

# SAN ANTONIO PLANNING COMMISSION AGENDA



March 14, 2012



2:00 P.M.

Jose R. Limon, *Chair*  
Marcello Diego Martinez, *Vice Chair*  
Rob Rodriguez, *Chair Pro Tem*  
Christopher M. Lindhorst                      Andrea Rodriguez  
Lynda Billa Burke                                Jody R. Sherrill  
Daniel D. Kossl                                    Donald Oroian

The Cliff Morton Development and Business Service Center is located at 1901 South Alamo Street

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, call (210) 207-1111 or 711 (Texas Relay Service for the Deaf).

Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación al la reunión. Para asistencia llamar a (210) 207-1111) o al 711 (servicio de transmitir para sordos).

Please note that Citizens Comments are limited up to three (3) minutes per person and may change as needed  
CALL (210) 207-1111 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

## 1. PRELIMINARY ITEM(S):

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

- Agenda items may be discussed (Development Services Department)

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

3. Roll Call

4. Citizens to be heard

## 5. PUBLIC HEARINGS

### REPLATS W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 100225	<b>Alamo Acres Phase 2</b> (On the west side of Abe Lincoln, north of Whitby Road)	7	548 A-7
B. 120054	<b>Junio</b> (On the north side of Ayrshire and east of Higgins Road)	10	518 E-7

\* Project is located in the Camp Bullis Notification Area.

## CONSENT AGENDA

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

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

- |    |        |   |    |         |
|----|--------|---|----|---------|
| 6. | 100225 | <b>Alamo Acres Phase 2</b><br>(On the west side of Abe Lincoln, north of Whitby Road) | 7  | 548 A-7 |
| 7. | 120054 | <b>Junio</b><br>(On the north side of Ayrshire and east of Higgins Road)              | 10 | 518 E-7 |

### **PLATS:**

- |    |        |   |   |         |
|----|--------|---|---|---------|
| 8. | 100195 | <b>Northeast Crossing T.I.F., Unit – 8A</b><br>(South of the extension of Hibiscus Falls and Wisteria Hill) | 2 | 585 B-2 |
| 9. | 110303 | <b>Tanglewood Oak</b><br>(At the southeast corner of Buck Ridge Lane and Money Tree)                        | 9 | 551 C-1 |

### **TIME EXTENSIONS:**

- |     |        |  |     |         |
|-----|--------|--|-----|---------|
| 10. | 070186 | <b>JMS 281 Commercial A</b><br>(Southeast of the intersection of U.S. Hwy 281 and Stone Oak Parkway)       | 9   | 483 D-5 |
| 11. | 070379 | <b>The Estates at Golf Valley</b><br>(Southeast of the intersection of Firestone Parkway and Hidden Hills) | OCL | 586 A-4 |
| 12. | 080309 | <b>The Palms</b><br>(On the north side of Blanco Road (FM 2696), west of Huebner Road)                     | 9   | 482 B-8 |
| 13. | 080477 | <b>Valero Data Expansion</b><br>(On the north side of Wiseman Boulevard, west of Westover Hills)           | 6   | 578 E-5 |

### **LAND TRANSACTIONS:**

14. **S.P. No. 1488** - Request to release an easement within an unimproved 0.543 acre tract of land out of Lot 42, Block 1, NCB 2444 located at 1310 Guadalupe Street. (Capital Improvements Management Services, by Martha Almeria)

## INDIVIDUAL CONSIDERATION

### LAND TRANSACTION:

15. Consideration of a resolution authorizing the acquisition of two properties, Parcel One located at the southwest corner of Frio City Road and W. Thompson Place; Parcel Two is 611 Oriental. Parcel One will be developed by the Solid Waste Management Department into a City-owned and operated Bulky Waste Collection Center. Parcel Two will be used as a storage area in support of the Collection Center operations. (Solid Waste Management by, David Newman)

### COMPREHENSIVE MASTER PLANS:

16. **PA12022** - [Item Continued from February 22, 2012 meeting] - Public hearing and consideration of a resolution amending 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 13.9 acres located at 2922, 2926, 2930, 2934, 2940, 2950, and 2954 Southeast Loop 410 and P-17B and P-17D of NCB 10777 from Community Commercial and Parks/Open Space to Industrial. (Department of Planning and Community Development by Rebecca Paskos)
17. **PA12028** - Public hearing and consideration of a resolution amending the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.267 acres located at 1206 West Avenue from Office to Neighborhood Commercial. (Department of Planning and Community Development by Robert C. Acosta)
18. **PA12029** - Public hearing and consideration of a resolution amending the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.1596 acres located at 113 Furnish Avenue from Low Density Residential to Mixed Use. (Department of Planning and Community Development by Loretta Olison)
19. **PA12030** - Public hearing and consideration of a resolution amending 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 29.594 acres located at West Avenue, NCB 16325 P-21, NCB 16325 BLK LOT P-22 (6.72AC) & P-8 (6.2AC) from Park/Open Space & Public Institutional to Medium Density Residential. (Department of Planning and Community Development by Loretta Olison)
20. **PA12032** - Public hearing and consideration of a resolution amending 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 1.9427 acres located at 526 Everest and 538 Everest from Medium

Density Residential to Mixed Use. (Department of Planning and Community Development by Tyler Sorrells)

21. **PA12033** - Public hearing and consideration of a resolution amending 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 38.5 acres located along the northeast side of Thousand Oaks bound by Country Morning to the northwest and Wetmore Road to the southeast from Neighborhood Commercial to Community Commercial. (Department of Planning and Community Development by Loretta Olison)

**OTHER ITEMS:**

22. Approval of the minutes for the February 22, 2012 Planning Commission meeting
23. Director's report - City Council Action Update (Planning Commission Items sent to Council)
24. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
25. **ADJOURNMENT**

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

AGENDA ITEM NO: 5A & 6 March 14, 2012

ALAMO ACRES PHASE 2  
SUBDIVISION NAME

MINOR PLAT

100225  
PLAT #

**COUNCIL DISTRICT:** 7

**FERGUSON MAP GRID:** 548 A-7

**OWNER:** Edward Karam, Court Appointed Receiver

**ENGINEER:** Rosin Group, Inc., by Roy R. Rosin, P.E.

**CASE MANAGER:** Donna L. Camacho, Planner (210) 207-5016

**Date filed with Planning Commission:** February 20, 2012

**Location:** On the west side of Abe Lincoln, north of Whitby Road

**Services Available:** SAWS Water and On Site Sewer Facility

**Zoning:** R-E Residential Estate District

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

To replat 4.00 acres consisting of 4 single family lots.

**DISCUSSION:**

The Planning Commission will hold a public hearing on the proposed replatting of this property on March 14, 2012. Six notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. The plat is not within 200 feet of a registered Neighborhood Association.

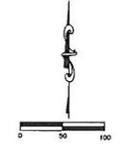
**STAFF RECOMMENDATION:**

Approval

REPLAT ESTABLISHING  
**ALAMO ACRES SUBDIVISION  
 PHASE 2**

BEING LOTS 25, 26, 27 AND 28, BLOCK K, N.C.B. 1466.3 OUT OF A PORTION OF LOTS 1 AND 12, BLOCK K, N.C.B. 1466.3, ALAMO ACRES SUBDIVISION, RECORDED IN VOLUME 980, PAGE 373 OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

4 LOTS - 4.00 ACRES



**RG Rosin Group, Inc.**  
 Civil Engineers - Land Surveyors  
 1920 STONE OAK PARKWAY, SUITE 300  
 SAN ANTONIO, TEXAS 78258  
 210-490-0001 • FAX 210-496-1975

STATE OF TEXAS  
 COUNTY OF BEXAR

THE OWNER OF AND SHEET ON THIS PLAT, IN PERSON OR THROUGH A FULLY AUTHORIZED AGENT, HEREBY CONSENTS TO THE USE OF THE PUBLIC RECORDS IN CONNECTION WITH THE PREPARATION OF THIS PLAT AND TO THE PUBLIC RECORDS IN CONNECTION WITH THE PREPARATION OF THIS PLAT AND TO THE PUBLIC RECORDS IN CONNECTION WITH THE PREPARATION OF THIS PLAT.

OWNER: ALAMO ACRES RADIO CORP.

DULY AUTHORIZED AGENT: \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF BEXAR

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

KNOWING ME TO BE THE PERSON WHOM STATE LAWS FULLY AUTHORIZE TO FOREGOING INSTRUMENT AND ACKNOWLEDGING TO ME THAT HE IS FULLY QUALIFIED TO SIGN FOR THE PURPOSES AND CONSIDERATIONS HEREIN I HAVE SUBSCRIBED IN THE PUBLIC RECORDS IN THIS STATE.

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

NOTARY PUBLIC,  
 BEXAR COUNTY, TEXAS

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEG.
C1	177.91	184.99	72.00° 22'	134.74	217.26	N12°00'38"W
C2	153.98	163.07	47°24'58"	99.23	148.75	E14°00'00"W

LINE TABLE

LINE	LENGTH	BEARING
L1	177.61	S82°12'49"E
L2	30.00	N02°00'11"E
L3	30.75	S82°12'49"W



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION  
 BEING 4.00 ACRES OUT OF A PORTION OF LOTS 1 AND 12, BLOCK K, N.C.B. 1466.3, ALAMO ACRES SUBDIVISION, RECORDED IN VOLUME 980, PAGE 373 OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

- LEGEND
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  - 100' --- FENCING CONTOUR
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**PLANNING COMMISSION  
PUBLIC HEARING AND CONSIDERATION OF REPLAT  
WITH WRITTEN NOTIFICATION**

AGENDA ITEM NO: 5B & 7 March 14, 2012

JUNIO

MINOR PLAT

120054

SUBDIVISION NAME

PLAT #

**COUNCIL DISTRICT:** 10

**FERGUSON MAP GRID:** 518 E-7

**OWNER:** Francisco Morales

**ENGINEER:** Rivera-Engineering, by Raymundo Rivera, P.E.

**CASE MANAGER:** Donna L. Camacho, Planner (210) 207-5016

**Date filed with Planning Commission:** February 22, 2012

**Location:** On the north side of Ayrshire and east of Higgins Road

**Services Available:** SAWS Water and Sewer

**Zoning:** R-6 Residential Single-Family District

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

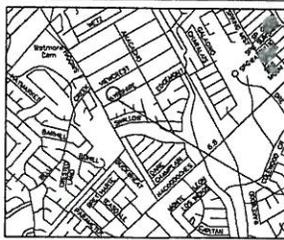
To replat **0.67** acres consisting of **1** single family lot.

**DISCUSSION:**

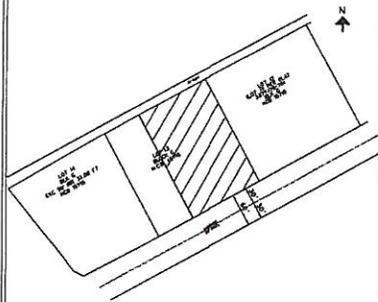
The Planning Commission will hold a public hearing on the proposed replatting of this property on March 14, 2012. Fourteen notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. In addition, notice was given to the El Chaparral/Fertile Valley Homeowners' Association, which is registered with the City of San Antonio.

**STAFF RECOMMENDATION:**

Approval



LOCATION MAP (NOT TO SCALE)



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED, NCB 15710, BLK G, PORTION OF LOT 13, WHICH IS RECORDED IN VOLUME 3377, PAGES 76-78 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

LEGEND	
	FOUND/SET IRON PIN
	EXISTING (AND FINAL) CONTOURS
	ELECTRIC GAS, CATV, AND TELEPHONE EASEMENT

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE FERTILE VALLEY FARMS SUBDIVISION PLAT, WHICH IS RECORDED IN VOLUME 3377, PAGES 76-78, (12/02/1963) BEXAR COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER: FRANCISCO MORALES  
353 THOMPSON PL.  
SAN ANTONIO, TX 78225  
(210) 421-5864

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

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

**X,Y COORDINATE NOTE:**  
ALL X,Y COORDINATES IN TEXAS STATE PLANE - NAD 83.

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

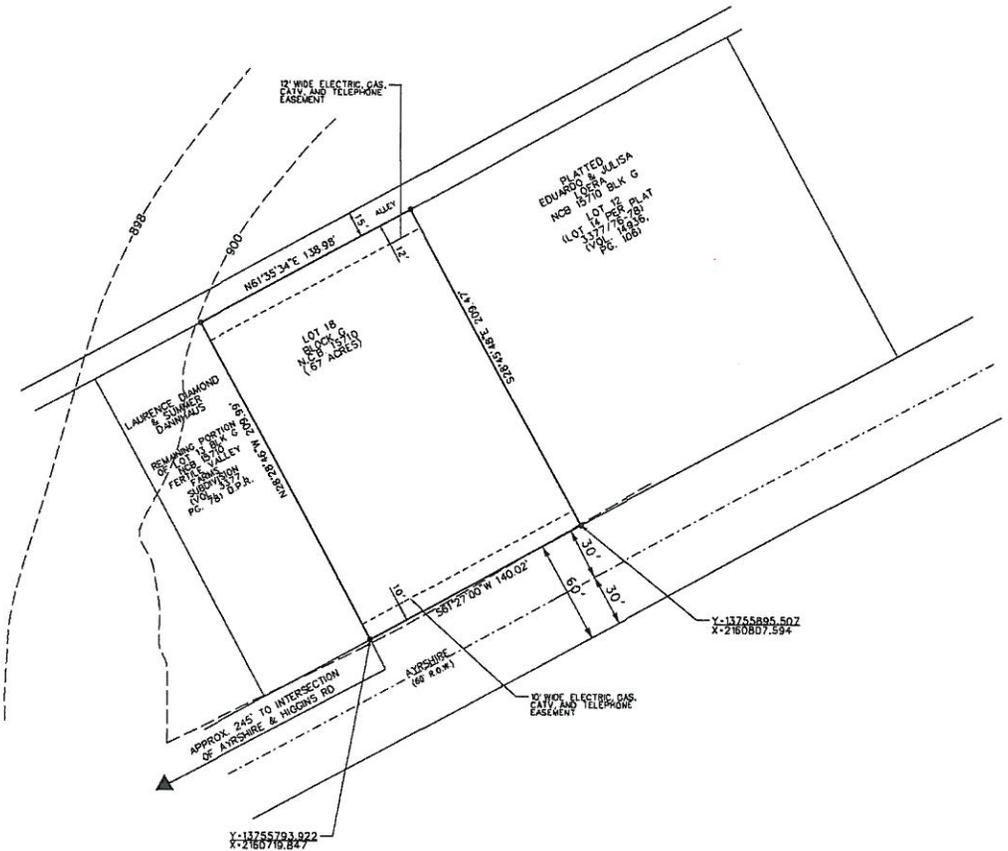
**SALES NOTE:**  
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSIG RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES 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.

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

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

**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.

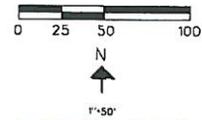
**GPS ENERGY NOTES:**  
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM GPS ENERGY IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUIT, PIPES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS ADVERTISED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY GPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS ENERGY EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON DEEMED RESPONSIBLE FOR SAID CHANGES OR GROUND ELEVATION ALTERATION.



PLAT NO. 120054

REPLAT ESTABLISHING JUNIO SUBDIVISION

BEING .57 ACRES ESTABLISHING LOT 18 BLOCK G, NCB 15710, SAN ANTONIO, BEXAR COUNTY, TEXAS OUT OF LOT 6 MD OF 13 WHICH IS RECORDED IN VOLUME 3377, PAGES 76-78 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



RIVERA-ENGINEERING  
FIRM #8893  
1814 N. PALMVIEW AVE.  
SAN ANTONIO, TX 78208  
PH (210) 771-7462 (210) 885-1936  
FAX (210) 222-9339

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER: FRANCISCO MORALES  
353 THOMPSON PL.  
SAN ANTONIO, TX 78225

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

THIS PLAT OF LAND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSENTED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

By: \_\_\_\_\_ CHAIRMAN  
By: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

By: \_\_\_\_\_, DEPUTY

THIS DRAWING IS TO BE USED FOR PRELIMINARY REVIEW ONLY UNDER THE AUTHORIZATION OF ALANE ALVAREZ DE RIVERA, P.E. 88429, 2/07/2012.

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 8 March 14, 2012

NORTHEAST CROSSING T.I.F.,

UNIT-8A

MAJOR PLAT

100195

SUBDIVISION NAME

PLAT #

**COUNCIL DISTRICT:** 2

**FERGUSON MAP GRID:** 585 B-2

**OWNER:** Neighborhood Revitalization Initiative, LTD., by Gordon Hartman

**ENGINEER:** KFW Engineers, by George L. Weron, P.E.

**CASE MANAGER:** Larry Odis, Planner (210) 207-0210

**Date filed with Planning Commission:** February 28, 2012

**Location:** South of the extension of Hibiscus Falls and Wisteria Hill

**Services Available:** Bexar Metropolitan Water District and SAWS Sewer

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

**Plat is associated with:**

MDP 304F, New World Subdivision, March 29, 2011

**Proposed Use:** Residential

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**APPLICANT'S PROPOSAL:**

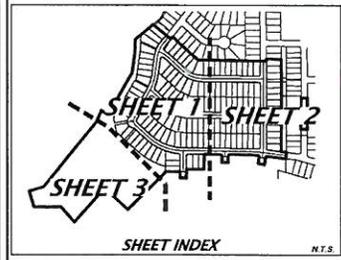
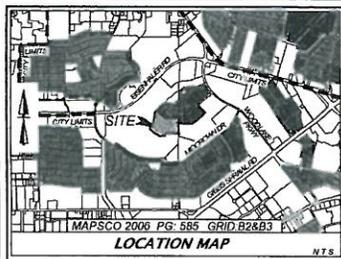
To plat **36.15** acres consisting of **141** single-family lots, **3** non-single family lots, and **5,070** linear feet of public streets.

**STAFF RECOMMENDATION:**

Approval







**LEGEND**

**BOUNDARY NOTES:**

- F.I.R. FOUND 5'-INCH ROD
- S.I.R. SET 3'-INCH ROD WITH BLUE CAP STAINED
- R.O.W. RIGHT-OF-WAY
- O.P.R. OFFICIAL PUBLIC RECORDS
- D.P.R. DEED AND PLAT RECORDS

**OTHER NOTES:**

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAINED FOR SURVEYING SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BOUNDARIES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 604 NORTH AMERICAN DATUM 2011 OF THIS.
- THE COORDINATES SHOWN HEREIN ARE GRID WITH A COMBINED SCALE FACTOR OF 1.0007.
- REFERENCED PROPERTY DATA (AREA, PERIMETER) IS SCALED FROM FEMA FLOOD MAP 40-108-0001 COMMUNITY PANEL NO. 490200400 AND MAP 40-108-0001 COMMUNITY PANEL NO. 490200400, BOTH DATED SEPTEMBER 28, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON MAJOR GEODESIC.

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DESIGNATED TO MAINTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DRAIN PANEL 490200400, DATED SEPTEMBER 28, 2010 AND THE FLOOD INSURANCE RATE MAP FOR BEXAR COUNTY, TEXAS (VOL. 9513, PAGE 1815 D.P.R.) AS SHOWN ON THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PROPER WRIT FOR APPROVAL OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY FLOODPLAIN ADMINISTRATOR.

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.

*George L. Veron*  
LICENSED PROFESSIONAL ENGINEER  
98203  
2/20/2012

STATE OF TEXAS  
COUNTY OF BEXAR

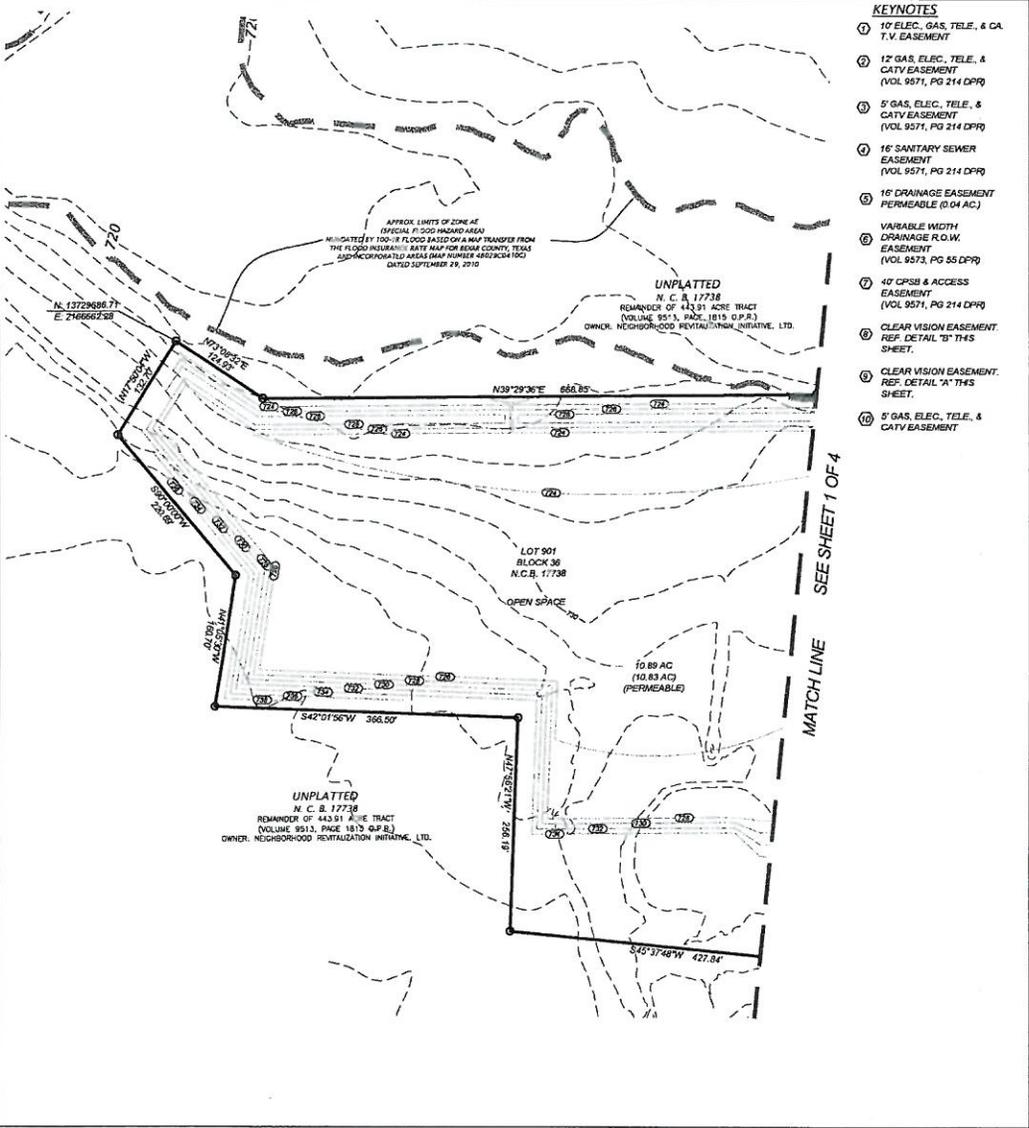
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

*Teresa A. Seidel*  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
1400 BLANCO, SUITE 201  
SAN ANTONIO, TEXAS 78216  
PHONE: 210-979-8444  
FAX: 210-979-8449

- NOTES:**
1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATION WHICH ALTERS THE ORIGINAL SLOPE OF THE DRAINAGE EASEMENTS AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO AND THE COUNTY ENGINEER. ANY MODIFICATION OR IMPROVEMENTS TO THE DRAINAGE EASEMENTS SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANTS AND ADJACENT PROPERTY TO REPAIR ANY IMPEDIMENT TO THE DRAINAGE EASEMENTS. ALL S/D DRAINAGE EASEMENTS WITHIN S/D LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
  2. FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF 65 INCHES ABOVE FINISH ADJACENT GRADE (EASING) @ 3:4%.
  3. WATER, WASTEWATER, & IRRIGATION IMPACT FEES SHALL BE PAID FOR THE PROJECT LOTS AT THE TIME OF FINAL PLAT APPROVAL. ACCORDING TO THE RATES: SHOW IN COORDINANCE NO. 983 IMPACT FEES WILL BE COLLECTED PRIOR TO RELEASE OF THE BUDGETARY PERMIT.
  4. LOT 801, BLDG 1 AND LOTS 802, 803, 804 ARE DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CTV, WATER AND SEWER EASEMENTS.

- C.P.S. NOTES:**
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM CITY PUBLIC SERVICE BOARD IS HEREBY DESIGNATING THE EASEMENTS AND RIGHTS OF WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DEFINED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "AIR CONDITIONING SERVICE EASEMENT", "DRAINAGE EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, IMPROVING, PATROLLING, AND ERECTING POLES, HANGING OR ERECTING WIRE, CABLES, CONDUITS, FITTINGS OR TRANSFORMERS. EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANT OR ADJACENT LAND, THE RIGHT TO RELOCATE S/D FACILITIES WITHIN 100 FEET OF THE RIGHT OF WAY OR HANGING AND THE RIGHT TO REMOVE FROM S/D LAND ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF S/D LINES OF APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN S/D EASEMENT AREA.
  2. ANY C/P'S UTILITY LOSS RESULTING FROM MODIFICATIONS REQUIRED BY C/P'S EQUIPMENT, LOCATED WITHIN S/D EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR S/D GRADE CHANGES OR GROUND ELEVATION ALTERATION.
  3. THE PLAT DOES NOT ALTER, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENT OR ANY OTHER EASEMENT FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
  4. CONDUITS, CABLES, APPROACHES AND PIPES SHALL BE ALLOWED WITHIN THE 10 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 AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXIST WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

- WASTEWATER EASEMENT:**
1. NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) AND FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER BUREAU UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
  2. THE MAINTENANCE OF DRAINAGE EASEMENTS, GROUNDWATER, AND OPEN PORE 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.
  3. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
  4. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.



**PLAT NUMBER 100195**

SCALE: 1" = 100'

**KFW**  
ENGINEERS & SURVEYING  
FIRM 933

1400 BLANCO SUITE 201  
SAN ANTONIO, TEXAS 78216  
PHONE: (210) 979-8444  
FAX: (210) 979-8441

**PLAT ESTABLISHING  
NORTHEAST CROSSING T.I.F., UNIT-8A**

BEGINS 38.16 ACRES OF LAND, IN NEW CITY BLOCK 19426, SAN ANTONIO, BEXAR COUNTY, TEXAS, CUT OF A 441.91 ACRE TRACT OF LAND DESCRIBED IN VOL. 9513, PAGE 1815, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN WHOLE OR THROUGH A DULY AUTHORIZED AGENT, DECIDES TO FILE THIS PLAT, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PUBLIC RIGHT-OF-WAY OR EASEMENT, FOR THE RECORD IN THE PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. THE OWNER HEREBY CERTIFIES THAT THE PLAT IS CORRECT AND ACCURATE AND THAT THE INFORMATION THEREON IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

*George L. Veron*  
OWNER: NEIGHBORHOOD REVITALIZATION INITIATIVE, LTD.

