antonio or Bexar County.

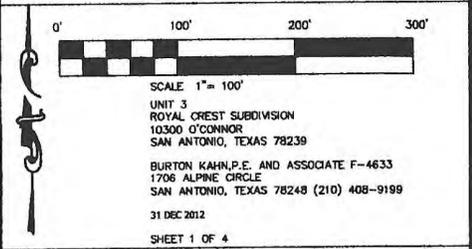
ALL LOT CORNERS TO BE MARKED WITH 12" REBAR WITH CAP "X" LANDMARK SURVEYING" WITHIN 80 DAYS OF PAVING ROADWAYS.

In an effort to meet the City of San Antonio's fire flow requirements for the proposed residential development, the public water main system has been designed for a minimum fire flow demand of 1000 gpm at 2.5 psi and a volume of 2.5 acre feet will be required for this site. The maintenance of the detention pond and outlet structure shall be the responsibility of the lot owners or homeowners association and their successors or assignees and not the responsibility of the City of San Antonio or Bexar County.

DETENTION POND NOTES:
Storm water detention is required for 74.78 acres of this property. The engineer of record for this subdivision plat has calculated an area of 0.66 acre and a volume of 2.5 acre feet will be required for this site. The maintenance of the detention pond and outlet structure shall be the responsibility of the lot owners or homeowners association and their successors or assignees and not the responsibility of the City of San Antonio or Bexar County.



PLAT NUMBER 110381
A REPLAT ESTABLISHING
ROYAL CREST SUBDIVISION UNIT 3
10300 O'CONNOR ROAD SAN ANTONIO TEXAS 78239
BEING 14.46 ACRES OF LAND IN KNOWN AS ROBARDS UNIT 3 RECORDED IN VOLUME 2575 PAGE 190 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND KNOWN AS ROBARDS UNIT 3 RECORDED IN VOLUME 2575 PAGE 190 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ALLEYS, PARKS, WATER COURSES, DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: JOABERT DEVELOPMENT COMPANY, BURTON KAHN, VICE PRESIDENT, 1706 ALPINE CIRCLE, SAN ANTONIO, TEXAS 78248

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30 DAY OF Jan. AD. 2013

Olivia Hinojosa
NOTARY PUBLIC FOR THE STATE OF TEXAS

AUCIA A. HINOJOSA
My Commission Expires June 16, 2014

CERTIFICATE OF APPROVAL

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

ON THIS _____ DAY OF _____ AD. 201__

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

This plat of Royal Crest Subdivision has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas, is hereby approved by such commission in accordance with state or local laws and regulations; and/or where administrative exception(s) and/or variance(s) have been granted.

Dated this _____ day of _____ A.D. 201__

By: Chairman _____

By: Secretary _____

STATE OF TEXAS
COUNTY OF BEXAR

_____, COUNTY CLERK OF SAID COUNTY DO

HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 201__ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 201__ AT _____ M., IN THE RECORDS OF DEED AND PLATS OF SAID COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 201__

COUNTY CLERK, BEXAR COUNTY, TEXAS.

By: _____ DEPUTY.

PAGE 1 OF 4

State of Texas
County of Bexar

The area being replatted was previously platted on plat Robards Unit #3 which is recorded in volume 2575, page 190, Bexar County plat and deed records. The San Antonio Planning Commission at its meeting of _____ DAY _____ A.D. 2012 held a public hearing which involved notification on the proposed replating of this property.

Who, the owners of the property shown on this replat hereby certify that this replat does not amend or remove any covenants or restrictions.

John Ripley, President Joabert Development Company/Owner

Sworn and subscribed before me this _____ day of _____

Notary Public in and for the State of Texas
My commission expires: _____

CURVE TABLE AND LENGTH
(THIS SHEET ONLY)

CURVE	LENGTH	RADIUS	DELTA DEGREES	TANGENT	CHORD BEARING DEG MIN SEC	CHORD LENGTH
C 1	103.16	140.00	42.22	54.05	N 68 58 20 E	100.84
C 2	213.82	170.00	72.06	123.66	N 61 4 44 E	200.00
C 3	209.44	200.00	60.00	115.47	N 61 4 44 E	200.00
C 4	70.02	70.00	57.31	38.25	N 59 44 2 E	67.14
C 5	53.38	200.00	15.30	26.96	N 38 40 56 E	52.23
C 6	50.31	200.00	14.42	25.30	N 53 32 21 E	50.20
C 7	53.32	200.00	15.28	26.83	N 68 23 18 E	53.18
C 8	52.42	200.00	15.02	26.37	N 83 41 19 E	52.29
C 9	15.71	10.00	90.00	10.00	N 46 4 45 E	14.14
C 10	15.71	10.00	90.00	10.00	N 43 55 15 E	14.14
C 11	52.51	75.00	40.11	27.38	N 21 5 34 E	51.44
C 12	62.47	125.00	28.64	31.90	N 15 18 22 E	61.82
C 13	40.87	125.00	18.73	20.62	N 39 6 18 E	40.69
C 14	12.79	20.00	36.63	6.62	N 9 28 28 E	12.57
C 15	17.91	20.00	51.32	9.61	N 89 55 15 W	17.32
C 16	36.77	140.00	15.05	18.49	N 56 23 11 E	36.66
C 17	52.44	140.00	21.46	26.53	N 74 38 24 E	52.13
C 18	13.96	140.00	5.71	6.98	N 88 13 34 E	13.95
C 19	20.90	75.00	15.96	10.52	N 33 40 25 E	20.83
C 20	5.82	75.00	4.45	2.91	N 89 38 38 E	5.82
C 21	32.50	75.00	24.83	16.51	N 40 46 52 E	32.25
C 22	50.68	75.00	38.72	26.35	N 48 16 47 E	49.72
L 1					S 01 04 45 E	45.34
L 2					S 01 04 45 E	60.00
L 3					S 01 04 45 E	50.11
L 4					S 01 04 45 E	50.16
L 5					N 88 55 15 W	9.89
L 6					N 88 55 15 W	17.41
L 7					S 01 36 40 E	45.00

STATE OF TEXAS
COUNTY OF BEXAR

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

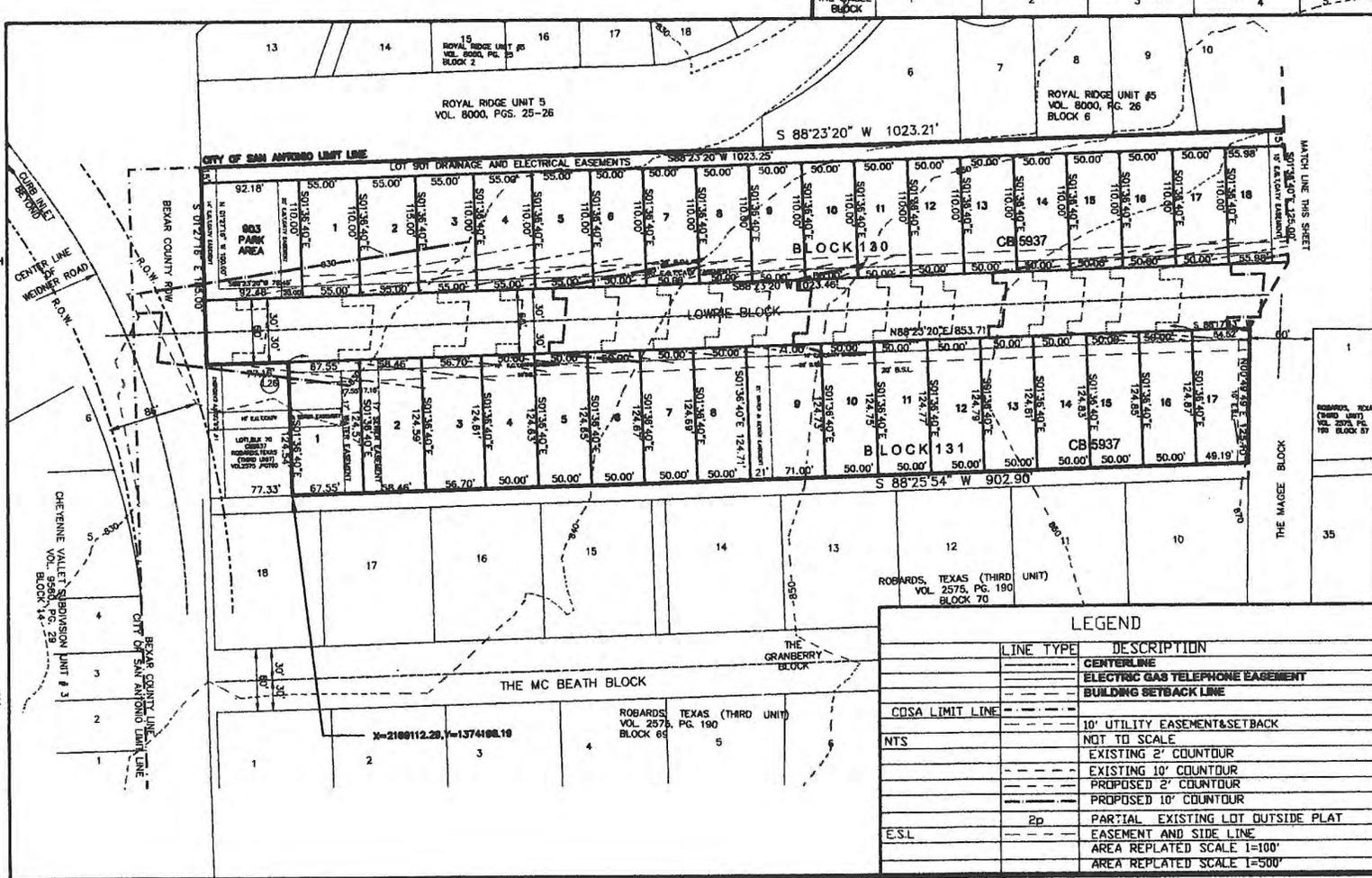
By: _____
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

I HEREBY CERTIFY THAT I REVIEWED AND CHECKED ALL NOTES ON PREVIOUS DEEDS ON RESTRICTED PLACES & INVECTRA CHANGES ON PLAT.

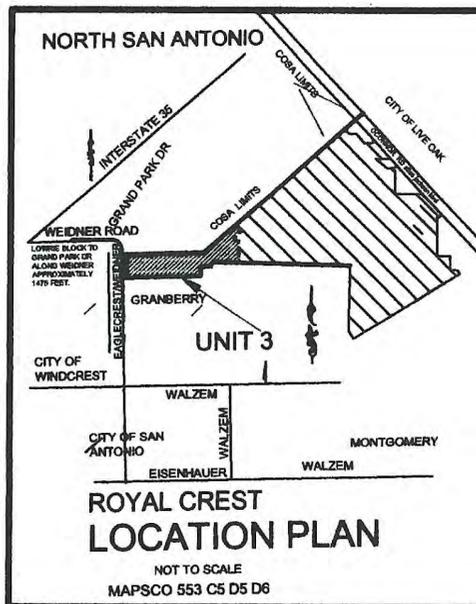
Burton M. Kahn
BURTON M. KAHN, P.E. TX 33635
REGISTERED PROFESSIONAL ENGINEER



LEGEND

LINE TYPE	DESCRIPTION
---	CENTERLINE
---	ELECTRIC GAS TELEPHONE EASEMENT
---	BUILDING SETBACK LINE
---	COSEA LIMIT LINE
---	10' UTILITY EASEMENT & SETBACK
---	NOT TO SCALE
---	EXISTING 2' COUNTOUR
---	EXISTING 10' COUNTOUR
---	PROPOSED 2' COUNTOUR
---	PROPOSED 10' COUNTOUR
---	2p PARTIAL EXISTING LOT OUTSIDE PLAT
---	EASEMENT AND SIDE LINE
---	AREA REPLATED SCALE 1=100'
---	AREA REPLATED SCALE 1=500'





ROYAL CREST LOCATION PLAN
NOT TO SCALE
MAPSCO 553 CS D5 D6

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE EASEMENTS AND RIGHTS OF-BAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES BY THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "A" EASEMENT, "B" EASEMENT, "OVERHEAD EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, IMPROVING, PATROLLING, AND LIFTING POLES, HANGING OR SUPPORTING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSMISSIONS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER ADJACENT LANDS, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT OF-BAY AREA, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDOANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY C.P.S. BUREAU LOSSES RESULTING FROM MODIFICATIONS REQUIRED BY C.P.S. EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE THE PERSON OR PERSONS DESIRED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

FIRE DEPARTMENT EASEMENT NOTE:
EASEMENTS AND RIGHTS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE EGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE EGRESS WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER CONDITIONS FOR FLOOD SEWER SERVICES, NATURAL LATERAL PLACEMENT, AND ADJACENT STREET GRADIES.
The maintenance of drainage easements, access easements, greenbelts, and open easements shown herein shall be the responsibility of the property owner or homeowners association and their successors or assignees and not the responsibility of the City of San Antonio or Bexar County.
ALL LOT CORNERS TO BE MARKED WITH 12" REBAR WITH CAP "X" LANDMARK SURVEYING WITHIN 90 DAYS OF PAVING ROADWAYS.
In an effort to meet the City of San Antonio's fire flow requirements for the proposed residential development, the public water main system has been designed for a minimum fire flow demand of 1000 gpm at 25 psi residual pressure. The fire flow requirements for individual structures will be reduced during the building permit process in accordance with the procedures set forth by the City of San Antonio Director of Planning and Development Services and the San Antonio Fire Department Fire Marshal.
DETENTION POND NOTES:
Storm water detention is required for 74.78 acres of this property. The engineer of record for this subdivision has calculated an area of 0.84 acres and a volume of 2.5 MGD that will be required for this use. The maintenance of the detention pond and outlet structure shall be the responsibility of the lot owners or home owners association and their successors or assignees and not the responsibility of the City of San Antonio or Bexar County.

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6" ABOVE FINAL ADJACENT GRADE.
FINISHED FLOOR ELEVATIONS FOR EACH LOT SHALL TAKE INTO CONSIDERATION AS BUILT CONDITIONS FOR FLOOD SEWER SERVICES, NATURAL LATERAL PLACEMENT, AND ADJACENT STREET GRADIES.
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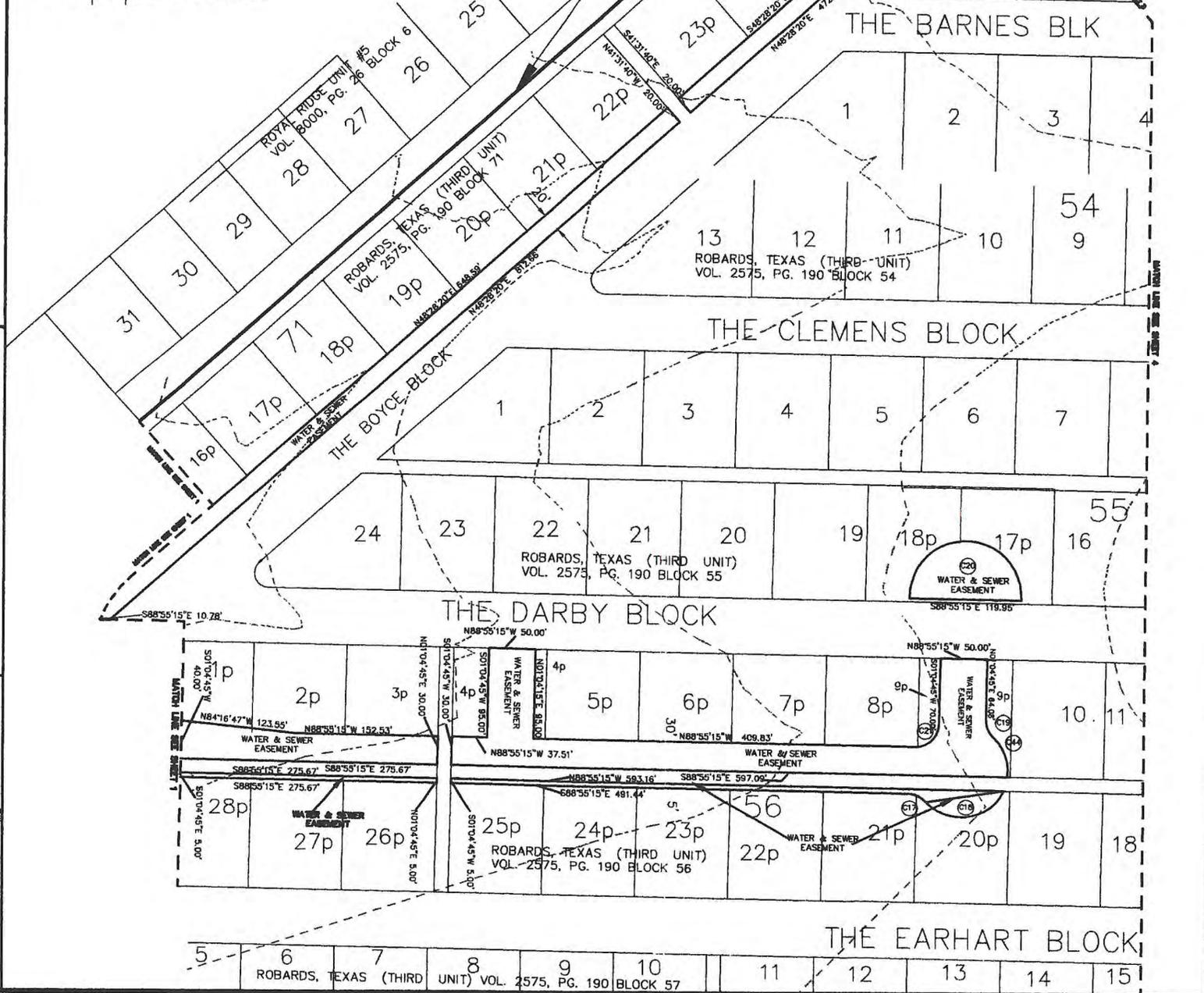
EDU NOTE:
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
IMPACT FEE PAYMENT PAID:
WATER AND WASTEWATER IMPACT FEES WERE PAID TO SAN ANTONIO WATER SYSTEMS.

LEGEND

LINE TYPE	DESCRIPTION
---	CENTERLINE
---	ELECTRIC GAS TELEPHONE EASEMENT
---	BUILDING SETBACK LINE
---	COSA LIMIT LINE
---	10' UTILITY EASEMENT & SETBACK
---	NOT TO SCALE
---	EXISTING 2" COUNTOUR
---	EXISTING 10' COUNTOUR
---	PROPOSED 2" COUNTOUR
---	PROPOSED 10' COUNTOUR
---	8p PARTIAL EXISTING LOT OUTSIDE PLAT
---	EASEMENT AND SIDE LINE
---	AREA REPLATED SCALE 1"=100'
---	AREA REPLATED SCALE 1"=500'

900 DESCRIPTIONS

LOT	BLK	DESCRIPTION
501	130	ELECTRICAL & DRAINAGE EASEMENT
902	130	DETENTION POND
303	130	PARK AREA
301	130	PARK AREA REST OFFICE



CURVE TABLE (THIS SHEET ONLY)

CURVE	LENGTH	RADIUS	DELTA DEGREES	TANGENT	CHORD BEARING DEG MIN SEC	CHORD LENGTH
C 17	21.02	25.00	48.18	11.18	N 84 40 35 W	20.41
C 18	99.99	50.00	114.28	77.85	N 81 58 38 E	84.14
C 19	21.02	25.00	48.18	11.18	N 23 0 37 E	20.41
C 20	185.00	50.00	176.88	203.73	N 89 55 15 E	110.95
C 21	38.80	25.00	88.82	24.53	S 48 4 45 W	35.36
C 22	26.97	25.00	47.84	11.00	S 24 40 48 E	26.18
C 23	31.22	50.00	35.77	18.14	S 31 13 04 W	50.52
C 44	47.08	50.00	53.95	25.45	N 28 07 59 W	45.38
L 5					N 62 06 37 E	38.51
L 6					N 41 44 53 E	59.34
L 7					S 48 28 29 W	37.04
L 8					S 41 31 40 E	60.88
L 9					N 41 31 40 E	43.13

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.
By: *R.R. [Signature]*
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF SAN ANTONIO PLANNING COMMISSION. I HEREBY CERTIFY THAT I REVIEWED AND CHECKED ALL NOTES ON PREVIOUS DEEDS ON RESTRICTED PLACES & NO EXTRA CHANGES ON PLAT.
By: *[Signature]*
BURTON KAHN, P.E. TX 43635
REGISTERED PROFESSIONAL ENGINEER

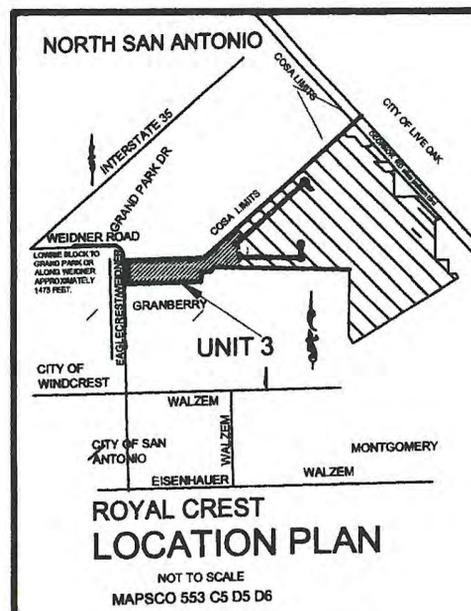
PLAT NUMBER 110381
A REPLAT ESTABLISHING
ROYAL CREST SUBDIVISION UNIT 3
10300 O'CONNOR ROAD SAN ANTONIO TEXAS 78239
BEING 14.46 ACRES OF LAND IN KNOWN AS ROBARDS UNIT 3 RECORDED IN VOLUME 2575 PAGE 190 OF THE DEED RECORDS OF BEXAR COUNTY TEXAS AND KNOWN AS ROBARDS UNIT 3 RECORDED IN VOLUME 2575 PAGE 190 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.
0' 100' 200' 300'
SCALE 1"=100'
UNIT 3
ROYAL CREST SUBDIVISION
10300 O'CONNOR
SAN ANTONIO, TEXAS 78239
BURTON KAHN, P.E. AND ASSOCIATE F-4633
1706 ALPINE CIRCLE
SAN ANTONIO, TEXAS 78248 (210) 408-9199
31 DEC 2012
SHEET 2 OF 4

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ALLEYS, PARKS, WATER COURSES, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
OWNER: JAMBERT DEVELOPMENT COMPANY, BURTON KAHN, VICE PRESIDENT, 1706 ALPINE CIRCLE, SAN ANTONIO, TEXAS 78248
STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, BURTON KAHN KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30 DAY OF Nov AD. 2013
Alcina Hinojosa
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
ALICIA A. HINOJOSA
My Commission Expires June 16, 2014

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

ON THIS _____ DAY OF _____ AD. 201_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS
COUNTY CLERK, BEXAR COUNTY, TEXAS

This plat of Royal Crest Subdivision has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas, is hereby approved by such commission in accordance with state or local laws and regulations; and/or where administrative exception(s) and/or variance(s) have been granted.
Dated this _____ day of _____ A.D. 201_____
BY: Chairman
BY: Secretary
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.
THE _____ DAY OF _____ A.D. 201_____, AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 201_____, AT _____ M., IN THE RECORDS OF DEED AND PLATS OF SAID COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 201_____
COUNTY CLERK, BEXAR COUNTY, TEXAS.
BY: _____ DEPUTY.
PAGE 2 OF 4



900 DESCRIPTIONS

LOT	DESCRIPTION
101	130 ELECTRICAL & DRAINAGE EASEMENT
102	130 DETENTION POND
103	130 PARK AREA
104	132 PARK AREA POST OFFICE

C.P.S. NOTES:
THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE EASEMENTS AND RIGHTS OF-WAY FOR ELECTRIC DISTRIBUTION AND GAS SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT", "GAS EASEMENT", "EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, MAINTAINING, INSPECTING, PATROLLING, AND VERIFYING POLICE, HANDING OR SURVEYING METER, CABLES, CONDUITS, PIPES OR TRAYS OR OTHER NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANBY'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES OR PALMS THEREON, OR OTHER OBSTRUCTIONS WHICH INTERFERE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
ANY CITY MONUMENTARY MARKS RELATING FROM INDICATORS REQUIRED OF THIS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
THIS PLAN DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

FIRE DEPARTMENT EASEMENT NOTE:
ROBARD'S AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. NO LANDSCAPING OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS BE TAKEN OFF OF THE PLAN WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 1" ABOVE FINAL ADJACENT GRADE.
FINISHED FLOOR ELEVATIONS FOR EACH LOT SHALL TAKE INTO CONSIDERATION AS BUILT CONDUITS FOR FOUND SEWER SERVICES, ACTUAL LATERAL PLACEMENT, AND ADJACENT STREET GRADES.
The maintenance of drainage easements, access easements, and open parkable space shown herein shall be the responsibility of the property owner or homeowners association and their successors or assignees and not the responsibility of the City of San Antonio.
ALL LOT CORNERS TO BE MARKED WITH 12" REBAR WITH CAP "TX LANDMARK SURVEYING" WITHIN 50' OF EACH CORNER.
In an effort to meet the City of San Antonio's fire flow requirements for this proposed residential development, the public water main system has been designed for a minimum fire flow demand of 400 gpm at 20 psi residual pressure. The fire flow requirements for individual structures will be reduced during the building permit process in accordance with the procedures set forth by the City of San Antonio Director of Planning and Development Services and the San Antonio Fire Department Fire Marshal.

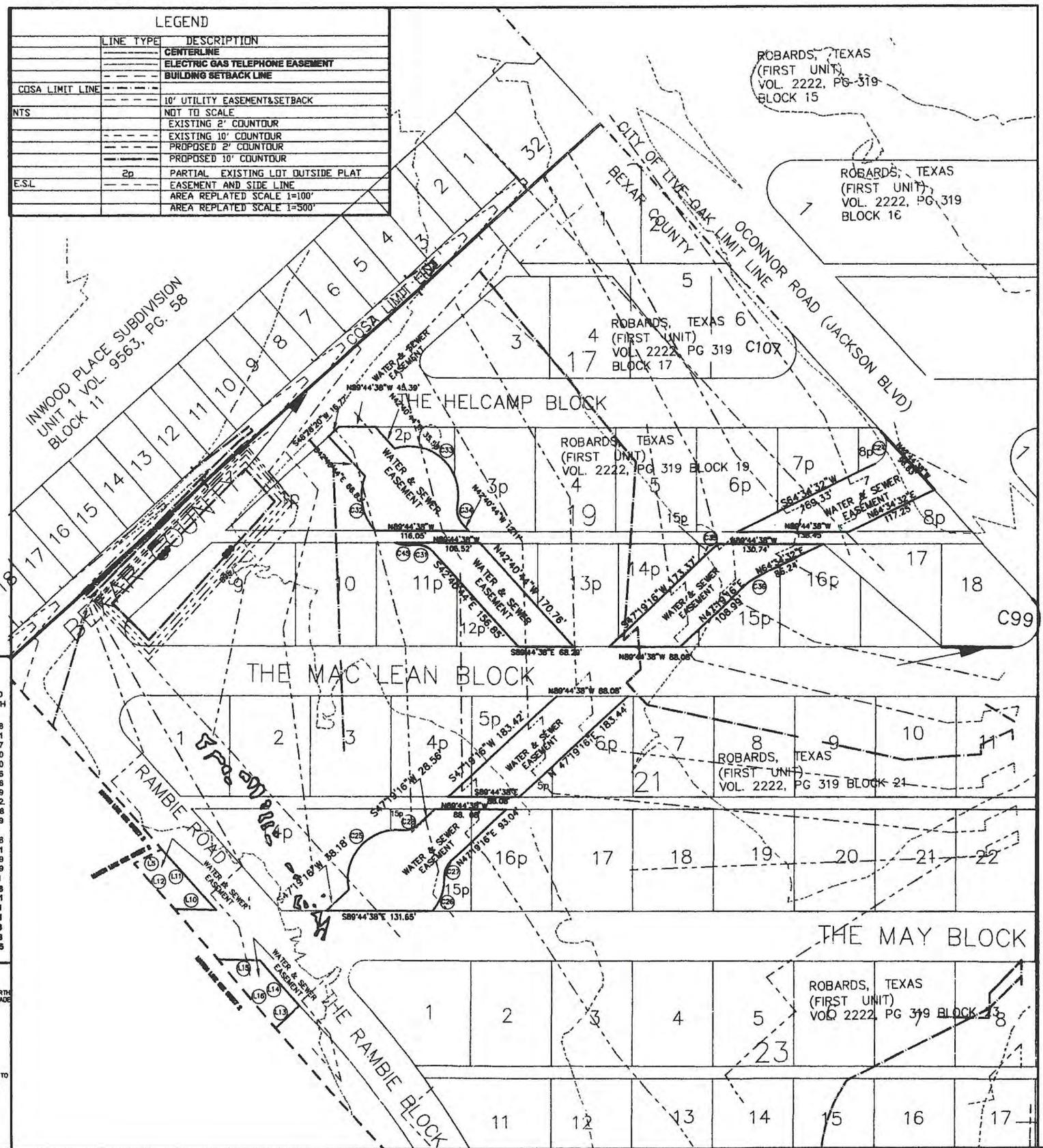
DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT IMPURE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. NO LANDSCAPING OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO REMOVE AND EGRESS OVER THE GRANBY'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY RECONSTRUCTIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

DETECTION POND NOTE:
Storm water detention is required for 74.79 acres of this property. The engineer of record for this subdivision plat has calculated an area of 6.94 acres and a volume of 2.34 acre feet will be required for this use. The maintenance of the detention pond and outlet structure shall be the responsibility of the lot owners or homeowners association and their successors or assignees and not the responsibility of the City of San Antonio or Bexar County.

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

LEGEND

LINE TYPE	DESCRIPTION
---	CENTERLINE
---	ELECTRIC GAS TELEPHONE EASEMENT
---	BUILDING SETBACK LINE
---	COSEA LIMIT LINE
---	10' UTILITY EASEMENT & SETBACK
---	NOT TO SCALE
---	EXISTING 2' COUNTOUR
---	EXISTING 10' COUNTOUR
---	PROPOSED 2' COUNTOUR
---	PROPOSED 10' COUNTOUR
---	2p PARTIAL EXISTING LOT OUTSIDE PLAT
---	EASEMENT AND SIDE LINE
---	AREA REPLATED SCALE 1=100'
---	AREA REPLATED SCALE 1=500'



CURVE TABLE (THIS SHEET ONLY)

CURVE	LENGTH	RADIUS	DELTA DEGREES	TANGENT	CHORD BEARING DEG MIN SEC	CHORD LENGTH
C 24	48.83	25.00	107.34	33.99	S 10 54 57 W	40.28
C 25	114.36	60.00	109.68	85.18	S 42 09 40 W	98.11
C 26	45.77	60.00	43.71	24.06	N 19 29 50 E	44.67
C 27	21.68	25.00	49.88	11.57	N 22 28 53 E	21.00
C 28	21.68	25.00	49.88	11.57	N 72 9 40 E	21.00
C 29	39.27	25.00	90.00	25.00	S 2 19 18 W	35.36
C 30	36.39	25.00	83.40	22.27	S 89 1 11 W	33.28
C 31	23.55	25.00	53.97	12.73	S 89 39 48 E	22.69
C 32	70.26	60.00	67.69	58.78	S 10 51 18 E	65.32
C 33	124.98	60.00	119.34	102.65	N 48 22 57 W	103.58
C 34	23.55	25.00	53.97	12.73	N 15 41 41 W	22.69
C 35	9.60	130.00	4.23	4.80	N 49 26 16 E	9.60
C 36	23.27	70.00	19.04	11.74	N 56 50 34 E	23.16
C 45	25.80	70.00	29.58	13.19	S 84 21 62 E	25.51
C 99	81.23	35.00	132.98	80.46	N 23 45 22 W	64.19
C 107	81.23	35.00	132.98	80.46	N 23 45 22 W	64.19
L 5				N 62 06 37 E		38.51
L 16				S 88 55 15 E		51.38
L 11				N 41 44 83 W		101.21
L 12				S 41 31 40 W		75.51
L 13				N 47 19 16 E		39.81
L 14				N 42 40 44 W		71.68
L 15				N 88 55 15 W		52.13
L 16				S 41 31 40 E		107.75

STATE OF TEXAS
COUNTY OF BEXAR

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

R.R. R.
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF SAN ANTONIO PLANNING COMMISSION. I HEREBY CERTIFY THAT I REVIEWED AND CHECKED ALL NOTES ON PREVIOUS DEEDS ON RESTRICTED PLACES AND EXTRA CHANGES ON PLAT.

