

SAN ANTONIO PLANNING COMMISSION AGENDA



March 23, 2011



2:00 P.M.

Amelia Hartman, *Chair*

Jose R. Limon, *Vice Chair*

Andrea Rodriguez, *Chair Pro Tem*

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez

Rolando H. Briones

Jody R. Sherrill

Rob Rodriguez



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

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

1. PRELIMINARY ITEMS:

A. Work session, 1:00 P.M., Tobin Room

- Agenda items may be discussed (Development Services Department)
- Briefing on the West/Southwest Sector Plan (Planning and Community Development Department, Ashley Parsons)
- Briefing on the Midtown Brackenridge Master Plan and potential amendments to the adjacent Neighborhood Plans of Government Hill, Tobin Hill, Westfort, Mahncke Park, and River Road (Planning and Community Development Department, Andrea Gilles)
- Briefing on the Northwest Community Plan (Planning and Community Development Department, John Osten)

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 Ferguson
District Index #

A. 100130 Monte Viejo Subdivision Unit 8 3 652 C-7
(Northeast of the intersection of Fairlawn Drive and Verde Bosque)

B. 100259 Napa Oaks, Unit – 1 Replat PUD * OCL 447 B-3
(On the south side of Napa Landing, west of Carmel Valley)

* Project is located in the Camp Bullis Notification Area.

- | | | | |
|------------------|--|----------|----------------|
| C. 100299 | Villa Del Sol Subdivision, Unit 10C
(On the east side of West Ansley Boulevard, north of Verde Canyon) | 4 | 681 E-2 |
| D. 110022 | Wheatley Heights Sports Park-South
(South of Martin Luther King Boulevard, east of Wheatley Avenue) | 2 | 618 B-7 |
| E. 110073 | South San High School Replat
(On the east side of Palo Alto Road, north of Navajo Street) | 4 | 649 D-8 |

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 6-10 HELD ABOVE:

Ferguson
Index #

- | | | | |
|-------------------|--|------------|----------------|
| 6. 100130 | Monte Viejo Subdivision Unit 8
(Northeast of the intersection of Fairlawn Drive and Verde Bosque) | 3 | 652 C-7 |
| 7. 100259 | Napa Oaks, Unit – 1 Replat PUD *
(On the south side of Napa Landing, west of Carmel Valley) | OCL | 447 B-3 |
| 8. 100299 | Villa Del Sol Subdivision, Unit 10C
(On the east side of West Ansley Boulevard, north of Verde Canyon) | 4 | 681 E-2 |
| 9. 110022 | Wheatley Heights Sports Park-South
(South of Martin Luther King Boulevard, east of Wheatley Avenue) | 2 | 618 B-7 |
| 10. 110073 | South San High School Replat
(On the east side of Palo Alto Road, north of Navajo Street) | 4 | 649 D-8 |

PLATS:

- | | | | |
|-------------------|---|----------|----------------|
| 11. 100334 | Estonia Subdivision Unit 5R
(West of the intersection of Military Drive West and Ingram Road) | 6 | 579 B-8 |
| 12. 100366 | Valero Corner Store No. 1054 *
(At the intersection of UTSA Boulevard and IH-10 West) | 8 | 514 C-7 |

OTHER ITEMS:

21. Approval of the minutes for the March 9, 2011 Planning Commission meeting
22. Director's report - City Council Action Update (Planning Commission Items sent to Council)
23. 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
24. **ADJOURNMENT**

Consent Agenda

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: 5A&G March 23, 2011

MONTE VIEJO SUBDIVISION UNIT 8
SUBDIVISION NAME

MAJOR PLAT

100130
PLAT #

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 652 C-7

OWNER: Armadillo Construction Company, LTD., by Jeffery Czar, Jr.

ENGINEER: Denham-Ramones Engineering, by Paul W. Denham, P.E.

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

Date filed with Planning Commission: February 28, 2011

Location: Northeast of the intersection of Fairlawn Drive and Verde Bosque

Services Available: SAWS Water and Sewer

Zoning: R-4 Residential Single-Family District

Plat is associated with:

MDP 723C, Monte Viejo, accepted on September 1, 2006

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **12.658** acres consisting of **53** single-family lots, **2** non-single family lots and **2,450** linear feet of public streets.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on March 23, 2011. Nineteen 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 & SUBDIVISION PLAT ESTABLISHING MONTE VIEJO SUBDIVISION UNIT 8

BEING 12.658 ACRES OF LAND OUT OF THE REMAINDER OF A CALLED 226.574 ACRE TRACT RECORDED IN VOLUME 14826, PAGES 532-538 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY AND A REPLAT OF A 0.059 ACRE SEWER EASEMENT SHOWN ON THE PLAT OF MONTE VIEJO SUBDIVISION UNIT 4 AS RECORDED IN VOLUME 9561, PAGE 105 DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, SITUATED IN THE JUSTO ESQUEDA SURVEY NO. 100, ABSTRACT NO. 213, N.C.B. 10879, SAN ANTONIO, BEAR COUNTY, TEXAS AND CONTAINING 12.717 ACRES IN ALL.

OWNER: ARMADILLO CONSTRUCTION COMPANY LTD. JEFFERY CZAR, JR. C/O

DULY AUTHORIZED AGENT: JEFFERY CZAR, JR. REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEFFERY CZAR, JR. KNOWN TO ME TO BE THE PERSON WHO EMPLOYED THE ENGINEER FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS ... DAY OF ... A.D. 2011 NOTARY PUBLIC, BEAR COUNTY, TEXAS

DEVELOPER/OWNER: ARMADILLO CONSTRUCTION COMPANY LTD. 14200 NORTHBROOK DRIVE SAN ANTONIO, TEXAS 78232 PHONE (210) 402-0866 FAX (210) 545-3313

STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS WERE GIVEN IN THE PREPARATION OF THIS PLAT TO THE MATTER OF STREETS, LOTS AND DRIVE LAYOUT IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY THE CITY COMMISSIONERS.

STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THIS PLAT CONFORMS WITH THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO ACTUAL SURVEY MADE ON THE GROUND.

THIS PLAT OF MONTE VIEJO SUBDIVISION UNIT 8 HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY LOCAL COMMISSIONERS.

DATED THIS ... DAY OF ... A.D. 2011 BY: CHAIRMAN BY: SECRETARY

STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THIS PLAT WAS FILED FREE FROM ANY TAXES IN MY OFFICE, ON THE ... DAY OF ... A.D. ... AT ... M. AND DULY RECORDED IN THE RECORDS OF SAID COUNTY, IN BOOK ... PAGE ... IN THE RECORDS OF SAID COUNTY, IN BOOK ... PAGE ...

LEGEND & NOTES

- 1.1 EXISTING SETBACK LINE
1.2 ELECTRICAL TELEPHONE OR CABLE TELEVISION EASEMENT
1.3 EXISTING NON-USE EASEMENT
1.4 CLEAR VISION EASEMENT
1.5 EXISTING TELEPHONE OR CABLE TELEVISION EASEMENT
1.6 FUTURE ALLEY
1.7 FUTURE ALLEY
1.8 FUTURE ALLEY
1.9 FUTURE ALLEY
1.10 FUTURE ALLEY
1.11 FUTURE ALLEY
1.12 FUTURE ALLEY
1.13 FUTURE ALLEY
1.14 FUTURE ALLEY
1.15 FUTURE ALLEY
1.16 FUTURE ALLEY
1.17 FUTURE ALLEY
1.18 FUTURE ALLEY
1.19 FUTURE ALLEY
1.20 FUTURE ALLEY

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET FRONT OF THE AREA) CLEAR VISION EASEMENT MUST BE FREE OF OBSTACLES, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION, WHICH MAY INTERFERE WITH THE VIEW FROM THE STREET FRONT OF THE AREA.

BUILDING SETBACK NOTE

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

DRAINAGE NOTE:

1. ALL PROPOSED, EXISTING, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE MUST BE SUBJECT TO THE CITY OF SAN ANTONIO.
2. ALL PROPOSED, EXISTING, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE MUST BE SUBJECT TO THE CITY OF SAN ANTONIO.

"C.P.S. NOTES"

- 1) THE CITY OF SAN ANTONIO IS A PART OF THE ELECTRIC AND GAS UTILITY SYSTEM. THE PUBLIC UTILITY SERVICE IS HEAVILY REGULATED BY THE STATE AND FEDERAL GOVERNMENTS. THE CITY OF SAN ANTONIO IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE UTILITY SYSTEM.
2) ANY UTILITY LINE RESULTING FROM MODIFICATIONS REQUIRED BY THE CITY OF SAN ANTONIO LOCATED WITHIN THE PLAT IS TO BE CONSIDERED AS A PUBLIC UTILITY LINE.
3) THE CITY OF SAN ANTONIO IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE UTILITY SYSTEM.

MONUMENT NOTE:

- 1. 4" IRON PIPE
2. 4" IRON PIPE W/D-R E CAP
3. 4" IRON PIPE W/D-R E CAP

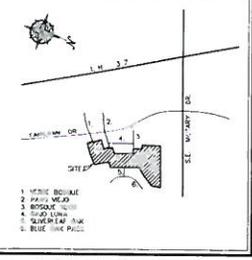
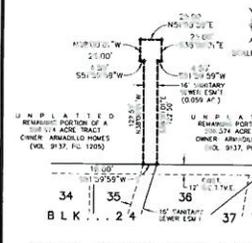
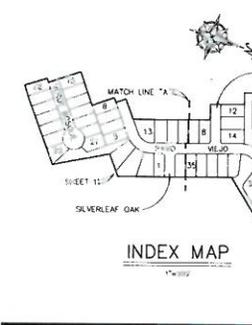


Table with 2 columns: PLAT REFERENCE and VOLUME/PAGE. Lists various plat references and their corresponding volumes and pages.



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION. THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS MONTE VIEJO SUBDIVISION UNIT 4, RECORDED IN VOLUME 9561, PAGE 105, DEED AND PLAT RECORDS BEAR COUNTY, TEXAS.

Denham-Ramones Engineering and Associates, Inc. 1380 Pantheon Way, Suite 290 San Antonio, Tx. 78232 (210) 495-3100 Office (210) 495-3122 Fax Firm Registration Number: T.B.P.E. F-3161 & T.B.P.E. S. 100237.00

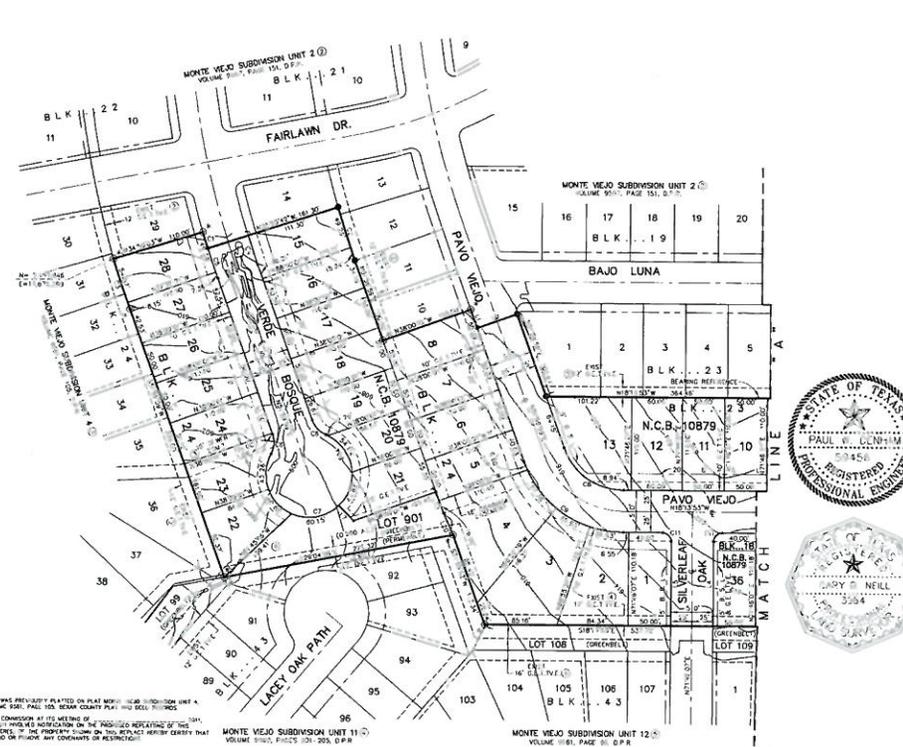
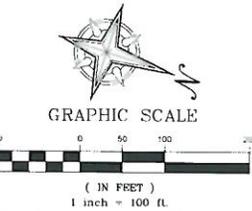


Table with columns: CURVE, DELTA, BACKSIGHT, FORESIGHT, LENGTH, CHORD. Contains curve data for the subdivision.



THIS DOCUMENT HAS BEEN REPRODUCED FROM MATERIAL THAT WAS STORED IN A SYSTEM OF MICROFILMS, MICROFORMS, OR DIGITAL RECORDS. THE ORIGINAL SOURCE OF THE INFORMATION CONTAINED HEREIN IS NOT KNOWN.

PLAT NO. 100130 SHEET 1 OF 2 MONTE VIEJO SUBDIVISION UNIT 8

REPLAT & SUBDIVISION PLAT
ESTABLISHING
**MONTE VIEJO SUBDIVISION
UNIT 8**

BEING 12.658 ACRES OF LAND OUT OF THE REMAINDER OF A CALLED 226.574 ACRE TRACT RECORDED IN VOLUME 14826, PAGES 532-538 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY AND A REPLAT OF A 0.059 ACRE SEWER EASEMENT SHOWN ON THE PLAT OF MONTE VIEJO SUBDIVISION UNIT 4 AS RECORDED IN VOLUME 9561, PAGE 105 DEED AND PLAT RECORDS OF BEAR COUNTY, SITUATED IN THE JUSTO ESCUEDA SURVEY NO. 100, ABSTRACT NO. 213, N.C.B. 10879, SAN ANTONIO, BEAR COUNTY, TEXAS AND CONTAINING 12.717 ACRES IN ALL.

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 DESIGNATED AS PRIVATE FOR ALL STREETS, ALLEYS, DRIVEWAYS, WATER RIGHTS, EASEMENTS AND PUBLIC UTILITIES THE FOLLOWING RIGHTS FOR THE PERMANENT AND CONSERVATION THEREIN EXPRISED:

OWNER: ARMADILLO CONSTRUCTION COMPANY LTD
JERRY CEAR, JR. CEO

DULY AUTHORIZED AGENT:

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

JEFFERY CEAR, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBMITTED TO THE RECORDS OF BEAR COUNTY, AND AUTHORIZED TO ME TO DO SO, HE EXERCISED THE RIGHT FOR THE PURPOSES AND CONSERVATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

WITNESS UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2011.

NOTARY PUBLIC, BEAR COUNTY, TEXAS

DEVELOPER/OWNER:
ARMADILLO CONSTRUCTION COMPANY LTD.
14200 NORTHBROOK DRIVE
SAN ANTONIO, TEXAS 78232
PHONE (210) 402-0866
FAX (210) 545-3313

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING AND SURVEYING HAS BEEN GIVEN THIS PLAT TO THE MATTER OF STREETS, WATER RIGHTS AND GRADUATION SUBJECT TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFORM DEVELOPMENT CODE, EXCEPT FOR THOSE SERVICES GOVERNED BY THE UNIFORM DEVELOPMENT CODE.

RECORDED PROFESSIONAL ENGINEER
PAUL W. NEILL

STATE OF TEXAS
COUNTY OF BEAR

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

REQUIRED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

THIS PLAT OF MONTE VIEJO SUBDIVISION UNIT 8 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. 2011

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

I, _____ COUNTY CLERK OF SAO 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 THE _____ DAY OF _____ A.D. AT _____ M. IN THE RECORDS OF _____ OF SAO COUNTY, IN BOOK NUMBER _____

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

BY: _____ DEPUTY

LEGEND & NOTES

- 1) BUILDING SETBACK LINE
- 2) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT
- 3) CIRCULAR HIGH-WAY EASEMENT
- 4) CLEAR VISION EASEMENT
- 5) GAS ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT
- 6) PREDECESSOR ACQUISITION
- 7) THE NUMBER OF WASTEWATER EQUIVALENT DOWLING UNITS (EQU) PAID FOR THIS SUBDIVISION PLAT ARE NOTED ON PLOT AT THE SAN ANTONIO WATER TOWER UNDER THE PLAT NUMBER STATED BY THE DEVELOPER (SERIES DEPARTMENT)
- 8) THE VALUES OF THE SETS OF COORDINATE SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING SYSTEM DATA IN ACCORDANCE WITH THE TEXAS STATE PLANE COORDINATE SYSTEM - NAD 83 (NAD 83) ZONE 1701
- 9) THE VALUES OF THE SETS OF COORDINATE SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING SYSTEM DATA IN ACCORDANCE WITH THE TEXAS STATE PLANE COORDINATE SYSTEM - NAD 83 (NAD 83) ZONE 1701
- 10) MONUMENTATION AS SHOWN IS THE PROPERTY OF BEAR COUNTY ENGINEERING AND SURVEYING, INC. TO MONUMENT ALL CORNERS OF PLATS/PLATS IN THE SUBDIVISION WITH 1/2" IRON BARS AND D.I.E. PLATING. CIVIL ENGINEER'S COMPLETION OF THIS STRUCTURE WITH 1/2" IRON BARS AND D.I.E. PLATING IS REQUIRED IN ALL LOTS 1-7, BLOCK 43 BETWEEN TWO MONTE VIEJO SUBDIVISION UNITS.
- 11) D.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS
- 12) D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- 13) I.P.F. = IRON PIPER FOOT
- 14) I.P.F. = IRON PIPER FOOT
- 15) I.P.S. = IRON PIPER FOOT
- 16) ALL STREETS SHOWN WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS UNLESS OTHERWISE SPECIFIED BY ALL UTILITY SYSTEMS
- 17) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GROUND
- 18) IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES MUST BE PAID AT THE TIME OF PLAT FOR THIS PROPERTY. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER INSTALLATION AND SEWER SERVICE CONNECTION.
- 19) IMPROVEMENTS THEREON ARE FOR DOMESTIC USE ONLY. FINISH ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO SCALE OF PLAT.
- 20) ALL GREENBELT AREAS ARE DEDICATED EASEMENTS.