DULY AUTHORIZED AGENT  
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *George L. Veron* known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is the same for the purposes and considerations therein expressed and that he is the owner thereof.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF February A.D. 2012

*Becky Anderson*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

OWNER/DEVELOPER:  
NEIGHBORHOOD REVITALIZATION INITIATIVE, LTD.  
1202 W. BITTERS RD., BLDG 1, SUITE 1200  
SAN ANTONIO, TX 78216  
PHONE: (210) 493-8718  
FAX: (210) 493-7828

12 FEB 21 2012

RECEIVED

AND DEPARTMENT OF PUBLIC AFFAIRS

THIS PLAT OF NORTHEAST CROSSING T.I.F., UNIT-8A, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, TO BE REVIEWED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMISSIVE THEREOF (IF ANY) AND/OR VARIANCES HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

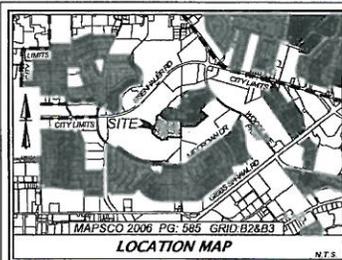
I, \_\_\_\_\_ COUNTY CLERK OF BEXAR COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BOOK \_\_\_\_\_,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

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

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

\_\_\_\_\_  
DEPUTY





**NOTES:**

- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD DRAMATICALLY BE PLACED WITHIN THE UNITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. NO LANDSCAPING OR OTHER TYPE OF MODIFICATION, WHICH ALTERS THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS TO THE ADJACENT PROPERTY TO REMOVE ANY INTERFERING OBSTRUCTIONS IN ACCORDANCE WITH THE RULES AND ORDINANCES OF BEAR COUNTY. ALL MODIFICATIONS OR IMPROVEMENTS WITHIN SUCH DRAINAGE EASEMENTS, ALL SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (2) INCHES ABOVE FINAL ADJACENT GRADE. (±0.00) @ 5'-8"
- WATER, WASTEWATER, A FIRMATION IMPACT FEES SHALL BE ASSESSED FOR THE PROPOSED LOTS AT THE TIME OF FINAL PLAT APPROVAL, ACCORDING TO THE LATEST SCHEDULE D CHARGE SCHEDULE. IMPACT FEES WILL BE COLLECTED FROM TO ALL BUILDING PERMITS.
- LOT NO. 1, BLOCK 38 AND LOTS #1 & 2, BLOCK 39 ARE DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE, WATER AND SEWER EASEMENTS.

**C.S. NOTES:**

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS OF WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED IN THESE PLATS AS "ELECTRIC EASEMENT", "GAS EASEMENT", "TELEPHONE EASEMENT" AND "CABLE EASEMENT". THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE, REPAIRS, INSPECTION, PATROLLING AND EMERGENCY POWER WITHIN THE AREAS DESIGNATED IN THESE PLATS AS "ELECTRIC EASEMENT", "GAS EASEMENT", "TELEPHONE EASEMENT" AND "CABLE EASEMENT". THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE, REPAIRS, INSPECTION, PATROLLING AND EMERGENCY POWER WITHIN THE AREAS DESIGNATED IN THESE PLATS AS "ELECTRIC EASEMENT", "GAS EASEMENT", "TELEPHONE EASEMENT" AND "CABLE EASEMENT". THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE, REPAIRS, INSPECTION, PATROLLING AND EMERGENCY POWER WITHIN THE AREAS DESIGNATED IN THESE PLATS AS "ELECTRIC EASEMENT", "GAS EASEMENT", "TELEPHONE EASEMENT" AND "CABLE EASEMENT".
- ANY UTILITY EASEMENT LOCATED WITHIN THE PROPOSED LOTS SHALL BE CHARGED TO THE PERSON OR PERSONS WHOSE PROPERTY IS AFFECTED BY THE UTILITY EASEMENT.
- THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE, REPAIRS, INSPECTION, PATROLLING AND EMERGENCY POWER WITHIN THE AREAS DESIGNATED IN THESE PLATS AS "ELECTRIC EASEMENT", "GAS EASEMENT", "TELEPHONE EASEMENT" AND "CABLE EASEMENT".
- CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS. WINDLIFTERS ARE PERMITTED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS FACILITIES.
- ROOF CHIMNEYS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR BUILDING WITHIN THESE FIVE (5) FOOT WIDE EASEMENTS.

**WASTEWATER EASEMENT:**

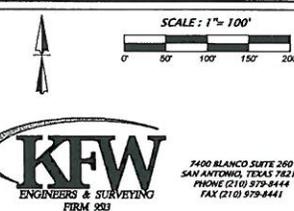
THE FUTURE OF WASTEWATER EASEMENT DUE TO THE CITY OF SAN ANTONIO IS THE SAN ANTONIO WATER UTILITY NUMBER ISSUED BY THE DEVELOPER SERVICES DEPARTMENT.

\* THE MAINTENANCE OF DRAINAGE EASEMENTS, OPENINGS AND OPEN PERMEABLE SPACES WITHIN THESE PLATS 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 BEAR COUNTY.

\* THE MAINTENANCE OF THE DETENTION FLOW AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

\* MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE CLIMATE DEVELOPMENT CATEGORY.

**PLAT NUMBER 100195**



**KEYNOTES:**

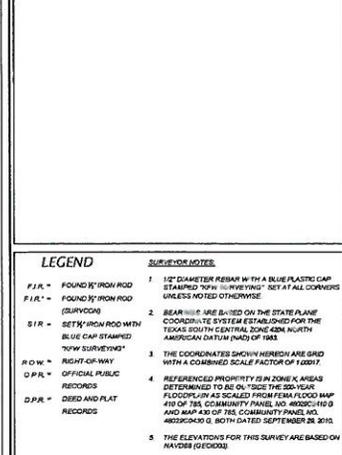
- 1" ELECT, GAS, TELE, & C.A. T.V. EASEMENT
- 12" GAS, ELEC, TELE, & C.A.T.V. EASEMENT (VOL. 9571, PG. 214 DFR)
- 12" GAS, ELEC, TELE, & C.A.T.V. EASEMENT (VOL. 9571, PG. 214 DFR)
- 18" SANITARY SEWER EASEMENT (VOL. 9571, PG. 214 DFR)
- 18" PERMEABLE (0.04 AC)
- 4" CP88 & ACCESS EASEMENT (VOL. 9571, PG. 214 DFR)
- CLEAR VISION EASEMENT. REF. DETAIL "A" THIS SHEET.
- CLEAR VISION EASEMENT. REF. DETAIL "A" THIS SHEET.
- 5" GAS, ELEC, TELE, & C.A.T.V. EASEMENT

**VARIABLE WIDTH DRAINAGE R.O.W. EASEMENT**

(VOL. 9573, PG. 55 DFR)

**OWNER DEVELOPER:**

NEIGHBORHOOD REVITALIZATION INITIATIVE, LTD.  
1202 W. BITTERS RD., BLDG 1, SUITE 1200  
SAN ANTONIO, TX 78216  
PHONE: (210) 493-2811  
FAX: (210) 493-7828



THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY AND EASEMENTS WERE CALCULATED TO CONTAIN THE BARRIAGES OF THE ANNUAL CHANCE FLOOD (1% ANNUAL CHANCE FLOOD) AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FEMA PANEL ENDORSEMENT DATED SEPTEMBER 10, 2010 AND THE HIGHER FLOODING (1% ANNUAL CHANCE FLOOD) ULTIMATE DEVELOPMENT PLUS REQUIRED FLOODING AS CALICULATED FROM FEMA FLOOD MAP 410 OF THE COMMUNITY PANEL NO. 40002-10-000 AND MAP 410 OF THE COMMUNITY PANEL NO. 40002-10-000 DATED SEPTEMBER 28, 2010.

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.

*[Signature]*  
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 ORIGINAL SURVEY MADE ON THE GROUND.

*[Signature]*  
REGIS TERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
7400 BLANCO, SUITE 260  
SAN ANTONIO, TEXAS 78216  
PHONE: 210-979-6444  
FAX: 210-979-4449

LINE TABLE		
LINE	LENGTH	BEARING
L1	53.12	N 49° 15' 00" W
L2	26.37	N 80° 34' 45" W
L3	50.00	N 00° 00' 00" E
L4	50.00	N 00° 00' 00" E
L5	50.00	N 89° 19' 44" W
L6	72.54	S 00° 34' 30" W
L7	20.00	N 89° 19' 44" W
L8	50.00	N 00° 00' 00" E
L9	7.56	S 00° 34' 30" W
L10	50.00	S 00° 00' 00" E
L11	50.00	S 00° 00' 00" E
L12	20.00	S 00° 00' 00" E
L13	50.00	N 00° 00' 00" E
L14	14.00	N 00° 00' 00" E
L15	108.69	N 00° 00' 00" E
L16	20.00	S 00° 00' 00" E
L17	50.00	N 89° 19' 44" W
L18	131.04	N 00° 00' 00" E
L19	43.60	S 00° 00' 00" E
L20	50.00	S 00° 00' 00" E
L21	127.54	S 00° 34' 30" W
L22	50.00	N 00° 00' 00" E
L23	128.38	N 00° 00' 00" E
L24	75.80	N 89° 19' 44" W
L25	79.90	S 89° 19' 44" W
L26	194.79	N 00° 34' 30" W
L27	50.00	N 00° 00' 00" E
L28	84.87	N 00° 00' 00" E
L29	20.00	N 00° 00' 00" E
L30	50.00	N 00° 00' 00" E
L31	3.31	S 00° 00' 00" E
L32	58.87	N 10° 00' 00" W
L33	102.81	N 00° 00' 00" E
L34	105.87	N 00° 00' 00" E
L35	44.55	N 10° 00' 00" W
L36	112.00	N 10° 00' 00" W
L37	114.00	N 89° 19' 44" W
L38	111.00	N 89° 19' 44" W
L39	92.17	N 00° 00' 00" E
L40	53.81	N 01° 03' 34" S
L41	137.54	N 89° 19' 44" W
L42	141.00	N 00° 00' 00" E
L43	10.00	N 00° 00' 00" E
L44	10.00	N 00° 00' 00" E
L45	10.00	N 00° 00' 00" E
L46	21.39	N 00° 00' 00" E
L47	10.00	N 00° 00' 00" E
L48	6.50	N 00° 00' 00" E
L49	121.00	N 00° 00' 00" E
L50	8.70	N 00° 00' 00" E
L51	120.00	N 00° 00' 00" E
L52	120.00	N 00° 00' 00" E
L53	10.00	N 00° 00' 00" E
L54	10.00	N 00° 00' 00" E
L55	10.00	N 00° 00' 00" E
L56	21.39	N 00° 00' 00" E
L57	21.39	N 00° 00' 00" E
L58	103.87	S 00° 19' 45" W
L59	71.30	N 89° 19' 44" W

CURVE TABLE						
CURVE	LENGTH	RADIUS	PERCENT	DELTA	CHORD	BEARING
C1	29.84	18.00	14.88	87° 17' 48"	29.77	S 89° 00' 00" W
C2	24.14	18.00	13.52	87° 17' 48"	24.03	N 03° 04' 19" W
C3	51.50	470.00	23.00	61° 10' 30"	51.52	N 89° 17' 27" W
C4	21.50	18.00	13.00	87° 17' 48"	21.51	S 00° 00' 00" W
C5	21.39	18.00	13.00	87° 17' 48"	21.37	N 00° 00' 00" W
C6	82.85	180.00	18.00	84° 02' 31"	82.37	N 02° 02' 30" W
C7	260.87	150.00	33.00	31° 30' 24"	258.60	N 05° 24' 45" W
C8	10.00	18.00	13.54	87° 17' 48"	10.00	N 00° 00' 00" W
C9	134.42	51.00	23.84	133° 03' 30"	130.88	N 00° 00' 00" W
C10	10.00	18.00	13.54	87° 17' 48"	10.00	N 00° 00' 00" W
C11	114.81	180.00	18.00	84° 02' 31"	114.00	N 02° 02' 30" W
C12	121.58	225.00	22.50	30° 58' 01"	120.00	N 02° 17' 26" W
C13	17.07	175.00	17.54	87° 17' 48"	17.06	N 13° 04' 12" W
C14	24.30	18.00	13.83	87° 17' 48"	24.27	S 83° 00' 00" E
C15	64.00	250.00	25.00	12° 29' 00"	64.00	S 45° 00' 00" E
C16	144.70	150.00	15.00	41° 20' 00"	141.60	S 08° 32' 00" E
C17	23.82	18.00	13.27	87° 17' 48"	23.80	N 02° 00' 00" E
C18	34.48	300.00	30.00	04° 10' 00"	34.48	S 00° 00' 00" E
C19	71.30	18.00	13.43	87° 17' 48"	71.30	S 00° 00' 00" E
C20	11.00	18.00	13.75	87° 17' 48"	11.00	S 45° 00' 00" E
C21	84.81	180.00	18.00	84° 02' 31"	84.80	N 02° 02' 30" W
C22	210.00	600.00	15.00	41° 20' 00"	208.71	N 04° 00' 00" E
C23	34.30	18.00	13.20	87° 17' 48"	34.30	N 02° 00' 00" W
C24	20.00	18.00	13.76	87° 17' 48"	20.00	N 00° 00' 00" W
C25	180.00	250.00	25.00	11° 30' 00"	177.00	S 08° 20' 00" E
C26	21.48	18.00	13.88	87° 17' 48"	21.48	S 44° 30' 00" E
C27	21.30	18.00	13.74	87° 17' 48"	21.30	S 44° 30' 00" E
C28	51.88	300.00	30.00	04° 10' 00"	51.88	N 00° 00' 00" E
C29	144.70	150.00	15.00	41° 20' 00"	141.60	N 04° 00' 00" E
C30	144.70	150.00	15.00	41° 20' 00"	141.60	N 04° 00' 00" E
C31	18.81	18.00	13.27	87° 17' 48"	18.81	N 02° 00' 00" W
C32	60.30	250.00	25.00	11° 30' 00"	60.30	N 02° 00' 00" W
C33	60.30	250.00	25.00	11° 30' 00"	60.30	N 02° 00' 00" W
C34	26.70	200.00	20.00	7° 39' 24"	26.68	N 01° 04' 24" W
C35	140.00	250.00	25.00	11° 30' 00"	137.00	N 02° 00' 00" W
C36	23.50	18.00	13.01	80° 12' 00"	23.28	N 45° 00' 00" W
C37	64.44	310.00	31.00	3° 28' 00"	64.40	N 05° 00' 00" W
C38	34.44	310.00	31.00	3° 28' 00"	34.40	N 05° 00' 00" W
C39	50.30	370.00	37.00	3° 34' 58"	50.18	N 04° 00' 00" W
C40	80.47	510.00	51.00	3° 00' 00"	80.30	N 01° 00' 00" W
C41	289.87	570.00	137.50	3° 00' 00"	287.45	S 01° 00' 00" W
C42	24.40	300.00	30.00	3° 00' 00"	24.30	S 02° 00' 00" W
C43	20.30	310.00	31.00	3° 00' 00"	20.15	S 01° 00' 00" W
C44	19.00	285.00	28.50	3° 30' 00"	18.70	S 02° 00' 00" W
C45	14.00	18.00	13.00	87° 17' 48"	14.00	N 00° 00' 00" W
C46	21.30	18.00	13.00	87° 17' 48"	21.30	N 00° 00' 00" W

THIS PLAT OF NORTH-EAST CROSSING T.I.F., UNIT-8A, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IT IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND WHERE APPLICABLE, ANY EXCEPTIONS (AND/OR VARIANCES) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF February, A.D. 2012.

*[Signature]*  
BY CHAIRMAN

*[Signature]*  
BY SECRETARY

STATE OF TEXAS  
COUNTY OF BEAR

I, \_\_\_\_\_ COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AND I HAVE RECEIVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ IN THE DEED AND PLAT RECORDS OF BEAR COUNTY IN BOOK/VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_

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

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

\_\_\_\_\_  
DEPUTY

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.

*[Signature]*  
LICENSED PROFESSIONAL ENGINEER



**PLANNING COMMISSION  
SUBDIVISION PLAT**

**AGENDA ITEM NO: 9 March 14, 2012**

TANGLEWOOD OAK  
**SUBDIVISION NAME**

**MAJOR PLAT**

110303  
**PLAT #**

**COUNCIL DISTRICT: 9**

**FERGUSON MAP GRID: 551 C-1**

**OWNER:** Giant Oaks LLC, by Jim Bueker

**ENGINEER:** Rosin Group, Inc., by Roy R. Rosin, P.E.

**CASE MANAGER:** Richard Carrizales, Planner (210) 207-8050

**Date filed with Planning Commission:** February 27, 2012

**Location:** At the southeast corner of Buck Ridge Lane and Money Tree

**Services Available:** SAWS Water and Sewer

**Zoning:** R-5 Residential Single-Family District  
AHOD Airport Hazard Overlay District

**Proposed Use:** Residential

---

**APPLICANT'S PROPOSAL:**

To plat 3.77 acres consisting of 19 single-family lots.

**STAFF RECOMMENDATION:**

Approval

PLAT ESTABLISHING  
**TANGLEWOOD OAK  
SUBDIVISION**

3.77 ACRES OUT OF 34.51 ACRES TRACT OF LAND AND OUT OF SUBDIVISION  
AND OUT OF BLOCK B, HARRISON SURVEY AND SECTION 1 AND 7, 75,  
COUNTY BLOCK 3000 RECORDED IN VOLUME 107, PAGE 622-623 IN THE  
RECORDS OF BEXAR COUNTY, TEXAS

19 LOTS - 2.76 ACRES



**Rosin Group, Inc.**  
Civil Engineers - Land Surveyors  
1020 STONE OAK PARKWAY, SUITE 300  
SAN ANTONIO, TEXAS 78258  
210-490-6001 • FAX: 210-496-1075

STATE OF TEXAS  
COUNTY OF BEXAR  
THE ENGINEER AND LAND SURVEYOR ON THIS PLAT IS PRESENT OR THROUGH A DEPUTY SET FORTH  
HEREIN DEEMED TO BE THE USE OF THE PUBLIC. I ACCEPT THIS RESPONSIBILITY AS PART OF  
PART OF AN ENGINEERING OR SURVEYING PROJECT AND I AM NOT PROVIDING ANY OTHER SERVICE.  
I HAVE BEEN ADVISED BY THE PROPERTY OWNER THAT THE PROPERTY IS BEING OFFERED FOR SALE  
FOR THE PURPOSE AND CONSIDERED TO BE A PUBLIC USE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_  
2011  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS  
LILA ROSIN  
Notary Public  
State of Texas  
Commission Expires 11/05/13

THIS PLAT OF 3.77 ACRES TANGLEWOOD OAK SUBDIVISION, TO BE LOTS 1 THROUGH 19, IS  
APPROVED AND CONSIDERED TO BE A PUBLIC USE AND IS FILED FOR RECORD IN THE  
RECORDS OF BEXAR COUNTY, TEXAS, AND IS SUBJECT TO THE FOLLOWING CONDITIONS:  
1. THE PLAT SHALL BE SUBJECT TO THE CITY OF SAN ANTONIO'S ZONING AND DEVELOPMENT  
ORDINANCES AND REGULATIONS AND TO THE CITY OF SAN ANTONIO'S PLANNING  
COMMISSION'S REVIEW AND APPROVAL.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
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. 20\_\_\_\_ AT \_\_\_\_\_ AND WAS RECORDED IN THE  
RECORDS OF BEXAR COUNTY, TEXAS, IN VOLUME \_\_\_\_ PAGE \_\_\_\_  
OF DEEDS AND PLATS OF SAID COUNTY IN BOOK \_\_\_\_ OF SAID  
COUNTY. IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE THIS  
\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ SWORN TO AND SUBSCRIBED  
BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
BY: \_\_\_\_\_ DO NOTARY



LOCATION MAP  
1" = 200'

- NOTES**
1. THE CITY OF SAN ANTONIO IS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DECLARED THE EXCLUSIVE RIGHT OF WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SUBJECT TO THE CITY OF SAN ANTONIO'S ZONING AND DEVELOPMENT ORDINANCES AND REGULATIONS AND TO THE CITY OF SAN ANTONIO'S PLANNING COMMISSION'S REVIEW AND APPROVAL.
  2. ANY COSTS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, THE TRAILER AND/OR THE GROUND FLOOR OF THE PERSONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SUCH MODIFICATIONS OR FOR THE NECESSARY ALTERATIONS.
  3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, OR OTHER UTILITY EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES ONLY AS THE CHANGES TO SUCH EASEMENTS ARE IN ACCORD WITH THE CITY OF SAN ANTONIO'S ZONING AND DEVELOPMENT ORDINANCES AND REGULATIONS AND TO THE CITY OF SAN ANTONIO'S PLANNING COMMISSION'S REVIEW AND APPROVAL.
  4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE 35-FOOT WIDE ELECTRIC AND GAS EASEMENTS WITH LOTS ARE SERVED ONLY BY AN AIR LOT UNDERGROUND ELECTRIC AND GAS PIPING.
  5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE-FOOT WIDE ELECTRIC AND GAS EASEMENTS ONLY UNDERGROUND ELECTRIC AND GAS PIPING ARE PROPOSED TO BE INSTALLED WITHIN THESE FIVE-FOOT EASEMENTS.

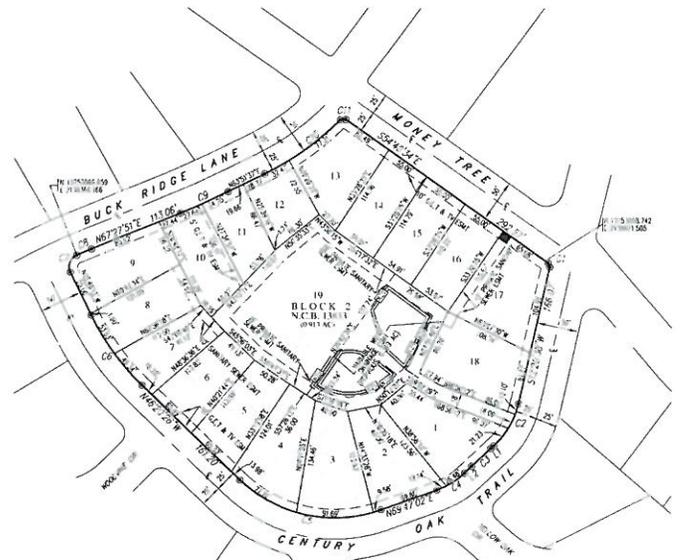
THE NUMBER OF LOTS IN THIS PLAT IS 19. THE TOTAL AREA OF THIS PLAT IS 3.77 ACRES. THE CITY OF SAN ANTONIO IS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DECLARED THE EXCLUSIVE RIGHT OF WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SUBJECT TO THE CITY OF SAN ANTONIO'S ZONING AND DEVELOPMENT ORDINANCES AND REGULATIONS AND TO THE CITY OF SAN ANTONIO'S PLANNING COMMISSION'S REVIEW AND APPROVAL.

**GENERAL NOTE:**

1. THE PLAT IS SUBJECT TO THE CITY OF SAN ANTONIO'S ZONING AND DEVELOPMENT ORDINANCES AND REGULATIONS AND TO THE CITY OF SAN ANTONIO'S PLANNING COMMISSION'S REVIEW AND APPROVAL.
2. THE PLAT IS SUBJECT TO THE CITY OF SAN ANTONIO'S ZONING AND DEVELOPMENT ORDINANCES AND REGULATIONS AND TO THE CITY OF SAN ANTONIO'S PLANNING COMMISSION'S REVIEW AND APPROVAL.
3. THE PLAT IS SUBJECT TO THE CITY OF SAN ANTONIO'S ZONING AND DEVELOPMENT ORDINANCES AND REGULATIONS AND TO THE CITY OF SAN ANTONIO'S PLANNING COMMISSION'S REVIEW AND APPROVAL.
4. THE PLAT IS SUBJECT TO THE CITY OF SAN ANTONIO'S ZONING AND DEVELOPMENT ORDINANCES AND REGULATIONS AND TO THE CITY OF SAN ANTONIO'S PLANNING COMMISSION'S REVIEW AND APPROVAL.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG.
C1	3.30	5.00	67°23'50"	3.33	5.55	N21°21'14"W
C2	58.12	94.56	35°04'00"	30.00	57.22	S29°52'06"E
C3	30.86	482.77	1°56'50"	15.43	30.86	S46°25'13"W
C4	35.62	49.85	24°21'14"	19.60	38.33	S45°46'28"E
C5	179.18	160.72	63°52'12"	100.19	170.04	S57°16'42"E
C6	102.97	291.75	20°13'20"	52.03	102.44	S16°13'46"E
C7	24.13	15.00	92°11'11"	15.58	21.61	S19°38'34"W
C8	20.73	852.01	1°21'34"	10.36	20.73	N65°22'24"E
C9	61.66	902.01	3°33'06"	30.86	61.67	N6°40'11"E
C10	109.32	375.00	19°10'21"	55.18	106.81	S57°54'24"E
C11	7.01	5.00	80°40'27"	4.25	6.47	S84°02'52"E

LINE TABLE		
LINE	LENGTH	BEARING
1.1	5.00	S42°24'05"W
1.2	11.59	S45°25'48"W



DEVELOPMENT SERVICES RECEIVED

2011 DEC 20 PM 3:37

- LEGEND**
- LOT BOUNDARY
  - R.F. PROPERTY RECORDS
  - DEED RECORDS
  - DEED AND PLAT RECORDS
  - VOLUME RECORDS
  - CITY ELECTRIC TELEPHONE CABLE
  - CITY GAS
  - BEXAR COUNTY WATERWORKS MARSHED BOUNDARY
  - CITY PUBLIC WORKS
  - CITY PUBLIC WORKS
  - CITY PUBLIC WORKS



STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THE SAID 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 ROY R. ROSIN

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 206

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTER OF STREETS, LOTS AND DRAINAGE SYSTEMS TO THE BEST OF MY KNOWLEDGE. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE LAND DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE BOARD OF DEVELOPMENT COMMISSIONERS.

REGISTERED PROFESSIONAL ENGINEER NO. 5873

**PLANNING COMMISSION**  
**SITE IMPROVEMENT TIME EXTENSION**  
**AGENDA ITEM NO: 10 March 14, 2012**

JMS 281 COMMERCIAL A  
**SUBDIVISION NAME**

070186  
**PLAT #**

**COUNCIL DISTRICT: 9**

**FERGUSON MAP GRID: 483 D-5**

**OWNER: JMS Family Ltd Partnership, by Luis Enrique Terrazas**

**ENGINEER: Gomez-Garcia & Associates, Inc., by Alejandro Gomez, P.E., CFM**

**CASE MANAGER: Donna L. Camacho, Planner (210) 207-5016**

**Location:** Southeast of the intersection of U.S. Hwy 281 and Stone Oak Parkway

**Plat status:** The Planning Commission approved this plat on March 26, 2008 and approved a one-year time extension on April 13, 2011. The plat has not been recorded.

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**APPLICANT'S REQUEST:**

Applicant is requesting a one (1) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430(f) (2).