Burton Kahn
BURTON KAHN, P.E. TX 43620
REGISTERED PROFESSIONAL ENGINEER

PLAT NUMBER 110381
A REPLAT ESTABLISHING
ROYAL CREST SUBDIVISION UNIT 3
10300 O'CONNOR ROAD SAN ANTONIO TEXAS 78239
BEING 14.46 ACRES OF LAND IN KNOWN AS ROBARD'S UNIT 3 RECORDED IN VOLUME 2575 PAGE 190 OF THE DEED RECORDS OF BEXAR COUNTY TEXAS AND KNOWN AS ROBARD'S UNIT 3 RECORDED IN VOLUME 2575 PAGE 190 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

0' 100' 200' 300'
SCALE 1" = 100'
UNIT 3
ROYAL CREST SUBDIVISION
10300 O'CONNOR
SAN ANTONIO, TEXAS 78239
BURTON KAHN, P.E. AND ASSOCIATE F-4633
1706 ALPINE CIRCLE
SAN ANTONIO, TEXAS 78248 (210) 408-9199
31 DEC 2012
SHEET 3 OF 4

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ALLEYS, PARKS, WATER COURSES, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER: JOBERT DEVELOPMENT COMPANY, BURTON KAHN, VICE PRESIDENT, 1706 ALPINE CIRCLE, SAN ANTONIO, TEXAS 78248

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF DEC AD. 2012

Alicia A. Hinojosa
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Alicia A. Hinojosa
My Commission Expires
June 16, 2014

CERTIFICATE OF APPROVAL

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

ON THIS _____ DAY OF _____ AD. 2012

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

This plat of Royal Crest Subdivision has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas, is hereby approved by such commission in accordance with state or local laws and regulations; and/or where administrative exception(s) and/or variance(s) have been granted.

Dated this _____ day of _____ A.D. 2012

BY: Chairman _____

BY: Secretary _____

STATE OF TEXAS
COUNTY OF BEXAR

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

OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2012
COUNTY CLERK, BEXAR COUNTY, TEXAS.
BY: _____ DEPUTY.

PAGE 3 OF 4





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

Public Hearing:

Planning Commission
March 13, 2013

Application/Case Number:

120412

Project Name:

Dusty Canyon I

Applicant:

Joseph C. Hernandez

Representative:

Vickrey & Associates, Inc., c/o Kara
J. Heasley, P.E.

Owner:

KB Home Lone Star, Inc.

Staff Coordinator:

Donna Camacho, Planner
(210) 207-5016
donna.camacho@sanantonio.gov

Property Address/Location:

Generally located south of the
intersection of Dusty Canyon and
Semora Oak.

MAPSCO Map Grid (Ferguson):

484 E-7

Tract Size:

1.453 acres

Council District:

ETJ

Notification:

Internet Agenda Posting March 8,
2013

REQUEST

Approval of a major plat to subdivide a 1.453-acre tract of land to
establish the **Dusty Canyon I** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

February 25, 2013

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of approximately six hundred eighty (**680**) linear feet of public streets.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on February 25, 2013.

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

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on February 12, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 705, Fox Grove, accepted on May 4, 2001

III. RECOMMENDATION

Approval of the proposed **Dusty Canyon I** Subdivision Plat.

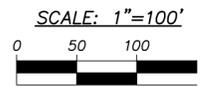
IV. ATTACHMENTS

1. Proposed Plat
2. SAWS Aquifer Request for Review Letter

PLAT NO. 120412

SUBDIVISION PLAT ESTABLISHING DUSTY CANYON I

BEING A TOTAL OF 1.453 ACRE TRACT OF LAND OUT OF THE E. ARNOLD SURVEY NO. 98, ABSTRACT 1197, COUNTY BLOCK 4918 IN BEAR COUNTY, TEXAS AND ALSO OUT OF A CALLED 398.3 ACRE TRACT AS CONVEYED FROM EDWIN J. ACKERMANN, et al TO KB HOME LONESTAR L.P., A TEXAS LIMITED PARTNERSHIP IN SPECIAL WARRANTY DEED DATED MARCH 18, 2002 RECORDED IN VOLUME 9306, PAGE 2192 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS.



VICKREY & ASSOCIATES, INC.
CONSULTING

12940 Country Parkway San Antonio, Texas 78216-2004
Telephone: (210) 349-3271
Firm Registration No.: F-159



STATE OF TEXAS
COUNTY OF BEAR

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

OWNER/DEVELOPER
KB Home Lone Star, L.P.,
a Texas Limited Partnership
By: KBSA, Inc., its general partner
By: Joseph C. Hernandez
Title: Director of Land Development
4800 Fredericksburg Road
San Antonio, Texas 78229
(210) 349-1111

OWNER _____
DULY AUTHORIZED AGENT _____

STATE OF TEXAS
COUNTY OF BEAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

_____ COUNTY JUDGE, BEAR COUNTY, TEXAS

_____ COUNTY CLERK, BEAR COUNTY, TEXAS

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

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

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

BY: _____ CHAIRMAN

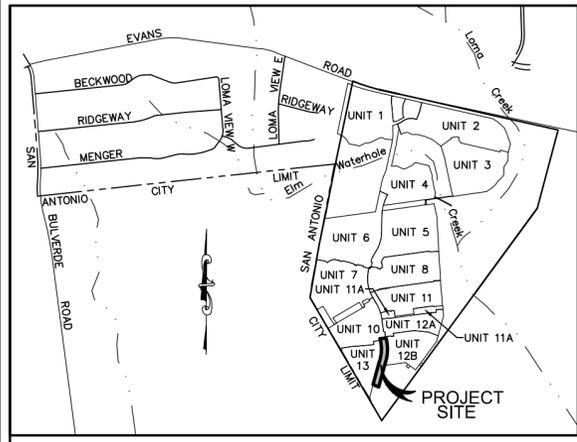
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

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

_____ COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____, DEPUTY



LOCATION MAP
NOT TO SCALE
MAPSCO MAP GRID 484 E7

- LEGEND**
- SET 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR."
 - FOUND 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR."
 - D.R. DEED RECORDS OF BEAR COUNTY, TEXAS
 - O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS
 - D.P.R. DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
 - 740- EXISTING CONTOURS
 - 740- PROPOSED CONTOURS
 - G,E,T,CA GAS, ELECTRIC, TELEPHONE AND CABLE TV
 - BSL BUILDING SETBACK LINE
 - ESMT EASEMENT
 - R.O.W. RIGHT OF WAY
 - VOL VOLUME
 - PG. PAGE
 - C.V.E. CLEAR VISION ESMT
 - BLK BLOCK
 - CB COUNTY BLOCK
 - AC. ACRES
 - PE.D. PEDESTRIAN
 - V-N.A.E. VEHICULAR NON-ACCESS ESMT
 - SS SANITARY SEWER

ADDITIONAL NOTES:

A. THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT GRADE.

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

C. THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

D. MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT FLOOD.

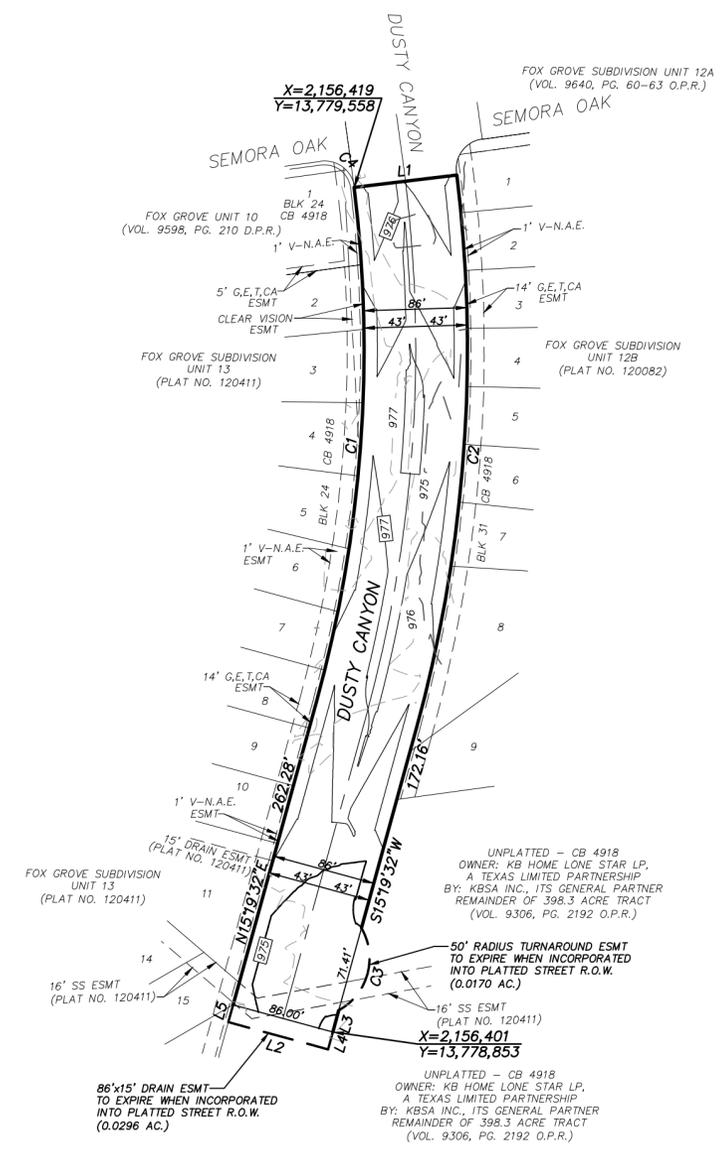
1/2" IRON ROD WITH VICKREY & ASSOCIATES CAP SET AT ALL EXTERNAL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

THE VALUE OF THE TWO COORDINATES SHOWN HEREON ARE NAD 83 US SURVEY FEET, STATE PLANE COORDINATES FOR THE TEXAS SOUTH CENTRAL ZONE.

SOURCE OF BEARINGS ARE REFERENCED FROM FOX GROVE UNIT 7A, DESCRIBED IN VOLUME 9573, PAGES 86 & 87 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

CPS NOTES:

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



NOTE: THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

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

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

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM @ 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

STATE OF TEXAS
COUNTY OF BEAR

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

VICKREY & ASSOCIATES, INC.
By: ERIC N. MILLER, R.P.L.S. _____
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEAR

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

VICKREY & ASSOCIATES, INC.
By: KARA J. HEASLEY, P.E. _____
LICENSED PROFESSIONAL ENGINEER

LINE TABLE

LINE	BEARING	LENGTH
L1	N83°02'34"E	86.00'
L2	N74°40'28"W	86.00'
L3	S15°19'32"W	18.71'
L4	S15°19'32"W	15.00'
L5	N15°19'32"E	15.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	22°16'58"	1114.00'	433.24'	219.40'	N4°11'03"E	430.52'
C2	22°16'58"	1200.00'	466.69'	236.33'	S4°11'03"W	463.76'
C3	91°08'45"	50.00'	79.54'	51.01'	S15°19'32"W	71.41'
C4	90°51'41"	25.00'	39.65'	25.38'	N52°23'17"W	35.62'



RECEIVED

SEP 07 2012

September 5, 2012



DEPARTMENT SERVICES
RECEIVED

2013 FEB 25 PM 4: 35

Ms. Kara J. Heasley, P.E.
Vickrey & Associates, Inc.
12940 Country Pkwy
San Antonio, Texas 78216

RE: File No. 1209001 - Request for review of **Dusty Canyon 1, Plat No. 120412** located on South of Evans Road & East of Bulverde Road.

Dear Ms. Heasley:

On September 4, 2012, 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 road and consists of approximately 1.420 acres located entirely within the EARZ. No notable significant features were observed. The property is not within a 100-year floodplain preservation area .

The proposed development is a **Category 3** property under the provisions of Aquifer Protection Ordinance No. 81491-File No.1957. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan was submitted to SAWS and approved in a letter dated January 6, 2012-File No. 197.

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

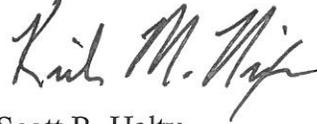
A Water Pollution Abatement Plan (WPAP) and an Organized Sewage Collection System (SCS) Plan have been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter(s) dated November 11, 2011, and February 7, 2012, respectively.

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 Dusty Canyon 1, Plat No. 120412.

Ms. Kara J. Heasley, P.E.
Dusty Canyon 1
Page 2

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3537.

Sincerely,



for

Scott R. Halty
Director
Resource Protection & Compliance

SRH: LRD



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 8

Public Hearing:

Planning Commission
March 13, 2013

Application/Case Number:

120415

Applicant:

Charlie H. Turner

Representative:

Briones Consulting Engineering LTD.
c/o Rolando H. Briones, P.E.

Owner:

Charlie H. Turner

Staff Coordinator:

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

Property Address/Location:

On the northeast corner of Lewis
Street and West Laurel Street

MAPSCO Map Grid (Ferguson):

616 D-2

Tract Size:

0.384 Acres

Council District:

1

Notification:

Published in Daily Commercial
Recorder February 28, 2013

Internet Agenda Posting March 8,
2013

REQUEST

Approval of a major plat, to replat 0.384-acre tract of land to
establish the **City View Modern Subdivision (IDZ)**.

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

February 18, 2013

CASE HISTORY

Area being replatted was previously platted as Lot 15, Block 24,
NCB 374 Tobin Hills Addition Subdivision, recorded in Volume
9624, Pages 58, of the Deed and Plat Records of Bexar County,
Texas.

I. ANALYSIS

A. Proposed Use(s)

The proposed plat will consist of twelve (12) single-family residential lot.

B. Zoning

“IDZ AHOD” Infill Development Zone Airport Hazard Overlay District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on November 16, 2012.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on November 2, 2012.

II. RECOMMENDATION

Approval of the proposed **City View Modern Subdivision (IDZ) Replat.**

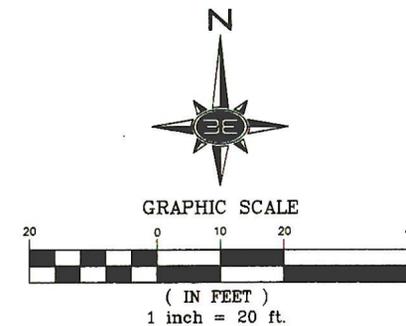
III. ATTACHMENT

1. Proposed Plat

PLAT NO. 120415

REPLAT
ESTABLISHING
**CITY VIEW MODERN
SUBDIVISION (IDZ)**

BEING A TOTAL OF 0.384 ACRES, ESTABLISHING LOTS 16-27, BLOCK 24, N.C.B. 374, FORMALLY KNOWN AS ALL OF LOT 15, AS DESCRIBED IN TOBIN HILLS ADDITION SUBDIVISION RECORDED IN VOLUME 9624, PAGE 58, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



BRIONES
CONSULTING & ENGINEERING LTD.

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

BLS BARRERA LAND SURVEYING
7715 MAINLAND #114
SAN ANTONIO, TEXAS 78250
(210) 837-4328 PHONE
DBINSATX@YAHOO.COM

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

[Signature]
OWNER:
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **CHARLIE H. TUENDA** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13 DAY OF FEB, 2013.

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

[Signature]
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

OWNER/DEVELOPER:
K/T TX HOLDINGS, L.L.C.
3425 HWY. 6, SUITE 110
SUGAR LAND, TEXAS 77478
TELEPHONE: (281) 240-9300
FAX: (281) 656-6822

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY

CITY PUBLIC SERVICE NOTES

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

NOTES

- 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. (35-504 (E)(2) P-5-40)
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- PRIVATE 18' ACCESS, WATER AND SEWER EASEMENT TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.) FOR THE SOLE USE OF LOTS 20-27, BLOCK 24.

EDU NOTE:

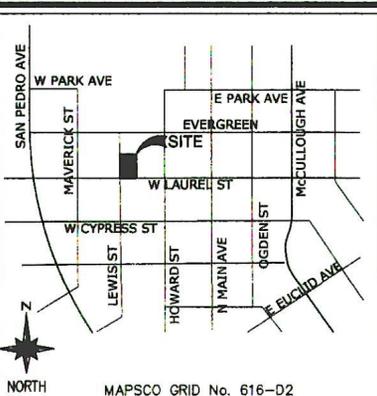
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE NOTE:

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

LOT TABLE	
LOT #	S.F.
16	1,634
17	1,251
18	1,254
19	1,252
20	1,274
21	1,276
22	1,276
23	1,720
24	1,803
25	1,333
26	1,328
27	1,324

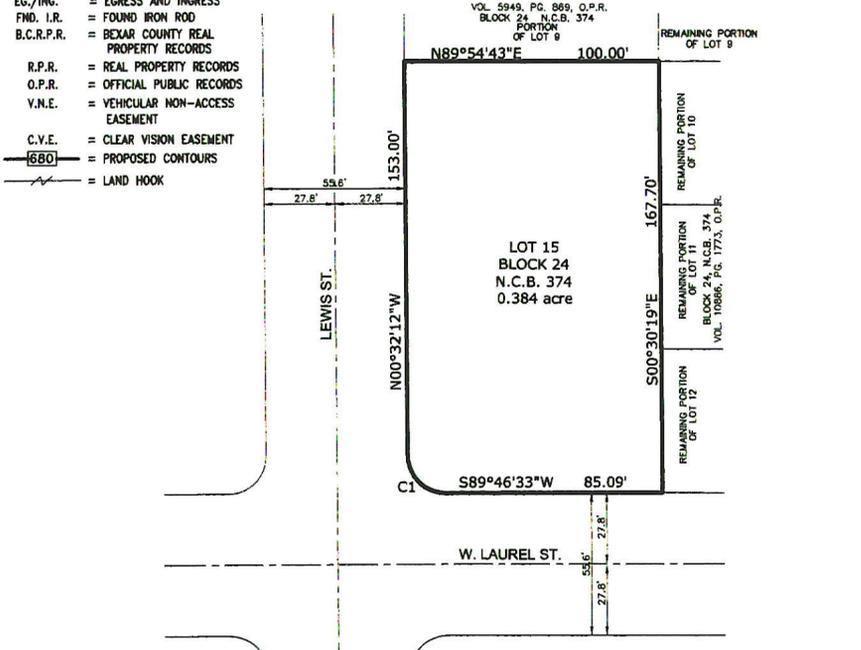
CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	TANGENT CHORD
C1	89°23'09"	15.00'	23.40'	14.84'



LOCATION MAP
NOT TO SCALE

LEGEND

- D.&P. = DEED & PLAT RECORDS
- D.R. = DEED RECORDS
- O.P.R. = OFFICIAL PUBLIC RECORDS
- M.E. = MAINTENANCE EASEMENT
- E.G.T.V.E. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- EG./ING. = EGRESS AND INGRESS
- FND. I.R. = FOUND IRON ROD
- B.C.R.P.R. = BEXAR COUNTY REAL PROPERTY RECORDS
- R.P.R. = REAL PROPERTY RECORDS
- O.P.R. = OFFICIAL PUBLIC RECORDS
- V.N.E. = VEHICULAR NON-ACCESS EASEMENT
- C.V.E. = CLEAR VISION EASEMENT
- 680 = PROPOSED CONTOURS
- = LAND HOOK



"AREA BEING REPLATTED THROUGH PUBLIC HEARING"

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 15, BLOCK 24, N.C.B. 374, TOBIN HILLS ADDITION AS RECORDED IN VOLUME 9624, PAGE 58, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT TOBIN HILLS ADDITION SUBDIVISION WHICH IS RECORDED IN VOLUME 9624, PAGE 58, BEXAR COUNTY PLAT AND DEED RECORDS.

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

[Signature]
OWNER:
SWORN AND SUBSCRIBED BEFORE ME THIS THE 13 DAY OF FEB, 2013.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 11-29-2015

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

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

[Signature]
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY DAVID BARRERA, R.P.L.S.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 9

Public Hearing:

Planning Commission
March 13, 2013

Application/Case Number:

120422

Project Name:

Estonia Subdivision Unit 8 Phase B

Applicant:

Dale Thornton

Representative:

Denham-Ramones Engineering and
Associates, Inc., c/o Paul W.
Denham, P.E.

Owner:

Meritage Homes of Texas, LLC

Staff Coordinator:

Donna Camacho, Planner
(210) 207-5016
donna.camacho@sanantonio.gov

Property Address/Location:

Generally located northeast of the
intersection of Estonia Grey and
Kihnu Willow.

MAPSCO Map Grid (Ferguson):

613 B-1

Tract Size:

11.388

Council District:

6

Notification:

Published in Daily Commercial
Recorder February 22, 2013
Notices mailed February 21, 2013

- 3 to property owners within 200 feet within the subdivision
- Notice to the Estonia Homeowners Association

Internet Agenda Posting March 8, 2013

REQUEST

Approval of a major plat to replat and subdivide a 11.388-acre tract of land to establish the **Estonia Subdivision Unit 8 Phase B**

APPLICATION TYPE

Replat and Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

February 18, 2013

CASE HISTORY

Area being replatted was previously platted as a variable width drainage easement of the Estonia Unit 5R Subdivision plat, recorded in Volume 9624, Pages 109 to 110, of the Deed and Plat Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Uses

The proposed plat will consist of fifty-four (**54**) single-family residential lots, one (**1**) non-single family residential lot and approximately two thousand one hundred forty-five (2,145) linear feet of public streets.

B. Zoning

“R-4” Single-Family Residential District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on January 30, 2013.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on January 7, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 010C-06, Persyn, accepted on December 19, 2012

B. Notices

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

III. RECOMMENDATION

Approval of the proposed **Estonia Subdivision Unit 8 Phase B** Replat and Subdivision Plat.

IV. ATTACHMENT

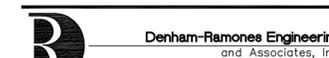
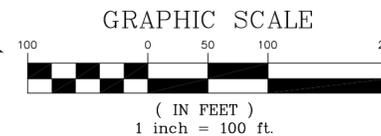
1. Proposed Plat

PLAT No. 120422
SHEET 1 OF 2

54 LOTS

SUBDIVISION PLAT
ESTABLISHING
ESTONIA SUBDIVISION
UNIT 8 PHASE B

BEING A REPLAT OF 0.161 ACRES OF LAND OUT OF THE ESTONIA SUBDIVISION UNIT 5R, RECORDED IN VOLUME 9624, PAGES 109-110, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A SUBDIVISION PLAT OF A 11.227 ACRES OF LAND OUT OF THE REMAINDER OF A 42.821 ACRE TRACT OF LAND, VOL. 15210, PAGES 1029-1039, R.P.R. & BEING OUT OF THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT NO. 573, N.C.B. 18288, SAN ANTONIO, BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 11.388 ACRES OF LAND.



1380 PANTHEON WAY, SUITE 290 (210) 495-3100 OFFICE
SAN ANTONIO, TX. 78232 (210) 495-3122 FAX
FIRM REGISTRATION NUMBER: T.B.P.E. F-5161 & T.B.P.L.S. 10023700

OWNER/DEVELOPER:
MERITAGE HOMES OF TEXAS LLC
8920 BUSINESS PARK DRIVE, SUITE 250
AUSTIN, TEXAS 78759
PHONE (512) 615-6409
FAX (512) 610-6750

STATE OF TEXAS
COUNTY OF TRAVIS

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

OWNER: MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
DALE THORNTON, VICE PRESIDENT OF LAND DEVELOPMENT

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2013.

NOTARY PUBLIC, TEXAS.

THIS PLAT OF ESTONIA SUBDIVISION UNIT 8 PHASE B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., 2013.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

_____ DAY OF _____, A.D. _____ AT _____ M. AND DULY RECORDED THE

_____ DAY OF _____, A.D. _____ AT _____ M. IN THE RECORDS OF

_____ OF SAID COUNTY, IN BOOK VOLUME _____

ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

_____ DAY OF _____, A.D. _____ COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

"C.P.S. NOTES"

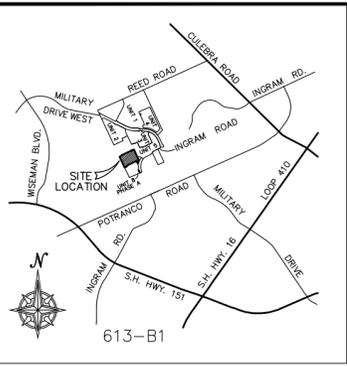
- 1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT",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

EDU NOTE:

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

OTHER NOTES:

- 1.) SAWS IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- 2.) IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- 3.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- 4.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- 5.) CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO SCALE OF PLAT
- 6.) ALL GREENBELTS ARE ALSO DRAINAGE EASEMENTS.
- 7.) THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS, OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- 8.) NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING.



LOCATION MAP
NOT TO SCALE

LEGEND & NOTES

- 1.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ———— E.T.T.V.E.
- 2.) VEHICULAR NON-ACCESS EASEMENT ———— V.N.E.
- 3.) CLEAR VISION EASEMENT ———— C.V.E.
- 4.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ———— G.E.T.T.V.E.
- 5.) PEDESTRIAN ACCESS ———— PED.
- 6.) O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
- 7.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- 8.) I.R.F. = IRON REBAR FOUND
- 9.) I.R.S. = IRON REBAR SET
- 10.) PROPOSED FINISHED CONTOUR ———— 7901
- 11.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
SCALE FACTOR IS 1.00016
ROTATION GRID TO PLAT IS 0°00'00"
- 12.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" IRON REBAR AND D-R E PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
- 13.) BEARING REFERENCE SOURCE IS THE SOUTHEAST LINE OF A 42.821 ACRE TRACT BETWEEN TWO FOUND 1/2" IRON REBARS WITH DR-E CAPS, SHOWN AS S66°05'16"W, AND RECORDED IN VOLUME 15210, PAGES 1029-1039 O.P.R., BEXAR COUNTY, TEXAS, AND VERIFIED BY GPS OBSERVATION ON THE NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE DATUM.

MONUMENT NOTE:

- = 1/2" I.R.F.
- * = 1/2" I.R.F. W/D-R E CAP
- = 1/2" I.R.S. W/D-R E CAP

PLAT REFERENCE
① ESTONIA SUBDIVISION UNIT 1 VOLUME 9578, PAGES 57, 60-65, D.P.R.
② ESTONIA SUBDIVISION UNIT 2 VOLUME 9636, PAGES 26-28, D.P.R.
③ ESTONIA SUBDIVISION UNIT 3 VOLUME 9578, PAGES 92-95, D.P.R.
④ ESTONIA SUBDIVISION UNIT 5R VOL. 9624, PAGES 109-110, D.P.R.
⑤ ESTONIA SUBDIVISION UNIT 7AR VOL. 9647, PAGES 62-64, D.P.R.
⑥ ESTONIA SUBDIVISION UNIT 8 PHASE A PLAT No. 120146
⑦ RICHLAND HILLS UNIT-3 VOL. 9502, PGS. 84-85 D.P.R.
⑧ RICHLAND HILLS UNIT 4 VOL. 9502, PGS. 128-130 D.P.R.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ESTONIA SUBDIVISION UNIT 5R, WHICH IS RECORDED IN VOLUME 9624, PAGES 109-110, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.

THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER _____

OWNER'S DULY AUTHORIZED AGENT _____

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 2012.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

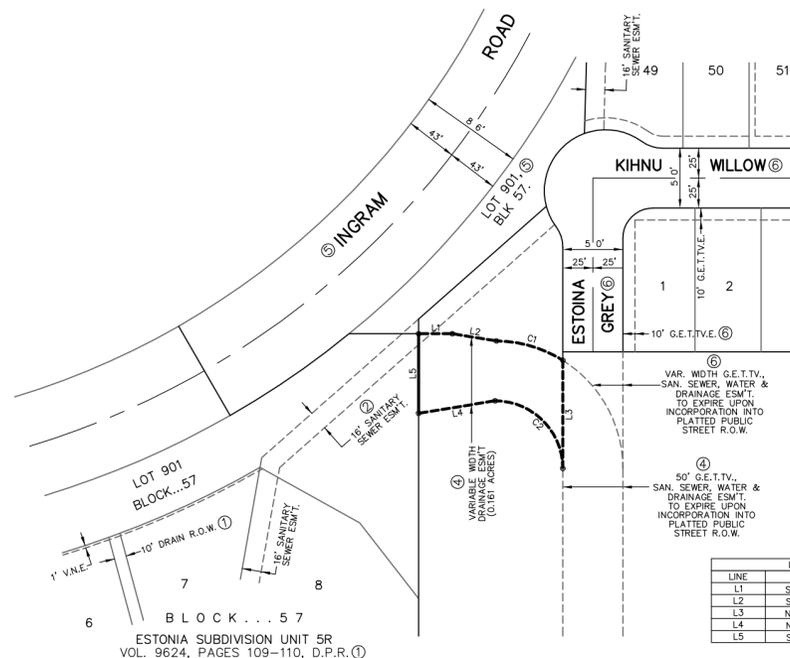
STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

AREA BEING REPLATTED
THROUGH PUBLIC HEARING
WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED AS A VARIABLE WIDTH DRAINAGE EASEMENT ON A PLAT KNOWN AS ESTONIA SUBDIVISION UNIT 5R, RECORDED IN VOLUME 9624, PAGES 109-110, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	S65°03'38"W	28.09'
L2	S74°21'46"W	37.17'
L3	N24°56'22"W	90.28'
L4	N55°45'29"E	64.51'
L5	S24°56'22"E	66.43'

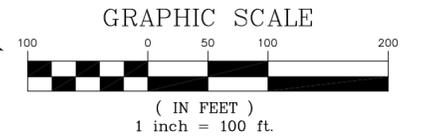
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	31°21'33"	106.50'	23.89'	58.29'	57.56'
C2	89°50'11"	56.50'	56.34'	88.59'	79.79'

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



SUBDIVISION PLAT ESTABLISHING ESTONIA SUBDIVISION UNIT 8 PHASE B

BEING A REPLAT OF 0.161 ACRES OF LAND OUT OF THE ESTONIA SUBDIVISION UNIT 5R, RECORDED IN VOLUME 9624, PAGES 109-110, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A SUBDIVISION PLAT OF A 11.227 ACRES OF LAND OUT OF THE REMAINDER OF A 42.821 ACRE TRACT OF LAND, VOL. 15210, PAGES 1029-1039, R.P.R. & BEING OUT OF THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT NO. 573, N.C.B. 18288, SAN ANTONIO, BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 11.388 ACRES OF LAND.



Denham-Ramones Engineering and Associates, Inc. 1380 PANTHEON WAY, SUITE 290 SAN ANTONIO, TX. 78232 FIRM REGISTRATION NUMBER: T.B.P.E. F-5161 & T.B.P.L.S. 10023700

OWNER/DEVELOPER: MERITAGE HOMES OF TEXAS LLC 8920 BUSINESS PARK DRIVE, SUITE 250 AUSTIN, TEXAS 78759 PHONE (512) 615-6409 FAX (512) 610-6750

STATE OF TEXAS COUNTY OF TRAVIS

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

OWNER: MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY DALE THORNTON, VICE PRESIDENT OF LAND DEVELOPMENT

DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS DAY OF A.D., 2013.

NOTARY PUBLIC, TEXAS.

THIS PLAT OF ESTONIA SUBDIVISION UNIT 8 PHASE B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D., 2013.

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

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

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

BY: DEPUTY

"C.P.S. NOTES"

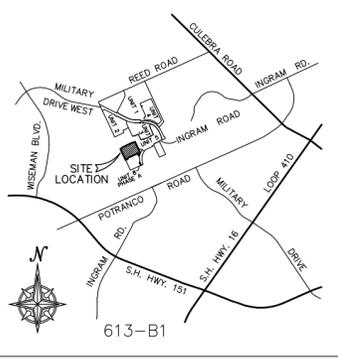
- 1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT",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

EDU NOTE:

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

OTHER NOTES:

- 1.) SAWS IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
2.) IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
3.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
4.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
5.) CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO SCALE OF PLAT.
6.) ALL GREENBELTS ARE ALSO DRAINAGE EASEMENTS.
7.) THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS, OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING.