"CLEAR VISION EASEMENT"

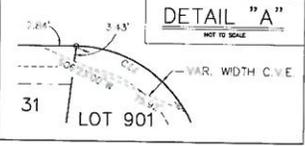
"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY) CLEAR VISION EASEMENT MUST BE FREE OF SPANLED OBSTRUCTIONS, E.G. CURBWORK, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND DEEPER THAN EIGHT FEET ABOVE HIGHWAY & THROUGHSTATION. SPECIAL LIGHTING POLICY FOR CURBWORK, FENCES AND WALLS SHALL BE PLACED WITHIN SUCH CLEAR VISION EASEMENT.

BUILDING SETBACK NOTE

THE SETBACKS SHOWN ON THIS PLAT ARE AT THE DISCRETION OF THE CITY OF BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF BEAR COUNTY.

DRAINAGE NOTE:

1) ALL STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE GRADUATION EASEMENTS SHOWN ON THIS PLAT. NO EASEMENTS OR OTHER TYPES OF MONUMENTATION SHALL BE PLACED WITHIN THE GRADUATION EASEMENTS AS SHOWN ON THIS PLAT UNLESS THE CITY OF BEAR COUNTY HAS APPROVED THE INSTALLATION AND SETBACKS THEREON. THE CITY OF BEAR COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO ANY PROPERTY OR PERSONS THAT MAY OCCUR AS A RESULT OF ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF GRADUATION EASEMENTS AND TO WHATEVER EXTENT SUCH DAMAGE MAY BE CAUSED BY ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF GRADUATION EASEMENTS AND TO WHATEVER EXTENT SUCH DAMAGE MAY BE CAUSED BY ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF GRADUATION EASEMENTS.



"C.P.S. NOTES"

- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS UTILITY PUBLIC UTILITY SERVICE HAS IDENTIFIED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESCRIBED ON THIS PLAT. THE EASEMENTS AND RIGHTS-OF-WAY ARE IDENTIFIED ON THIS PLAT BY THE CITY OF SAN ANTONIO. THE EASEMENTS AND RIGHTS-OF-WAY ARE IDENTIFIED ON THIS PLAT BY THE CITY OF SAN ANTONIO. THE EASEMENTS AND RIGHTS-OF-WAY ARE IDENTIFIED ON THIS PLAT BY THE CITY OF SAN ANTONIO.
- 2) ANY EASEMENTS OR RIGHTS-OF-WAY IDENTIFIED ON THIS PLAT AS BEING REQUIRED FOR THE CITY OF SAN ANTONIO'S ELECTRIC AND GAS UTILITY SERVICE SHALL BE PLACED WITHIN SUCH EASEMENTS AND RIGHTS-OF-WAY.
- 3) THE PLAT DOES NOT MAKE ANY REFERENCE TO ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION OR OTHER UTILITY SERVICE. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE CITY OF SAN ANTONIO FOR THE INSTALLATION AND MAINTENANCE OF ANY SUCH UTILITY SERVICE.
- 4) THE CITY OF SAN ANTONIO'S ELECTRIC AND GAS UTILITY SERVICE SHALL BE PLACED WITHIN SUCH EASEMENTS AND RIGHTS-OF-WAY.
- 5) THE CITY OF SAN ANTONIO'S ELECTRIC AND GAS UTILITY SERVICE SHALL BE PLACED WITHIN SUCH EASEMENTS AND RIGHTS-OF-WAY.
- 6) THE CITY OF SAN ANTONIO'S ELECTRIC AND GAS UTILITY SERVICE SHALL BE PLACED WITHIN SUCH EASEMENTS AND RIGHTS-OF-WAY.

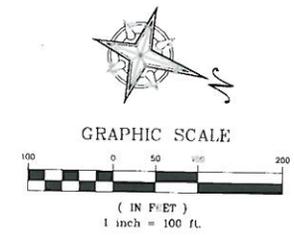
MONUMENT NOTE:

- = 1/2" IRON BAR
- = 1/2" IRON BAR WITH C.O.P.
- = 1/2" IRON BAR WITH C.O.P.

LOCATION MAP

NOT TO SCALE

PLAT REFERENCE
1) MONTE VIEJO UNIT 1 VOLUME 9555, PAGE 18, D.P.R.
2) MONTE VIEJO UNIT 2 VOLUME 9557, PAGE 151, D.P.R.
3) MONTE VIEJO UNIT 4 VOLUME 9561, PAGE 105, D.P.R.
4) MONTE VIEJO UNIT 11 VOLUME 9560, PAGES 201-205, D.P.R.
5) MONTE VIEJO UNIT 12 VOLUME 9561, PAGE 60, D.P.R.
6) MONTE VIEJO UNIT 13 VOLUME 9564, PAGE 15, D.P.R.
7) EAST CENTRAL L.S.D. FAIRLAWN ELEMENTARY SCHOOL SUBDIVISION VOLUME 9550, PAGE 108, D.P.R.



R Denham-Ramones Engineering and Associates, Inc.

1380 Pentheon Way, Suite 290 (210) 495-3100 Office
San Antonio, TX 78232 (210) 495-3122 Fax
Firm Registration Number: T.B.P.E. F-5161 & T.B.P.L.S. 100237.00

THIS DOCUMENT HAS BEEN REPRODUCED FROM MATERIAL THAT WAS SUBMITTED TO THE RECORDS OF BEAR COUNTY, TEXAS. THE CITY OF SAN ANTONIO HAS BEEN ADVISED BY THE RECORDS OF BEAR COUNTY, TEXAS, THAT THIS DOCUMENT IS A COPY OF THE ORIGINAL RECORD AND NOT A REPRODUCTION OF THE ORIGINAL RECORD.

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: 5B27 March 23, 2011

NAPA OAKS, UNIT-1 REPLAT PUD
SUBDIVISION NAME

MINOR PLAT

100259
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 447 B-3

OWNER: Napa Oaks, S.A., Ltd., by James Japhet

ENGINEER: Macina, Bose, Copeland & Associates, Inc., by Robert A. Liesman, P.E.

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

Date filed with Planning Commission: March 3, 2011

Location: On the south side of Napa Landing, west of Carmel Valley

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 041A-06, Arthur Tract, accepted on September 10, 2010

PUD 09-001A, Napa Oaks, approved on November 2, 2010

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To replat **2.482** acres consisting of **1** single-family lots and **1** non-single family lot.

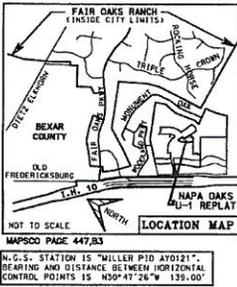
DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on March 23, 2011. One notice was mailed to the adjacent property owner, as of this writing, no written opposition was submitted. The plat is not within 200 feet of a registered Neighborhood Association.

Furthermore, this plan lies within the Camp Bullis 5 Mile Awareness Zone and the tract is less than 10 acres and is not immediately adjoining the Camp Bullis or Camp Stanley Installation. Therefore, the review was not applicable in accordance with the executed MOU.

STAFF RECOMMENDATION:

Approval



LEGEND:

EXIST. ELEC.	EXISTING ELECTRIC
TEL.	TELEPHONE
CITY	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
ESM'T.	EASEMENT
R.O.W.	RIGHT-OF-WAY
BLDG.	BUILDING
N.C.B.	NEW CITY BLOCK
SET 1/2" IRON ROD W/ABC CAP	
78	
(A)	6' ELECTRIC, GAS, TELEPHONE & CITY EASEMENT (VOLUME 9609, PAGES 87-90)
(B)	17' ELECTRIC, GAS, TELEPHONE & CITY EASEMENT (VOLUME 9609, PAGES 87-90)
(C)	10' ELECTRIC, GAS, TELEPHONE & CITY EASEMENT (VOLUME 9609, PAGES 87-90)
(D)	10' ELECTRIC, GAS, TELEPHONE & CITY EASEMENT (VOLUME 9609, PAGES 87-90)
(E)	12' ELECTRIC, GAS, TELEPHONE & CITY EASEMENT (VOLUME 9609, PAGES 87-90)

- NOTES:
- 1.) WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
 - 2.) BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83 (S3).
 - 3.) OWNER SHALL PROVIDE FOR SHARED CROSS ACCESS WITH ADJACENT LOTS. UDC 35-006(X)(3).
 - 4.) ALL ACCESS DRIVEWAYS SHALL BE PROMOTED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-006(X)(3).
 - 5.) 1 RESIDENTIAL LOT AND 1 AMENITY LOT ESTABLISHED.

PLAT NO. 100259
 REPLAT ESTABLISHING
 NAPA OAKS, UNIT-1 REPLAT
 REPLANNED UNIT DEVELOPMENT

BEING 2.482 ACRES OUT OF LOT 902, BLOCK 78 OUT OF COUNTY BLOCK 4709, NAPA OAKS, UNIT-1 P.U.D., AS RECORDED IN VOLUME 9609, PAGES 87-90 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND ESTABLISHING LOTS 903, BLOCK 78 AND LOT 2, BLOCK 81, ALL BEING IN COUNTY BLOCK 4709, BEXAR COUNTY, TEXAS.

BEARINGS ARE DERIVED FROM GPS OBSERVATION BY M.B.C., INC. AS BEING SET 10' BETWEEN CONTROL POINTS A & A'



NOT TO SCALE
 MAPSCO PAGE 447.83

N.T.S. STATION IS "MILLER PID AY0121" BEARING AND DISTANCE BETWEEN HORIZONTAL CONTROL POINTS IS N30°47'26" W 139.00'

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

STATE OF TEXAS
 COUNTY OF BEXAR

THE AREA BEING REPLANNED WAS PREVIOUSLY PLATTED ON PLAT NAPA OAKS, UNIT-1, WHICH IS RECORDED IN VOLUME 9609, PAGE 87-90, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLANNING OF THIS PROPERTY.

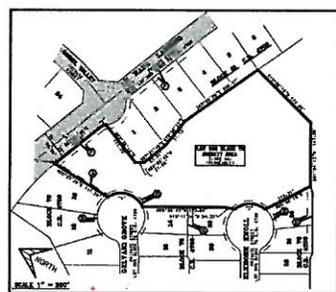
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: NAPA OAKS S.A., LTD.

OWNER'S DULY AUTHORIZED AGENT: [Signature]

SWORN TO AND SUBSCRIBED BEFORE ME THIS 2nd DAY OF MARCH 2011

[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CURVE DATA

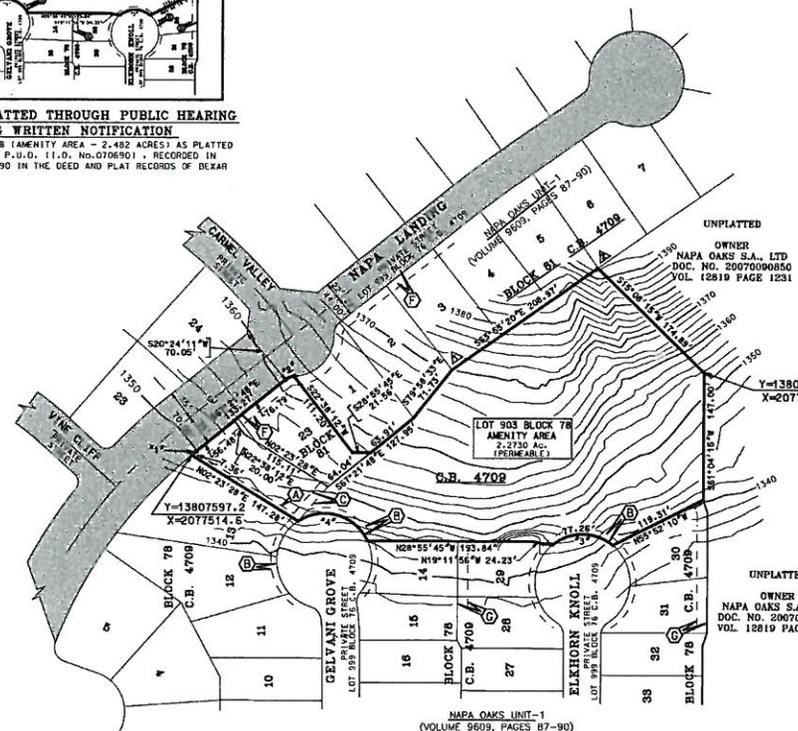
NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CH. DIST.
1	530.00'	00°47'46"	3.68'	7.38'	S87°45'43"E	7.36'
2	17.00'	35°52'12"	5.67'	10.94'	S48°55'42"E	10.75'
3	56.00'	79°02'57"	46.20'	77.26'	N28°55'45"W	71.29'
4	56.00'	98°27'35"	64.95'	96.23'	N13°26'29"W	84.82'

AREA BEING REPLANNED THROUGH PUBLIC HEARING INVOLVING WRITTEN NOTIFICATION

BEING LOT 902, BLOCK 78 (AMENITY AREA - 2.482 ACRES) AS PLATTED WITH NAPA OAKS, UNIT-1 P.U.D. (I.D. No. 010890), RECORDED IN VOLUME 9609, PAGES 87-90 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

MY COMMISSION EXPIRES: October 20, 2013

SUSAN J. BRAUN
 Notary Public, State of Texas
 My Commission Expires
 October 20, 2013



DATE: 01/03/2011 JOB NO: 30342/0780

STATE OF TEXAS
 COUNTY OF BEXAR

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

OWNER: NAPA OAKS S.A., LTD.
 3810 PARLANER PARKWAY #810
 SAN ANTONIO, TEXAS 78229
 TELEPHONE NO. (817) 448-5500

OWNER: [Signature]

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES JACINTO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2011.

[Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: October 20, 2013

SUSAN J. BRAUN
 Notary Public, State of Texas
 My Commission Expires
 October 20, 2013

THIS MINOR PLAT NAPA OAKS, UNIT-1 REPLAT P.U.D. HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS INFRASTRUCTURE SERVICES AND HAVING BEEN REVIEWED BY THE EXECUTIVE DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

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

BY: _____
 EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES

STATE OF TEXAS
 COUNTY OF BEXAR

THIS PLAT OF NAPA OAKS, UNIT-1 REPLAT P.U.D. 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. 2011

UNPLATTED BY _____ CHAIRMAN
 UNPLATTED 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. 2011 AT _____ M, AND DULY RECORDED THE _____ DAY OF _____, A.D. 2011 AT _____ M, IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 2011.

_____, COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: 5C&8 March 23, 2011

VILLA DEL SOL SUBDIVISION, UNIT 10C
SUBDIVISION NAME

MAJOR PLAT

100299
PLAT #

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 681 E-2

OWNER: KB Home Lone Star, L.P., by Joseph C. Hernandez

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

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

Date filed with Planning Commission: March 2, 2011

Location: On the east side of West Ansley Boulevard, north of Verde Canyon

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: R-5 Residential Single-Family District

Plat is associated with:

MDP 677, Las Casas, accepted on July 28, 2000

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **1.1005** acres consisting of **6** single-family lots and **110** linear feet of public streets.

DISCUSSION:

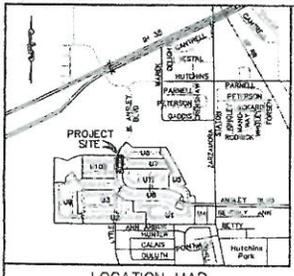
The Planning Commission will hold a public hearing on the proposed replatting of this property on March 23, 2011. One notice was mailed to the adjacent property owner, as of this writing, no written opposition was submitted. The plat is not within 200 feet of a registered Neighborhood Association.

STAFF RECOMMENDATION:

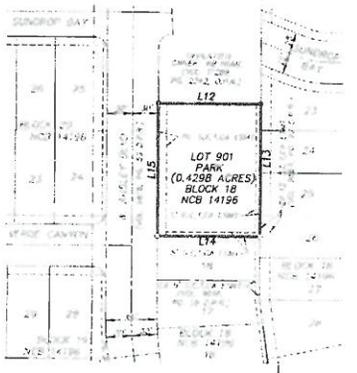
Approval

REPLAT & SUBDIVISION PLAT ESTABLISHING VILLA DEL SOL SUBDIVISION, UNIT 100

BEING 1.025 ACRES OF LAND OUT OF A 158.44 ACRES TRACT RECORDED IN VOLUME 7164, PAGES 701-705 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS; AND 0.555 OUT OF A 15.275 ACRES TRACT RECORDED IN VOLUME 7164 PAGE 706 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS; AND ALSO OUT OF A 2.15 ACRES TRACT RECORDED IN VOLUME 3922, PAGE 1958 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS; OUT OF THE A.L. LITTLE SURVEY NO. 98, AN ADJUTANT'S QUARTERS, BEAR COUNTY, TEXAS; AND REFERENCED AS BEAR COUNTY, TEXAS, IN VOLUME 11268, PAGE 2342 AND VOLUME 11826, PAGE 1115 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS.



LOCATION MAP NOT TO SCALE



AREA BEING REPLATED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION THE AREA BEING REPLATED WAS PREVIOUSLY PLATED ON VILLA DEL SOL SUBDIVISION UNIT 100, PLAT NO. 080394, RECORDED IN VOL. 5818, PAGE 59 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEAR THE AREA BEING REPLATED WAS PREVIOUSLY PLATED ON PLAT VILLA DEL SOL SUBDIVISION UNIT 100, PLAT NO. 080394, WHICH IS RECORDED IN VOLUME 5818, PAGE 59, BEAR COUNTY PLAT AND DEED RECORDS, FOR THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

(NAME), THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS PLAT DOES NOT VIOLATE OR REMOVE ANY COVENANTS OR RESTRICTIONS.