**DISCUSSION:**

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

- Water Infrastructure 15%
- Sanitary Sewer 15%

**STAFF RECOMMENDATION:**

Approval





**Gómez-García & Associates, Inc.**  
Land Development - Engineering - Related Items  
TBPE Firm Registration #5362

February 08, 2012

Roderick J. Sanchez  
Director of Planning & Development Services  
City of San Antonio  
1901 South Alamo St.  
San Antonio, TX 78283-3966

RE: SUBDIVISION PLAT TIME EXTENTTION REQUEST- JMS 281 Commercial A Plat ID No. 070186

Dear Mr. Sanchez:

Pursuant Section 35-430(f)(2) of the city of San Antonio Unified Development Code, we herewith respectfully submit a request for a one year time extension for the completion of improvements and subdivision plat approval for JMS 281 Commercial A Plat ID No. 070186, which was approved by the city of San Antonio Planning Commission on March 26, 2008. This project consist of 4 commercial lots, located within the corporate boundaries of the City of San Antonio and is contained in JMS 281 Commercial A Plat ID No. 070186. This subdivision is also located within the utility service boundaries for San Antonio Water System for both water and sewer services. The new owner has taken over the subdivision and plans to finish construction in a few mouths. Construction of the public infrastructure is well over 80% completed at this time. We hope that you will consider and grant our request for a one-year time extension for the completion of improvements.

Thank you for your time and we hope to get a favorable response to our request for a one year extension. Please contact me if you have any additional information. Enclosed is a copy of the subdivision plat and the \$300 extension fee.

Sincerely,

Alejandro Gomez, P.E., CFM  
President

GOMEZ-GARCIA & ASSOCIATES, INC.

**PLANNING COMMISSION  
SITE IMPROVEMENT TIME EXTENSION**

**AGENDA ITEM NO: 11 March 14, 2012**

THE ESTATES AT GOLF VALLEY  
**SUBDIVISION NAME**

070379  
**PLAT #**

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

**FERGUSON MAP GRID:** 586 A-4

**OWNER:** Hamid Kamalpour

**ENGINEER:** SA Engineering Company, by Amir H. Shekarchi, P.E.

**CASE MANAGER:** Larry Odis, Planner (210) 207-0210

**Location:** Southeast of the intersection of Firestone Parkway and Hidden Hills

**Plat status:** The Planning Commission approved this plat on March 25, 2009. The plat has not been recorded.

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**APPLICANT'S REQUEST:**

Applicant is requesting a three (3) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f)(2).

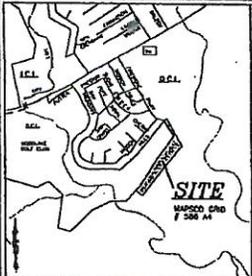
**DISCUSSION:**

The applicant has indicated that they have started their construction, but they have been delayed due to the economic downturn. The percentages of improvements completed are as follows:

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

**STAFF RECOMMENDATION:**

Approval



**OWNER/SUBDIVIDER:**  
**HAMID KAMALPOUR**  
 15210 FALL BLUFF  
 SAN ANTONIO, TEXAS 78247  
 (210) 410-9123

STATE OF TEXAS  
 COUNTY OF BEXAR



Licensed Professional Engineer  
 STATE OF TEXAS  
 COUNTY OF BEXAR

THE APPLICANT HAS BEEN ADVISED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, THAT THE CITY HAS REVIEWED THE PLANNING COMMISSION'S RECOMMENDATION TO THE CITY COUNCIL AND HAS ADVISED THAT THE CITY COUNCIL HAS APPROVED THE PLANNING COMMISSION'S RECOMMENDATION TO THE CITY COUNCIL.

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, known to me to be one of the parties whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

STATE OF TEXAS  
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT COMPLOTS TO THE SECTION SHOWN ON THE PLAT OF THE PLANNING COMMISSION'S RECOMMENDATION TO THE CITY COUNCIL OF THE CITY OF SAN ANTONIO, TEXAS, AS DESCRIBED IN VOLUME 12498, PAGE 1365, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
 COUNTY OF BEXAR

SPENCER BOYD ATTORNEY AT LAW  
 5700 W. LOOP WEST, SUITE 100  
 DALLAS, TEXAS 75242

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 My Comm. Expires \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF BEXAR

CERTIFICATE OF APPROVAL  
 THE UNDERSIGNED, COUNTY CLERK OF BEXAR COUNTY, TEXAS, AND PRESIDENT WITNESS OF THE COMMISSIONERS' COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE APPLICANT HAS BEEN ADVISED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, THAT THE CITY HAS REVIEWED THE PLANNING COMMISSION'S RECOMMENDATION TO THE CITY COUNCIL AND HAS ADVISED THAT THE CITY COUNCIL HAS APPROVED THE PLANNING COMMISSION'S RECOMMENDATION TO THE CITY COUNCIL.

DATE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2012.

LINE	BEARING	LENGTH	DATE
11	S 37°45'15" W	27.00	11/11/11
12	S 28°40'15" W	27.00	11/11/11
13	S 13°45'15" W	27.00	11/11/11
14	S 32°25'15" W	27.00	11/11/11
15	S 27°45'15" W	27.00	11/11/11
16	S 37°45'15" W	27.00	11/11/11
17	S 27°45'15" W	27.00	11/11/11
18	S 37°45'15" W	27.00	11/11/11

CURVE	BEGINN	END	ARC LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	28.0000	27.0000	27.0000	11.2500	S 37°45'15" W	108.4333	24.7500
C2	27.0000	26.0000	27.0000	11.2500	S 28°40'15" W	108.4333	24.7500
C3	26.0000	25.0000	27.0000	11.2500	S 13°45'15" W	108.4333	24.7500
C4	25.0000	24.0000	27.0000	11.2500	S 32°25'15" W	108.4333	24.7500
C5	24.0000	23.0000	27.0000	11.2500	S 27°45'15" W	108.4333	24.7500
C6	23.0000	22.0000	27.0000	11.2500	S 37°45'15" W	108.4333	24.7500
C7	22.0000	21.0000	27.0000	11.2500	S 27°45'15" W	108.4333	24.7500
C8	21.0000	20.0000	27.0000	11.2500	S 37°45'15" W	108.4333	24.7500
C9	20.0000	19.0000	27.0000	11.2500	S 27°45'15" W	108.4333	24.7500
C10	19.0000	18.0000	27.0000	11.2500	S 37°45'15" W	108.4333	24.7500
C11	18.0000	17.0000	27.0000	11.2500	S 27°45'15" W	108.4333	24.7500
C12	17.0000	16.0000	27.0000	11.2500	S 37°45'15" W	108.4333	24.7500
C13	16.0000	15.0000	27.0000	11.2500	S 27°45'15" W	108.4333	24.7500
C14	15.0000	14.0000	27.0000	11.2500	S 37°45'15" W	108.4333	24.7500
C15	14.0000	13.0000	27.0000	11.2500	S 27°45'15" W	108.4333	24.7500
C16	13.0000	12.0000	27.0000	11.2500	S 37°45'15" W	108.4333	24.7500
C17	12.0000	11.0000	27.0000	11.2500	S 27°45'15" W	108.4333	24.7500
C18	11.0000	10.0000	27.0000	11.2500	S 37°45'15" W	108.4333	24.7500

THE CITY OF SAN ANTONIO HAS REVIEWED THE PLANNING COMMISSION'S RECOMMENDATION TO THE CITY COUNCIL AND HAS ADVISED THAT THE CITY COUNCIL HAS APPROVED THE PLANNING COMMISSION'S RECOMMENDATION TO THE CITY COUNCIL.

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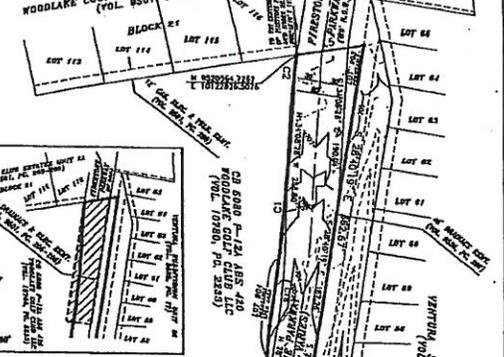
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WOODLAKE COUNTRY CLUB ESTATES (VOL. 950 / P.C. 208)  
 UNIT 2A PLAT No. 070379



AREA BEING REPLATED THROUGH PUBLIC HEARING  
 THE AREA BEING REPLATED WAS PREVIOUSLY PLATED ON A PLAN SHOWING THE WOODLAKE COUNTRY CLUB ESTATES AS DESCRIBED IN VOL. 950, P.C. 208, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

ALL PROPERTY CORNERS ARE SET 1/2" IRON RODS UNLESS OTHERWISE NOTED.

THE PLANNING COMMISSION HAS REVIEWED THE PLANNING COMMISSION'S RECOMMENDATION TO THE CITY COUNCIL AND HAS ADVISED THAT THE CITY COUNCIL HAS APPROVED THE PLANNING COMMISSION'S RECOMMENDATION TO THE CITY COUNCIL.

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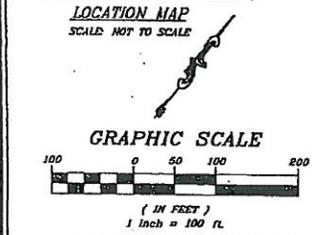
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STATE OF TEXAS  
 COUNTY OF BEXAR

THE UNDERSIGNED, COUNTY CLERK OF BEXAR COUNTY, TEXAS, AND PRESIDENT WITNESS OF THE COMMISSIONERS' COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BEXAR COUNTY, TEXAS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2012.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2012.



SA Engineering Company  
 Consulting Engineers  
 (210) 881-0888 FAX (210) 881-0444  
 12703 Spectrum Dr., San Antonio, Texas 78248

NO OTHER PLAT, MAP OR OTHER INSTRUMENT HAS BEEN FILED WITH THE COUNTY CLERK OF BEXAR COUNTY, TEXAS, THAT AFFECTS THE RIGHTS OF THE PARTIES TO THIS INSTRUMENT.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, known to me to be one of the parties whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

STATE OF TEXAS  
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT COMPLOTS TO THE SECTION SHOWN ON THE PLAT OF THE PLANNING COMMISSION'S RECOMMENDATION TO THE CITY COUNCIL OF THE CITY OF SAN ANTONIO, TEXAS, AS DESCRIBED IN VOLUME 12498, PAGE 1365, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
 COUNTY OF BEXAR

SPENCER BOYD ATTORNEY AT LAW  
 5700 W. LOOP WEST, SUITE 100  
 DALLAS, TEXAS 75242

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 My Comm. Expires \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF BEXAR

REPLAT & SUBDIVISION PLAT  
 ESTABLISHING  
**THE ESTATES AT GOLF VALLEY**  
 ESTABLISHING LOTS 1-49, BLOCK 30, C.R. 5080B, BEXAR COUNTY, TEXAS, BEING A 9,903 ACRES TRACT OF LAND SITUATED IN THE JOSEFA LEAL SURVEY NO. 39, C.R. 5080, AS DESCRIBED BY WARRANTY DEED RECORDED IN VOLUME 12498, PAGE 1365, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

SHEET 1 OF 1 JOB NO: 070-01 DATE: 4/30/08

2012 FEB -7 AM 10:29  
 RECEIVED  
 COUNTY CLERK, BEXAR COUNTY, TEXAS  
 DEPUTY

Hamid Kamalpour  
15210 Fall Bluff Drive  
San Antonio, Texas 78247  
abcsatx@yahoo.com

DEVELOPMENT SERVICES  
RECEIVED  
2012 FEB -7 AM 11:00

February 6, 2012

City of San Antonio

Planning and Development Services

Land Entitlements

RE: Time Extension, Plat No 070379 The Estates at Golf Valley

Dear Sirs,

I would like to request a time extension for a maximum of Three (3) years to delay the recording of the Referenced above Plat No 070379. The economic condition and the housing market in the San Antonio as well as across the country in the past Four years. After clearing the site and breaking the ground, it has come to our attention that continuation of this project is not feasible due to economic hardship.

Therefore, an Extension of time is deeply appreciated in order to allow to record this project at a later date and to save this project.

I deeply appreciate your consideration in this matter and I thank you of your hard work. Please do not hesitate to contact me at 210-410-9123 Or 210-601-5625, should you have any questions.

Respectfully,

  
Hamid Kamalpour

**PLANNING COMMISSION  
TIME EXTENSION**

**AGENDA ITEM NO: 12 March 14, 2012**

THE PALMS  
**SUBDIVISION NAME**

080309  
**PLAT #**

**COUNCIL DISTRICT: 9**

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

**OWNER: J.C.M. Entrepreneurs II, LP, by Julian Cuevas**

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

**CASE MANAGER: Richard Carrizales, Planner (210) 207-8050**

**Location:** On the north side of Blanco Road (FM 2696) west of Huebner Road

**Plat status:** The Director of Development Services approved this plat on April 10, 2009. The plat has not been recorded.

---

**APPLICANT'S REQUEST:**

Applicant is requesting a three (3) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f)(2).

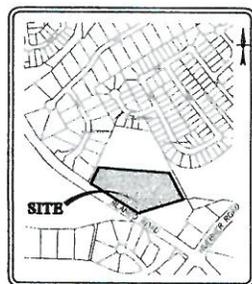
**DISCUSSION:**

This is a minor plat and no site improvements are required. The following fees are due prior to recording.

- Regional Stormwater fees: \$14,430.00
- SAWS Sewer Impact fees: \$34,320.00

**STAFF RECOMMENDATION:**

Approval



LOCATION MAP  
N.T.S.  
(FURGYSON MAP GRID: 482 BB)

- LEGEND:
- B.S.L. = BUILDING SETBACK LINE
  - 5' ESMT = 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
  - 10' ESMT = 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
  - F.I.R. = FOUND 1/2" IRON ROD
  - \*F.I.R. = FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON"
  - D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
  - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
  - 11.10 = FINISHED CONTOURS
  - 0 = ZERO LOT LINE
  - FT = MINIMUM FINISHED FLOOR ELEVATIONS

- SURVEYOR'S NOTES:
- MONUMENTS ARE CAPS STAMPED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.
  - COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORRS BASE STATION 9061.
  - DIMENSIONS SHOWN ARE SURFACE.
  - BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
  - FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

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, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Julian Reyes*  
J.C.M. ENTREPRENEURS, II, L.P.

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Julian Reyes KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE HAS 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 20th DAY of November A.D. 2020

*Naustrom*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BEAR

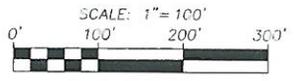
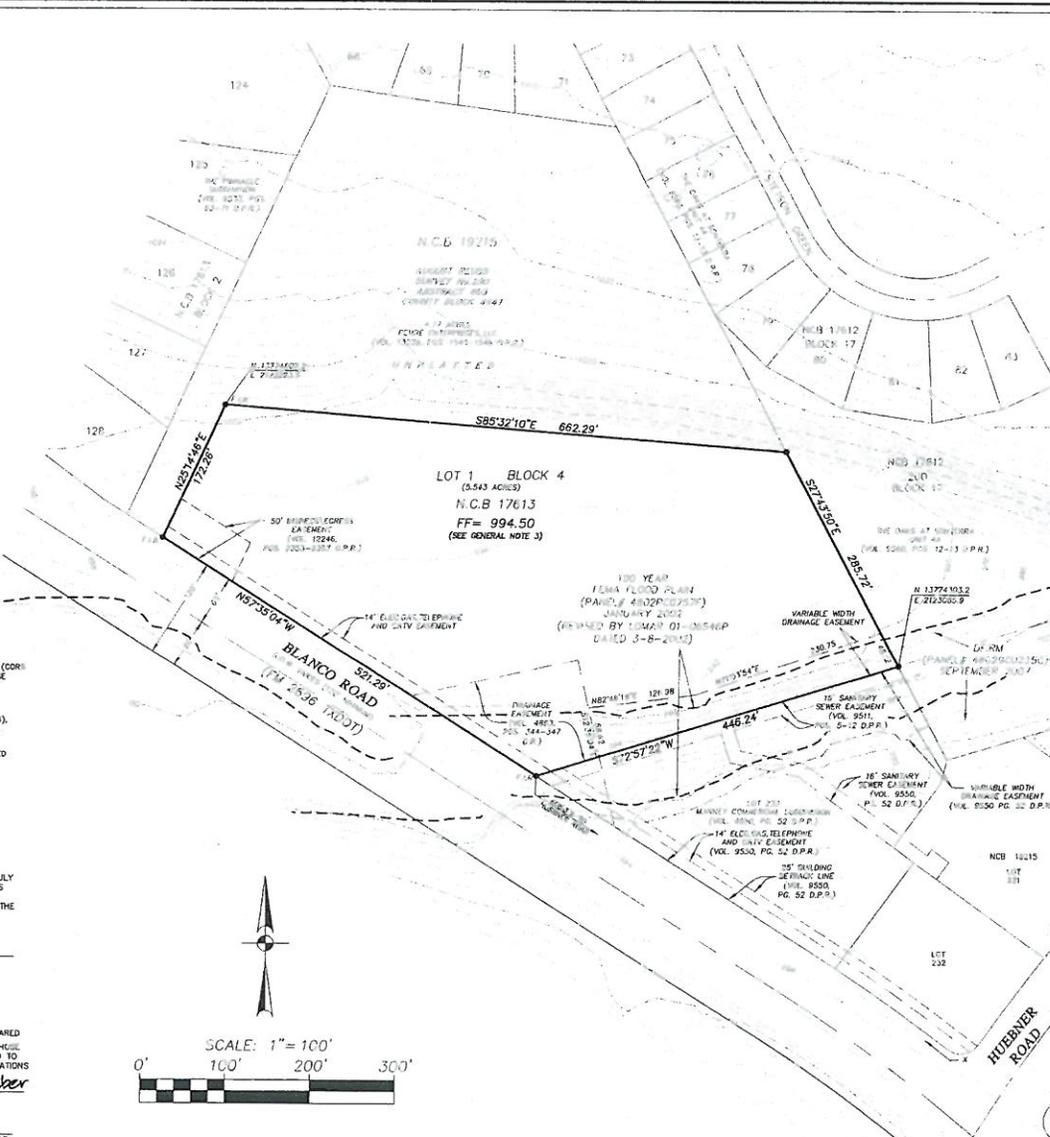
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE, THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THE WARRANTIES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Rick Wood*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEAR

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

*[Signature]*  
REGISTERED PROFESSIONAL LAND SURVEYOR



- TADOT NOTES:
- FOR RESIDENTIAL DEVELOPMENT ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ASSOCIATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
  - OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
  - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY MUST BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVeways TO STATE HIGHWAY. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM UNIMPAVED TOTAL OF ONE ACCESS POINT ALONG FM 2686, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 521.29'.
  - IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TADOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TADOT.

- GENERAL 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 MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INSPECT AND CORRECT OWNER'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
  - OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506(R)(3).
  - MINIMUM FINISHED FLOOR ELEVATIONS (FF) FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR STORAGE DAM FOR THE ULTIMATE DEVELOPMENT CONDITION.

NOTE:  
THIS SUBDIVISION IS WITHIN THE EDWARDS FLOODPLAIN ZONE. DEVELOPMENT WITHIN THIS FLOODPLAIN IS SUBJECT TO CHAPTER 49, ARTICLES 49.001 THROUGH 49.009 OF THE SAN ANTONIO CITY CODE, ENTITLED "ACQUATE REGULAR ZONE AND WATERFED PROTECTION" OR "LATER" ZONES.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY WITHIN THE EDWARDS FLOODPLAIN PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WATER POLLUTION ABATEMENT PLAN") UNLESS AN APPROVED PLAN AS PROVIDED BY 10C 211.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL WATER OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TDC.

SAWS NOTES:  
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 DEPARTMENT OF DEVELOPMENT SERVICES.

BearMet Note:  
IMPACT FEE PAYMENT DUE. WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

- CPS NOTES:
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESCRIBED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "TERRACING EASEMENT", "UTILITY EASEMENT", AND "TRANSFER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PARTIALING, AND RECTIFYING PILES, HANDING OR BURYING WIRES, CABLES, TUBING, PIPELINES OR TRANSDUCERS, WITH ITS NECESSARY APPURTENANCES TOGETHER WITH 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 OBSTRUCT OR MAY INTERFERE WITH THE INSTALLATION OF SAID LINES OR APPURTENANCES THEREOF, IF IT IS DETERMINED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT.
  - ANY CPS UTILITY LINES RESULTING FROM MODIFICATIONS REQUIRED BY CPS AND LOCATED WITHIN THE EASEMENTS SHALL BE GRADE CHANGES OR GRADE FLATTENING ALTERATIONS SHALL BE CHANGED TO THE PREVIOUS ORIGINALLY DEEMED RESPONSIBLE FOR SAID CHANGES OR GRADE CHANGES UPON NOTIFICATION.
  - THIS PLAT DOES NOT AFFECT, ALTER, AFFECT OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENT, OR ANY OTHER EASEMENTS OR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
  - CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
  - ROOF OVERHANGS ARE ALLOWED WITHIN THE (3) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROVIDED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEAR

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

OWNER/DEVELOPER  
J.C.M. ENTREPRENEURS, II, L.P.,  
A TEXAS LIMITED PARTNERSHIP  
19414 BRIDGE OAK  
SAN ANTONIO, TEXAS 78258  
PHONE: 210-872-2583

A 5.543 ACRE TRACT OF LAND BEING ALL OF THAT CALLED 5.55 ACRE TRACT CONVEYED TO J.C.M. ENTREPRENEURS, II, L.P., IN WARRANTY DEED, RECORDED IN VOLUME 12246, PAGES 2353-2357 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, OUT OF THE AUGUST REUSS SURVEY NUMBER 390, ABSTRACT 8861, COUNTY BLOCK 4841, OUT OF NEW CITY BLOCK 19215, NOW IN NEW CITY BLOCK 17613 OF THE CITY OF SAN ANTONIO OF BEAR COUNTY, TEXAS.

THIS PLAT OF \_\_\_\_\_ THE PALMS \_\_\_\_\_ HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

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



BY \_\_\_\_\_ DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

MARY A. SIMON  
Notary Public, State of Texas  
My Commission Expires  
November 24, 2018



Date: Feb. 20, 2018, 11:51am User ID: Ckewng  
File Path: \\P1\23\301\Design\041\_Plat\712301.dwg

THE PALMS

DEVELOPMENT SERVICES  
RECEIVED

2012 FEB 20 PM 2:57

February 14, 2012

Mr. Roderick Sanchez, Director  
City of San Antonio  
Development Services Department  
1901 South Alamo  
San Antonio, TX 78204

Re: The Palms  
Plat No. 080309

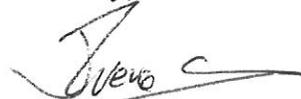
Dear Mr. Sanchez:

The undersigned developer of The Palms, Plat No. 080309 requests a three (3) year Site Improvement Time Extension per Section 35-430(f) 2 of the Unified Development Code. The Director approved the subdivision plat on April 10, 2009.

The economic down turn and its impact to the real estate industry, along with the reconstruction and widening of Blanco Road resulted in the lack of sale of the above referenced subdivision. Preliminary landplaning has occurred, but to date no development has commenced.

Enclosed is the \$300 filing fee required to process this request, a copy of the plat and Time Extension Application form executed accordingly. If additional information is required please do not hesitate to contact our office.

Sincerely,



Julian Cuevas  
JCM Entrepreneurs II, LP

Attachment

**PLANNING COMMISSION**  
**SITE IMPROVEMENT TIME EXTENSION**  
**AGENDA ITEM NO: 13 March 14, 2012**

VALERO DATA EXPANSION  
**SUBDIVISION NAME**

080477  
**PLAT #**

**COUNCIL DISTRICT: 6**

**FERGUSON MAP GRID: 578 E-5**

**OWNER:** Valero Services, Inc. by Al Philippus

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

**CASE MANAGER:** Richard Carrizales, Planner (210) 207-8050

**Location:** On the north side of Wiseman Boulevard, west of Westover Hills

**Plat status:** The Planning Commission approved this plat on April 22, 2009. The plat has not been recorded.

---

**APPLICANT'S REQUEST:**

Applicant is requesting a three (3) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f)(2).

**DISCUSSION:**

The applicant has indicated that they have started their construction, but they have been delayed due to the economic downturn. The percentages of improvements completed are as follows:

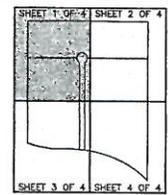
- Drainage 0%
- Streets 0%
- Sidewalk 0%
- Water infrastructure 0%
- Sanitary sewer 0%

**STAFF RECOMMENDATION:**

Approval

PLAT NO. 080477

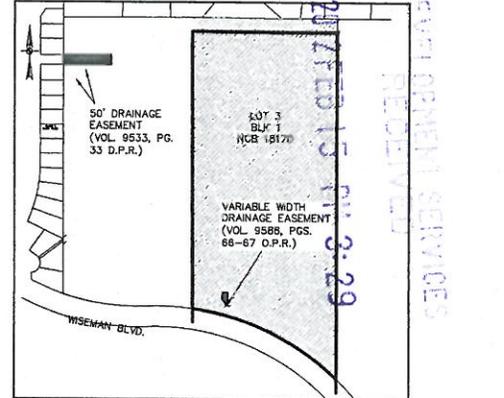
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C6	13.91'	15.00'	7.50'	53°07'48"	13.42'	N28°33'54"W
C7	55.64'	60.00'	30.00'	53°07'48"	53.67'	N28°33'54"W
C8	188.50'	60.00'	INFINITE	180°00'00"	120.00'	S90°00'00"E
C9	55.64'	60.00'	30.00'	53°07'48"	53.67'	S28°33'54"W
C10	13.91'	15.00'	7.50'	53°07'48"	13.42'	S28°33'54"W



SHEET INDEX NOT TO SCALE

**LEGEND**  
 D.P.=DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.  
 D.P.=DEED RECORDS OF BEAR COUNTY, TEXAS.  
 ELEC.=ELECTRIC  
 ESM'=EASEMENT  
 F.E.A.=FEDERAL EMERGENCY MANAGEMENT AGENCY  
 F.J.R.=FRONT 1/2" IRON ROD  
 F.L.R.=FRONT 1/2" IRON ROD MARKED "PAPE-DAWSON".  
 G.T.E.=GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION  
 N.C.B.=NEW CITY BLOCK  
 O.P.B.=OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.  
 P.L.R.=RIGHT-OF-WAY  
 V.A.L.E.=VARIABLE WIDTH ACCESS EASEMENT  
 ---=EXISTING CONTOURS

SCALE: 1"=100'



AREA BEING REPLATTED THROUGH A SHORT PUBLIC HEARING

THE AREAS BEING REPLATTED WERE PREVIOUSLY PLATTED AS LOT 3, BLOCK 1, NEW CITY BLOCK 18170, RECORDED IN VOLUME 9588, PAGES 66-67, OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

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

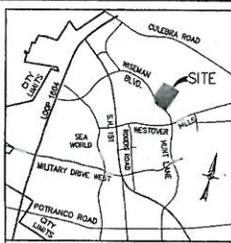
- GENERAL NOTES**
- ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEAR COUNTY PUBLIC WORKS DEPARTMENT WHICH ON OFFICIAL BUSINESS MAY USE THE PRIVATE PROPERTY OF THE VALERO DATA EXPANSION, FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
  - THE MAINTENANCE OF ALL DRAINS AND EASEMENTS OF ANY NATURE WITHIN THE VALERO DATA EXPANSION SHALL BE THE RESPONSIBILITY OF VALERO SERVICES, INC. OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.
  - 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 MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
  - THE DEVELOPER DEDICATES THE SANITARY SEWER AND WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM (SAWS). SAWS WILL OWN AND MAINTAIN SAID MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
  - NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.
  - LOT 999 BLOCK 1 IS A PRIVATE STREET AND IS ALSO DESIGNATED AS AN ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, PEDESTRIAN, WATER AND SANITARY SEWER EASEMENTS, THEREFORE, SUCH AREAS SHALL BE DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS.