LOCATION MAP NOT TO SCALE

LEGEND & NOTES

- 1.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT E.T.V.T.E.
2.) VEHICULAR NON-ACCESS EASEMENT V.N.E.
3.) CLEAR VISION EASEMENT C.V.E.
4.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT G.E.T.V.T.E.
5.) PEDESTRIAN ACCESS PED.
6.) O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
7.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
8.) I.R.F. = IRON REBAR FOUND
9.) I.R.S. = IRON REBAR SET
10.) PROPOSED FINISHED CONTOUR
11.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE. SCALE FACTOR IS 1.00016 ROTATION GRID TO PLAT IS 0°00'00"
12.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R-E PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION. BEARING REFERENCE SOURCE IS THE SOUTHEAST LINE OF A 42.821 ACRE TRACT BETWEEN TWO FOUND 1/2" IRON REBARS WITH D-R-E CAPS, SHOWN AS S66°05'16"W, AND RECORDED IN VOLUME 15210, PAGES 1029-1039 O.P.R., BEXAR COUNTY, TEXAS, AND VERIFIED BY GPS OBSERVATION ON THE NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE DATUM.

MONUMENT NOTE:

- = 1/2" I.R.F.
* = 1/2" I.R.F. W/D-R E CAP
○ = 1/2" I.R.S. W/D-R E CAP

Table with 2 columns: PLAT REFERENCE and Description. Includes references to Estonia Subdivision Units 1, 2, 3, 5R, 7A, and 8 Phase A, as well as Richland Hills Units 3, 4, and 5.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines L6 through L13 with their respective bearings and distances.

Table with 5 columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD. Lists curves C3 through C7 with their respective geometric data.

STATE OF TEXAS COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER PAUL W. DENHAM

STATE OF TEXAS COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR GARY B. NEILL



THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: Jan 04, 2013, 11:44am User ID: RamonesNicholas File: H:\Land Projects 3\Meritage-Estonia Unit 8 Phase B\Orig\Estonia U8 PhaseB.dwg



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 10

Public Hearing:

Planning Commission
March 13, 2013

Application/Case Number:

130014

Project Name:

Fox Grove, Unit-14

Applicant:

Joseph C. Hernandez

Representative:

Vickrey & Associates, Inc., c/o Kara
J. Heasley, P.E.

Owner:

KB Home Lone Star LP

Staff Coordinator:

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

Property Address/Location:

Generally located east of Dusty
Canyon, south of Evans Road

MAPSCO Map Grid (Ferguson):

484 E-7

Tract Size:

12.16 acres

Council District:

ETJ

Notification:

Internet Agenda posting March 8,
2013

REQUEST

Approval of a major plat to subdivide a 12.16-acre tract of land to
establish **Fox Grove, Unit-14 Subdivision**

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

March 5, 2013

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of forty three (**43**) single-family residential lots, two (**2**) non-single family lots and one thousand five hundred and fifty five (**1,555**) linear feet of public streets.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on February 25, 2013.

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

E. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 705A Fox Grove, accepted on November 13, 2012

III. RECOMMENDATION

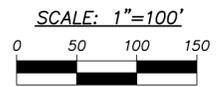
Approval of the proposed **Fox Grove, Unit-6** Subdivision Plat

IV. ATTACHMENTS

1. Proposed plat
2. SAWS Aquifer Letter

PLAT NO. 130014
SUBDIVISION PLAT ESTABLISHING
FOX GROVE SUBDIVISION, UNIT 14

BEING A TOTAL OF 12.16 ACRE TRACT OF LAND BEING 2.3316 ACRES OUT OF THE E. ARNOLD SURVEY NO. 98, ABSTRACT 1197, COUNTY BLOCK 4918 IN BEAR COUNTY, TEXAS AND ALSO OUT OF A CALLED 398.3 ACRE TRACT AS CONVEYED FROM EDWARD ACKERMAN, et al TO KB HOME LONE STAR L.P., A TEXAS LIMITED PARTNERSHIP IN SPECIAL WARRANTY DEED DATED MARCH 18, 2002, RECORDED IN VOLUME 9306, PAGE 2192 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS.



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216-2004
Telephone: (210) 349-3271
Firm Registration No.: F-159



STATE OF TEXAS
COUNTY OF BEAR

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

OWNER/DEVELOPER
KB Home Lone Star, L.P.,
a Texas Limited Partnership
By: KB SA, Inc., its general partner
By: Joseph C. Hernandez
Title: Director of Land Development
4800 Fredericksburg Road
San Antonio, Texas 78229
(210) 349-1111

STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
JOSEPH C. HERNANDEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____
NOTARY PUBLIC BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.
ON THIS _____ DAY OF _____, A.D. 20____

COUNTY JUDGE, BEAR COUNTY, TEXAS

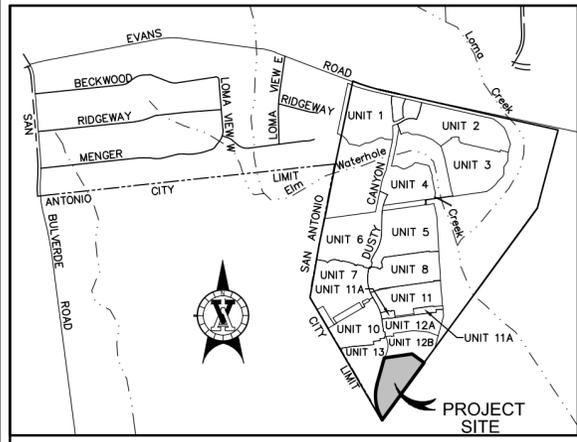
COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF **FOX GROVE SUBDIVISION, UNIT 14** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATION, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. _____
BY: _____ CHAIRMAN
BY: _____ SECRETARY

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

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



- LEGEND**
- SET 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR."
- FOUND 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR."
- D.R. DEED RECORDS OF BEAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- 740--- EXISTING CONTOURS
- G,E,T,CA GAS, ELECTRIC, TELEPHONE AND CABLE T.V.
- BSL BUILDING SETBACK LINE
- AC ACCESS
- ESMT EASEMENT
- R.O.W. RIGHT OF WAY
- VOL. VOLUME
- P.G. PAGE
- C.V.E. CLEAR VISION ESMT
- BLK. COUNTY BLOCK
- CB. COUNTY BLOCK
- AC. ACCESS
- PED. PEDESTRIAN
- V-N.A.E. VEHICULAR NON-ACCESS ESMT
- SS. SANITARY SEWER
- OHE. OVERHEAD ELECTRIC

ADDITIONAL NOTES:
A. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
B. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
C. THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

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

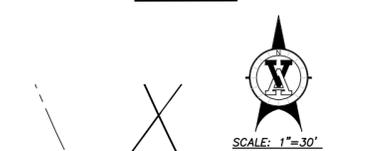
1/2" IRON ROD WITH VICKREY & ASSOCIATES CAP SET AT ALL EXTERNAL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

THE VALUE OF THE TWO COORDINATES SHOWN HEREON ARE NAD 83 US SURVEY FEET, STATE PLANE COORDINATES FOR THE TEXAS SOUTH CENTRAL ZONE.

SOURCE OF BEARINGS ARE REFERENCED FROM FOX GROVE UNIT 7A, DESCRIBED IN VOLUME 9573, PAGES 86 & 87 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

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

LOCATION MAP
NOT TO SCALE
MAPSCO MAP GRID 484 E7



NOTE: THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
NOTE: IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM @ 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
SAWS: THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: VICKREY & ASSOCIATES, INC.
VICKREY & ASSOCIATES, INC.
BY: STEPHEN HORVATH, R.P.L.S. _____ REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
VICKREY & ASSOCIATES, INC.
BY: KARA J. HEASLEY, P.E. _____ LICENSED PROFESSIONAL ENGINEER



LINE TABLE

LINE	BEARING	LENGTH
L1	S74°40'28"E	86.00'
L2	N36°08'19"E	39.12'
L3	N36°08'19"E	39.12'
L4	N30°06'28"W	7.44'
L5	S30°06'28"E	1.96'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	45°26'00"	700.00'	555.07'	293.06'	S72°3'28"E	540.64'
C2	66°50'52"	15.00'	17.50'	9.90'	S48°44'58"W	16.52'
C3	113°09'08"	20.00'	39.50'	30.30'	N41°15'02"W	33.38'
C4	43°04'36"	570.00'	428.54'	224.97'	S67°2'46"E	418.52'
C5	40°20'37"	520.00'	366.15'	191.03'	S45°0'46"E	358.63'
C6	63°59'07"	10.00'	11.77'	6.25'	S47°19'06"W	10.60'
C7	86°05'19"	10.00'	15.03'	9.34'	N54°46'56"W	13.65'
C8	49°40'48"	30.00'	26.01'	13.89'	N13°06'07"E	25.21'
C9	279°21'35"	55.00'	268.17'	46.68'	N78°15'43"E	71.18'
C10	49°40'47"	30.00'	26.01'	13.89'	S36°34'40"E	25.21'
C11	81°26'04"	10.00'	14.21'	8.61'	S28°58'45"W	13.05'
C12	33°33'28"	225.00'	131.78'	67.84'	N52°55'03"E	129.91'
C13	113°09'08"	25.00'	49.37'	37.88'	S41°15'02"E	41.73'
C14	46°02'05"	175.00'	140.61'	74.35'	N59°09'21"E	136.85'
C15	175°38'19"	50.00'	153.27'	131.309'	N21°26'00"W	99.93'
C16	59°45'09"	50.00'	52.14'	28.72'	S83°44'16"E	49.81'
C17	5°05'23"	520.00'	46.19'	23.11'	S27°33'46"E	46.18'
C18	18°22'49"	786.00'	252.15'	127.17'	N6°08'08"E	251.07'



Attachment 2

December 4, 2012

RECEIVED
1 RECEIVED 28

DEC 17 2012
LAND DEVELOPMENT
SERVICES DIVISION

Ms. Kara J. Heasley, P.E.
Vickrey & Associates, Inc.
12940 Country Parkway
San Antonio, Texas 78216

RE: File No. 1211002 - Request for review of **Fox Grove Subdivision Unit 14, Plat No. 130014** located near Evans Road and Dusty Canyon Road.

Dear Ms. Heasley:

On November 14, 2012, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 11.0 acres located entirely within the EARZ. No notable significant features were observed. The property is not within a 100-year floodplain preservation area.

The proposed development is a **Category 3** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1981. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan was submitted to SAWS and approved in a letter dated October 4, 2012-File No. 212.

Certain changes to the project may create a substantial alteration the provision of the Water Quality Ordinance and altar its category. A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter November 15, 2011.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System, recommends the approval of Fox Grove Subdivision Unit 14, Plat No. 130014.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3537.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott R. Halty", written over a horizontal line.

Scott R Halty, Director

Resource Protection & Compliance Department

SRH: lrd



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 11

Public Hearing:

Planning Commission
March 13, 2013

Application/Case Number:

130035

Project Name:

Westover Hills, Unit 43

Applicant:

Charles Martin Wender

Representative:

Pape Dawson Engineers, Inc.
c/o Dennis R. Rion, P.E.

Owner:

Westover Hills Development Partners
LP.

Staff Coordinator:

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

Property Address/Location:

South of the intersection of Westover
Hills Boulevard and Raba Drive

MAPSCO Map Grid (Ferguson):

578 F-6

Tract Size:

9.801 acres

Council District:

6

Notification:

Internet Agenda posting March 8,
2013

REQUEST

Approval of a major plat to subdivide a 9.801-acre tract of land to establish **Westover Hills, Unit 43** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

February 26, 2013

I. ANALYSIS

A. Proposed Use

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

B. Zoning

“C-2 AHOD” Commercial Airport Hazard Overlay District

C. Major Thoroughfare

Westover Hills Boulevard, Secondary Arterial Type A, 86-foot minimum ROW

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on February 21, 2013.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on February 21, 2013.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 110-D Westover Hills, accepted on February 28, 2008

III. RECOMMENDATION

Approval of the proposed **Westover Hills, Unit 43** Subdivision Plat

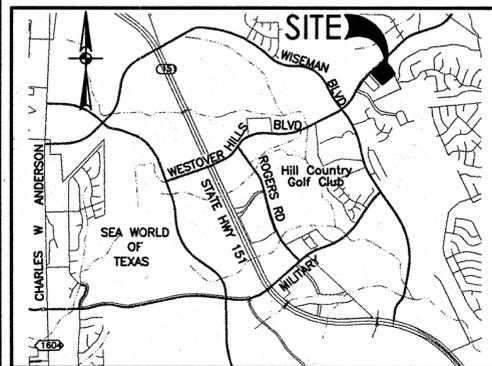
IV. ATTACHMENT

1. Proposed plat

PLAT NUMBER 130035

SUBDIVISION PLAT OF WESTOVER HILLS, UNIT 43

ESTABLISHING LOT 1, BLOCK 110, N.C.B. 18820 BEING A 9.801 ACRE TRACT OF LAND OUT OF A REMAINING PORTION OF A 37.416 ACRE TRACT OF LAND CONVEYED TO WESTOVER HILLS PARTNERS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5191, PAGES 963-1006 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE B.B.B. & C.R.R., SURVEY NUMBER 403, ABSTRACT 100, COUNTY BLOCK 4419, IN NEW CITY BLOCK 18820, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP

MAPSCO MAP GRID: 578F6 NOT-TO-SCALE

LEGEND

- AC ACRE(S)
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
ESMT EASEMENT
NCB NEW CITY BLOCK
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
VOL VOLUME
PG PAGE(S)
(SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD)
-890- EXISTING CONTOURS
-905- PROPOSED CONTOURS

Table with 6 columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains two rows of curve data (C1 and C2).

SURVEYOR'S NOTES:

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

EDU NOTE:

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

IMPACT FEE PAYMENT NOTE:

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

C.P.S. ENERGY NOTES:

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

STATE OF TEXAS COUNTY OF BEXAR

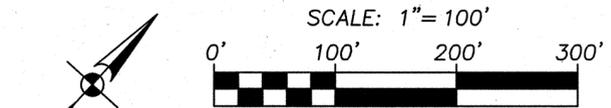
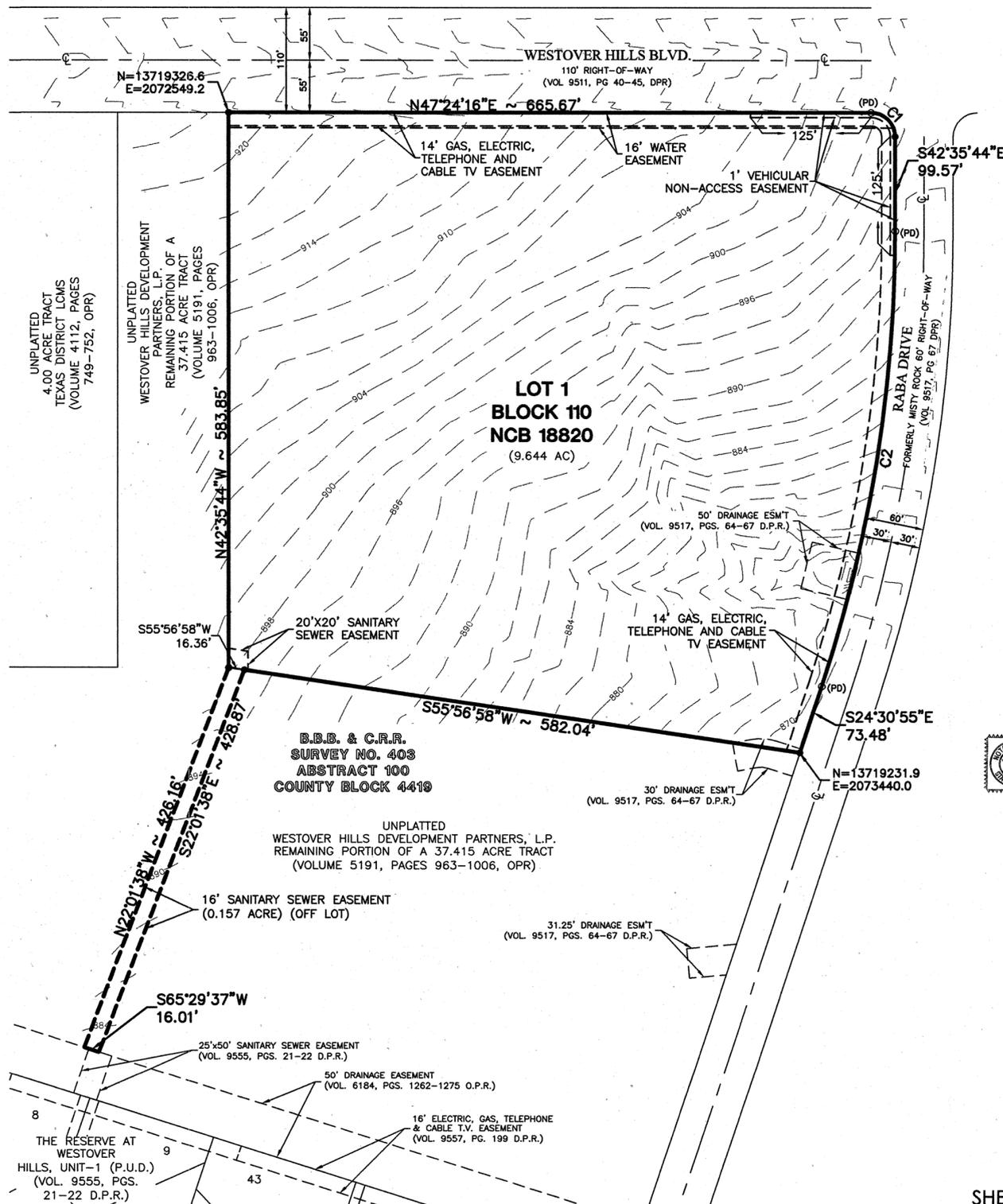
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS COUNTY OF BEXAR

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

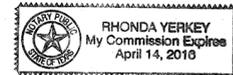
DRAINAGE EASEMENT NOTE:

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



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010 DATE OF PRINT: February 12, 2013

STATE OF TEXAS COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
OWNER/DEVELOPER: WESTOVER HILLS DEVELOPMENT PARTNERS L.P.
CHARLES MARTIN WENDLER, GENERAL PARTNER
8023 VANTAGE DRIVE, SUITE 200
SAN ANTONIO, TEXAS 78230
(210) 342-2255
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARTIN WENDLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF February, A.D. 20 13.



THIS PLAT OF WESTOVER HILLS, UNIT 43, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS ___ DAY OF ___, A.D. 20__
BY: _____ CHAIRMAN
BY: _____ SECRETARY
STATE OF TEXAS COUNTY OF BEXAR
I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ___ DAY OF ___, A.D. 20__ AT ___ M., AND DULY RECORDED THE ___ DAY OF ___, A.D. 20__ AT ___ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME ___ ON PAGE ___ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ___ DAY OF ___, A.D. 20__
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY



Civil Job No. 8125-01; Survey Job No. 9295-12 WESTOVER HILLS, UNIT 43



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 12

Public Hearing:

Planning Commission
March 13, 2013

Application/Case Number:

130045

Project Name:

Cortes Subdivision

Applicants:

Ignacio S. and Sylvia M. Cortes

Representative:

South Central Surveyors of TX, Inc.,
c/o Peter A. Aguirre, R.P.L.S.

Owners:

Ignacio S. and Sylvia M. Cortes

Staff Coordinator:

Donna Camacho, Planner
(210)207-5016
donna.camacho@sanantonio.gov

Property Address/Location:

Generally located on the north side of
McArthur Avenue, west of Somerset
Road

MAPSCO Map Grid (Ferguson):

649 C-7

Tract Size:

0.318 acres

Council District:

4

Notification:

Published in Daily Commercial
Recorder February 22, 2013
Notices mailed February 21, 2013

- 10 to property owners within 200 feet within the subdivision
- No registered neighborhood association within 200 feet

Internet Agenda Posting March 8,
2013

REQUEST

Approval of a minor plat to replat a 0.318-acre tract of land to establish the **Cortes** Subdivision

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

February 19, 2013

CASE HISTORY

Area being replatted was previously platted as a portion of Lot 61 out of the Somerset Place Subdivision, recorded in Volume 642, Page 316, of the Deed and Plat Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use(s)

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

B. Zoning

RM-4 Mixed Residential District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

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

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on February 11, 2013.

Furthermore, the subject property lies within the JBSA- Lackland Military Influence Area. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Military Installation was notified.

II. SUPPLEMENTAL INFORMATION

A. Notices

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

III. RECOMMENDATION

Approval of the proposed **Cortes** Replat.

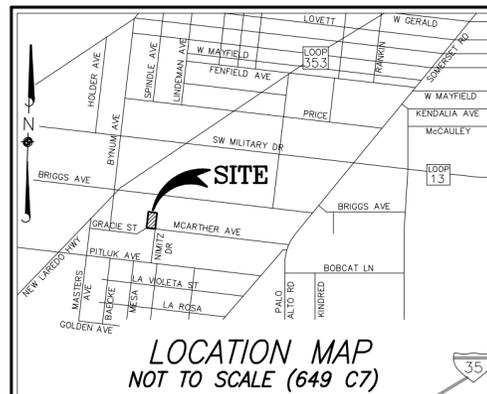
IV. ATTACHMENT

1. Proposed Plat

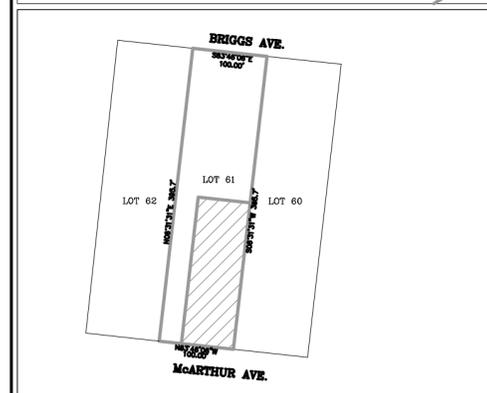
PLAT NO. 130045

REPLAT ESTABLISHING CORTES SUBDIVISION

ESTABLISHING 0.318 AC. AS LOT 131, BLOCK 1, NCB 11256, SAN ANTONIO, TEXAS.



LOCATION MAP
NOT TO SCALE (649 C7)



(NOT TO SCALE)
AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

PREVIOUSLY PLATTED AS LOT 61, BLOCK 1, N.C.B. 11256, SOMERSET PLACE, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS ACCORDING TO MAP OR PLAT RECORDED IN VOL. 642, PG. 316, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY RECORDED AS SOMERSET PLACE, WHICH IS RECORDED IN VOL. 642, PG. 16, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I, IGNACIO S. & SILVIA M. CORTES, THE OWNER(S) OF THE PROPERTY SHOWN IN THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

Ignacio Cortes
OWNER: IGNACIO S. CORTES

Silvia M Cortes
OWNER: SILVIA M. CORTES

OWNERS DULY AUTHORIZED AGENT _____
SWORN AND SUBSCRIBED BEFORE ME THIS 16th DAY OF February

Kay K. Aguirre
KAY K. AGUIRRE
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: MAY 18, 2015

LEGEND:

- # = WOOD FENCE
- ⊕ = CHAIN LINK FENCE
- ⊗ = BARBED WIRE FENCE
- ⊙ = WROUGHT IRON FENCE
- = FND FENCE POST
- ☆ = LIGHT POST
- ⊗ = POWER POLE
- ⊕ = FIRE HYDRANT
- ⊙ = FND 1/2" IRON ROD
- ⊙ = 1/2" IR TO BE SET
- ⊗ = SET "X" ON CONC.
- = EXISTING CONTOURS
- B.S.L. = BUILDING SETBACK LINE
- E.E. = ELECTRICAL EASEMENT
- D.E. = DRAINAGE EASEMENT
- M.E. = MAINTENANCE EASEMENT

THE STATE OF TEXAS
COUNTY OF BEXAR

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

M. Rashid
REGISTERED PROFESSIONAL ENGINEER

THE STATE OF TEXAS
COUNTY OF BEXAR

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

Peter A. Aguirre
PETER A. AGUIRRE, RPLS NO. 5464
REGISTERED PROFESSIONAL LAND SURVEYOR

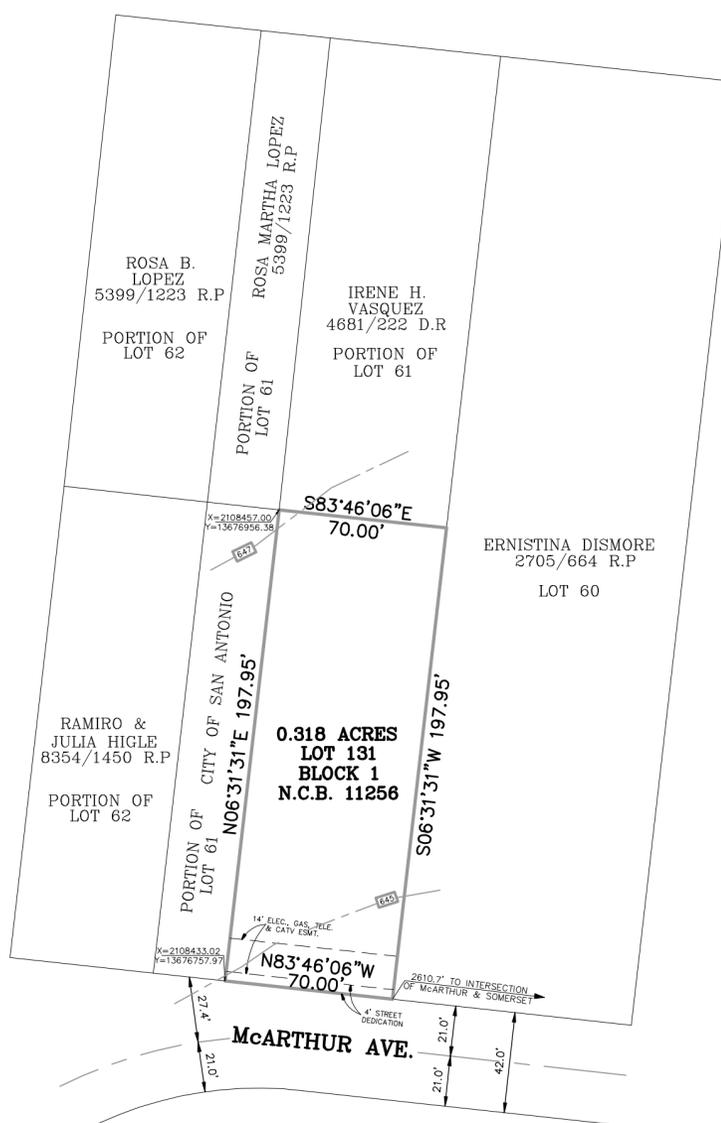
WATER/WASTE WATER EDU NOTE:

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

GENERAL NOTES:

- 1) 1/2" IRON RODS WITH YELLOW CAPS MARKED "S" CENTRAL SURVEYORS" AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2) THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
- 3) NORTH AMERICAN DATUM 1983 FOR COORDINATES WERE USED FOR THIS PLAT.
- 4) DISTANCES ARE IN U.S. SURVEY FEET.
- 5) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDENTIAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.



Kay K. Aguirre
KAY K. AGUIRRE
Notary Public, State of Texas
My Commission Expires
May 18, 2015

OWNER/DEVELOPER:
IGNACIO S. & SILVIA M. CORTES
1707 ARBOR
SAN ANTONIO, TX 78207
PHN. = 210-436-9216

THE STATE OF TEXAS
COUNTY OF BEXAR

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

Ignacio Cortes
OWNER: IGNACIO S. CORTES

Silvia M Cortes
OWNER: SILVIA M. CORTES

THE STATE OF TEXAS
COUNTY OF BEXAR

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

IGNACIO S. & SILVIA M. CORTES, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 16th DAY OF February, A.D. 2013.

Kay K. Aguirre

KAY K. AGUIRRE, NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

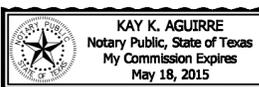
BY: _____
CHAIRMAN

BY: _____
SECRETARY

THE STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 2013 AT _____ P.M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 2013 IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY THEREOF. WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 2013.

BY: _____, DEPUTY COUNTY CLERK, BEXAR COUNTY, TEXAS





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 13

Public Hearing:

Planning Commission
March 13, 2013

Application/Case Number:

130102

Project Name:

Canyons at Scenic Loop PUD, Unit 3

Applicant:

Jay Patterson

Representative:

Jones & Carter, Inc., c/o J. Steven
Brown, P.E.

Owner:

Southerland Palmira, LLC

Staff Coordinator:

Donna Camacho, Planner
(210) 207-5016
donna.camacho@sanantonio.gov

Property Address/Location:

Generally located south of the
intersection of Scenic Loop Road and
Autumn Canyon.

MAPSCO Map Grid (Ferguson):

478 E-3

Tract Size:

21.162

Council District:

ETJ

Notification:

- Internet Agenda Posting
March 8, 2013

REQUEST

Approval of a major plat to subdivide a 21.162-acre tract of land to establish the **The Canyons at Scenic Loop PUD Unit 3** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

February 25, 2013

I. ANALYSIS

A. Proposed Use(s)

The proposed plat will consist of twenty-six (26) single-family residential lots, two (2) non-single family residential lots and approximately two thousand three hundred forty-five (2,345) linear feet of private streets.

B. Zoning

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

C. Major Thoroughfare(s)

Scenic Loop Road, Secondary Arterial Type A, 86-foot minimum right-of-way

D. Services Available

SAWS Water and On Site Sewer Facility

E. Inter-jurisdictional Review

Letters of Certification (LOCs) pending- Bexar County

Furthermore, the subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs was notified. The Camp Bullis Military Installation was notified of the project and the Garrison Commander had no comments.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on February 13, 2013.

Furthermore, on February 11, 2013, the applicant submitted a request for an Administrative Exception to the requirement of Section 35-506(d)(3)(B), Street Grades, of the Unified Development Code (UDC). The Development Services Department, Engineering and Bexar County, Public Works have no objection to the granting of the Administrative Exception as indicated in the attached report (**ATTACHMENT 2**).

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 014A-07, Rising Moon Ranch, accepted on January 9, 2009
PUD 09-005, Palmira PUD, approved on July 8, 2009

III. RECOMMENDATION

Pending of the proposed **Canyons at Scenic Loop PUD Unit 3** Subdivision Plat.

IV. ATTACHMENTS

1. Proposed Plat
2. Administrative Exception



- LEGEND**
- B.S.L. ----- BUILDING SETBACK LINE
 - BCRPR ----- BEXAR COUNTY REAL PROPERTY RECORDS
 - BCDPR ----- BEXAR COUNTY DEED & PLAT RECORDS
 - E.G.T.C. ----- ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
 - ESMT ----- EASEMENT

EDU NOTE:
THE NUMBER OF EQUIVALENT DEVELOPMENT UNITS (EDU) FOR THIS SUBDIVISION PLAT HAS BEEN FILED AT THE CITY ENGINEERING DEPARTMENT UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPING MUNICIPAL DEPARTMENT.

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES MUST BE PAID AT THE TIME OF PLATTING THIS PLAT. ALL IMPACTS MUST BE PAID PRIOR TO ANY INTEREST IN THIS SUBDIVISION BEING CONVEYED.

C.P.S. ENERGY NOTES:
THE CITY OF SAN ANTONIO HAS PART OF ITS ELECTRIC AND GAS DISTRIBUTION SYSTEMS (BASICALLY) HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE ZONED AREAS OF THIS PLAT. THE CITY OF SAN ANTONIO HAS PART OF ITS ELECTRIC AND GAS DISTRIBUTION SYSTEMS (BASICALLY) HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE ZONED AREAS OF THIS PLAT. THE CITY OF SAN ANTONIO HAS PART OF ITS ELECTRIC AND GAS DISTRIBUTION SYSTEMS (BASICALLY) HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE ZONED AREAS OF THIS PLAT.