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

OTHER [Signature] OWNER'S SOLE AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS February AD 20 11 24th DAY OF

[Signature] NOTARY PUBLIC, BEAR COUNTY, TEXAS

1.07" IRON ROD WITH MOOREY & ASSOCIATES CAP SET AT ALL EXTERNAL BOUNDARY CORNERS UNLESS OTHERWISE NOTED. THE VALUE OF THE TWO COORDINATES SHOWN HEREON ARE: NAD 83 US SURVEY FEET. STATE PLANE COORDINATES FOR THE TEXAS SOUTH CENTRAL ZONE. SOURCE OF BEARINGS ARE REFERENCED FROM VILLA DEL SOL UNIT 8, DESCRIBED IN VOLUME 1989, PAGE 7 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE UNIFORM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY MOOREY & ASSOCIATES, INC. MOOREY & ASSOCIATES, INC. By: ERIC N. MILLER, R.P.L.S. [Signature] REGISTERED PROFESSIONAL LAND SURVEYOR



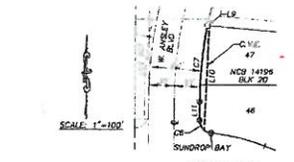
STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT COMMISSION. MOOREY & ASSOCIATES, INC. By: KARA J. HEASLEY, P.E. [Signature] LICENSED PROFESSIONAL ENGINEER



- CPS NOTES 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDENS PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH IN ANY MANNER 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 THIS EASEMENT AREA. 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ADJUSTMENTS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ADJUSTMENTS. 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 SAID EASEMENTS ARE DESCRIBED BELOW. 4. "SIDEWALK 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. "SIDEWALK DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE TV FACILITIES WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS."

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BEARING, CHORD. Includes data for curves 01 through 07.

LINE TABLE with columns: LINE, LENGTH, BEARING. Includes data for lines L1 through L15.



CLEAR VIEW EASEMENTS MUST BE FREE OF USUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION, WHICH ARE MORE THAN THREE (3) FEET AND LOWER THAN LIGHT (60) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASHOTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISED THEREOF.

WASTEWATER EOU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DRAINING UNITS (EQU) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. BEAR METROPOLITAN 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.

APPROVAL NOTES: A. THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 6 INCHES ABOVE THE FINISHED ADJACENT GRADE. B. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE SIDE LOT LINE SANITARY SEWER, WATER, AND DRAIN EASEMENTS. C. ROOF OVERHANGS ARE ALLOWED WITHIN THE SIDE LOT LINE SANITARY SEWER, WATER, AND DRAIN EASEMENTS.

STATE OF TEXAS COUNTY OF BEAR THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A FULLY AUTHORIZED AGENT, DESIGNATES TO THE USE OF THE PUBLIC, EXCEPT AREAS DESIGNATED AS PRIVATE, OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOR ALL STREETS, ALLEYS, PARKS, WATERWAYS, DRAINS, EASEMENTS AND PUBLIC PLACES THROUGH SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. OWNER/DEVELOPER KB Home Lone Star, L.P., a Texas Limited Partnership By: Joseph C. Hernandez Title: Director of Land Development 4800 Fredericksburg Road San Antonio, Texas 78229 (210) 349-1111 [Signature] DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Joseph C. Hernandez, known to me to be the PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th DAY OF February, AD 20 11. [Signature] NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT OF VILLA DEL SOL SUBDIVISION, UNIT 100, 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 28th DAY OF February, AD 20 11. [Signature] CHAIRMAN [Signature] SECRETARY

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

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: 5289 March 23, 2011

WHEATLEY HEIGHTS
SPORTS PARK-SOUTH
SUBDIVISION NAME

MINOR PLAT

110022
PLAT #

COUNCIL DISTRICT: 2

FERGUSON MAP GRID: 618 B-7

OWNER: City of San Antonio, by Frank Dunn (Agent)

ENGINEER: Pape Dawson Engineers, Inc., by Cara C. Tackett, P.E.

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

Date filed with Planning Commission: March 4, 2011

Location: South of Martin Luther King Boulevard, east of Wheatley Avenue

Services Available: SAWS Water and Sewer

Zoning: R-4 Residential Single-Family District
C-2 Commercial District

Proposed Use: Sports Complex

Major Thoroughfare: Martin Luther King Boulevard is a secondary arterial, Type A, minimum R.O.W. 86 feet

APPLICANT'S PROPOSAL:

To plat **87.88** acres consisting of **4** non-single family lots.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on March 23, 2011. Ninety-nine notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. In addition, notice was given to the Wheatley Heights Action Group Neighborhood Association and Cherry Hills, I-10, & Houston Street Corridor Neighborhood Association, which are registered with the City of San Antonio.

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: 5E&10 March 23, 2011

SOUTH SAN

HIGH SCHOOL REPLAT
SUBDIVISION NAME

MINOR PLAT

110073
PLAT #

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 649 D-8

OWNER: South San Antonio Independent School District, by Ronald Durbon

ENGINEER: Moy Tarin Ramirez Engineers, LLC, by Raymond Tarin, Jr., P.E.

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

Date filed with Planning Commission: March 3, 2011

Location: On the east side of Palo Alto Road, north of Navajo Street

Services Available: SAWS Water and Sewer

Zoning: R-4 Residential Single-Family District
I-2 Heavy Industrial District

Proposed Use: School

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

APPLICANT'S PROPOSAL:

To plat **47.730** acres consisting of 1 non-single family lot.

DISCUSSION:

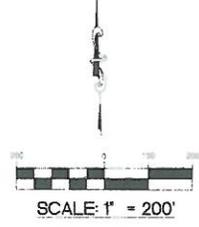
The Planning Commission will hold a public hearing on the proposed replatting of this property on March 23, 2011. One notice was mailed to the adjacent property owner, as of this writing, no written opposition was submitted.

STAFF RECOMMENDATION:

Approval

REPLAT AND SUBDIVISION PLAT ESTABLISHING SOUTH SAN HIGH SCHOOL RECAL

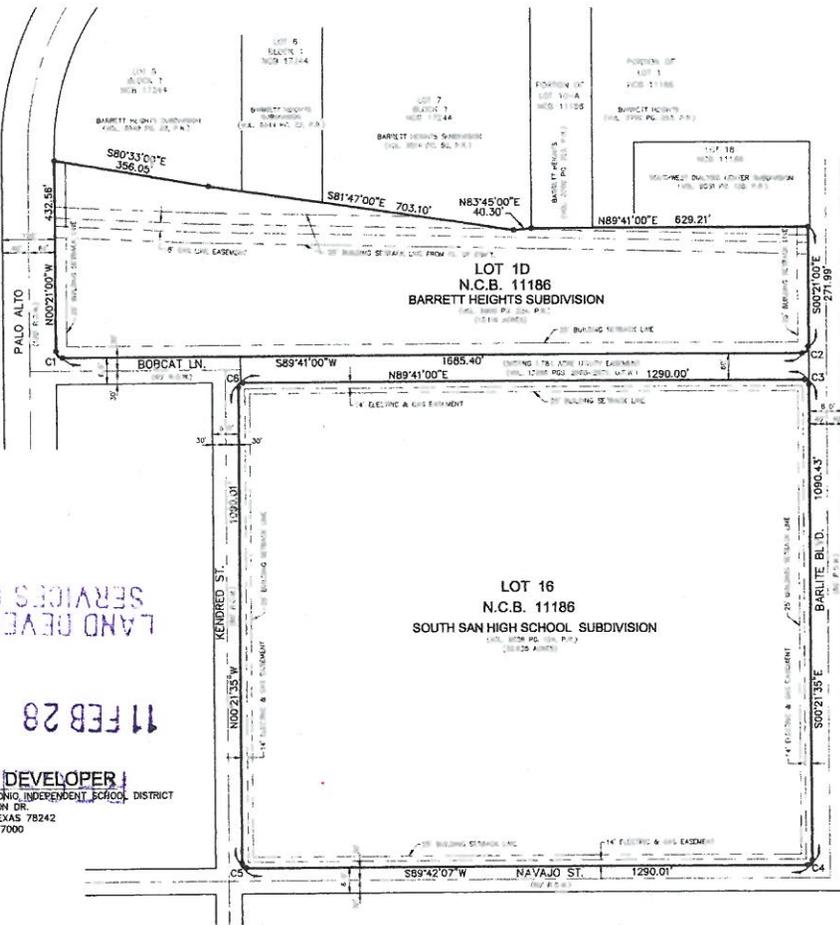
PLAT SHOWING A 47,730 ACRE TRACT BEING ALL OF LOT 10, BARRETT HEIGHTS SUBDIVISION RECORDED IN VOLUME 6900, PAGE 224, PLAT RECORDS, BEXAR COUNTY, TEXAS, ALL OF LOT 16, SOUTH SAN HIGH SCHOOL SUBDIVISION RECORDED IN VOLUME 9526, PAGE 124, PLAT RECORDS, BEXAR COUNTY, TEXAS AND ALL OF THAT 1,7850 ACRE TRACT RECORDED IN VOLUME 13259, PAGES 2095-2071, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 47,730 ACRE TRACT INCLUDES A 43.03 SQUARE FOOT RIGHT-OF-WAY DEDICATION AND A 42.81 SQUARE FOOT RIGHT-OF-WAY DEDICATION.



MTR logo for Moy Tarin Ramirez Engineers, LLC, including contact information for San Antonio, Texas.

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

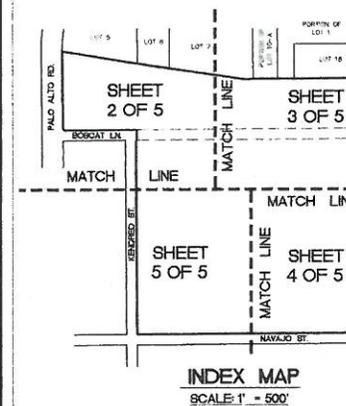
THE AREA BEING REPLATTED IS LOT 1-D, N.C.B. 11186, OUT OF THE BARRETT HEIGHTS SUBDIVISION RECORDED IN VOLUME 6900, PAGE 224 AND LOT 16, N.C.B. 11186, OUT OF THE SOUTH SAN HIGH SCHOOL SUBDIVISION RECORDED IN VOLUME 9526, PAGE 124 OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.



- P.S. NOTE: 1. THIS CITY OF SAN ANTONIO IS A PART OF THE PLATTING AND THE CITY PUBLIC SAFETY DEPARTMENT IS AUTHORIZED TO... 2. THE CITY OF SAN ANTONIO IS A PART OF THE PLATTING AND THE CITY PUBLIC SAFETY DEPARTMENT IS AUTHORIZED TO... 3. THE CITY OF SAN ANTONIO IS A PART OF THE PLATTING AND THE CITY PUBLIC SAFETY DEPARTMENT IS AUTHORIZED TO... 4. THE CITY OF SAN ANTONIO IS A PART OF THE PLATTING AND THE CITY PUBLIC SAFETY DEPARTMENT IS AUTHORIZED TO... 5. THE CITY OF SAN ANTONIO IS A PART OF THE PLATTING AND THE CITY PUBLIC SAFETY DEPARTMENT IS AUTHORIZED TO...

Table with 4 columns: TYPE, AREA, PERCENTAGE, and COMMENTS. It lists various easements and their respective areas and percentages.

- WATER NOTE: 1. THE AREA BEING REPLATTED IS A WATER MAIN LAYOUT IN THE AREA... 2. THE AREA BEING REPLATTED IS A WATER MAIN LAYOUT IN THE AREA... 3. THE AREA BEING REPLATTED IS A WATER MAIN LAYOUT IN THE AREA... 4. THE AREA BEING REPLATTED IS A WATER MAIN LAYOUT IN THE AREA... 5. THE AREA BEING REPLATTED IS A WATER MAIN LAYOUT IN THE AREA...



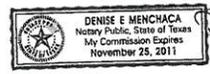
STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING REPLATTED WAS ORIGINALLY DIVIDED BY PLAT... MY COMMISSION EXPIRES...

SURVEY NOTES: 1) EXCEPT AS NOTED, SET 1/2" DIMENSIONS WITH AN INCHES "MTR ENT" PLAYSER CAN AT ALL PROPERTY CORNERS... 2) ALL BEARINGS REFER TO THE TOTAL STATION PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE, AZIM.



LAND DEVELOPMENT SERVICES DIVISION 11 FEB 28 PM 4:20

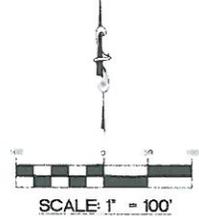
OWNER / DEVELOPER SOUTH SAN ANTONIO INDEPENDENT SCHOOL DISTRICT 5822 RAY ELLISON DR. SAN ANTONIO, TEXAS 78242 TEL: (210) 977-7000



STATE OF TEXAS COUNTY OF BEXAR THIS PLAT OF SOUTH SAN HIGH SCHOOL REPLAT... DATED THIS 21st day of February, 2011... DENISE E MENCHACA Notary Public, State of Texas My Commission Expires November 25, 2011

REPLAT AND SUBDIVISION PLAT ESTABLISHING SOUTH SAN HIGH SCHOOL REPLAT

PLAT SHOWING A 47.730 ACRE TRACT BEING ALL OF LOT 10, BARRETT HEIGHTS SUBDIVISION RECORDED IN VOLUME 6900, PAGE 224, PLAT RECORDS, BEXAR COUNTY, TEXAS, ALL OF LOT 16, SOUTH SAN HIGH SCHOOL SUBDIVISION RECORDED IN VOLUME 9526, PAGE 124, PLAT RECORDS, BEXAR COUNTY, TEXAS AND ALL OF THAT 1.7850 ACRE TRACT RECORDED IN VOLUME 13259, PAGES 2085-2071, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 47.730 ACRE TRACT INCLUDES A 43.03 SQUARE FOOT RIGHT-OF-WAY DEDICATION AND A 42.81 SQUARE FOOT RIGHT-OF-WAY DEDICATION.



MTR Engineers Surveyors Planners
Moy Tarin Ramirez Engineers, LLC
FIRM REG. NO. F-5297
12170 CAMDEN PARK, SUITE 100 TEL: (214) 698-4051
SAN ANTONIO, TEXAS 78249 Fax: (214) 698-5085

STATE OF TEXAS
COUNTY OF BEXAR
I, the undersigned authority on this day personally appeared Ronald Durston
and acknowledged to me that he executed the foregoing instrument as his free act and deed for the purposes and consideration therein expressed.

STATE OF TEXAS
COUNTY OF BEXAR
I, the undersigned authority on this day personally appeared Ronald Durston
and acknowledged to me that he executed the foregoing instrument as his free act and deed for the purposes and consideration therein expressed.



STATE OF TEXAS
COUNTY OF BEXAR
THIS PLAT OF SOUTH SAN HIGH SCHOOL REPLAT HAS BEEN SUBMITTED TO AND FORWARDED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 2011
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. 2011, AT _____ M. AND DID RECORDED THE _____ DAY OF _____ A.D. 2011, AT _____ M. IN THE OFFICE OF _____ AND _____ OF SAID COUNTY, IN SAID COUNTY, ON PAGE _____ IN REPLYMENT WHEREIN WHICH MY HAND AND OFFICIAL SEAL OF SAID COUNTY IS HEREBY AFFIXED TO THIS PLAT.
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ COUNTY CLERK



LOCATION MAP NOT TO SCALE GRID NO. RA1 03

LEGEND

---+---	EXISTING ELEVATION
---	ELECTRIC
---	EXISTING GAS (NATURAL & PROPANE) EXISTING
---	DRAIN
---	WATER MAIN
---	RIGHT OF WAY
---	RAILROAD
---	ROADWAY
---	EASEMENT
---	FOUND IRON PIPE
---	SET BACK LINE WITH OFFSET
---	MIN. CONC. SLAB ON GROUND
---	MAJOR ELEV.
---	1" MODULAR IRON-ALLOYED EASEMENT
---	OFFICIAL PUBLIC RECORDS
---	PLAT RECORDS

OWNER / DEVELOPER
SOUTH SAN ANTONIO INDEPENDENT SCHOOL DISTRICT
5622 RAY ELLISON DR.
SAN ANTONIO, TEXAS 78242
TEL: (210) 977-7000

SURVEY NOTES:
1) EXCEPT AS SHOWN, SET POINTS FROM PINS WITH AN OFFSET 1/8" FROM PLAT TO SET POINTS AT ALL PROPERTY CORNERS.
2) ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1083 SOUTH CENTRAL ZONE 42A.

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT (PENDING TO THE NEAREST STANDARD) SET UP BY THIS SURVEYOR OR PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY MOY TARIN RAMIREZ ENGINEERS, LLC
MOY TARIN RAMIREZ ENGINEERS, LLC
12170 CAMDEN PARK, SUITE 100
SAN ANTONIO, TEXAS 78249
PH: (210) 698-4051

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT IN THE MATTER OF STREETS, LOTS, AND CHANNELS SUBJECT TO THE BEST OF MY KNOWLEDGE. THIS PLAT COMPLIES TO ALL REQUIREMENTS OF THE UNIFORM SURVEYING CODE ENFORCED FOR THESE JURISDICTIONS DRAWN BY THE SAN ANTONIO PLANNING COMMISSION.
Ronald Durston
RAYMOND TARN, JR.
LICENSED PROFESSIONAL ENGINEER NO. 81202
12170 CAMDEN PARK, SUITE 100
SAN ANTONIO, TEXAS 78249
PHONE: (214) 698-4051

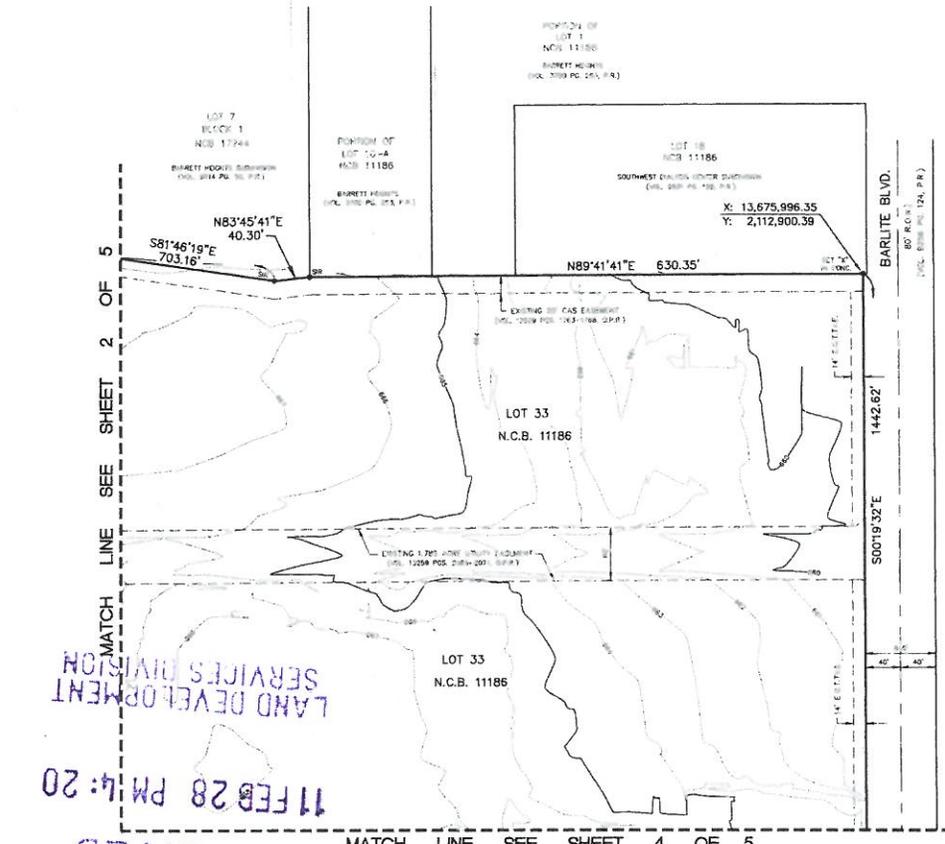
- C.P.S. NOTE
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM CITY TRUNK SERVICE BRANCH IS HEREBY CONVEYING THE EASEMENTS AND RIGHTS OF WAY FOR ELECTRIC AND GAS TRANSMISSION AND SERVICE FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT AS "ELECTRIC FACILITIES", "GAS EASEMENTS", "GAS SERVICE EASEMENTS", "ELECTRIC FACILITIES", "GAS EASEMENTS", "ELECTRIC FACILITIES", "GAS SERVICE EASEMENTS" AND "TRANSMISSION FACILITIES" FOR THE PURPOSE OF INSTALLING, MAINTAINING, OPERATING, REPAIRING, REPLACING AND RELOCATING FACILITIES. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RELOCATE FACILITIES WITHIN THE EASEMENTS AND RIGHTS OF WAY DESCRIBED ON THIS PLAT. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT TO REMOVE AND RELOCATE FACILITIES WITHIN THE EASEMENTS AND RIGHTS OF WAY DESCRIBED ON THIS PLAT. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT TO REMOVE AND RELOCATE FACILITIES WITHIN THE EASEMENTS AND RIGHTS OF WAY DESCRIBED ON THIS PLAT. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT TO REMOVE AND RELOCATE FACILITIES WITHIN THE EASEMENTS AND RIGHTS OF WAY DESCRIBED ON THIS PLAT.