STATE OF TEXAS COUNTY OF BEAR

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 PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

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

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



LOCATION MAP NOT TO SCALE

- SURVEY NOTES:**
- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
  - COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COGS 1986), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DERIVED FROM THE NGS COOPERATIVE COGS BASE STATION PUEI.
  - DIMENSIONS SHOWN ARE SURFACE.
  - BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COGS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- SUBDIVISION NOTES:**  
 STREETSCAPE TREE PLANTING WILL BE COMPLETED AT TIME OF CONSTRUCTION.

**FLOOR ELEVATION NOTE:**  
 FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6" INCHES ABOVE FINAL ADJACENT GRADE.

**CLEAR VISION AREA NOTE:**  
 ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 33-506(a)(5).

- C.P.S. NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC 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," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANDING OR BURNING WIRES, CHAINS, TIE-ROPS TO RELIEVE SAID TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO REMOVE 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
  - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
  - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
  - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS FACILITIES WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
  - ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS FACILITIES WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
 COUNTY OF BEAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON VALERO DATA EXPANSION, PLAT 080477 WHICH IS RECORDED IN VOLUME 9588, PAGES 66-67, BEAR COUNTY PLAT AND DEED RECORDS.

I (WE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT IS UNDESIGNED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE.

OWNER/DEVELOPER: AL PHILIPPUS VALERO SERVICES, INC. ONE VALERO WAY SAN ANTONIO, TX 78249 (210) 345-2000

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, UNDER MY HAND AND SEAL OF OFFICE THIS 20th day of April, A.D. 2009.

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, FOREVER, ALL STREETS, ALLEYS, PARKS, MATROUSAGES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: AL PHILIPPUS VALERO SERVICES, INC. ONE VALERO WAY SAN ANTONIO, TX 78249 (210) 345-2000

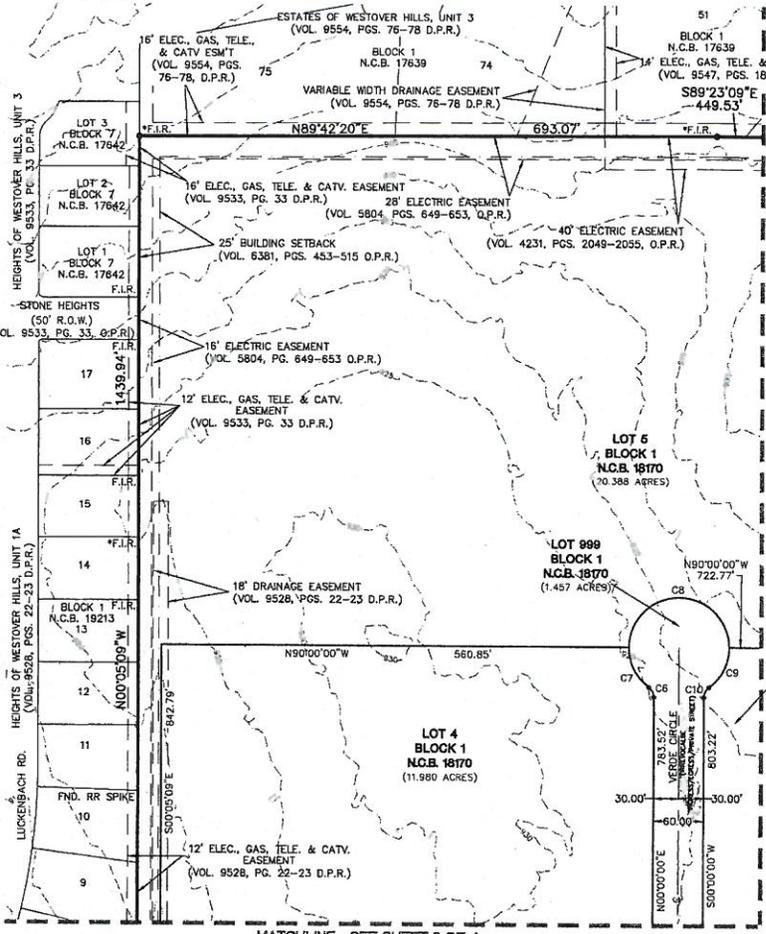
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, UNDER MY HAND AND SEAL OF OFFICE THIS 20th day of April, A.D. 2009.

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 THE REQUIREMENTS OF THE TEXAS PROFESSIONAL ENGINEERING SERVICE CONNECTION.

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 ORDER SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.



MATCHLINE SEE SHEET 3 OF 4  
 REPLAT & SUBDIVISION PLAT  
 ESTABLISHING  
**VALERO DATA EXPANSION**

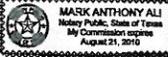
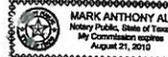
A 51.832 ACRE TRACT OF LAND CONVEYED TO VALERO SERVICES, INC. DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 13220, PAGES 477-484 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE B.B.B. & C. RAILROAD SURVEY NUMBER 403, ABSTRACT 100, COUNTY BLOCK 4419, NOW IN NEW CITY BLOCK 18170 IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

THIS PLAT OF VALERO DATA EXPANSION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

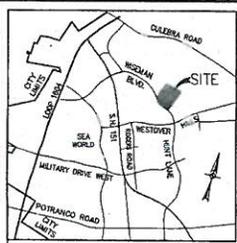
BY: \_\_\_\_\_ CHAIRMAN  
 BY: \_\_\_\_\_ SECRETARY

**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.

**PAPE-DAWSON ENGINEERS**  
 533 EAST REXLEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.373.9000  
 742C 210.373.9019  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION # 470



Date: Apr. 13, 2009, 11:06am User: G. Coram  
 FILE # 03160121\Design\City\Plat\PL5360-21.dwg



**LOCATION MAP**

NOT TO SCALE  
MAPSCO MAP 57B GRID E6

**C.S. NOTES:**

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICES IN THE AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "TOWERING EASEMENT," "TOWER EASEMENT," "TOWERING AND TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, UPGRADE, IMPROVING, DIRECTION, POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS TOGETHER WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR OTHER OBSTRUCTIONS OR OTHER OBSTRUCTIONS WHICH DEVIATE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY OCS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OCS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR OCS ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR OCS 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 SO INDICATED HEREIN.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEKAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON VALERO DATA EXPANSION PLAT 080477 WHICH IS RECORDED IN VOLUME 9588, PAGE 64-82, NAME COUNTY PLAT AND DEED RECORDS.

I (WE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPEAT HEREBY CERTIFY THAT THIS REPEAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPEAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PROPERTY.

*Al Philipps*  
OWNER/DEVELOPER: AL PHILIPPS  
VALERO SERVICES, INC.  
ONE VALERO WAY  
SAN ANTONIO, TX 78249  
(210) 345-2000

STATE OF TEXAS  
COUNTY OF BEKAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Al Philipps*, 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 30<sup>th</sup> DAY OF April, A.D. 2009.

STATE OF TEXAS  
COUNTY OF BEKAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Al Philipps*, 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 22<sup>nd</sup> DAY OF April, A.D. 2009.

STATE OF TEXAS  
COUNTY OF BEKAR

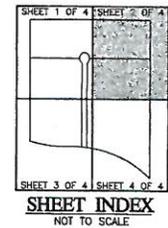
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUTS TO THE BEST OF MY KNOWLEDGE. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE PLANNING AND DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING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

STATE OF TEXAS  
COUNTY OF BEKAR

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.

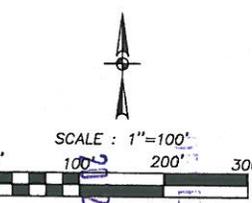
**SURVEY NOTES:**  
1. 1/2" IRON ROD WITH YELLOW GAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.  
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM TEXAS STATE PLANE COORDINATES SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE WITH THE REFERENCE LINE BEING THE NORTH RIGHT-OF-WAY LINE OF WISDOM BOULEVARD, A 110-FOOT RIGHT-OF-WAY RECORDED IN VOLUME 9511, PAGES 40-41 OF THE DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS.  
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDC1) BASED ON NAD 83 (CORREX).

**STREETScape NOTE:**  
STREETScape TREE PLANTING WILL BE COMPLETED AT THE TIME OF CONSTRUCTION.  
**FLOOR ELEVATION NOTE:**  
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINIAL ADJACENT GRADE.  
**CLEAR VISION AREA NOTE:**  
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-006(4)(5).



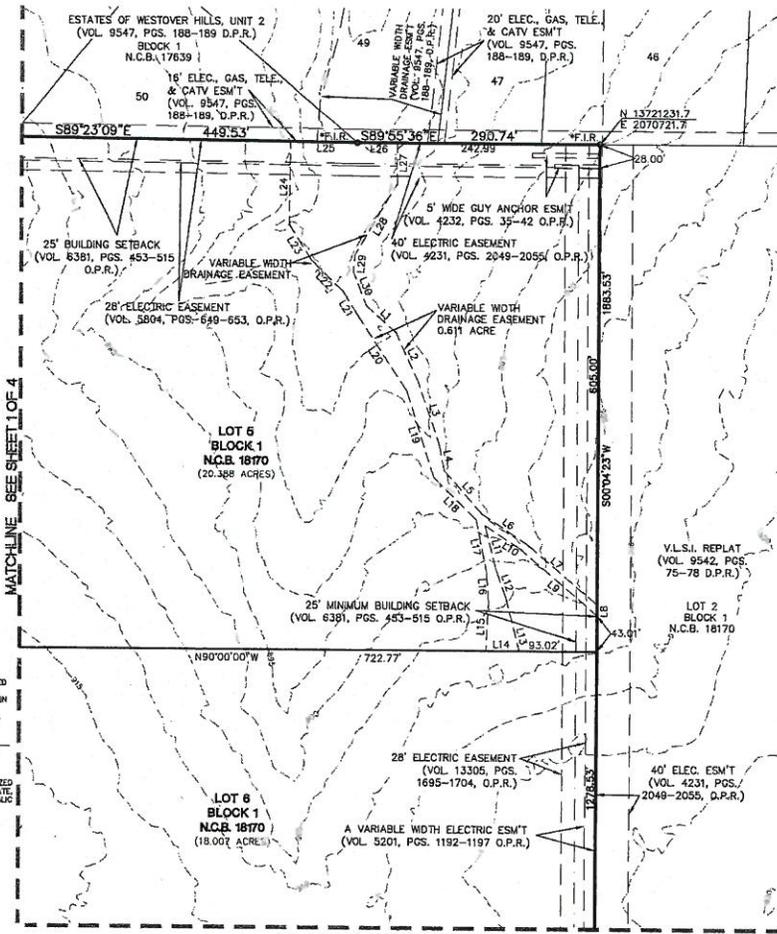
**PLAT NO. 080477**

**LEGEND:**  
D.P.R.=DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS.  
D.P.R.=DEED RECORDS OF BEKAR COUNTY, TEXAS.  
E.C.=ELECTRIC  
E.S.M.T.=EASEMENT  
F.E.M.A.=FEDERAL EMERGENCY MANAGEMENT AGENCY  
F.L.R.=FOUND 1/2" IRON ROD  
F.L.R.=FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON"  
G.E.=GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION  
N.C.B.=NEW CITY BLOCK  
O.P.R.=OFFICIAL PUBLIC RECORDS OF BEKAR COUNTY, TEXAS.  
R.O.W.=RIGHT-OF-WAY  
V.A.C.=VARIABLE WIDTH ACCESS EASEMENT  
V.W.D.E.=VARIABLE WIDTH DRAINAGE EASEMENT



**LINE TABLE**

LINE	LENGTH	BEARING
L1	47.66'	S48°34'42"E
L2	63.22'	S24°44'28"E
L3	79.05'	N10°07'48"E
L4	33.33'	S11°58'34"E
L5	68.60'	S41°03'41"E
L6	65.88'	S56°07'48"E
L7	110.31'	S49°2'32"E
L8	12.71'	S00°04'23"W
L9	122.69'	N49°24'15"W
L10	48.97'	N56°38'40"W
L11	55.45'	S14°18'14"E
L12	36.80'	S19°14'34"E
L13	63.74'	S14°27'24"E
L14	40.26'	N90°00'00"W
L15	57.47'	N03°00'18"E
L16	36.15'	N03°48'48"W
L17	64.92'	N11°09'42"W
L18	72.40'	N45°14'22"W
L19	109.31'	N17°11'01"W
L20	108.76'	N33°26'44"W
L21	30.18'	N32°30'42"W
L22	53.56'	N46°07'53"W
L23	49.96'	N32°52'12"W
L24	98.52'	N00°36'51"E
L25	86.48'	S89°23'09"E
L26	47.75'	S89°55'36"E
L27	49.88'	S00°04'24"W
L28	57.08'	S31°07'19"W
L29	20.22'	S04°34'35"W
L30	42.04'	S21°38'43"E



MATCHLINE SEE SHEET 4 OF 4  
REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
**VALERO DATA EXPANSION**

A 51.832 ACRE TRACT OF LAND CONVEYED TO VALERO SERVICES, INC. DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 13220, PAGES 477-484 OF THE OFFICIAL PUBLIC RECORDS OF BEKAR COUNTY, TEXAS, OUT OF THE B.B.B. & C. RAILROAD SURVEY NUMBER 403, ABSTRACT 100, COUNTY BLOCK 4419, NOW IN NEW CITY BLOCK 18170 IN THE CITY OF SAN ANTONIO, BEKAR COUNTY, TEXAS.

THIS PLAT OF VALERO DATA EXPANSION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

By: \_\_\_\_\_ CHAIRMAN  
By: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEKAR

I, \_\_\_\_\_ COUNTY CLERK OF BEKAR 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 IN VOLUME \_\_\_\_\_ OF THE \_\_\_\_\_ AT \_\_\_\_\_ ON PAGE \_\_\_\_\_ OF THE PLAT RECORDS OF BEKAR COUNTY, IN BOOK/VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

By: \_\_\_\_\_ COUNTY CLERK, BEKAR COUNTY, TEXAS  
By: \_\_\_\_\_ DEPUTY

**MARK ANTHONY ALI**  
Notary Public, State of Texas  
My Commission expires August 21, 2010

**MARK ANTHONY ALI**  
Notary Public, State of Texas  
My Commission expires August 21, 2010

**THOMAS MATTHEW CARTER**  
7972  
Professional Engineer

**JOHN WELLS**  
Professional Land Surveyor

Date: Apr 13, 2009, 11:06am User: JD: CD/eman  
File: P:\53160121\Design\Valero\Plat PL 080477.dwg

**PAPE-DAWSON ENGINEERS**  
545 EAST PARKEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

VALERO DATA EXPANSION



LOCATION MAP

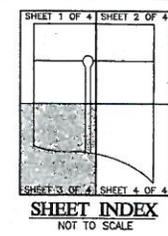
NOT TO SCALE  
MAPSCO MAP 578 GRID E6

SURVEY NOTES:

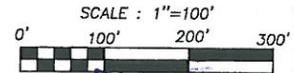
- 1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983. FROM TEXAS STATE PLANE COORDINATES SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE WITH THE REFERENCE LINE BEING THE NORTH RIGHT-OF-WAY LINE OF WISERMAN BLVD., A 110-FOOT RIGHT-OF-WAY RECORD IN VOLUME 801, PAGES 40-46 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.
3. N.A.T.D. 83 GRID COORDINATES WERE DERIVED FROM PO BASE (POE) BASED ON NAD 83 (COORDS).

- STREETScape NOTE: STREETScape TREE PLANTING WILL BE COMPLETED AT TIME OF CONSTRUCTION.
FLOOR ELEVATION NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.
CLEAR VISION AREA NOTE: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(6)(5).

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD, CHORD BEARING. Includes curves C1 through C14.



- LEGEND: D.F.R.=DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS. E.L.C.=ELECTRIC. E.S.T.=EASEMENT. F.E.M.A.=FEDERAL EMERGENCY MANAGEMENT AGENCY. F.I.R.=FOUND 1/2" IRON ROD. F.L.R.=FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON". G.E.T.C.=GAS, TELEPHONE, CABLE TELEVISION. N.C.B.=NEW CITY BLOCK RECORDS OF BEAR COUNTY, TEXAS. O.P.R.=OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS. R.O.W.=RIGHT-OF-WAY. V.A.L.E.=VALERO DATA ACCESS EASEMENT. ---=EXISTING CONTOURS.



- G.P.S. NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC 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," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "TAS EASEMENT" AND "RESPONSOR EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGARS OR SUPPORTING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS. EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANATOR'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 EXIST OR MAY INTERFERE WITH THE ERECTING OF SAID LINES OR APPURTENANCES THERE TO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT.
2. ANY GPS MONITARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS 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 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 AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON VALERO DATA EXPANSION PLAT #08002 WHICH IS RECORDED IN VOLUME 9588, PAGE 66-67, NAME COUNTY PLAT AND DEED RECORDS.

I (WE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THIS PLAT.

Signature: Al Philipps  
OWNER/DEVELOPER: AL PHILIPPS  
VALERO SERVICES, INC.  
ONE VALERO WAY  
SAN ANTONIO, TX 78249  
(210) 345-2000

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, FULLY COMPETENT, 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 20th DAY OF April, A.D. 2012.

Signature: Notary Public  
NOTARY PUBLIC, BEAR COUNTY, TEXAS

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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Signature: Al Philipps  
OWNER/DEVELOPER: AL PHILIPPS  
VALERO SERVICES, INC.  
ONE VALERO WAY  
SAN ANTONIO, TX 78249  
(210) 345-2000

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, FULLY COMPETENT, 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 20th DAY OF April, A.D. 2012.

Signature: Notary Public  
NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR

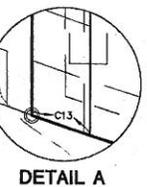
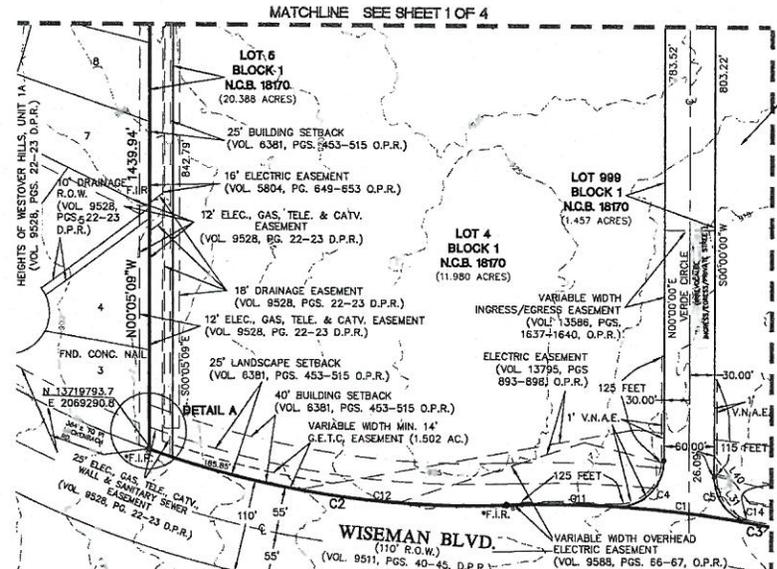
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND GRANATOR'S ADJACENT LANDS IN MY OFFICE. ON THE DATE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE ENGINEERING DEPARTMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Signature: [Professional Engineer]  
DESIGNED 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: \_\_\_\_\_

Signature: [Professional Land Surveyor]  
REGISTERED PROFESSIONAL LAND SURVEYOR



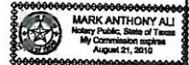
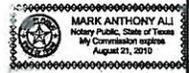
REPLAT & SUBDIVISION PLAT ESTABLISHING

VALERO DATA EXPANSION

A 51.832 ACRE TRACT OF LAND CONVEYED TO VALERO SERVICES, INC. DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 13220, PAGES 477-484 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE B.B.B. & C. RAILROAD SURVEY NUMBER 403, ABSTRACT 100, COUNTY BLOCK 4419, NOW IN NEW CITY BLOCK 18170 IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

THIS PLAT OF VALERO DATA EXPANSION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

By: \_\_\_\_\_ CHAIRMAN  
By: \_\_\_\_\_ SECRETARY



Date: Apr 13, 2012, 11:05am User: B: C02rem  
File: P:\130\100\121\Design\121\Plat\PL 080477.dwg

PLAT NO. 080477



LOCATION MAP

NOT TO SCALE  
MAPSCO MAP 578 GRID E6

C.E.S. NOTES:

- 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC 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," "SERVICING EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND ERECTING POLES, HANDING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND AND THE RIGHT TO REMOVE FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDOANGER 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 EPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF EPS 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 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 AND GAS FACILITIES.
- 5. ROOF OVERHANDS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON VALERO DATA EXPANSION, PLAT #080522 WHICH IS RECORDED IN VOLUME 6588, PAGE 66-67, NAME COUNTY PLAT AND DEED RECORDS.

I (WE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

*M.A. Pfluff*  
OWNER/DEVELOPER: AL PHILLIPS VALERO SERVICES, INC. ONE VALERO WAY SAN ANTONIO, TX 78249 (210) 345-2000

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *M.A. Pfluff* 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 26th DAY of April, A.D. 2012.

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DELEGATED AUTHORITY, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*M.A. Pfluff*  
OWNER/DEVELOPER: AL PHILLIPS VALERO SERVICES, INC. ONE VALERO WAY SAN ANTONIO, TX 78249 (210) 345-2000

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Mark Anthony All* 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 26th DAY of April, A.D. 2012.

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 PLANNING AND 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*

Date: Apr. 13, 2009, Ft. Odom User ID: C076m  
File # 13150121 (Original) User ID: PL5360-21.dwg  
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEY NOTES:

- 1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM TEXAS STATE PLANE COORDINATES SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE WITH THE REFERENCE LINE BEING THE NORTH RIGHT-OF-WAY LINE OF WISAMAN BOULEVARD, A 110-FOOT RIGHT-OF-WAY RECORDED IN VOLUME 9511, PAGES 40-45 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- 3. A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) BASED ON NAD 83 (CON98S).

STREETSCAPE NOTE:

STREETSCAPE TREE PLANTING WILL BE COMPLETED AT TIME OF CONSTRUCTION.

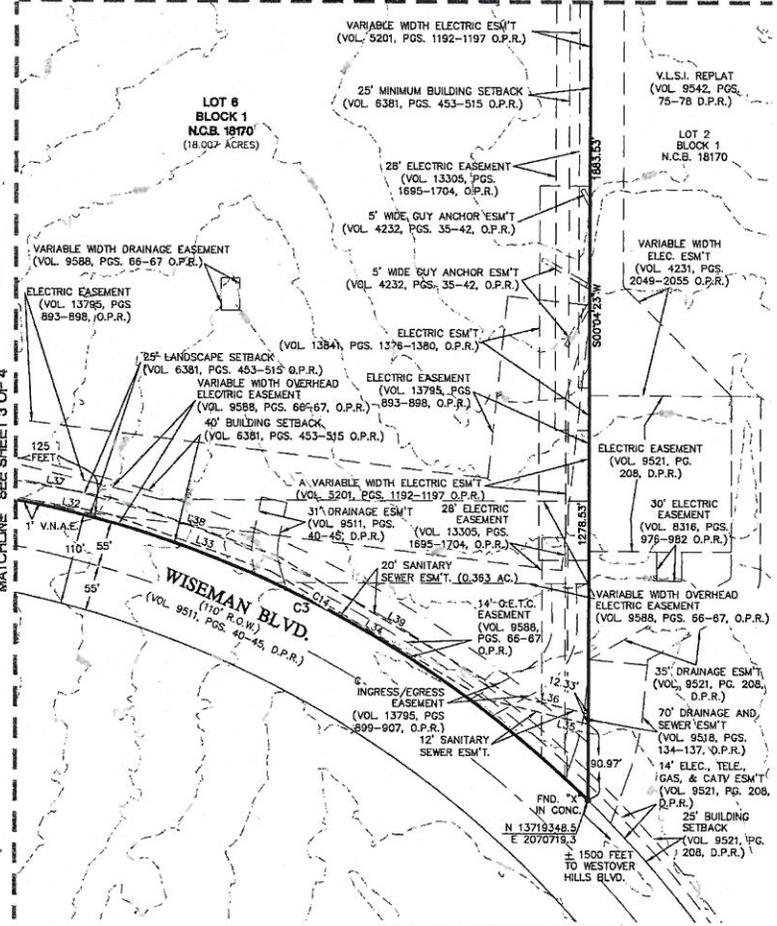
FLOOR ELEVATION NOTE:

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (6) INCHES ABOVE FINAL ADJACENT GRADE.

CLEAR VISION AREA NOTE:

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(6)(9).

MATCHLINE SEE SHEET 2 OF 4



REPLAT & SUBDIVISION PLAT  
ESTABLISHING

VALERO DATA EXPANSION

A 51.832 ACRE TRACT OF LAND CONVEYED TO VALERO SERVICES, INC. DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 13220, PAGES 477-484 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE B.B.B. & C. RAILROAD SURVEY NUMBER 403, ABSTRACT 100, COUNTY BLOCK 4419, NOW IN NEW CITY BLOCK 18170 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

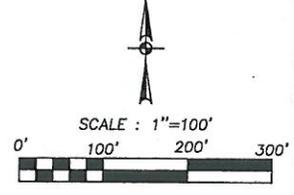
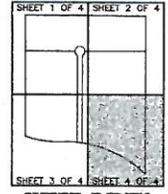
THIS PLAT OF VALERO DATA EXPANSION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATE THIS DAY OF A.D. 2012

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

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C3	1099.82'	1355.00'	582.23'	46°30'20"	1069.88'	N89°08'33"W
C14	804.58'	1355.00'	414.54'	34°01'17"	792.81'	N62°54'02"W



LINE TABLE

LINE	LENGTH	BEARING
L32	144.72'	N79°47'50"W
L33	207.47'	N70°45'11"W
L34	298.76'	N59°24'19"W
L35	128.33'	N76°40'25"W
L36	96.73'	S78°40'25"E
L37	138.42'	S79°47'50"E
L38	211.04'	S72°45'11"E
L39	324.66'	S59°24'19"E

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 CONNECTION.