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY JONES & CARTER, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

GENERAL NOTE:

- ALL EXTENSION OF BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY OF UNICITY ARE REPRESENTED ON THE GROUND WITH 1/2" DIAMETER IRON PIPES OR OTHER PERMANENT MARKS.
- THE BEARING AND DISTANCES SHOWN HEREIN ARE TEXAS STATE PLATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NATIONAL GRID SYSTEM. THE GRID TO SURFACE SCALE FACTOR IS 1.00178.
- THE NORTH AND EAST COORDINATES SHOWN HEREIN ARE TEXAS STATE PLATE NORTH CENTRAL ZONE, AS ESTABLISHED BY THE NATIONAL GRID SYSTEM.
- THE MAP HEREON IS FOR PRIVATE INVESTMENT, SERVICE, UTILITIES, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE CITY OF SAN ANTONIO. SUBDIVISION SHALL BE THE PROPERTY OF THE CITY OF SAN ANTONIO FOR THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO HAS PART OF ITS ELECTRIC AND GAS DISTRIBUTION SYSTEMS (BASICALLY) HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE ZONED AREAS OF THIS PLAT.
- THE DEVELOPER DEDICATES THE WATER MAINS UNDER COMPLETELY BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
- ALL OPEN PITS, BLOCKS, C.B. AREAS AND LOTS SHALL BE CLOSURE BY THE DEVELOPER.
- THE PUBLIC WATER SYSTEM WILL PROVIDE A MINIMUM FIRE FLOW OF 2,000 GALLONS PER MINUTE AT 20 PSI FOR THE RESIDENTIAL LOTS SHOWN ON THIS PLAT.
- UTILITIES AS SHOWN ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

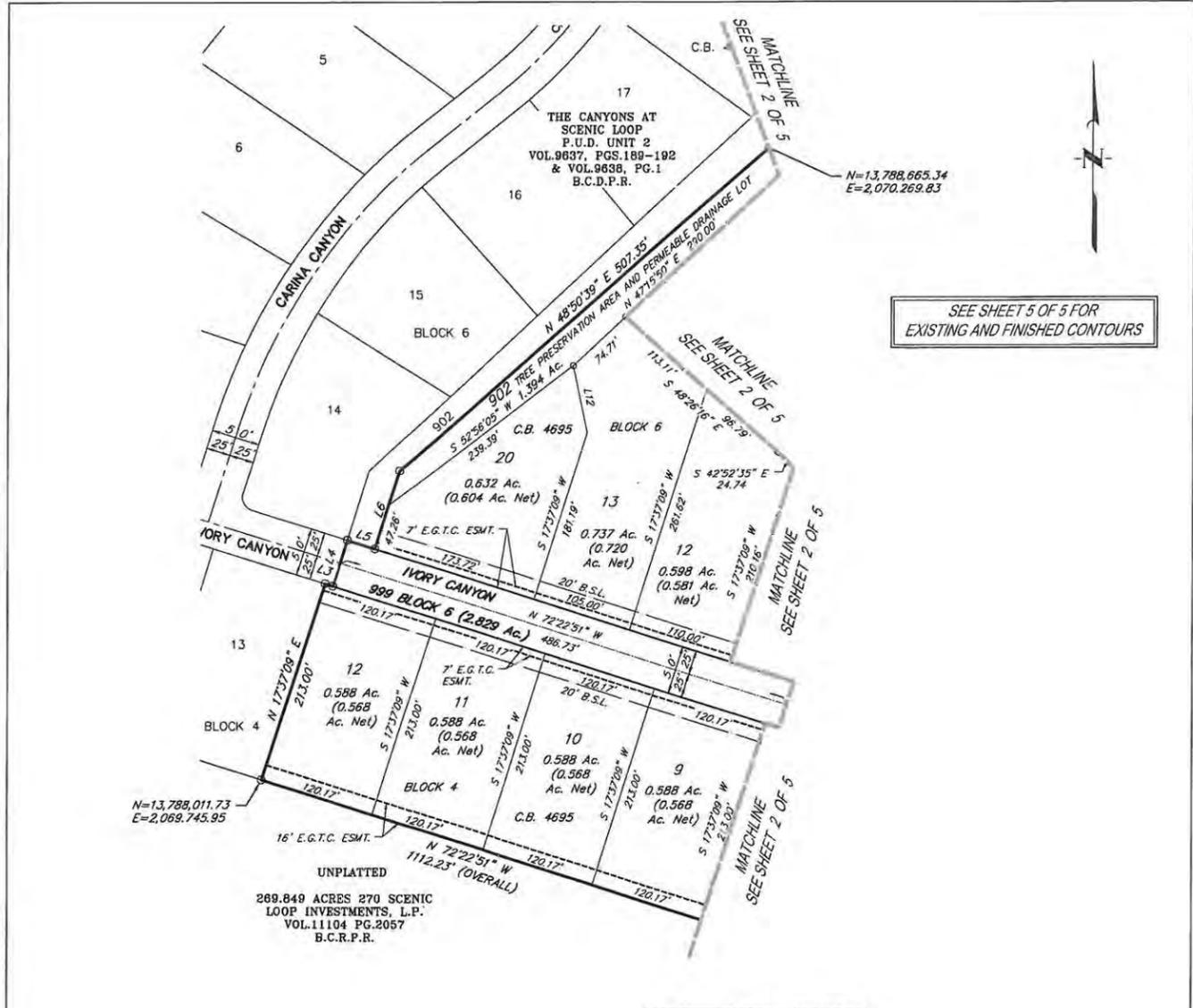
DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATION WHICH ALTER THE DRAINAGE PATTERNS OF THE DRAINAGE EASEMENTS, IF APPLICABLE, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF FIRST REFUSAL TO ACQUIRE THE PROPERTY TO BE USED FOR THE DRAINAGE EASEMENTS AND FOR THE DRAINAGE EASEMENTS.

FINISHED LEVEL ELEVATION SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.



LINE	BEARING	DISTANCE
L1	N 76°35'06" E	26.08'
L2	S 18°13'13" E	57.98'
L3	S 72°22'51" E	8.46'
L4	N 17°37'09" E	50.00'
L5	S 72°22'51" E	30.00'
L6	N 17°37'09" E	84.67'
L7	S 64°27'54" W	114.65'
L8	S 19°27'54" W	70.71'
L9	N 16°23'51" W	273.15'
L10	N 38°49'47" W	80.73'
L11	N 66°01'25" W	61.38'
L12	S 12°17'46" E	70.84'
L13	S 66°10'50" E	75.88'
L14	S 17°46'42" E	21.55'
L15	N 85°55'08" W	54.95'
L16	S 17°46'42" E	21.55'
L17	N 85°55'06" W	54.95'

PLAT NUMBER 130102

SUBDIVISION PLAT ESTABLISHING THE CANYONS AT SCENIC LOOP P.U.D. UNIT 3

21.122 ACRES OF LAND SITUATED WITHIN THE LARKIN T. SMITH SURVEY NO. 311, ABSTRACT NO. 1101, C.B. 4702, AND THE J.V. TRIVINO SURVEY 910, ABSTRACT NO. 914, C.B. 4697, BEXAR COUNTY, TEXAS, BEING A PORTION OF 296.650 ACRES DESCRIBED IN INSTRUMENT TO SOUTHERLAND PALMIRA, LLC RECORDED IN VOL. 15152, PG. 2095 OF THE BEXAR COUNTY DEED AND PLAT RECORDS.

0 50 100 200 300
SCALE: 1" = 100'

J.C. JONES & CARTER, INC.
ENGINEERS-PLANNERS-SURVEYORS
1000 Central Parkway N., Ste. 100
San Antonio, Texas 78232 (210) 494-5511
DATE OF PRINT: January 24, 2013

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: SOUTHERLAND PALMIRA, LLC
A DELAWARE LIMITED LIABILITY COMPANY
JAY PATTERSON, PRESIDENT
110 RIVER CROSSING BLDG., STE. 1 SPRING BRANCH, TEXAS 78270
TELEPHONE (832) 238-7263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
JAY PATTERSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP P.U.D. UNIT 3, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

COUNTY CLERK, BEXAR COUNTY, TEXAS

Civil Job No. 30406-009-00
Date: Jan 31, 2013, 3:35pm User: JD
File: P:\PROJECTS\30406 Southernland\009 The Canyons Unit 3\Civil\Const Drawg\Plat130102.dwg



LEGEND

B.S.L. ----- BUILDING SETBACK LINE
 B.C.R.P.R. ----- BEAR COUNTY REAL PROPERTY RECORDS
 B.C.D.P.R. ----- BEAR COUNTY DEED & PLAT RECORDS
 E.G.T.C. ----- ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
 ESMT ----- EASEMENT

EDU NOTE:
 THE PROPERTY IS BEING SUBDIVIDED INTO LOTS FOR THIS UNIFIED PLAT. THE PLAT IS ON FILE AT THE SAN ANTONIO REGISTERED PROFESSIONAL ENGINEER'S OFFICE UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICE DEPARTMENT.

IMPACT FEE PAYMENT DUE: IMPACT AND MAINTENANCE FEE PAYMENT IS DUE AT THE TIME OF PLAT FILING. THE PLAT FILING FEE MUST BE PAID PRIOR TO THE IMPACT FEE PAYMENT.

C.P.S. ENERGY NOTES:
 1. THE CITY OF SAN ANTONIO HAS A PARTIAL RIGHT OF EGRESS AND EASEMENT OVER THE PUBLIC UTILITY SYSTEMS (P.U.S.) WHICH ARE LOCATED WITHIN THE PLAT. THE CITY OF SAN ANTONIO HAS A PARTIAL RIGHT OF EGRESS AND EASEMENT OVER THE PUBLIC UTILITY SYSTEMS (P.U.S.) WHICH ARE LOCATED WITHIN THE PLAT. THE CITY OF SAN ANTONIO HAS A PARTIAL RIGHT OF EGRESS AND EASEMENT OVER THE PUBLIC UTILITY SYSTEMS (P.U.S.) WHICH ARE LOCATED WITHIN THE PLAT.

STATE OF TEXAS
 COUNTY OF BEAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

GENERAL NOTE

- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE INDICATED ON THE GROUND WITH 1.0" DIAMETER IRON RODS UNLESS OTHERWISE NOTED.
- THE BEARING & DISTANCES SHOWN HEREON ARE THE TRUE SITE PLANE COORDINATE SYSTEM (GRID, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM, THE GRID TO SURFACE SCALE FACTOR IS 1.0000).
- NORTH AND EAST COORDINATES SHOWN HEREON ARE THE TEXAS STATE PLANE, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE CANYONS AT SCENIC LOOP P.U.D. UNIT 2 SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO, AND BEAR COUNTY TO INCLUDE BUT NOT LIMITED TO LOT 999, BLOCK 6, C.B. 4695, LOT 998, BLOCK 6, C.B. 4695 AND LOT 997, BLOCK 4, C.B. 4695.
- THE DEVELOPER DEDICATES THE WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN THE WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
- ALL IMPROVEMENTS, BLOCK 4, C.B. 4695 AND LOT 992, BLOCK 6, C.B. 4695 ARE DRAINAGE EASEMENTS.
- THE PUBLIC WATER SYSTEM WILL BE DESIGNED TO PROVIDE A MINIMUM FLOW OF 2.000 GALLONS PER MINUTE AT 25 PSI TO THE RESIDENTIAL LOTS SHOWN ON THIS PLAT.
- SETBACKS INDICATED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

DRAINAGE NOTES:

THE STRUCTURES, FENCES, WALLS, CURBS, DRIVEWAYS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

THE LANDSCAPING OR OTHER TYPE OF MODIFICATION WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS AS APPROVED SHALL BE FOLLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INSPECTION AND EGRESS OVER ANY ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS TO THE DRAINAGE EASEMENTS.

FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.



EXISTING AND FINISHED CONTOURS

289.849 ACRES 270 SCENIC LOOP INVESTMENTS, L.P. VOL. 11104 PG. 2057 B.C.R.P.R.

STATE OF TEXAS
 COUNTY OF BEAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NUMBER 130102

SUBDIVISION PLAT ESTABLISHING THE CANYONS AT SCENIC LOOP P.U.D. UNIT 3

21.147 ACRES OF LAND SITUATED WITHIN THE LARKIN E. SMITH SURVEY NO. 332, ABSTRACT NO. 1101, C.B. 4702, AND THE J. L. TREJINO SURVEY 910, ABSTRACT NO. 916, C.B. 4667, BEAR COUNTY, TEXAS; BEING A PORTION OF 286.650 ACRES DESCRIBED IN INSTRUMENT TO SOUTHERLAND PALMIRA, LLC RECORDED IN VOL. 15212, PG. 2395 OF THE BEAR COUNTY DEED AND PLAT RECORDS

0 50 100 200 300
 SCALE: 1" = 100'

J.C. JONES & CARTER, INC.
 ENGINEERS-PLANNERS-SURVEYORS
 1000 Central Parkway N., Ste. 100
 San Antonio, Texas 78232 (210) 494-5511
 DATE OF PRINT: January 24, 2013

STATE OF TEXAS
 COUNTY OF BEAR

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

OWNER/DEVELOPER: SOUTHERLAND PALMIRA, LLC
 A DELAWARE LIMITED LIABILITY COMPANY
 JAY PATTERSON, PRESIDENT
 110 RIVER CROSSING BLDG., STE. 1 SPRING BRANCH, TEXAS 76070
 TELEPHONE (830) 229-5243

STATE OF TEXAS
 COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
 JAY PATTERSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP P.U.D. UNIT 3, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
 COUNTY OF BEAR

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____, AT _____ AND DULY PROVIDED THE _____ COUNTY CLERK OF BEAR COUNTY, TEXAS, WITH THE DEED AND PLAT RECORDS OF EXAMINATION, IN BLOCK _____ OF THE _____ COUNTY CLERK'S OFFICE, WHEREBY THE SAID PLAT AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, BEAR COUNTY, TEXAS

DEPUTY

Civil Job No. S0406-009-00
 User ID: JMS
 Date: Jan 31, 2013, 3:52pm
 File: P:\PROJECTS\30406 Southernland\009 The Canyons Unit 3\Civil\Const_Dwg\Plot\Plot_U3.dwg

Attachment 2



1000 Central Parkway N., Suite 100 TEL 210 494 5511
San Antonio, Texas 78232-5050 FAX 210 494 5519



Texas Board of Professional Engineers Registration No. F-439

LAND DEVELOPMENT
SERVICES DIVISION

February 11, 2013

Administrative Exception
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 S. Alamo, 1st Floor
San Antonio, Texas 78204

Reference: The Canyons at Scenic Loop PUD Unit 3 - Plat No. 130102
Request for Administrative Exception to Street Grades, UDC 35-506(d)(3)B

- Administrative Exception
- Environmental Variance
- Subdivision Platting Variance - Time Extension

Dear COSA DSD:

Introduction: The Canyons at Scenic Loop PUD Unit 3 is a proposed 21.162 acre single-family residential development located off Scenic Loop Road southwest of Boerne Stage Road in Bexar County, Texas. The overall terrain for this project is steep and variable which presents a significant design challenge in terms of establishing street grades that are as flat as possible while allowing driveway access to each lot. An Administrative Exception to the for streets grades over ten (10) percent in the City's Extra-Territorial Jurisdiction as contained in UDC Section 35-506(d)(3)(B) Grade is requested.

Code Issue: Street Grades, UDC 35-506(d)(3)B

Bexar County Fire Marshal Approval: C. Grady Koehl, P.E. with Jones & Carter, Inc. will meet with David Boudreau with the Bexar County Fire Marshal's office, and Bob Brach, P.E., Bexar County Development Services Engineer on 2/13/13 to review the street grades at the entrance which are greater than 10%.

The current Bexar County Fire Marshal Rules dated 12/2009, Appendix D, Fire Apparatus Access Roads, Section D103 – Minimum Specifications require the following for grades over 10% but less than 12%:

- 1) The length of the grade does not exceed 300' from the beginning point of the grade to the termination point of the grade. *Response: Complies. The length of the grade is 175'.*
- 2) The termination point of the grade is not within 150' of a down-hill intersection, cul-de-sac or hammerhead. *Response: Does not comply. Ivory Canyon is a second entrance, as required by the CSA UDC. We are currently cutting 8 feet. This will be discussed with the Fire Marshal.*
- 3) The last 75' of a down-hill slope approaching an intersection is not greater than 5%. *Response: Does not comply. The down-hill slope approach is 25' (5% grade). This will be discussed with the Fire Marshal.*

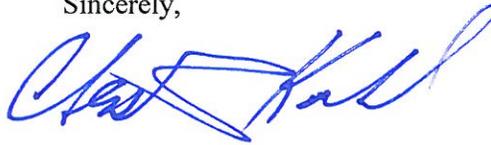
- 4) A grade indicating sign, showing the international symbol for a grade, as well as the numerical percentage of the grade, is installed within 75' of the start of both the up-hill and down-hill portions of the grade. *Response: Complies. See Traffic Control Plan.*

Discussion/Justifications: The topography associated with the Canyons at Scenic Loop Unit 3 Subdivision is very similar to the terrain associated with the previous Units 1, 2 and 4 projects. The overall land plan has been reviewed to establish the best place to provide the second entrance (this unit) in terms of minimizing the street grades.

In our professional opinion, the proposed "Administrative Exception" remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety or welfare of the public. We appreciate your consideration of this request.

Please advise if you have any questions or need additional information.

Sincerely,



Engineer for Owner
C. Grady Koehl, P.E.
Jones & Carter Inc.

CGK/das
Job No. S0406-009-01
Attachments: \$350 Administrative Exception Fee

For Office Use Only:	AEVR#: _____	Date Received: _____
DSD – Director Official Action:		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED W/ COMMENTS	<input type="checkbox"/> DENIED
Signature: _____	Date: _____	
Printed Name: _____	Title: _____	
Comments: _____		



COUNTY OF BEXAR

PUBLIC WORKS DEPARTMENT

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

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project: Canyons at Scenic Loop PUD Unit 3
A major subdivision plat consisting of 26 lots and a proposed roadway approximately 2,025 lf of private streets on 21.162 acres with access off Scenic Loop Road.

Address: Approx. 760 lf south of the intersection of Scenic Loop Road and Autumn Canyon
Ferguson Map Grid 478/E-3

A/P #/PPR #/Plat #: 130102

AEVR Submittal Date: February 11, 2013; February 15, 2013

AEVR Submitted by: J Steven Brown, PE & C Grady Koehl, PE
Jones & Carter Inc

Issue: Street Grades

Code Sections: 2011 Unified Development Code (UDC), Table 506-3; Section 35-506 (d)(3)(B) – Cross-Section and Construction Standards – Grade

By: Robert G Brach PE – Development Services Manager

I have reviewed the information provided in Mr. Brown's and Mr. Koehl's letters dated February 11, 2013 and February 15, 2013. The following issue is addressed in this analysis:

UDC 35-506 (d)(3)(B) and Table 506-3 require a maximum grade of 10% in the ETJ. In order to preserve public safety, the Bexar County Fire Marshal established the following criterion when grades in excess of 10% but not greater than 12% are warranted due to topography:

- a. The length of the grade in excess of 10%, but not in excess of 12%, must not exceed 300 feet. The proposed street named Ivory Canyon has grades in excess of 10% occurring between Stations 2+50 and 4+25 for a total of 175 lf.
- b. The termination point of the excessive grade must be at least 150 feet of a down-hill intersection, cul-de-sac, or hammerhead. The termination point of the excessive grade for the proposed development is approximately 75 feet from the intersection for the straight run of the traffic traveling on the street. A 116 lf sweeping right turn with a grade of approximately 1% on to Scenic Loop is being provided as an alternative.
- c. The last 75 feet of the down-hill slope approaching an intersection shall not be greater than 5%. The last 25 feet of the through traffic down-hill slope approaching the intersection for the proposed street does not exceed 5%. A 116 lf sweeping right turn with a grade of approximately 1% on to Scenic Loop is being provided as an alternative.
- d. Grade indicating signs will be installed within 75 feet of the start of both the up-hill and down-hill portions of the grade. The signage is being provided at the appropriate locations.

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

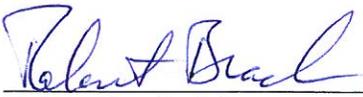
1. **Is the exception contrary to the spirit and intent of section?** The exception is not contrary to the spirit and intent of the section. The Bexar County Fire Marshal has established criteria to be met when topography warrants street grade construction in excess of 10%. The criterion of the Bexar County Fire Marshal has been satisfied in this request.

Section 35-506(d)(3)(B) – Cross Section and Construction Standards – Grades

2. **Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?** The applicant is taking all practical measures to minimize any adverse impacts to public health, safety and public welfare. The applicant is providing “Grade Indicating Signage” for the street segment in excess of 10%; minimizing the length of the restricted grade; and providing a sweeping right turn at a grade of approximately 1% on the downhill side of the grade.
3. **Does the public interest underlying the exceptions outweigh the public interest of the particular regulations?** The public interest is protected with the addition of the signage to warn operators of vehicles of steep grades.
4. **Do the proposed exceptions comply with all other applicable standards of 35-432(e)?** Yes.

The proposed Administrative Exception meets the intent of the UDC and will not result in a waiver of traffic or public safety requirements.

RECOMMENDATION: Approval of the Administrative Exception.

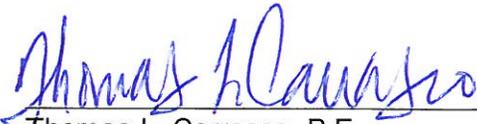


Robert Brach, P.E.
Development Services Manger
Bexar County

2/15/13

Date

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



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

2/19/2013

Date



John Jacks
Assistant Director
City of San Antonio Development Services Department

2/19/13

Date



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 14

Public Hearing:

Planning Commission
March 13, 2013

Application/Case Number:

130185

Project Name:

H & S Subdivision

Applicant:

Hector Guajardo

Representative:

Brown Surveying Company,
by Kerry J. Brown, R.P.L.S.

Owner:

Waterwood Development Company

Staff Coordinator:

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

Property Address/Location:

Generally located west of the
intersection of Waterwood Pass Drive
and Silver Chalice Drive

MAPSCO Map Grid (Ferguson):

752 B-8

Tract Size:

1.02 Acres

Council District/ETJ:

ETJ

Notification:

Internet Agenda posting March 8,
2013

REQUEST

The applicant is requesting temporary utility service prior to plat approval and recordation of the **H & S Subdivision**, for one (1) non-single family lot consisting of 1.02-acres.

APPLICATION TYPE

Subdivision plat deferral

ANALYSIS

A. Proposed Use

Commercial

B. Zoning

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

C. Services Available

SAWS Water and Onsite sewer system

D. Interdepartmental Review

Request for reviews were approved by TIA and Storm Water divisions.

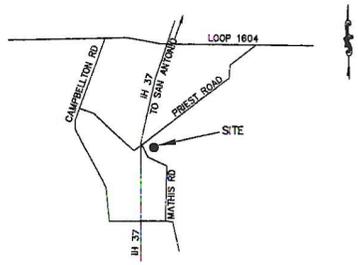
RECOMMENDATION

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

1. No permanent utility service shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within one hundred eighty (180) days of this action and considered by the Planning Commission within thirty (30) days of a formal plat filing.
3. If no utility service is issued, and/or a complete plat filing is not filed within one hundred eighty (180) days of this action, the plat filing fees shall not be refunded and the plat deferral request shall become null and void.

ATTACHMENTS

1. Proposed Plat.
2. Request Letter



LOCATION MAP (NOT TO SCALE)
MAPSCO MAP GRID: 752-B8

NOTE:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PROPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MIGHT INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDING CONCRETE SLABS OR WALLS WILL BE PLACED WITH SAID EASEMENT AREAS.

ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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

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

DEVELOPMENT SERVICES RECEIVED
2013 FEB -7 PM 3:13

PLAT NUMBER: 130185

SUBDIVISION PLAT ESTABLISHING
H & S SUBDIVISION
ESTABLISHING LOT 3, BLOCK 1, H&S SUBDIVISION,
BEING 1.01 ACRES OUT OF SURVEY NUMBER 3, BEATY SEAL & FORWOOD, ABSTRACT NUMBER 107, COUNTY BLOCK 4131, AND 0.01 ACRE OUT OF SURVEY NO. 4, J.W. ROUTT, ABSTRACT 1221, COUNTY BLOCK 4126, IN BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A 1399.508 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 3899, PAGE 1269-1273 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

0 50 100
(SCALE IN FEET)
SCALE: 1" = 100'

BROWN SURVEYING COMPANY
6901 TIERRA BONITA
SAN ANTONIO, TEXAS
(210) 648-3697
DATE: 01/25/2013 JOB NO. 13001

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER:
WATERWOOD DEVELOPMENT CO.
15315 SAN PEDRO AVE
SAN ANTONIO, TEXAS 78232

OWNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ A.D., 2013.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF **H&S** SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., 2013.

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEXAR

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

DATED THIS _____ DAY OF _____ A.D., 2013.

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

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D., 2013 AT _____ M., AND DULY RECORDED THE _____ DAY OF _____, A.D., 2013 AT _____ M., IN THE RECORDS OF _____ OF SAID COUNTY IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2013.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

LEGEND:
IRF = 1/2" IRON ROD FOUND AT CORNER
B.S.L. = BUILDING SETBACK LINE
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
ESMT = EASEMENT

SURVEYOR'S NOTES:
BASIS OF BEARINGS IS WEST LINE OF WATERWOOD SUBDIVISION, UNIT-1, LOT 1, BLOCK 1, ACCORDING TO PLAT RECORDED IN VOLUME 9961, PAGE 20-22.
BEARINGS MUST BE ROTATED 00°16'50" COUNTERCLOCKWISE TO MATCH NAD 83.
1/2" IRON RODS FOUND AT ALL CORNERS OF THIS TRACT.

STATE OF TEXAS
COUNTY OF BEXAR

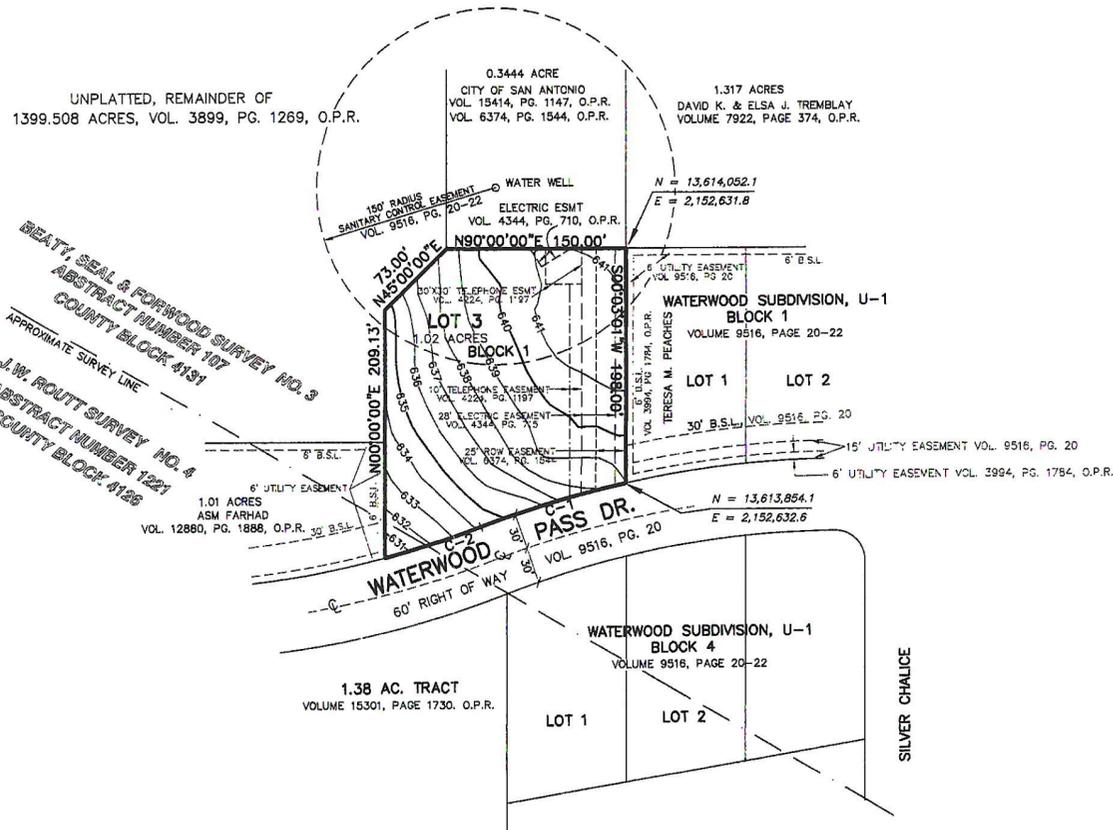
I HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING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

FRANK L. GRANT
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

KERRY J. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4916



CURVE TABLE

CURVE	Δ	RADIUS	LENGTH	TAN.	CHORD
C1	08° 46' 02"	827.44'	126.61'	63.43'	S 73° 11' 40" W, 126.49'
C2	06° 17' 30"	770.00'	84.55'	42.32'	S 71° 57' 24" W, 84.51'

PLAT PROCESSING SERVICES

1603 MIDNIGHT DR., SAN ANTONIO, TX. 78260

PHONE 210-279-7920 FAX 210-764-1359

E-MAIL camerc@sbcglobal.net

DEVELOPMENT SERVICES
RECEIVED
2013 FEB -7 PM 3:13

FEB. 076-2013

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES
1901 S. ALAMO ST.
SAN ANTONIO, TX 78204

RE: H & S SUBDIVISION
I.D.# 130185

ATTENTION: MS.
ELIZABETH CAROL

DEAR MS. CAROL:

A PLAT DEFERRAL IS HEREBY BEING REQUESTED FOR THE ABOVE REFERENCED SUBDIVISION IN ORDER TO SECURE ELECTRICAL SERVICE TO APPLY FOR A PERMIT TO INSTALL A SEPTIC SYSTEM AND START CONSTRUCTION AS SOON AS POSSIBLE IN ORDER TO HELP GENERATE POSITIVE INCOME . BECAUSE OF THE SLOW ECONOMY HIS CURRENT BUSINESS WHICH IS UTILITY CONSTRUCTION IS NOT GENERATING SUFFICIENT INCOME TO MEET HIS CURRENT COMMITMENTS

THANK YOU IN ADVANCE,


EDWARD R. CAMPOS
OWNER



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 15

Public Hearing:

Planning Commission
March 13, 2013

Application/Case Number:

120306

Project Name:

Mt. Olive Apartments

Applicant:

Scott Foster

Representative:

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

Owner:

Scott Foster

Staff Coordinator:

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

Property Address/Location:

Generally located west of Priest
Road, north of Lamm Road

MAPSCO Map Grid (Ferguson):

752 F-5

Tract Size:

16.44 acres

Council District:

ETJ

Notification:

Internet Agenda Posting March 8,
2013.

REQUEST

A resolution authorizing the termination of electric service and revoking building permits pending plat approval and recording of **Lamm Commons** Subdivision Plat #120306 in connection with a previously approved deferral.

RECOMMENDED ACTION

Approval

CASE HISTORY

The Planning Commission approved a plat deferral for this site on July 25, 2012.

I. ANALYSIS

A. Proposed Use

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

B. Zoning

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

C. Services Available

SAWS Water and On Site Sewer Facility

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on August 28, 2012.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on November 8, 2012

II. SUPPLEMENTAL INFORMATION

A. Evaluation Criteria

Pursuant to Section 35-434 of the Unified Development Code (UDC) authorizes the Planning Commission to grant a deferral to allow the issuance of temporary utility service prior to plat approval and recording of four or fewer lots. The time which the platting requirement may be deferred shall normally not exceed 180 days from the date of approval.

III. RECOMMENDATION

Approval of resolution to revoke building permits and terminate temporary utility service for the proposed **Lamm Commons** Subdivision Plat.