WATER NOTE:
IF BARRETT HEIGHTS SUBDIVISION HAS A WATER MAIN FACILITY IN THE AREA DESCRIBED ON THIS PLAT, THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RELOCATE FACILITIES WITHIN THE EASEMENTS AND RIGHTS OF WAY DESCRIBED ON THIS PLAT. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT TO REMOVE AND RELOCATE FACILITIES WITHIN THE EASEMENTS AND RIGHTS OF WAY DESCRIBED ON THIS PLAT.

- DRAINAGE NOTES:
- NO STRUCTURE, FENCE, WALL OR OTHER OBSTRUCTION OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT THAT INTERFERE WITH THE NORMAL FLOWING OF WATER IN THE DRAINAGE FACILITIES. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT TO REMOVE AND RELOCATE FACILITIES WITHIN THE EASEMENTS AND RIGHTS OF WAY DESCRIBED ON THIS PLAT.

WASTEWATER EDD NOTE:
THE NUMBER OF WASTEWATER CONNECTIONS SHOWN ON THIS PLAT SHALL BE FOR THE WASTEWATER PLAT AND NOT FOR THE SAN ANTONIO WASTEWATER SYSTEM UNDER THE PLAT NUMBER SHOWN BY THE DEVELOPMENT SERVICES DEPARTMENT.

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



REPLAT AND SUBDIVISION PLAT ESTABLISHING SOUTH SAN HIGH SCHOOL REPLAT

PLAT SHOWING A 47.730 ACRE TRACT BEING ALL OF LOT 10, BARRETT HEIGHTS SUBDIVISION RECORDED IN VOLUME 9900, PAGE 224, PLAT RECORDS, BEXAR COUNTY, TEXAS, ALL OF LOT 16, SOUTH SAN HIGH SCHOOL, BEXAR COUNTY, TEXAS AND ALL OF THAT 1,7850 ACRE TRACT RECORDED IN VOLUME 13259, PAGES 2085-2071, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID 47.730 ACRE TRACT INCLUDES A 43.03 SQUARE FOOT RIGHT-OF-WAY DEDICATION AND A 42.81 SQUARE FOOT RIGHT-OF-WAY DEDICATION.

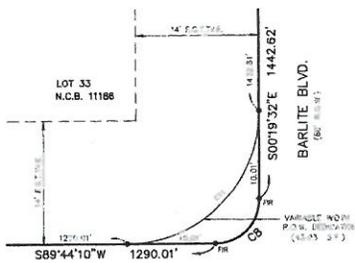


LOCATION MAP NOT TO SCALE GRID NO. 6412 00

LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for Easement, Utility, Sewer, Water, and other features.

OWNER / DEVELOPER SOUTH SAN ANTONIO INDEPENDENT SCHOOL DISTRICT 5622 RAY ELISSION DR. SAN ANTONIO, TEXAS 78242 TEL: (210) 977-7000



DETAIL 'T'

SURVEY NOTES:

- 1) EXCEPT AS SHOWN, SET 1/2" FROM EDGE WITH AN OPENING "MTR ENG" ELECTRIC CAP AT ALL PROPERTY CORNERS.
2) ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH ZONE, ZONE 4304.

STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE PROVISIONS ESTABLISHED BY THE STATE OF TEXAS GOVERNOR'S PROFESSIONAL LAND SURVEYING ACT AND TO ALL APPLICABLE LAWS AND REGULATIONS.

DONALD OSMAN REGISTERED PROFESSIONAL LAND SURVEYOR LICENSE NO. 5207 15423 CAMERON PARK, STE. 100 SAN ANTONIO, TEXAS 78249 PH: (210) 889-3025

STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT AND IT CONFORMS TO THE PROVISIONS ESTABLISHED BY THE STATE OF TEXAS GOVERNOR'S PROFESSIONAL LAND SURVEYING ACT AND TO ALL APPLICABLE LAWS AND REGULATIONS.

RAYMOND TARRIN, JR. LICENSED PROFESSIONAL ENGINEER NO. 87060 16710 CAMERON PARK, STE. 100 SAN ANTONIO, TEXAS 78249 PHONE: (210) 998-0551

C.P.S. NOTE

- 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (EAGS) PUBLIC SERVICE (EAGS) IS HEREBY GRANTING THE EASEMENTS AND RIGHTS OF WAY...
2. ANY CITY MONUMENTARY LOSS RESULTING FROM MISRECORDING OF THIS EASEMENT...
3. THE RIGHT TO REMOVE OR DESTROY ANY STRUCTURE OR EQUIPMENT...
4. CONDUITS FOR TELEPHONE AND CABLE...
5. NO OTHER EASEMENTS OR RIGHTS OF WAY ARE GRANTED...

WATER NOTE

REPLAT IS HEREBY DEDICATED A WATER MAIN EASEMENT IN THE AREA DESCRIBED AS 1.255 ACRES... AND DEDICATED CURBS WITH IT THE RIGHT OF BARRIERS TO BEING MAINTAINED...

DRAINAGE NOTES

- 1. NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTION OF ANY KIND SHALL BE PLACED...
2. THE MAINTENANCE OF THE DRAINAGE EASEMENTS WITHIN THE LIMITS OF THIS PLAT...
3. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE.

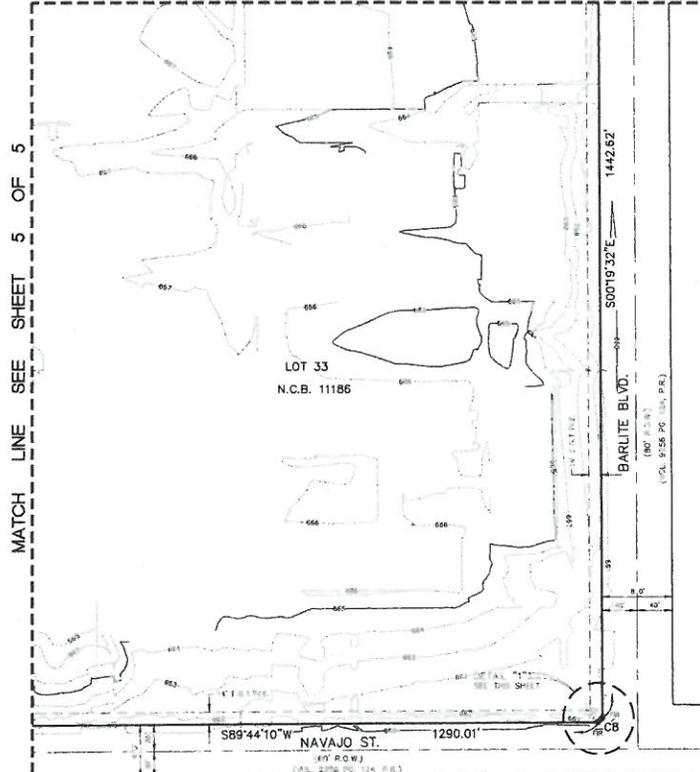
WASTEWATER EDDY NOTE

THE NUMBER OF WASTEWATER EQUIPMENT UNITS LOCATED WITHIN THIS SUBDIVISION PLAT ARE LISTED ON PAGE 47 OF THIS SAN ANTONIO WATER SYSTEM... UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

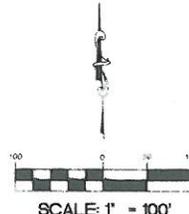
IMPACT FEE PAYMENT

IMPACT FEE AND WATER IMPACT FEES HAVE BEEN 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.

MATCH LINE SEE SHEET 3 OF 5



MATCH LINE SEE SHEET 5 OF 5



MTR Moy Tarin Ramirez Engineers, LLC Engineers Surveyors Planners

1979 CHARR IN PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 808-9000 FAX: (210) 658-8885

STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PURSUANCE OF THE PROVISIONS ESTABLISHED BY THE STATE OF TEXAS GOVERNOR'S PROFESSIONAL LAND SURVEYING ACT AND TO ALL APPLICABLE LAWS AND REGULATIONS...

Ronald Duxson SOUTH SAN ANTONIO INDEPENDENT SCHOOL DISTRICT 5622 RAY ELISSION DR. SAN ANTONIO, TEXAS 78242

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Ronald Duxson TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTES THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS 24th DAY of February 2011

DENISE E. MENCHACA Notary Public, State of Texas My Commission Expires November 25, 2011

Denise E. Menchaca Notary Public BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR THIS PLAT OF SOUTH SAN HIGH SCHOOL REPLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY THE CITY COMMISSIONER.

DATED THIS ___ DAY of ___ A.D. BY: LIARMAN SECRETARY

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THIS PLAT OF SOUTH SAN HIGH SCHOOL REPLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY THE CITY COMMISSIONER.

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS ___ DAY of ___ A.D. COUNTY CLERK, BEXAR COUNTY, TEXAS



LAND DEVELOPMENT SERVICES DIVISION

RECEIVED 11 FEB 28 PM 4:20

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 11 March 23, 2011

ESTONIA SUBDIVISION UNIT 5R
SUBDIVISION NAME

MAJOR PLAT

100334
PLAT #

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 579 B-8

OWNER: FCC San Antonio III LLC, by Robert F. Monchein

ENGINEER: Denahm-Ramones Engineering, by Paul W. Denham, P.E.

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

Date filed with Planning Commission: March 8, 2011

Location: West of the intersection of Military Drive West and Ingram Road

Services Available: SAWS Water and Sewer

Zoning: R-5 Residential Single-Family District

Plat is associated with:

MDP 010-06, Persyn Tract, accepted on July 6, 2006

Proposed Use: Residential

Major Thoroughfare: Ingram Road and Military Drive West are secondary arterial, Type A, minimum R.O.W. 86 feet

APPLICANT'S PROPOSAL:

To plat **18.615** acres consisting of **52** single-family lots, **4** non-single family lots and **3,250** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 12 March 23, 2011

VALERO CORNER STORE NO 1054
SUBDIVISION NAME

MAJOR PLAT

100366
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 514 C-7

OWNER: Big Diamond, Inc., by Douglas M. Miller

ENGINEER: Slay Engineering Company, Inc., by Michael M. Slay, P.E.

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

Date filed with Planning Commission: March 9, 2011

Location: At the intersection of UTSA Boulevard and IH-10 West

Services Available: SAWS Water and Sewer

Zoning: R-6 Residential Single-Family District

* It is noted that the applicant has been made aware that plat approval will not preempt existing zoning restrictions.

Proposed Use: Gasoline/Convenience Store

Major Thoroughfare: UTSA Boulevard is a secondary arterial, Type A, minimum R.O.W. 86 feet
I.H. 10 North is a freeway

APPLICANT'S PROPOSAL:

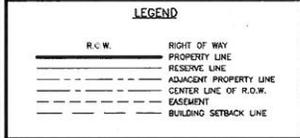
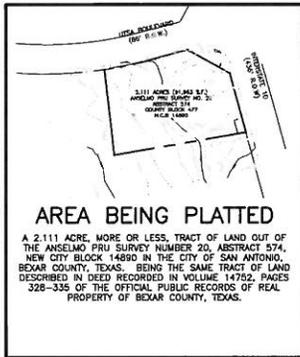
To plat **2.11** acres consisting of **1** non-single family lot.

DISCUSSION:

This plan lies within the Camp Bullis 5 Mile Awareness Zone and the tract is less than 10 acres and is not immediately adjoining the Camp Bullis or Camp Stanley Installation. Therefore, the review was not applicable in accordance with the executed MOU.

STAFF RECOMMENDATION:

Approval



NOTES:

- 1/2 INCH IRON ROD WITH CAP STAMPED "PAPE-DAWSON" SET AT ALL SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1983), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1983), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

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

REGISTERED PUBLIC SURVEYOR NO. 4251
DAVID A. CASANOVA

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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER NO. 44379
MICHAEL M. SLAY, P.E.

PUBLIC WORKS NOTES:

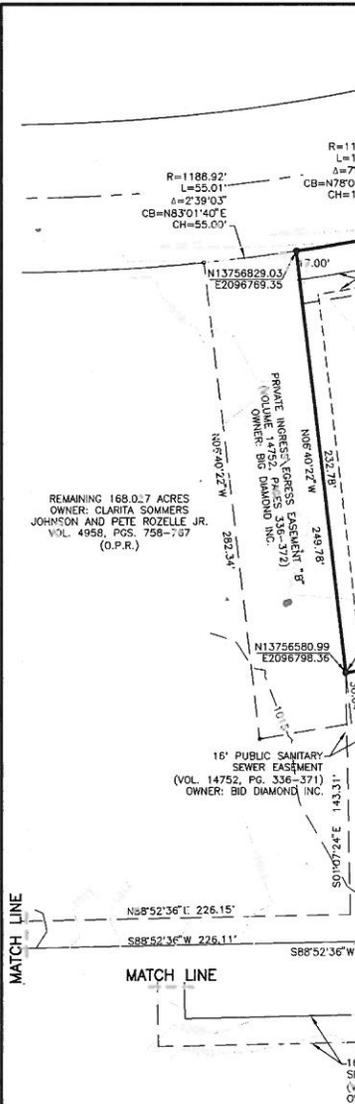
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS THAT ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENT AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS UNDER CHARTERED AUTHORITY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID EASEMENT.

SHARED ACCESS NOTES:

1. ALL LOTS SHALL HAVE SHARED CROSS ACCESS WITH ADJACENT LOTS BY MEANS OF REDCORDED DEED COVENANT PROVIDING COMMON ACCESS ACROSS THE LOT WITH ADJACENT LOT(S).
2. OWNER SHALL PROVIDE SHARED DRIVE ACCESS IN ACCORDANCE WITH LOC 35-006 (O.S.).

EASEMENT NOTES:

1. CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALL FENCES AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
2. BIG DIAMOND, INC. WAS GRANTED AUTHORITY TO DEDICATE A SANITARY SEWER EASEMENT, IN THE EASEMENT COVENANT AND CONDITION AGREEMENT RECORDED IN VOLUME 14752, PAGES 336-371 OF THE OFFICIAL PUBLIC RECORDS OF THE REAL PROPERTY OF BEXAR COUNTY, TEXAS.
3. PURSUANT TO THIS PLAT, BIG DIAMOND, INC. DEDICATES THE SANITARY SEWER EASEMENT TO THE PUBLIC.



LIQUOR NOTES:

- (1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- (2) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THE PROPERTY WILL REGULATE AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVeways TO STATE HIGHWAYS" THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG INTERSTATE HWY. 16, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 178.29 AND ONE (1) ACCESS POINT ALONG SP 53, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 252.95'

SETBACKS/PLANTING:

THIS PLAT SHALL CONFORM TO THE STREETScape PLANTING STANDARDS THE MINIMUM REQUIREMENTS SHALL BE MET AS SPECIFIED IN PARAGRAPH 35-5120(L) UNIFORM DEVELOPMENT CODE ADOPTED JANUARY 7, 2001.

WATER/FEE PAYMENT DUE:

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

IMPACT FEE PAYMENT DUE:

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

STORM WATER NOTES:

THE MAINTENANCE OF THE WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR THE HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER CHARTERED ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LOTS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER 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 AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS BELIEVED 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.

SETBACK NOTES:

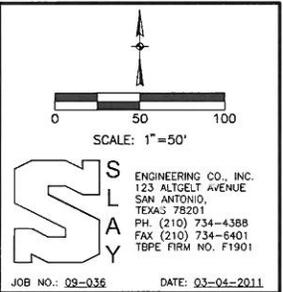
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

PLAT I.D. 100366

PLAT ESTABLISHING

VALERO CORNER STORE NO. 1054

ESTABLISHING LOT 3, BLOCK 14, N.C.B. 14890, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS BEING 2.11 ACRES.



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT HEREBY DECLARES 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.