OWNER/DEVELOPER: AL PHILLIPS VALERO SERVICES, INC. ONE VALERO WAY SAN ANTONIO, TX 78249 (210) 345-2000

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

GENERAL NOTES:

- 1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF THE VALERO DATA EXPANSION FOR ANY PURPOSE AT ANY TIME, WITHOUT LIMITATION AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
- 2. THE MAINTENANCE OF ALL DRAINS AND EASEMENTS OF ANY NATURE WITHIN THE VALERO DATA EXPANSION SHALL BE THE RESPONSIBILITY OF VALERO SERVICES, INC. OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.
- 3. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
- 4. THE DEVELOPER DEDICATES THE SANITARY SEWER AND WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM (S.A.W.S.). SAWS WILL OWN AND MAINTAIN SAID MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
- 5. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.
- 6. LOT 899 BLOCK 1 IS A PRIVATE STREET AND IS ALSO DESIGNATED AS AN ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, PEDESTRIAN, WATER AND SANITARY SEWER EASEMENTS THEREFORE, SUCH AREAS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS.

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. AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 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. \_\_\_\_\_ COUNTY CLERK, BEXAR COUNTY, TEXAS

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

February 24, 2012

Ms. Elizabeth Carol  
Development Services Department  
Subdivision: Land Entitlements  
Senior Management Analyst  
City of San Antonio  
1901 S. Alamo Street  
San Antonio, TX 78204

Re: Valero Data Expansion, Replat  
Plat # 080477

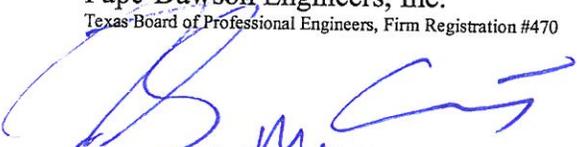
Dear Ms. Carol:

Kindly accept this letter as a formal request for a time extension for Valero Data Expansion, Replat, Plat No. 080477, which was approved by the City of San Antonio Planning Commission on April 22, 2009. In accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio, the owner would like to request a time extension in order to fulfill the improvements required by the approval of this plat.

Due to the severe economic downturn, it has been unfeasible to continue construction with this project. The owner is planning, with serious intent, to complete the project. The owner of this property is requesting an additional 3-year time extension of the plat in order to allow time for construction of the proposed improvements.

We appreciate your time and consideration in this matter. If you have any questions or require any additional information, please do not hesitate to contact our office at your earliest convenience.

Sincerely,  
Pape-Dawson Engineers, Inc.  
Texas Board of Professional Engineers, Firm Registration #470

  
Thomas M. Carter, P.E.  
Vice President

Attachment

P:\53\60\20\WORD\LETTERS\120202A1.DOC



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

**TO:** Planning Commission

**FROM:** Mike Etienne, Ph.D, Assistant Director, CIMS Real Estate ME

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

**SUBJECT:** S. P. No. 1488—Request to release an easement within an unimproved 0.543 acre tract of land out of Lot 42, Block 1, NCB 2444 located at 1310 Guadalupe Street

**DATE:** February 23, 2012

**PETITIONER:** Avenida Guadalupe Association  
 Attn: J. Oscar Ramirez, President/CEO  
 1313 Guadalupe Street  
 San Antonio, TX 78207

Staff is requesting that this item be placed on the Consent agenda for the Planning Commission meeting on March 14, 2012.

**BACKGROUND**

The Avenida Guadalupe Association, Inc. (petitioner) requests that the City of San Antonio provide for a release of an easement located within an unimproved 0.543 acre tract of land located at 1310 Guadalupe Street, which was recently purchased from the City on September 8, 2011 as per Ordinance No. 2011-09-08-0738. The sale property totals 23,668 square feet out of Lot 42, Block 1, NCB 2444, which encompasses a 35-foot access and utility easement as shown on attached exhibit. As part of the Promesa project, Avenida Guadalupe Association, Inc. had purchased this property in order to facilitate the construction of a new office facility. The new development will be used to satisfy federal grant requirements pertaining to job creation. However, site development has been hindered by the existence of this easement. Through a canvassing process of City departments and utility agencies, it has been determined that there are no underground utilities of any kind to necessitate retaining this easement. Therefore, the subject easement does not actually serve a purpose and is no longer required, thus, release of the subject 35-foot access and utility easement may be granted.

**COORDINATION AND FINANCIAL IMPACT**

In compliance with City procedures, petitioner's request has been canvassed through interested City departments and utilities agencies. The consensus was approval of the project.

**CONCLUSION AND RECOMMENDATION**

Staff recommends approval of this request.

Guadalupe Street (55.6' Wide Right of Way)



Bearings are based on GPS observations. The distances and bearings are surface and based on the Texas State Plane Coordinate System, South Central Zone.

FIR=Found 1/2" Iron Rod  
SIR=Set 1/2" Iron Rod

NOTES:

- 1.) This survey was performed without the benefit of a Title Commitment and may not show all matters of record affecting this property.
- 2.) Easement and restriction references are as identified by record information in this office only.
- 3.) Bearing notation is based on GPS observations.
- 4.) Found monumentation resulted in all bearings and distances varying from the record as noted.
- 5.) This survey is being prepared solely for the use of the current parties (as noted above). No license has been created, express or implied, in any other survey except as is necessary in conjunction with this transaction, which shall take place within 6 months of the date of this survey.

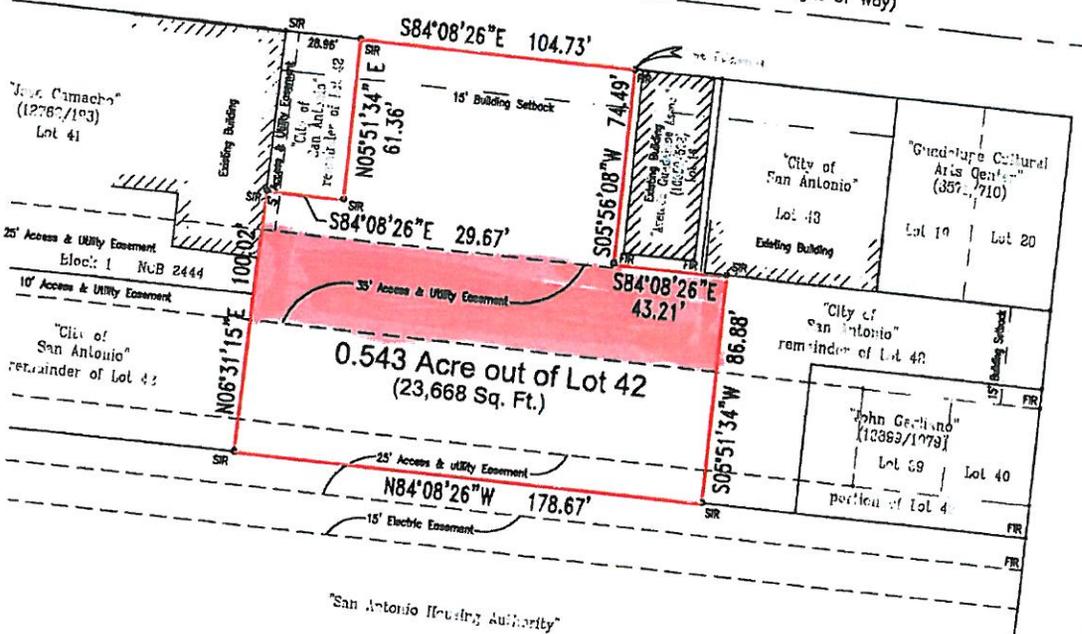
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS RECORDED IN: VOL. 9522 PG. 77 VOL. X PG. X

I hereby certify that this map represents an actual survey made on the ground by men working under my direct supervision and that this professional service conforms to the minimum standards of survey practices as set out by the Texas Board of Professional Land Surveying as of this date.

Survey field work completed on:  
THE 2nd DAY OF JUNE 2011, A.D.

GARY A. GIBBONS  
Registered Professional Land Surveyor Number 4718

Survey field work completed on:  
DATE: 06/02/2011  
BY: GARY A. GIBBONS  
TITLE: SURVEYOR



A Survey of:

0.543 acre out of Lot 42, Block 1, New City Block 2444, PLAZA GUADALUPE UNIT 7, San Antonio, Bexar County, Texas, according to the plat thereof recorded in Volume 9622, Page 77 of the Deed & Plat Records of Bexar County, Texas.

JOB NO. 10-1175-01 B

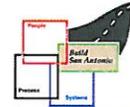
**Gibbons Surveying & Mapping, Inc.**  
 P.O. Box 700576,  
 San Antonio, Texas  
 78270-0576  
 (210) 386-4800  
 (FAX) 356-4673

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

**March 14, 2012  
Agenda Item #**

Request to release an easement located  
within a 0.543 acre tract of land

Petitioner: Avenida Guadalupe Association  
(AGA)



## Planning Item

- The AGA requests that the City of San Antonio release a 35-foot access and utility easement located within an unimproved 0.543 acre (23,668 sq ft) tract of land out of Lot 42, Block 1, NCB 2444, located at 1310 Guadalupe St., in Council District 5.



## Background (cont)

### Purpose:

- The 0.543 acre tract of land located at 1310 Guadalupe Street was recently purchased from the City on September 8, 2011 as per Ordinance No. 2011-09-08-0738.
- The sale property encompasses a 35-foot access and utility easement as shown on exhibit.
- As part of the Promesa project, Avenida Guadalupe Association, Inc. had purchased this property in order to facilitate the construction of a new office facility, which will be used to satisfy federal grant requirements pertaining to job creation.

3



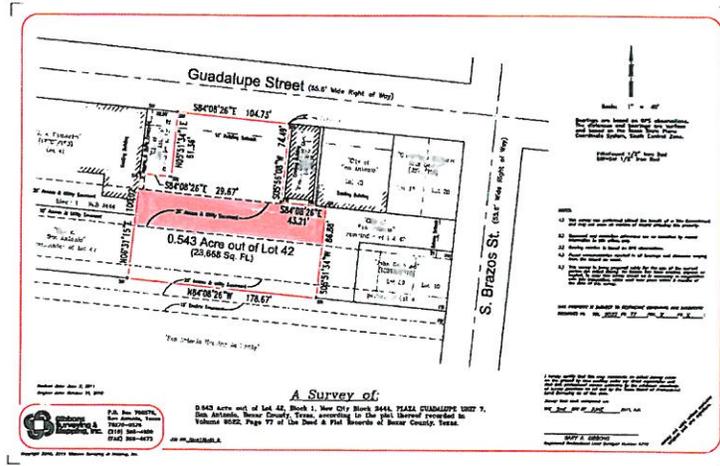
## Background (cont)

### Purpose (cont):

- However, site development has been hindered by the existence of this easement.
- Through a canvassing process of City departments and utility agencies, it has been determined that there are no underground utilities of any kind to necessitate retaining this easement.
- Therefore, the subject easement does not actually serve a purpose and is no longer required, thus, release of the subject 35-foot access and utility easement may be granted.

4

## Exhibit "A" - Map



5

## Background (cont)

### Coordination:

- In compliance with City procedures, petitioner's request has been canvassed through interested City departments and utilities agencies. The consensus was approval of the project.

6



## Fiscal Impact

### Financial Impact:

- The fee established for this request is \$8,126.00. The City Manager's Office recommends this fee be waived.

7



## Issues & Recommendation

### Policy Analysis:

- This action is consistent with City Code and Ordinances relative to the disposition of City owned/controlled property.

### Recommendation:

- Staff recommends approval of this request.

8

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

**A RESOLUTION SUPPORTING THE RELEASE OF A 35-FOOT ACCESS AND UTILITY EASEMENT LOCATED WITHIN AN UNIMPROVED 0.543 OF AN ACRE (23,668 SQ. FT.) TRACT OF LAND OUT OF LOT 42, BLOCK 1, NCB 2444, LOCATED AT 1310 GUADALUPE STREET IN COUNCIL DISTRICT 5, AS REQUESTED BY THE AVENIDA GUADALUPE ASSOCIATION, INC.**

\* \* \* \* \*

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

WHEREAS, Avenida Guadalupe Association, Inc. filed an application requesting the release of a 35-foot access and utility easement located within an unimproved 0.543 acre (23,668 sq. ft.) tract of land out of Lot 42, Block 1, NCB 2444 located at 1310 Guadalupe Street as identified on Exhibit A; and

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

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

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

**SIGNED this 14<sup>th</sup> day of March, 2012.**

\_\_\_\_\_  
**JOSE R. LIMON, *Chair***

Attest:

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

**CITY OF SAN ANTONIO  
SOLID WASTE MANAGEMENT DEPARTMENT  
INTERDEPARTMENTAL CORRESPONDENCE SHEET**

**TO:** Planning Commission

**FROM:** David Newman, Assistant Director, Solid Waste Management Dept.

**COPIES TO:** Mike Etienne, Assistant Director of Capital Improvements Mgmt Services

**SUBJECT:** Acquisition of two parcels by Solid Waste Management Department for the construction of a Bulky Waste Collection Center

**DATE:** February 28, 2012

**PETITIONER:** City of San Antonio

Staff is requesting a resolution authorizing the acquisition of two properties, Parcel One located at the southwest corner of Frio City Road and W. Thompson Place; Parcel Two is 611 Oriental. Parcel One will be developed by the Solid Waste Management Department into a City-owned and operated Bulky Waste Collection Center. Parcel Two will be used as a storage area in support of the Collection Center operations.

**BACKGROUND**

Through the FY2012 budget, Solid Waste Management Department (SWMD) was authorized by City Council to construct and operate two Bulky Waste Collection Centers. The purpose of these facilities is to provide residents with a convenient and inexpensive method to dispose of bulky waste. The centers are planned to be open five days a week (Tuesday through Saturday) and will accept a variety of bulky waste to include items such as appliances, furniture, metal, carpet, etc. free of charge to residents. The goal of these proposed facilities is to provide convenient disposal options for residents and to reduce illegal dumping.

The facility will be designed to accommodate approximately 200 customers per day. The facility will be improved with an elevated concrete pad surrounded by rolloff containers. Customers will be directed by full-time facility staff onto the elevated concrete pad, where they will be able to more easily discard their bulky waste into the appropriate rolloff container. Additional improvements will include asphalt driving surface, security fencing, staff facilities, shade structure and necessary utilities. All waste will be placed directly into rolloff containers and will be transported to the landfill or recycler by the end of each day. No waste will remain at the site overnight.

Two facilities are proposed for construction. One facility will be constructed at 1800 Bitters Road, also known as the Bitters Road Brush Recycling Center. The other facility is proposed to be constructed at the southwest corner of W. Thompson Place and Frio City Road, pending approval of the property acquisition.

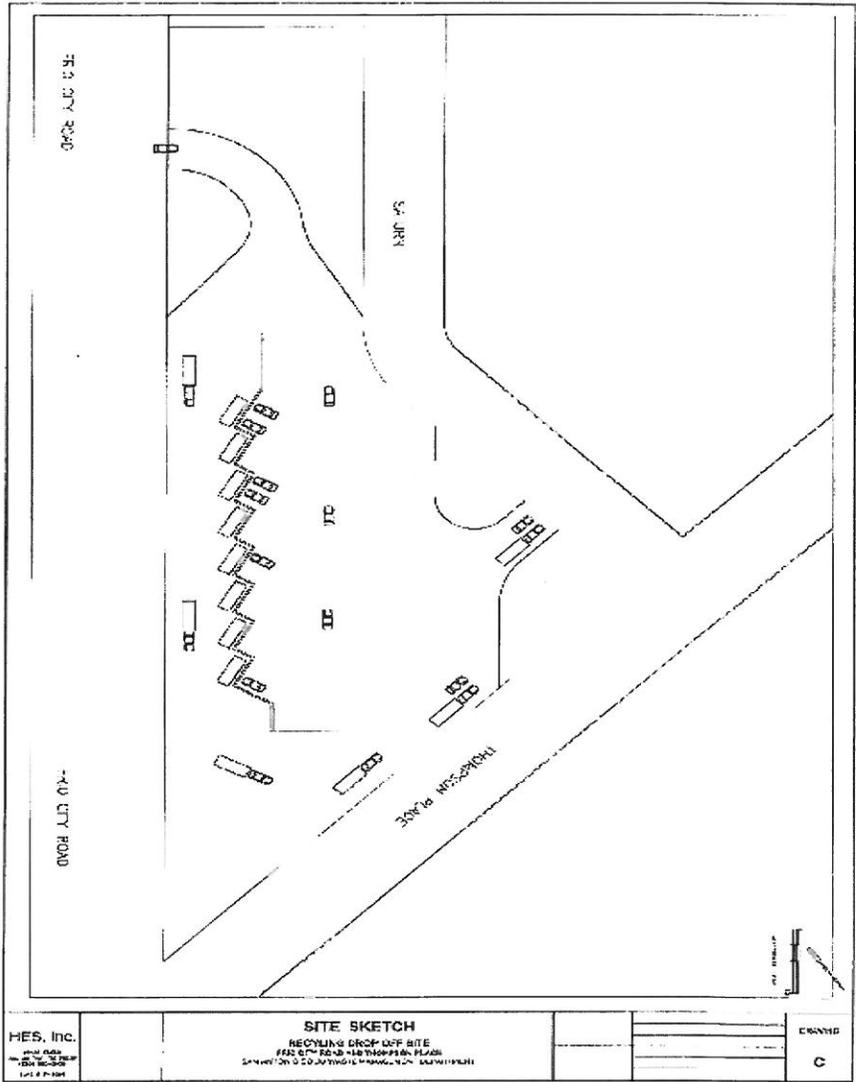
Two parcels are proposed for acquisition by the SWMD, as shown in the Site Location Map below.



Parcel One is located at W. Thompson and Frio City Road. Parcel One is the location of the proposed Bulky Waste Collection Center. Parcel Two is located at 611 Oriental. This location will be used to store empty rolloff boxes and other resources necessary to conduct the operations of the Bulky Waste Collection Center. Both locations are located in City Council District 5. Aerial photographs of Parcel One and Parcel Two are included below, as well as a conceptual design of the Bulky Waste Collection Center. The properties will be acquired for the fair market value, which both parties have verbally agreed upon as \$165,000 and \$45,000 for Parcel One and Parcel Two, respectively.



**Conceptual Design of Bulky Waste Collection Center**



**COORDINATION**

The location of this property acquisition for the construction of a Bulky Waste Collection Center was coordinated with staff from City Council District 5, Capital Improvements Management Services, and other City Staff.

**CONCLUSION AND RECOMMENDATION**

Staff recommends approval of this request.

*City of San Antonio, Texas*

SOLID WASTE MANAGEMENT  
DEPARTMENT

RESOLUTION TO AUTHORIZE  
THE ACQUISITION OF  
PROPERTIES

*Presented by David Newman, SWMD Asst. Director*

# PLANNING COMMISSION ITEM

- Solid Waste Management is requesting the acquisition of two properties in City Council District 5
- Parcel One located at the southwest corner of Frio City Road and W. Thompson Place; Parcel Two located at 611 Oriental
  - Parcel One is undeveloped/vacant 2.32 acres
  - Parcel Two is undeveloped/vacant 1.09 acres



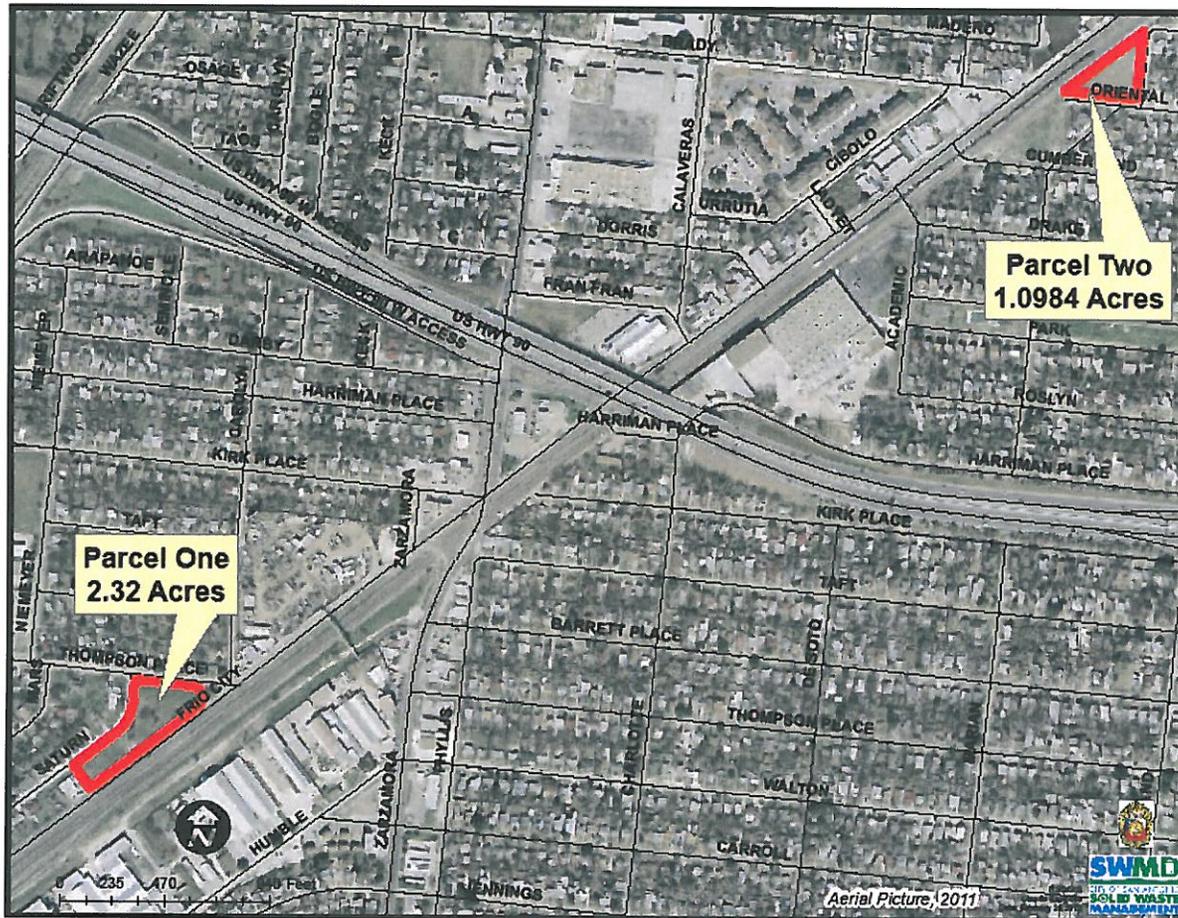


# BACKGROUND

## Purpose:

- Through the FY2012 budget, Solid Waste was authorized by City Council to construct and operate two Bulky Waste Collection Centers
  - The Bulky Waste Collection Centers will provide residents with a convenient and inexpensive way to dispose of bulky waste
  - The Centers will be open five days a week (Tuesday through Saturday)
- 

# SITE MAP OF PROPOSED ACQUISITION

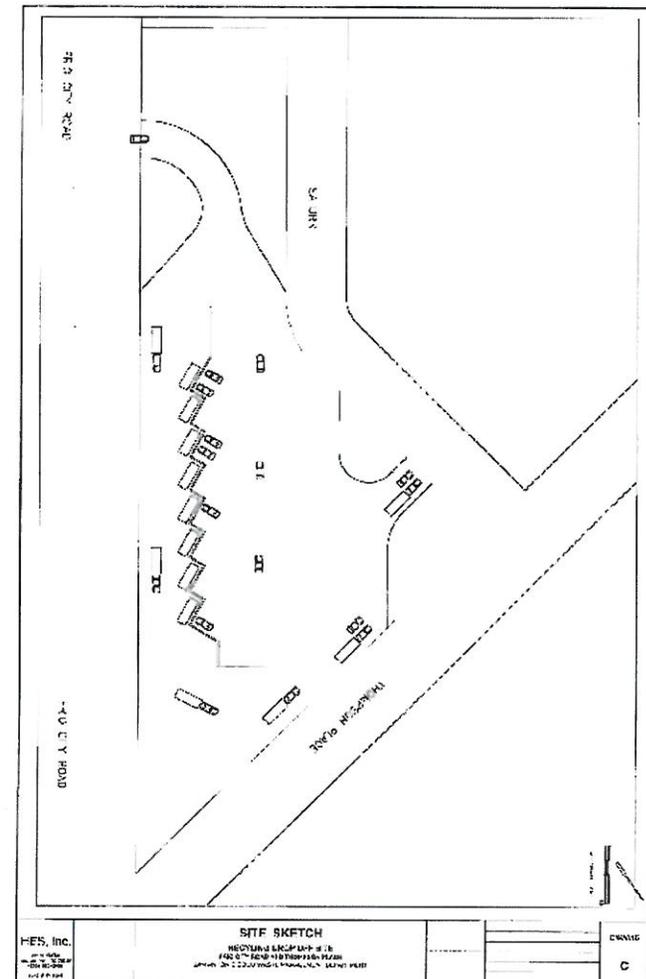


# AERIAL OF PROPOSED ACQUISITION



# PROPOSED USE

- Site One will become a Bulky Waste Collection Center
  - Residents can dispose of bulky items like appliances, furniture, metal, carpet
- All items will be placed directly in roll-off containers and be transported to LF/recycler each day
- Site Two will be a support area used to store rolloff boxes and supplies





# RECOMMENDATION

## Recommendation:

- Staff recommends approval of this request
- 

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

**A RESOLUTION AUTHORIZING THE ACQUISITION OF TWO PROPERTIES IN CITY COUNCIL DISTRICT 5, FOR THE CONSTRUCTION AND OPERATION OF A BULKY WASTE COLLECTION CENTER, AS REQUESTED BY THE SOLID WASTE MANAGEMENT DEPARTMENT.**

\* \* \* \* \*

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

WHEREAS, the City Council approved the Solid Waste Management Department to construct and operate two Bulky Waste Collection Centers through the FY2012 budget; and

WHEREAS, one of the Bulky Waste Collection Centers is to be constructed in City Council District 5; and

WHEREAS, the Solid Waste Management Department proposes to acquire a 2.34 acre parcel near the southwest corner of W. Thompson Place and Frio City Road with the legal description as NCB 13476 BLK 5 LOT NE IRR 620.39 FT OF 2 in San Antonio, Texas for a Bulky Waste Collection Center; and

WHEREAS, the proposed facility property is zoned as Commercial and meets the general size and accessibility criteria for the proposed facility; and

WHEREAS, the proposed facility location is situated in an area that has a high demand for a Bulky Waste Collection Center; and

WHEREAS, the Solid Waste Management Department proposes to acquire an 1.23 acre parcel located at 611 Oriental with the legal description of NCB 6253 BLK 10 LOT 1 THRU 8 for storage and support of the Bulky Waste Collection Center; **NOW THEREFORE,**

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

**SECTION 1.** The Planning Commission recommends City Council approve the acquisition of the referenced properties for the proposed project.

**SIGNED this 14<sup>th</sup> day of March, 2012**

\_\_\_\_\_  
Jose R. Limon, Chairman

Attest:

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

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

**Plan Amendment Application Case No.: PA 12022**

Council District: 2

Anticipated City Council Meeting Date: **April 19, 2012**

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

**Summary:**

Neighborhood/Community/Perimeter/Sector Plan: **Eastern Triangle Community Plan**

Plan Approval Date: May 21, 2009

Plan Update(s): None

The applicant requests to amend the Land Use Plan classification *from* **Community Commercial and Parks/Open Space** *to* **Industrial**.