IV. ATTACHMENTS

1. Proposed Plat
2. Resolution

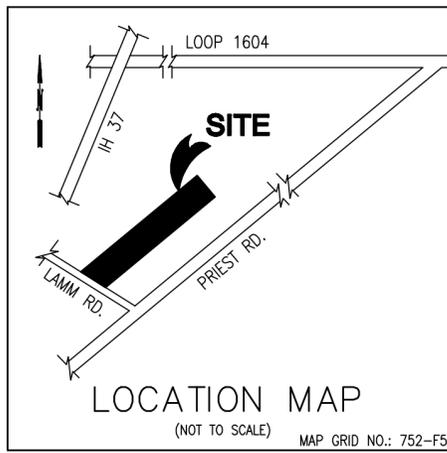
PLAT NO. 120306

**SUBDIVISION PLAT ESTABLISHING
LAMM COMMONS SUBDIVISION**

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

SCALE: 1" = 100'

BENDICION ENGINEERING, LLC
19215 DEER ELK CREST
SAN ANTONIO, TEXAS 78258
PHONE: 210-392-0036
TBPE FIRM REGISTRATION NO. F-10402



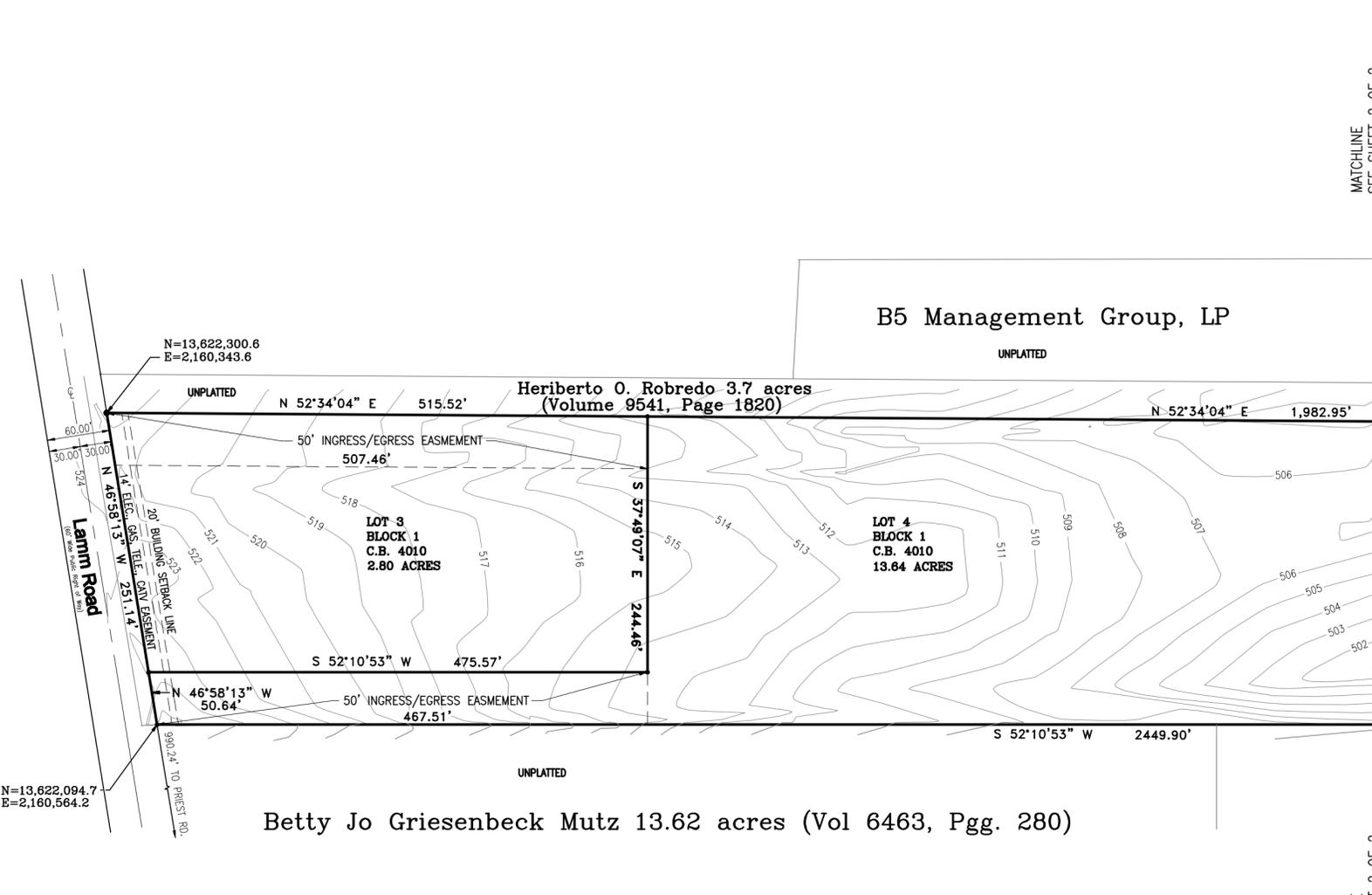
BUILDING SETBACK NOTE:
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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

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

- LEGEND:**
- CONTOUR ELEV.
 - ESMT. OR SETBACK
 - IRON PIN FOUND
 - SET IRON PIN
 - BSL BUILDING SETBACK
 - Elec. ELECTRIC
 - Tele. TELEPHONE
 - Cable T.V. CABLE TELEVISION
 - ESMT EASEMENT

- CITY PUBLIC SERVICE NOTES:**
1. THE CITY OF SAN ANTONIO, AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT AND TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TEES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATIONS ALTERATION.
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENT OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENT.
- GENERAL NOTES:**
- 1.) All lot corners are monumented with 1/2" rebar unless noted otherwise. Set monuments are 1/2" rebar.
 - 2.) Vertical datum and coordinates were obtained by GPS observations made by GEODETIX on December 19, 2011. Datum is NAD '83, Texas South Central Zone.
 - 3.) Distance are US Survey Feet.
 - 4.) Finish Floor Elevations must be a minimum of (8) inches above final adjacent grade. Minimum finished floor elevations for residential and commercial lots shall be elevated at least 1 foot higher than the computed water surface elevation for the 100-year ultimate development.
 - 5.) Owner and Developer: Mr. Scott Foster
Address: 1520 E. Mulberry St., Ft. Collins, CO. 80524
 - 6.) WASTEWATER EDU NOTE: The number of wastewater equivalent dwelling units (EDUs) paid for this subdivision plat are kept on file at the San Antonio Water System under the plat number issued by the Development Services Department.



STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER ADDRESS:
SCOTT FOSTER
1520 E. MULBERRY ST.
FT. COLLINS, CO. 80524
(970) 567-4702

OWNER
STATE OF TEXAS
COUNTY OF BEXAR

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

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

NOTARY PUBLIC,
MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL

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

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

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

THIS PLAT OF LAMM COMMONS HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

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

BY:
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEXAR

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

DEPUTY

STATE OF TEXAS
COUNTY OF BEXAR

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

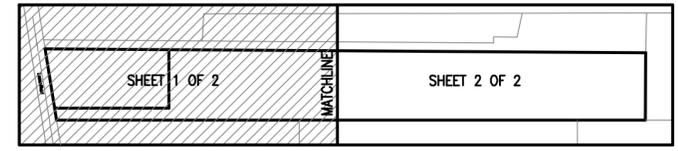
THE _____ DAY OF _____ A.D., 2012

GARY A. GIBBONS
REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 4716

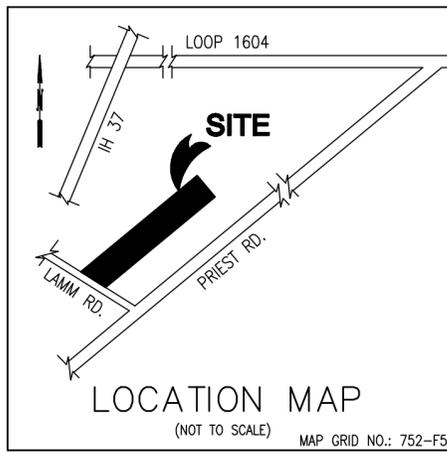
STATE OF TEXAS
COUNTY OF BEXAR

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

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



DRAWING INDEX



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

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

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

PLAT NO. 120306

**SUBDIVISION PLAT ESTABLISHING
LAMM COMMONS SUBDIVISION**

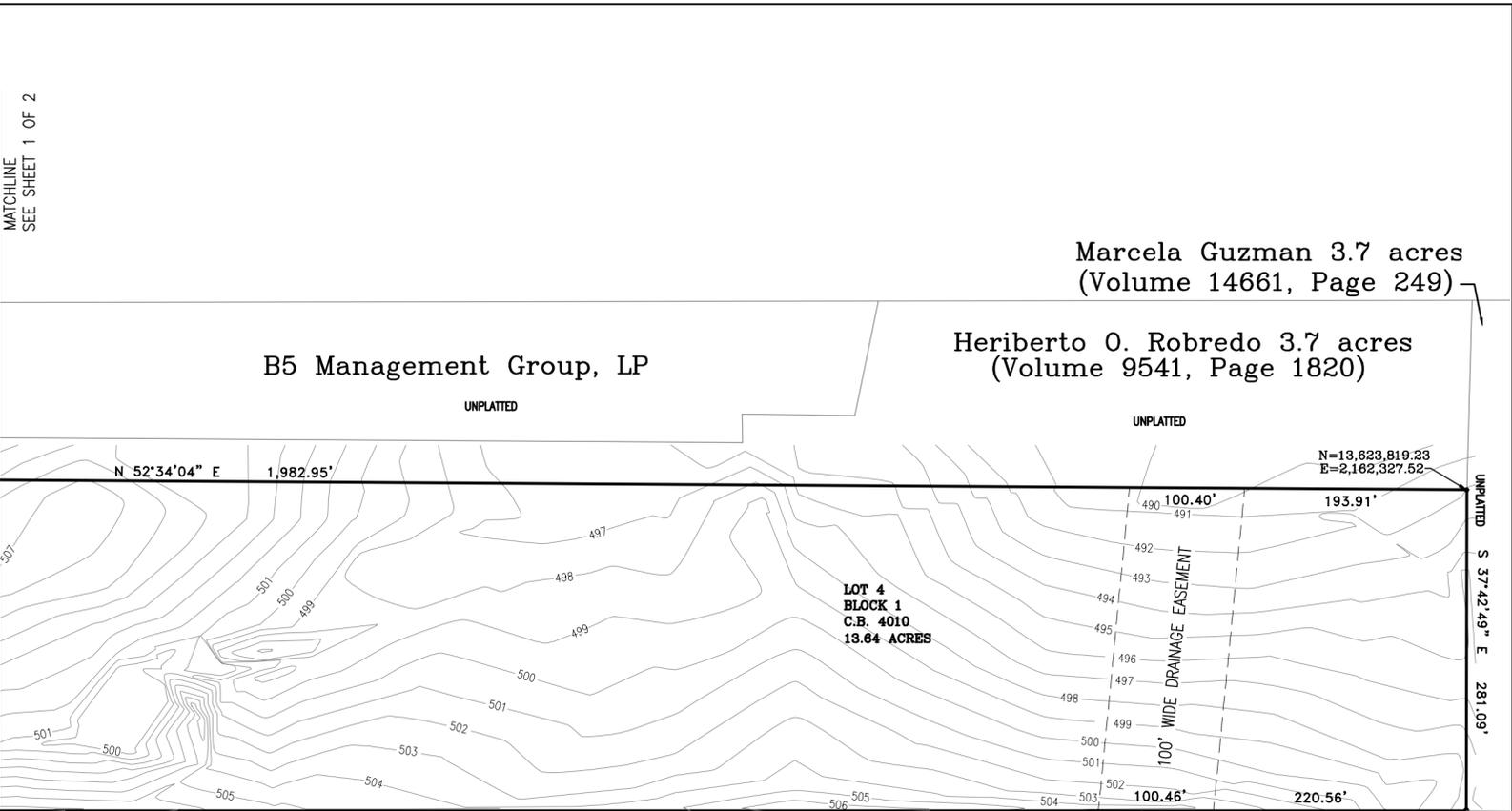
BEING A 16.44 ACRE TRACT OF LAND, OUT OF THE FRANCISCO FARIAS SURVEY NO. 15, ABSTRACT NUMBER 2, COUNTY BLOCK 4010, BEING KNOWN AS TRACT B IN DEED RECORDS IN VOL. 13138, PG. 1837 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 3 & 4, BLOCK 1, C.B. 4010, IN BEXAR COUNTY, TEXAS

BENDICION ENGINEERING, LLC

19215 DEER ELK CREST
 SAN ANTONIO, TEXAS 78258
 PHONE: 210-392-0036
 TBPE FIRM REGISTRATION NO. F-10402

- LEGEND:**
- CONTOUR ELEV.
 - - - ESM'T. OR SETBACK
 - IRON PIN FOUND
 - SET IRON PIN
 - BSL BUILDING SETBACK
 - Elec. ELECTRIC
 - Tele. TELEPHONE
 - Cable T.V. CABLE TELEVISION
 - ESM'T EASEMENT

- CITY PUBLIC SERVICE NOTES:**
- THE CITY OF SAN ANTONIO, AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT AND TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATIONS ALTERATION.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENT OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
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Address: 1520 E. Mulberry St., Ft. Collins, CO. 80524
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STATE OF TEXAS
 COUNTY OF BEXAR

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 SCOTT FOSTER
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 (970) 567-4702

OWNER
 STATE OF TEXAS
 COUNTY OF BEXAR

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

NOTARY PUBLIC,
 MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL

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

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

THIS PLAT OF LAMM COMMONS HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

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

BY:
 DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
 COUNTY OF BEXAR

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

DEPUTY

STATE OF TEXAS
 COUNTY OF BEXAR

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THE ____ DAY OF ____ A.D., 2012

GARY A. GIBBONS
 REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 4716

STATE OF TEXAS
 COUNTY OF BEXAR

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

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

UNPLATTED

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

UNPLATTED

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

UNPLATTED

Marcela Guzman 3.7 acres
(Volume 14661, Page 249)

UNPLATTED

Heriberto O. Robredo 3.7 acres
(Volume 9541, Page 1820)

UNPLATTED

LOT 4
BLOCK 1
C.B. 4010
13.64 ACRES

100' WIDE DRAINAGE EASEMENT

DRAWING INDEX



RESOLUTION NO. _____

Authorizing the termination of electric service and revoking building permits pending plat approval and recording of Lamm Commons Subdivision Plat #120306 in connection with a previously approved deferral.

Whereas, the quality of development within the City of San Antonio and its extraterritorial jurisdiction is, in large measure, dependent upon the quality of the subdivision regulations and their effective administration and;

Whereas, the Planning Commission is empowered by the City Charter to prepare, adopt, and administer rules and regulations pertinent to subdivision/platting; and

Whereas, Section 35-434 of the Unified Development Code authorizes the Planning Commission to grant a deferral to allow the issuance of building permits and temporary utility service prior to plat approval and recording of four or fewer lots; and

Whereas, the Commission approved a deferral for the Lamm Commons Subdivision Plat #120306 on July 25, 2012; and

Whereas, the time which the platting requirement may be deferred shall normally not exceed 180 days from the date of approval; and

Whereas, the City of San Antonio has given the required 45 day advance notice to Salvador Flores the project engineer, via email that the time in which to file the require plat would expire on January 21, 2013 and failure to comply could result in termination of service and revocation of building permits; and

Whereas, the applicant has not filed an appeal to the termination of temporary utility service; revocation of the building permit or met the 180 day deferral condition; and

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

To direct the staff to terminate temporary utility service and revoke building permit(s) pending plat approval and recording of such plat with the Bexar County Clerk’s office.

Passed and approved this ____ day of _____, 2013.

ATTEST:

APPROVED:

Executive Secretary

Roberto R. Rodriguez, Chairman
San Antonio Planning Commission



CITY OF SAN ANTONIO

(DEPARTMENT NAME)

(DIVISION/SECTION NAME)

STAFF REPORT

AGENDA ITEM NO. 16

Public Hearing:

Planning Commission
March 13, 2013

Application/Case Number:

IV-13-001

Applicant:

Yadira G. Moreno

Owner:

Manuel & Gloria, Life Estate,
Yadira G. Moreno

Staff Coordinator:

Donna Camacho, Planner
(210) 207-5016
donna.camacho@sanantonio.gov

Property Address/Location:

1414 Ceralvo Street

Legal Description:

Lot 4, Block 32, NCB 3692

Tract Size:

0.9889

Council District:

5

Notification:

Internet Agenda Posting March 8,
2013

REQUEST

The applicant, Yadira G. Moreno is appealing staff's denial of the Certificate of Determination to allow for a building permit to demolish all existing structures and to construct a single-family residence on the lot located at 1414 Ceralvo Street.

RECOMMENDED ACTION

Denial

ALTERNATIVE ACTIONS

- 1) Deny as presented
- 2) Approval of request
- 3) Continuance for more information

CASE HISTORY

The applicant applied for a Certificate of Determination as per Unified Development Code (UDC) Section 35-430(d) for an exception to the platting requirements. This property was part of a previous plat, Edgewood Addition, that was never recorded and it also lies outside the western boundary of the original 36 square miles of the city.

I. ANALYSIS

The applicant is appealing the denial for the following reasons:

- 1) The property being located within close proximity to the original 36 square miles of the city;
- 2) Located within a unrecorded plat;
- 3) The property was approved for the Inner City Redevelopment Program;
- 4) It is in its original configuration; and
- 5) the hardship pertains to the land and not caused by personal circumstances.

II. RECOMMENDATION

Staff recommends disapproval of the request for building permit to construct a single-family residence for the following reasons:

- 1) Staff recognizes the applicant's distressing circumstances; however it is the opinion of staff that if the request is granted, it will undermine the enforcement of the UDC in this area.
- 2) The applicant does not meet any of the plat exceptions as outlined in the UDC per section 35-430(c) 1 through 15.
- 3) The property is not located within a floodplain.
- 4) Other properties in the area were required to plat their property.
- 5) The hardship is financial not due to land constraints as there are many other lots that are close to the inner 36 square boundary.

III. ATTACHMENTS

1. Applicants request letter /
2. Warranty Deed
3. Maps of the property.
4. UDC Section 35-430(c)

350



City of San Antonio
Development Services Department
Land Entitlements Section

RECEIVED
13 FEB 20 PM 4: 21

APPEAL TO THE PLANNING COMMISSION

LAND DEVELOPMENT SERVICES DIVISION

Instructions:

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

To the Honorable Members of the Planning Commission:

In reference to:

Project Name:

Application Type: Certificate of Determination Application No.: 12.174

Address/Location: 1414 Ceralvo St

Legal Description: NCB/CB: 3692 Block: 32 Lot/Parcel: 4

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

I had called to get more information about what I needed to do about a plat for my home address since I was wanting to knock down our home and build a new home. I asked why I would need the plat since I have lived at my address for 49 years and never heard anything about that and now that I want to better the home I'm told I need the plat. I spoke with Mr. Brown and was advised I might qualify for the Certificate of Determination under the exception if the lot is located within the original 36 sq. mile area of San Antonio. I turned in all my paperwork and \$200.00 fee. Then I got a call from Mr. Brown advising me I was very close but not within the original 36 sq. mile area. I feel being I'm that close there might be a possibility you might consider the exception for the plat. Thanking you in advance for your attention and consideration to this matter,

Yadira G. Moreno

2/20/13

I am requesting the variance request letter since the hardship pertains to my land not having a recorded plat and it has the original configuration and it is not personal circumstances or result of my own actions. I have complied with all the required paperwork and fees needed for the Certificate of Determination but have been advised that I am just barely outside the original 36 sq. mile area of San Antonio. I feel that since I have a unique situation pertaining to my property since I'm needing to build my home and have been approved for ICRIP to build in my address and better my neighborhood 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. I need this variance to be able to have reasonable use of my property to build my new home. Thanks in advance for your attention + consideration to this matter.

Yadina Moreno

LAND DEVELOPMENT
SERVICES DIVISION
13 FEB 20 PM 4: 22

RECEIVED



SCANNED

STATE OF TEXAS §
COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS:

WARRANTY DEED

Date: February 8, 2012

Grantors: MANUEL GUAJARDO and GLORIA GUAJARDO

Grantors' Mailing Address: 1414 Ceralvo St., San Antonio, TX 78207-7337

Grantee: YADIRA G. MORENO, as her sole and separate property

Grantee's Mailing Address: 1414 Ceralvo St., San Antonio, TX 78207-7337

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and the further consideration of the love and affection that we have for our daughter, Grantee, YADIRA G. MORENO, herein.

Property: **Lot 4, Block 32, NCB 3692 of the Edgewood Addition as recorded in the Deed Records of Bexar County, Texas; also known as 1414 Ceralvo Street in the City of San Antonio, Bexar County, Texas.**

This conveyance is made subject to restrictive covenants, if any, of record in Bexar County, Texas.

Reservations from and Excerptions to Conveyance and Warranty: All easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes; and the specific easements and restrictions of record.

GRANTORS, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grant, sell, and convey to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. GRANTORS hereby bind GRANTORS and GRANTORS' heirs, executors, administrators, and successors to

warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

Life Estate

For Grantors and Grantors' assigns, a reservation of the full possession, benefit, use, rents, revenues, and profits of the property for the remainder of Grantors' life.

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

Manuel Guajardo

MANUEL GUAJARDO, Grantor

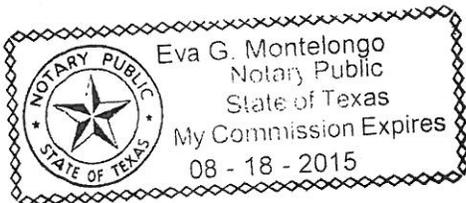
Gloria Guajardo

GLORIA GUAJARDO, Grantor

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on this the 10th day of February, 2012, by MANUEL GUAJARDO and GLORIA GUAJARDO, Sellers.



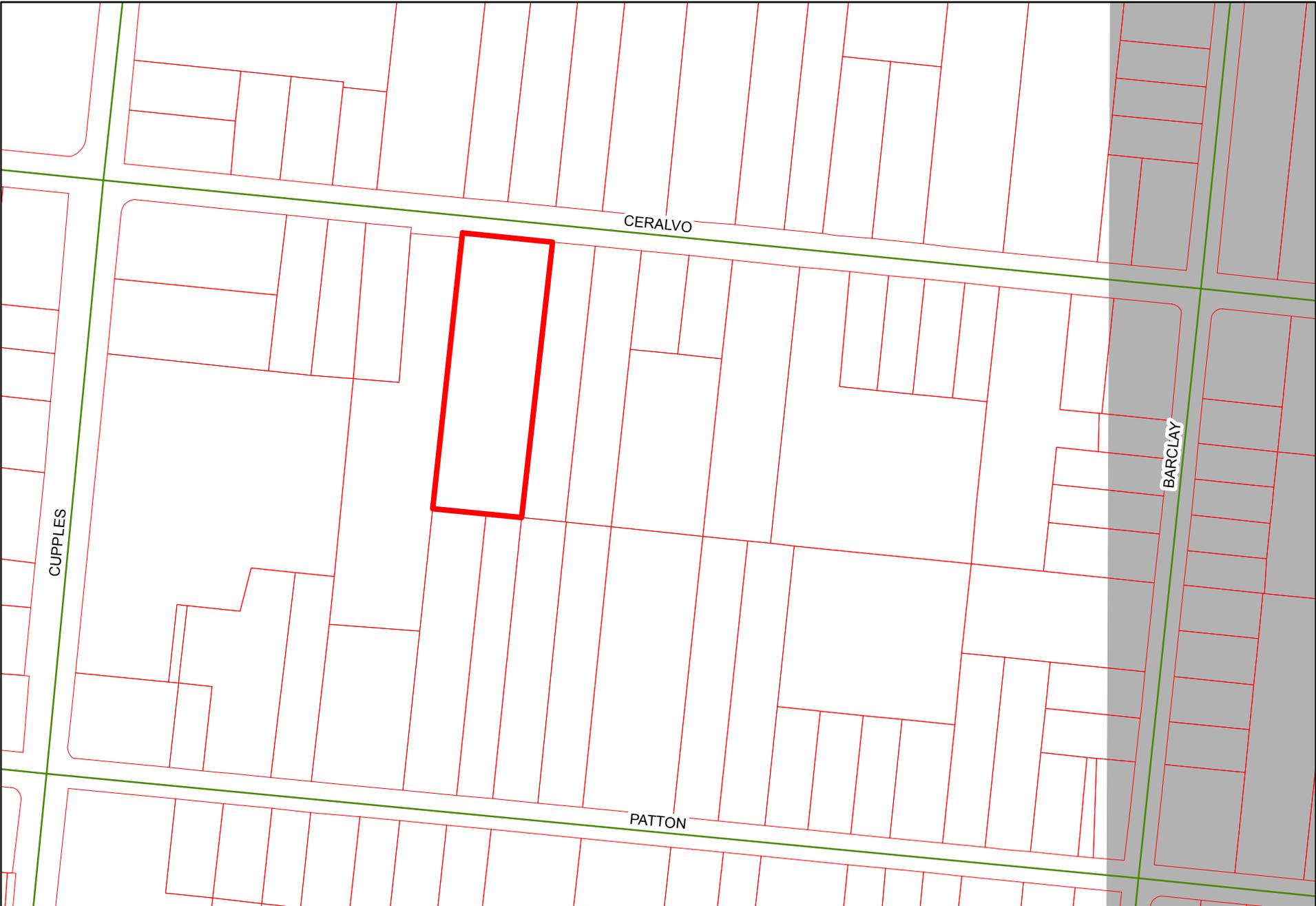
Eva G. Montelongo
NOTARY PUBLIC, STATE OF TEXAS
COMMISSION EXPIRES: 08/18/2015

AFTER RECORDING RETURN TO:

YADIRA GUAJARDO
1414 Ceralvo Street
San Antonio, TX 78207-7337

PREPARED IN THE LAW OFFICE OF:

Gene Toscano
846 Culebra, Ste. 104
San Antonio, Texas 78201



Original 36 Square Miles SITE



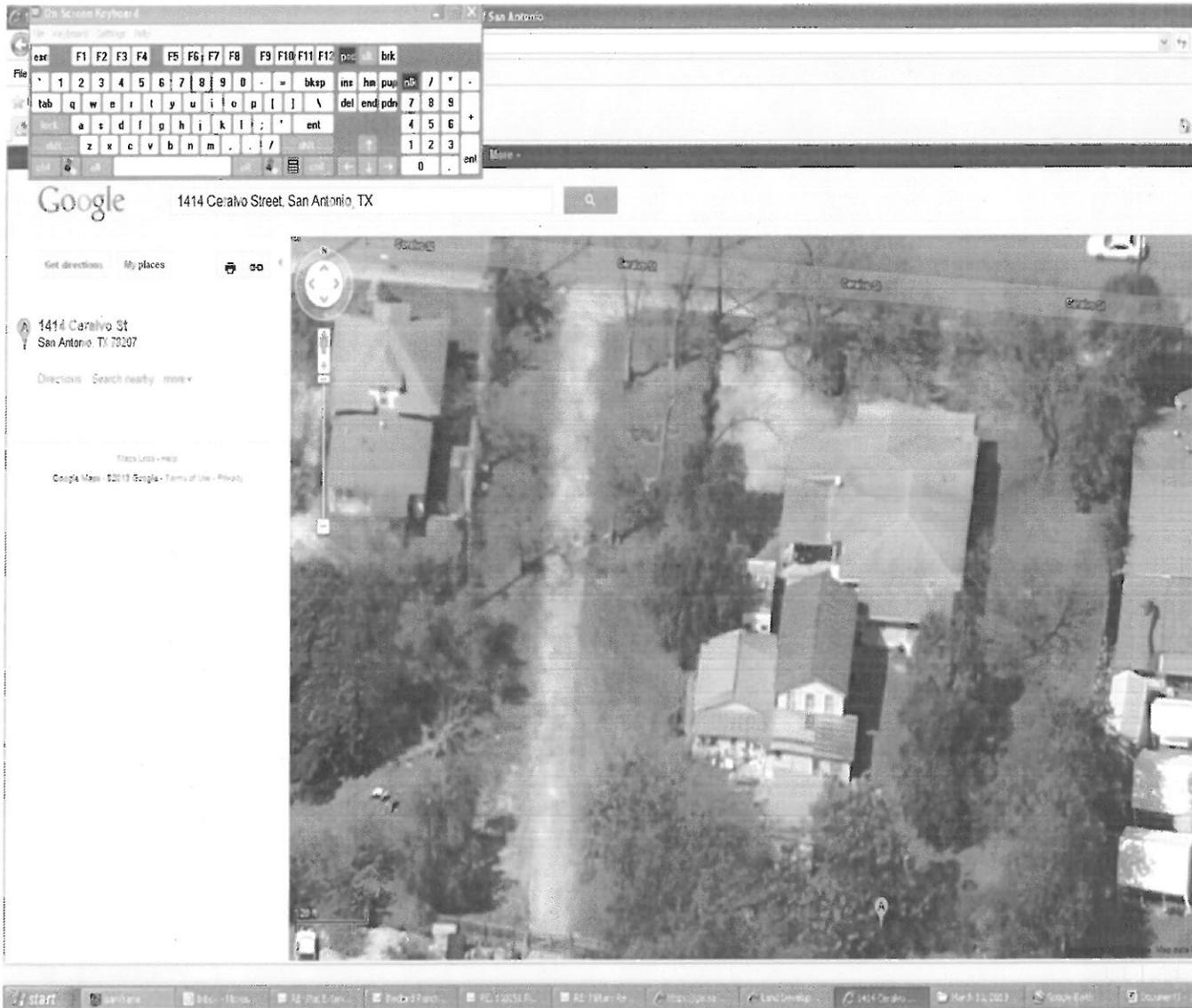


1414 Ceralvo St, San Antonio, TX 78207, USA

Google earth

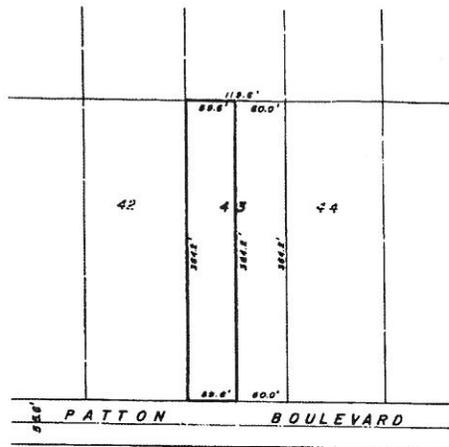
Google earth







VACATING PLAT



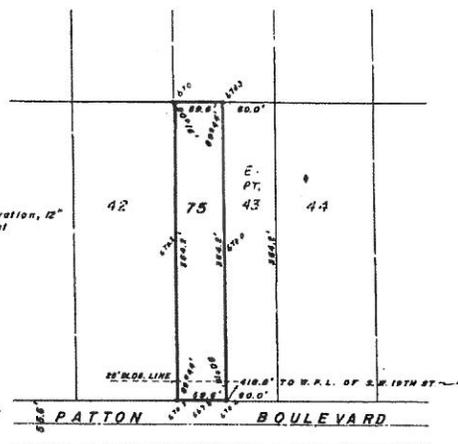
SCALE 1" = 100'



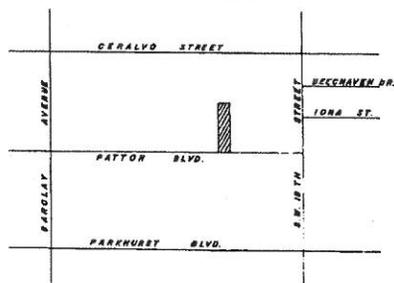
NOTE IRON PINS SET AT ALL LOT CORNERS

NOTE Minimum slab elevation, 12" above E of street

RESUBDIVISION PLAT



LOCATION DIAGRAM



STATE OF TEXAS
 COUNTY OF BEAR
 THE SIGNER OF THE LAND, ACTING IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, SHOWS ON THIS PORTION OF THIS PLAT AS VACATING, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DECLARIN SAID TO BE VACATED.

Jack Charles
 JACK CHARLES

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1st DAY OF June A. D. 1964
Roni Carlson
 RONI CARLSON
 BEAR COUNTY, TEXAS NOTARY PUBLIC

STATE OF TEXAS
 COUNTY OF BEAR
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Jack Charles
 JACK CHARLES OWNER

THIS PLAT OF Edgewood Addition Sub HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SAID COMMISSION
 DATED THIS 1st DAY OF June A. D. 1964
 THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS
 BY *Tankred* CHAIRMAN
 BY *Budie E. Hamman* SECRETARY

PLAT OF LOT 75
EDGEWOOD ADDITION SUBDIVISION

BEING A RESUBDIVISION OF THE W. 59.6' OF LOT 43, BLOCK 32, NEW CITY BLOCK 3692, EDGEWOOD ADDITION, AN UNRECORDED PLAT IN SAN ANTONIO, BEAR COUNTY, TEXAS.

THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH THIS APPROVAL IS REQUIRED.