OWNER'S ADDRESS:
BIG DIAMOND, INC.
1 VALERO WAY
SAN ANTONIO, TEXAS 78249

OWNER

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 DESCRIBED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, A.D. 2011.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

THIS PLAT OF VALERO CORNER STORE NO. 1054 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. 2011

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, CLERY RICHMOND, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, A.D. 2011, AT ____ M AND DULY RECORDED THE DAY OF ____ 2011 A.D. AT ____ M AND DULY RECORDED THE DAY OF ____ 2011 A.D. AT ____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BLOCK VOLUME ____ ON PAGE ____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS ____ DAY OF _____, A.D. 2011.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

PAGE 1 OF 1

PLANNING COMMISSION
Military Airport Overlay Zone Site Plan
AGENDA ITEM NO: 13 March 23, 2011

MISSION BASEBALL ACADEMY MAOZ
PLAN NAME

006-11
PLAN #

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 614 D-5

OWNER: City of San Antonio, by Jim Mery (Agent)

ENGINEER: Vickrey & Associates, Inc., by Jeff Tondre, P.E.

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

Location: East of the intersection of State Highway 151 and Callaghan Road

Zoning: I-1 (MAOZ-2) General Industrial District, Military Airport Overlay Zone 2 District
C-3 (MAOZ-2) General Commercial District, Military Airport Overlay Zone 2 District
GC-2 Highway 151 Gateway Corridor District

Land Use: Athletic Fields

MAOZ Site Plan is in associated with:

MDP 810, Southwest Business & Technology Park, accepted on March 2, 2005

APPLICANT'S PROPOSAL:

To develop **59.95** acres consisting of **1** non-single family lot.

STAFF RECOMMENDATION:

Approval

Individual Consideration

**PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION**

AGENDA ITEM NO: 4 March 23, 2011

TERRA BELLA
SUBDIVISION UNIT 3 PUD
SUBDIVISION NAME

060748
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 482 C-2
OWNER: S.A. Hardy Oaks LP, by Brian Birdwell
ENGINEER: TCB, by Robert Thompson, P.E.
CASE MANAGER: Robert Lombrano, Planner (207-5014)

Location: Near the intersection of Hardy Oak Boulevard and Wilderness Oak

Plat status: The Planning Commission approved this plat on March 28, 2007. The plat has not been recorded. The Planning Commission granted the applicant a (1) one year time extension on March 10, 2010 to expire on March 27, 2011.

APPLICANT'S REQUEST:

The 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 due to the economic downturn, improvements have been delayed. The percentages of improvements completed are as follows:

- Drainage 25%
- Streets 0%
- Sidewalk 0%
- Water infrastructure 30%
- Sanitary sewer 0%

STAFF RECOMMENDATION:

Approval

S A HARDY OAKS L.P.

#100

4833 Spicewood Springs Rd.,

Austin, Texas 78759

DEVELOPMENT SERVICES
RECEIVED

2011 MAR -9 PM 2:31

March 9, 2011

Mr. Roderick Sanchez
City of San Antonio
Planning & Development Services Department
1901 South Alamo
San Antonio, Texas 78204

RE: Terra Bella Subdivision Unit 3, Plat #060748

Dear Mr. Sanchez,

On behalf of the owners and developer of Terra Bella Subdivision Unit 3, S A Hardy Oaks LP, we are requesting a one year site improvements of time extension per section 35-430 (F) (3) of the Unified Development Codes for site improvements associated with Terra Bella Subdivision Unit 3.

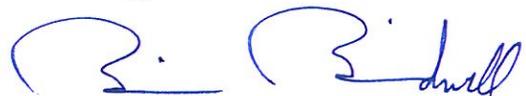
Reasons for the delay and completion of the site improvements are:

1. Economic downturn had its impact on the housing and delayed new home construction resulting in the need for a time extension.
2. Once the construction of the improvements was initiated weather delayed the construction resulting in the need for a time extension.

We anticipate construction of the site improvements will be completed within the next several months.

I appreciate your consideration of this request and if additional information is required please contact me at (512) 785-7087.

Sincerely,



BRIAN BIRDWELL

TERRA BELLA SUBDIVISION UNIT 3

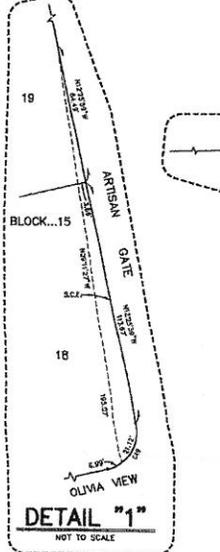
BEING 30,672 ACRES OF LAND OUT OF THE L.C. GROTHAUS SURVEY NO. 2, ABSTRACT NO. 9300, C.B. 4931, AND THE COMANCHE CREEK IRRIGATION CO. SURVEY NO. 7, ABSTRACT NO. 175, C.B. 4932, BEING OUT OF A 87.30 ACRE TRACT OF LAND DESCRIBED IN VOLUME 12227, PAGE 294, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.



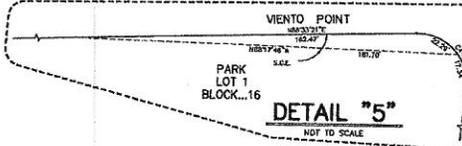
LOCATION MAP NOT TO SCALE

- LEGEND: 1. BUILDING SETBACK LINE... 2. ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT... 3. DEED & PLAT RECORDS OF BEXAR COUNTY... 4. REAL PROPERTY RECORDS OF BEXAR COUNTY... 5. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT... 6. RIGHT-OF-WAY... 7. VEHICULAR NON-ACCESS EASEMENT... 8. EASEMENT... 9. EXISTING... 10. PROPOSED FINISHED CONTOUR... 11. REFERENCE TO ADJACENT SUBDIVISION... 12. BLOCK... 13. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT... 14. GENERAL NOTES: 1. THE NUMBER OF WASTEWATER EQUIVALENT DRAINING UNITS (EDU) PAID FOR THIS SUBDIVISION... 2. THE VALUE OF THE TWO SETS OF COORDINATES... 3. 1/4" = 100'... 4. FINISHED FLOOR ELEVATIONS... 5. CONTROL POINTS... 6. RADIUS OF BEARING... 7. IMPROVE DRIVEWAY APPROACHES... 8. RIGHT CLEARANCE EASEMENT NOTE... 9. EDWARDS AQUIFER NOTES...

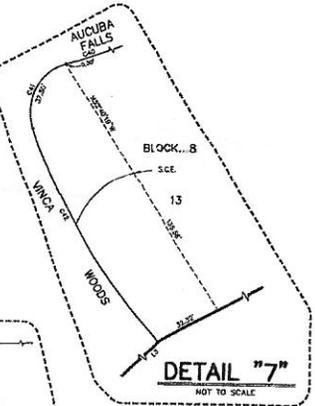
- C.P.S. NOTES AND LEGEND: 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM... 2. ANY CITY MONUMENTARY LAIDS... 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING... 4. CONCRETE DRIVEWAY APPROACHES... 5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE O.E.T.V. EASEMENTS... 6. NO STRUCTURES, EDGE WALLS OR OTHER OBSTRUCTIONS... 7. APPROVALS SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS... 8. GRANITE'S SOUGHTER PROHIBIT TO REMOVE ANY MARKING OBSTRUCTIONS... 9. PAVEMENT PROHIBITION ON ANY PRIVATE STREET... 10. OPEN SPACE LOT 8B, BLOCK 3B... 11. LOT 100, BLOCK 9... 12. GRAPHIC SCALE: 1 inch = 100 ft.



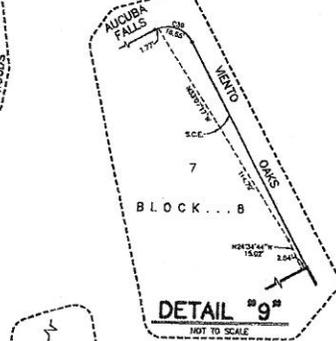
DETAIL '1' NOT TO SCALE



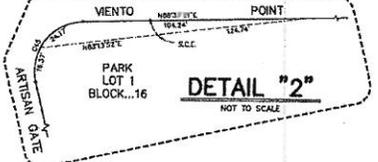
DETAIL '5' NOT TO SCALE



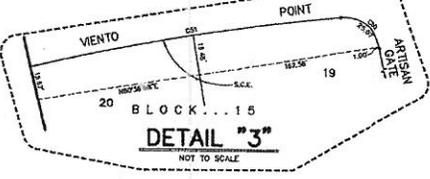
DETAIL '7' NOT TO SCALE



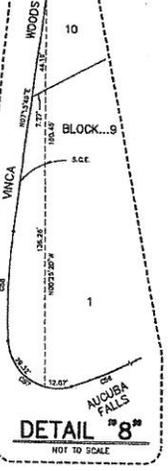
DETAIL '9' NOT TO SCALE



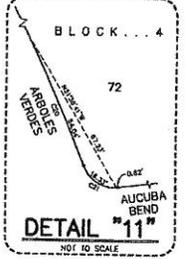
DETAIL '2' NOT TO SCALE



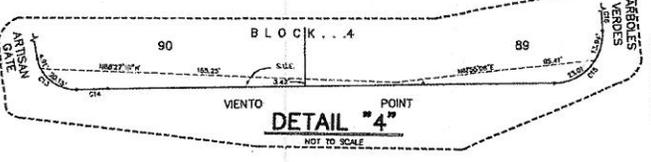
DETAIL '3' NOT TO SCALE



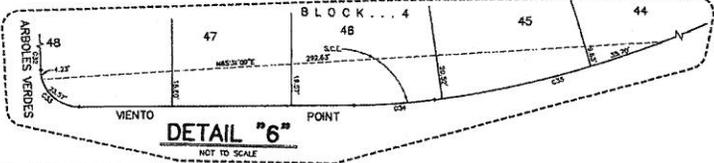
DETAIL '8' NOT TO SCALE



DETAIL '11' NOT TO SCALE



DETAIL '4' NOT TO SCALE



DETAIL '6' NOT TO SCALE

OWNER/DEVELOPER: S.A. HARDY OAKS, L.P. 4833 SPICEWOOD SPRINGS ROAD, SUITE 103 AUSTIN, TEXAS 78759-8436 PHONE: (512) 346-8181 FAX: (512) 346-9556



STATE OF TEXAS) COUNTY OF BEXAR) I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF SINGLE LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFORM PLANNING CODE, EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE CITY OF SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS) COUNTY OF BEXAR) I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MANUAL STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACT UNDER MY SUPERVISION. COUNTY CLERK, BEXAR COUNTY, TEXAS

SURVCON INC. PROFESSIONAL SURVEYORS 6800 PARK TEN BLVD., SUITE 180-S (210)296-2117 SAN ANTONIO, TEXAS 78213

TCB AECOM TURNER COLLIE & BRADEN 6800 PARK TEN BLVD., SUITE 180 SOUTH SAN ANTONIO, TEXAS 78213 (210) 296-7800

DRAWN BY: J.H. JOB ORDER NO. 60017812 DATE: 8/28/06

THIS PLAT OF TERRA BELLA SUBDIVISION UNIT 3 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. 2007. THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

STATE OF TEXAS) COUNTY OF BEXAR) COUNTY CLERK OF SAID COUNTY DO ... DAY OF ... A.D. ... M. AND DULY RECEIVED THE ... DAY OF ... A.D. ... M. IN THE RECORDS OF ... OF SAID COUNTY, IN BOOK VOLUME ... ON PAGE ... IN TESTAMENT WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS ... DAY OF ... COUNTY CLERK BEXAR COUNTY, TEXAS

PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION
AGENDA ITEM NO: 15 March 23, 2011

KLABUNDE SUBDIVISION
SUBDIVISION NAME

070523
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 447 E-6

OWNER: Centex Homes, by Trey Marsh

ENGINEER: Pape Dawson Engineers, Inc., by Shauna L. Weaver, P.E.

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

Location: Northwest corner of Ralph Fair Road and Presido Haven

Plat status: The Planning Commission approved this plat on May 14, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

The 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 states that due to the economic downturn, improvements have been delayed. The percentages of improvements completed are as follows:

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

STAFF RECOMMENDATION:

Approval



DEVELOPMENT SERVICES
RECEIVED
2011 MAR -2 PM 1:28

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

February 28, 2011

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: Klabunde Subdivision
Plat # 070523

Dear Ms. Carol:

Kindly accept this letter as a formal request for a time extension for Klabunde Subdivision, Plat No. 070523, which was approved by the City of San Antonio Planning Commission on May 14, 2008. A copy of the approved plat is attached for your reference.

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 Klabunde Subdivision Plat.

The economic downturn in 2008 caused sales to drop drastically, which halted completion of this phase. The owner is planning, with serious intent, to complete this unit.

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 for Klabunde Subdivision.

We appreciate your time and consideration in this matter. Should additional information be required, please call.

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

Shauna L. Weaver, P.E., LEED® AP
Vice President, Land Development

Attachment

P:\61\20\50\WORD\LETTERS\110228A1.DOC

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

AGENDA NO. 16

TO: Planning Commission

FROM:  Marcia Shelf Orlandi, Real Estate Manager

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

SUBJECT: S.P. 1397 – Transfer of Use, Benefit and Control from the Grants & Monitoring Department to the Library

DATE: March 7, 2011

PETITIONER: City of San Antonio - Grants & Monitoring

Staff is requesting that this item be placed on the Planning Commission meeting agenda of March 23, 2011.

BACKGROUND

The Grants & Monitoring department no longer had a use for property located at 3362 E. Commerce and requested that Real Estate prepare it for sale. The property was canvassed to declare as surplus and sell. Courtesy copies were sent to the registered neighborhood association (Coliseum/Willow Park) and to City Councilwoman Ivy Taylor, District 2. CIMS Real Estate department was contacted by association members, residents of the community and the councilwoman asking that the Library be given the opportunity to utilize the property. The property is adjacent to Carver Library where parking space is limited. The library was sent a courtesy copy of the request to declare the property as surplus. The library responded immediately in favor of taking over this property. Library staff began due diligence to determine the feasibility of this project, and to identify funding sources. The project was presented to and gained the support of the Library Facilities Committee in June, 2010. The library added this property to their patrol and landscape schedule. Both departments have agreed to a Transfer of Use, Benefit and Control from the Grants & Monitoring Department to the Library.

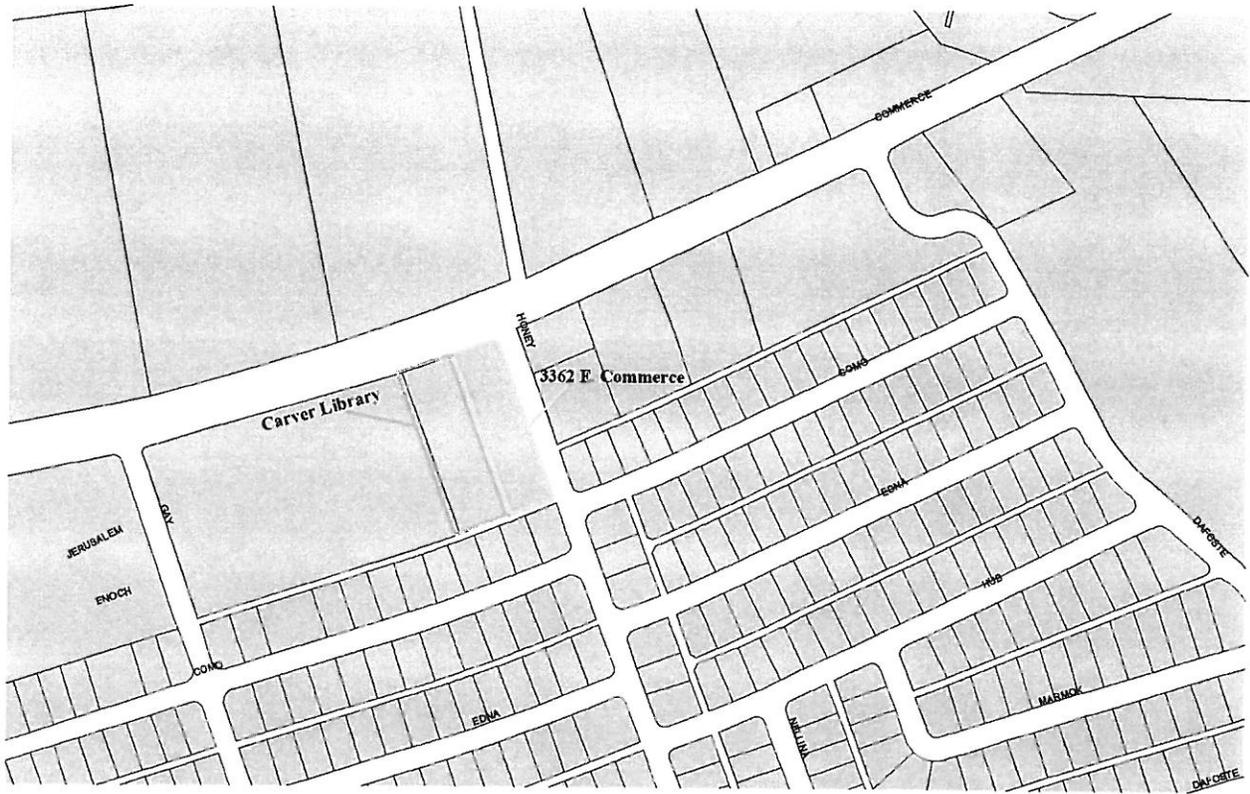
COORDINATION AND FINANCIAL IMPACT

A change of land use requires City Council approval. The Library is governed by a Board of Trustees, so a Transfer of Use, Benefit and Control instrument is necessary to complete this transaction. There will be no financial impact since both are city departments.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

3362 E. Commerce

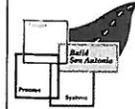


**City of San Antonio
Capital Improvements Management Services
Department
March 23, 2011**

**Request to Transfer Use,
Benefit & Control**

Petitioner:

**Grants & Monitoring
Department**



Planning Item

- The Grants & Monitoring department has property located at 3362 E. Commerce in District 2 that it no longer utilizes. The library is interested in using the property to expand parking at the Carver Library.
- Both are requesting approval to transfer use of the property to the library.

Background

- Grants & Monitoring purchased the property in 1985 using CDBG funds.
- The property was leased to a nonprofit early childhood program.
- The lease has terminated and the property is no longer needed by Grants & Monitoring.
- Since the building has been vacated it is frequently vandalized and sometimes used for criminal activity.