**Background Information:**

**Applicant:** Chuck Christian

**Owner:** Oloteo Land B3 LLC and Kenneth Whiteley

**Property Location:** 2922, 2926, 2930, 2934, 2940, 2950, and 2954 Southeast Loop 410 and P-17B and P-17D, NCB 10777

**Acreage:** 13.9

**Current Land Use of site:** Equipment, parts, and poles sales and vacant

**Adjacent Land Uses:**

N: designated Community Commercial and Parks/Open Space; occupied by an office, truck and trailer repair, and vacant

E: designated Parks/Open Space and Low Density Residential; currently vacant

S: designated Community Commercial and Parks/Open Space; occupied by commercial and industrial uses

W: designated Low Density Residential and High Density Residential; occupied by a school

**Issue:**

**LAND USE ANALYSIS:**

The subject properties are located northeast of the intersection of Loop 410 and Sinclair Road. Properties to the north and south are classified as Community Commercial and are currently occupied by commercial and industrial uses. The property to the east is classified as Parks/Open Space and Low Density Residential, and is occupied by Rosillo Creek and vacant land. The subject property is bordered by the access road to Loop 410 on the west. Across the highway to the west are vacant land, a vacant commercial building and single family homes.

The current land use classifications of the properties are Community Commercial and Parks/Open Space. Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. Community Commercial should be located along arterials, preferably at intersections with other arterials or collectors. Community Commercial uses can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential. Parks/Open Space includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks /Open Space include flood plains, utility corridors, public and private land uses that encourage outdoor passive or active recreation. Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.

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

The applicant's request is to change the land use classification to Industrial. The Industrial land use classification includes heavy manufacturing, processing and fabricating businesses. General industrial uses shall be concentrated at arterials, expressways, and railroad lines. This use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer. Any outside storage must be under a roof and screened from public view.

The Future Land Use Plan states that, "The proximity of industrial and single family zoning is not recommended in the future land use plan" (p. 32). Properties to the east of the subject properties are currently zoned "NP-10" which is a single-family residential zoning district. Additionally, the plan recommends that Light Industrial land uses be located south of Sinclair Road along Loop 410 while Industrial land uses are located at Loop 410 and IH-10. An Industrial land use was not envisioned for this area of Loop 410 and is too intense for this section of Loop 410, and is not consistent with the Eastern Triangle Community Plan.

Additionally, the subject properties are located within the East District of the Eastern Triangle Community Plan. The East District states, "A linear greenway similar to Salado Creek Greenway is desired along the floodplain of Rosillo Creek." (p. 33). The eastern side of the properties that are designated as Parks/Open Space are located within the floodplain of Rosillo Creek. Removing the Parks/Open Space land use designation and replacing it with an Industrial land use classification would be inconsistent with applicable goals of the plan related to enhancement and preservation of Rosillo Creek.

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

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: Loop 410 is designated as a Freeway.

Comments: Sinclair Road is a collector street. The nearest bus stop is located over a half mile away.

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: Lakeside Park is less than a quarter mile away. Bexar County Justice of the Peace is less than a half mile away. Sinclair Elementary School is less than one mile from the subject property.

Comments: A heavy industrial use that is consistent with the Industrial land use designation may pose negative impacts on these community facilities by adding noise, smoke, and oversized truck traffic associated with heavy industrial uses.

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

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval       Denial       Alternate Recommendation:

The Future Land Use Plan states that, "The proximity of industrial and single family zoning is not recommended in the future land use plan" (p. 32). Properties to the east of the subject properties are currently zoned "NP-10" which is a single family residential zoning district. The eastern sides of the properties that are classified as Parks/Open Space are located within the floodplain of Rosillo Creek. Removing the Parks/Open Space land use designation and replacing it with an Industrial land use classification would be inconsistent with applicable goals of the plan related to enhancement and preservation of Rosillo Creek. An Industrial land use was not envisioned for this area of Loop 410 and is too intense for this section of Loop 410. An Industrial land use is not consistent with the Eastern Triangle Community Plan.

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

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: February 22, 2012, continued to March 14, 2012

Approval  Denial  Resolution Attached

Newspaper Publication Date of Public Hearing: February 3, 2012

No. Notices mailed 10 days prior to Public Hearing: 5 to owners of property within 200 feet, 27 to planning team members, 2 to subject property owners, 1 to the applicant, and 1 to a neighborhood association

Registered Neighborhood Association(s) Notified: There are no registered neighborhood associations located within 200 feet of the subject property. Lower Southeast Side Association, the closest neighborhood association, was notified.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: None**

Current zoning district: I-1 and C-3

Proposed zoning district: I-2

Zoning Commission Public Hearing Date: A rezoning application has not been submitted.

Approval  Denial

**Planning and Community Development Department Staff:**

John M. Dugan, AICP

Director

Rudy Nino, AICP

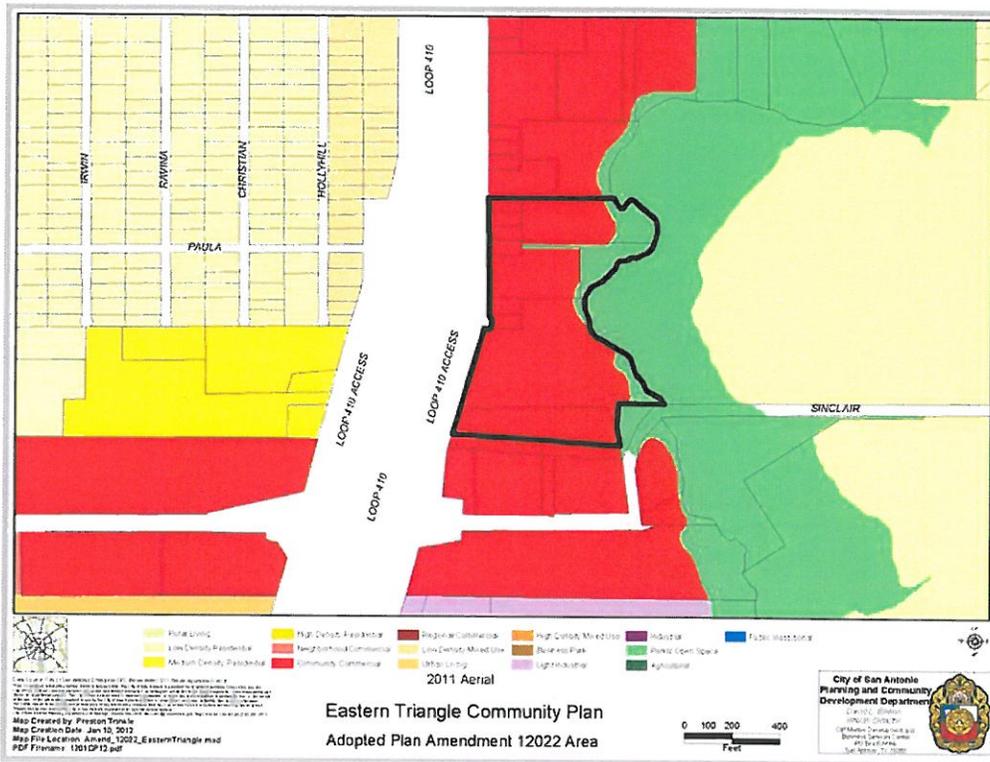
Planning Manager

Case Manager: Rebecca Paskos, AICP

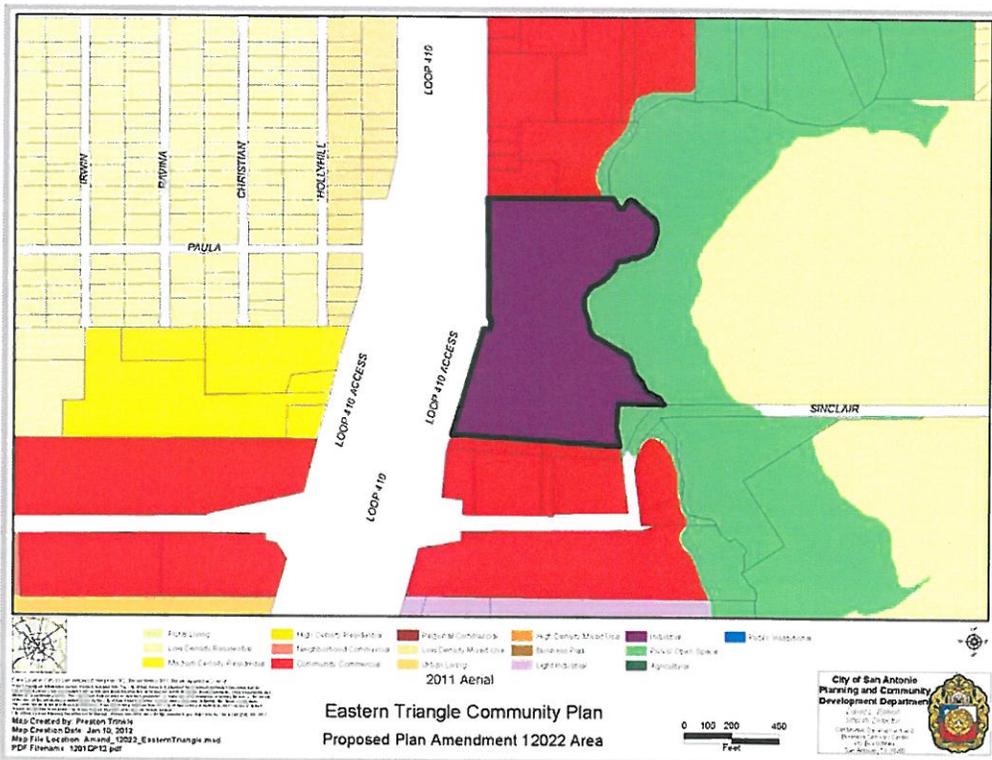
Senior Planner

Phone No.: (210) 207-7816

Land Use Plan as adopted:



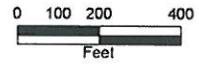
Proposed Amendment:





City of San Antonio Planning and Community Development Department  
 1201GP12.pdf  
 Map Created by: Preston Trinkle  
 Map Creation Date: Jan 10, 2012  
 Map File Location: Amend\_12022\_EasternTriangle.mxd  
 PDF Filename: 1201GP12.pdf

**Eastern Triangle Community Plan  
 Proposed Plan Amendment 12022 Area**



City of San Antonio  
 Planning and Community  
 Development Department  
 David L. Ellison  
 Interim Director  
 Cliff Morton Development and  
 Business Services Center  
 PO Box 630606  
 San Antonio, TX 78263



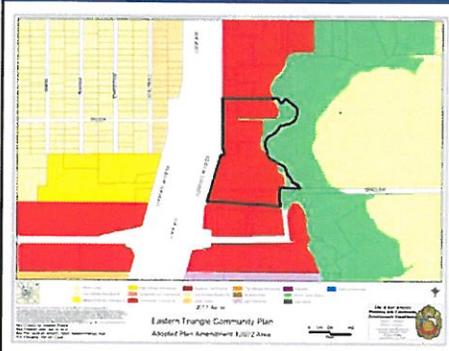
# Comprehensive Master Plan Amendment 12022

## Eastern Triangle Community Plan

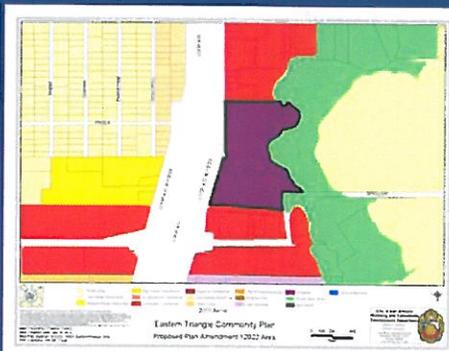
Planning Commission  
March 14, 2012  
Agenda Item No. XX

## Amendment 12022

Plan as adopted:



Proposed amendment:



## Surrounding Land Uses



## Area Images



Subject property, proposed industrial



Subject property, proposed industrial



Subject property, proposed industrial



Subject property, proposed industrial

# Area Images



North of the subject property



West of the subject property



South of the subject property



West of the subject property

# Staff Recommendation

Denial of the request to amend from Community Commercial and Parks/Open Space to Industrial

**RESOLUTION NO.**

**RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE EASTERN TRIANGLE COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM COMMUNITY COMMERCIAL LAND USE AND PARKS/OPEN SPACE LAND USE TO INDUSTRIAL LAND USE FOR AN AREA OF APPROXIMATELY 13.9-ACRES LOCATED AT 2922, 2926, 2930, 2934, 2940, 2950, and 2954 SOUTHEAST LOOP 410 AND P-17B AND P-17D, NCB 10777.**

**WHEREAS**, City Council approved the Eastern Triangle Community Plan as an addendum to the Master Plan on May 21, 2009; and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on February 22, 2012 and March 14, 2012 and **DENIED** the amendment on March 14, 2012; and

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

PASSED AND APPROVED ON THIS 14<sup>th</sup> DAY OF MARCH 2012.

Attest:

Approved:

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

\_\_\_\_\_  
Jose R. Limon, Chair  
San Antonio Planning Commission

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

**Plan Amendment Application Case No.: PA 12028**

Council District: 1

Anticipated City Council Meeting Date: April 19, 2012

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

**Summary:**

Neighborhood/Community/Perimeter/Sector Plan: **Near Northwest Community Plan**

Plan Approval Date: February 14, 2002

Plan Update(s): No Updated Warranted on September 24, 2008

The applicant requests to amend the Land Use Plan classification from **Office to Neighborhood Commercial**.

**Background Information:**

**Applicant:** Nemecio Cordova

**Owner:** Nemecio Cordova

**Property Location:** 1206 West Avenue

**Acreage:** 0.2670

**Current Land Use of site:** Tire shop

**Adjacent Land Uses:**

N: designated Office; occupied by multi-tenant building

E: designated Urban Low Density Residential; occupied by a vacant lot and a single-family home

S: designated Office; occupied by a auto mechanic shop and a studio

W: designated Neighborhood Commercial; occupied by a washateria

**Issue:**

**LAND USE ANALYSIS:**

The subject property is located on the east side of West Avenue, at the intersection of West Avenue and Sacramento Street, and is located within the boundaries of the Near Northwest Community Plan. The subject property is a multi-tenant building and is located in an area that includes a diverse range of land uses, as stated above. The Near Northwest Community Plan classifies the properties to the north and south as Office, properties to the east as Urban Low Density Residential and properties to the west as Neighborhood Commercial.

The Near Northwest Community Plan classifies the subject property as "Office." The Office land use classification provides for medium intensity professional, personal, business, and non-profit uses that provide services to the local community or house small to medium sized administrative functions for regional or national companies. Examples of office include attorney's offices, medical and dental offices, administrative offices of construction or engineering firms, computer training centers, and local non-profit housing provider headquarters.

The applicant requests to change the future land use classification of the subject property to "Neighborhood Commercial." The Neighborhood Commercial classification provides for offices, professional services, and shop front retail uses that are pedestrian-oriented. Neighborhood Commercial uses should be located at the intersection of a collector and local street or where an existing commercial area has been established. Structures should have a maximum of 5,000 square feet of the square footage of an existing building. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind the building, with the exception of one row of angled or head-in parking, along the street. Additionally, all off-street parking and vehicle use areas adjacent to residential uses should have buffer landscaping, lighting, and signage controls.

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

Service entrances and/ or yards located in the rear or side yard of the business use should be screened from adjacent residential areas and refuse enclosures should be located at the rear of the site and screened. Buffer yards should provide a landscaped separation between residential and commercial uses. Examples of Neighborhood Commercial uses include gift shops, delis, offices, restaurants, beauty parlors, small neighborhood groceries or markets, coffee shops, shoe repair shops and medical clinics. Drive-through establishments are not desirable. Live/ work units, allowing for residential use above commercial space, as well as a limited number of apartments are recommended.

The applicant requests this plan amendment and associated zoning change to expand his business to include auto and light tuck repair. The subject property is classified as Office and is located between the intersection of West Avenue and Hildebrand Street both major arterials and is just south of the intersection of West Avenue and Fresno Street, which is a major Neighborhood Commercial node. The subject property has a historic auto service use and provides adequate parking and appears to have appropriate ingress/egress. Its location along a major arterial, and the general environment which includes a mix of Neighborhood Commercial uses along West Avenue, make it appropriate for the Neighborhood Commercial classification. The classification of Neighborhood Commercial on the subject property supports Goal 2 of the Near Northwest Plan that encourages a mix of commercial uses on the areas business corridors. The requested change would have a minimal impact on adjacent properties because it continues an existing commercial use.

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

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: West Avenue and Fresno Street are both designated as Secondary Arterial Type B.

Other streets: Olmos Street, Sacramento Street and Brad Street are local streets.

Comments: There is a VIA bus stop on the corner of West Avenue and Olmos. The area includes sidewalks which would allow pedestrian access to and from the adjacent residential and commercial areas. The existing transportation infrastructure has the capacity to support traffic generated by the requested land use change.

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: The Northside Baptist Church, Los Angeles Heights Presbyterian Church, Benjamin Franklin Elementary School, and Whittier Middle School are within walking distance. St. Mary Magdalen Church and School and Edison High School are also nearby.

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

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

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval       Denial       Alternate Recommendation:

Comments: The subject property is a historic auto service usage and provides adequate parking and appears to have appropriate ingress/egress. Its location along a major arterial, and the general environment which includes a mix of Neighborhood Commercial uses along West Avenue, make it appropriate for the Neighborhood Commercial classification. The classification of Neighborhood Commercial on the subject property supports Goal 2 of the Near Northwest Plan that encourages a mix

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

of commercial uses on the areas business corridors. The requested change would have a minimal impact, if any, on adjacent properties because it continues an existing commercial use.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: March 14, 2012

Approval

Denial

Resolution Attached

Newspaper Publication Date of Public Hearing: March 1, 2012

No. Notices mailed 10 days prior to Public Hearing: 38 to owners of property within 200 feet; 33 to planning team, 1 to applicant and 1 to neighborhood association

Registered Neighborhood Association(s) Notified: Los Angeles Heights

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: None**

Current zoning district: O-1.5

Proposed zoning district: C-1 CD

Zoning Commission Public Hearing Date: A zoning application has not been submitted at this time.

Approval

Denial

**Planning and Community Development Department Staff:**

John Dugan, AICP

Director

Rudy Nino, AICP

Planning Manager

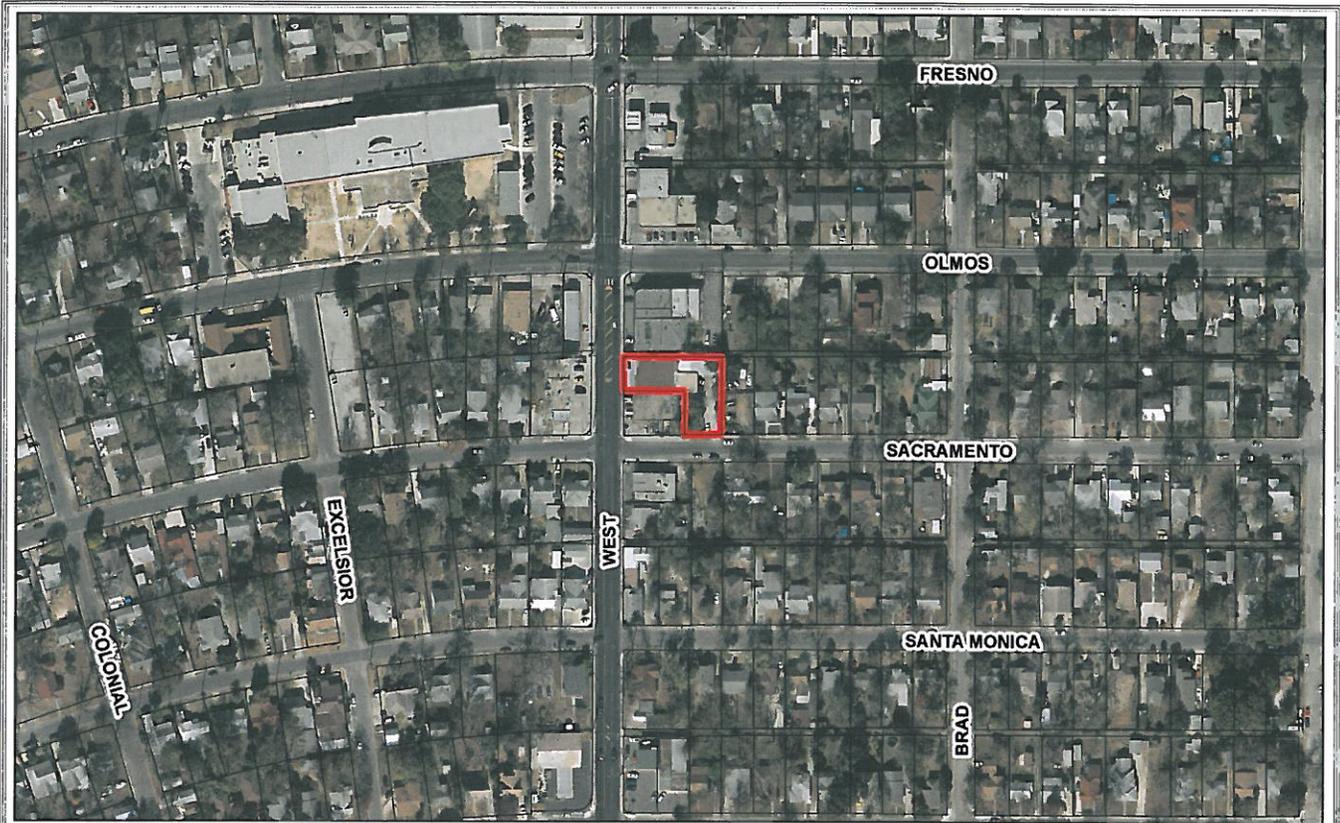
Case Manager: Robert C. Acosta

Planner

Phone No.: 207-0157



Attachment 2



2011 Aerial



Data Source: City of San Antonio Enterprise GIS, Bear Map to 911, Bear Address District  
This document is a map of the City of San Antonio, Texas, and is not intended to be used for any purpose other than the one for which it was prepared. The City of San Antonio does not warrant the accuracy or completeness of the information contained herein, and the City of San Antonio is not responsible for any errors or omissions in this document. The City of San Antonio is not responsible for any damages, including consequential damages, arising from the use of this document. The City of San Antonio is not responsible for any damages, including consequential damages, arising from the use of this document. The City of San Antonio is not responsible for any damages, including consequential damages, arising from the use of this document.

Map Created by: Preston Trinkle  
Map Creation Date: Feb 3, 2012  
Map File Location: Amend\_12028\_NNW.mxd  
PDF Filename: 12028P04.pdf

Near Northwest Community Plan  
Proposed Plan Amendment 12028 Area



City of San Antonio  
Planning and Community  
Development Department  
John M. Dugan, AICP  
Director  
CMT Morton Development and  
Business Services Center  
PO Box 620005  
San Antonio, TX 78263

# Comprehensive Master Plan Amendment 12028 Near Northwest Community Plan

Planning Commission  
March 14, 2012  
Agenda Item No. 18

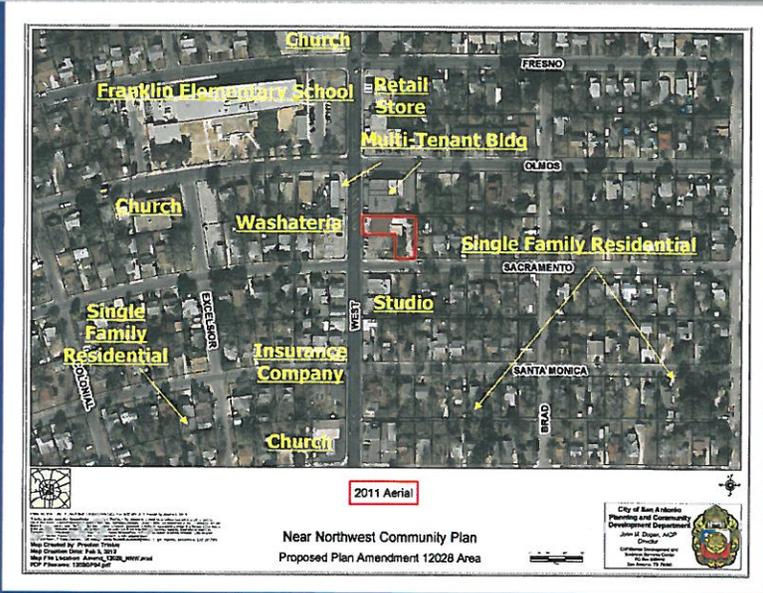
## Amendment 12028

Plan as adopted:

Proposed amendment:



# Surrounding Land Uses



3

# Area Images



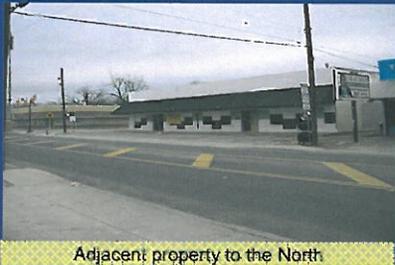
## Area Images



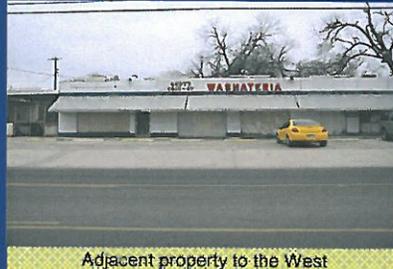
Abutting property to the South



Adjacent property to the South



Adjacent property to the North



Adjacent property to the West

## Department Recommendation

Approval of the request to amend  
from Office to Neighborhood  
Commercial

**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE FUTURE LAND USE PLAN CONTAINED IN THE NEAR NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM OFFICE TO NEIGHBORHOOD COMMERCIAL FOR AN AREA OF APPROXIMATELY 0.267 ACRES LOCATED AT 1206 WEST AVENUE.**

**WHEREAS**, City Council approved the Near Northwest Community Plan as an addendum to the Comprehensive Master Plan on February 14, 2002; 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 14, 2012 and **APPROVED** the amendment on March 14, 2012; 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 Near Northwest 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 14<sup>th</sup> DAY OF MARCH 2012.

Attest:

Approved:

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

\_\_\_\_\_  
Jose R. Limon, Chair  
San Antonio Planning Commission

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

**Plan Amendment Application Case No.: PA 12029**

Council District: 5

Anticipated City Council Meeting Date: **April 19, 2012**

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

**Summary:**

Neighborhood/Community/Perimeter/Sector Plan: **South Central San Antonio Community Plan**

Plan Approval Date: August 19, 1999

Plan Update(s): October 26, 2005 (Land Use Plan Update)

The applicant requests to amend the Land Use Plan classification *from Low Density Residential to Mixed Use.*

**Background Information:**

**Applicant:** Rene Rocco

**Owner:** Lana Rocco

**Property Location:** 113 Furnish Avenue

**Acreage:** Approximately 0.1596

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

**Adjacent Land Uses:**

N: designated Mixed Use; occupied by a bakery

E: designated Mixed Use; occupied by a single family residence and a vacant single family residence

S: designated Low Density Residential; occupied by a single family residence

W: designated Low Density Residential; occupied by a single family residence

**Issue:**

**LAND USE ANALYSIS:**

The subject site is located at 113 Furnish Ave, near the intersection of Flores Street and Furnish Ave. It is also located in the Inner City Reinvestment Infill Policy (ICRIP) area. The current land use classification is Low Density Residential. The surrounding land uses are Low Density Residential and Mixed Use.