DIRECTOR OF PUBLIC WORKS
 BY *VP Newman*

STATE OF TEXAS
 COUNTY OF BEAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
 JACK CHARLES
 WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1st DAY OF June A. D. 1964
Roni Carlson
 RONI CARLSON
 BEAR COUNTY, TEXAS NOTARY PUBLIC

STATE OF TEXAS
 COUNTY OF BEAR
 I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE FOLLOWING DATE:

Roni Carlson
 RONI CARLSON
 REGISTERED PROFESSIONAL ENGINEER OR REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1st DAY OF June A. D. 1964
Roni Carlson
 RONI CARLSON
 BEAR COUNTY, TEXAS NOTARY PUBLIC

STATE OF TEXAS
 COUNTY OF BEAR
 COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE 1st DAY OF June A. D. 1964 AT 11 M. AND DULY RECORDED THE 1st DAY OF June A. D. 1964 AT 11 M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 584496 ON PAGE 8
 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF June A. D. 1964
 COUNTY CLERK BEAR COUNTY, TEXAS

584496

JUN 11 1964 VOL 514C

8 DEPUTY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 17

Public Hearing:

Planning Commission
March 13, 2013

Application/Case Number:

IV-13-002

Applicant:

Jorge A. Vasquez

Staff Coordinator:

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

Property Address/Location:

24055 Campbellton Road

MAPSCO Map Grid (Ferguson):

782 E-3

Tract Size:

7.554 acres

Council District(s):

ETJ

Notification:

Internet Agenda posting March 8,
2013

REQUEST

A request for a plat exemption in accordance with Section 35-430(c) of the City of San Antonio's Unified Development Code (UDC) for a 7.554-acre tract of land to obtain electricity, water, and sewer service.

RECOMMENDED ACTION

Denial

ALTERNATIVE ACTIONS

1. Deny as presented
2. Approval of request
3. Continuance of item

SYNOPSIS OF ANALYSIS

Appeal of staff's denial for a Certificate of Determination for a 7.544-acre tract of land.

CASE HISTORY

The applicant submitted a Certificate of Determination Request for exemption of the platting requirements to Development Services on February 5, 2013 for a residential use. The request was denied and the applicant changed the use to uninhabitable on February 14, 2013. To meet the immediate need of the applicant, a Certificate of Determination was issued for an uninhabitable use (shed) on February 14, 2013.

I. ANALYSIS

The applicant indicates in the letter (Attachment 1) that the property was purchased on February 2, 2012 before March 22, 2013 the date Rule Interpretation (RID) 105 was signed. The applicant is relying on how the language was before the approval of the RID that stated, the tract needs to be greater than (5) five acres. The RID allows individuals to utilize UDC 35-433(a)(3)(c) Development Plat as another resource for a plat exemption in addition to UDC 35-430(C). Subsequent to the added exemption, the RID added language to indicate property outside the City Limits within the ETJ needed to be greater than ten (10) acres. However, before the approval of the RID applicants could not use UDC 35-433(a)(3)(c) as a plat exception.

II. RECOMMENDATION

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

1. The applicant does not meet any of the Plat Exceptions outlined in UDC Section 35-430(c)1 through 15.
2. The applicant does not meet the requirements of the UDC Section 35-433(a)(3) as amended by the RID because the property is outside the City limits but within the ETJ and is less than (10) ten-acres. Additionally, the section states that properties do not qualify if public dedication is required. The property is on the Major Thoroughfare, Campbellton, which requires public dedication.
3. Without the approval of the RID the applicant could not use UDC Section 35-433(a)(3) as a Plat Exception. Furthermore, the language for that section before the approval of the RID indicated that properties do not qualify if public dedication is required.
4. The property is not within a Floodplain.
5. Other properties in the area were required to plat their property.
6. There is evidence of recent development in the area, and cumulatively the area needs to be platted to protect the health safety and welfare of the community.
7. Staff would support a Plat Deferral, which would reduce the time constraints associated with platting.

III. ATTACHMENTS

1. Appeal letter
2. Warranty Deed
3. Exhibit of the property
4. RID 105
5. UDC Section 35-430(c)

2/25/13

Administrative Exception/Variance Request Review

c/o Development Services Staff

Development Services Department

City of San Antonio

1901 S. Alamo

San Antonio, TX 78204

Re: Certificate of Determination for residential utilities (electric, water, septic)

COD# 13-054

Dear COSA DSD,

- We purchased 7.554 acres of land at 24055 Campbellton Rd. San Antonio TX 78264. We applied for a Certificate of Determination so that we can receive utility services and build a 1,200 square foot house. The COD was denied by Land Development and we believe that a strict interpretation of a particular zoning regulation is creating an unnecessary and/or unique physical hardship, thus, I'm requesting an exception/variance. We are aware that the city must maintain an effective zoning ordinance but still addresses situations that are unique to individual property characteristics. The Zoning Section literature suggests that every piece of property is different as is the context in which the property is situated and so one city ordinance could not be applicable, in its entirety, to every situation. I feel our situation falls in a category in which a variance should be allowed. I'm requesting a variance that permits me to use my property as a residence without having to go through the ambiguous, complex, lengthy, and expensive platting process. I am, without a doubt, sure that having a household on this property will not have an effect on any public or private zoning or development plans. My neighbors on either side each have a household with utilities including electrical, water, and septic. Our hope is that we can have the same. The property is not in a flood zone. We have had CPS Energy look at the property and everything checked out. We also had a professional engineer complete a soil analysis and reviewed the land survey along with our plans on where we would put the house. Everything was approved for septic, city water, and electrical. We

wanted to make sure the property with the house would be in harmony with the surrounding land uses. We have 660 feet of frontage road and a 40 ft wide easement that allows for access to 14 acres of land behind our property. There is an AT&T service line along the frontage road on our side of Campbellton Rd. as well as CPS Energy transmission lines. Across the street there is a SAWS water main so all utilities are readily available to the home we wish to build.

- We requested a Certificate of Determination and it was denied because we don't have at least 10 acres. The city requires at least 5 acres within the city limits in line with the state local government code requirement. We own 7.554 acres. However, Bexar county rules are being used in San Antonio's ETJ. Our hope is that the board considers the 5 acre minimum rule, especially since that property address is considered to be San Antonio. A little over a year ago we purchased the property. While in the process of purchasing the land we had already considered building a house. We found literature in the UDC which made us believe that we could have utilities with a COD. We spoke with CPS Energy, SAWS, Bexar County, and the city of SA. We felt strongly that we would qualify for a COD from the city based on literature found in RID #105 where it refers to an interpretation of UDC 35-433(a)(3)C. It reads that a plat is not required if a tract is greater than 5 acres, has a minimum of 15 feet onto a public right-of-way, street, platted private street, or recorded irrevocable access easement, and which required no public dedications. Providing that the owner agrees not to subdivide without filing a subdivision plat and a request for utilities does not exceed 3 dwelling units. That rule was later changed to include that a tract in the ETJ is required to be 10+ acres but the RID was signed and dated on 3/12/12 by director Roderick Sanchez. We purchased the property a month prior to the update, thus, we felt that we may qualify for an exemption on the basis of this property title being under our names prior to this RID being signed and dated. Some of the land development team met with me regarding the interpretation of this rule. They stayed with their denial of the COD but the UDC clearly intended to make an exemption on the development plat exemption in 2006 and there was no mention of the 10 acre rule at the time. It was not until after I purchased my property that it was changed to reflect the 10 acre ETJ rule. But despite not agreeing with their decision I'm thankful for their explanation and I agree with the intentions of the rule. However, one thing really stood out after spending many hours on this subject. The team kept indicating that if I could buy 2 ½ more acres I would meet the exemption. I told them that it wouldn't change where I put my house and they said that it still ensures that I would be granted a COD. This told me that there is no physical issue in building without a plat, just a technical one. The message I received from the development services team is that my property meets all the important requirements for me to put a house on there and said to me that, despite their having to deny the COD, I should appeal for a variance. I've chosen this route and we're hoping this board grants that variance because without it we would be unable to afford living there until a 3 or 4 years into the future. The problem is that my builder is retiring within the next year and we only want him to build this house after looking for the right builder for so long.
- The land layout , we believe, should warrant the granting of a variance. Our next door neighbors were granted a variance for their 1.86 acre lot and had a house built less than two

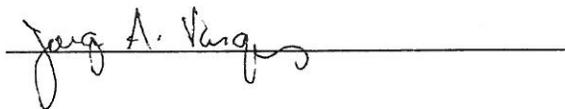
years ago after being initially denied a COD. This board reviewed their variance request and it was rightfully granted. They were very grateful for that. We share the same area and have over 5 acres more land than they do. Besides that we meet most of the current platting exemptions but there seems to be one item in each exemption case that prevents us from being granted a certificate of determination, none of which will jeopardize any environmental, public, or private interests. We believe this is a strict interpretation of the zoning regulation and allowing a variance will keep the development process going forward for growth within the city and it's ETJ. We want the board to allow us to adapt the city and state 5-acre minimum rule as we have good intentions for the use of our land.

Per Variances UDC Section 35-483(e)

- If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property; and
- The hardship relates to the applicant's land, rather than personal circumstances; and
- The hardship is unique, or nearly so, rather than one shared by many surrounding properties; and
- The hardship is not the result of the applicant's own actions; and
- The granting of the exception/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.
- Conclusion: In my professional opinion, the proposed administration exception/variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

Sincerely,

Jorge A. Vasquez



FAMTC - MAIN

First American Title

GF # 1650239

\$ _____

Recorded by:

First American Title Insurance Company

GF No. 1650238-SA30

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

Warranty Deed With Vendor's Lien

Date: February 2, 2012

Grantor: Maner L. Stone and wife, Velma J. Stone

Grantor's Mailing Address: 212 Claggett Street
Brooks City Base, TX 78235-1017

Grantee: Jorge A. Vasquez, a single man and Maria Veronica McRae, a single woman

Grantees' Mailing Address: 601 Crestway Dr.
Windercrest, Tx 78239

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the further consideration of the execution and delivery by Grantee herein of their one certain promissory note ("Note") of even date therewith in the original principal sum of \$41,600.00, payable to Security Service Federal Credit Union (hereafter "Lender"), a corporation organized and existing under the laws of the State of Texas, as therein provided, and containing the usual clauses for acceleration of maturity in the event of default and for attorney's fees. The Note is secured by a Vendor's Lien retained in favor of Lender in this Deed and by a Deed of Trust of even date from Grantee to Ruth W. Gamer, Trustee for benefit of the Lender.

Property (including any improvements):

Property located at 24055 Campbellton Road, San Antonio, Texas 78264, being more particularly described as:

BEING A 7.554 ACRE TRACT OF LAND OUT OF A CALLED 39.93 ACRE TRACT AS RECORDED IN VOLUME 4839, PAGE 14 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND ALSO OUT OF THE ASA MITCHELL SURVEY NO. 6, ABSTRACT NO. 1043, COUNTY BLOCK 4152, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A FENCE CORNER ON THE WEST RIGHT-OF-WAY LINE OF CAMPBELLTON ROAD, A 60 FOOT RIGHT-OF-WAY, WHICH BEARS NORTH 17° 24. 13. WEST, A DISTANCE OF 273.03 FEET FROM THE CALLED SOUTHEAST CORNER OF SAID 39.93 ACRE TRACT OF RECORD IN VOLUME 4839, PAGE 14 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS,

SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE: SOUTH 89° 32. 38. WEST, DEPARTING SAID RIGHT-OF-WAY, CROSSING SAID 39.93 ACRE TRACT AND GENERALLY ALONG A FENCE LINE, A DISTANCE OF 308.79 FEET TO A FENCE CORNER FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: SOUTH 16° 33. 07. EAST, A DISTANCE OF 271.90 FEET TO A FENCE CORNER ON THE NORTH LINE OF A FENCE LINE AND THE MARJORIE MAE MANN PROPERTY AS RECORDED IN VOLUME 5017, PAGE 1013 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: SOUTH 89° 30. 45. WEST, GENERALLY ALONG A FENCE LINE A DISTANCE OF 287.85 FEET TO A FENCE CORNER FOR THE SOUTHEAST CORNER OF A CALLED 14.46 ACRE TRACT AS RECORDED IN VOLUME 5555, PAGE 545 OF SHE DEED RECORDS OF BEXAR COUNTY, TEXAS AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: NORTH 00° 31. 00. EAST, GENERALLY ALONG A FENCE LINE, A DISTANCE OF 900.00 FEET TO A SET 1/2" IRON ROD FOR THE NORTHEAST CORNER OF SAID 14.46 ACRE TRACT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: NORTH 89° 45. 20. EAST, GENERALLY ALONG A FENCE LINE AND CROSSING SAID 39.93 ACRE TRACT, A DISTANCE OF 311.77 FEET TO A FENCE CORNER ON THE WEST LINE OF SAID CAMPBELLTON ROAD FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: SOUTH 17° 24' 13. EAST, ALONG AND WITH THE WEST LINE OF SAID RIGHT-OF-WAY AND GENERALLY ALONG A FENCE LINE, A DISTANCE OF 666.25 FEET TO THE POINT OF BEGINNING AND CONTAINING A 7.554 ACRE TRACT OF LAND, MORE OR LESS, ACCORDING TO A SURVEY MADE ON THE GROUND.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all taxes and assessments by any taxing authority for the year 2012 and subsequent years, and any and all homeowners' association and district fees and assessments (the payment of which taxes, fees and assessments are hereby assumed by Grantee to the extent, and as required by the Purchase Agreement between Grantor and Grantee); all easements and other encumbrances, rights of way, restrictions, covenants, oil and gas leases, mineral interests and water rights reserved or conveyed, and other matters shown on the community plat or otherwise of public record; all conditions and matters that an accurate survey or inspection of the Property would disclose; and all zoning and building codes and other governmental laws, rules and restrictions.

This conveyance is made and accepted subject to any and all conditions, restrictions, mineral and royalty reservations, and easements, if any, relating to the hereinabove-described Property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Bexar County, Texas.

Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance

and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whatsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

The Vendor's Lien against and superior title to the Property are retained until each Note described is fully paid according to its terms, at which time this deed shall become absolute.

Jorge A. Vasquez, a single man and Maria Veronica McRae, a single woman are financing 41,600.00 of the purchase price of the Property that is evidenced by the Note described above. The Vendor's Lien and superior title to the Property are retained for the benefit of Lender and are transferred to Lender until said Note, together with interest are paid in full.

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

GRANTOR:

Maner L. Stone

MANER L. STONE

Velma J. Stone

VELMA J. STONE

THE STATE OF TEXAS §

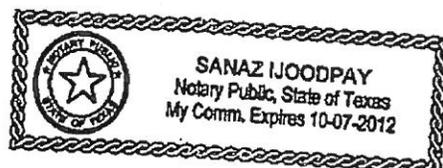
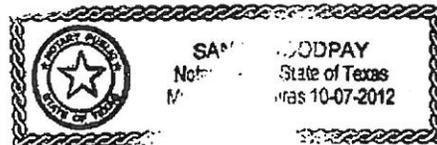
COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me on this the 2 day of February, 2012, by Maner L. Stone and Velma J. Stone.

Sanaz Joodpay
NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE LAW OFFICE OF:

Michael G. Deimund
24414 Flint Creek
San Antonio, Texas 78255
Telephone: (210) 422-0559



AFTER RECORDING RETURN TO:

Jorge A. Vasquez and Maria Veronica McRae

601 Crestway Dr.
Winderest, Tx 78239

Doc# 20120021729
Pages 5
02/06/2012 3:50PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$28.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
02/06/2012 3:50PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard Rickhoff

SouthCentral Surveyors of Texas

1514 S. Presa, San Antonio, Texas, 78210
PH: 210.534.6700 Fax: 210.534.9673

METES AND BOUNDS DESCRIPTION FOR TRACT 1 A 7.554 ACRE TRACT OF LAND

March 14, 2011

Being a 7.554 acre tract of land out of a called 39.93 acre tract as recorded in Volume 4839, Page 14 of the Deed Records of Bexar County, Texas and also out of the Asa Mitchell Survey No. 6, Abstract No. 1043, County Block 4152, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: at a set ½" iron rod on the west right-of-way line of Campbellton Road, a 60 foot right-of-way, which bears North 17° 24' 13" West, a distance of 273.03 feet from the called southeast corner of said 39.93 acre tract of record in Volume 4839, Page 14 of the Deed Records of Bexar County, Texas, said point being the southeast corner of the herein described tract and the **POINT OF BEGINNING**;

THENCE: South 89° 32' 38" West, departing said right-of-way, crossing said 39.93 acre tract and generally along a fence line, a distance of 308.79 feet to a fence corner for an interior corner of the herein described tract;

THENCE: South 16° 33' 07" East, a distance of 271.90 feet to a fence corner on the north line of a fence line and the Marjorie Mae Mann Property as recorded in Volume 5017, Page 1013 of the Real Property Records of Bexar County, Texas for a corner of the herein described tract;

THENCE: South 89° 30' 45" West, generally along a fence line, a distance of 287.85 feet to a fence corner for the southeast corner of a called 14.46 acre tract as recorded in Volume 5555, Page 545 of the Deed Records of Bexar County, Texas and the southwest corner of the herein described tract;

THENCE: North 00° 31' 00" East, generally along a fence line, a distance of 900.00 feet to a set ½" iron rod for the northeast corner of said 14.46 acre tract and the northwest corner of the herein described tract;

THENCE: North 89° 45' 20" East, generally along a fence line and crossing said 39.98 acre tract, a distance of 311.77 feet to a set ½" iron rod on the west line of said Campbellton Road for the northeast corner of the herein described tract;

THENCE: South 17° 24' 13" East, along and with the west line of said right-of-way and generally along a fence line, a distance of 666.25 feet to the **POINT OF BEGINNING** and containing a 7.554 acre tract of land, more or less, according to a survey made on the ground.

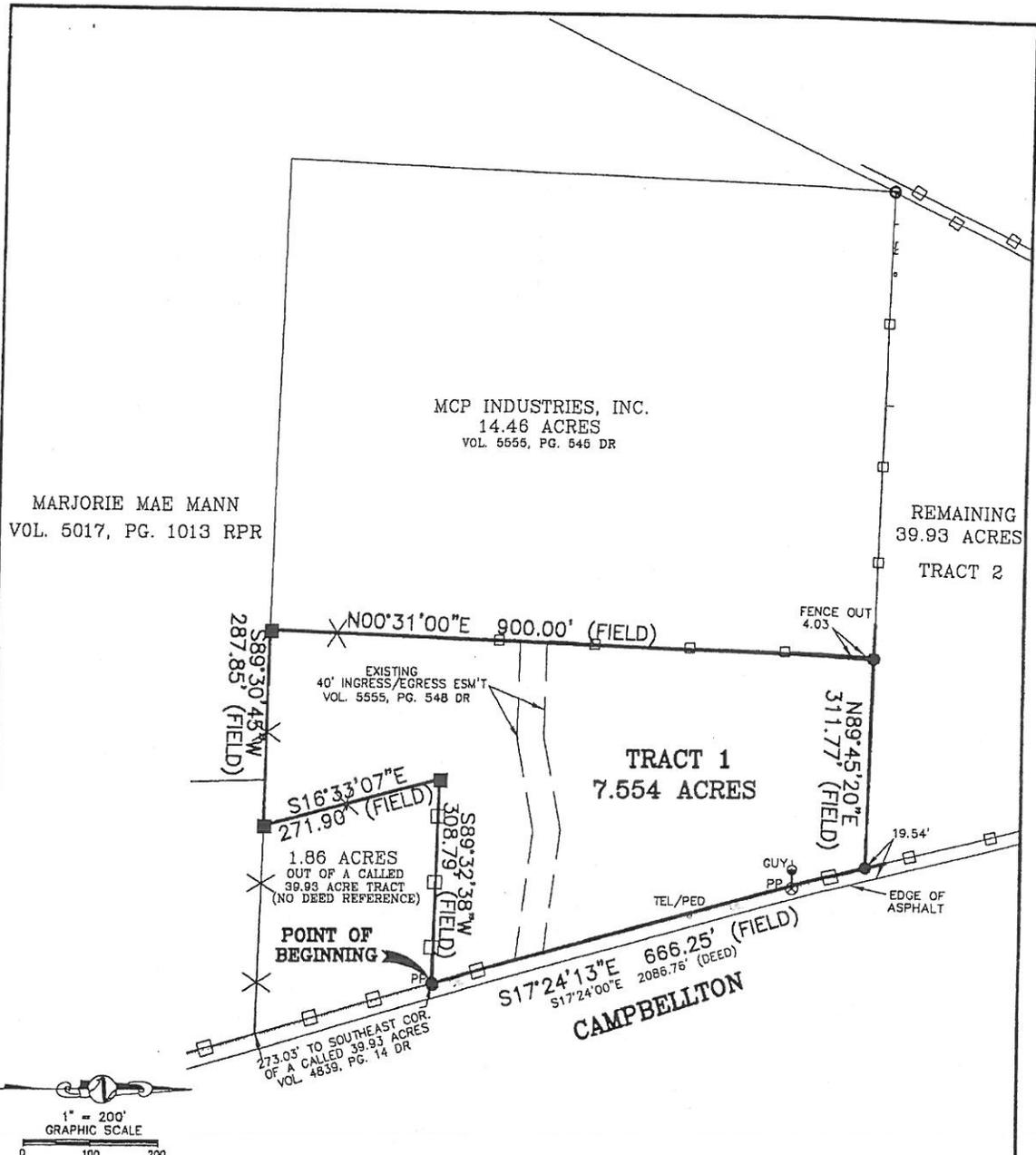
SouthCentral Surveyors of Texas



Peter A. Aguirre, R.P.L.S.
Registration No. 5464
Job # 11-0027-001T1

A drawing of even job number and date was also prepared.





NOTE: BOUNDARY LINES ON FENCES PER OWNERS REQUEST. SURVEY IS DRAWN PER FIELD CONDITIONS.

*BEING TRACT 1, A 7.554 ACRE TRACT OF LAND OUT OF A CALLED 39.93 ACRE TRACT AS RECORDED IN VOLUME 4839, PAGE 14 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND ALSO OUT OF THE ASA MITCHELL SURVEY No. 6, ABSTRACT No. 1043, COUNTY BLOCK 4152, BEXAR COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS OF EVEN DATE.

BUYER: MANER & VELMA STONE		ADDRESS: CAMPBELLTON RD.	
TITLE COMPANY: FIRST AMERICAN TITLE		G.F. NO.: ~	
LOT: *	BLOCK: ~	N.C.B.: ~	
SUBDIVISION: ~			
CITY: ~		COUNTY: BEXAR	STATE: TEXAS

LEGEND:

—x—	WOOD FENCE	⊗	POWER POLE
—o—	CHAIN LINK FENCE	⊕	FIRE HYDRANT
—x—	BARBED WIRE FENCE	⊙	FND 1/2" IRON ROD
—o—	WROUGHT IRON FENCE	⊙	1/2" IR TO BE SET
■	FND FENCE POST	x	SET "X" ON CONC.

PLAT RECORDED IN: VOLUME 4839 PAGE 14 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:

VOLUME ~	PAGE ~	DEED RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~	PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~	PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~	PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~	PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~	PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~	PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~	PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~	PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~	PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS



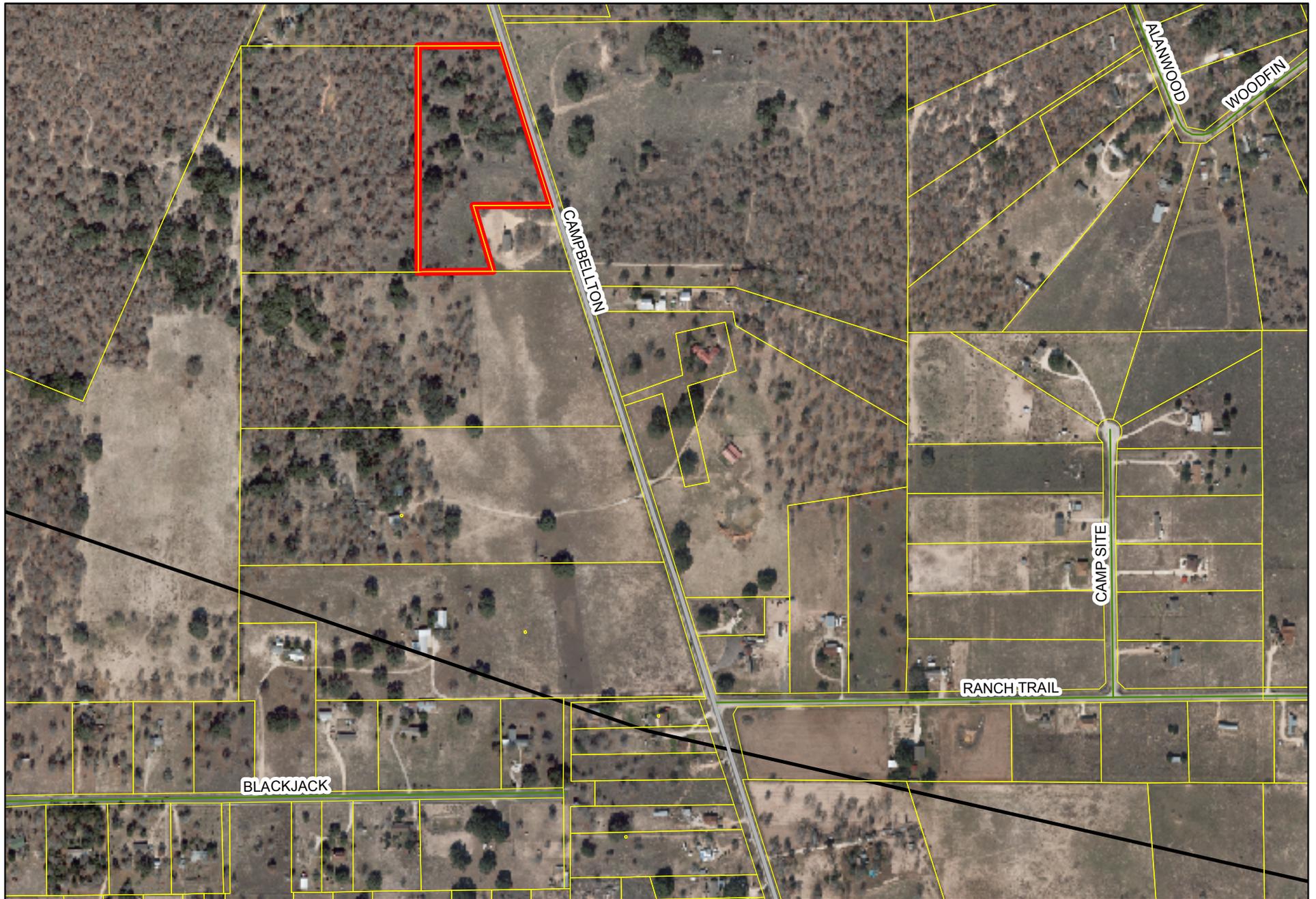
1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.
 2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND/OR FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
 3. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
 4) CALL OFFICE FOR SET PINS AFTER FINAL PAYMENT IS SENT.



STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE DEPICTION OF CURRENT FIELD CONDITIONS AND THERE ARE NO ENCROACHMENTS OF BUILDINGS EXCEPT AS SHOWN ABOVE ACCORDING TO A SURVEY OF THE PROPERTY DONE UNDER MY SUPERVISION ON THIS, THE 14th DAY OF MARCH 2011, A.D.

Peter Aguirre
 PETER A. AGUIRRE, R.P.L.S. 5464



Secondary Arterial Type A SITE San Antonio ETJ



RID (Rule Interpretation Decision)

(Use additional sheets as necessary)

Type of RID	Requested Response Time	DSD Assigned RID # 105
Customer RID <input type="checkbox"/>	24 hours <input type="checkbox"/>	
Internal Staff RID <input type="checkbox"/>	10 working days <input type="checkbox"/>	
	As time available <input type="checkbox"/>	

1. Project Name: Platting Requirements**2. Project Number:** n/a

(Plat #, Zoning Case #, etc.)

3. Project Street Address: n/a

(If not available nearest intersection of two public streets)

4. Applicant Name: n/a**5. Applicant Address:** n/a**6. Applicant Telephone #:** n/a**7. Applicant e-mail Address:** n/a**8. Rule in Question:**

(Section and/or policy of UDC, Sign Code, etc)

UDC section 35-430(c) lists fifteen conditions where a property may not require platting. The first two items, in subsection (c), are stated as follows:

(1) *The division of land into parts greater than five (5) acres within the city limits of the City of San Antonio, where each part has access and no public improvement is being dedicated, shall not require a subdivision plat. For purposes of this subsection, access shall mean a minimum frontage of fifteen (15) feet onto a public street or recorded access easement of fifteen (15) feet onto a public street. Public improvement shall mean creation of new streets, alleys or the extension of off-site utilities or the installation of drainage improvements.*

(2) *The division of land into parts greater than ten (10) acres in the ETJ of the City of San Antonio, where the owner does not lay out part of the tract for streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, squares, parks, or other parts shall not require a subdivision plat.*

9. Applicant's Position:

(Including date position presented and name of city staff point of contact)

Date: March 19, 2012**Contact:** Andrew Spurgin **Contact Telephone #:** 207-8229

The purpose of the plat exception in subsection 35-430(c)(1) is to allow minor lot splits into parts greater than five (5) acres as a transactional matter without going through the

full platting process. Likewise Section (2) is to accommodate minor splits of properties, except this provision requires greater than ten (10) and is applicable in the ETJ. Examples include splitting land among heirs in an estate or dividing land among partners in an incorporated legal partnership.

The exceptions in 35-430(c)(1) and (2) are purely to allow the exercise of splitting of properties. A plat may be required at the time of utility connection or building permits unless one of the other plat exceptions in 35-430(c) is met and documented in a Certificate of Determination.

10. Staff Finding:

(Including date of finding and name of city staff person formulating finding)

Date: March 19, 2012 **Contact:** Andrew Spurgin **Contact Telephone #:** 207-8229

UDC Section 35-433 provides for the use of development plats, which is a separate process than conventional subdivision plats. 35-433 provides specifically that an applicant has three options as shown below:

35-433 (a) (3) A development plat is not required where:

- A. The person is required or elects to file a subdivision plat within the city limits of San Antonio; or
- B. One (1) of the exceptions established in subsections 35-430(c)(2)—(c)(9) applies; or
- C. The tract is greater than five (5) acres, has access with a minimum frontage of fifteen (15) feet onto a public right-of-way, public street, platted private street or recorded irrevocable access easement, and which requires no public dedications. Providing further that the owner agrees not to further subdivide without filing a subdivision plat and a request for utilities shall not serve more than three (3) dwelling units.

1. An applicant may file a subdivision plat pursuant to Section 35-430
2. An applicant may qualify for one of the plat exceptions lists in 35-430(c)(3) and higher [note that (c)(1) is not included; subsection (2) should be included as it was a later addition to the UDC requested by Bexar County; the item identified as subsection(2) at the time 35-433 (a)(3) was written is now identified as subsection (3) within 35-430(c)]
3. The property is over five (5) acres and meets the conditions precedent in subsection C above and further provided does not serve more than three residential dwelling units.

When the plat exceptions listed in 35-430(c) and the conditions in 35-433(a)(3) describing usage of the development option are synthesized, the interpretation is clarified. The additions of cross references in the UDC would facilitate improved understanding.

11. Staff Position:

(Including date position presented internally and name of city staff person formulating position)

Date: March 19, 2012 **Contact:** Andrew Spurgin **Contact Telephone #:** 207-8229

The purpose of the exception in rule 35-430(c)(1) and (2) is to allow minor division of properties into parts greater than five (5) acres or ten (10) acres in the ETJ as a

transactional matter without going through the full platting process. Examples include splitting land among heirs in an estate or dividing land among partners in an incorporated legal partnership. The exception in 35-430(c)(1) and (2) are purely to allow to exercise of splitting of properties. A plat may be required at the time of utility connection or building permits unless one of the other plat exceptions in 35-430(c) is met. A property may, however, establish up to three single family residential dwelling units on the tract provided it meets all the conditions in 35-433(a)(3)C without requiring a subdivision plat or a development plat through issuance of a Certificate of Determination.