3

Background

- Grants & Monitoring submitted a request to Real Estate to sell the property.
- In addition to canvassing departments & utility agencies, courtesy copies of the potential sale were sent to the registered Homeowners Association and City Councilwoman Ivy Taylor.
- Association members, residents of the community, and Councilwoman Taylor contacted Real Estate to request the Library be notified of the availability of the property.

4

3362 E. Commerce - Aerial



7

Coordination:

- Project has been canvassed through all interested City Departments and Utility Agencies.
- Grants & Monitoring and the Library have agreed to a Transfer of Use.

8

Fiscal Impact & Recommendation

- There will be no financial impact since Grants & Monitoring and the Library are city departments.
- A *change of land use* requires City Council approval. Staff recommends approval of a Transfer of Use, Benefit & Control of 3362 E. Commerce from Grants & Monitoring to the Library.

RESOLUTION # _____

**A RESOLUTION SUPPORTING THE TRANSFER OF USE,
BENEFIT & CONTROL FROM GRANTS & MONITORING
DEPARTMENT TO THE LIBRARY OF PROPERTY LOCATED
AT 3362 E COMMERCE (NCB 10241 LOT 8 CITY OF SAN
ANTONIO NO 7) IN COUNCIL DISTRICT 2**

* * * * *

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

WHEREAS, the City Code further subjects approval of *Change of Land Use* to public hearing and approval by act of City Council; and

WHEREAS, Grants & Monitoring has filed an application requesting the Transfer of Use, Benefit & Control to the Library of property located at 3362 E Commerce; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking the Transfer of Use, Benefit & Control to the Library of property located at 3362 E Commerce.

SIGNED this 23rd day of March, 2011

Amelia Hartman, Chair

Attest:

Executive Secretary
San Antonio Planning Commission

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

AGENDA NO. 17

TO: Planning Commission

FROM:  Marcia Shelf Orlandi, Real Estate Manager

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

SUBJECT: S. P. No. 1537—Request to close to vehicular traffic four railroad crossings near NCBs 9464, 3490, 6254 and 2509

DATE: March 7, 2011

PETITIONER: City of San Antonio
c/o Public Works Dept.
Traffic Engineering & Design
Attn: Amer Gilani
114 W. Commerce St., 9th Floor
San Antonio, TX 78205

Staff is requesting that this item be placed on the agenda for the Planning Commission meeting on March 23, 2011.

BACKGROUND

Public Works Department is requesting the closure of four separate railroad crossings in order to establish Quiet Zones at Petaluma/near Wilma Jean, Frio City/Harriman, Frio City/Cumberland and San Jacinto/Salttillo as shown on the attached exhibit. If approved, certain safety measures will be implemented by the City of San Antonio, such as installing guard rails at these railroad crossings, pavement markings and "End of Road" signs at nearest intersections. The Federal Railroad Administration (FRA) in turn establishes these areas as Quiet Zones, whereby trains will not routinely sound their horn. Neighborhood meetings have been held and proposed closures have been discussed; community supports railroad crossings, which will minimize noise, and improve overall safety and quality of life.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. An executed Letter of Conditions is attached for your review.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

February 24, 2011

City of San Antonio
c/o Public Works Department
Attn: Anthony Chukwudolue
Assistant Director
114 W. Commerce St.
San Antonio, TX 78205

Re: S. P. No. 1537—Request to close to vehicular traffic four railroad crossings at Frio City/Cumberland, Frio City/Harriman, San Jacinto/Salttillo and Petaluma/near Wilma Jean Dr. for the establishment of Quiet Zones

Dear Mr. Chukwudolue:

With reference to the captioned project, please be advised that the Capital Improvements Management Services (CIMS) Department of the City of San Antonio has now completed the canvassing process and has received conditional approval as expressed by the following:

DEVELOPMENT SERVICES DEPARTMENT

Turnarounds should be provided for the public and emergency vehicles at all times, as per Code Sec. UDC 35-506(d)(6): "Residential cul-de-sac streets greater than one hundred fifty (150) feet from the centerline of the cross street's pavement to the center point of the cul-de-sac turnaround shall be designed with a minimum one hundred foot diameter right of way."

PLANNING & COMMUNITY DEV. DEPT.

Proposed changes are subject to the respective community plans, which are:

- Frio City/Cumberland – Guadalupe Westside Community Plan; Collin Gardens NA
- Frio City/Harriman – Nogalitos South Zarzamora & Kelly/South San PUEBLO
- San Jacinto/Salttillo – Guadalupe Westside Community Plan, Westside Reinvestment Plan & Westside Tax Increment Reinvestment Zone; Collin Gardens NA
- Petaluma – No community plan.

These community plans were developed with input from residents and through a public hearing process. Specifically, the Guadalupe Westside and Kelly/South San PUEBLO community plans include goal/strategies supporting overnight quiet zones where the train horn is silenced for a portion of the day, typically between the hours of 10:00 p.m. and 7:00 a.m. Full 24 hour quiet zones or closures were not discussed. In the community plans, residents mentioned the need to improve accessibility into neighborhoods and lessen traffic congestion at the railroad crossings by seeking funding for over/under passes. The railroad crossings on Frio City Street were mentioned as a major traffic concern. Staff should seek input from residents by holding community meetings.

The proposed closures of Cumberland and Harriman Streets would redirect traffic from areas north and south of Highway 90 West and Drake Street, which is a residential street with houses fronting it. Currently, quiet zones have been implemented in other areas of the City by using a four-quadrant gate system instead of closing streets. Staff should explore implementing quiet zones without lessening connectivity and affecting mobility in the surrounding neighborhoods.

PUBLIC WORKS DEPARTMENT

Traffic Engineering Div.: The Petaluma crossing is missing end of road markers. Guardrail needs object markers.

POLICE DEPARTMENT

SAPD is always concerned about providing police services to our citizens in the best manner that ensures prompt responses, effective handling of calls, and efficient use of our resources. To this end, we always cringe at any street closings that may negatively impact our response times.

However, after reviewing the listed sites, we hold that closing and barricading these railroad crossings to establish Quiet Zones will not create any insurmountable obstacles to providing police services to the citizens and businesses in those areas.

FIRE DEPARTMENT

SAFD emergency responders are often out of quarters criss-crossing the City, moving from one emergency to another. It is difficult to predict what direction they will be coming from. For this reason, as emergency responders, we always prefer more access options than less. Some areas are already difficult to access at times due to existing closures and the fact that the train tends to slow down or stop along Frio City Rd., for example. It's not uncommon for the train to block Zarzamora St. but not block Harriman Pl. It is acknowledged that there will be times when closures are necessary for a variety of reasons and in such cases, SAFD will adapt and continue to provide the highest level of emergency services possible.

CITY PUBLIC SERVICE BOARD

Petitioner must agree to reserve a perpetual easement for all existing electrical and/or gas facilities, and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with the City Public Service Board and at the sole expense of the petitioner. All affected mains and/or services must be centered within a 14' easement.

SAN ANTONIO WATER SYSTEM

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

VIA METROPOLITAN TRANSIT SYSTEM

VIA Metropolitan Transit has analyzed each of the four requested closures, as we operate local bus service in each of the areas where a permanent 'barricade' has been requested. While our service routes would not be directly impacted, there may be indirect affects at each of the locations noted in the District 5 (2@ Frio City Rd., and Saltillo) locations, i.e., additional vehicular traffic would be directed to other neighborhood streets, in order to access the next nearest crossing, with the potential to increase traffic at intersections where VIA does operate service, thus impacting service and potentially incurring cost. Additionally, with the current frequency that UP stalls trains over existing crossings, the option of having an alternate crossing location, in near proximity, gives both VIA operations and other vehicular traffic the opportunity to detour around stalled trains.

At the location noted in Districts 3 and 4 (Petaluma), the closure will force vehicular traffic to detour approximately one-half mile to the north or almost one mile to the south to provide access across the railroad tracks.

From a planning perspective, by maintaining the street connectivity at each of these locations, it reduces the burden on higher use roadways/crossings. The elimination of street connectivity at these locations also limits the options for routine or emergency access through the affected neighborhoods. Other conditions that should be addressed:

- 1) There does not appear to be threshold criteria, for which future Quiet Zone requests could be evaluated, and these closures could set a precedent.
- 2) Have proximate (within ½ mile) crossings been analyzed for Quiet Zone application?
- 3) Have other Quiet Zone solutions (Supplementary or Alternative Safety Measures) been explored, other than street closures and one-way streets, e.g., medians or quad gates?
- 4) Since the requests will only eliminate vehicular travel, has a safety analysis on the pedestrian and/or bicycle travel across these crossings been performed?
- 5) Have these requests been evaluated per the adopted Neighborhood Plans for these areas (District 5)?
- 6) These requests do not appear to be aligned with either the Mayor's Vision 2020 Transportation and Neighborhood goals, nor with the general goals of the city with regard to a) providing additional street connectivity to both reduce traffic congestion, b) offering additional options for emergency routing, and c) providing for better "transit-ready" street networks. Instead, these requests offer additional 'dead end' street conditions.
- 7) The rail line, for which the two Frio City Rd. requests abut, is the proposed line for the Austin-San Antonio 'LStar' passenger rail service. While it is too early in the environmental/planning process to determine the extent of any potential rail right-of-way requirements, a canvassing request should be forwarded to LStar staff and their consultant (Project Mgr on the Environmental process), to elicit their responses:

LStar Rail: Joe Black (Operations Mgr): joeblack@lonestarrail.com 512-558-7368 or 512-749-2150

Consultant: John Kulpa (Regional Transit Mgr/Jacobs): john.kulpa@jacobs.com 512-484-9924

DEPARTMENT OF CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

- Petitioner asserts that all evidence of ownership of property abutting the Public Rights of Way proposed to be closed by the City of San Antonio are true and correct.

- Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the petitioner.

As acknowledgement of the above mentioned conditions, please countersign this letter in the spaces provided below and return to Ms. Martha Almeria at the above address. *Upon receipt of this executed letter and the surveys we will continue processing your request.*

Sincerely,



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

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER: Public Works Department


By _____
ANTHONY CHUKWUDOLUE
Print Name

ASSISTANT DIRECTOR OF PUBLIC WORKS
Title
3/2/2011
Date

RESOLUTION # _____

A RESOLUTION SUPPORTING THE CLOSURE OF FOUR RAILROAD CROSSINGS AT PETALUMA/NEAR WILMA JEAN, FRIO CITY/HARRIMAN, FRIO CITY/CUMBERLAND AND SAN JACINTO/SALTILLO NEAR NCBs 9464, 3490, 6254 AND 2509, IN COUNCIL DISTRICTS 3, 4 AND 5 AS REQUESTED BY THE PUBLIC WORKS DEPARTMENT OF THE CITY OF SAN ANTONIO.

* * * * *

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

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

WHEREAS, Public Works Department of the City of San Antonio filed an application requesting closure of four railroad crossings at Petaluma/near Wilma Jean, Frio City/Harriman, Frio City/Cumberland and San Jacinto/Salttillo located near NCBs 9464, 3490, 6254 and 2509, as identified on Exhibit A; and

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

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

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking closure of four railroad crossings at Petaluma/near Wilma Jean, Frio City/Harriman, Frio City/Cumberland and San Jacinto/Salttillo.

SIGNED this 23rd day of March, 2011.

AMELIA HARTMAN, *Chair*

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 11015

Council District: 10

City Council Meeting Date: 5/5/2011

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

AGENDA NO. 18

Summary:

Neighborhood/Community/Perimeter Plan: **Northeast Inner Loop Neighborhood Plan**

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

Background Information:

Applicant: Brown and Ortiz, PC

Owner: Village at Oakwell Farms, LTD

Property Location: 3819 Harry Wurzbach

Acreage: 8.156

Current Land Use of site: Vacant

Adjacent Land Uses:

N: designated Public/ Institutional; occupied by church and school

E: designated Neighborhood Commercial, Open Space, Medium Density; occupied by single family

S: designated Low Density Residential; occupied by single family homes

W: designated Low Density Residential; occupied by single family homes

Issue:

LAND USE ANALYSIS:

The subject property is located along the western side of Harry Wurzbach Road and is bound by Urban Crest Drive on the north, Dove Haven Drive on the south and Robin Rest Drive on the west in the Northeast Inner Loop Neighborhood Plan. Harry Wurzbach serves as the eastern boundary of the neighborhood plan. The subject property is approximately 8.156 acres in size and is currently vacant. It is located along an edge of an area that is single family residential in character on the east, south and west and occupied by single family homes and a school and church to the north. The Northeast Inner Loop Neighborhood Plan designates the properties to south and west as Low Density Residential land use and the properties to the north as Public/ Institutional land use. The properties to the east which are outside the neighborhood plan are classified by the San Antonio International Airport Vicinity Plan as Neighborhood Commercial, Open Space and Medium Density Residential land use.

The neighborhood plan designates the subject property as High Density Residential land use. High Density Residential land use includes multi-family developments with more than four units on a single lot, such as apartment complexes, but can also include low density and medium density residential uses. It can function as a compatible transition between medium and low density residential and higher intensity commercial uses. This form of development should be located along collectors, arterials, or highways.

The applicant is requesting to change the future land use designation for the subject property to Community Commercial land use. Community Commercial land use provides for medium intensity land use that draws its customer base from two or more neighborhoods. Community Commercial uses should be located along arterial roads near intersections or in established commercial areas. Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential use.

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

The applicant is requesting this plan amendment and associated zoning change in order to construct a community commercial development. Changing the future land use designation for the subject property would open the subject property to development that is not consistent with the area which is predominately single family residential. A Community Commercial land use at this location would provide no buffer or transition to the established single family neighborhood immediately adjacent to the south and west. Also, the neighborhood plan recommends that Community Commercial uses be located along arterial roads near intersections or in established commercial areas. The requested change would be in conflict with the community's desire to promote Community Commercial development as a place where their "town center" is located. The community envisions a "town center" located along Austin Highway that would be a focal point connecting the adjoining neighborhoods. The neighborhood plan encourages intense commercial developments along Loop-410 and the major intersection of Austin Highway and Harry Wurzbach Road.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Harry Wurzbach is a Secondary Arterial Type A.

Other streets: Urban Crest Dr., Dove Haven Dr. and Robin Rest are local streets. The area includes sidewalks which allow for pedestrian access to and from the adjacent residential areas. There is also a VIA bus stop at Harry Wursbach and Urban Crest Drive.

Comments: This request will add additional traffic to local streets. Community Commercial uses, as described in the plan are typically located on arterial roads near intersections or in established commercial areas.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: St. Pius X Catholic Church and School, Northwood Presbyterian Church and Northwood Elementary School are adjacent and within walking distance. Garner Middle School and Oakwell Public Library are also nearby.

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: Changing the future land use designation for the subject property to Community Commercial land use would open the subject property to development that is not consistent with the area which is predominately single family residential and provide no buffer or transition from a potentially intense commercial use to the established residential neighborhood. Also, the neighborhood plan recommends that Community Commercial uses be located along arterial roads near intersections or in established commercial areas. The requested change would be in conflict with the community's desire to promote Community Commercial development to become a place where a "town center" is located. The community envisions a "town center" located along Austin Highway that would be a focal point connecting the adjoining neighborhoods. The neighborhood plan encourages intense commercial developments along Loop 410 and the major intersection of Austin Highway and Harry Wurzbach Road.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: March 23, 2011

Approval Denial Resolution Attached

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

Newspaper Publication Date of Public Hearing: 3/4/2011

No. Notices mailed 10 days prior to Public Hearing: 45 to property owners, 28 to Planning Team members and 3 to neighborhood associations.

Registered Neighborhood Association(s) Notified: Oak Park-Northwood, Oakwell Farms HOA and Wilshire Village

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011072

Current zoning district: O-2

Proposed zoning district: C-2

Zoning Commission Public Hearing Date: 4/5/2011

Approval

Denial

Planning and Community Development Department Staff:

Patrick B. Howard, AICP

Interim Director

Andrea Gilles

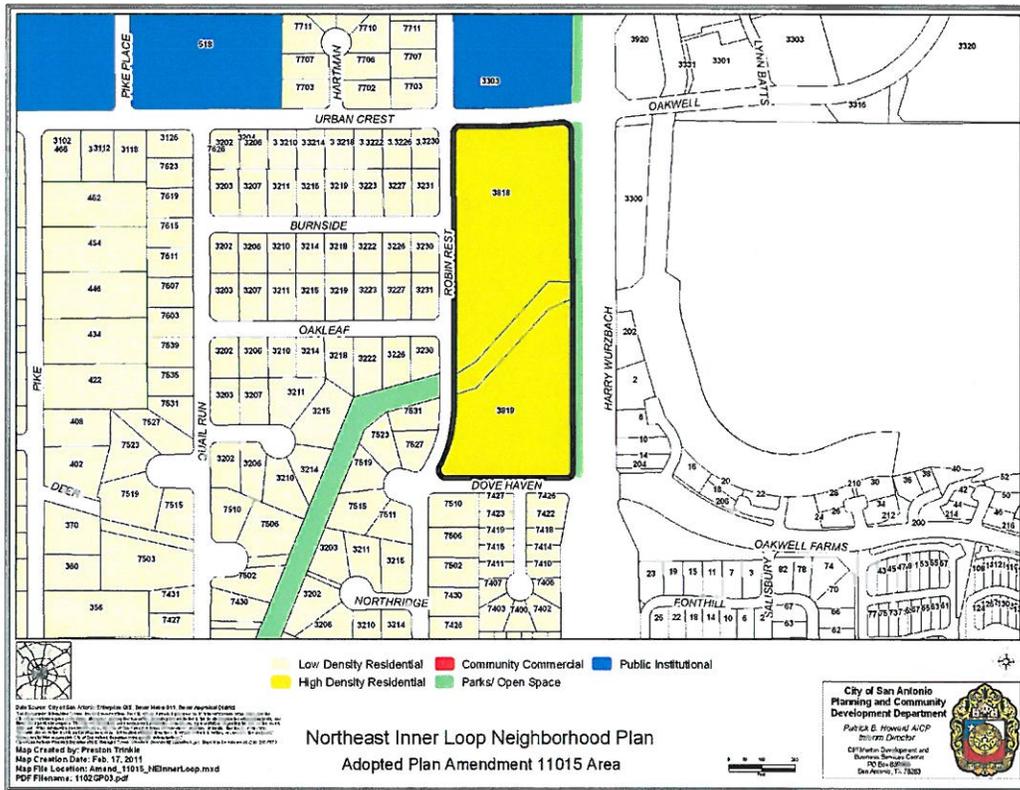
Planning Manager

Robert C. Acosta

Planner

Phone No.: 201-0157

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



2010 Aerial



Data Source: City of San Antonio Enterprise GIS, Base: Metro B11, Base: Appraisal District
 This document is a public information product of the City of San Antonio. It is provided for informational purposes only and does not constitute an offer of any financial product or service. The City of San Antonio is not responsible for any errors or omissions in this document. The City of San Antonio is not liable 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. 17, 2011
 Map File Location: Amend_11015_NEInnerLoop.mxd
 PDF File Name: 1102GF03.pdf