The current land use classification, Low Density Residential, is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however, the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Low density residential supports the principles of reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials.

The proposed land use classification, Mixed Use, provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind buildings. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small retail establishments (cafes, shoe repair shops, gift shops, antique stores, hair salons, drug stores, etc.) and high-density residential uses. By indicating that an area is a candidate for Mixed-Use Development, the community is calling for an

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

overall development plan that includes a mix of uses within the development and within individual buildings. New buildings should create a strong street presence and a quality pedestrian environment, with facades facing the street and common, landscaped parking areas

The request is not suitable for the site based on the following; it does not preserve neighborhood character, adequate parking would not be provided, transportation infrastructure is not sufficient, and it does not support the Plan. The site is located in a single family residential area. Granting this request would greatly deter the character of the neighborhood. Parking requirements would not be fulfilled for a Mixed Use development in the area. Also because Furnish Street is a local street, it would not support additional traffic generated by a Mixed Use development on the parcel. Lastly, the South Central San Antonio Community Plan clearly states, "Mixed uses are desired along the corridors, S. Flores Street" not within neighborhoods.

Based on incompatibility with surrounding land uses and planning best practices, the Department recommends denial of the request to amend the Land Use Plan classification from Low Density Residential to Mixed Use.

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

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: Flores Street, Secondary Arterial Type B. Other streets: Furnish Avenue, a local street. Comments: Flores Street can the support the proposed use. Various bus stops are along Flores Street.

Minimal Impact    Impact can be mitigated    Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: Briscoe Elementary School. Comments: None

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

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval    Denial    Alternate Recommendation:

The site does not completely fit the criterion for either Low Density Residential or Mixed Use. The request is not suitable for the site based on the following; it does not preserve neighborhood character, adequate parking would not be provided, transportation infrastructure is not sufficient, and it does not support the Plan.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: March 14, 2012

Approval    Denial    Resolution Attached

Newspaper Publication Date of Public Hearing: February 24, 2012

No. Notices mailed 10 days prior to Public Hearing: 44- 1 to applicant, 1 to property owner, 25 to owners of property within 200 feet; 16 to planning team members, and 1 to registered neighborhood association

Registered Neighborhood Association(s) Notified: Lone Star Neighborhood Association

[

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2012064**

Current zoning district: R-6   Proposed zoning district: IDZ-AHOD

Zoning Commission Public Hearing Date: March 20, 2012

Approval    Denial

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

**Planning and Community Development Department Staff:**

John Dugan, AICP

Interim Director

Rudy Nino, AICP

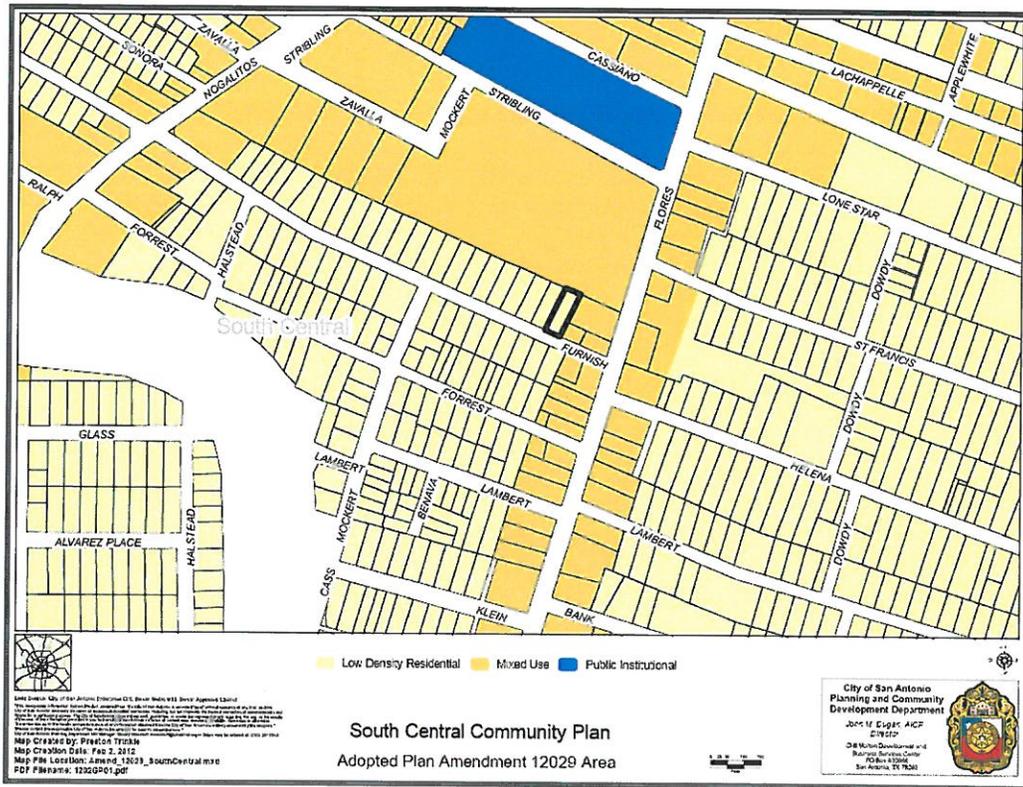
Planning Manager

Loretta N. Olson

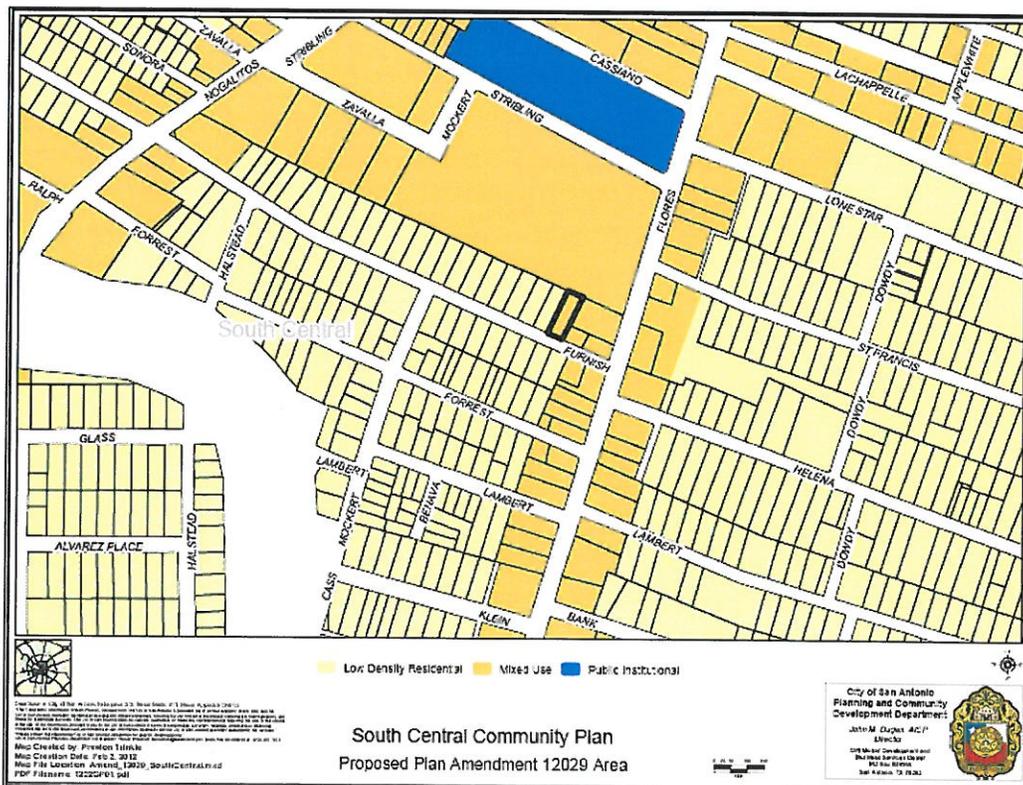
Senior Planner

Phone No.: 207-7919

Land Use Plan as adopted:



Proposed Amendment:





# Comprehensive Master Plan Amendment 12029

## South Central San Antonio Community Plan

Planning Commission  
March 14, 2012  
Agenda Item No. 19

### Amendment 12029

Plan as adopted:



Proposed amendment:



## Surrounding Land Uses



3

## Area Images

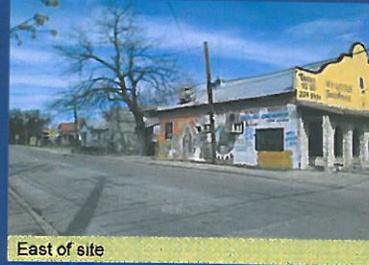


4

## Area Images



West of site



East of site



North of site



South of site

## Department Recommendation

Denial of the request to amend  
from Low Density Residential  
to Mixed Use

**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF 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 LAND USE FROM PARKS/OPEN SPACE AND PUBLIC INSTITUTIONAL TO MEDIUM DENSITY RESIDENTIAL FOR AN AREA OF APPROXIMATELY 29.594 ACRES LOCATED AT WEST AVENUE, NCB 16325 BLK LOT P-22 & P-8, NCB 16325 P-21.**

**WHEREAS**, City Council approved the San Antonio International Airport Vicinity Land Use Plan as an addendum to the Comprehensive Master Plan on May 30, 2010

**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 14, 2012 and **APPROVED** the amendment on March 14, 2012; 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 14<sup>th</sup> DAY OF MARCH 2012.

Attest:

Approved:

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

\_\_\_\_\_  
Jose R. Limon, Chair  
San Antonio Planning Commission

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

**Plan Amendment Application Case No.: PA 12030**

Council District: 9

Anticipated City Council Meeting Date: **April 19, 2012**

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

**Summary:**

Neighborhood/Community/Perimeter/Sector Plan: **San Antonio International Airport Vicinity Land Use Plan**

Plan Approval Date: May 20, 2010

Plan Update(s): N/A

The applicant requests to amend the Land Use Plan designation *from Parks/Open Space & Public/Institutional to Medium Density Residential.*

**Background Information:**

**Applicant:** Lawland Group, LLC

**Owner:** Lawland Group, LLC

**Property Location:** West Avenue, NCB 16325 BLK LOT P-22 & P-8, NCB 16325 P-21  
(Per Bexar County Appraisal District)

**Acreage:** Approximately 29.594

**Current Land Use of site:** Vacant

**Adjacent Land Uses:**

N: designated Low Density Residential; occupied by single family housing

E: designated Business Park; occupied by vacant land

S: designated High Density Residential; occupied by an apartment complex

W: designated Parks/Open Space; occupied by vacant land

**Issue:**

**LAND USE ANALYSIS:**

The subject site is located in the Northwest District of the San Antonio International Airport Vicinity Land Use Plan, along West Avenue. It is situated between an apartment complex and a single family housing subdivision. Additionally, the site is in close proximity to the future Wurzbach Parkway, currently under construction. The site carries two future land use classifications, Parks/Open Space & Public/Institutional. Medium Density Residential, Low Density Residential, Parks/Open Space, and Business Park are surrounding land use classifications.

Parks/Open Space entails public and private lands available for active use or passive enjoyment. It may include city parks as well as private parks associated with homeowner associations. Examples are city parks, private parks, playgrounds, athletic fields trails, greenbelts, plazas, and courtyards. Public/Institutional includes public, quasi-public, utility company and institutional uses. Examples include public buildings (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals).

The proposed land use classification, Medium Density Residential, encompasses single-family houses on individual lots, zero-lot line configurations, duplexes triplexes, fourplexes, cottage homes and townhomes. Certain lower impact community oriented uses such as churches, parks or community centers are appropriate.

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

The request to amend the future land use classification to Medium Density Residential is suitable for the following reasons: appropriate transition of land use; sufficient transportation infrastructure; and the request supports some of the Plan's themes. The site is situated between a high density residential and low density residential development. This land use will act as an easy, conducive transition. The current transportation infrastructure would appear to support the additional traffic. The sites are located along West Avenue, a Secondary Arterial, and located near the future Wurzbach Parkway. The completion of this parkway will improve mobility and accessibility, and would relieve traffic congestion. Additionally, there are numerous VIA bus stops along West Avenue. Lastly, amending the land use would support the following Plan's themes: "preserving neighborhood integrity and preventing commercial encroachment" and "encourage redevelopment of ...and West Avenue corridors".

Based on compatibility with surrounding land uses and planning best practices, the Department recommends approval of the request to amend the land use from Parks/Open Space & Public/Institutional to Medium Density Residential.

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

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: West Avenue, Secondary Arterial Type A 86' and Future Wurzbach Parkway, Super Arterial Type A 200' - 250'.

Other streets: NONE

Comments: Numerous VIA bus stops are located along West Avenue.

Minimal Impact     Impact can be mitigated     Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: NONE Comments: NONE

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

**Recommendation:**

**DEPARTMENT RECOMMENDATION:**

Approval                       Denial                       Alternate Recommendation:

The request to amend the future land use classification to Medium Density Residential is suitable for the following reasons: appropriate transition of land use; sufficient transportation infrastructure; and the request supports some of the Plan's themes.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: March 14, 2012

Approval                       Denial                       Resolution Attached

Newspaper Publication Date of Public Hearing: February 24, 2012

No. Notices mailed 10 days prior to Public Hearing: 24, 1-Case Applicant/Property Owner, 22 to owners of property within 200 feet; 1 to registered neighborhood associations

Registered Neighborhood Association(s) Notified: Bluffview at Camino Real Homeowners Association

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2012063**

Current zoning district: MF-25, MF-33, C-2, R-6                      Proposed zoning district: MF-18

Zoning Commission Public Hearing Date: March 20, 2012

Approval                       Denial

**Planning and Community Development Department Staff:**

John Dugan, AICP

Director

Rudy Nino, AICP

Planning Manager

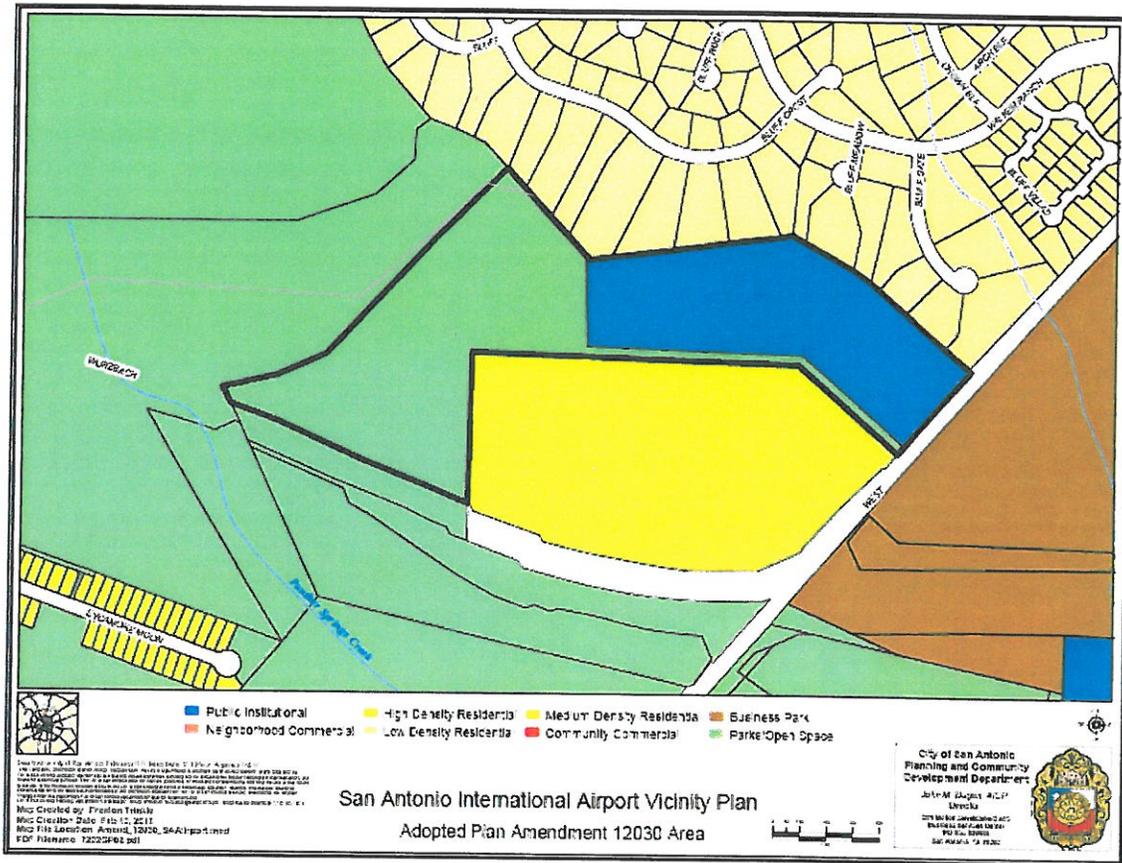
**City of San Antonio Department of Planning and Community Development  
Plan Amendment Recommendation**

Loretta N. Olson

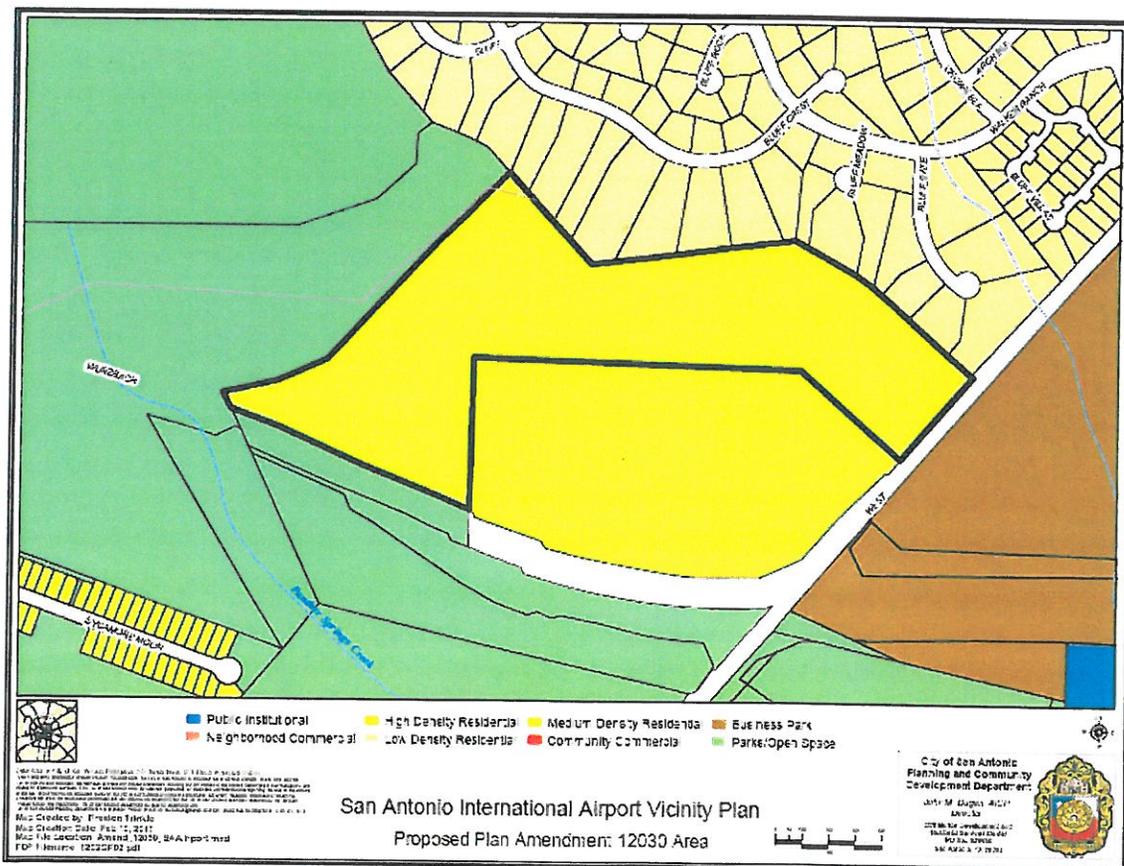
Senior Planner

Phone No.:207-7919

Land Use Plan as adopted:



Proposed Amendment:





Subject Property



Map Created by: Preston Trinkle  
Map Creation Date: Feb 10, 2011  
Map File Location: Amend\_12030\_SAI-11report.mxd  
PDF File name: 12020F02.pdf

### San Antonio International Airport Vicinity Plan Proposed Plan Amendment 12030 Area



City of San Antonio  
Planning and Community  
Development Department  
John M. Degen, AICP  
Director  
615 North Development and  
Business Services Center  
PO Box 918805  
San Antonio, TX 78261



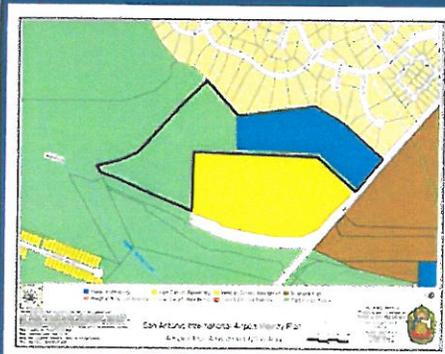
# Comprehensive Master Plan Amendment 12030

## San Antonio International Airport Vicinity Land Use Plan

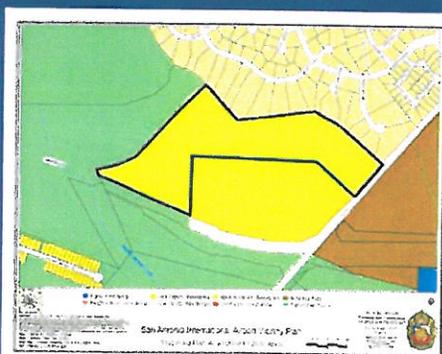
Planning Commission  
March 14, 2012  
Agenda Item No. 20

### Amendment 12030

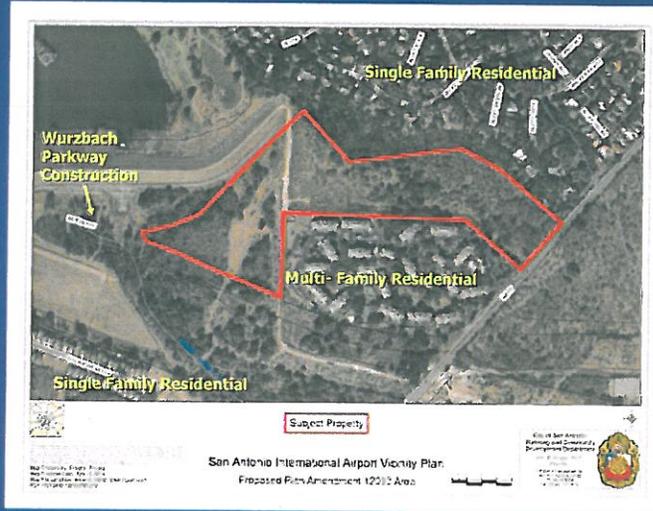
Plan as adopted:



Proposed amendment:

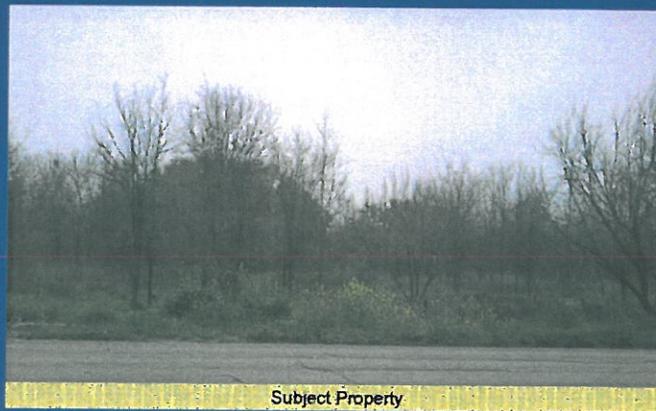


## Surrounding Land Uses



3

## Area Images



4

## Area Images



West of site



North of site



South of site



East of site

## Department Recommendation

Approval of the request to amend  
from Parks/Open Space &  
Public Institutional  
to Medium Density Residential

**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF 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 LAND USE FROM PARKS/OPEN SPACE AND PUBLIC INSTITUTIONAL TO MEDIUM DENSITY RESIDENTIAL FOR AN AREA OF APPROXIMATELY 29.594 ACRES LOCATED AT WEST AVENUE, NCB 16325 BLK LOT P-22 & P-8, NCB 16325 P-21.**

**WHEREAS**, City Council approved the San Antonio International Airport Vicinity Land Use Plan as an addendum to the Comprehensive Master Plan on May 30, 2010

**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 14, 2012 and **APPROVED** the amendment on March 14, 2012; 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 14<sup>th</sup> DAY OF MARCH 2012.

Attest:

Approved:

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

\_\_\_\_\_  
Jose R. Limon, Chair  
San Antonio Planning Commission

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

**Plan Amendment Application Case No.: PA 12032**

Council District: 9

Anticipated City Council Meeting Date: **April 19, 2012**

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

**Summary:**

Neighborhood/Community/Perimeter/Sector Plan: **San Antonio International Airport Vicinity Land Use Plan**

Plan Approval Date: May 20, 2010

Plan Update(s): N/A

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

**Background Information:**

**Applicant:** Winstead, PC

**Owner:** Stephen P. Horton

**Property Location:** 526 Everest Avenue and 538 Everest Avenue

**Acreage:** 1.94

**Current Land Use of site:** Offices, Contractor's Facility

**Adjacent Land Uses:**

N: designated Medium Density Residential; occupied by a commercial landscaping business

E: designated High Density Residential; occupied by an apartment complex

S: designated Medium Density Residential; Mixed Use; occupied by multi-family residential, daycare, retail

W: designated High Density Residential; occupied by an apartment complex

**Issue:**

**LAND USE ANALYSIS:**

The subject properties, which are addressed at 526 Everest Avenue and 538 Everest Avenue, are located approximately 535 feet north of the intersection of Everest Avenue and West Sunset Road. A commercial landscaping and horticulture business is currently in operation at 538 Everest Avenue. 526 Everest Avenue is currently in-use as offices for the neighboring commercial landscaping and horticulture business. The property to the north is classified as Medium Density Residential. There is an existing landscaping business in-operation at that site. The properties to the north are classified as Medium Density Residential and are occupied by single-family residential dwellings. The properties to the south are classified as Medium Density Residential and Mixed Use. These properties are occupied by a multi-family residential dwelling, daycare center, and retail uses. The properties to the east are classified as High Density Residential and occupied by an existing apartment complex. The properties to the west are also classified as High Density Residential and are also occupied by an existing apartment complex.