12. Departmental Policy or Action:

(Including date of presentation of policy or action to the applicant, the effective date of the policy or action, schedule for pursuing an amendment to the code if required and signature of the Director)

Date of policy/action: March 19, 2012

Effective Date of policy/action: Immediate

Supports staff position and directs Land Entitlements staff to do the following:

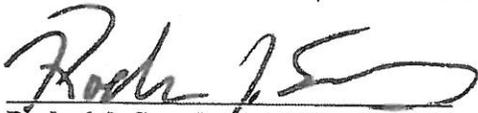
1. Update Information Bulletin #531 to reflect this interpretation
2. Submit appropriate revisions to the UDC for the next update program including appropriate cross-references between 35-430(c)(1), (2) and 35-433(a)(3) and update the development plat criteria to reflect the additional plat exceptions authorized by 35-430 as indicated below:

35-433 (a) (3) A development plat is not required where:

A. The person is required or elects to file a subdivision plat within the city limits of San Antonio; or

B. One (1) of the exceptions established in subsections 35-430(c) (3) ~~(2)~~—(c) (15) ~~(9)~~ applies; or

C. The tract is greater than five (5) acres if inside the City Limits, or ten (10) acres for properties located within the ETJ has access with a minimum frontage of fifteen (15) feet onto a public right-of-way, public street, platted private street or recorded irrevocable access easement, and which requires no public dedications. Providing further that the owner agrees not to further subdivide without filing a subdivision plat and a request for utilities shall not serve more than three (3) dwelling units.



Roderick Sanchez, AICP, C.B.O
Director

3-22-12

Date

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

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

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

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

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

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

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

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

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

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

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

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

- (12) Sewer and water service to existing buildings. If existing buildings on an unplatted tract are occupied, sewer and water services may be provided if "all" of the following conditions are met:
 - A. The applicant provides evidence that non-single-family development and/or non-single-family improvements had received electrical service for a minimum continuous period of five (5) years prior to the date of application for sewer and/or water services.
 - B. The site is not subject to thoroughfare dedication;
 - C. If applicable, existing buildings shall comply with the floodplain ordinance;
 - D. Service is restricted to existing uses; and
 - E. Impact fees are paid at time of application for service.
- (13) An existing single-family residence can add a second residential structure provided they utilize the same electrical meter and the occupant is family. In addition, the applicant will need to comply with all zoning, building and on-site sewage facility requirements.

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

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

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

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



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE DIVISION/DISPOSITION SECTION

STAFF REPORT AGENDA ITEM NO. 18

Public Hearing:

Planning Commission
March 13, 2013

Special Project Number:

S.P. 1703

Petitioner:

Bay Valley Foods, LLC

Representative:

Ed Lowenbaum

Staff Coordinator:

Jesse Quesada, Management
Analyst 210 207-6971
jesse.quesada@sanantonio.gov

Property Address/Location:

The property is located within the Southwest Business and Technology Park (SWBTP) in New City Block 13940 south of 5301 W. Old Highway 90 between Callaghan Road and State Highway 151

Tract Size:

9.5 acres

Council District(s):

6

REQUEST

A resolution declaring as surplus 9.5 acres of vacant City-owned property in City Council District 6 located within the Southwest Business and Technology Park (SWBTP) in New City Block 13940 south of 5301 W. Old Highway 90 between Callaghan Road and State Highway 151 and authorizing its sale to Bay Valley Foods, LLC for \$306,219.00.

RECOMMENDATION ACTION

Staff recommends approval of this request.

ALTERNATIVE ACTION

The sale of these 9.5 acres will allow Petitioner to incorporate the property with its adjacent property and use it for expansion purposes. The disapproval of this request would disallow Petitioner from further expansion with its adjacent property.

I. BACKGROUND

The San Antonio Planning Commission approved the sale of five acres of vacant City-owned property located within the Southwest Business and Technology Park (SWBTP) to Bay Valley Foods, LLC (Petitioner) on October 27, 2010 with an option period of one year to purchase an additional 10 acres of vacant City-owned property. City Council approved the sale of five acres of vacant City-owned property for a total price of \$161,172.00 to Bay Valley Foods, LLC through Ordinance Number 2010-11-04-0951 with an option period of one year to purchase an additional 10 acres of vacant City-owned property at \$0.74 per square foot. City Council granted Petitioner an extension of the option period on January 19, 2012 through Ordinance Number 2012-01-19-0029.

Bay Valley Foods LLC has now requested to purchase 9.5 acres, instead of the 10 acres, as shown on attached Exhibit "A." The 9.5 acres are in the same general area except diagram of the property has changed. The property is located between State Highway 151 and S. Callaghan Road south of the Petitioner's property at 5301 W. Old Highway 90 in the Southwest Business and Technology Park in City Council District No. 6. If approved, Petitioner will incorporate the 9.5 acres with its property and use it for expansion purposes.

Petitioner conducts food manufacturing operations and employs 146 at its existing facility. In order to keep up with the increasing demand for salsa and other products produced in San Antonio, petitioner proposes to add an 80,000 square foot expansion to their existing facility. The new facility will include upgraded food storage and preparation areas, additional production lines, and increased warehouse capacity. This expansion and retention project will result in a new investment of \$11 million, retaining 146 jobs and creating 74 new jobs. Bay Valley Foods LLC also considered expansion at company-owned sites in Dallas and Oklahoma.

II. SUPPLEMENTAL INFORMATION

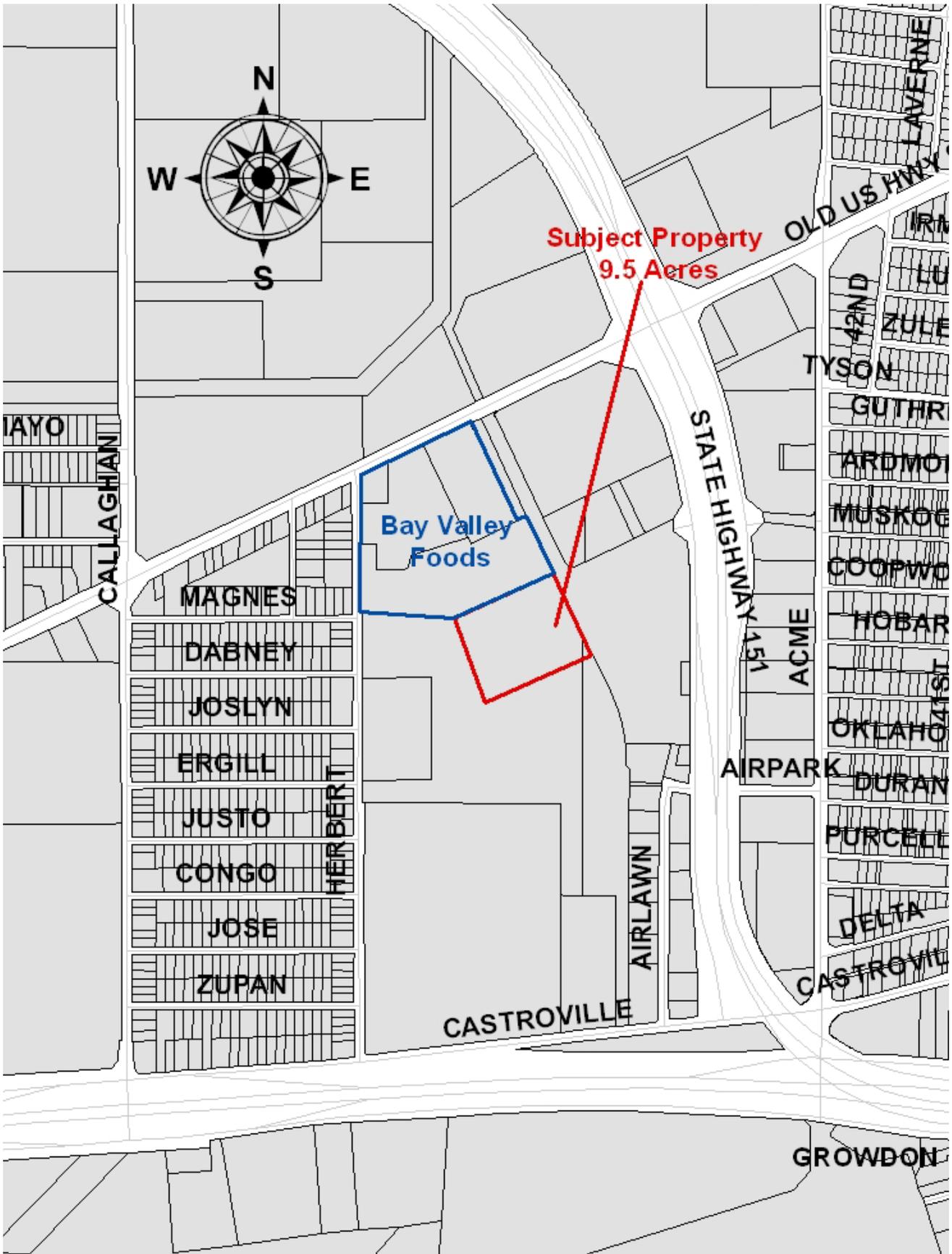
In compliance with City procedures, the subject property was advertised to the public in the Hart Beat Newspaper on Wednesday, February 6, 2013 and Friday, February 8, 2013. This action is consistent with the City Code and Ordinances, which require City Council approval for the disposition of any surplus City-owned real property. The Capital Improvements Management Services Department has coordinated with the City Attorney's Office, Center City Development Office and the International and Economic Development Department. The City of San Antonio will receive \$306,219.00 for the sale of this property.

III. RECOMMENDATION

Staff recommends approval of this request to sell and declare as surplus 9.5 acres of vacant City-owned property.

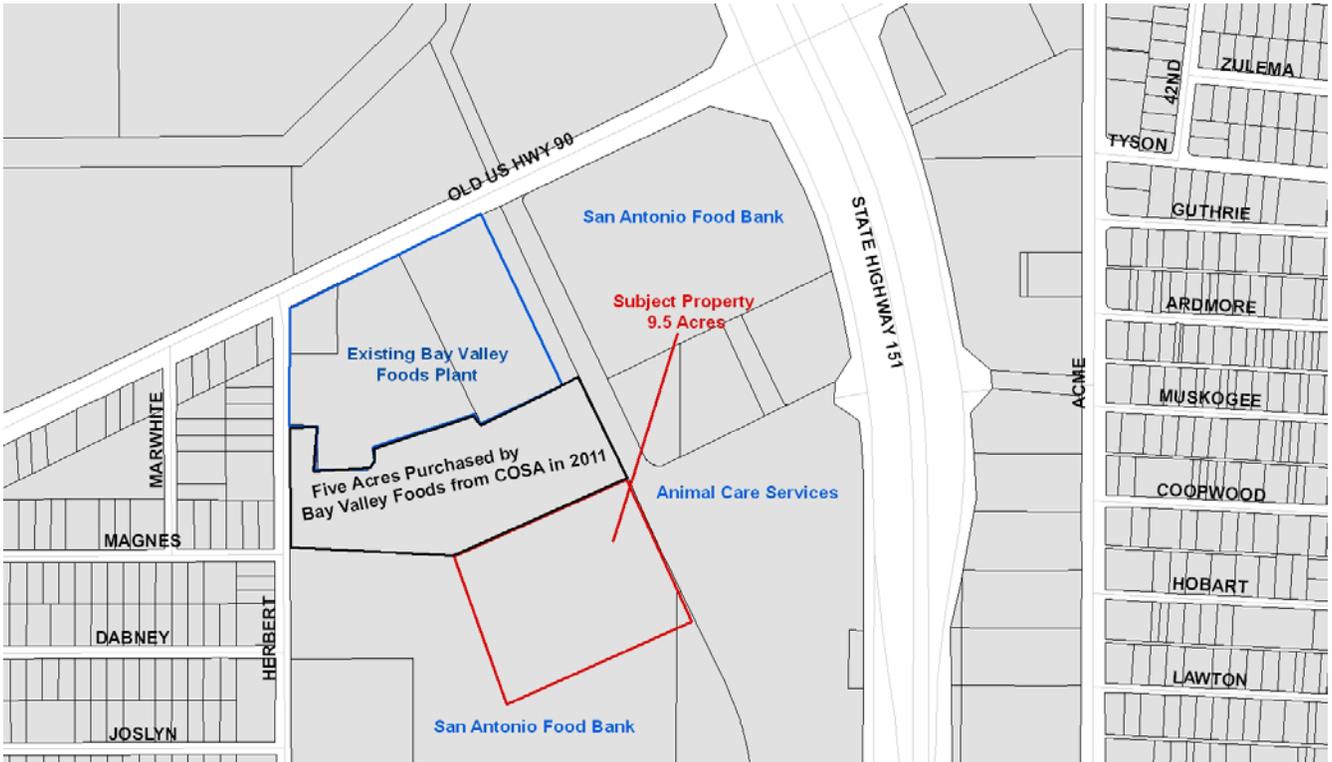
IV. ATTACHMENTS

1. Exhibit "A"
2. Survey
3. Power Point
4. Resolution



Site Map of Subject Properties

Exhibit “A”



Map of Subject Properties



Aerial Photograph of Subject Properties

FIELD NOTES
FOR

A 9.500 acre, or 413,809 square feet more or less, tract of land being out of a 89.637 acre tract as conveyed to The City of San Antonio, in deed recorded in Volume 6696, Pages 1286-1327 of the Official Public Records of Real Property of Bexar County, Texas, and being out of the Rafael Herrera Survey Number 1/74, Abstract 311, County Block 4305, now being in New City Block (N.C.B.) 13940, in the City of San Antonio, Bexar County, Texas. Said 9.500 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00, from the Texas Coordinate System established for the South Central Zone.:

BEGINNING: At a set ½" iron rod with a yellow cap marked "Pape Dawson", at the southeast corner of Lot 10, Bay Valley Foods (MAOZ) Subdivision recorded in Volume 9623, Page 41 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Departing the south line of said Lot 10, continuing over and across said 89.637 acre tract, the following bearings and distances;

S 25°56'08" E, a distance of 616.18 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

S 64°04'27" W, a distance of 671.57 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";

N 25°56'08" W, a distance of 616.18 feet to a found ½" iron rod with a cap marked "COSA", a corner of said Lot 10;

THENCE: N 64°04'27" E, along and with the south line of said Lot 10, a distance of 671.57 feet to the POINT OF BEGINNING, and containing 9.500 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9014-13 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.

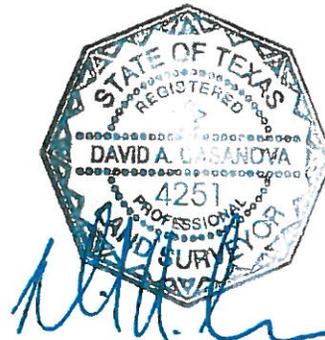
DATE: February 8, 2013

Job No.: 9014-13

File Path: N:\Survey13\13-9000\9014-13\WORD\9014-13 FN.docx

TBPE Firm Registration #470

TBPLS Firm Registration #100288-00



RESOLUTION # _____

A RESOLUTION SUPPORTING THE SALE OF 9.5 ACRES OF VACANT CITY-OWNED PROPERTY LOCATED WITHIN THE SOUTHWEST BUSINESS TECHNOLOGY PARK (SWBTP) SOUTH OF 5301 W. OLD HIGHWAY 90 BETWEEN S. CALLAGHAN AND STATE HIGHWAY 151 IN CITY COUNCIL DISTRICT 6, AS REQUESTED BY BAY VALLEY FOODS LLC FOR A FEE OF \$306,219.00.

* * * * *

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

WHEREAS, Bay Valley Foods has filed an application requesting to purchase 9.5 acres of vacant City-owned property within New City Block 13940 as identified in Exhibit A and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached sale of land.

SIGNED this 13th day of March, 2013.

Roberto R. Rodriguez, Chair

Attest:

Executive Secretary
San Antonio Planning Commission



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE DIVISION/DISPOSITION SECTION

STAFF REPORT AGENDA ITEM NO. 19

Public Hearing:

Planning Commission
March 13, 2013

Special Project Number:

S.P. 1708

Petitioner:

Boar 2000, LLC

Representative:

Development 2000, c/o Dan Appling

Staff Coordinator:

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

Property Address/Location:

Located between Dwyer Avenue and
Aubrey Street

Tract Size:

0.021 of an acre or 900 square feet

Council District(s):

1

REQUEST

A resolution supporting the closure, vacation and abandonment of a 0.021 acre portion of an alley (900 square feet) Public Right of Way, located between Dwyer Avenue and Aubrey Street adjacent to NCB 928, in Council District 1, as requested by Boar 2000, LLC (Petitioner) for \$26,521.00.

RECOMMENDATION ACTION

Staff recommends approval of this request.

ALTERNATIVE ACTION

The closure, vacation and abandonment of this alley Public Right of Way will allow the Petitioner to incorporate it with its abutting property for re-development with a new commercial project. The disapproval of this request would disallow the Petitioner from developing and improving its property.

I. BACKGROUND

Petitioner is requesting the closure, vacation and abandonment of a portion of an alley Public Right Way located between Dwyer Avenue and Aubrey Street as shown on attached Exhibit A. The petitioner owns the abutting properties and if approved, plans to combine and re-plat the proposed closure with its properties. The proposed closure is approximately 0.021 of an acre (900 sq. ft.).

II. SUPPLEMENTAL INFORMATION

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

III. RECOMMENDATION

Staff recommends approval of this request to close, vacate and abandon this alley Public Right of Way.

IV. ATTACHMENTS

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

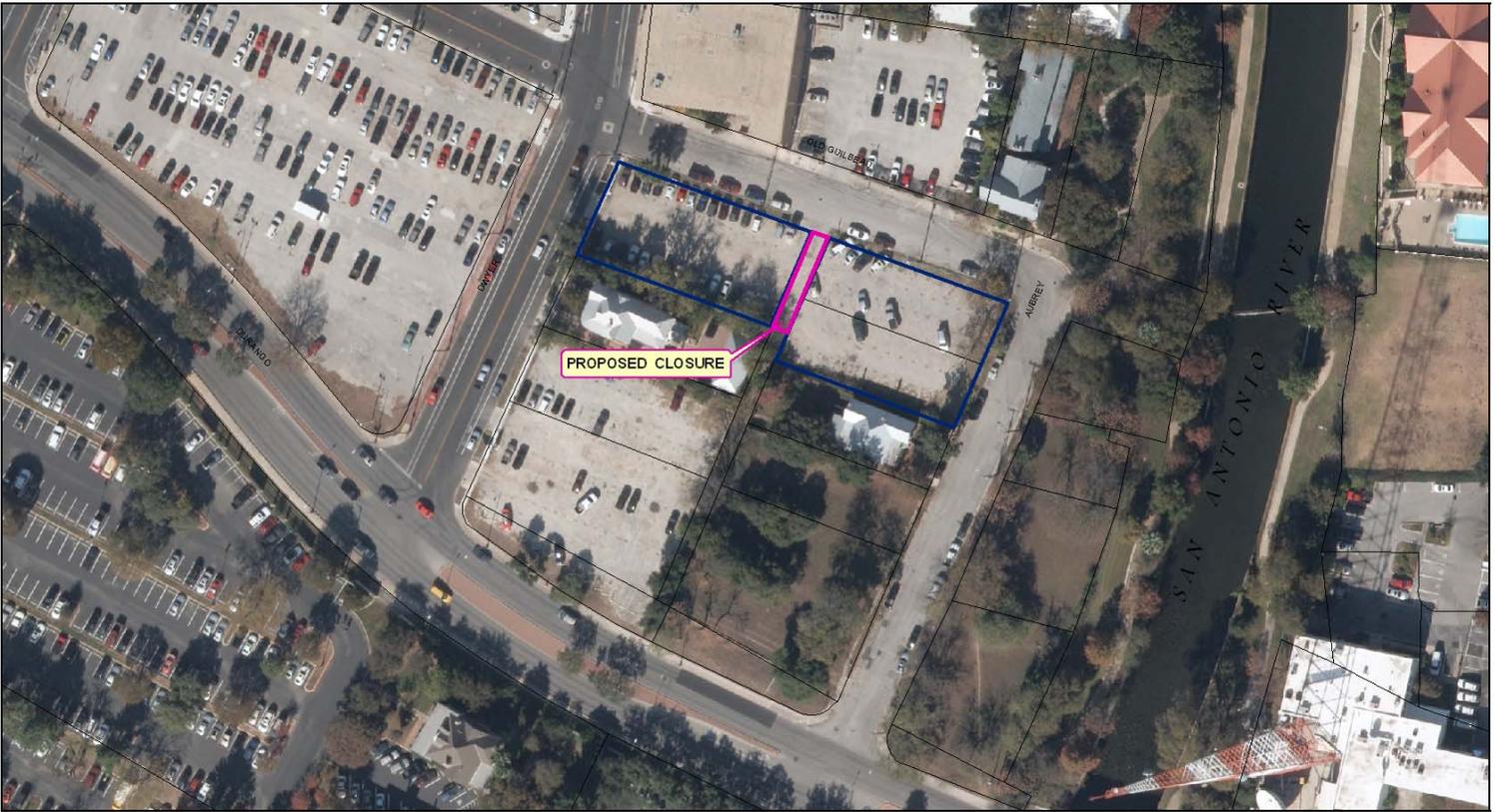
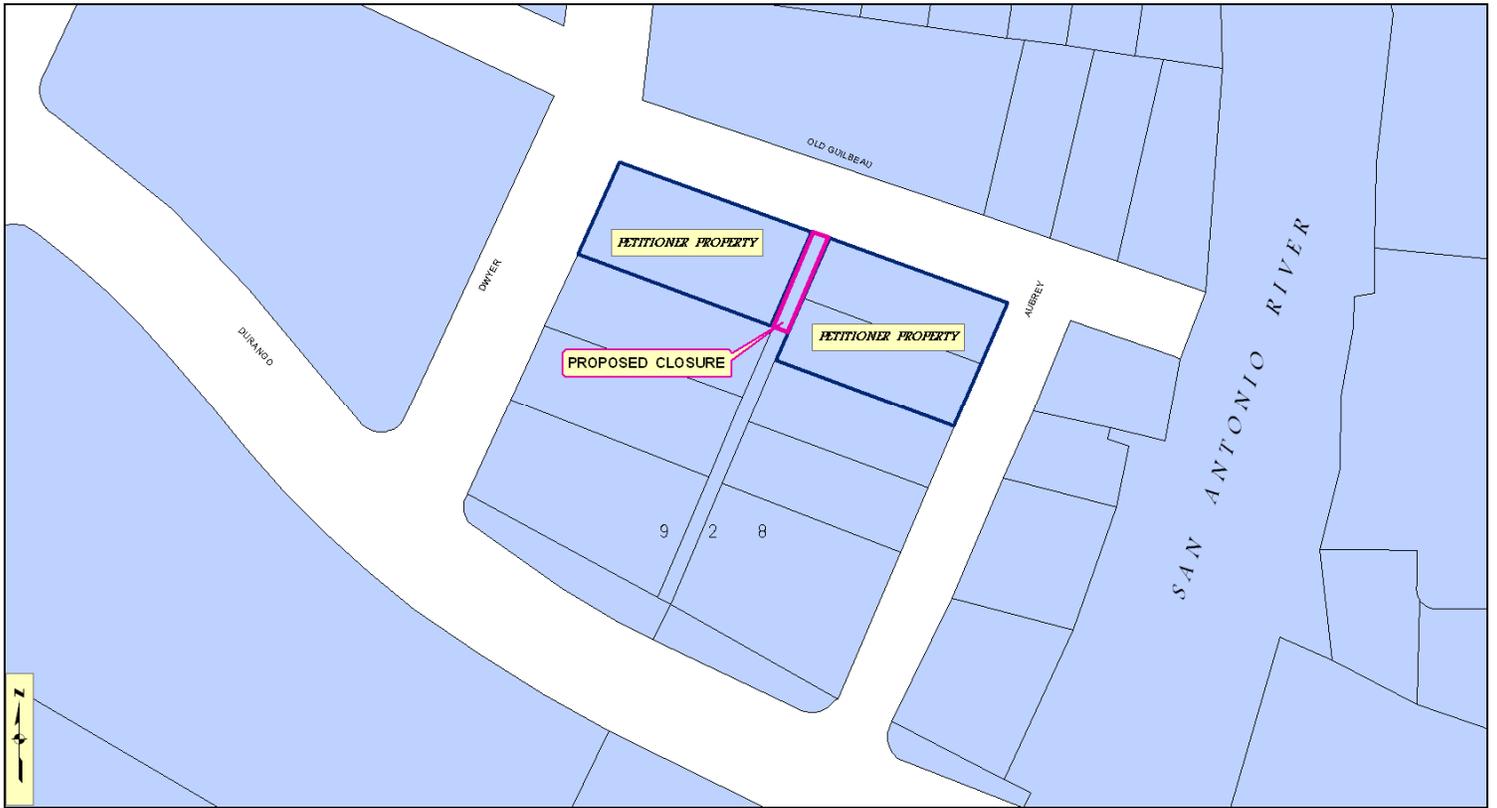


Exhibit A



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

March 5, 2013

Boar 2000, LLC
c/o Development 2000
Attn: Dan Appling
510 West 15th
Austin, TX 78701

Re: S. P. No. 1708—Request to close, vacate and abandon a 12 foot-wide alley Public Right of Way located between Dwyer Avenue and Aubrey Street

Dear Mr. Appling:

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

DEVELOPMENT SERVICES DEPARTMENT

The property must be platted, as applicable, in the Unified Development Code, per Section 35-240.

CITY PUBLIC SERVICE ENERGY

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

SAN ANTONIO WATER SYSTEM

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

DEPARTMENT OF CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

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

- Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the Petitioner.
- The subject property was appraised at \$35,361.00; however, a 25% reduction is applicable as provided for by the Inner City Reinvestment/Infill Policy (ICRIP). Therefore, the fee established for the subject property is \$26,521.00. ***Accordingly, Petitioner agrees to remit a closure fee of \$26,521.00. This closure fee will be due and payable to the City of San Antonio, and is to be submitted with this executed Letter of Agreement.*** If for some reason the closure is not approved by City Council, the closure fee will be refunded.

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

If Petitioner concurs with the above mentioned conditions, Petitioner must countersign this letter in the spaces provided below and return to Ms. Martha Almeria at the above address. *Upon receipt of this executed Letter of Agreement and the closure fee we will continue processing subject request.*

Sincerely,

Marcia Shelf Orlandi
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:

Boar 2000, LLC

By

Title

Print Name

Date

RESOLUTION # _____

A RESOLUTION SUPPORTING THE CLOSURE OF A 0.021 OF AN ACRE ALLEY (900 SQUARE FEET) PUBLIC RIGHT OF WAY RUNNING NORTHERLY AND SOUTHERLY, LOCATED BETWEEN DWYER AVENUE AND AUBREY STREET ADJACENT TO NCB 928, IN COUNCIL DISTRICT 1, AS REQUESTED BY BOAR 2000, LLC.

* * * * *

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

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

WHEREAS, Boar 2000, LLC filed an application requesting closure of a 0.021 acre portion of an alley Public Right of Way running northerly and southerly, located between Dwyer Avenue and Aubrey Street adjacent to NCB 928 as identified on Exhibit A; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking closure of an alley consisting of 0.021 of an acre.

SIGNED this 13th day of March, 2013.

ROBERTO R. RODRIGUEZ, Chair

Attest:

Executive Secretary
San Antonio Planning Commission



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 20

Public Hearing:

Planning Commission

March 13, 2013

Case Number:

PA 13019

Applicant:

City of San Antonio, Texas

Owner:

Various

Staff Coordinator:

Tyler Sorrells, AICP, Planner

(210) 207-7395

tyler.sorrells@sanantonio.gov

Property Address/Location:

3131 Southeast Loop 410, 4530, 4546, 4614, 4622, 4626, 4646, 4694, 4744, 4818, 4848, 4902, 4906, 4914, and 4916 Sinclair Road

Legal Description:

NCB 10780 Lot 6, NCB 10780 Lot 1/ED 1 and 3 C.O, NCB 10780 Tract 4, NCB 10780 Lot 5, NCB 10780 N 286.4 ft of S IRR 525.33 ft of 15, NCB 10780 IRR 293.19 ft of 15, NCB 10780 Lot 25 Excluding N 6.99 Anthony Guajardo UT 4, NCB 10780 Lot 24 Excluding NW 6.99 ft, NCB 10780 Lot 23 Excluding N 6.77 Anthony Guajardo UT 4, NCB 10780 S 260.47 ft of N 267.24 ft of 18 NCB 10780 S 292 ft of 18, NCB 10780 S 24.84 ft of N 291.58 ft of 18, NCB 10780 Block P-400 and P-401, NCB 10780 Lot 22 excluding N 6.22' Anthony Guajardo Unit 3, NCB 10780 Lot 19 excluding N 6.22 ft, NCB 10780 S 137.8 ft of 20, NCB 10780 Lot 29 Ramos Cabinets Subdivision, NCB 10780 Lot 30 Talamantes Subdivision, NCB 10780 P-400A, NCB 10780 P-401A

Tract Size:

41.51 acres

Council District(s):

District 2

Notification:

Published in Daily Commercial

Recorder 2/21/13

Notices Mailed 2/22/13

- 27 to property owners within 200 feet
- Lower Southeast Side neighborhood association within 200 feet
- 25 to planning team members

Internet Agenda Posting 3/8/2013

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the Eastern Triangle Community Plan future land use classification for the properties subject to this application from Urban Living and Neighborhood Commercial to Community Commercial.

RECOMMENDED ACTION

Approval of the proposed amendment to the Eastern Triangle Community Plan.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The subject properties, and their uses, compose a development pattern that is predominately warehousing and light industrial. This pattern conflicts with the future land use plan envisioned in the Eastern Triangle Community Plan. The proposed amendment will update the land use classifications for the subject properties to resolve the discrepancies between the established uses and the Eastern Triangle land use plan.

Transportation:

The subject properties are in close proximity to W.W. White Road, which is classified as a Primary Arterial Type A, and Southwest Loop 410 which is classified as a Freeway. The subject properties proximity to higher-order roadways is anticipated to mitigate any potential negative traffic impacts posed by uses accommodated in the proposed land use classification. Sinclair Road is classified as local street.

Community Facilities:

Southeast Baptist Church is located at the northeast corner of Sinclair Road and W.W. White Road. There are no other community facilities in the vicinity of the subject properties. The proposed plan amendment will pose no negative impacts on this or other community facilities in the planning area.

CASE HISTORY

This is the first public hearing of this case

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: Eastern Triangle Community Plan	
Plan Adoption Date: May 21, 2009	Update History: N/A
<p>The Eastern Triangle Community Plan planning area is divided into five districts with the subject properties falling into the South District. The South District Development Guidelines call for staff to “Work with the City Councilperson to initiate a rezoning case to convert unwanted industrial zoning along Sinclair Road to Neighborhood Commercial as indicated in the Future Land Use Map in order to discourage encroachment of industrial uses into the Jupe Manor Neighborhood.”</p> <p>In an effort to begin implementation of the plan, City Council passed Resolution No. 2009-05-21-0019R which directs staff to initiate a comprehensive rezoning to bring properties into compliance with the Eastern Triangle Future Land Use plan. As part of the rezoning process City staff was directed by the City Council Office to utilize conditional zoning as an approach to minimize the number of nonconforming properties. Staff identified the zoning classifications required by the subject properties and determined that plan amendments were necessary in order to accommodate conditional uses for a number of properties. The proposed Community Commercial land use, while accommodating more intensive zoning classifications than the existing Neighborhood Commercial designation, will facilitate the application of conditional zoning which will mitigate potential negative impacts on surrounding properties.</p>	

Comprehensive Land Use Categories	Example Zoning Districts
<p>Urban Living: Urban Living provides for compact neighborhoods and centralized commercial centers that promote a sense of community that are pedestrian and transit friendly. Centralized commercial centers in this category include the Mixed Use Center, the Town Center, and Transit-Oriented Development (TOD). Adjacent to these mixed use commercial areas are less dense Neighborhood Centers, which have a nucleus, or a focal point. Urban Living also allows for form based development, which emphasizes urban design in the form of regional centers and village development patterns. Mixed Use Centers include a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities. Mixed Use Centers are typically located at the intersection of a collector and arterial street or two arterial streets. A Town Center provides a central civic function with mixed uses incorporated into the peripheral development. Neighborhood Centers have an identifiable nucleus or focal point and edges. Shopping, recreation and services are accessible by foot or transit. Neighborhood Centers have a mix of residential uses and an interconnected street network with bicycle and pedestrian facilities. Civic buildings and civic spaces are given prominent sites, and schools and parks are located within walking distance. The edge of the neighborhood is bound by a parkway or boulevard.</p>	<p>TND, TOD, MXD, UD, & FBZD</p>
<p>Neighborhood Commercial: Neighborhood Commercial includes less intense commercial uses with low-impact convenience, retail, or service functions. Examples include convenience stores, small insurance or doctor’s offices, bakeries, small restaurants, bookstores, antique shops, copy services, veterinarian’s offices, or small neighborhood sized grocery stores. Neighborhood Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.</p>	<p>NC, O-1, & C-1</p>

<p>Community Commercial: Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Examples include grocery stores, medical offices, music stores, nurseries, or mailing services stores. Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.</p>	<p>NC, O-1, O-1.5, C-1, C-2, & C-2P</p>
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Land Use Overview		
	Future Land Use Classification	Current Use
Subject Properties	Neighborhood Commercial, Urban Living	Vacant, Manufacturing, Office, Warehousing,
North	Low Density Residential	Single-Family Homes, Vacant
East	Community Commercial	Auto Repair
South	Urban Living, Parks and Open Space	Vacant
West	Neighborhood Commercial	Vacant Daycare

Land Use: The existing land use pattern does not conform to the Neighborhood Commercial classification contained in the Eastern Triangle Future Land Use Plan and contains a number of light industrial and commercial uses that are incompatible with adjacent residential uses. The proposed amendments will facilitate a comprehensive large-area rezoning which will allow staff to utilize conditional zoning which will mitigate the impacts posed by existing uses as well as uses that may occupy the site in the future. Additionally, this amendment will serve as a transitional land use between the large parcel to the south, which is classified as Urban Living, and the residential properties to the north. The Urban Living classification is intended to replicate the density and mix of intense residential and commercial development which is typically found in the urban core. The less intensive commercial uses accommodated by the Community Commercial classification is intended to provide an adequate buffer and transitional land use.