Northeast Inner Loop Neighborhood Plan Adopted Plan Amendment 11015 Area



City of San Antonio
 Planning and Community
 Development Department

Patrick B. Howard AICP
 Interim Director

City of San Antonio
 Planning and Community
 Development Department
 PO Box 639966
 San Antonio, TX 78263



Master Plan Amendment 11015

Northeast Inner Loop Neighborhood Plan

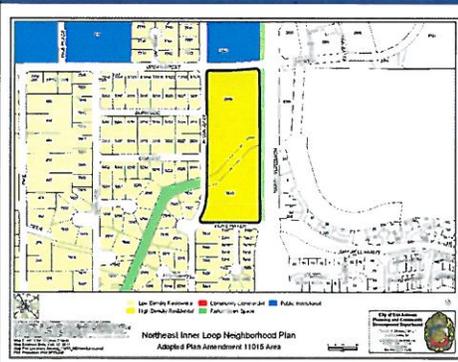
Planning Commission

March 23, 2011

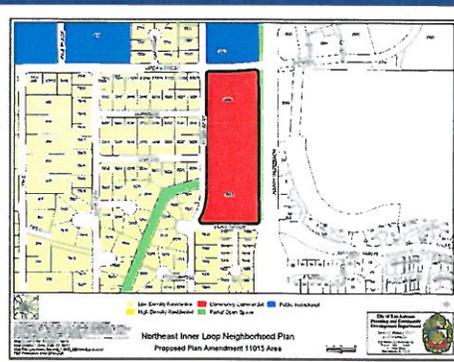
Agenda Item No. 10

Amendment 11015

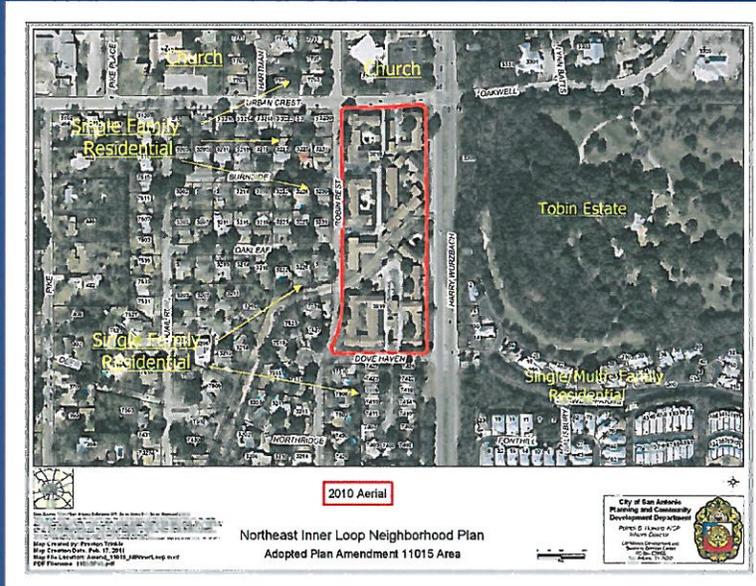
Plan as adopted:



Proposed amendment:



Surrounding Land Uses



Area Images



Front View of Subject Property



Side View of Subject Property



Looking South from Subject Property



Looking West from Subject Property

Staff Recommendation

Denial of the request to amend
from High Density Residential land
Use to Community Commercial
land use

RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTHEAST INNER LOOP NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM HIGH DENSITY RESIDENTIAL LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 8.156 ACRES LOCATED AT 3819 HARRY WURZBACH ROAD.

WHEREAS, City Council approved the Northeast Inner Loop Neighborhood Plan as an addendum to the Master Plan on August 7, 2008; 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 March 23, 2011 and **DENIED** the amendment on March 23, 2011; and

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

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

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

PASSED AND APPROVED ON THIS 23th DAY OF MARCH 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA 11018

Council District: 1

City Council Meeting Date: **May 5, 2011**

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

AGENDA NO. 19

Summary:

Neighborhood/Community/Perimeter Plan: **Tobin Hill Neighborhood Plan**

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

Background Information:

Applicant: Bradley J. Braune

Owner: Bradley J. Braune (910 East Mistletoe Street) and Veriena Braune (914 East Mistletoe Street)

Property Location: 910 and 914 East Mistletoe Street

Acreage: 0.4049

Current Land Use of site: Vacant single-family dwelling (910 East Mistletoe Street); Live/ work unit (914 East Mistletoe Street)

Adjacent Land Uses:

N: Parks and Low Density Mixed Use (Mix of Residential and Commercial Uses)

E: Low Density Residential (Vacant Irregular Lot with US Highway 281 beyond)

S: Low Density Residential (Single-Family and 2-Family Homes)

W: Low Density Mixed Use (Retail Store)

Issue:

LAND USE ANALYSIS:

The subject property is situated on the south side of East Mistletoe Street on the block bound by North Saint Mary's Street to the west and US Highway 281 to the east. This short block is approximately 200 feet long, includes a center landscaped median, and dead-ends in a cul-de-sac which blocks vehicular access to US Highway 281. The parcels on the north side of East Mistletoe Street are occupied by 1920s and 1960s era single-family houses that are currently being utilized for residential and commercial uses. The structure located at 923 East Mistletoe Street is the only structure situated on the north side of East Mistletoe Street that fronts on East Mistletoe Street; the others front on North Saint Mary's Street with their backs to East Mistletoe Street. All of the parcels on the north side of East Mistletoe Street are designated for Low Density Mixed Use land use. The parcels west of the subject property are occupied by a retail store and a small 2-story mixed-use building. These parcels are designated for Low Density Mixed Use land use. The irregularly shaped parcel to the east of the subject property is currently vacant and is designated for Low Density Residential land use. The parcels to the south of the subject property are occupied by single-family and two-family structures and are designated for Low Density Residential land use.

The subject property is currently designated as Low Density Residential land use. The Low Density Residential land use category includes single-family homes on individual lots on streets with low traffic volumes. This land use category is ideally found within walking distance of schools and neighborhood commercial uses. Certain lower impact community oriented uses such as churches, parks, and community centers may be encouraged in this category. Pre-existing commercial buildings less than 3,000 square feet located at the corners of residential streets may be used for neighborhood commercial purposes. A limited number of duplexes are also acceptable if they were originally built for that purpose.

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

The applicant is requesting to change the land use category for the subject property to Low Density Mixed Use. The Low Density Mixed Use land use category includes a mix of low intensity residential and commercial uses (on adjacent lots or integrated into one structure). Compatibility between commercial and residential uses is emphasized. Shared parking located to the rear of the structure, limited curb cuts, and monument signs are encouraged. Examples of permitted uses include professional/ personal services, shop front retail with restaurants, cafes, and gift shops mixed with residential dwelling units.

According to the applicant, the structure located at 910 East Mistletoe Street is currently being utilized as an artist live/ work space. The applicant is proposing to utilize the structure located at 914 East Mistletoe Street as a bed and breakfast. The property located at 914 East Mistletoe Street would have to be rezoned before this type of use could occur. If the requested land use change is approved, the applicant could proceed with a zoning change request to allow for such a use.

The north side of East Mistletoe Street is currently designated for Low Density Mixed Use land use and is occupied by a mix of residential and commercial uses. The proposed land use change would expand this mixed use area south across East Mistletoe Street and create a consistent land use pattern on both sides of the street. The requested land use change would create an enclave for low density mixed use land uses on this small off-shoot from Saint Mary's Street. The Tobin Hill Neighborhood Plan generally discourages commercial encroachment into residential areas. However, the proximity of the subject property to established commercial uses; the noise, light, and other negative impacts associated with being located adjacent to a freeway; and the existing low density mixed use land use on the north side of the block makes this area more appropriate for Low Density Mixed Use land use.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: US Hwy 281 is a freeway. North Saint Mary's Street functions as a collector. East Mistletoe is a local street with a landscaped median and on-street parking.

There are bus stops for the #8 North Saint Mary's bus route at North Saint Mary's Street and US Hwy 281. The #8 route provides frequent service between downtown and the Randolph Park and Ride with stops at University of the Incarnate Word, Trinity University, and along Austin Highway.

Comments: The existing transportation infrastructure could support any additional trips 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 subject property is within walking distance to nearby schools, parks (including the San Antonio Zoo and the Museum Reach of the San Antonio River), churches, and other institutional uses including the D.R. Semmes YMCA at TriPoint.

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

Minimal Impact Impact can be mitigated Significant Impact to Community Facilities

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: The proposed land use change would expand an existing Low Density Mixed Use area south across East Mistletoe Street to create a consistent land use pattern on both sides of the street. The proximity of the subject property to established commercial uses; the noise, light, and other negative impacts associated with being located adjacent to a freeway; and the existing low density mixed use land use on the north side of the block makes this area more appropriate for low density mixed use land use.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: March 23, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: March 4, 2011

No. Notices mailed 10 days prior to Public Hearing: 22 to owners of property within 200 feet; 15 to members of the Planning Team.

Registered Neighborhood Association(s) Notified: Tobin Hill Community Association

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Zoning change application has not been filed.

Current zoning district: C-1 and R-6

Proposed zoning district: N/A

Zoning Commission Public Hearing Date: N/A

Approval Denial

Planning and Community Development Department Staff:

Patrick B. Howard, AICP

Interim Director

Andrea Gilles

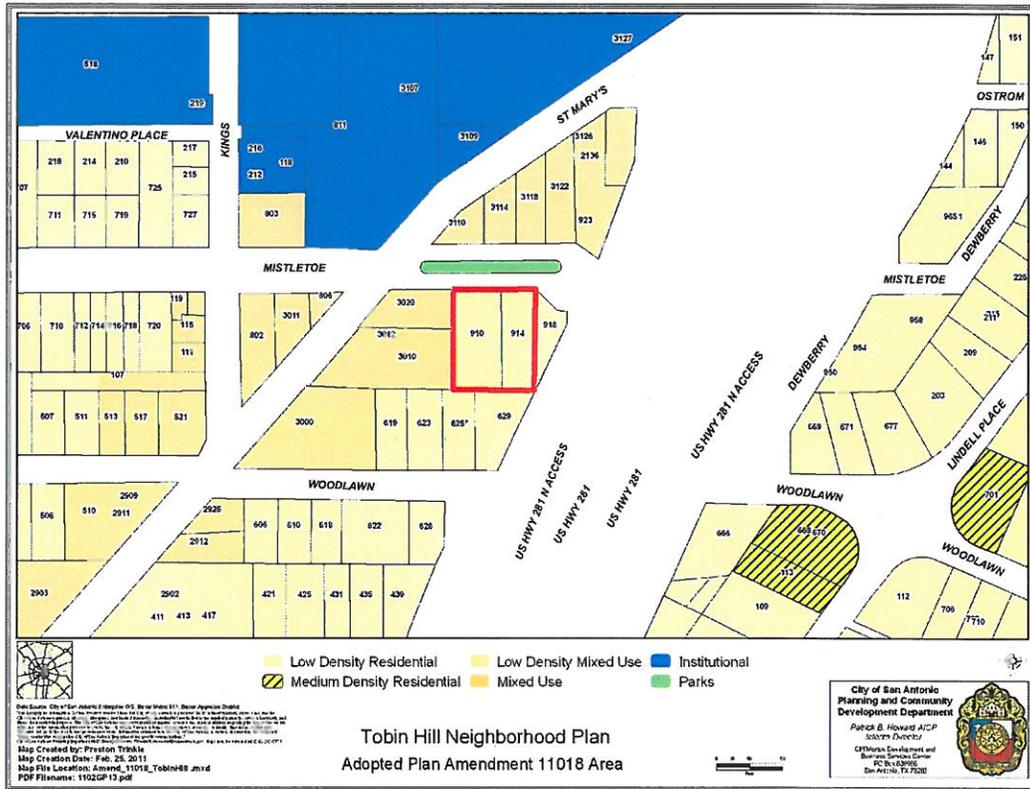
Planning Manager

Case Manager: Michael Taylor, AICP

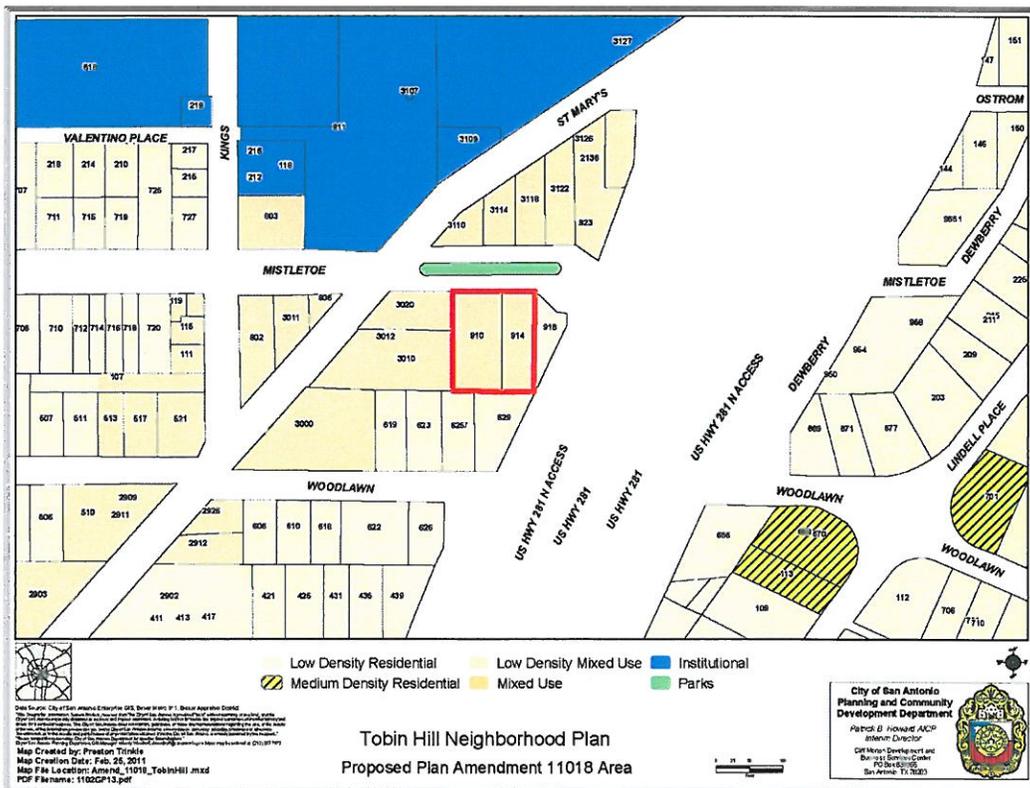
Interim Senior Mgmt. Analyst

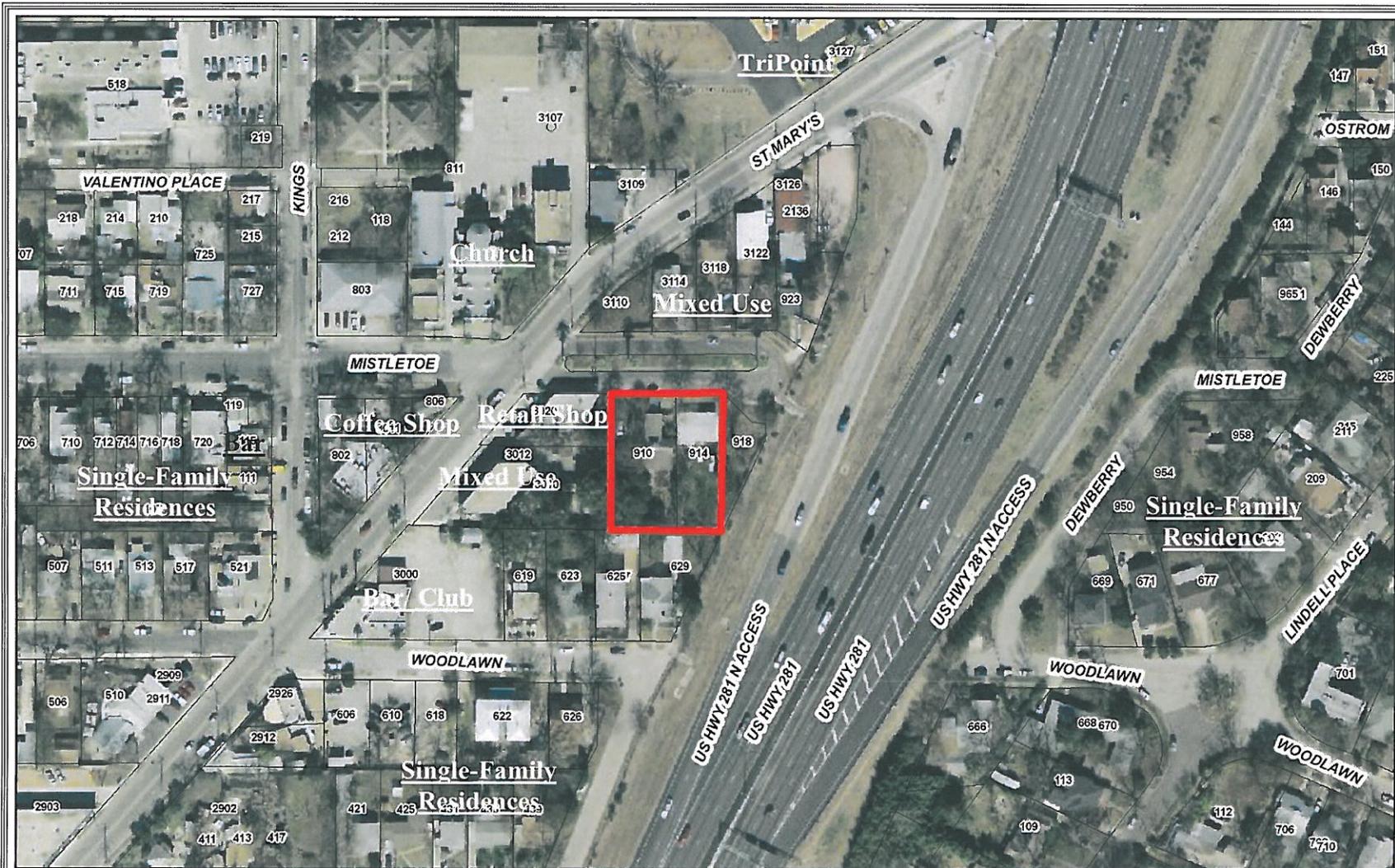
Phone No.: 207-0145

Land Use Plan as adopted:



Proposed Amendment:





2010 Aerial



Data Source: City of San Antonio Enterprise GIS, Bear Metro 011, Bear Appraisal District
 This document is the City of San Antonio's official record of the proposed plan amendment. The City of San Antonio is not responsible for the accuracy of the information provided in this document. The City of San Antonio is not responsible for the accuracy of the information provided in this document. The City of San Antonio is not responsible for the accuracy of the information provided in this document.

Map Created by: Preston Trinkle
 Map Creation Date: Feb. 25, 2011
 Map File Location: Amend_11018_TobinHill.mxd
 PDF Filename: 1102GP 13.pdf

Tobin Hill Neighborhood Plan
 Proposed Plan Amendment 11018 Area



City of San Antonio
 Planning and Community
 Development Department
 Patrick B. Howard AICP
 Interim Director
 Cliff Morton Development and
 Business Services Center
 PO Box 639966
 San Antonio, TX 78263



Master Plan Amendment 11018

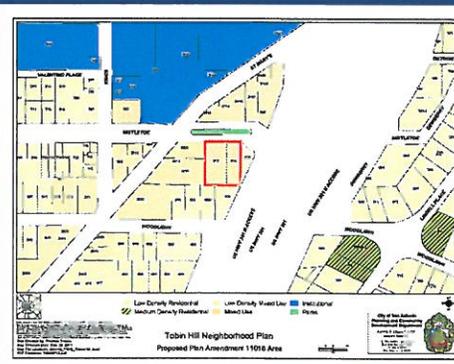
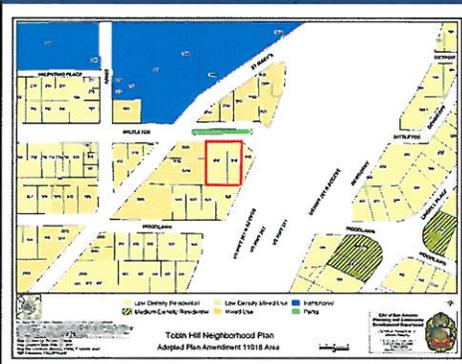
Tobin Hill Neighborhood Plan

Planning Commission
March 23, 2011
Agenda Item No.

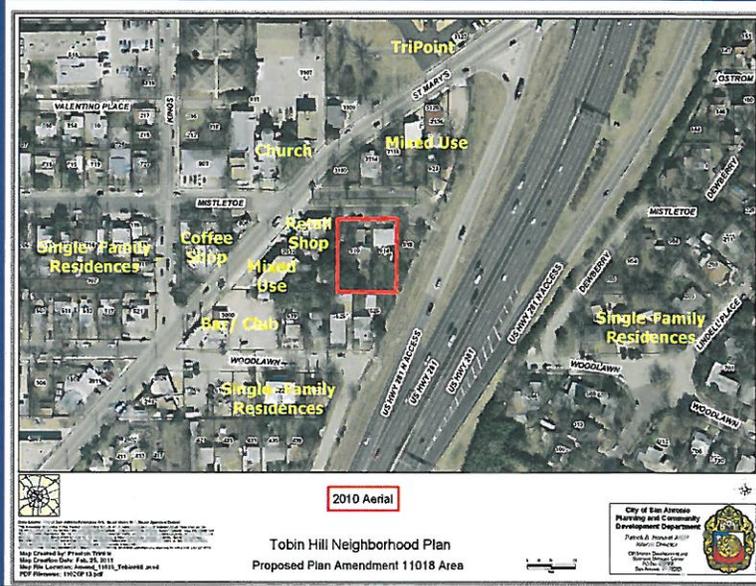
Amendment 11018

Plan as adopted:

Proposed amendment:



Surrounding Land Uses



3

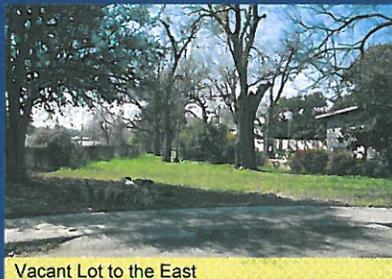
Area Images



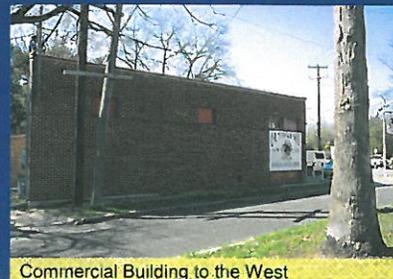
Low Density Mixed Use Proposed for 910



Low Density Mixed Use Proposed for 914

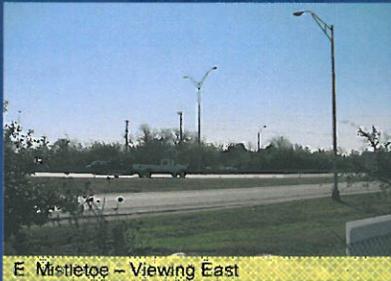
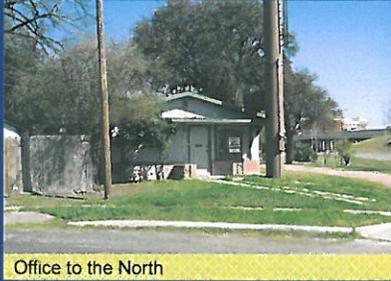


Vacant Lot to the East



Commercial Building to the West

Area Images



Staff Recommendation

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

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE TOBIN HILL NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO LOW DENSITY MIXED USE LAND USE FOR AN AREA OF APPROXIMATELY 0.4049 ACRES LOCATED AT 910 AND 914 EAST MISTLETOE STREET.

WHEREAS, City Council approved the Tobin Hill Neighborhood Plan as an addendum to the Master Plan on February 21, 2008; 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 March 23, 2011 and **APPROVED** the amendment on March 23, 2011; and

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

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

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

PASSED AND APPROVED ON THIS 23rd DAY OF MARCH 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA 11019

Council District: 5

City Council Meeting Date: 5/5/2011

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

AGENDA NO. 20

Summary:

Neighborhood/Community/Perimeter Plan: **Nogalitos/S. Zarzamora Community Plan**
The applicant requests to amend the Land Use Plan designation *from* **Low Density Residential** land use *to* **Mixed Use** land use.

Background Information:

Applicant: Casandra C. Ortiz
Owner: Arturo R. Leos
Property Location: 127 Roslyn Avenue
Acreage: 0.1481
Current Land Use of site: Single Family Home
Adjacent Land Uses:

- N: designated Mixed Use; occupied by parking lot of major grocery store
- E: designated Mixed Use; occupied by parking lot of major grocery store
- S: designated Low Density Residential; occupied by single family home
- W: designated Low Density Residential; occupied by single family home

Issue:

LAND USE ANALYSIS:

The subject property is located on Roslyn Avenue approximately 200 feet west of the intersection of Roslyn Avenue and Nogalitos within the Nogalitos/S. Zarzamora Community Plan. The subject property is a single family residence and located along the edge of an area that is single family residential in character on the south and west and commercial on the north and east. The Nogalitos/S. Zarzamora Community Plan designates the properties to the south and west as Low Density Residential land use and the properties to the north and east as Mixed Use land use.

The Community Plan designates the land use for the subject property as Low Density Residential land use. Low Density Residential land use include single-family houses on individual lots with/without attached or detached accessory dwelling units, such as a granny flats, garage apartments, and “echo”(elder cottage housing opportunity) units. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain non-residential activities such as schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy access. This form of development should be oriented toward the center of the neighborhood and located away from major arterials.

The applicant is requesting to change the future land use designation for the subject property to Mixed Use land use. Mixed Use land use allows for a concentrated, well structured, and integrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities. Centralized parking areas should be located behind buildings. Mixed Use Centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access.

The applicant is requesting this plan amendment and associated zoning change in order to allow for the expansion of an existing parking lot. The expansion of the existing parking lot will provide much needed additional parking for the adjacent HEB Grocery Store that abuts the subject property on the

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

north and east. The increased parking area will reduce the off street parking along Roslyn Avenue and surrounding areas that currently spill over to the residential neighborhood.

The request for Mixed Use land use completes an existing Mixed Use node already established at the corners of Nogalitos and Roslyn and Nogalitos and Park streets and will allow for the continued provision of needed services to the surrounding residential neighborhood. Applicable buffers will be required from the subject property to the residential parcel to the west.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Subject property is approximately 200 feet from Nogalitos, a Secondary Arterial Type B street.

Other streets: Roslyn Avenue is a local street and the subject property is approximately 100 feet from South Park a collector street. The area includes sidewalks which allow for pedestrian access to and from the adjacent residential areas. There is also a VIA bus stop at South Park and Nogalitos.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: Shepherds Gate Community Church, Collins Garden Public Library, South Park and Collins Garden Elementary School are within a two block radius of the subject property and within walking distance.

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

The request for Mixed Use land use completes an existing Mixed Use node established in this location and will allow for the continued provision of services to the surrounding residential neighborhood.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: March 23, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: 3/11/2011

No. Notices mailed 10 days prior to Public Hearing: 33 to property owners, 26 to Planning Team members and 3 to neighborhood associations.

Registered Neighborhood Association(s) Notified: Collins Garden, Palm Heights and Tierra Linda

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011072

Current zoning district: R-5 Proposed zoning district: C-2

Zoning Commission Public Hearing Date: 4/5/2011

Approval Denial

Planning and Community Development Department Staff:

Patrick B. Howard, AICP

Interim Director

Andrea Gilles

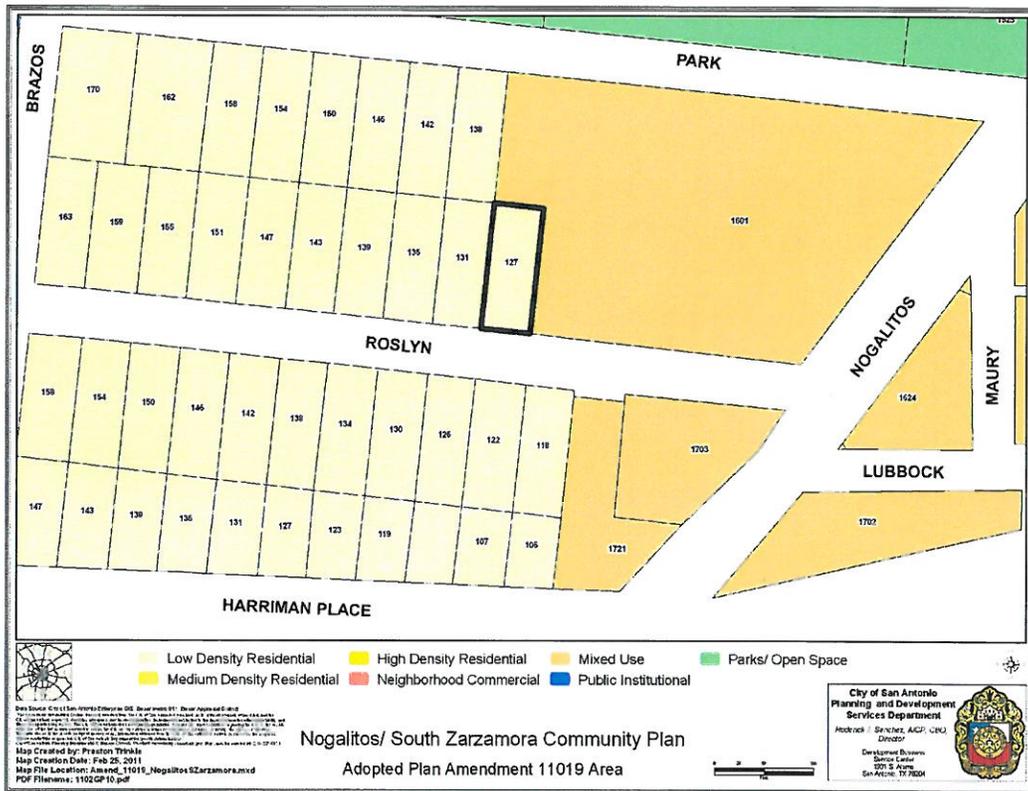
Planning Manager

Robert C. Acosta

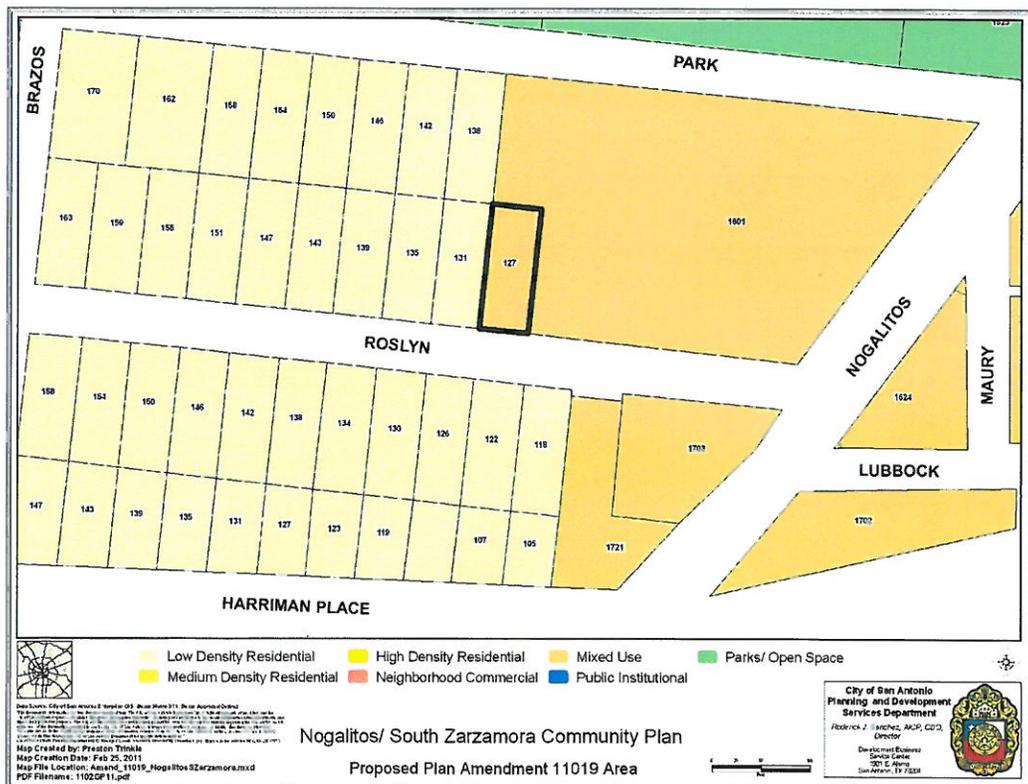
Planner

Phone No.: 207-0157

Land Use Plan as adopted:



Proposed Amendment:



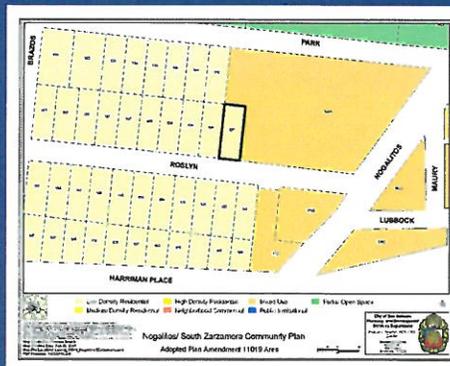
Master Plan Amendment 11019

NOGALITOS/S. ZARZAMORA Community Plan

Planning Commission
March 23, 2011
Agenda Item No. 20

Amendment 11019

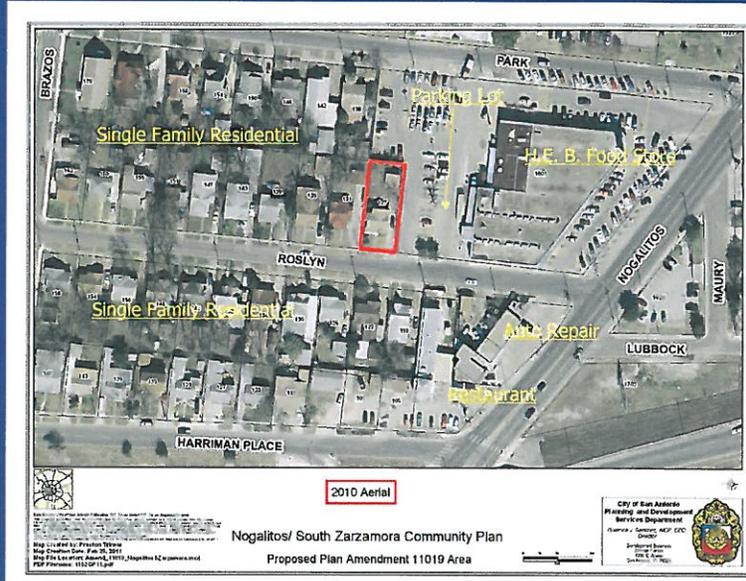
Plan as adopted:



Proposed amendment:



Surrounding Land Uses



Area Images



Front View of Subject Property



Looking South from Subject Property



Rear View of Subject Property



Looking East from Subject Property

Staff Recommendation

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

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NOGALITOS/ S. ZARZAMORA COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO MIXED USE LAND USE FOR AN AREA OF APPROXIMATELY 0.1481 ACRES LOCATED AT 127 ROSLYN AVENUE.

WHEREAS, City Council approved the Nogalitos/ S. Zarzamora Community Plan as an addendum to the Master Plan on September 30, 2004; 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 March 23, 2011 and **APPROVED** the amendment on March 23, 2011; and

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

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

SECTION 1: The amendment to the Nogalitos/ S. Zarzamora 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 23th DAY OF MARCH 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