The subject property is currently classified as Medium Density Residential. The Medium Density Residential classification accommodates a range of residential uses including single-family houses on individual lots, zero lot-line development, duplexes, triplexes, fourplexes, cottage homes, and townhomes. In addition to these residential uses, the Medium Density Residential land use classification is intended to accommodate certain lower-impact community oriented uses such as churches, parks, or community centers, where appropriate. The proposed plan amendment is to accommodate the expansion of an existing landscaping business, which is not anticipated to pose negative impacts to airport operations.

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

The proposed amendment would change the future land use classification for the subject properties to Mixed Use. This classification accommodates a mix of uses that are inclusive of community commercial uses and low and medium density residential uses. Ideally, development within this land use classification should incorporate shared parking located to the rear of the structure, limited curb cuts, and a mix of uses in the same building or development. Examples of uses accommodated by the Mixed Use land use classification include professional services, shop front retail, cafes, and gift shops.

The San Antonio International Airport Vicinity Land Use Plan is the result of a six-year effort involving the Aviation, Planning and Community Development, and Development Services Departments as well as property owners in the airport's vicinity and other public stakeholders. One of the primary objectives of the plan is to reduce public exposure to noise and other negative impacts from aviation operations, provide for safer airport operations, and protect the airport and associated public investments from encroachment by incompatible uses. The San Antonio International Airport Vicinity Land Use Plan contains compatibility guidelines (Pg. 25) that define uses which are appropriate within the airport noise contours. The primary concern of the plan is the encroachment of residential uses within these noise contours. The subject property is outside the noise boundaries of the San Antonio International Airport Noise Mitigation Office Noise Exposure map

The San Antonio International Airport Vicinity Land Use Plan also contains a future land use component that is intended to identify preferred future development patterns throughout the planning area. Key land use themes include protecting airport operations, discouraging residential development within noise contours, promoting business park and airfront uses directly adjacent to the airport, and preventing commercial encroachment into residential areas. The subject properties are buffered from nearby residential uses by medium and high density residential uses to the north and west, which would prevent direct encroachment into residential areas. Additionally, the property is immediately north of an existing Mixed Use corridor. The proposed amendment should pose no negative impacts to adjacent properties and the properties distance from the Airport will pose no negative impacts to airport operations.

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

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: Everest Avenue and West Sunset Road are classified as local streets.

Comments: The subject property is approximately 315 feet north of West Sunset Road which is a four lane roadway with a turn-lane. The intersection of Everest Avenue and West Sunset Road is approximately 0.4 miles from State Highway 281. Traffic generated by the proposed land use amendment is anticipated to pose minimal negative impacts to adjacent properties given the commercial and high density residential nature of adjacent uses as well as the commercial character of West Sunset Road. There is a VIA transit stop located at the intersection of Everest Avenue and West Sunset Road.

Minimal Impact       Impact can be mitigated       Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: The subject property is approximately 0.77 miles south of the San Antonio International Airport. The subject properties are also approximately 0.35 miles northeast of the Alamo Quarry Golf Course and approximately 0.40 miles from the Howard Early Childhood Center.

Comments: The proposed plan amendment is not anticipated to generate additional impacts on nearby community facilities.

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

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

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval                       Denial                       Alternate Recommendation:

Two of the primary intents of the San Antonio International Airport Vicinity Land Use Plan are to encourage development that is appropriate within the environs of the San Antonio International Airport and facilitate growth that is compatible with existing residential and commercial uses. The commercial nature of the requested plan amendment would not present a negative impact on airport operations. Additionally, the subject properties are located on a commercially developed Mixed Use land use corridor along West Sunset Road. Also, the subject properties are buffered from nearby residential properties by Medium and High Density Residential land uses to the north and west.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: March 14, 2012

Approval                       Denial                       Resolution Attached

Newspaper Publication Date of Public Hearing: March 1, 2012

No. Notices mailed 10 days prior to Public Hearing: 14 to owners of property within 200 feet

Registered Neighborhood Association(s) Notified: None. No registered neighborhood associations within 200 feet.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2012075 CD**

Current zoning district: R-5                      Proposed zoning district: O-1.5 and C-2 CD

Zoning Commission Public Hearing Date: March 20, 2012

Approval                       Denial

**Planning and Community Development Department Staff:**

John Dugan, FAICP

Director

Rudy Nino, AICP

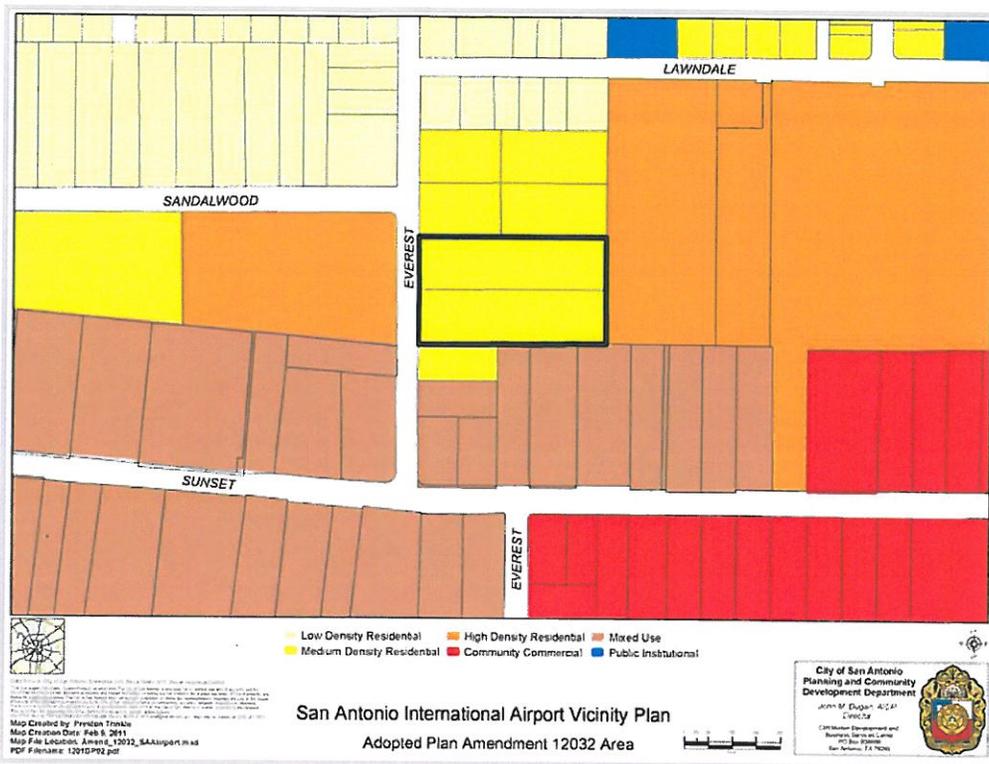
Planning Manager

Case Manager: Tyler Sorrells, AICP

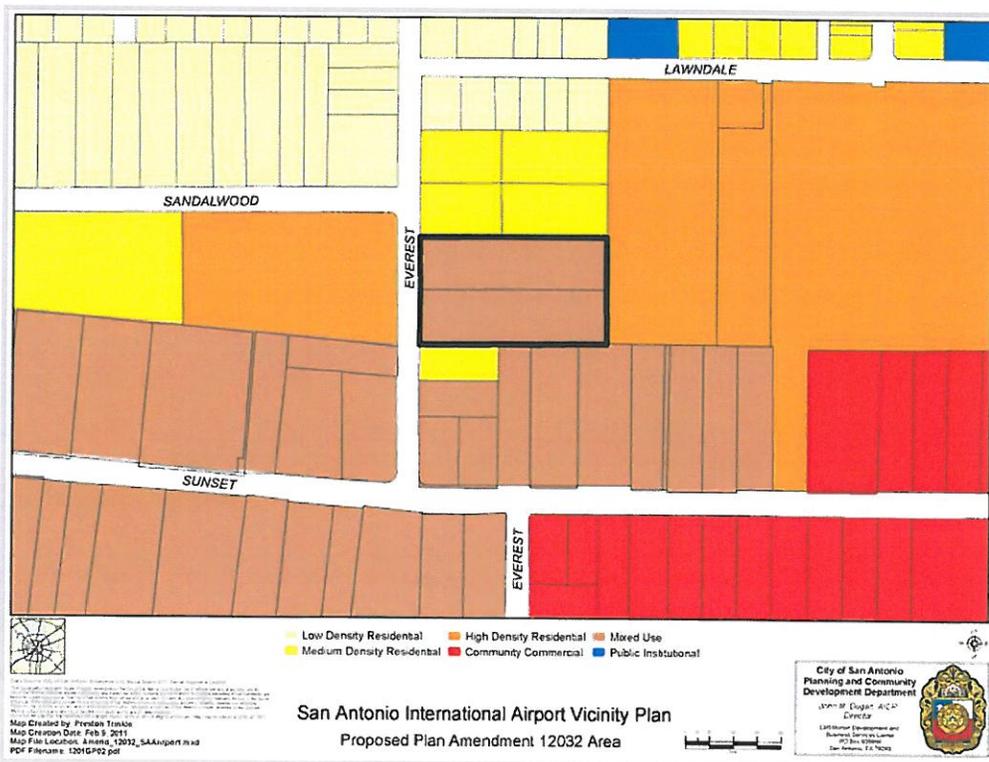
Planner

Phone No.: 207-7395

Land Use Plan as adopted:



Proposed Amendment:





Subject Property

Map Created by: Preston Trinkle  
Map Creation Date: Feb 9, 2011  
Map File Location: Amend\_12032\_SAAirport.mxd  
PDF Filename: 1201GP02.pdf

San Antonio International Airport Vicinity Plan  
Proposed Plan Amendment 12032 Area

City of San Antonio  
Planning and Community  
Development Department  
John M. Dugan, AICP  
Director  
City Market Development and  
Business Services Center  
P.O. Box 133890  
San Antonio, TX 78203



# Master Plan Amendment 12032

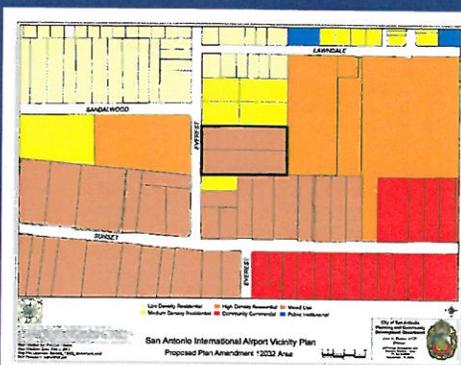
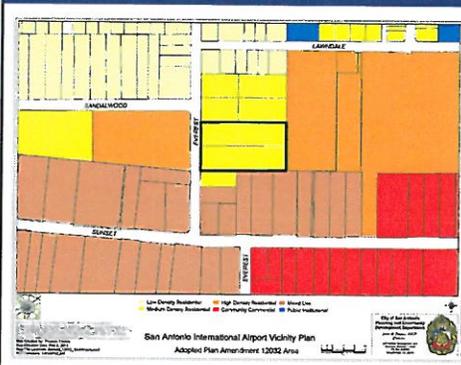
## San Antonio International Airport Vicinity Land Use Plan

Planning Commission  
March 14, 2012  
Agenda Item No. XX

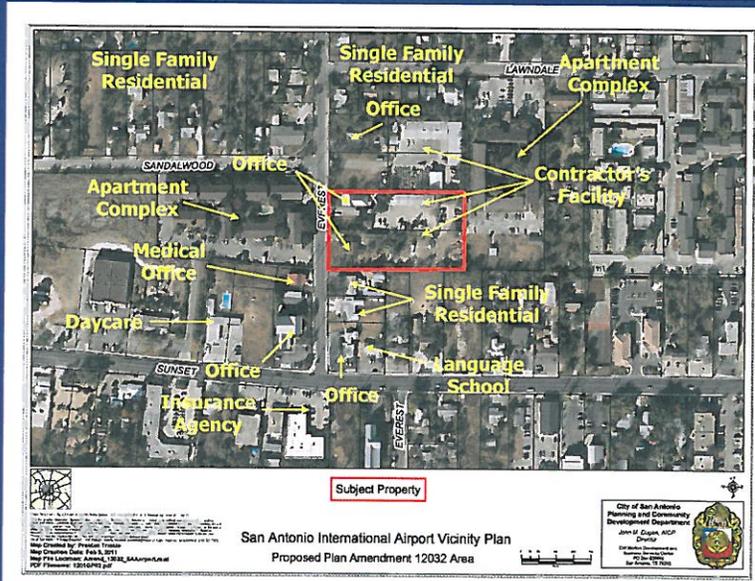
### Amendment 12032

Plan as adopted:

Proposed amendment:



# Surrounding Land Uses



# Area Images



Subject Property (526 Everest)



Subject Property (538 Everest)



W. Sunset Rd (North)



South

## **Staff Recommendation**

---

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

**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 LAND USE FROM MEDIUM DENSITY RESIDENTIAL TO MIXED USE FOR AN AREA OF APPROXIMATELY 1.9427 ACRES LOCATED AT 526 EVEREST AVENUE AND 538 EVEREST AVENUE.**

**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 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 14, 2012 and **APPROVED** the amendment on March 14, 2012; 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 14<sup>th</sup> DAY OF MARCH 2012.

Attest:

Approved:

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

\_\_\_\_\_  
Jose R. Limon, Chair  
San Antonio Planning Commission

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

**Plan Amendment Application Case No.: PA 12033**

Council District: 10

Anticipated City Council Meeting Date: April 19, 2012

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

**Summary:**

Neighborhood/Community/Perimeter/Sector Plan: **San Antonio International Airport Vicinity Land Use Plan**

Plan Approval Date: May 30, 2010

Plan Update(s): N/A

The applicant requests to amend the Land Use Plan designation *from Neighborhood Commercial & Low Density Residential to Community Commercial.*

**Background Information:**

**Applicant:** City of San Antonio

**Owner:** Multiple property owners

**Property Location:** The northeast side of Thousand Oaks, bound by Country Morning to the northwest and Wetmore Road to the southeast

**Acreage:** Approximately 38.5

**Current Land Use of site:** Neighborhood Commercial, Low Density Residential

**Adjacent Land Uses:**

N: designated Low Density Residential and Parks/Open Space; occupied by a single family homes

E: designated Community Commercial; occupied by an autobody repair center and a gas station

S: designated Community Commercial, Low Density Residential, Mixed Use, Public Institutional, and Parks/Open Space; occupied by a shopping center, single family homes, a school, & a business park

W: designated Community Commercial; occupied by a shopping center

**Issue:**

**LAND USE ANALYSIS:**

The subject site is located in the Northeast District of the San Antonio International Airport Vicinity Land Use Plan. It is situated on the northeast side of Thousand Oaks, bound by Country Morning to the northwest and Wetmore Road to the southeast. The current land use classifications are Neighborhood Commercial and Low Density Residential. The surrounding land use classifications are Low Density Residential, Community Commercial, Mixed Use Public Institutional and Parks/Open Space.

Neighborhood Commercial, includes low intensity commercial uses such as small scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market equivalent to a neighborhood. It should be located at the intersection of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established. Examples are flower shops, small restaurants, lawyer's offices, coffee shops, hairstylist or barber shops, book stores, copy service, dry cleaning, or convenience stores without gasoline. Low Density Residential includes single family homes and accessory dwellings on a single lot. Ideally they are within walking distance of schools and neighborhood commercial uses. Certain lower impact community oriented uses such as churches, parks or community centers are appropriate.

The proposed land use classification, Community Commercial, includes medium intensity uses that serve two or more neighborhoods. It should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Off-street parking and loading areas are adjacent to residential uses. It should

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

also have buffer landscaping, lighting and signage controls. Examples are cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

The site is surrounded by single and multi-family housing, vacant lots, various commercial uses, a school, and a business park currently under construction.

The request is suitable for the site based on the following; it fits the criterion for Community Commercial; adequate transportation infrastructure is provided; and it supports some of the Plan’s initiatives. This use would serve at least four neighborhoods. The site is located at a node between two major intersections (Thousand Oaks/Jones Maltsberger and Thousand Oaks/Wetmore). Because this site is situated between two established community commercial developments, an easy conducive transition would be provided. The current transportation infrastructure appears to supports additional traffic generated by the development of this corridor. The site abuts Thousand Oaks Road, a Secondary Arterial. Additionally, there are numerous VIA bus stops along Thousand Oaks Road. This request would also support the following key themes and objectives of the Plan: “encouraging compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection nodes” ,“encourage commercial development that respects the integrity of existing residential development”, and “redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons”.

Based on compatibility with surrounding land uses; location on a major arterial; and planning best practices, the Department recommends approval of the request to amend the land use plan from Neighborhood Commercial & Low Density Residential to Community Commercial.

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

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Major Thoroughfare Plan Designations: Thousand Oaks Drive is Secondary Arterial Type A 86' and Wetmore Road Primary Arterial Type A 120'

Other streets: NONE

Comments: Both arterials can handle higher intensity uses such as Community Commercial.

Minimal Impact     Impact can be mitigated     Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

Nearby Public Facilities: Wetmore Elementary School

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

**Recommendation:**

**STAFF RECOMMENDATION:**

Approval                       Denial                       Alternate Recommendation:

The request is suitable for the site based on the following; it fits the criterion for Community Commercial; adequate transportation infrastructure is provided; and it supports some of the Plan’s initiatives.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: March 14, 2012

Approval                       Denial                       Resolution Attached

Newspaper Publication Date of Public Hearing: February 24, 2012

No. Notices mailed 10 days prior to Public Hearing: 264, 1 to case applicant, 3 to property owners, 18 to property owners/owners of property within 200 feet; 240 to owners of property within 200 feet, and 2 to registered neighborhood associations

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

Registered Neighborhood Association(s) Notified: Hunters Mill Association and Thousand Oaks Forest Homeowners Association

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011052-CDS**

Current zoning district: C-2, C-2 CD-S, C-3, C-3 NA, C-3 R, MF-33, R-6

Proposed zoning district: C-2, C-2 NA, R-6

Zoning Commission Public Hearing Date: April 3, 2012

Approval

Denial

**Planning and Community Development Department Staff:**

John Dugan, AICP

Director

Rudy Nino, AICP

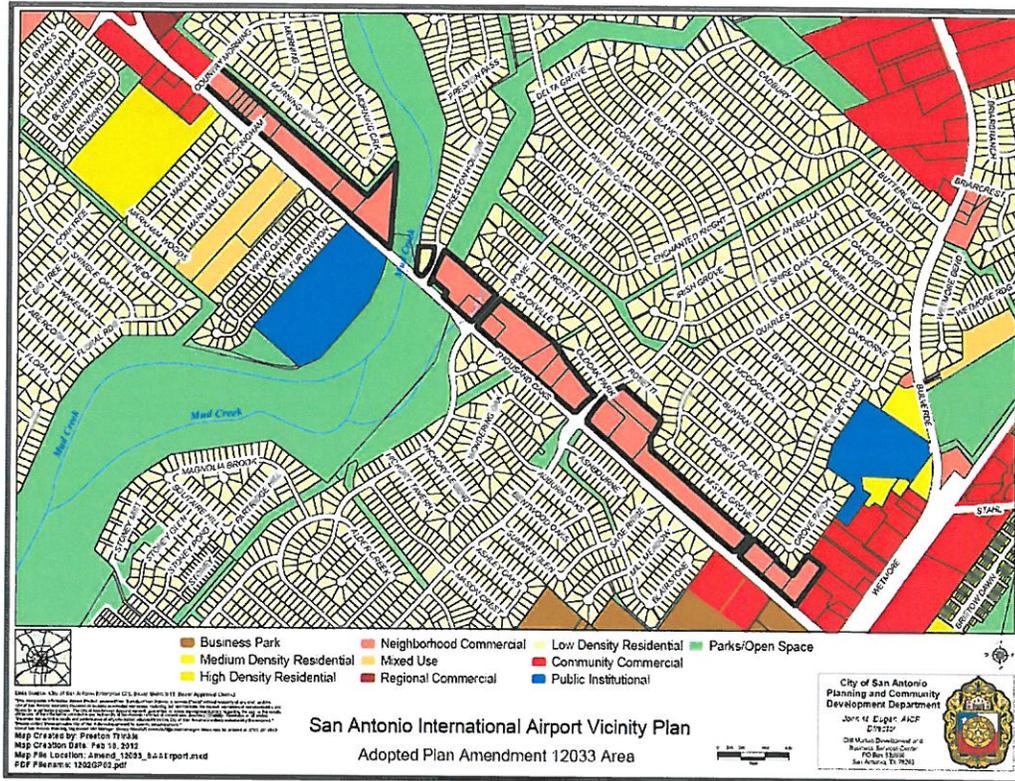
Planning Manager

Loretta N. Olson

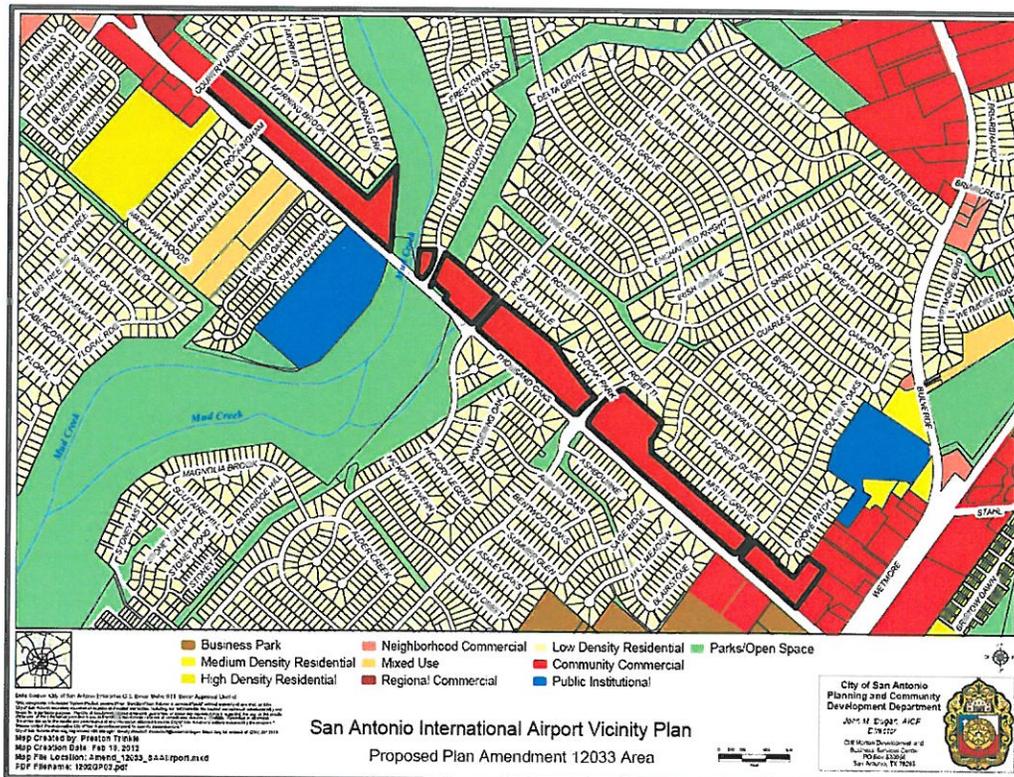
Senior Planner

Phone No.:207-7919

Land Use Plan as adopted:



Proposed Amendment:





2011 Aerial



City of San Antonio  
Planning and Community Development Department  
Map Created by: Preston Trinkle  
Map Creation Date: Feb 10, 2012  
Map File Location: Aerial\_12033\_SAAirport.mxd  
PDF File Name: 12033FPZ.pdf

### San Antonio International Airport Vicinity Plan Proposed Plan Amendment 12033 Area



City of San Antonio  
Planning and Community  
Development Department  
John M. Eagan, AICP  
Director  
City of San Antonio  
Planning and Community  
Development Department  
100 West Alamo  
San Antonio, TX 78205

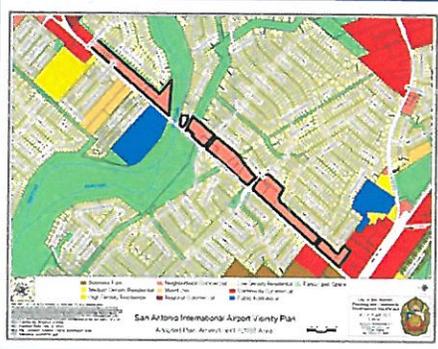
# Comprehensive Master Plan Amendment 12033

## San Antonio International Airport Vicinity Land Use Plan

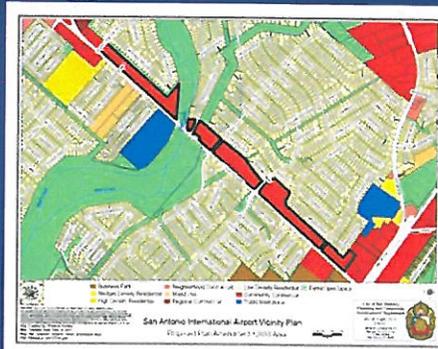
Planning Commission  
March 14, 2012  
Agenda Item No. 23

### Amendment 12033

Plan as adopted:



Proposed amendment:



## Surrounding Land Uses



3

## Area Images



Subject properties

4

# Area Images



Subject properties

# Area Images



South of subject properties

## **Department Recommendation**

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Approval of the request to amend  
from Neighborhood Commercial  
to Community Commercial

**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE FUTURE LAND USE PLAN CONTAINED IN THE SAN ANTONIO INTERNATIONAL AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE FUTURE LAND USE FROM NEIGHBORHOOD COMMERCIAL TO COMMUNITY COMMERCIAL FOR AN AREA OF APPROXIMATELY 38.5 ACRES LOCATED ALONG THE NORTHEAST SIDE OF THOUSAND OAKS BOUND BY COUNTRY MORNING TO THE NORTHWEST AND WETMORE ROAD TO THE SOUTHEAST.**

**WHEREAS**, City Council approved the San Antonio International Airport Vicinity Land Use Plan as an addendum to the Comprehensive Master Plan on May 30, 2010

**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 14, 2012 and **APPROVED** the amendment on March 14, 2012; 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 14<sup>th</sup> DAY OF MARCH 2012.

Attest:

Approved:

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

\_\_\_\_\_  
Jose R. Limon, Chair  
San Antonio Planning Commission

**P/C AGENDA FOR March 14, 2012**

Item Number	Item Name	Company	Owner Information	Agent Information
5A & 6	Alamo Acres Phase 2		Edward Karam	
5B & 7	Junio		Francisco Morales	
8	Northeast Crossing T.I.F., Unit - 8A	Neighborhood Revitalization Initiative, LTD	Gordon Hartman	
9	Tanglewood Oak	Giant Oaks LLC	Jim Bueker	
10	JMS 281 Commercial A	JMS Family Ltd Partnership	Luis Enrique	
11	The Estates of Golf Valley		Hamid Kamalpour	
12	The Palms	J.C.M. Entrepreneurs II, LP	Julian Cuevas	
13	Valero Data Expansion	Valero Services, Inc.	Al Philippus	
14	S.P. No. 1488	Capital Improvements Management Serv		
15	Acquisition Request	Solid Waste Management		
16	PA12022	Planning and Community Development		
17	PA12028	Planning and Community Development		
18	PA12029	Planning and Community Development		
19	PA12030	Planning and Community Development		
20	PA12032	Planning and Community Development		
21	PA12033	Planning and Community Development		