Transportation: The subject properties are located on Sinclair Road which is a local street. The subject properties access a portion of Sinclair Road which is bounded by W.W. White Road to the west and Southwest Loop 410 to the east. The subject properties are served by two VIA bus stops.

Community Facilities: Southeast Baptist Church is located at the northeast corner of the intersection of W.W. White Road and Sinclair Road. There are no other public facilities in the vicinity of the subject properties. The proposed amendment is not anticipated to pose negative impacts on this or other community facilities in the vicinity of the subject properties.

II. SUPPLEMENTAL INFORMATION

Current Zoning: Various

Proposed Zoning: Various

Corresponding Zoning Case: Eastern Triangle Community Plan Implementation Amendment and Rezoning Phase I

Zoning Commission Public Hearing Date: April 16, 2013

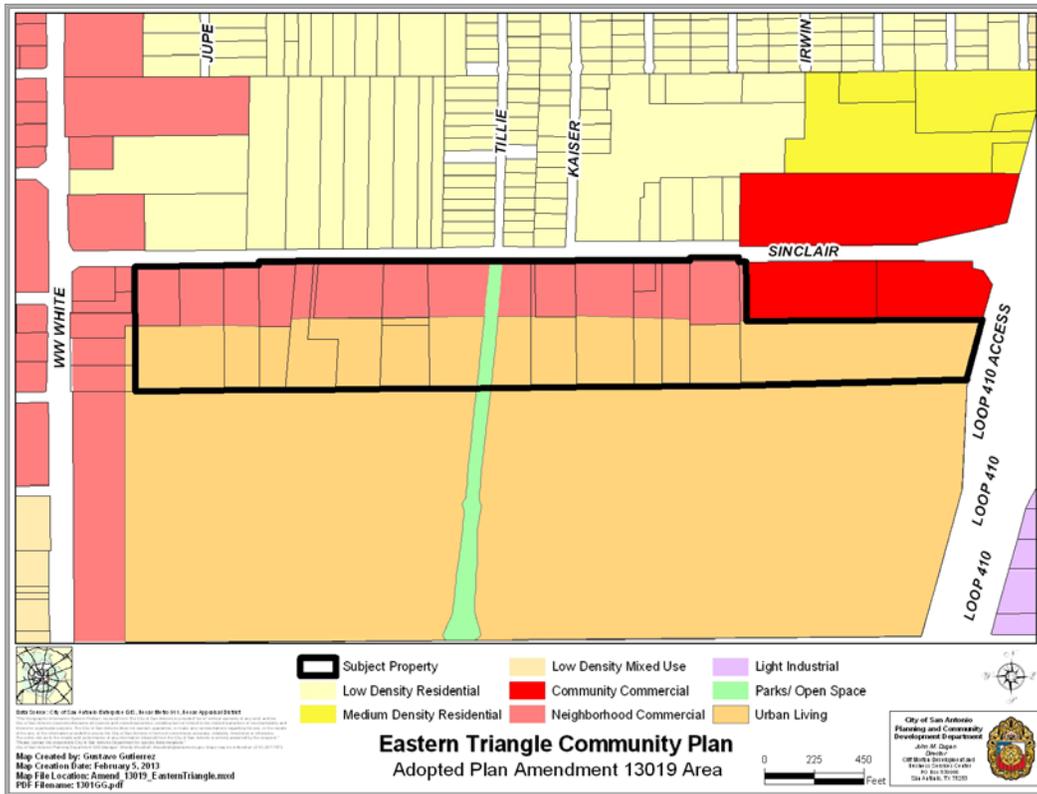
III. RECOMMENDATION

Community Commercial is consistent with the Eastern Triangle Community Plan’s intent to create a coherent land use and zoning framework to guide future development within the planning area. Additionally, the Community Commercial classification would serve as a transitional land use classification by buffering the established residential properties to the north from potential negative impacts that could be posed by the Urban Living node to the south of the subject properties.

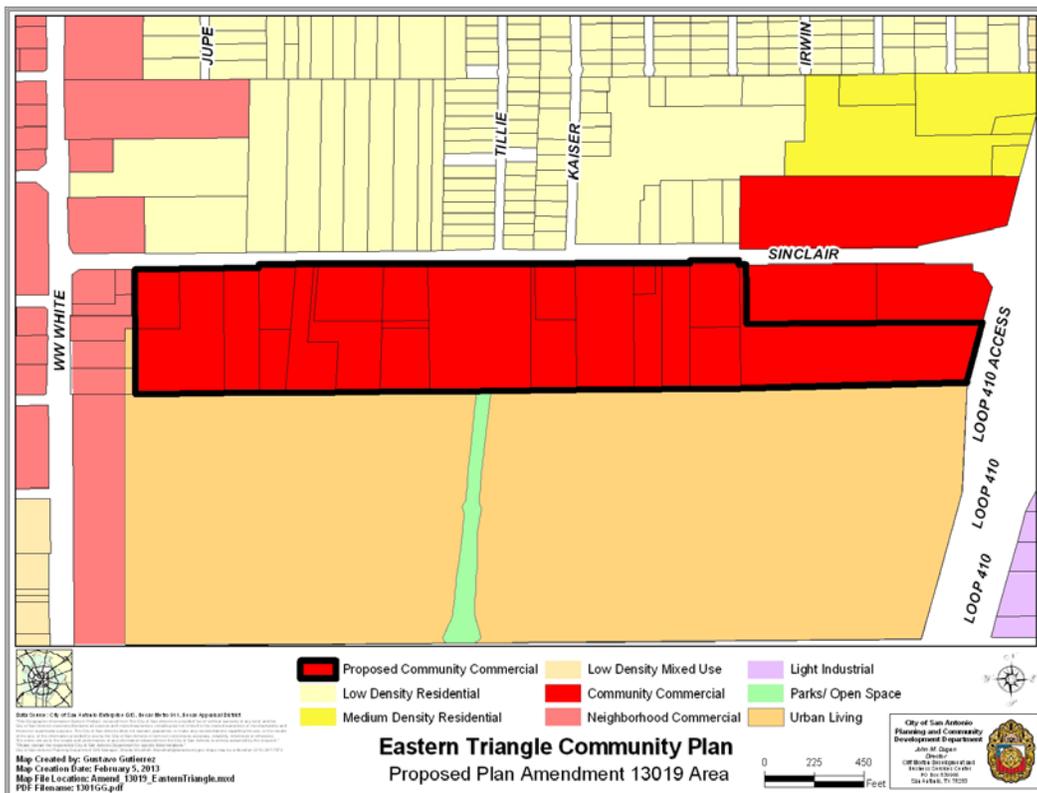
IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE EASTERN TRIANGLE COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM URBAN LIVING AND NEIGHBORHOOD COMMERCIAL TO COMMUNITY COMMERCIAL FOR AN AREA OF APPROXIMATELY 41.51 ACRES LOCATED 3131 SOUTHEAST LOOP 410, 4530, 4546, 4614, 4622, 4626, 4646, 4694, 4744, 4818, 4848, 4902, 4906, 4914, AND 4916 SINCLAIR ROAD

WHEREAS, City Council approved the Eastern Triangle Community Plan as an addendum to the Comprehensive Master Plan on May 21, 2009; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on March 13, 2013 and **APPROVED** the amendment on March 13, 2013; and

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

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

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

PASSED AND APPROVED ON THIS 13th DAY OF MARCH 2013.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 21

Public Hearing:

Planning Commission
March 13, 2013

Case Number:

PA 13021

Applicant:

Brown and Ortiz

Representative:

James Griffin

Owner:

Warner C. Lusardi

Staff Coordinator:

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

Property Address/Location:

Northeast corner of the intersection of
Babcock Road and Loop 1604

Legal Description:

NCB 14859 Lot P-200B

Tract Size:

16.07 acres

Council District(s):

District 8

Notification:

Published in Daily Commercial
Recorder 2/21/13

Notices Mailed 2/28/13

- 18 to property owners within 200 feet
- Hills and Dales neighborhood association within 200 feet
- 42 to planning team members

Internet Agenda Posting 3/8/13

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the North Sector Plan future land use classification for the property subject to this application from Mixed Use Tier to General Urban Tier.

RECOMMENDED ACTION

Approval of the proposed amendment to the North Sector Plan to change the future land use classification of the subject property from Mixed Use Tier to General Urban Tier.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The potential uses that could be developed within the Mixed Use Center designation would pose negative impacts on established residential development in the vicinity of the subject property. The proposed land use classification incorporates less intense residential and commercial uses that would pose fewer, and less significant, impacts on surrounding development.

Transportation:

The subject property is located near the intersection of Babcock Road and Loop 1604. Babcock Road is classified as a Secondary Arterial Type A and Loop 1604 is a Freeway. The signalized intersection and adjacency to Loop 1604 are anticipated to mitigate any negative transportation impacts that may occur.

Community Facilities:

The subject property is approximately 0.10 miles north of UTSA Main Campus. The proposed amendment will provide a range of uses that are compatible with this, and other, community facilities in the vicinity of the subject property.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: North Sector Plan	
Plan Adoption Date: September 16, 2010	Update History: N/A
<p>The proposed amendment, by concentrating development in a developed area, will reduce demand for development in areas further from the urban core, thus, limiting sprawl in conformance with the North Sector Plan’s desire to preserve natural resources in the planning area. Furthermore the property is immediately adjacent to an established Mixed Use Center with a convenience store and restaurant. With proper site planning, future redevelopment on the subject property could provide a uses that would be complimentary to the land use classification on the property to the southwest. This is supported by Goal LU-1 Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.</p> <p>The residential types contained in the General Urban Tier are compatible with adjacent residential development and would also provide a transitional land use between multi-family development to the east of the subject property and the residential subdivision west of the subject property. This is supported by Strategy HOU-1.2 Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector. Additionally, the proposed amendment is also supported by Housing Goal HOU-2 High density housing is developed near post secondary education facilities, principal and arterial transportation routes, and major employment areas.</p>	

Comprehensive Land Use Categories	Example Zoning Districts
<p>Mixed Use Center: Mixed Use Centers accommodate high density detached, mid-high rise condominiums, apartment complexes, and row houses. This classification also accommodates detached or attached retail services such as convenience stores, live/work units, cafes, hotels, and other business uses.</p>	<p>MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD</p>
<p>General Urban Tier: General Urban Tier accommodates small tract detached multi-family including apartments, quadplexes, triplexes, duplexes, and townhomes. This land use classification also accommodates walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, and clinics.</p>	<p>R-4, R-3, RM-6 RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Mixed Use Center	Vacant
North	Civic Center	Elementary School
East	Mixed Use Center	Apartments
South	Undesignated, Civic Center	Freeway, University
West	Rural Estate Tier	Single-family Homes

Land Use:

SECTOR PLAN CRITERIA FOR REVIEW:

According to the North Sector Plan, plan amendments should only be considered after careful review of various factors and a public hearing by the Planning Commission and City Council. These factors should include, but may not be limited to, the following items:

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

There is a significant amount of property classified as Mixed Use within the vicinity of the subject property. However, the proposed amendment is consistent with the North Sector Plan and its promotion of the preservation of natural resources, enhancement of the housing stock within the planning area, and contribution of employment opportunities to the area. The subject property is located in an area with an established urban development pattern. The subject property, and its location in a developed urban area, would contribute toward the plan's vision of environmental preservation by accommodating development in an area with an intensive development pattern rather than in a less intensively developed area further from the urban core. The proposed General Urban Tier land use classification is also compatible with the North Sector Plan's vision of enhancing employment opportunities and the housing stock throughout the North Sector planning area. This compatibility is achieved by the classification's accommodation of a range of housing types as well as an array of community-scaled commercial uses.

The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.

The subject property is located in the vicinity of the University of Texas, San Antonio Main Campus. The proposed amendment, with the mix of housing that it accommodates, would provide additional housing opportunities for individuals wishing to live in proximity to the university. This proximity would further reduce potential sprawl in parts of the planning area which are further from the urban core. Additionally, the residential component of the proposed land use classification accommodates lower density residential development than the adopted land use classification. This lower density would be more appropriate and pose fewer negative impacts on the established residential development along the west side of Babcock Road.

The amendment must uphold the vision for the future of the North Sector Plan.

The North Sector Plan Vision calls for the preservation of natural resources, enhancement and diversification of housing opportunities in the planning area, and development of a compatible land use pattern. The subject property's location in the vicinity of the UTSA Main Campus, as well as its relative proximity to existing developed areas will serve to preserve the natural resources found in less developed portions of the planning area. Additionally, the proposed land use classification accommodates an array of residential housing options that would diversify the housing mix in the area and also, as a land use classification, provide opportunity for future commercial development that would be compatible with adjacent uses.

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

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

The subject property is located in the University of Texas, San Antonio area. The land use fabric in this area is an established mix of commercial and residential. Development corresponding to the General Urban Tier classification would be consistent with the existing development pattern in the area.

The subject property is immediately to the west of existing apartment complexes. Additionally, there are other residential developments in the general vicinity of the subject properties. The proposed amendment will not adversely affect the existing character of the immediate area or recreational amenities in the vicinity of the subject property. Also, the subject property is approximately 3.8 miles southwest of Camp Bullis and is not anticipated to pose negative impacts to military operations.

Transportation: The subject property is bounded by Babcock Road and Loop 1604. These roadways are classified as a Secondary Arterial Type A and Freeway respectively. The proposed plan amendment is not anticipated to pose negative impacts to the existing transportation infrastructure.

Community Facilities: The subject property is approximately 0.10 miles north of UTSA Main Campus. The subject property is also approximately 0.30 miles southwest of May Elementary School and 0.6 miles southeast of Medallion Park. No negative impacts to community facilities are anticipated.

II. SUPPLEMENTAL INFORMATION

Current Zoning: C-3 ERZD MLOD

Proposed Zoning: MF-33 ERZD MLOD

Corresponding Zoning Case: Z20113081 ERZD

Zoning Commission Public Hearing Date: TBD

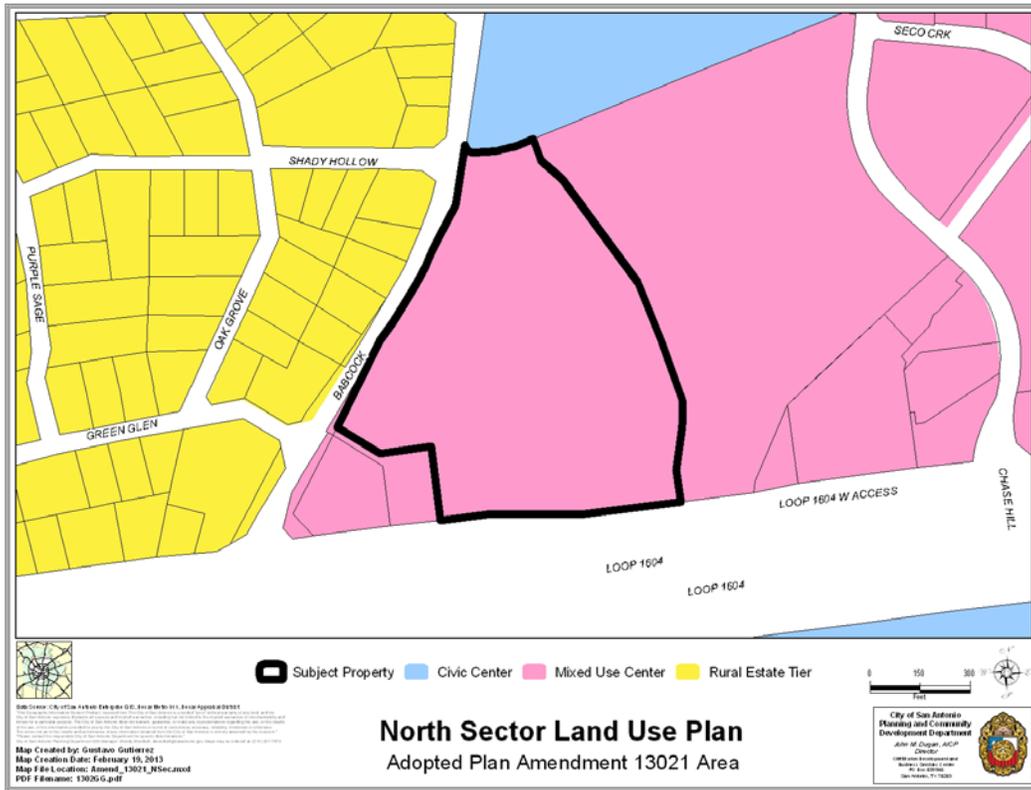
III. RECOMMENDATION

General Urban Tier is compatible with the development pattern in the vicinity of the subject property. The proposed plan amendment will also provide an array of community-oriented commercial and residential uses that are compatible with the residential subdivisions near the subject property and supportive of major public uses in the vicinity such as UTSA.

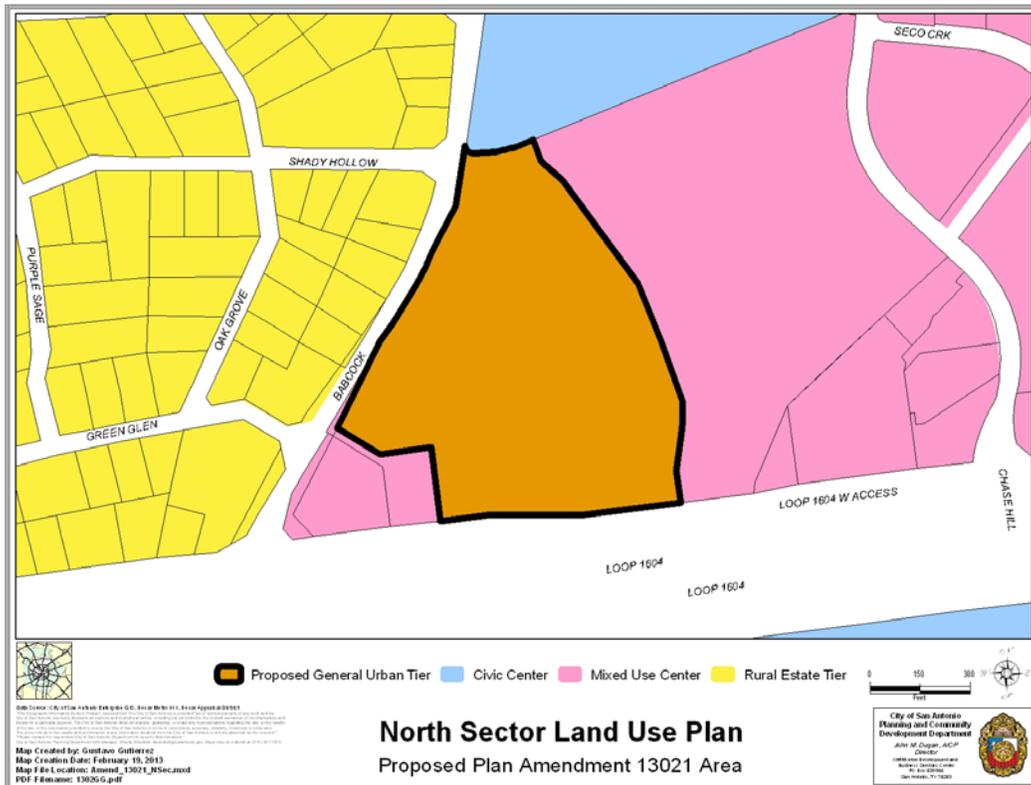
IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:





RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTH SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MIXED USE TIER TO GENERAL URBAN TIER FOR AN AREA OF APPROXIMATELY 16.07 ACRES LOCATED AT THE NORTHEASTERN CORNER OF BABCOCK ROAD AND LOOP 1604.

WHEREAS, City Council approved the North Sector Plan as an addendum to the Comprehensive Master Plan on August 5, 2010; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on March 13, 2013 and **APPROVED** the amendment on March 13, 2013; and

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

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

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

PASSED AND APPROVED ON THIS 13th DAY OF MARCH, 2013.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 22

Public Hearing:

Planning Commission
March 13, 2013

Case Number:

PA 13022

Applicant:

Kevin Denson, Klove Engineering

Representative:

Kevin Denson, Klove Engineering

Owner:

Paul Covey

Staff Coordinator:

Robert C. Acosta, Planner
(210) 207-0157
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Property Address/Location:

1.918 acres of land located near the intersection of Gault Lane and Country Village

Legal Description:

Northeast 99.93 feet of Lot 7 NCB
11961

Tract Size:

1.918 acres

Council District(s):

District 9

Notification:

Published in Daily Commercial
Recorder 2/21/2013

Notices Mailed 2/28/2013

- 18 to property owners within 200 feet
- 1 to applicant
- No registered neighborhood association within 200 feet

Internet Agenda Posting 3/8/2013

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the San Antonio International Airport Vicinity Land Use Plan future land use classification for the property subject to this application from Business Park to High Density Residential.

RECOMMENDED ACTION

Approval of the proposed amendment to change the future land use classification of the subject property from Business Park to High Density Residential.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The High Density Residential classification supports Goal 1, Objective 1, and 1.2 of the San Antonio International Airport Vicinity Land Use Plan. The proposed use will have minimal impact on adjacent properties.

Transportation:

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

Community Facilities:

The requested land use change could generate increased demand on existing community facilities.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan	
Plan Adoption Date: May 20, 2010	Update History: None
<p>Goal 1, Objective 1: Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards</p> <p>Goal 1, Objective 1.2: Discourage developments of incompatible uses in the airport environs and noise exposure contours</p>	
<p>The proposed amendment to the High Density Residential classification for the subject property will provide consistency with the adjacent High Density Residential land use classification. The proposed use will have minimal impact on adjacent properties.</p>	

Comprehensive Land Use Categories	Example Zoning Districts
<p>Business Park: Medium to large sized buildings in a low rise format that house professional, administrative, light manufacturing, flex space and warehousing functions for private corporations. Should take the form of a cohesive, campus like environment where buildings are interspersed with open space areas and pedestrian walkways.</p>	<p>BP, C-2, C-3, O-1, O-1.5</p>
<p>High Density Residential: All residential uses, including apartments, condominiums and assisted living facilities. Typically located along or near major arterials or collectors May be used as a transitional buffer between lower density residential uses and non-residential uses.</p>	<p>MF-25, MF-33, MF-40, MF-50</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Business Park	Vacant lot
North	Business Park I	Storage facility
East	Business Park	Vacant lot
South	High Density Residential	Nursing home
West	High Density Mixed Use	Apartment complex

Land Use: The subject property is located along the east side of Gault Lane, near the intersection of Gault Lane and Country Village, within the San Antonio International Airport Vicinity Land Use Plan. The subject property is a vacant lot and has commercial uses to the north, multi-family residences to the west and south and a vacant lot to the east. The San Antonio International Airport Vicinity Land Use Plan classifies the subject property, and the area to the north and east as Business Park. The area to the west is classified as High Density Mixed Use and the area to the south as High Density Residential.

The applicant requests this plan amendment and associated zoning change in order to construct a non-commercial parking lot. The subject property is located along a collector street and has a significant number of existing multi-family residences abutting it to the south and west. Additionally, the general surrounding conditions and its close proximity to Loop 410 and Broadway Street make it appropriate for High Density Residential. The proposed amendment to the High Density Residential classification for the subject property will provide consistency with the adjacent High Density Residential land use classification, thus, providing support to Goal 1, Objective 1, and 1.2 of the San Antonio International Airport Vicinity Land Use Plan goal of promoting compatibility and appropriateness between uses, and

protecting airport operations from incompatible uses. The proposed use will have minimal impact on adjacent properties.

Transportation: Country Village is a local street. Gault Lane is a collector street. Broadway Street is a Secondary Arterial Type B and Loop 410 is a freeway. The area includes sidewalks which include allow for pedestrian access to and from adjacent residential areas. There is a VIA bus stop one block east at Broadway Street across the street from the subject property. The existing transportation infrastructure could support any additional demand generated by the requested land use change.

Community Facilities: Cambridge Elementary, Alamo Heights Middle and High School are in close proximity. The requested land use change could generate increased demand on existing community facilities.

II. SUPPLEMENTAL INFORMATION

Current Zoning: MF-33

Proposed Zoning: MF-33 CD AHOD Multi-Family Airport Hazard Overlay District with a Conditional use for non-commercial parking lot

Corresponding Zoning Case: Z2013085 CD

Zoning Commission Public Hearing Date: March 19, 2013

III. RECOMMENDATION

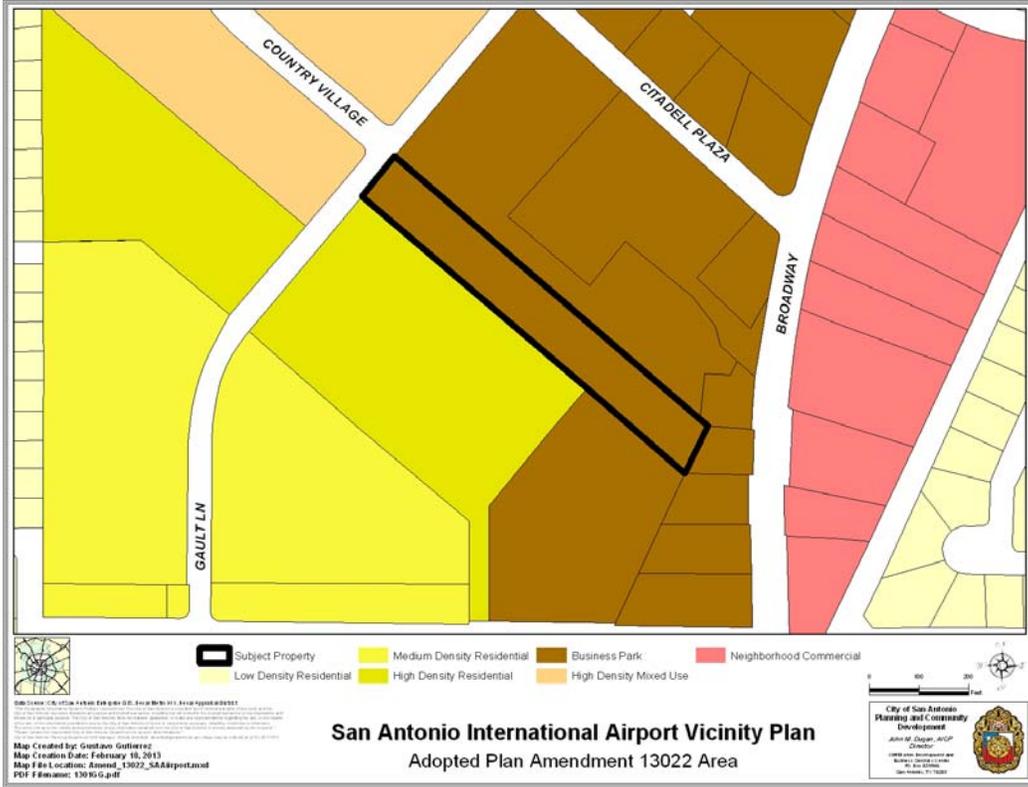
The subject property is located along a collector street and has a significant number of existing multi-family residences abutting it to the south and west. Additionally, the general surrounding conditions and its close proximity to Loop 410 and Broadway Street make it appropriate for High Density Residential. The proposed amendment to the High Density Residential classification for the subject property will provide consistency with the adjacent High Density Residential land use classification, thus, providing support to Goal 1, Objective 1, and 1.2 of the San Antonio International Airport Vicinity Land Use Plan goal of promoting compatibility and appropriateness between uses, and protecting airport operations from incompatible uses. The proposed use will have minimal impact on adjacent properties.

IV. ATTACHMENTS

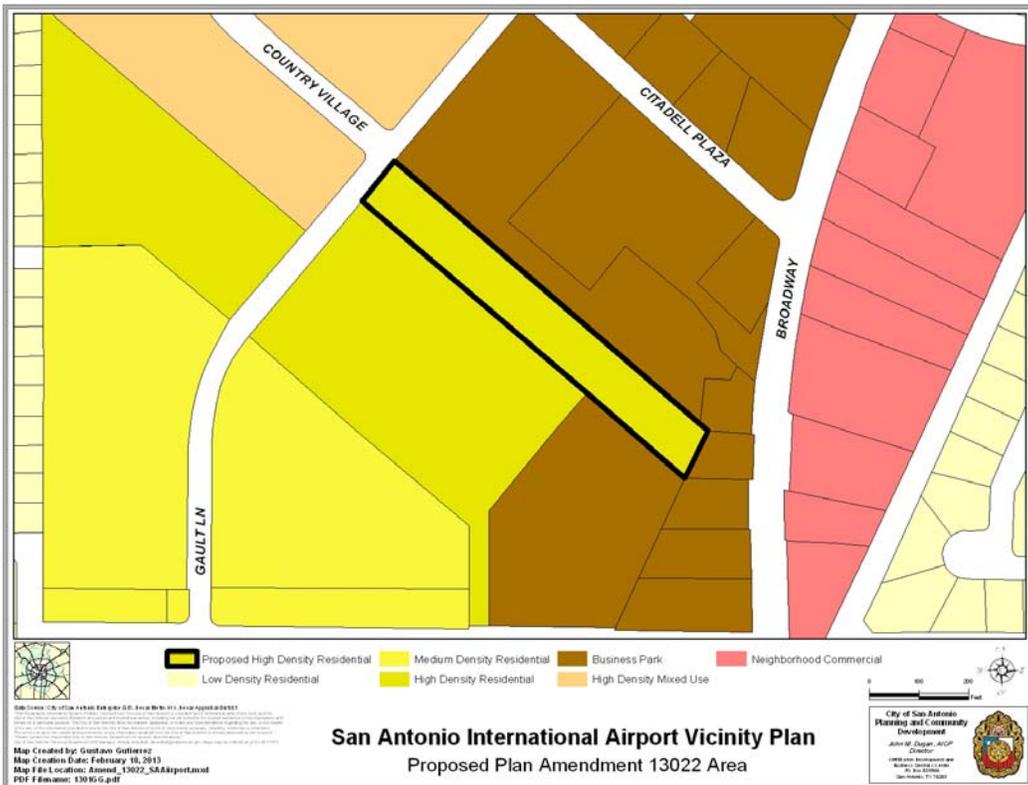
- A. Plan Amendment Maps
- B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SAN ANTONIO INTERNATIONAL AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM BUSINESS PARK TO HIGH DENSITY RESIDENTIAL FOR AN AREA OF APPROXIMATELY 1.918 ACRES OF LAND LOCATED NEAR THE INTERSECTION OF GAULT LANE AND COUNTRY VILLAGE, LEGALLY DESCRIBED AS NORTHEAST 99.93 FEET OF LOT 7 NCB 11961.

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

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on March 13, 2013 and **APPROVED** the amendment on March 13, 2013; and

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

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

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

PASSED AND APPROVED ON THIS 13th DAY OF MARCH 2013.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission