



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

**PLANNING COMMISSION AGENDA**  
**☞ May 14, 2014 ☞**  
**2:00 P.M.**

Roberto R. Rodriguez, *Chair*  
Marcello Diego Martinez, *Vice Chair*  
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill  
George Peck  
Michael Garcia Jr.

Kevin Love  
Zachary Harris  
Angela Rinehart

**Ex-Officio Members**

Orlando Salazar, *Chair Zoning Commission*  
Rey Saldana, *Councilmember*

Andrew Ozuna, *Chair Board of Adjustment*  
Sheryl Sculley, *City Manager*

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

**DISABILITY ACCESS STATEMENT** - *This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight (48) hours prior to the meeting. For assistance, please call (210) 207-7268 or 711 (Texas Relay Service for the Deaf).*

**DECLARACIÓN DE ACCESIBILIDAD** - *El lugar de reunión cuenta con el acceso disponible y estacionamiento para personas discapacitadas. También incluye servicios especiales e interpretes para personas con problemas auditivos. Este servicio debe ser solicitado cuarenta y ocho (48) horas antes del día programado para la reunión. Para más información favor comunicarse al (210) 207-7268 o al 711 (Servicio para personas con problemas auditivos Texas Relay).*

***For questions regarding agenda items, please call (210) 207-1111.***

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

At any time during the meeting, the Planning Commission may meet in executive session for consultation concerning attorney-client matters under Chapter 551 of the Texas Government Code. A majority of appointive members, other than ex officio, shall constitute a quorum.

- 2. 2:00 P.M.** - Call to Order, Training Rooms A&B
- 3. Roll Call**

4. Citizens to be heard

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

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

**Plats**

5. **130173:** Request by KB Home Lone Star, L.P., for approval of a major plat to subdivide a 10.69-acre tract of land to establish the **Amber Creek Subdivision Unit 5**, generally located southwest of the intersection of Piccolo Creek and Boxer Creek. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, [richard.carrizales@sanantonio.gov](mailto:richard.carrizales@sanantonio.gov), Development Services Department).
6. **130193:** Request by Alt Development, Inc., for approval of a major plat to replat a 20.59-acre tract of land to establish the **Westwinds West, Unit-5A PUD** Subdivision, generally located northwest of the intersection of Calaveras Way and Alamo Ranch. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, [larry.odis@sanantonio.gov](mailto:larry.odis@sanantonio.gov), Development Services Department).
7. **130217:** Request by One LCR, LLC, for approval of a major plat to subdivide a 0.862-acre tract of land to establish the **Clearcreek Subdivision, Unit 1**, generally located northwest of the intersection of Higgins Road and Bromley Place. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, [richard.carrizales@sanantonio.gov](mailto:richard.carrizales@sanantonio.gov), Development Services Department).
8. **130282:** \* Request by Continental Homes of Texas, LP, for approval of a major plat to subdivide an 18.981-acre tract of land to establish the **Fallbrook Unit 2, Enclave** Subdivision, generally located north of the intersection of Millstone Cove and Camellia Trace. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department).
9. **130283:** Request by Santikos Real Estate, for approval of a major plat to subdivide a 45.25-acre tract of land to establish the **Alamo Ranch Unit 18** Subdivision, generally located southwest of the intersection of Loop 1604 and Alamo Ranch Parkway. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department).
10. **130297:** Request by Babcock Road 165, Ltd., for approval of a major plat to subdivide a 14.779-acre tract of land to establish the **Weston Oaks Unit 9** Subdivision, generally located southwest of the intersection of Fiesta Ranch and Ranch Falls. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, [luz.gonzales@sanantonio.gov](mailto:luz.gonzales@sanantonio.gov), Development Services Department).
11. **130298:** Request by Babcock Road 165, Ltd., for approval of a major plat to subdivide a 13.199-acre tract of land to establish the **Weston Oaks Subdivision Unit 19**, generally located south of the intersection of Potranco Road and Fort Apache. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, [ian.benavidez@sanantonio.gov](mailto:ian.benavidez@sanantonio.gov), Development Services Department).
12. **130326:** Request by S&K Development Company, Inc., for approval of a major plat to subdivide a 12.07-acre tract of land to establish the **Marbach Village Unit 2** Subdivision, generally located south of the intersection of Marbach Canyon and Marbach Woods. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, [ian.benavidez@sanantonio.gov](mailto:ian.benavidez@sanantonio.gov), Development Services Department).

13. **130379:** \*Request by LHM Balcones Creek Development Inc, for approval of a major plat to subdivide a 19.229-acre tract of land to establish the **Balcones Creek Unit 1B, Enclave** Subdivision, generally located south of the intersection of Balcones Creek and Bearcat. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, [richard.carrizales@sanantonio.gov](mailto:richard.carrizales@sanantonio.gov), Development Services Department).
14. **130396:** Request by Cross Mountain Villas Ltd., for approval of a minor plat to replat and subdivide a 3.90-acre tract of land to establish the **Cross Mountain Villas** Subdivision, generally located east of Cross Mountain Trail, south of Comanche Gap. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, [luz.gonzales@sanantonio.gov](mailto:luz.gonzales@sanantonio.gov), Development Services Department).
15. **130400:** Request by Centex Homes, for approval of a major plat to subdivide a 8.939-acre tract of land to establish the **Reserve of Lost Creek Unit 4B, Enclave**, generally located north of the intersection of Old Paseo Way and Ralph Fair Road. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, [ian.benavidez@sanantonio.gov](mailto:ian.benavidez@sanantonio.gov), Development Services Department).
16. **130512:** Request by One LCR, LLC, for approval of a major plat to subdivide a 2.715-acre tract of land to establish the **Clearcreek Subdivision, Unit 2**, generally located northwest of the intersection of Higgins Road and Bromley Place. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department).
17. **130562:** Request by Clifton Land 1, LP., for approval of a major plat to subdivide a 10.45-acre tract of land to establish the **Kinder Northeast, Unit -4 (PUD)** Subdivision, generally located northwest of the intersection of Kinder Parkway and Kinder Bluff. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, [luz.gonzales@sanantonio.gov](mailto:luz.gonzales@sanantonio.gov), Development Services Department).
18. **130660:** Request by WPE Ventures, LLC, for approval of a major plat to subdivide a 13.353-acre tract of land to establish the **Westpointe East, Unit 22-N** Subdivision, generally located southeast of the intersection of Cottonwood Way and Sage Run. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department).
19. **130661:** Request by WPE Ventures, LLC, for approval of a major plat to subdivide a 12.734-acre tract of land to establish the **Westpointe East, Unit-22M**, Subdivision generally located northwest of the intersection of Wiseman Boulevard and Cottonwood Way. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, [ian.benavidez@sanantonio.gov](mailto:ian.benavidez@sanantonio.gov), Development Services Department).
20. **140025:** Request by Bitterblue – Two Creek North, Ltd., for approval of a major plat to subdivide a 4.63-acre tract of land to establish the **Two Creeks Collector** Subdivision, generally located north of the intersection of Two Creeks and Twin Acres. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, [ian.benavidez@sanantonio.gov](mailto:ian.benavidez@sanantonio.gov), Development Services Department).
21. **140126:** \*Request by Fourth Quarter Properties LXV, LP., for approval of a minor plat to vacate, resubdivide, and subdivide a 19.679-acre tract to establish the **Top Golf at the Rim MPCD** Subdivision, generally located northeast of the intersection of Interstate Highway 10 and Loop 1604. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, [larry.odis@sanantonio.gov](mailto:larry.odis@sanantonio.gov), Development Services Department).

- 22. 140174:** Request by KB Lone Star, Inc., for approval of a major plat to subdivide a 56.31-acre tract of land to establish **The Oaks at Fox Grove Subdivision Unit 1 & 2**, generally located southeast of the intersection of Creek River and Montrose Wood. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, [richard.carrizales@sanantonio.gov](mailto:richard.carrizales@sanantonio.gov), Development Services Department).

### Variances

- 23. FPV# 14-007 & 14-008:** Request by PAL Acquisitions, LP. for a variance to the Unified Development Code Appendix F, Subdivision C, Sections 35-F124 ( c ) (3) which allows increases in the 1% annual chance floodplain of no more than 6 inches. And 35-F124 (f) (26) (F) which indicates that the engineer of record must demonstrate that development will not increase the 1% annual chance floodplain post development velocities above 6 fps. The site is located in the northeast corner of Lookout Road & Loop 1604. **Staff recommends Approval.** (Sabrina Santiago, EIT, CFM, Senior Engineering Associate, (210) 207-0182, [sabrina.santiago@sanantonio.gov](mailto:sabrina.santiago@sanantonio.gov), Transportation & Capital Improvements, Storm Water Division)

### Time Extensions

- 24. 090286:** Request by HM Stonewall Estates, Ltd., for approval of a (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code, for the **Stonewall Estates Unit 4A (PUD)** Subdivision, generally located south of the intersection of Winecup Hill and Vanity Hill. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, [luz.gonzales@sanantonio.gov](mailto:luz.gonzales@sanantonio.gov), Development Services Department).

### Street Name Change

- 25. S14-003:** A request by Peacock Office, LLC, for a public hearing and resolution recommending approval of a street name change request to change the name of "Teecee Lane" to "Peacock Way" between NE Loop 410 and Cheever Boulevard. **Staff recommends Approval.** (Donna Camacho, Senior Planner, (210) 207-5016, [donna.camacho@sanantonio.gov](mailto:donna.camacho@sanantonio.gov), Development Services Department).

### Land Transactions

- 26. St. Paul Area Properties:** Consideration of a request to declare as surplus and dispose of 6 City-owned real properties consisting of approximately 0.6785 acres of total land area known as 130 North Swiss, 134 North Swiss, 139 North Swiss, 126 North Cherry, 402 North Center and 406 North Center Streets located in New City Block 590. **Staff Recommends Approval.** (David A. McGowen, Real Estate Manager (210) 207-4081, [david.mcgowen@sanantonio.gov](mailto:david.mcgowen@sanantonio.gov), Center City Development and Operations).
- 27. Bexar County Teachers Federal Credit Union Properties:** Consideration of a resolution to acquire real property consisting of approximately 0.9647 acres of land area legally described as Lots 15 and 16, Block 2, New City Block 1494 at the intersection of South New Braunfels Avenue and Dakota Street. **Staff Recommends Approval.** (David A. McGowen, Real Estate Manager (210) 207-4081, [david.mcgowen@sanantonio.gov](mailto:david.mcgowen@sanantonio.gov), Center City Development and Operations).
- 28. S.P. 1329:** Consideration of a request to declare as surplus and dispose of City-owned real property consisting of approximately 0.2583 acres of land area known as 531 North Center Street located in New City Block 583. **Staff Recommends Approval.** (David A. McGowen, Real Estate Manager (210) 207-4081, [david.mcgowen@sanantonio.gov](mailto:david.mcgowen@sanantonio.gov), Center City Development and Operations).

- 29. S.P. 1697:** A Resolution on behalf of the Inner City Tax Increment Reinvestment Zone (TIRZ) Board to declare as surplus and sell an improved tract of real property known as 1511 E. Commerce Street within NCB 594 and authorizing its sale to IDEA Public Schools, a Texas non-profit corporation. In addition, since the property in question was purchased on behalf of the Inner City Tax Increment Reinvestment Zone (TIRZ) utilizing TIRZ funds this ordinance authorizes any necessary amendments to the TIRZ Project and Finance plans. **Staff recommends Approval.** (Jesse Quesada, (210) 207-6971, [jesse.quesada@sanantonio.gov](mailto:jesse.quesada@sanantonio.gov), EastPoint & Real Estate Services).
- 30. S.P. 1743:** Consideration of a Resolution supporting and recommending City Council approval of the declaration as surplus and sale of an unimproved 0.1086 acre tract of City owned land located at 163 East Lambert Street, as requested by Joe R. Vega. **Staff recommends Approval.** (Martha Almeria, (210) 207-6970, [malmeria@sanantonio.gov](mailto:malmeria@sanantonio.gov), Office of EastPoint and Real Estate Services).
- 31. S.P. 1758:** Consideration of a Resolution supporting and recommending City Council approval of the closure, vacation and abandonment of a 22 foot-wide alley Public Right of Way located between North Brazos Street and Fredericksburg Road adjacent to NCB 2022, as requested by Higgs Carter King GT Charter Academy. **Staff recommends Approval.** (Martha Almeria, (210) 207-6970, [malmeria@sanantonio.gov](mailto:malmeria@sanantonio.gov), Office of EastPoint and Real Estate Services).
- 32. S.P. 1773:** Consideration of a Resolution supporting a request by the San Antonio Water System to declare as surplus and dispose of twenty-eight former BexarMet properties located in Bexar County, Atascosa County and Medina County. **Staff recommends Approval.** (Mary L. Fors, (210) 207-4083, [mary.fors@sanantonio.gov](mailto:mary.fors@sanantonio.gov), EastPoint & Real Estate Services Office).
- 33. S.P. 1802:** Consideration of a Resolution supporting a request by LDK Realty Investments, LLC to close, vacate and abandon unimproved portions of Anchor Drive, Link Drive and Lima Drive established by Lockhill Estates No. 2 plat. **Staff recommends Approval.** (Mary L. Fors, (210) 207-4083, [mary.fors@sanantonio.gov](mailto:mary.fors@sanantonio.gov), EastPoint & Real Estate Services Office).

### Comprehensive Master Plan Amendments

- 34. PA 14037:** A request by OCI Solar Power, for approval of a resolution to amend the future land use plan contained in the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 138.73 acres of land out of NCB 16580, NCB 16581 and CB 5081, located in the 5200 through 5900 Blocks of East Loop 1604 North located on the west side of Loop 1604 approximately 4,000 feet north of Interstate Highway 10, from “Parks/Open Space” to “Light Industrial”. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, [racosta@sanantonio.gov](mailto:racosta@sanantonio.gov), Development Services Department).
- 35. PA 14040:** A request by Abelardo Juarez, for approval of a resolution to amend the future land use plan contained in the Five Points Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.32 of an acre of land out NCB 761 located at 308 Warren Street, from “Low Density Residential” to “High Density Residential”. **Staff recommends Denial.** (John Osten, Sr. Planner, (210) 207-2187, [John.Osten@sanantonio.gov](mailto:John.Osten@sanantonio.gov), Development Services Department).
- 36. PA 14042:** A request by Brown and Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in the Huebner/Leon Creeks Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1.4824 acres of land Lot 109, Block 11, NCB 16098 located in the 6900 Block of Prue Road, from “Low Density Residential” to “Community Commercial”. **Staff recommends Approval.** (Ernest Brown, Planner, (210) 207-5017, [ernest.brown@sanantonio.gov](mailto:ernest.brown@sanantonio.gov), Development Services Department).

37. **PA 14043:** A request by Chad Carey, for approval of a resolution to amend the future land use plan contained in the Lone Star Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 2.306 acres of land out of NCB 2569, located in the 300 and 400 Blocks of East Cevallos Street and Clay Street, from “Low Density Mixed Use” to “High Density Mixed Use”. **Staff recommends Approval.** (John Osten, Sr. Planner, (210) 207-2187, [John.Osten@sanantonio.gov](mailto:John.Osten@sanantonio.gov), Development Services Department).
38. **PA 14044:** A request by Kaufman & Killen, Inc, for approval of a resolution to amend the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 12.47 acres of land out of NCB 17635 located in the 7900-8000 Blocks of Leslie Road and the 10400 Block of Shaenfield Road, from “Mixed Use Center” to “General Urban Tier”. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, [racosta@sanantonio.gov](mailto:racosta@sanantonio.gov), Development Services Department).
39. **PA 14045:** A request by Julian Rotnofsky, for approval of a resolution to amend the future land use plan contained in the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.1917 of an acre legally described as Lot 5, Block 4, NCB 844 located at 617 East Euclid Avenue, from “Low Density Residential” to “Medium Density Residential”. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, [racosta@sanantonio.gov](mailto:racosta@sanantonio.gov), Development Services Department).
40. **PA 14046:** A request by Martin & Drought, for approval of a resolution to amend the future land use plan contained in the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 14.383 acres of land out of NCB 10613 located at 242 North WW White Road from “Regional Commercial” to “Heavy Industrial”. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, [racosta@sanantonio.gov](mailto:racosta@sanantonio.gov), Development Services Department).

#### Other Items

41. Consideration and Action to convene a Planning Commission meeting on May 21, 2014, contingent upon City Council approval of an effective date, prior to June 9, 2014, to increase SAWS impact fees.
42. Approval of the minutes for the April 23, 2014 Planning Commission meeting.
43. Director’s report - City Council Action Update (Planning Commission items sent to Council).
44. Adjournment.



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 5

**Public Hearing:**

Planning Commission  
May 14, 2014

**Application/Case Number:**

130173

**Applicant:**

Joseph C. Hernandez

**Representative:**

Vickery & Associates, Inc.  
Consulting Engineers  
c/o Kara J. Heasley, P.E.

**Owner:**

KB Home Lone Star, L.P., a Texas  
Limited Partnership

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located southwest of the  
intersection of Piccolo Creek and  
Boxer Creek

**Tract Size:**

10.69-acres

**Council District:**

ETJ

**Notification:**

Internet Posting May 9, 2014

**REQUEST**

Approval of a major plat to subdivide a 10.69-acre tract of land to  
establish **Amber Creek Subdivision Unit 5.**

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

April 29, 2014

## **I. ANALYSIS**

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

The proposed plat will consist of sixty-two (62) single-family residential lots, one (1) non-single family residential lot and approximately one thousand five hundred seventy-seven (1577) linear feet of public streets.

### **B. Zoning**

The proposed plat is located inside and outside the city limits of San Antonio. The portion inside the city limits is zoned "MH" Manufactured Housing District and Zoning is not applicable the portion outside the city limits.

### **C. Services Available**

SAWS Water and Sewer

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

Letters of Certification (LOCs) were issued from all reviewing agencies on April 29, 2014

### **E. Interdepartmental Review**

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

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 038A-06, Amber Creek, accepted on September 15, 2011

## **III. RECOMMENDATION**

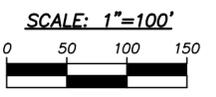
Approval of the proposed **Amber Creek Subdivision Unit 5** Subdivision Plat.

## **IV. ATTACHMENTS**

1. Proposed Plat

SUBDIVISION PLAT ESTABLISHING AMBER CREEK SUBDIVISION UNIT 5

BEING 10.89 ACRES OUT OF A 55.17 ACRE TRACT OUT OF THE W. BOYLE SURVEY NO. 308, ABSTRACT NO. 76, NEW CITY BLOCK 18160, COUNTY BLOCK 5983, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, CONVEYED FROM FIELDSIDE HOMES TEXAS, LLC TO KB HOME LONE STAR, INC., A TEXAS CORPORATION BY SPECIAL WARRANTY DEED DATED JUNE 28, 2011, RECORDED IN VOLUME 15021, PAGES 72-113, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



VICKREY & ASSOCIATES, INC. CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216-2004 Telephone: (210) 349-3271 TBPE Firm Registration No.: F-159 TBPLS Firm Registration No.: 10004100

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

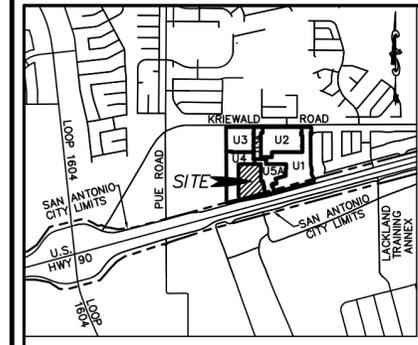
STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSEPH C. HERNANDEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF AMBER CREEK SUBDIVISION UNIT 5 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES(S) HAVE BEEN GRANTED.

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



- 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 THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS ALONG U.S. HWY 90 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 635.76 FEET.

SOURCE OF BEARINGS IS BASED ON THE TEXAS DEPARTMENT OF TRANSPORTATION MAPS FOR U.S. HIGHWAY 90 NORTHWEST RIGHT-OF-WAY LINE BEARING BEING S 75°02'40" W.

1/2" IRON ROD WITH PLASTIC CAP STAMPED "VICKREY PROP. COR." 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 (4204).

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. IMPACT PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM @ 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

- 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, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES 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 ALTERATION. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

- LEGEND: O SET 1/2" IRON ROD W/CAP STAMPED "VICKREY PROP. COR." FOUND 1/2" IRON ROD W/CAP STAMPED "VICKREY PROP. COR." D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS ---765--- EXISTING CONTOURS (765) PROPOSED CONTOURS G,E,T,CA GAS, ELECTRIC, TELEPHONE AND CABLE TV BSL BUILDING SETBACK LINE AC ACRES ESMT EASEMENT R.O.W. RIGHT OF WAY VNA VEHICULAR NON-ACCESS ESMT EX EXISTING VOL. VOLUME PG. PAGE PED PEDESTRIAN BLK BLOCK CB COUNTY BLOCK NCB NEW CITY BLOCK

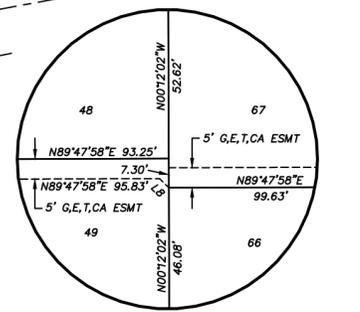
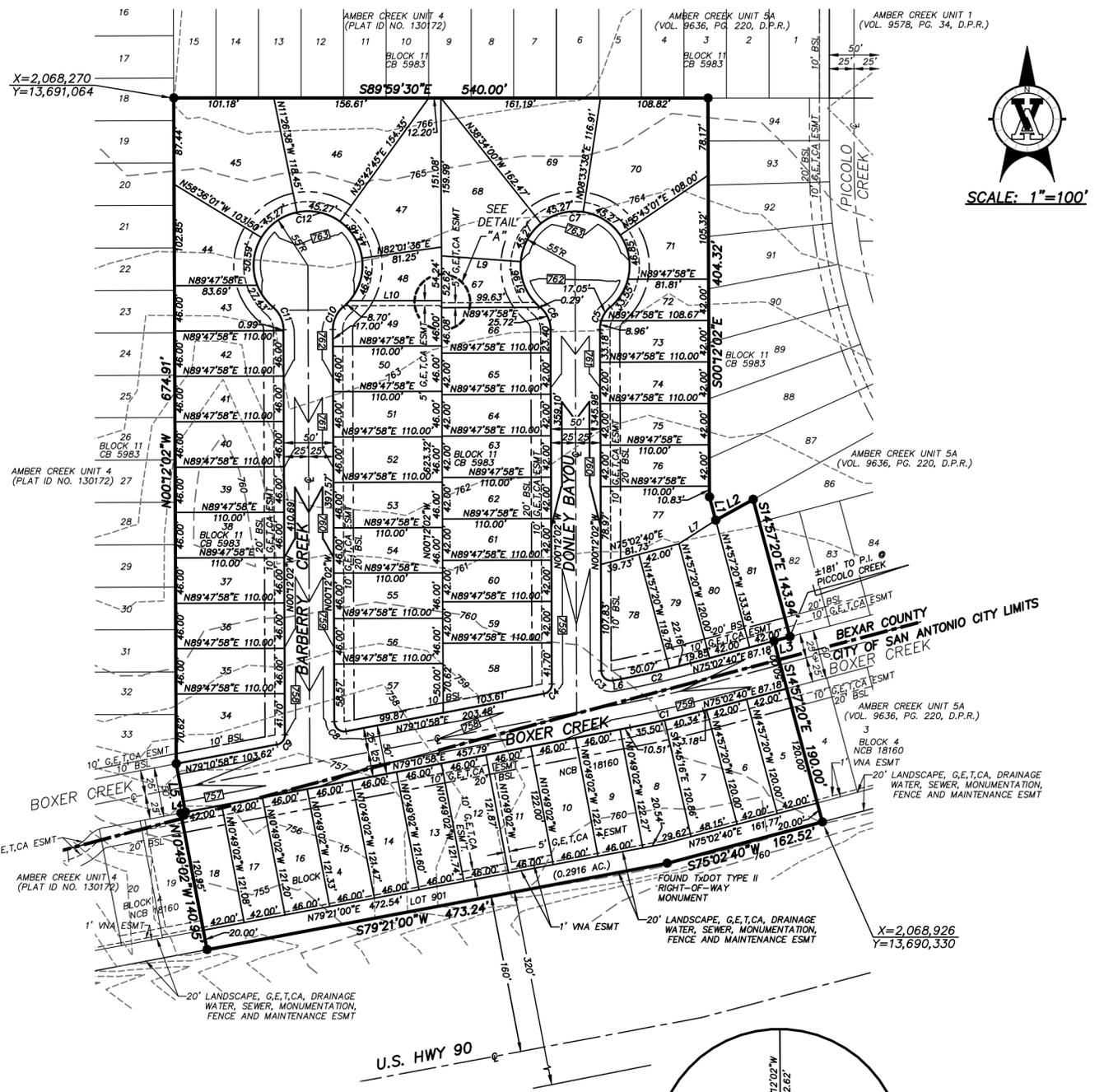
CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BEARING, CHORD. Includes curves C1 through C12.

LINE TABLE with columns: LINE, LENGTH, BEARING. Includes lines L1 through L10.

ADDITIONAL NOTES: A. THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT GRADE. B. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. C. THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. D. MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT FLOOD.

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: VICKREY & ASSOCIATES, INC. VICKREY & ASSOCIATES, INC. BY: ROBERT M. ANGUIANO, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR

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





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 6

**Public Hearing:**

Planning Commission  
May 14, 2014

**Application/Case Number:**

130193

**Project Name:**

Westwinds West, Unit 5A PUD

**Applicant:**

A. Bradford Galo

**Representative:**

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

**Owner:**

Alt Development, Inc.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located northwest of the intersection of Calaveras Way and Alamo Ranch

**Tract Size:**

20.59-acres

**Council District:**

ETJ

**Notification:**

Internet Agenda posting May 9, 2014

**REQUEST**

Approval of a major plat to replat a 20.59-acre tract of land to establish **Westwinds West, Unit-5A PUD** Subdivision

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

April 22, 2014

**CASE HISTORY**

The area being replatted are lots 1-41, lots 44-46, lots 902 and 904, block 51, lots 1-5 lots 10-18, lots 20-27, lots 901-902, block 52 CB 4413 and a 54 foot high pressure gas easement, 19 foot and 12 foot electric, gas, telephone, and cable TV easement within these lots. And a 5 foot electric, gas, telephone, and cable TV easement within lot 5, block 51, and lot 2 block 52; out of the Westwinds West, Unit-5 PUD Subdivision plat, recorded in Volume 9636, Pages 81, of the Deed and Plat records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of eighty-three (83) single-family residential lots and five (5) non-single family lots.

**B. Zoning**

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

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on July 29, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on April 22, 2014.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Application**

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

PUD 13-00008, Westwinds West Unit 5A, approved on September 25, 2013

**III. RECOMMENDATION**

Approval of the proposed **Westwinds West, Unit-5A PUD** Subdivision Plat

**IV. ATTACHMENT**

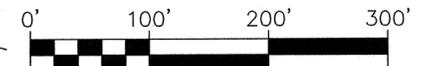
1. Proposed plat

# PLAT NUMBER 130193

## REPLAT ESTABLISHING WESTWINDS WEST, UNIT-5A (PLANNED UNIT DEVELOPMENT)

A 20.59 ACRES TRACT OF LAND BEING LOTS 1-41, LOTS 44-46, LOTS 902 AND 904, BLOCK 51, LOTS 1-5, LOTS 10-18, LOTS 20-27, LOTS 901 AND 902, BLOCK 52, COUNTY BLOCK 4413 OF THE WESTWINDS WEST, UNIT-5 (PLANNED UNIT DEVELOPMENT) AS RECORDED IN VOLUME 2667, PAGES 91-92 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



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

DATE OF PRINT: April 17, 2014

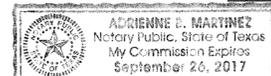
STATE OF TEXAS  
COUNTY OF BEXAR

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. BRADFORD GALO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF April, A.D. 2014.



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

THIS PLAT OF WESTWINDS WEST, UNIT-5A(PUD) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

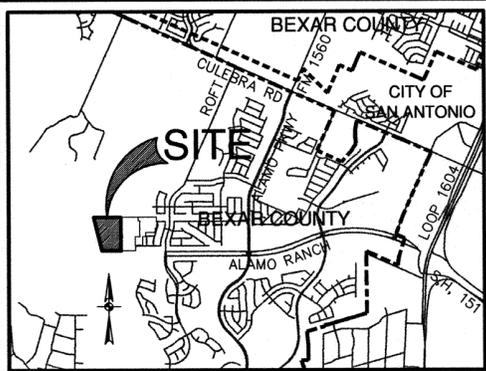
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

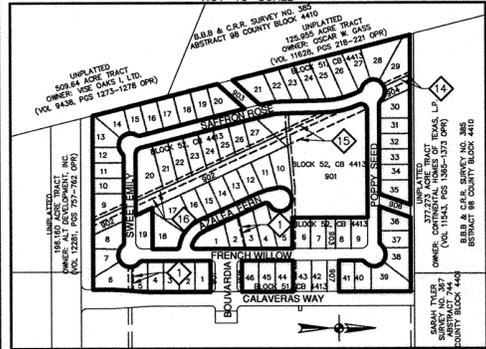
STATE OF TEXAS  
COUNTY OF BEXAR

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

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



LOCATION MAP  
MAPSCO MAP GRID: 577-C4  
NOT-TO-SCALE



AREA BEING REPLATED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION  
SCALE: 1" = 500'

THE 20.59 ACRES BEING REPLATED WAS PREVIOUSLY PLATTED AS LOTS 1-41, LOTS 44-46, LOTS 902 AND 904, BLOCK 51, LOTS 1-5, LOTS 10-18, LOTS 20-27, LOTS 901 AND 902, BLOCK 52, COUNTY BLOCK 4413 AND THE 5' HIGH PRESSURE GAS EASEMENT, 19' AND 12' ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENTS WITHIN THESE LOTS AND THE 5' ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENTS WITHIN LOT 5, BLOCK 51, AND LOT 2, BLOCK 52 OF THE WESTWINDS WEST, UNIT-5 (PUD) RECORDED IN VOLUME 2667, PAGES 91-92 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR  
THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS WESTWINDS WEST, UNIT-5 (PUD), PLAT NO. 070408 WHICH IS RECORDED IN VOLUME 2667, PAGE(S) 91-92, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF MAY 14, 2014 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING 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 EASEMENTS OR RESTRICTIONS.

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

STATE OF TEXAS  
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 17 DAY OF April, A.D. 2014.

My Commission Expires: 9-26-2017

C.P.S. ENERGY NOTES:  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, 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 GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.  
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 ALTERATION.  
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.  
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.  
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

FINISHED FLOOR NOTE:  
THE FINISHED FLOOR ELEVATIONS (F.F.) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

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

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

OPEN SPACE NOTE:  
LOT 904, 905 & 906, BLOCK 52, & LOT 910 & 911, BLOCK 51, CB 4413 ARE DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, SEWER, ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT.

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

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

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

CLEAR VISION NOTE:  
CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

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

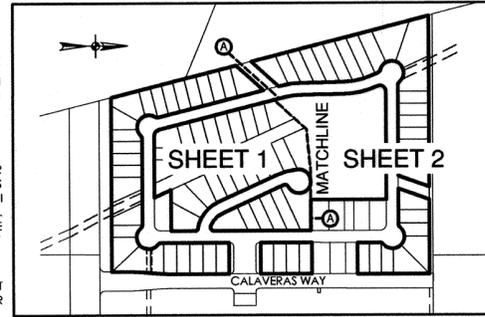
FIRE FLOW NOTE:  
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES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

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

HIGH-PRESSURE GAS NOTE:  
THE 25 FOOT SETBACK FROM THE CENTERLINE OF THE HIGH-PRESSURE GAS LINE REQUIRED BY THE CITY OF SAN ANTONIO'S UDC SECTION 35-516 (I) IS CONTAINED WITHIN LOTS 910 & 911, BLOCK 51, AND LOTS 905 & 906, BLOCK 52.

LEGEND

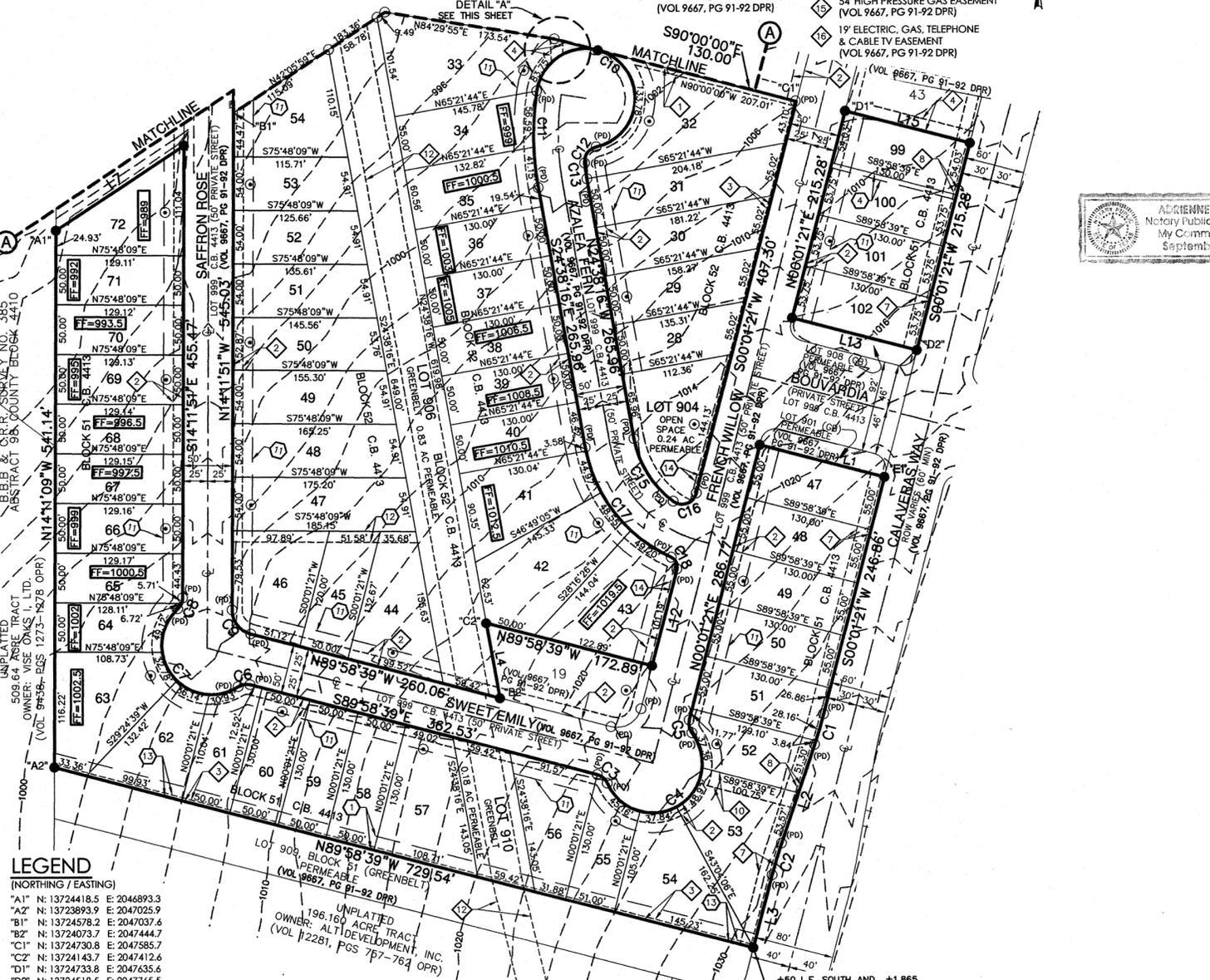
BSL	BUILDING SETBACK LINE
(GB)	GREENBELT
CB	COUNTY BLOCK
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
ESMT	EASEMENT
PG	PAGE(S)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
VOL.	VOLUME
(SURVEYOR)	SIDEWALK CONSTRUCTED WITH A PASSING SPACE
○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD
---	EXISTING CONTOURS
FF-999	FINISHED FLOOR ELEVATION FOR SEWER



INDEX MAP  
NOT TO SCALE



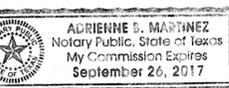
DETAIL "A"  
NOT TO SCALE



LEGEND (NORTHING / EASTING)

"A1"	N: 13724418.5	E: 2046893.3
"A2"	N: 13723893.9	E: 2047025.9
"B1"	N: 13724578.2	E: 2047027.6
"B2"	N: 13724073.7	E: 2047444.7
"C1"	N: 13724730.8	E: 2047585.7
"C2"	N: 13724143.7	E: 2047412.6
"D1"	N: 13724733.8	E: 2047635.6
"D2"	N: 13724518.5	E: 2047765.5
"E1"	N: 13724386.6	E: 2047765.5
"E2"	N: 13725227.8	E: 2046688.7
"E3"	N: 13725047.6	E: 2047455.8
"E4"	N: 13725227.5	E: 2047455.7
"E5"	N: 13724925.5	E: 2047765.7

NOTE:  
FOR CURVE TABLE AND LINE TABLE.  
SEE SHEET 2 OF 2



Civil Job No. 6123-45; Survey Job No. 6123-45

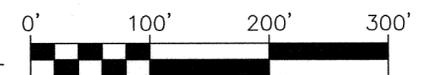
Date: Apr 17, 2014, 12:29pm User ID: dhwang File: P:\V1\130193\5\Design\Civil\Plat\130193.dwg

PLAT NUMBER 130193

REPLAT  
ESTABLISHING  
WESTWINDS WEST, UNIT-5A  
(PLANNED UNIT DEVELOPMENT)

A 20.59 ACRES TRACT OF LAND BEING LOTS 1-41, LOTS 44-46, LOTS 902 AND 904, BLOCK 51, LOTS 1-5, LOTS 10-18, LOTS 20-27, LOTS 901 AND 902, BLOCK 52, COUNTY BLOCK 4413 OF THE WESTWINDS WEST, UNIT-5 (PLANNED UNIT DEVELOPMENT) AS RECORDED IN VOLUME 9667, PAGES 91-92 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



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

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

DATE OF PRINT: April 17, 2014

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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 17 DAY OF April, A.D. 2014.

ADRIENNE B. MARTINEZ  
Notary Public, State of Texas  
My Commission Expires  
September 26, 2017

THIS PLAT OF WESTWINDS WEST, UNIT-5A (PUD) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

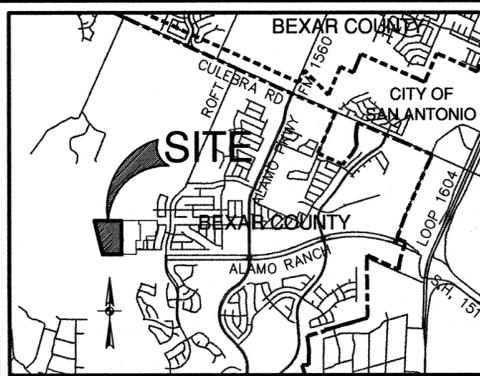
CERTIFICATE OF APPROVAL  
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

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

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

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



LOCATION MAP  
MAPSCO MAP GRID: 577-C4  
NOT-TO-SCALE

LEGEND

- (GB) GREENBELT COUNTY BLOCK
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- CB EASEMENT
- EMST PAGE(S)
- OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- VOL VOLUME
- SIDEWALK CONSTRUCTED WITH A PASSING SPACE
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- (SURVEYOR)
- SET 1/2" IRON ROD
- 1010 --- EXISTING CONTOURS
- 1010 --- PROPOSED CONTOURS
- FF=999 FINISHED FLOOR ELEVATION FOR SEWER
- 1 14" ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
- 2 12" ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
- 3 5" ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
- 4 20' BUILDING SETBACK LINE
- 5 11' PRIVATE DRAINAGE EASEMENT
- 6 1' WALL EASEMENT (NOT-TO-SCALE)
- 7 2.5' CLEAR VISION EASEMENT (NOT-TO-SCALE)
- 8 5" ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL 9667, PG 91-92 DPR)
- 9 10" ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL 9667, PG 91-92 DPR)
- 10 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 9667, PG 91-92 DPR)
- 11 12" SANITARY SEWER EASEMENT (VOL 9667, PG 91-92 DPR)
- 12 13" SANITARY SEWER EASEMENT (VOL 9667, PG 91-92 DPR)
- 13 14" ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL 9667, PG 91-92 DPR)
- 14 1' VEHICULAR NON-ACCESS & WALL EASEMENT (NOT-TO-SCALE) (VOL 9667, PG 91-92 DPR)
- 15 16" SANITARY SEWER EASEMENT (VOL 9667, PG 91-92 DPR)
- 16 50' DRAINAGE EASEMENT (VOL 9667, PG 91-92 DPR)
- 17 30' HIGH PRESSURE GAS EASEMENT (VOL 6059 PGS 259-263 DR)
- 18 VARIABLE WIDTH LIFT STATION EASEMENT (VOL 9667, PG 91-92 DPR)
- 19 12" ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL 9667, PG 91-92 DPR)
- 20 54" HIGH PRESSURE GAS EASEMENT (VOL 9667, PG 91-92 DPR)
- 21 19" ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL 9667, PG 91-92 DPR)

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Cara C. Tackett*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*David A. Casanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR

FINISHED FLOOR NOTE:

THE FINISHED FLOOR ELEVATIONS (F.F.) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

SAWS DEDICATION NOTE:

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

MAINTENANCE NOTE:

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

OPEN SPACE NOTE:

LOT 904, 905 & 906, BLOCK 52, & LOT 910 & 911, BLOCK 51, CB 4413 ARE DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, SEWER, ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT.

IMPACT FEE PAYMENT NOTE:

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

DRAINAGE EASEMENT NOTE:

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

FIRE FLOW NOTE:

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

EDU NOTE:

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

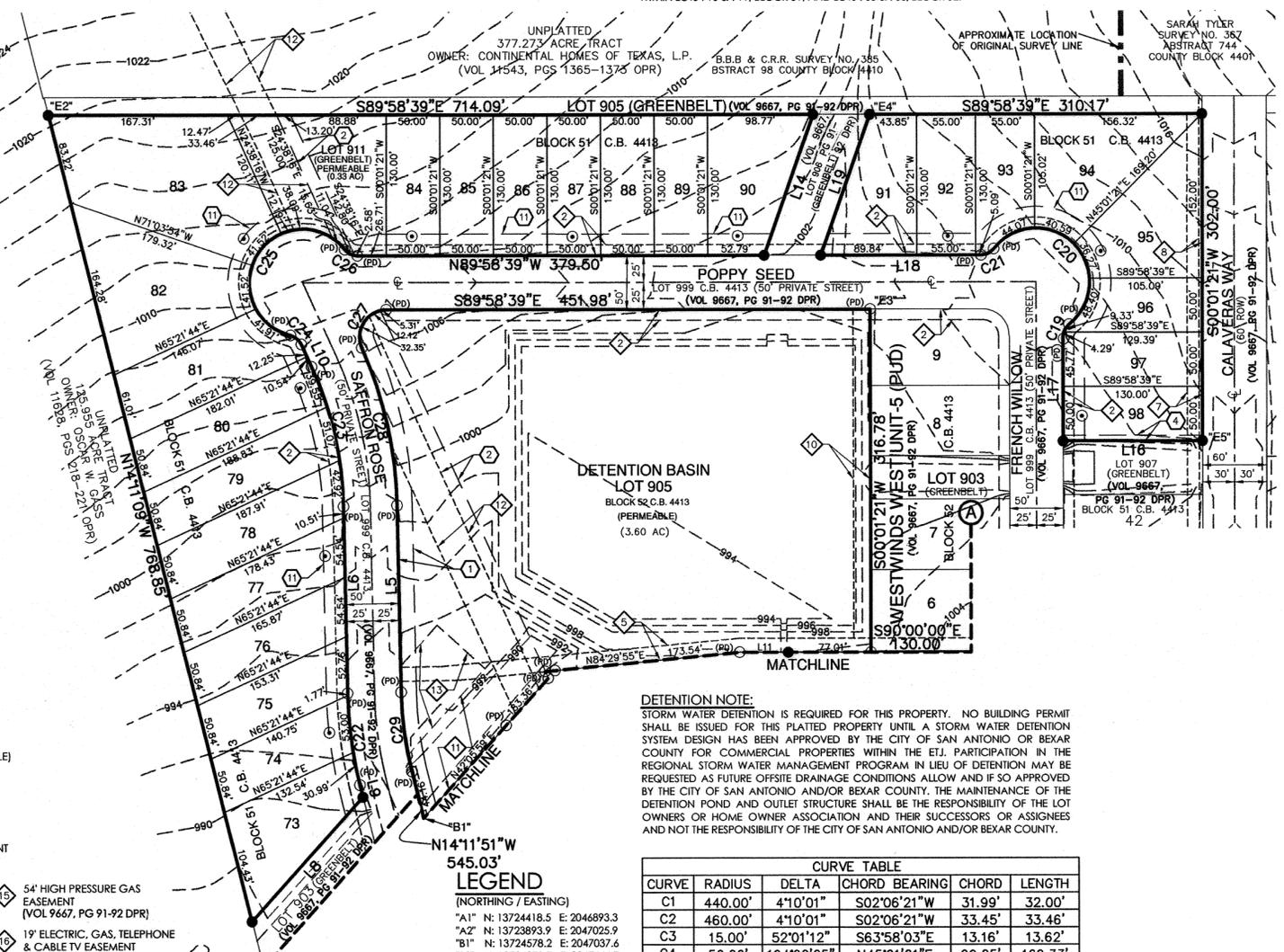
SETBACK NOTE:

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

HIGH-PRESSURE GAS NOTE:

THE 25 FOOT SETBACK FROM THE CENTERLINE OF THE HIGH-PRESSURE GAS LINE REQUIRED BY THE CITY OF SAN ANTONIO'S UDC SECTION 35-516 (L) IS CONTAINED WITHIN LOTS 910 & 911, BLOCK 51, AND LOTS 905 & 906, BLOCK 52.

LINE	BEARING	LENGTH
L1	S 89°58'39" E	130.00'
L2	S 04°11'22" W	104.88'
L3	S 00°01'21" W	76.14'
L4	S 24°38'16" E	77.02'
L5	N 01°05'42" W	172.36'
L6	S 01°05'42" E	172.36'
L7	N 42°05'59" E	155.18'
L8	S 42°05'59" W	155.17'
L9	S 14°11'51" E	11.40'
L10	S 24°38'16" E	22.80'
L11	N 90°00'00" W	45.47'
L12	S 00°01'21" W	101.19'
L13	N 89°58'39" W	130.00'
L14	S 19°30'10" W	137.89'
L15	S 89°58'39" E	130.00'
L16	N 89°58'39" W	130.00'
L17	N 00°01'21" E	95.77'
L18	N 89°58'39" W	149.92'
L19	N 19°30'10" E	137.89'



DETENTION NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO OR BEXAR COUNTY FOR COMMERCIAL PROPERTIES WITHIN THE ETJ. PARTICIPATION IN THE REGIONAL STORM WATER MANAGEMENT PROGRAM IN LIEU OF DETENTION MAY BE REQUESTED AS FUTURE OFFSITE DRAINAGE CONDITIONS ALLOW AND IF SO APPROVED BY THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY, THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNER ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	440.00'	4°10'01"	S02°06'21"W	31.99'	32.00'
C2	460.00'	4°10'01"	S02°06'21"W	33.45'	33.46'
C3	15.00'	52°01'12"	S63°58'03"E	13.16'	13.62'
C4	50.00'	194°02'25"	N45°01'21"E	99.25'	169.33'
C5	15.00'	52°01'12"	N25°59'15"W	13.16'	13.62'
C6	15.00'	47°27'40"	N66°17'31"E	12.07'	12.43'
C7	50.00'	170°42'07"	S52°05'15"E	99.67'	148.97'
C8	15.00'	47°27'40"	S09°31'59"W	12.07'	12.43'
C9	25.00'	75°46'48"	N52°05'15"W	30.71'	33.07'
C10	50.00'	249°16'38"	S61°19'56"E	82.28'	217.54'
C11	300.00'	18°40'02"	N15°18'15"W	97.31'	97.74'
C12	15.00'	84°16'13"	N21°10'17"E	20.13'	22.06'
C13	250.00'	3°40'27"	N22°48'03"W	16.03'	16.03'
C14	100.00'	4°34'25"	S46°30'29"E	74.50'	76.34'
C15	15.00'	111°35'58"	N55°49'20"E	24.81'	29.22'
C16	150.00'	55°52'57"	S52°34'45"E	140.57'	146.30'
C17	10.00'	80°32'34"	S40°14'56"E	12.93'	14.06'
C18	15.00'	52°01'12"	N26°01'57"E	13.16'	13.62'
C19	50.00'	194°02'25"	N44°58'39"W	99.25'	169.33'
C20	15.00'	52°01'12"	S64°00'45"W	13.16'	13.62'
C21	375.00'	13°06'09"	S07°38'47"E	85.57'	85.76'
C22	325.00'	23°32'34"	S12°51'59"E	132.61'	133.54'
C23	15.00'	52°01'12"	S50°38'52"E	13.16'	13.62'
C24	50.00'	218°42'02"	S32°41'32"W	94.35'	190.85'
C25	15.00'	52°01'12"	N63°58'03"W	13.16'	13.62'
C26	25.00'	114°05'50"	N32°58'26"E	41.96'	49.78'
C27	375.00'	22°58'47"	N12°35'05"W	149.40'	150.40'
C28	375.00'	13°06'09"	N07°38'47"W	74.16'	74.32'

LEGEND

- (NORTHING / EASTING)
- "A1" N: 13724418.5 E: 2046893.3
  - "A2" N: 13723893.9 E: 2047025.9
  - "B1" N: 13724578.2 E: 2047037.6
  - "B2" N: 13724073.7 E: 2047444.7
  - "C1" N: 13724790.8 E: 2047555.7
  - "C2" N: 13724143.7 E: 2047412.6
  - "D1" N: 13724733.8 E: 2047435.6
  - "D2" N: 13724518.5 E: 2047765.5
  - "E1" N: 13724386.6 E: 2047765.5
  - "E2" N: 13725227.8 E: 2046688.7
  - "E3" N: 13725047.6 E: 2047455.8
  - "E4" N: 13725227.5 E: 2047455.7
  - "E5" N: 13724925.5 E: 2047765.7

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

C.P.S. ENERGY NOTES:

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



WESTWINDS WEST, UNIT-5A (PUD) Civil Job No. 6123-45; Survey Job No. 6123-45

Date: Apr 17, 2014, 1:27pm User: D:\dawson\p130193.dwg Plot: P:\03\_Vol 9667\Plat 130193.dwg



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

**Public Hearing:**

Planning Commission  
May 14, 2014

**Application/Case Number:**

130217

**Project Name:**

Clearcreek Subdivision Unit 1

**Applicant:**

Lila Rosin - Agent

**Representative:**

Rosin Group, Inc.  
c/o Roy R. Rosin, P.E., R.P.L.S.

**Owner:**

One LCR, LLC

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located northwest of the  
intersection of Higgins Road and  
Bromley Place

**Tract Size:**

0.862-acres

**Council District(s):**

10

**Notification:**

Internet Agenda Posting May 9, 2014

**REQUEST**

Approval of a major plat to subdivide a 0.862-acre tract of land to  
establish the **Clearcreek Subdivision, Unit 1.**

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

April 29, 2014

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of Five (5) single-family residential lots, and approximately one hundred forty-one (141) linear feet of public streets.

**B. Zoning**

“MF-33 AHOD” Multi-Family Residential Airport Hazard Overly District.

**C. Major Thoroughfare**

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

**D. Services Available**

SAWS Water and Sewer

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on June 6, 2013.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Application**

MDP 006-13, Clearcreek, accepted on May 9, 2013

**III. RECOMMENDATION**

Approval of the proposed **Clearcreek Subdivision Unit 1** Subdivision Plat.

**IV. ATTACHMENTS**

1. Proposed Plat

130217

SUBDIVISION PLAT ESTABLISHING

**CLEARCREEK SUBDIVISION, UNIT 1**

BEING 0.862 ACRES OUT OF 10.475 ACRES RECORDED IN VOLUME 12365, PAGE 1746-1752, DEED RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE J.M. WATSON SURVEY NO. 320, ABSTRACT NO. 801, NEW CITY BLOCK 15688, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.  
5 LOTS - 0.862 ACRES



**Rosin Group, Inc.**  
Civil Engineers - Land Surveyors  
19230 STONE OAK PARKWAY, SUITE 300  
SAN ANTONIO, TEXAS 78258  
210/490-6001 \* FAX: 210/496-3975

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER: ONE LCR, LLC

DULY AUTHORIZED AGENT: *Lila Rosin*

ADDRESS: 19141 STONE OAK PARKWAY, #104  
SAN ANTONIO, TEXAS 78258  
PHONE: (210) 490-6001 FAX: (210) 495-9580

STATE OF TEXAS  
COUNTY OF BEXAR

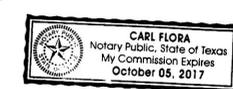
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

*Lila Rosin*

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 27th DAY OF April 2014

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS



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

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

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

\_\_\_\_\_, COUNTY CLERK OF SAID COUNTY DO HEREBY

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_ DAY

OF \_\_\_\_\_ A.D., 20\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE

\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_ AT \_\_\_\_\_ M. IN THE RECORDS

OF DEEDS AND PLATS OF SAID COUNTY IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_

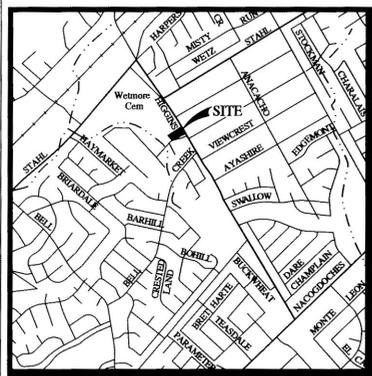
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_ SWORN TO AND SUBSCRIBED

BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

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

SHEET 1 OF 1



LOCATION MAP  
1" = 2000'

- LEGEND**
- 609 - EXISTING CONTOUR
  - R.P.R. REAL PROPERTY RECORDS
  - D.R. DEED RECORDS
  - D.P.R. DEED AND PLAT RECORDS
  - 11109/1520 VOLUME/PAGE
  - G.E.T GAS, ELECTRIC, TELEPHONE
  - ESMT EASEMENT
  - IRON ROD SET W/ YELLOW CAP
  - MARKED ROSIN GRP 2006
  - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)

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

**CPS NOTES**

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

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: ROY R. ROSIN

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2006

STATE OF TEXAS  
COUNTY OF BEXAR

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

LICENSURE PROFESSIONAL ENGINEER NO. 39873

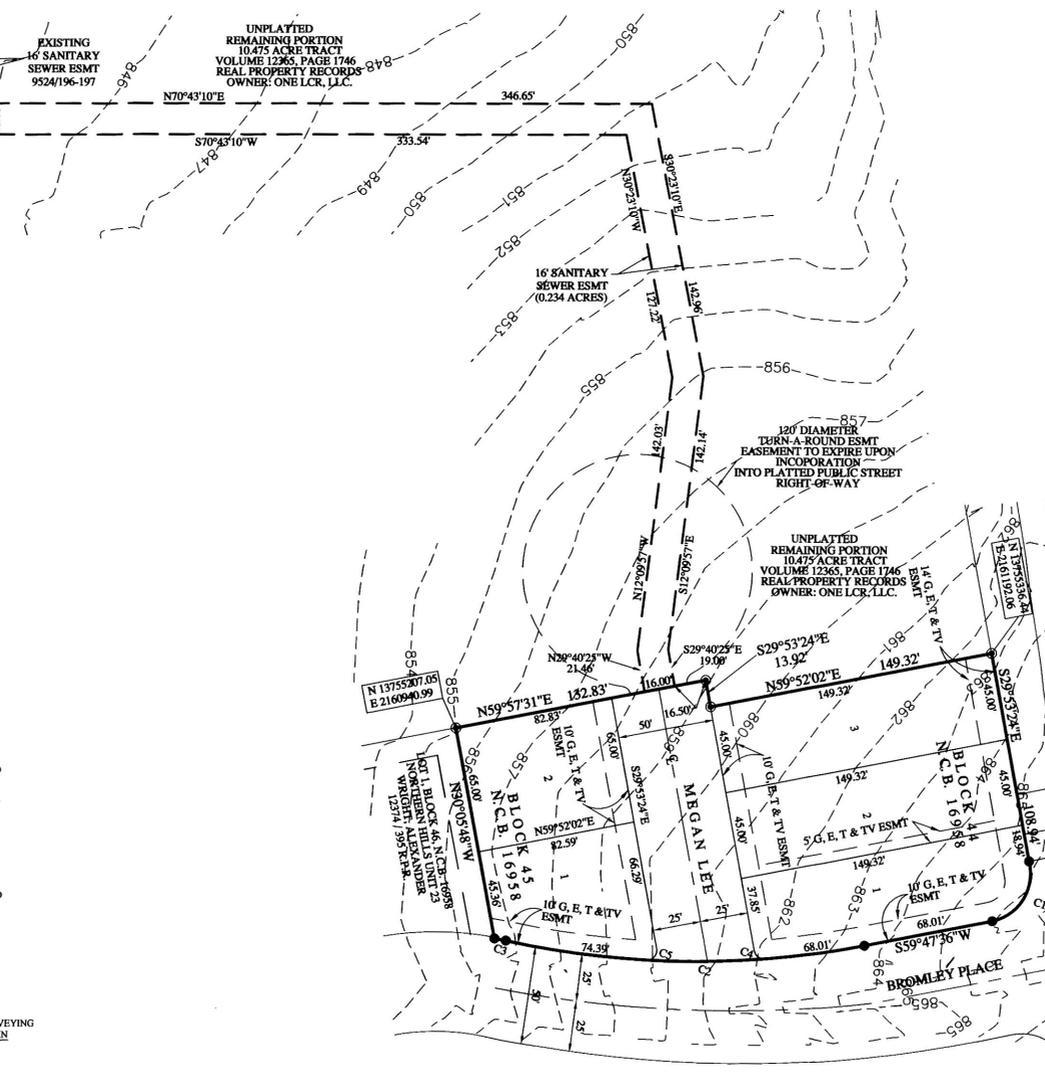
**IMPACT FEE PAYMENT DUE:** WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

- GENERAL NOTES:**
- BASIS OF BEARING: TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, (NAD 83 CORRS).
  - THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL TEXAS ZONE), NAD 83 (CORRS).
  - IRON PINS FOUND OR SET AT EACH CORNER.
  - FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2)(P5-40))

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

**DETENTION POND NOTES:** STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

**FIRE FLOW NOTE:**  
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT (CHORD)	CHORD BRG.
C1	40.50'	25.00'	92°49'30"	26.26'	36.22' N12°22'00"E
C2	188.59'	467.52'	23°06'44"	95.59'	187.31' N71°20'58"E
C3	6.08'	171.78'	2°01'36"	3.04'	6.08' S81°11'59"W
C4	7.32'	5.00'	83°52'18"	4.49'	6.68' S71°49'33"E
C5	9.05'	5.00'	103°40'44"	6.36'	7.86' N21°56'58"E



Rosin Group, Inc.  
F-6425

Attachment No. 1



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 8

**Public Hearing:**

Planning Commission  
May 14, 2014

**Application/Case Number:**

130282

**Project Name:**

Fallbrook Unit 2, Enclave

**Applicant:**

Ian Cude

**Representative:**

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

**Owner:**

Continental Homes of Texas, LP

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located north of the  
intersection of Millstone Cove and  
Camellia Trace.

**Tract Size:**

18.981 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda posting May 9, 2014

**REQUEST**

Approval of a major plat to subdivide an 18.981-acre tract of land  
to establish **Fallbrook Unit 2, Enclave** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

May 5, 2014

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of sixty nine (69) single family lots, one (1) non-single family residential lot and approximately three thousand one hundred sixty-seven (3,167) linear feet of private streets.

### **B. Zoning**

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

### **C. Services Available**

SAWS Water and Sewer

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

Letters of Certification (LOCs) were issued from all reviewing agencies on May 5, 2014.

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on May 5, 2014.

Furthermore, the subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Camp Bullis Military Installation were notified.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

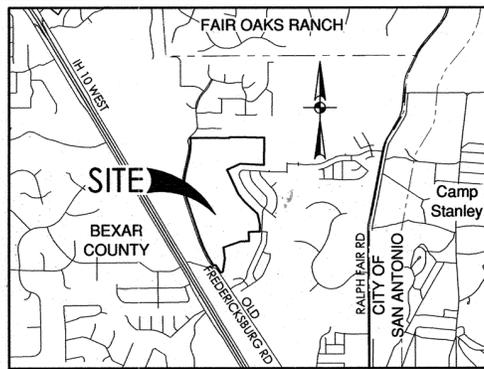
MDP 002-12, Fallbrook, accepted on May 22, 2012

## **III. RECOMMENDATION**

Approval of the proposed **Fallbrook Unit 2, Enclave** Subdivision Plat

## **IV. ATTACHMENT**

1. Proposed plat



LOCATION MAP NOT-TO-SCALE

LEGEND table with columns for AC, BLK, CB, VOL, PG, OPR, ROW, and RIGHT-OF-WAY. It defines symbols for various features like gas/electric lines, setbacks, easements, and contours.

- List of notes and specifications for easements and setbacks, including: 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT; 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT; VARIABLE WIDTH CLEAR VISION EASEMENT; 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.235 OF AN ACRE "OFF-LOT"); 20' BUILDING SETBACK; 15' BUILDING SETBACK; 10' BUILDING SETBACK; 10' WATER EASEMENT; ENTIRE VARIABLE WIDTH PERMEABLE DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (0.805 OF AN ACRE "OFF-LOT"); 16' SANITARY SEWER EASEMENT.

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

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

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

C.P.S. ENERGY NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS SYSTEMS - CITY PUBLIC SERVICE ENERGY IS HEREBY DESIGNATED AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PAINTING, 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 GRANITOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. 2. ANY C.P.S. ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOSSES ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

Shauna L. Weaver LICENSED PROFESSIONAL ENGINEER

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

REGISTERED PROFESSIONAL LAND SURVEYOR

FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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

DETENTION NOTE: STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLC) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

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

BEJAR COUNTY MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, ACCESS EASEMENTS, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN FALLBROOK UNIT 2, ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE FALLBROOK HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEJAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 999, BLOCK 11, LOT 901, BLOCK 12, LOT 901, BLOCK 13, LOT 901, BLOCK 12, COUNTY BLOCK 4710. PRIVATE STREETS SHALL ALSO BE CONSIDERED DRAINAGE EASEMENTS.

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

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

OPEN SPACE NOTE: LOT 901, BLOCK 17, LOT 901, BLOCK 13, AND LOT 901, BLOCK 12, CB 4710 ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENTS.

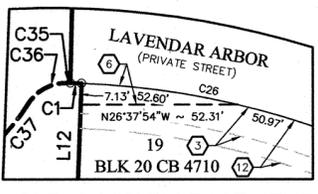
DETENTION POND AND/OR WATER QUALITY BASIN MAINTENANCE NOTE: THE MAINTENANCE OF THE DETENTION POND AND/OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF LOT OWNERS OR HOMEOWNERS' ASSOCIATION, AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO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

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

LINE TABLE with columns: LINE #, BEARING, LENGTH. Contains lines L1 through L32.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Contains lines L33 through L61.

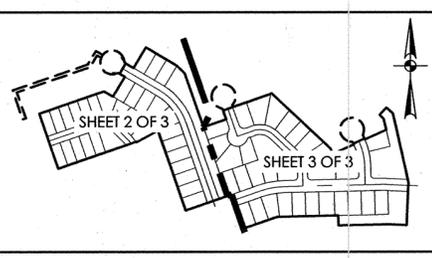
CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains curves C1 through C42.



CLEAR VISION EASEMENT DETAIL "1" SCALE: 1"=40'



CLEAR VISION EASEMENT DETAIL "2" SCALE: 1"=40'



INDEX MAP SCALE: 1"=600'

PLAT NUMBER 130282 SUBDIVISION PLAT OF FALLBROOK UNIT 2, ENCLAVE

BEING A 18.981 ACRE TRACT OF LAND ESTABLISHING LOT 999, BLK 11, LOTS 20, 901, BLK 12, LOTS 31-41, 901, BLK 13, LOTS 10-15, BLK 14, LOTS 9-18, 20, 30-41, BLK 15, LOTS 1-10, 11-13, 901, BLK 17, LOTS 1-8, 19, 20, BLK 20, CB 4710 OUT OF A 1.49,900 ACRE TRACT, CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP RECORDED IN VOLUME 15632, PAGES 253-262 OF THE OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS, OUT OF THE J.M. MCCULLOCH SURVEY NO. 30, ABSTRACT 529, COUNTY BLOCK 4710, BEJAR COUNTY, TEXAS.

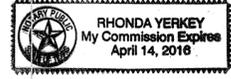


DATE OF PRINT: May 5, 2014

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

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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IAN CLUDE 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 May 5, A.D. 2014.



Rhonda Yerkey NOTARY PUBLIC, BEJAR COUNTY, TEXAS

THIS PLAT OF FALLBROOK UNIT 2, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

DATED THIS DAY OF A.D. 20

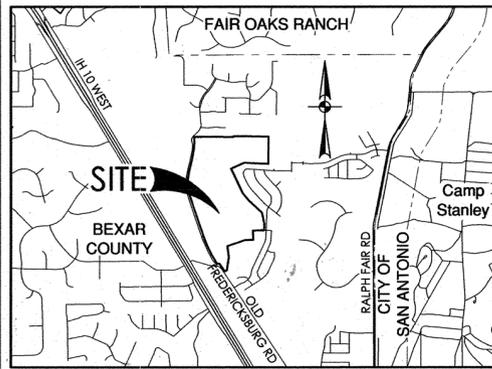
COUNTY JUDGE, BEJAR COUNTY, TEXAS

COUNTY CLERK, BEJAR COUNTY, TEXAS

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



Civil Job No. 7757-08; Survey Job No. 9378-11 FALLBROOK UNIT 2, ENCLAVE



**LEGEND**

- |     |                          |            |                          |
|-----|--------------------------|------------|--------------------------|
| AC  | ACRE(S)                  | ROW        | RIGHT-OF-WAY             |
| BLK | BLOCK                    | REP        | REPETITIVE BEARING       |
| CB  | COUNTY BLOCK             | AND/OR     | AND/OR DISTANCE          |
| VOL | VOLUME                   | ●          | FOUND 1/2" IRON ROD      |
| PG  | PAGE(S)                  | (SURVEYOR) | (UNLESS NOTED OTHERWISE) |
| OPR | OFFICIAL PUBLIC RECORDS  | ○          | SET 1/2" IRON ROD (PD)   |
|     | (OFFICIAL PUBLIC RECORDS | VAR        | VARIABLE WIDTH           |
|     | OF REAL PROPERTY) OF     | DPR        | DEED AND RECORDS OF      |
|     | BEXAR COUNTY, TEXAS      |            | BEXAR COUNTY, TEXAS      |
- 
- |     |      |                   |
|-----|------|-------------------|
| --- | 1140 | EXISTING CONTOURS |
| --- | 1140 | PROPOSED CONTOURS |
- 
- |   |  |   |  |
|---|--|---|--|
| ③ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | ◇ | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9657, PG 175-178 DPR)                 |
| ④ | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | ◇ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9657, PG 175-178 DPR)                |
| ⑤ | VARIABLE WIDTH CLEAR VISION EASEMENT   | ◇ | 20' BUILDING SETBACK (VOL 9657, PG 175-178 DPR)  |
| ⑥ | 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.235 OF AN ACRE "OFF-LOT")   | ◇ | 10' BUILDING SETBACK (VOL 9657, PG 175-178 DPR)  |
| ⑦ | 20' BUILDING SETBACK   | ◇ | VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9657, PG 175-178 DPR)                              |
| ⑧ | 15' BUILDING SETBACK   | ◇ | 16' SANITARY SEWER EASEMENT (VOL 9657, PG 175-178 DPR)                                       |
| ⑨ | 10' BUILDING SETBACK   | ◇ | LOT 901, BLOCK 17 COUNTY BLOCK 4710 IS DESIGNATED AS PERMEABLE OPEN SPACE (0.856 OF AN ACRE) |
| ⑩ | 10' WATER EASEMENT   | ◇ | 2 SABLECHASE, UNIT 1 (VOL 9583, PG 109-113 DPR)  |
| ⑪ | ENTIRE VARIABLE WIDTH PERMEABLE DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (0.805 OF AN ACRE "OFF-LOT") | ◇ | 3 CLEAR VISION EASEMENT DETAIL "1" SEE SHEET 1 OF 3  |
| ⑫ | 16' SANITARY SEWER EASEMENT  | ◇ | 4 CLEAR VISION EASEMENT DETAIL "2" SEE SHEET 1 OF 3  |

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

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

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

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

STATE OF TEXAS  
 COUNTY OF BEXAR

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

*Shauna P. Weaver*  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 COUNTY OF BEXAR

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

*John Noels*  
 REGISTERED PROFESSIONAL LAND SURVEYOR

**FIRE FLOW NOTE:**  
 IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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

**DETENTION NOTE:**  
 STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OPTIMUM DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

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

**BEXAR COUNTY MAINTENANCE NOTE:**  
 THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, ACCESS EASEMENTS, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN FALLBROOK UNIT 2, ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE FALLBROOK HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOT 999, BLOCK 11, LOT 901, BLOCK 17, LOT 901, BLOCK 13, LOT 901, BLOCK 12, COUNTY BLOCK 4710. PRIVATE STREETS SHALL ALSO BE CONSIDERED DRAINAGE EASEMENTS.

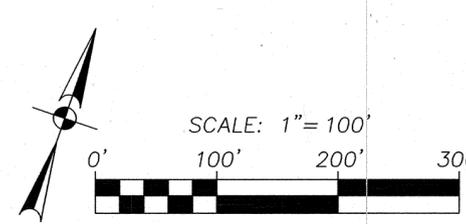
**SETBACK NOTE:**  
 SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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

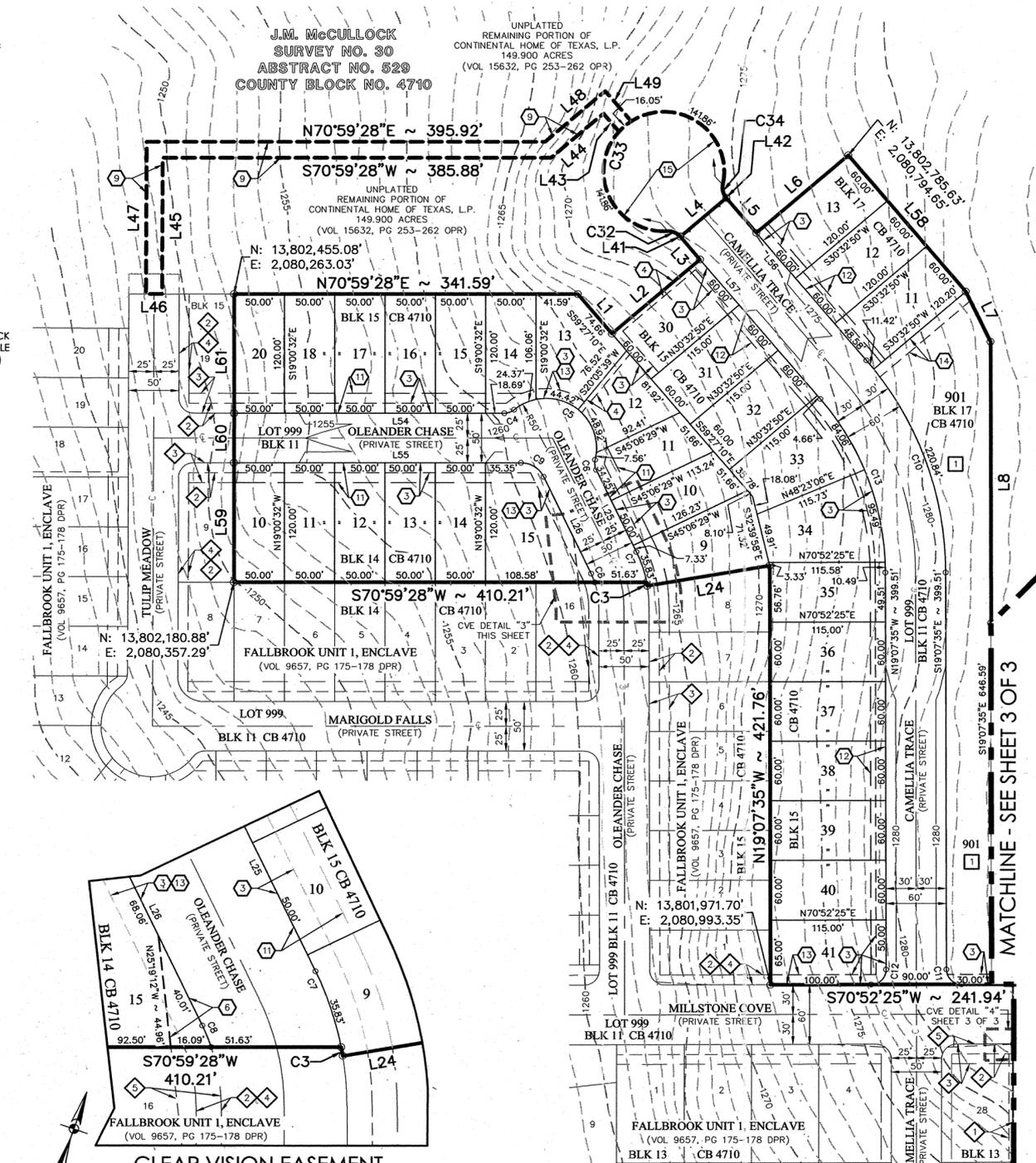
**OPEN SPACE NOTE:**  
 LOT 901, BLOCK 17, LOT 901, BLOCK 13, AND LOT 901, BLOCK 12, CB 4710 ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENTS.

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

**SAWS DEDICATION NOTE:**  
 THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.



SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLES



**CLEAR VISION EASEMENT**  
**DETAIL "3"**  
 SCALE: 1"=40'

**PLAT NUMBER 130282**

**SUBDIVISION PLAT OF FALLBROOK UNIT 2, ENCLAVE**

BEING A 18.981 ACRE TRACT OF LAND ESTABLISHING LOT 999, BLK 11, LOTS 20, 901, BLK 12, LOTS 31-41, 901, BLK 13, LOTS 10-15, BLK 14, LOTS 9-18, 20, 30-41, BLK 15, LOTS 1-10, 11-13, 901, BLK 17, LOTS 1-8, 19, 20, BLK 20, CB 4710 OUT OF A 149,900 ACRE TRACT, CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP RECORDED IN VOLUME 15632, PAGES 253-262 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.M. MCCULLOCH SURVEY NO. 30, ABSTRACT 529, COUNTY BLOCK 4710, BEXAR COUNTY, TEXAS.



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

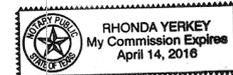
DATE OF PRINT: May 5, 2014

STATE OF TEXAS  
 COUNTY OF BEXAR

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

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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JANI CLUDE, 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 May 5, A.D. 2014.



*Rhonda Yerkey*  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF FALLBROOK UNIT 2, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS



FALLBROOK UNIT 2, ENCLAVE Civil Job No. 7757-08; Survey Job No. 9378-11

Date: May 05, 2014, 10:52am User ID: Suroso File: P:\V\08\08\Design\City\Plat\PC175708.dwg





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 9

**Public Hearing:**

Planning Commission  
May 14, 2014

**Application/Case Number:**

130283

**Project Name:**

Alamo Ranch Unit 18

**Applicant:**

John Santikos

**Representative:**

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

**Owner:**

Santikos Real Estate

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located southwest of the intersection of Loop 1604 and Alamo Ranch Parkway.

**Tract Size:**

45.25 acres

**Council District:**

6 and ETJ

**Notification:**

Internet Agenda posting May 9, 2014

**REQUEST**

Approval of a major plat to subdivide a 45.25-acre tract of land to establish **Alamo Ranch Unit 18** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

May 5, 2014

## **I. ANALYSIS**

### **A. Proposed Use**

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

### **B. Zoning**

“C3” General Commercial District and a portion of the proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable.

### **C. Major Thoroughfare**

Loop 1604, Freeway, 250’ minimum right-of-way.

Alamo Ranch Parkway, Secondary Arterial Type A, 86-foot minimum right-of-way

### **D. Services Available**

SAWS Water and Sewer

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

Letters of Certification (LOCs) were issued from all reviewing agencies on May 2, 2014.

### **F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on May 2, 2014.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 808D, Alamo Ranch/West Winds, accepted on May 25, 2006

## **III. RECOMMENDATION**

Approval of the proposed **Alamo Ranch Unit 18** Subdivision Plat

## **IV. ATTACHMENT**

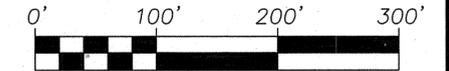
1. Proposed plat

# PLAT NUMBER 130283

## SUBDIVISION PLAT OF ALAMO RANCH UNIT 18

BEING A 45.252 ACRE TRACT OF LAND ESTABLISHING LOTS 2 & 3 BLOCK 118, NCB 17432, AND CB 4400 BEING ALL OF THAT 45.25 ACRE TRACT OF LAND BEING CONVEYED TO SANTILOS REAL ESTATE IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15880, PAGES 486-504 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE B.B.B. & C.R.R. SURVEY NUMBER 388, ABSTRACT 95, COUNTY BLOCK 4414, PARTLY IN NEW CITY BLOCK 17641, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



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

DATE OF PRINT: APRIL 21, 2014  
STATE OF TEXAS  
COUNTY OF BEXAR

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

*John Santikos*  
OWNER/DEVELOPER: JOHN SANTILOS  
SANTILOS RAW LAND, LTD., SANTILOS LEGACY, LTD.,  
SANTILOS MILITARY CROSSING SHOPPING CENTER, LTD. &  
SANTILOS WESTLAKES SHOPPING CENTER, LTD.  
18402 U.S. HWY. 281 N., SUITE 229  
SAN ANTONIO, TX 78259  
(210) 496-1300

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN SANTILOS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF April, A.D. 20 14.



D. SCOTT, NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
THIS INSTRUMENT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IN ACCORDANCE WITH SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

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

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

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

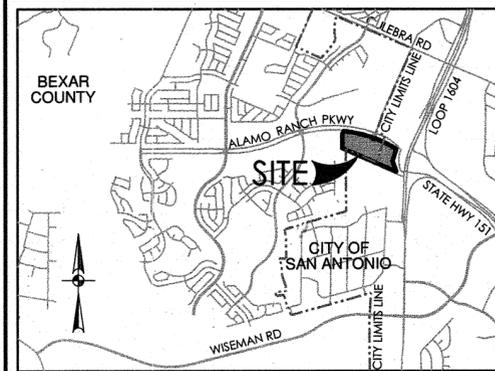
COUNTY JUDGE, BEXAR COUNTY, TEXAS

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



### LOCATION MAP

MAPSCO MAP GRID: 577F5  
NOT-TO-SCALE

BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	"	REPETITIVE BEARING AND/OR DISTANCE
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
①	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	④	45' DRAINAGE & WATER EASEMENT (VOL. 9570, PGS. 201-203, DPR)
⑦	VARIABLE WIDTH DRAINAGE EASEMENT	⑤	30' WATER EASEMENT (VOL. 9570, PGS. 201-203, DPR)
⑨	16' SANITARY SEWER EASEMENT	⑥	VARIABLE WIDTH DRAINAGE & WATER EASEMENT (VOL. 9570, PGS. 201-203, DPR)
⑪	16' DRAINAGE EASEMENT	⑦	135' EASEMENT AND ROW (VOL. 6187, PGS. 261-264, OPR)
⑫	37' SANITARY SEWER AND WATER EASEMENT	⑧	16' ELECTRIC EASEMENT AGREEMENT (VOL. 12112, PGS. 2172-2188, OPR)
⑬	25' DRAINAGE EASEMENT	⑨	16' SANITARY SEWER EASEMENT PLAT NO. 130377, ALAMO RANCH, UNIT 19
⑭	VARIABLE WIDTH ACCESS EASEMENT	⑩	100' ELECTRIC EASEMENT (VOL. 14225, PGS. 1843-1848, OPR)
⑮	50' BUILDING SETBACK		
⑯	16' WATER EASEMENT		

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

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

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

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

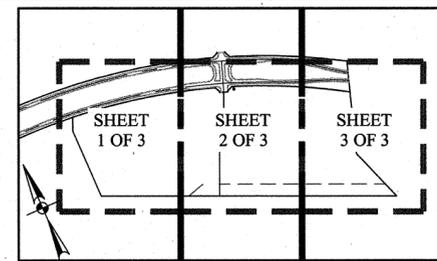
**BEXAR COUNTY MAINTENANCE NOTE:**  
THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH, UNIT 18 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LOT OWNER, OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: (LOT 2 BLOCK 118, LOT 3 BLOCK 118).

**SAWS DEDICATION NOTE:**  
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

**ACCESS NOTE:**  
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-504(i)(3).

**TXDOT 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 THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 2 ACCESS POINTS ALONG LP 1604, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 999.65'.

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



INDEX MAP  
NOT-TO-SCALE

SEE SHEET 3  
FOR LINE &  
CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

**SURVEYOR'S NOTES:**  
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH-CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNERS NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE.  
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH-CENTRAL ZONE.

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

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

**C.P.S. ENERGY NOTES:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS - CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PREMISES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.  
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STATE OF TEXAS  
COUNTY OF BEXAR

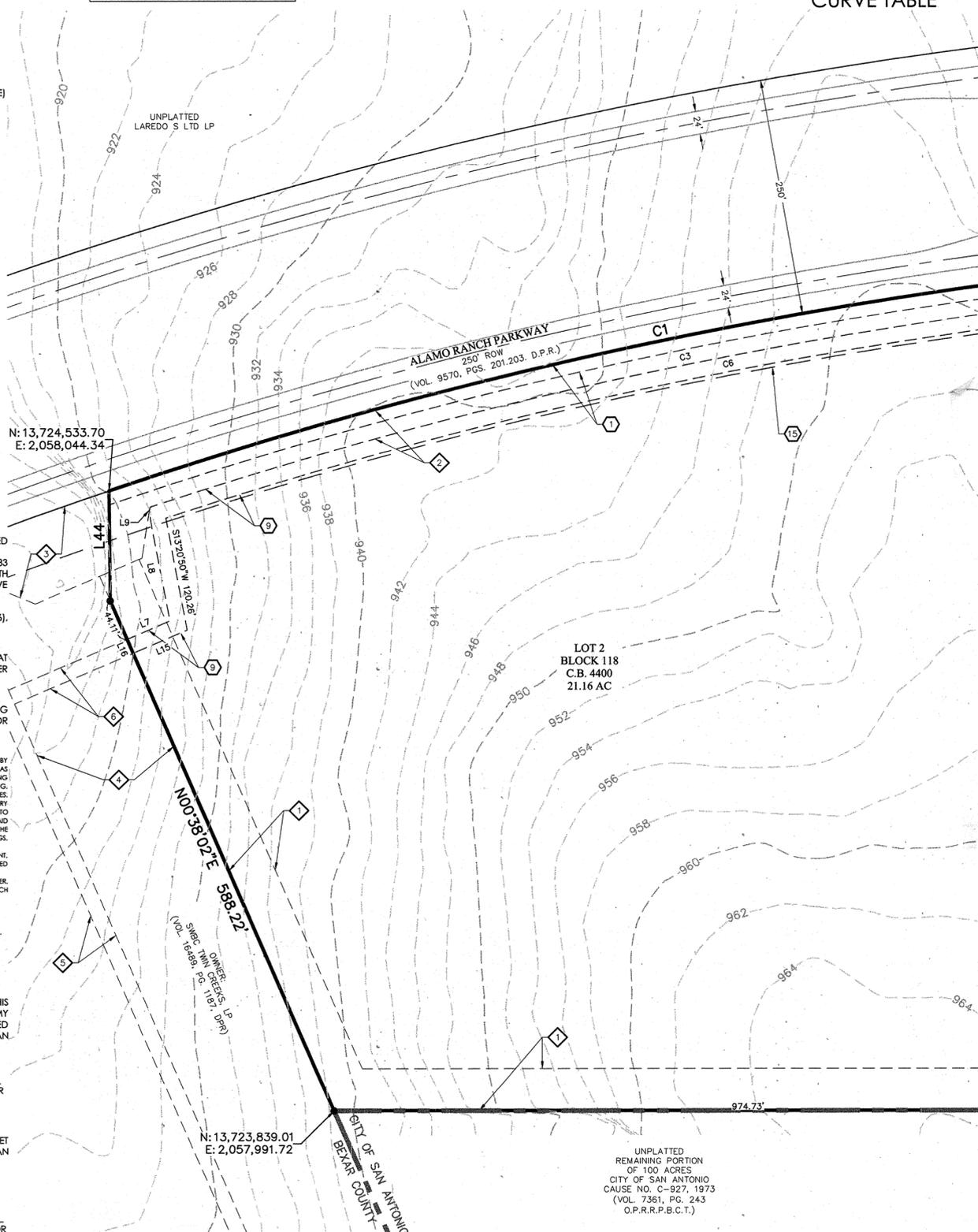
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Shauna L. Weaver*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

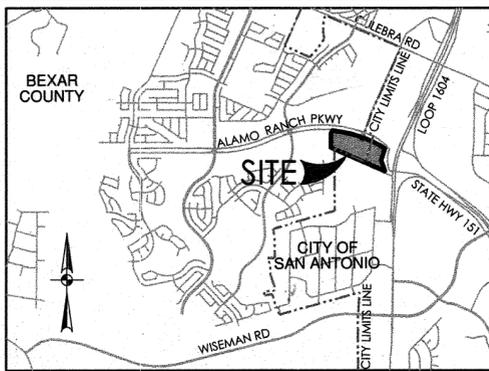
*John Noel Nicholls*  
REGISTERED PROFESSIONAL LAND SURVEYOR



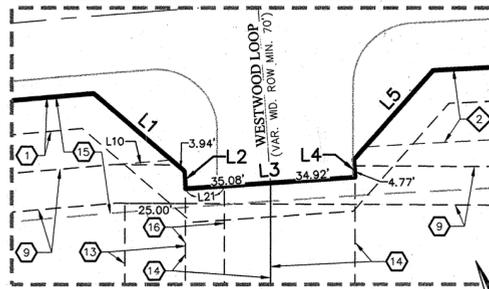
UNPLATTED  
REMAINING PORTION  
OF 100 ACRES  
CITY OF SAN ANTONIO  
CAUSE NO. C-927, 1973  
(VOL. 7361, PG. 243  
O.P.R.P.B.C.T.)

MATCHLINE A - SEE SHEET 2 OF 3





**LOCATION MAP**  
MAPSCO MAP GRID: 577F5  
NOT-TO-SCALE



SEE SHEET 3  
FOR LINE &  
CURVE TABLE

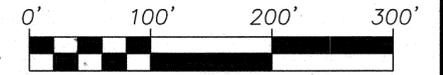
**DETAIL "A"**  
NOT-TO-SCALE

**PLAT NUMBER 130283**

**SUBDIVISION PLAT OF  
ALAMO RANCH UNIT 18**

BEING A 45.252 ACRE TRACT OF LAND ESTABLISHING LOT 2 BLOCK 118, LOT 3 BLOCK 118, NCB 17632, AND CB 4400, OUT OF A 1,611.112 ACRE TRACT OF LAND BEING CONVEYED TO SANTIKOS REAL ESTATE IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15880, PAGES 486 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE B.B.B. & C.R.R. SURVEY NUMBER 388, ABSTRACT 95, COUNTY BLOCK 4414, PARTLY IN NEW CITY BLOCK 17641, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



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

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

DATE OF PRINT: APRIL 21, 2014  
STATE OF TEXAS  
COUNTY OF BEXAR

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

*John Santikos*  
OWNER/DEVELOPER: JOHN SANTIKOS  
SANTIKOS RAW LAND, LTD., SANTIKOS LEGACY, LTD.,  
SANTIKOS MILITARY CROSSING SHOPPING CENTER, LTD. &  
SANTIKOS WESTLAKES SHOPPING CENTER, LTD.  
18402 U.S. HWY. 281 N., SUITE 229  
SAN ANTONIO, TX 78259  
(210) 496-1300

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN SANTIKOS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF April, A.D. 2014



D. SCOTT  
My Commission Expires  
THIS PLAT OF 18 ALAMO RANCH UNIT 18 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

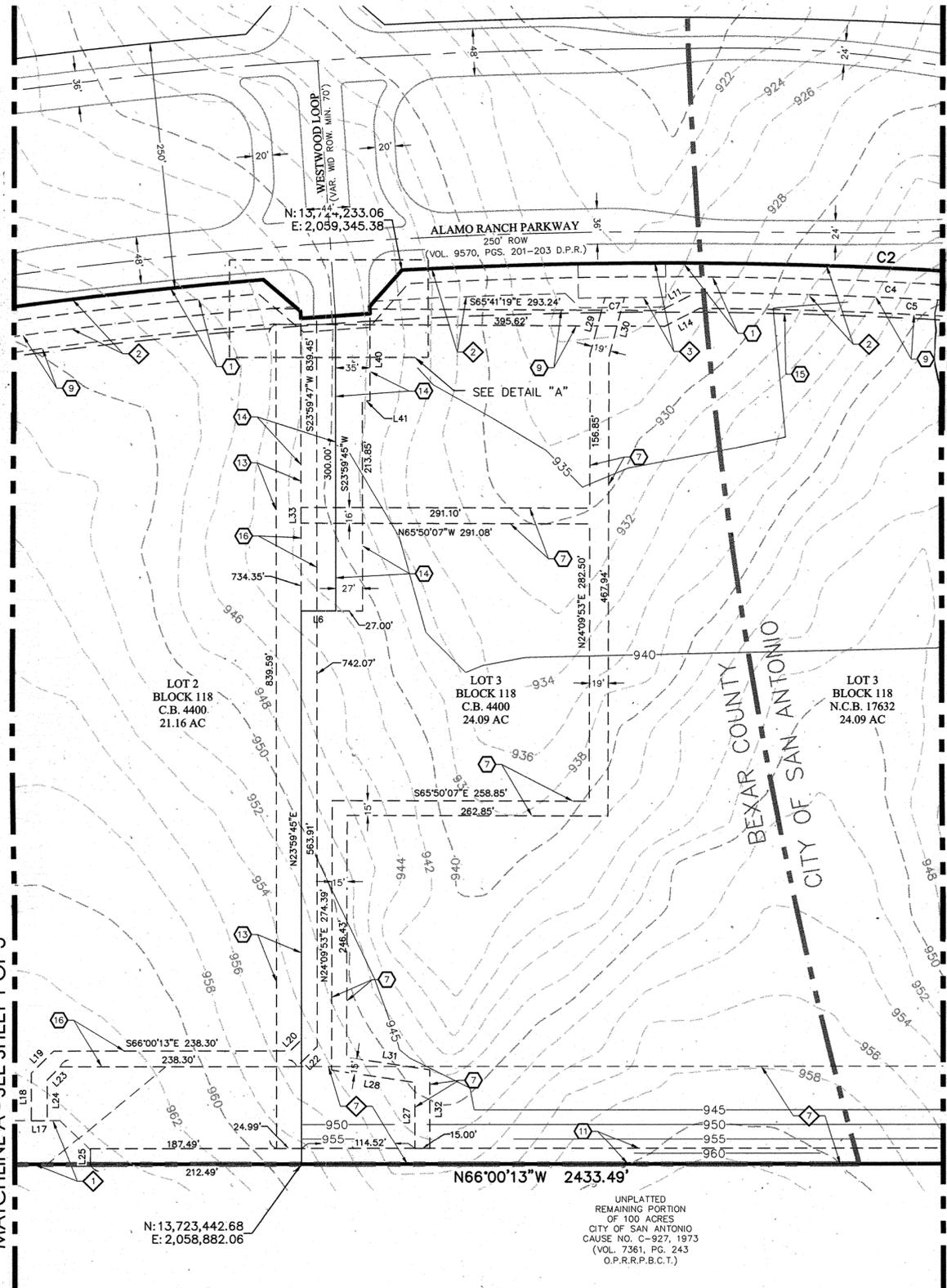
BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

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

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

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

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



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

*Shauna L. Weaver*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR  
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*John Noel Nicholls*  
REGISTERED PROFESSIONAL LAND SURVEYOR







# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 10

**Public Hearing:**

Planning Commission  
May 14, 2014

**Application/Case Number:**

130297

**Project Name:**

Weston Oaks Unit 9

**Applicant:**

Arthur Zuniga

**Representative:**

Denham –Ramonos Engineering and  
Associates, Inc., c/o Paul W.  
Denham, P.E.

**Owners:**

Babcock Road 165, Ltd.

**Staff Coordinator:**

Luz M. Gonzales, Planner  
(210) 207-5014  
luz.gonzales@sanantonio.gov

**Property Address/Location:**

Generally located southwest of the  
intersection of Fiesta Ranch and  
Ranch Falls

**Tract Size:**

14.779 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda posting May 9, 2014

**REQUEST**

Approval of a major plat to subdivide a 14.779-acre tract of land  
to establish **Weston Oaks Unit 9** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

April 24, 2014

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of sixty-four (**64**) single family residential lots, one (**1**) non-single family residential lot and approximately two thousand four hundred ten (**2,410**) linear feet of public streets.

### **B. Zoning**

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

### **C. Services Available**

SAWS Water and Sewer

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

Letters of Certification (LOCs) were issued from all reviewing agencies on February 18, 2014.

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on April 23, 2014.

## **II. SUPPLEMENTAL INFORMATION**

A. MDP 14-00001, Weston Oaks, accepted on April 11, 2014.

## **III. RECOMMENDATION**

Approval of the proposed **Weston Oaks Unit 9** Subdivision.

## **IV. ATTACHMENT**

1. Proposed plat

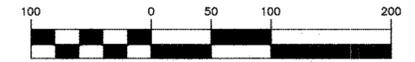
PLAT No. 130297  
SHEET 1 OF 2

64 LOTS

SUBDIVISION PLAT  
ESTABLISHING  
**WESTON OAKS  
SUBDIVISION UNIT 9**

BEING 14.779 ACRES OF LAND IN THE VICTOR REYES SURVEY NO. 200 1/6, ABSTRACT NO. 1021, C.B. NO. 4352, THE ANTONIO VASQUEZ SURVEY NO. 100 1/5, ABSTRACT NO. 874, C.B. NO. 4359, AND BEING OUT OF THE 341.97 ACRE TRACT RECORDED IN VOLUME 12772, PAGES 251-258, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



OWNER/DEVELOPER:  
**BABCOCK ROAD 165, LTD.**  
19414 BABCOCK ROAD  
SAN ANTONIO, TEXAS 78255  
PHONE: (210) 690-7800  
FAX: (866) 328-0242

**Denham-Ramones Engineering**  
and Associates, Inc.  
1380 PANTHEON WAY, SUITE 290 (210) 495-3100 OFFICE  
SAN ANTONIO, TX 78232 (210) 495-3122 FAX  
FIRM REGISTRATION NUMBER: T.B.P.E. F-5161 & T.B.P.L.S. 100237.00

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER:

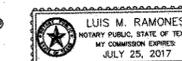
DULY AUTHORIZED AGENT:

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 13<sup>th</sup> DAY OF MARCH A.D., 2014.



*Luis M. Ramones*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**CERTIFICATE OF APPROVAL**

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTON OAKS SUBDIVISION UNIT 9 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2014.

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

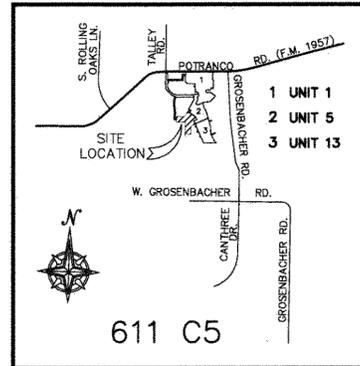
\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF

\_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_

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

\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

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



**LOCATION MAP**  
NOT TO SCALE

**LEGEND & NOTES**

- BUILDING SETBACK LINE
- VEHICULAR NON-ACCESS EASEMENT
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- CLEAR VISION EASEMENT
- R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
- D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- I.R.F. = IRON REBAR SET
- PROPOSED FINISHED CONTOUR
- THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE. SCALE FACTOR IS 1.00017. ROTATION GRID TO PLAT IS 0°00'00"
- MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
- BEARING REFERENCE SOURCE IS THE SOUTH LINE OF LOT 14, BLOCK 19 BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND CALLED S89°48'11"E ON THE PLAT OF N.L.S.D. LIECK ELEMENTARY SCHOOL SUBDIVISION (VOL. 9821, PGS. 104).

**"C.P.S. NOTES"**

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
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- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
- ROOF OVERHANDS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V.E. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

**EDU NOTE:**

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

**OTHER NOTES:**

- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
- SAWS IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAYMENT ARE NOT NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS & ACCESS RIGHT-OF-WAYS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.

PLAT REFERENCE	
①	WESTON OAKS COLLECTOR SUBDIVISION VOL. 9821, PGS. 98-99 D.P.R.
②	WESTON OAKS SUBDIVISION UNIT 5 VOL. 9620, PGS. 7-9 D.P.R.
③	WESTON OAKS SUBDIVISION UNIT 13 VOL. 9653, PG. 214-215 D.P.R.

**MONUMENT NOTE:**

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

**BUILDING SETBACK NOTE**

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

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

LINE	BEARING	DISTANCE
L1	N37°49'35"E	35.88'
L2	S81°32'39"E	61.97'
L3	S57°03'18"E	72.86'
L4	S50°02'09"E	72.88'
L5	S43°18'27"E	66.78'
L6	S38°35'22"E	66.78'
L7	S23°37'42"E	66.93'
L8	S62°30'49"W	50.00'
L9	S26°54'14"E	50.00'
L10	S31°04'25"E	50.00'
L11	S01°12'31"W	50.00'
L12	N88°47'29"W	50.00'
L13	N89°47'29"W	20.00'
L14	S89°48'41"E	28.78'
L15	N00°11'19"E	50.00'
L16	N89°48'41"W	30.24'
L17	N59°18'28"E	119.91'
L18	N01°12'31"E	17.98'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	86°50'37"	10.00'	9.45'	12.77'	13.26'
C2	0°22'22"	475.00'	1.94'	3.09'	3.09'
C3	90°28'32"	10.00'	10.00'	15.79'	14.20'
C4	0°13'35"	805.00'	1.59'	3.18'	3.18'
C5	93°18'32"	10.00'	10.59'	15.28'	14.54'
C6	30°45'23"	175.00'	45.13'	93.94'	92.82'
C7	30°45'23"	225.00'	61.88'	120.78'	119.34'
C8	86°28'27"	10.00'	9.74'	15.44'	14.95'
C9	90°23'46"	10.00'	10.07'	15.79'	14.19'
C10	89°36'14"	10.00'	9.93'	15.64'	14.09'
C11	61°49'48"	100.00'	59.88'	107.91'	102.75'
C12	90°00'00"	10.00'	10.00'	15.71'	14.14'
C13	34°29'16"	475.00'	147.44'	285.82'	281.62'
C14	34°29'16"	425.00'	131.92'	255.82'	251.88'
C15	61°49'48"	150.00'	89.83'	161.87'	154.13'
C16	41°01'11"	805.00'	29.31'	58.59'	58.57'
C17	38°30'24"	24.00'	19.13'	19.49'	19.33'
C18	136°22'28"	51.00'	127.43'	121.39'	94.70'
C19	81°31'33"	10.00'	10.27'	15.87'	14.35'
C20	57°43'04"	25.00'	13.78'	23.18'	24.13'
C21	41°01'11"	755.00'	27.49'	54.95'	54.93'

STATE OF TEXAS  
COUNTY OF BEXAR

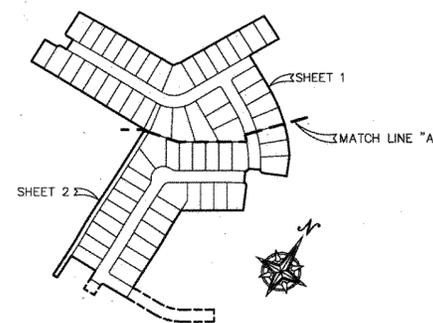
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Paul W. Denham*  
REGISTERED PROFESSIONAL ENGINEER  
PAUL W. DENHAM

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Gary B. Neill*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEILL



**INDEX MAP**

1"=500'

Date: Mar 06, 2014, 8:13am User ID: RamonesNicholas File: H:\Land Projects\130297-Weston Oaks Unit 9-with Stud (dwg) Weston Oaks-19.dwg





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 11

**Public Hearing:**

Planning Commission  
May 14, 2014

**Application/Case Number:**

130298

**Project Name:**

Weston Oaks Unit 19

**Applicant:**

Arthur Zuniga

**Representative:**

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

**Owners:**

Babcock Road 165, Ltd

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located south of the  
intersection of Potranco Road and  
Fort Apache

**Tract Size:**

13.199 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda posting May 9, 2014

**REQUEST**

Approval of a major plat to subdivide a 13.199-acre tract of land  
to establish **Weston Oaks Subdivision Unit 19**

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

April 22, 2014

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of fifty five (**55**) single family lots, five (**5**) non single family lots and two thousand four hundred and ninety (**2,490**) linear feet of public streets.

### **B. Zoning**

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

### **C. Major Thoroughfare**

Grosenbacher Road, Primary Arterial Type A, 120 -foot minimum right-of-way

### **D. Services Available**

SAWS Water and Sewer

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

Letters of Certification (LOCs) were issued from all reviewing agencies on April 11, 2014.

### **F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on February 26, 2014.

## **II. SUPPLEMENTAL INFORMATION**

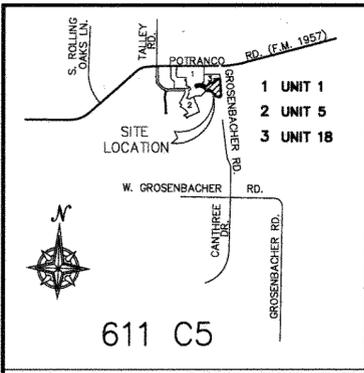
A. MDP 846A, Weston Oaks, accepted on June 28, 2011.

## **III. RECOMMENDATION**

Approval of the proposed **Weston Oaks Subdivision Unit 19**.

## **IV. ATTACHMENT**

1. Proposed plat



LOCATION MAP NOT TO SCALE

LEGEND & NOTES

- 1.) BUILDING SETBACK LINE B.S.L.
2.) VEHICULAR NON-ACCESS EASEMENT V.N.E.
3.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT G.E.T.T.V.E.
4.) CLEAR VISION EASEMENT C.V.E.
5.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
6.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
7.) I.R.F. = IRON REBAR FOUND
8.) I.R.S. = IRON REBAR SET
9.) PROPOSED FINISHED CONTOUR 7740
10.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(NARN), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE. SCALE FACTOR IS 1.00017. ROTATION GRID TO PLAT IS 0°00'00"
11.) MONUMENTATION AS SHOWN IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
12.) BEARING REFERENCE SOURCE IS THE SOUTH LINE OF LOTS 12-14, BLOCK 12 BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND CALLED SB9°02'27"W ON THE PLAT OF WESTON OAKS SUBDIVISION UNIT 1B (VOL. 9652, PGS. 105-108).

"C.P.S. NOTES"

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

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PLAT REFERENCE table with 2 entries: 1. WESTON OAKS SUBDIVISION UNIT 1B VOL. 9652, PGS. 105-108 D.P.R. 2. WESTON OAKS SUBDIVISION UNIT 1 VOL. 9619, PGS. 223-225 D.P.R. & VOL. 9620, PG. 1 D.P.R.

MONUMENT NOTE:

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

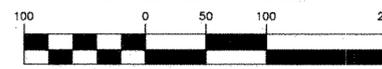
PLAT No. 130298 SHEET 1 OF 2

55 LOTS

SUBDIVISION PLAT ESTABLISHING WESTON OAKS SUBDIVISION UNIT 19

BEING 13.199 ACRES OF LAND IN THE ANTONIO VASQUEZ SURVEY NO. 100 1/5, ABSTRACT NO. 874, C.B. NO. 4359, AND BEING OUT OF THE 341.97 ACRE TRACT RECORDED IN VOLUME 12772, PAGES 251-258, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

GRAPHIC SCALE



( IN FEET ) 1 inch = 100 ft.

OWNER/DEVELOPER: BABCOCK ROAD 165, LTD. 19414 BABCOCK ROAD SAN ANTONIO, TEXAS 78255 PHONE: (210) 690-7600 FAX: (866) 328-0242

Denham-Ramones Engineering and Associates, Inc.

1380 PANTHEON WAY, SUITE 290 (210) 495-3100 OFFICE SAN ANTONIO, TX 78232 (210) 495-3122 FAX FIRM REGISTRATION NUMBER: L.B.P.E. F-5161 & L.B.P.L.S. 100237.00

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER: ARTHUR ZUNIGA

DULY AUTHORIZED AGENT:

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 13th DAY OF MARCH A.D., 2014.

LUIS M. RAMONES NOTARY PUBLIC STATE OF TEXAS MY COMMISSION EXPIRES JULY 25, 2017

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTON OAKS SUBDIVISION UNIT 19 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION. IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D., 2014.

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

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

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

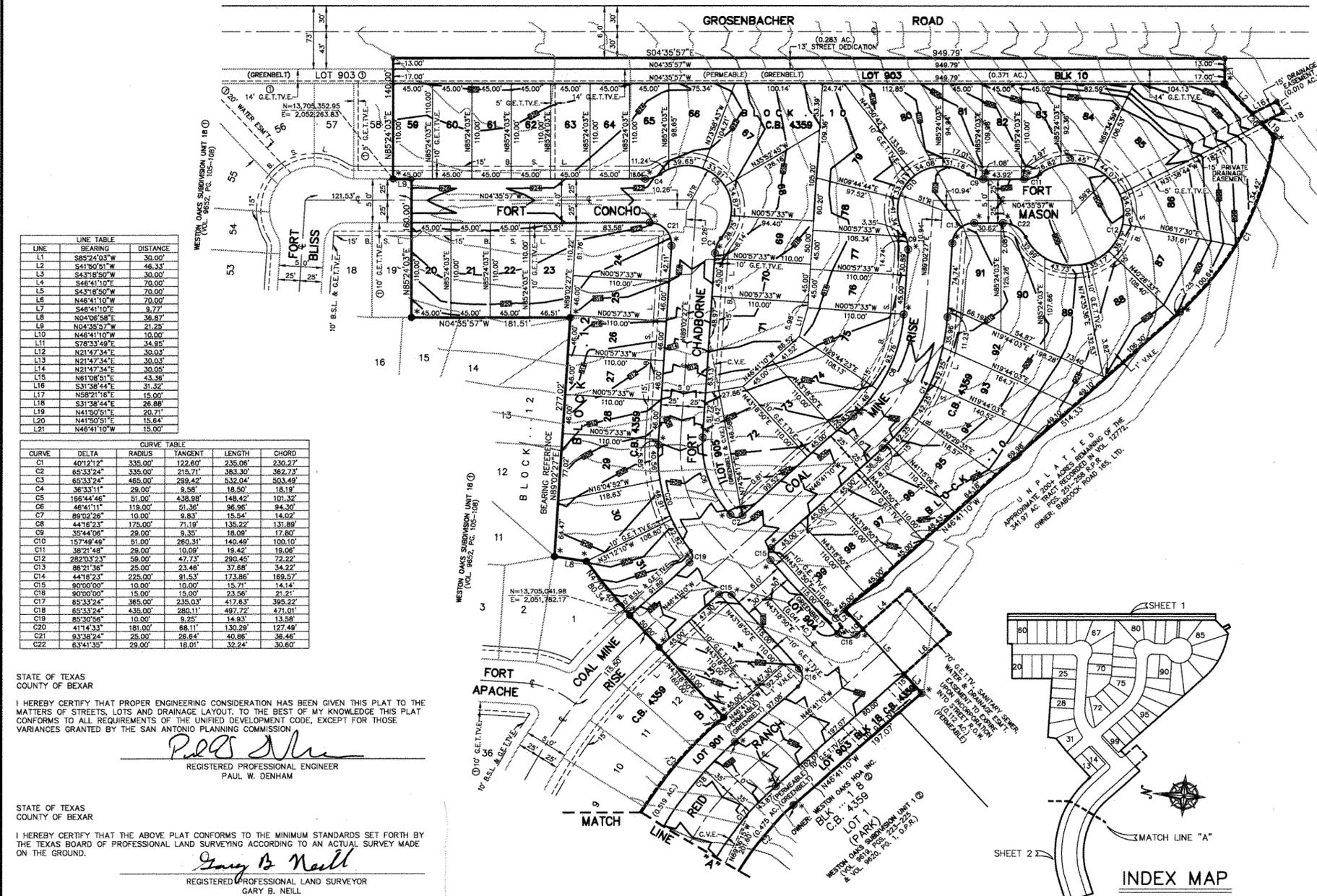
DAY OF A.D. AT M, IN THE RECORDS OF

OF SAID COUNTY, IN BOOK VOLUME

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

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

BY: DEPUTY



LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L21 with their respective bearings and distances.

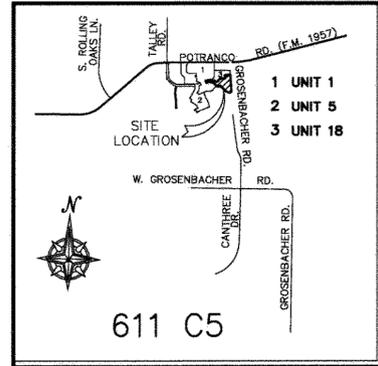
CURVE TABLE with columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD. Lists curves C1 through C22 with their respective geometric data.

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

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND. Gary B. Neill REGISTERED PROFESSIONAL LAND SURVEYOR



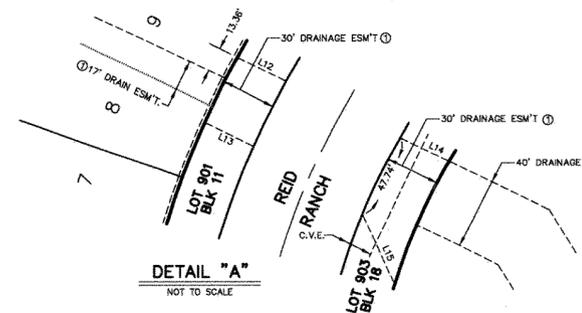
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**LOCATION MAP**  
NOT TO SCALE

**LEGEND & NOTES**

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**DETAIL "A"**  
NOT TO SCALE

**"C.P.S. NOTES"**

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

**EDU NOTE:**

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

**OTHER NOTES:**

1. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
3. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
4. SAWS IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
5. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
6. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
7. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING PLAT, NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
8. THE MAINTENANCE OF DRAINAGE EASEMENTS, PRIVATE DRAINAGE EASEMENTS, GREENBELTS & ACCESS RIGHT-OF-WAYS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.

**CURVE & LINE DATA SEE SHEET 1**

**BUILDING SETBACK NOTE**

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

PLAT REFERENCE	
①	WESTON OAKS SUBDIVISION UNIT 18 VOL. 9652, PGS. 105-108 D.P.R.
②	WESTON OAKS SUBDIVISION UNIT 1 VOL. 9619, PGS. 223-225 D.P.R. & VOL. 9620, PG. 1 D.P.R.

**MONUMENT NOTE:**

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

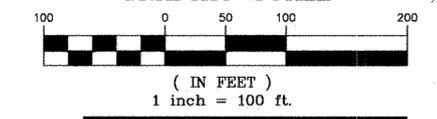
PLAT No. 130298

SHEET 2 OF 2  
55 LOTS

**SUBDIVISION PLAT  
ESTABLISHING  
WESTON OAKS  
SUBDIVISION UNIT 19**

BEING 13.199 ACRES OF LAND IN THE ANTONIO VASQUEZ SURVEY NO. 100 1/5, ABSTRACT NO. 874, C.B. NO. 4359, AND BEING OUT OF THE 341.97 ACRE TRACT RECORDED IN VOLUME 12772, PAGES 251-258, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

**GRAPHIC SCALE**



**OWNER/DEVELOPER:**  
BABCOCK ROAD 165, LTD.  
19414 BABCOCK ROAD  
SAN ANTONIO, TEXAS 78255  
PHONE: (210) 690-7600  
FAX: (866) 328-0242

**Denham-Ramones Engineering**  
and Associates, Inc.  
1380 PANTHEON WAY, SUITE 280 (210) 485-3100 OFFICE  
SAN ANTONIO, TX 78232 (210) 485-3122 FAX  
FIRM REGISTRATION NUMBER: T.B.P.E. F-5161 & T.B.P.L.S. 100237.00

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER: ARTHUR ZUNIGA

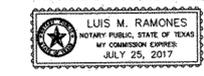
DULY AUTHORIZED AGENT:

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 13<sup>th</sup> DAY OF MARCH A.D., 2014.



*Luis M. Ramones*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**CERTIFICATE OF APPROVAL**

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTON OAKS SUBDIVISION UNIT 19 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION. IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2014.

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AT \_\_\_\_\_ M., IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_

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

\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

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



STATE OF TEXAS  
COUNTY OF BEXAR

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

*Paul W. Denham*  
REGISTERED PROFESSIONAL ENGINEER  
PAUL W. DENHAM

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Gary B. Neill*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEILL



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

Date: Mar 06, 2014, 11:33am User: lb: Ramones\luisos File: H:\Land Projects\3\AZ- Weston Oaks Unit 19\dwg\Weston Oaks-119.dwg



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 12

**Public Hearing:**

Planning Commission  
May 14, 2014

**Application/Case Number:**

130326

**Project Name:**

Marbach Village Unit 2

**Applicant:**

Bill Sadler

**Representative:**

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

**Owners:**

S&K Development Company, Inc.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located south of the  
intersection of Marbach Canyon and  
Marbach Woods

**Tract Size:**

12.07 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda posting May 9, 2014

**REQUEST**

Approval of a major plat to subdivide a 12.07-acre tract of land  
to establish **Marbach Village Unit 2** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

April 29, 2014

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of forty three (43) single family lots, two (2) non single family lots and one thousand three hundred eighty four (1,384) linear feet of public streets.

**B. Zoning**

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

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

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

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on May 2, 2014.

**II. SUPPLEMENTAL INFORMATION**

A. MDP 13-00022, Marbach Village, accepted on October 7, 2013.

**III. RECOMMENDATION**

Approval of the proposed **Marbach Village Unit 2** Subdivision.

**IV. ATTACHMENT**

1. Proposed plat

# PLAT NO. 130326

## SUBDIVISION PLAT ESTABLISHING MARBACH VILLAGE UNIT 2 SUBDIVISION

BEING A TOTAL OF 12.07 ACRE TRACT OF LAND OUT OF A 236.65 ACRE TRACT OF LAND OUT OF THE CLEMENTE TEXADA SURVEY NO. 69, ABSTRACT NO. 737, COUNTY BLOCK 4332 AS RECORDED IN VOLUME 11759, PAGE 1455 DEED RECORDS, BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



**VICKREY & ASSOCIATES, INC.**  
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216-2004  
Telephone: (210) 349-3271  
TBPE Firm Registration No.: F-159  
TBPLS Firm Registration No.: 10004100

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER  
S&K Development Company, Inc.  
By: Bill Sadler  
Title: President  
4407 Monterey Oaks Blvd. #140  
Austin, Texas 78749  
(512) 653-4486

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

NOTARY PUBLIC BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MARBACH VILLAGE UNIT 2 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATION; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

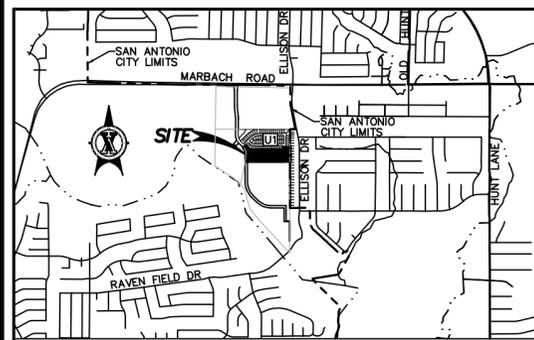
BY: \_\_\_\_\_  
SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



LOCATION MAP  
NOT TO SCALE  
MAPSCO MAP GRID 612 E7

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

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

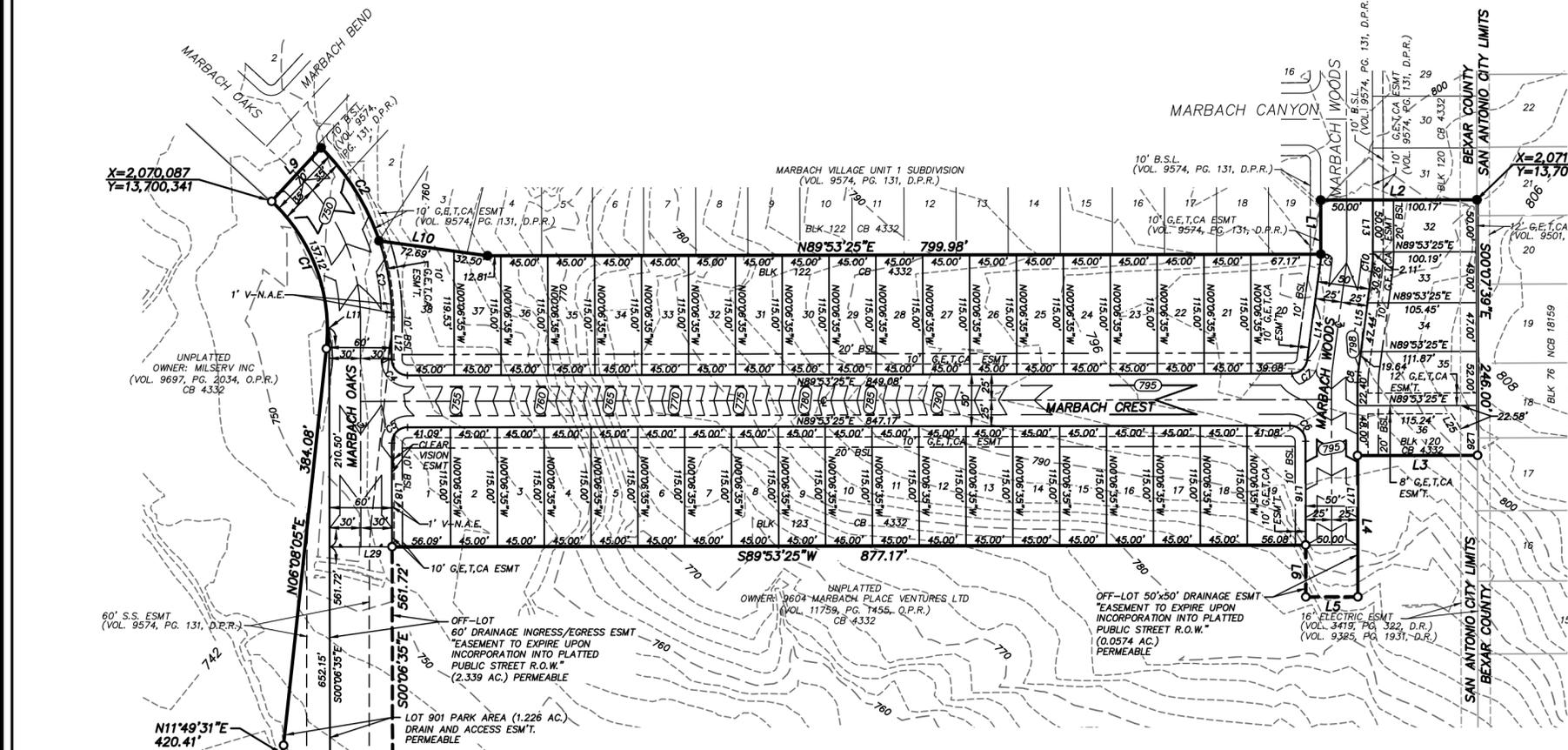
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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

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

SOURCE OF BEARINGS ARE REFERENCED FROM MARBACH VILLAGE UNIT 1 SUBDIVISION, DESCRIBED IN VOLUME 9574, PAGE 131 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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



SEE MATCHLINE THIS SHEET

SEE MATCHLINE THIS SHEET

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

NOTE: IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM @ 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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

STATE OF TEXAS  
COUNTY OF 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: VICKREY & ASSOCIATES, INC.

VICKREY & ASSOCIATES, INC.  
By: ROBERT M. ANGUIANO, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BEXAR

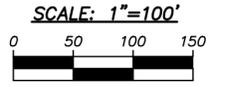
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VICKREY & ASSOCIATES, INC.  
By: KARA J. HEASLEY, P.E.  
LICENSED PROFESSIONAL ENGINEER



**PLAT NO. 130326**  
**SUBDIVISION PLAT ESTABLISHING**  
**MARBACH VILLAGE UNIT 2 SUBDIVISION**

BEING A TOTAL OF 12.07 ACRE TRACT OF LAND OUT OF A 236.65 ACRE TRACT OF LAND OUT OF THE CLEMENTE TEXADA SURVEY NO. 69, ABSTRACT NO. 737, COUNTY BLOCK 4332 AS RECORDED IN VOLUME 11759, PAGE 1455 DEED RECORDS, BEAR COUNTY, TEXAS.



**VICKREY & ASSOCIATES, INC.**  
**CONSULTING ENGINEERS**

12940 Country Parkway San Antonio, Texas 78216-2004  
 Telephone: (210) 349-3271  
 TBPE Firm Registration No.: F-159  
 TBPLS Firm Registration No.: 10004100

STATE OF TEXAS  
 COUNTY OF BEAR

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

OWNER/DEVELOPER  
 S&K Development Company, Inc.  
 By: Bill Sodler  
 Title: President  
 4407 Monterey Oaks Blvd. #140  
 Austin, Texas 78749  
 (512) 653-4486

OWNER  
 DULY AUTHORIZED AGENT

STATE OF TEXAS  
 COUNTY OF BEAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
 \_\_\_\_\_  
 NOTARY PUBLIC BEAR COUNTY, TEXAS

**CERTIFICATE OF APPROVAL**

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

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

\_\_\_\_\_  
 COUNTY JUDGE, BEAR COUNTY, TEXAS

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

THIS PLAT OF **MARBACH VILLAGE UNIT 2 SUBDIVISION** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATION; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

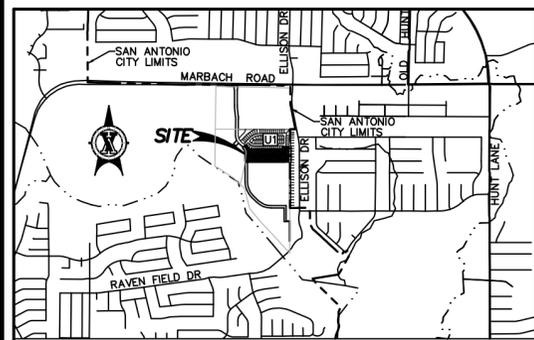
BY: \_\_\_\_\_  
 CHAIRMAN  
 BY: \_\_\_\_\_  
 SECRETARY

STATE OF TEXAS  
 COUNTY OF BEAR

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

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

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



**LOCATION MAP**  
 NOT TO SCALE  
 MAPSCO MAP GRID 612 E7

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

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

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

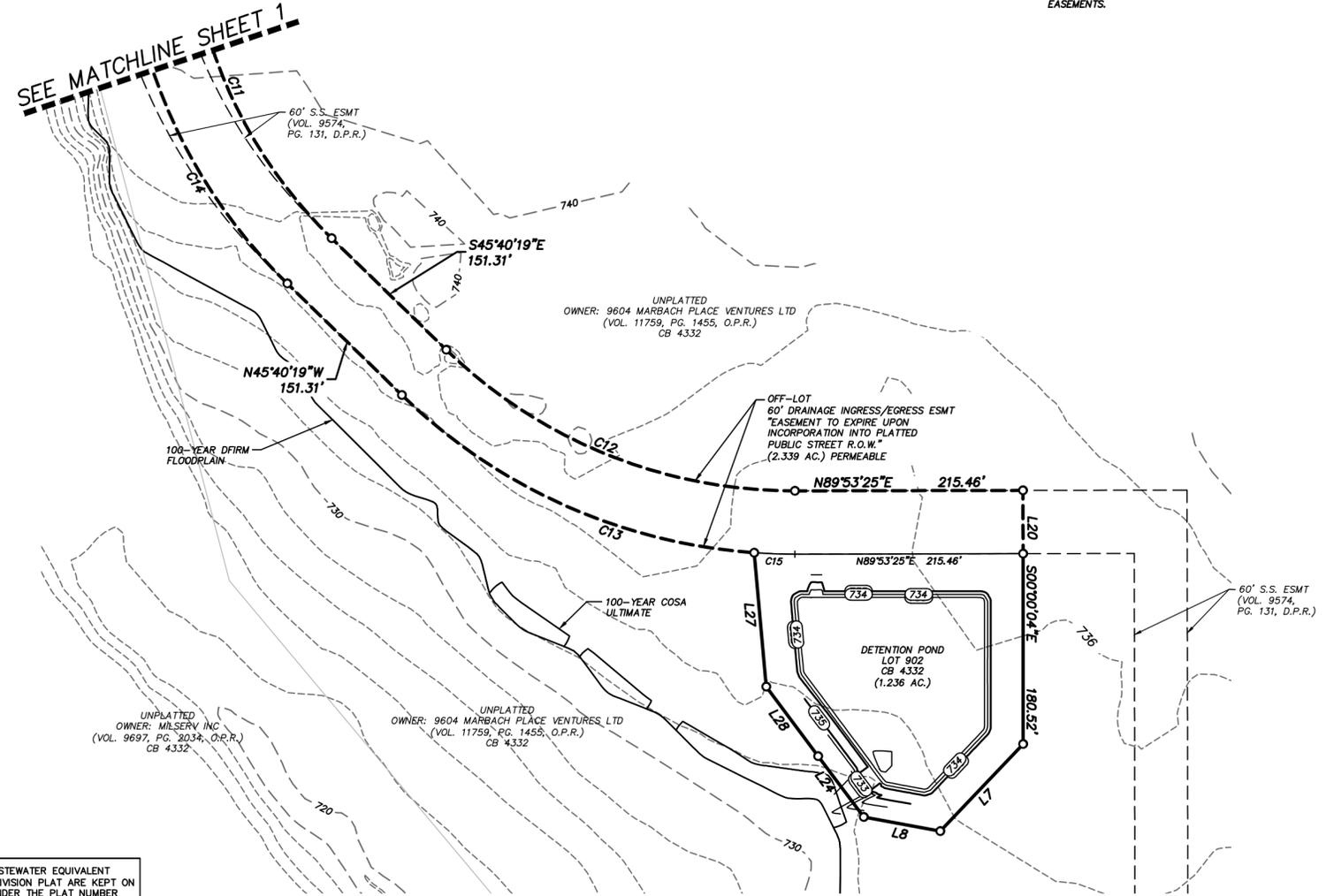
1/2" IRON ROD WITH VICKREY & ASSOCIATES CAP SET AT ALL EXTERNAL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

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

SOURCE OF BEARINGS ARE REFERENCED FROM MARBACH VILLAGE UNIT 1 SUBDIVISION, DESCRIBED IN VOLUME 9574, PAGE 131 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

**CPS/SAWS COMBINED NOTE:**

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



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

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

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

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

STATE OF TEXAS  
 COUNTY OF BEAR

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

VICKREY & ASSOCIATES, INC.  
 By: ROBERT M. ANGUIANO, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
 COUNTY OF BEAR

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

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

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N00°06'35"W	52.11'
L2	N89°53'25"E	150.17'
L3	S89°53'25"W	115.25'
L4	S00°06'35"E	136.11'
L5	S89°53'25"W	50.00'
L6	N00°06'35"W	50.00'
L7	S43°28'23"W	113.76'
L8	N79°28'13"W	73.51'
L9	N42°38'05"E	69.94'
L10	S82°06'25"E	105.19'
L11	N90°00'00"W	1.80'
L12	N00°06'35"W	41.39'
L13	N00°06'35"W	52.11'
L14	N07°39'43"E	92.74'
L15	N07°39'43"E	97.34'
L16	N00°06'35"W	100.00'
L17	N00°06'35"W	156.51'

**LINE TABLE**

LINE	BEARING	LENGTH
L18	N00°06'35"W	100.00'
L19	S00°06'35"E	140.43'
L20	S00°06'35"E	60.00'
L21	N90°00'00"W	35.35'
L22	N41°00'43"W	66.52'
L23	N46°51'44"W	72.24'
L24	S36°43'39"E	71.93'
L25	N31°43'24"W	17.12'
L26	S00°07'39"E	48.00'
L27	N05°09'36"W	127.47'
L28	N36°37'32"W	82.19'
L29	N89°53'25"E	60.00'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	52°51'44"	170.00'	156.85'	84.50'	N20°17'47"W	151.34'
C2	26°29'46"	230.00'	106.36'	54.15'	N31°55'49"W	105.42'
C3	18°34'24"	230.00'	74.56'	37.61'	N9°23'44"W	74.23'
C4	90°00'00"	15.00'	23.56'	15.00'	S45°06'35"E	21.21'
C5	90°00'00"	15.00'	23.56'	15.00'	S44°53'25"W	21.21'
C6	90°00'00"	15.00'	23.56'	15.00'	N45°06'35"W	21.21'
C7	82°13'42"	15.00'	21.53'	13.09'	N48°46'34"E	19.73'
C8	7°46'18"	75.00'	10.17'	5.09'	S3°46'34"W	10.17'
C9	7°46'18"	75.00'	10.17'	5.09'	N3°46'34"E	10.17'
C10	7°46'18"	125.00'	16.96'	8.49'	N3°46'34"E	16.94'
C11	45°33'44"	450.00'	357.84'	188.99'	S22°53'27"E	348.49'
C12	44°26'16"	470.00'	364.53'	191.98'	S67°53'27"E	355.46'
C13	40°15'47"	530.00'	372.44'	194.28'	S65°48'12"E	364.83'
C14	45°33'44"	510.00'	405.56'	214.19'	S22°53'27"E	394.96'
C15	47°02'29"	530.00'	38.62'	19.32'	S88°01'20"E	38.61'





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 13

**Public Hearing:**

Planning Commission  
May 14, 2014

**Application/Case Number:**

130379

**Project Name:**

Balcones Creek Unit 1B, Enclave

**Applicant:**

Jay Hanna

**Representative:**

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

**Owner:**

LHM Balcones Creek Development,  
Inc.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located south of the  
intersection of Balcones Creek and  
Bearcat

**Tract Size:**

19.229-acres

**Council District:**

ETJ

**Notification:**

Internet Agenda Posting May 9, 2014

**REQUEST**

Approval of a major plat to subdivide a 19.229-acre tract of land  
to establish the **Balcones Creek Unit 1B, Enclave** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

May 5, 2014

**I. ANALYSIS**

**A. Proposed Uses**

The proposed plat will consist of twenty-seven (27) single-family residential lots, two (2) non-single family residential lot and approximately one thousand six hundred and sixty-seven (1,667) linear feet of private streets.

**B. Zoning**

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

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on May 5, 2014.

Furthermore, the subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Camp Bullis Military Installation were notified.

However, it is noted that the applicant will need to comply with the dark sky lighting measures of Bexar County as of Court Order on July 22, 2008.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on January 15, 2014.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Applications**

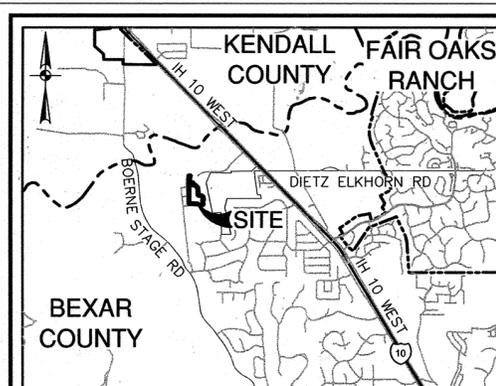
MDP 013A-07, Balcones Creek Subdivision Enclave, accepted on July 5, 2012

**III. RECOMMENDATION**

Approval of the proposed **Balcones Creek Unit 1B, Enclave** Subdivision Plat

**IV. ATTACHMENT**

1. Proposed Plat



LOCATION MAP NOT-TO-SCALE

LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
BLK	BLOCK	VOL	VOLUME
BSL	BUILDING SETBACK LINE	PG	PAGE(S)
CATV	CABLE TELEVISION	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
CV	CLEAR VISION	○	SET 1/2" IRON ROD (PD)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	(JC)	(JONES & CARTER)
BCDR	DEED RECORDS OF BEXAR COUNTY, TEXAS	INT	DISTANCE AND BEARING TO STREET INTERSECTION
ESMT	EASEMENT		
— 1140 —	EXISTING CONTOURS		
- - - 1140 - - -	PROPOSED CONTOURS		
③	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	①	1.834 ACRE INGRESS/EGRESS (VOL 6049, PG 545 BCDR)
⑥	VARIABLE WIDTH CLEAR VISION EASEMENT (0.065 ACRE)	②	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9652, PG 5-9 DPR)
⑪	20' BUILDING SETBACK	③	10' BUILDING SETBACK (VOL 9652, PG 5-9 DPR)
⑫	20' BUILDING SETBACK	④	ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET AND LOT (0.346 OF AN ACRE "OFF-LOT")
⑬	15' DRAINAGE EASEMENT	⑤	10' BUILDING SETBACK (VOL 9652, PG 5-9 DPR)
⑭	ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET AND LOT (0.346 OF AN ACRE "OFF-LOT")	⑥	WATER EASEMENT (VOL 15238, PG 801 OPR)

SURVEYOR'S NOTES:

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

IMPACT FEE PAYMENT NOTE:

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

C.P.S. ENERGY NOTES:

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Shauna L. Weaver*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*David A. Casanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR

DRAINAGE EASEMENT NOTE:

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

OPEN SPACE DESIGNATION NOTE:

LOT 901, BLOCK 1, COUNTY BLOCK 4707 SHALL BE DESIGNATED AS AN OPEN SPACE AND AS A DRAINAGE EASEMENT. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE BALCONES CREEK HOMEOWNERS' ASSOCIATION.

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN BALCONES CREEK UNIT 1B, ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE BALCONES CREEK HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 1

SAWS NOTE:

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

SETBACK NOTE:

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

FINISHED FLOOR NOTE:

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

FIRE FLOW NOTE:

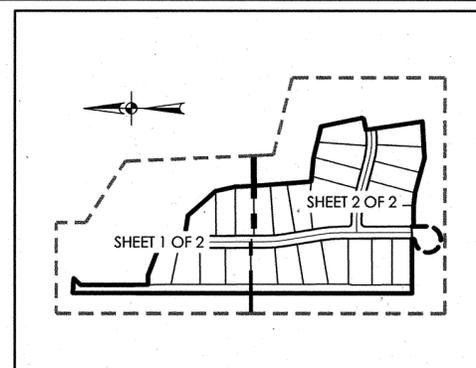
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	530.00'	122°2'07"	S14°54'26"W	114.19'	114.41'
C2	10.00'	90°00'00"	S33°14'44"W	14.14'	15.71'
C3	375.00'	3°16'40"	S79°53'05"W	21.45'	21.45'
C4	470.03'	8°54'15"	S04°17'36"W	72.97'	73.05'
C5	70.00'	2°45'32"	S01°32'18"E	3.37'	3.37'
C6	130.00'	2°45'32"	S01°32'18"E	6.26'	6.26'
C7	670.00'	9°07'49"	S04°43'27"E	106.65'	106.77'
C8	730.00'	9°07'49"	S04°43'27"E	116.20'	116.33'
C9	15.00'	90°00'00"	S45°09'32"E	21.21'	23.56'
C10	425.00'	15°18'35"	S82°30'15"E	113.23'	113.56'
C11	75.00'	2°15'04"	S75°58'29"E	2.95'	2.95'
C12	125.00'	2°15'04"	S75°58'29"E	4.91'	4.91'
C13	375.00'	23°37'21"	S86°39'38"E	153.52'	154.61'
C14	425.00'	23°37'23"	N86°39'38"W	173.99'	175.23'
C15	75.00'	2°15'04"	N75°58'29"W	2.95'	2.95'
C16	125.00'	2°15'04"	N75°58'29"W	4.91'	4.91'
C17	375.00'	15°18'35"	N82°30'15"W	99.90'	100.20'
C18	15.00'	90°00'00"	S44°50'28"W	21.21'	23.56'
C19	670.00'	9°07'49"	N04°43'27"W	106.65'	106.77'
C20	730.00'	9°07'49"	N04°43'27"W	116.20'	116.33'
C21	70.00'	2°45'32"	N01°32'18"W	3.37'	3.37'
C22	130.00'	2°45'32"	N01°32'18"W	6.26'	6.26'
C23	530.00'	8°53'14"	N04°17'05"E	82.13'	82.21'
C24	65.00'	262°49'12"	N48°44'59"W	97.50'	298.16'
C25	15.00'	82°49'09"	N41°15'02"E	19.84'	21.68'

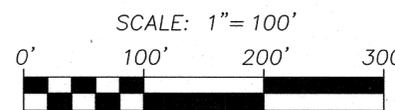
LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°38'52"E	46.80'
L2	S68°52'41"E	183.88'
L3	S81°24'31"E	60.00'
L4	S81°09'57"E	98.45'
L5	S41°31'47"E	184.49'
L6	S12°23'31"E	99.12'
L7	S02°31'49"E	92.15'
L8	S84°28'57"E	122.52'
L9	S76°27'21"E	158.37'
L10	S11°45'16"E	206.34'
L11	S78°14'44"W	30.84'
L12	S08°28'27"E	50.00'
L13	S08°28'27"E	234.44'
L14	S86°35'49"W	184.19'
L15	N74°50'57"W	179.07'
L16	N83°57'25"W	62.77'
L17	S89°50'28"W	105.00'
L18	N00°09'32"W	9.00'
L19	S89°50'28"W	60.00'
L20	S89°50'24"W	273.56'
L21	S87°16'45"E	30.00'
L22	S85°52'07"E	43.52'

LINE TABLE		
LINE #	BEARING	LENGTH
L23	S44°11'29"W	47.36'
L24	S00°09'32"E	17.59'
L25	S02°55'04"E	15.18'
L26	S00°09'32"E	277.98'
L27	S00°09'32"E	32.00'
L28	N89°50'28"E	25.07'
L29	S74°50'57"E	141.73'
L30	S77°06'01"E	16.07'
L31	S74°50'57"E	18.04'
L32	N74°50'57"W	18.04'
L33	N77°06'01"W	16.07'
L34	N74°50'57"W	141.73'
L35	S89°50'28"W	25.07'
L36	S00°09'32"E	236.00'
L37	N00°09'32"W	348.00'
L38	N00°09'32"W	277.98'
L39	N02°55'04"W	15.18'
L40	N00°09'32"W	17.59'
L41	N12°22'11"E	18.44'
L42	S00°09'32"E	70.37'
L43	S04°20'36"E	1.00'

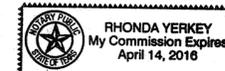
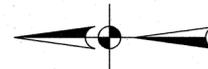


INDEX MAP

SCALE: 1"=600'



SCALE: 1"=100'



PLAT NUMBER 130379

SUBDIVISION PLAT OF BALCONES CREEK UNIT 1B, ENCLAVE

A 19.102 ACRE TRACT OF LAND OUT OF A 63.099 ACRE TRACT OF LAND CONVEYED TO LHM BALCONES CREEK, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15569, PAGES 913-919 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE W.H. HUGHES SURVEY NUMBER 173, ABSTRACT 340, COUNTY BLOCK 4707, OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: May 2, 2014

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: *Jay Hanna*  
JAY HANNA  
LHM BALCONES CREEK DEVELOPMENT, INC.  
1011 N. LAMAR BLVD  
AUSTIN, TEXAS 78703  
(512) 477-2400

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY HANNA, 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 May 5, A.D. 2014.

*Rhonda Yerkey*  
RHONDA YERKEY  
NOTARY PUBLIC BEXAR COUNTY, TEXAS

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

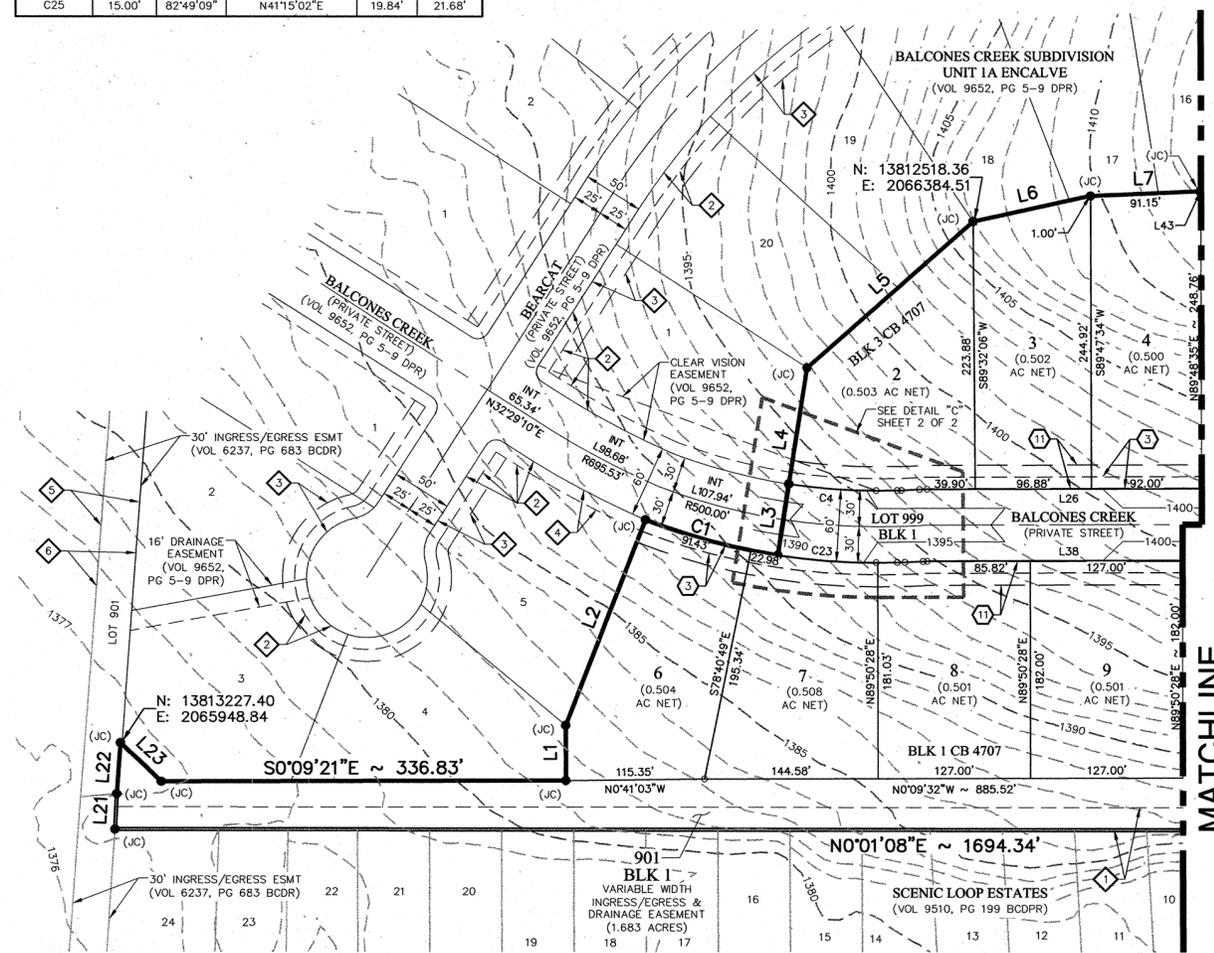
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

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

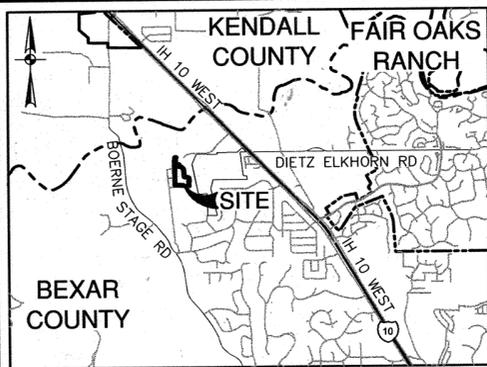
I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR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



SEE SHEET 2 OF 2

MATCHLINE





LOCATION MAP  
NOT-TO-SCALE

LEGEND

- |       |  |       |   |
|-------|--|-------|---|
| AC    | ACRE(S)  | OPR   | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS   |
| BLK   | BLOCK  | VOL   | VOLUME  |
| BSL   | BUILDING SETBACK LINE  | PG    | PAGE(S)   |
| CATV  | CABLE TELEVISION   | ROW   | RIGHT-OF-WAY  |
| CB    | COUNTY BLOCK   | FOUND | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)  |
| CV    | CLEAR VISION   | SET   | SET 1/2" IRON ROD (PD) (JONES & CARTER)   |
| DPR   | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS   | INT   | DISTANCE AND BEARING TO STREET INTERSECTION   |
| BCDR  | DEED RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)   |       |   |
| ESMT  | EASEMENT   |       |   |
| ---   | EXISTING CONTOURS  |       |   |
| - - - | PROPOSED CONTOURS  |       |   |
| ①     | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | ①     | 1.836 ACRE INGRESS/EGRESS (VOL 6049, PG 545 BCDR) (VOL 6049, PG 286 BCDR) (VOL 3060, PG 179 BCDR) (VOL 11950, PG 1800 OPR) (VOL 13047, PG 2344 OPR) |
| ②     | VARIABLE WIDTH CLEAR VISION EASEMENT (0.065 ACRE)  | ②     | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9652, PG 5-9 DPR)   |
| ③     | 20' BUILDING SETBACK   | ③     | 20' BUILDING SETBACK (VOL 9652, PG 5-9 DPR)   |
| ④     | 10' BUILDING SETBACK   | ④     | 10' BUILDING SETBACK (VOL 9652, PG 5-9 DPR)   |
| ⑤     | 15' DRAINAGE EASEMENT  | ⑤     | 20' BUILDING SETBACK (VOL 9652, PG 5-9 DPR)   |
| ⑥     | ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS, & CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET AND LOT (0.346 OF AN ACRE "OFF-LOT") | ⑥     | DRAINAGE & WATER ESMT (PERMISSIBLE) (VOL 9652, PG 5-9 DPR)  |
|       |  | ⑥     | WATER EASEMENT (VOL 15238, PG 801 OPR)  |

**SURVEYOR'S NOTES:**  
 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNERS NETWORK.  
 3. DIMENSIONS SHOWN ARE SURFACE.  
 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

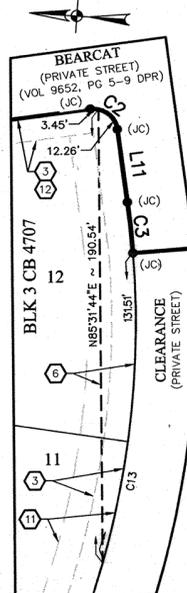
**C.P.S. ENERGY NOTES:**  
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS - CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE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

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

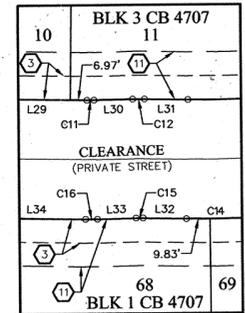
*Shauna L. Weaver*  
 LICENSED PROFESSIONAL ENGINEER

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

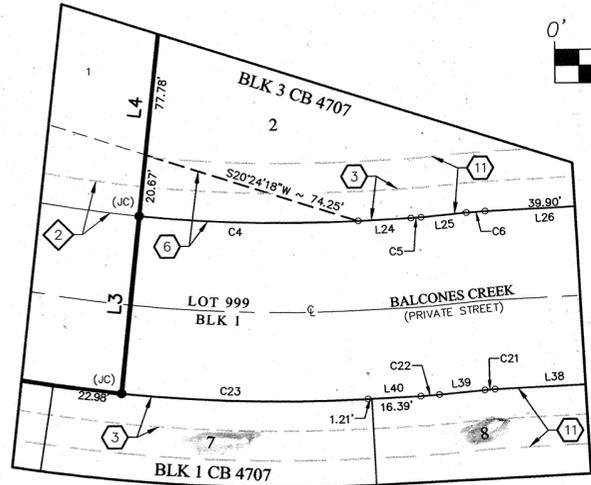
*David A. Casanova*  
 REGISTERED PROFESSIONAL LAND SURVEYOR



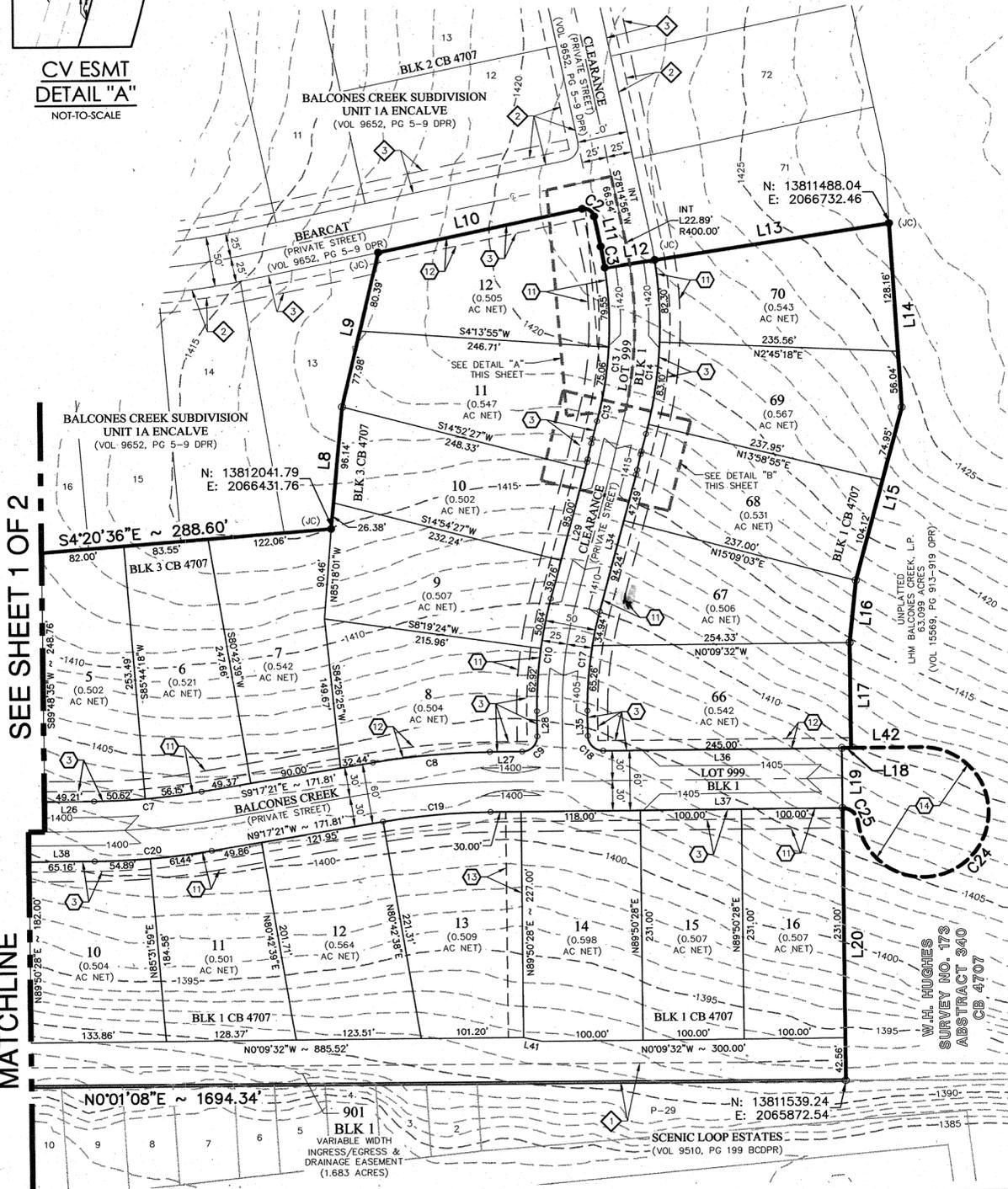
CV ESMT  
 DETAIL "A"  
 NOT-TO-SCALE



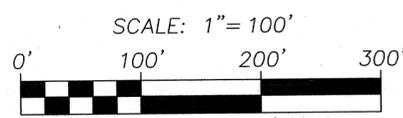
DETAIL "B"  
 NOT-TO-SCALE



CV ESMT - DETAIL "C"  
 NOT-TO-SCALE



SEE SHEET 1 OF 2  
 MATCHLINE



PLAT NUMBER 130379

SUBDIVISION PLAT OF  
**BALCONES CREEK  
 UNIT 1B, ENCLAVE**

A 19.102 ACRE TRACT OF LAND OUT OF A 63.099 ACRE TRACT OF LAND CONVEYED TO LHM BALCONES CREEK, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15569, PAGES 913-919 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE W.H. HUGHES SURVEY NUMBER 173, ABSTRACT 340, COUNTY BLOCK 4707, OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: May 2, 2014

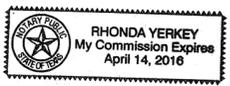
STATE OF TEXAS  
 COUNTY OF BEXAR

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

OWNER/DEVELOPER: JAY HANNA  
 LHM BALCONES CREEK DEVELOPMENT, INC.  
 1011 N. LAMAR BLVD  
 AUSTIN, TEXAS 78703  
 (512) 477-2400

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY HANNA 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 May, A.D. 2014.



*Rhonda Yerkey*  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS  
 DEPUTY



BALCONES CREEK UNIT 1B, ENCLAVE  
 Civil Job No. 7785-13; Survey Job No. - 9100-13



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 14

**Public Hearing:**

Planning Commission  
May 14, 2014

**Application/Case Number:**

130396

**Project Name:**

Cross Mountain Villas

**Applicant:**

Gene Hartman

**Representative:**

KLove Engineering, LLC, c/o Jose  
M. Cantu, P.E.

**Owner:**

Cross Mountain Villas LTD.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located east of Cross  
Mountain Trail, south of Comanche  
Gap.

**Tract Size:**

3.90 acres

**Council District:**

ETJ

**Notification:**

Published in Daily Commercial  
Recorder April 24, 2014  
Notices mailed April 24, 2014

- Eight (8) to property owners  
within 200 feet

Internet Agenda posting May 9, 2014

**REQUEST**

Approval of a minor plat to replat and subdivide a 3.90-acre tract  
of land to establish the **Cross Mountain Villas** Subdivision

**APPLICATION TYPE**

Replat & Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

April 24, 2014

**CASE HISTORY**

The area being replatted is a portion of lot 12, block 2, CB  
4702A, out of the Cross Mountain Ranch Unit 1, recorded in  
Volume 8900, Page 45, of the Deed and Plat records of Bexar  
County, Texas.

## **I. ANALYSIS**

### **A. Proposed Use**

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

### **B. Zoning**

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

### **C. Services Available**

SAWS Water / Onsite sewage facility

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

Letters of Certification (LOCs) were issued from all reviewing agencies on April 21, 2014.

Furthermore, this plan lies within the Camp Bullis 5-Mile Awareness Zone, the tract is less than ten (10) acres, and does not immediately abut the Camp Bullis or Camp Stanley installations. Therefore, the Military Installation's review was not applicable in accordance with the executed Memorandum of Understanding (MOU).

However, it is noted that the applicant will need to comply with the dark sky lighting measures of Bexar County as court order on July 22, 2008.

### **E. Interdepartmental Review**

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

## **II. SUPPLEMENTAL INFORMATION**

### **A. Notices**

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

## **III. RECOMMENDATION**

Approval of the proposed **Cross Mountain Villas** Subdivision Plat

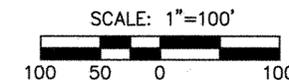
## **IV. ATTACHMENT**

1. Proposed plat

PLAT NO. 130396

REPLAT AND SUBDIVISION PLAT ESTABLISHING CROSS MOUNTAIN VILLAS

BEING A TOTAL OF 3.90 ACRES OF LAND, IN THE ETJ OF SAN ANTONIO, BEXAR COUNTY, ESTABLISHING LOT 15, BLOCK 2, COUNTY BLOCK 4702, TAKING 0.053 ACRES OF THE PORTION OF LOT 12, AS PREVIOUSLY RECORDED IN VOLUME 8900, PAGE 45 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND 3.847 ACRES OUT OF 790 ACRE TRACT AS RECORDED IN VOLUME 2172, PAGE 187 DPRBCT.



**Klove ENGINEERING**  
 Site Development Engineering Services  
 Firm No. 11042  
 www.kloveengineering.com (210) 485-5683

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

*Gene Hartman*  
 OWNER/DEVELOPER: GENE HARTMAN

OWNER/DEVELOPER:  
 CROSS MOUNTAIN VILLAS LTD.  
 3840 GRANTLINE ROAD  
 MIMS, FL 32754

STATE OF TEXAS  
 COUNTY OF BEXAR  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Gene Hartman 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 18th DAY OF April, A.D. 2014.

HEATHER L. STEEB  
 Notary Public, State of Texas  
 My Commission Expires  
 April 20, 2016

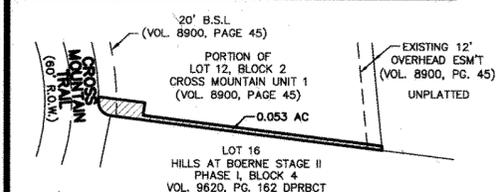
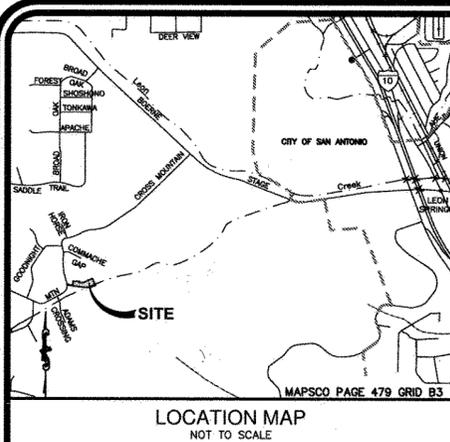
CERTIFICATE OF APPROVAL:  
 THIS MINOR PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
 BY: \_\_\_\_\_  
 DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER,  
 BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ CROSS MOUNTAIN VILLAS \_\_\_\_\_ HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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



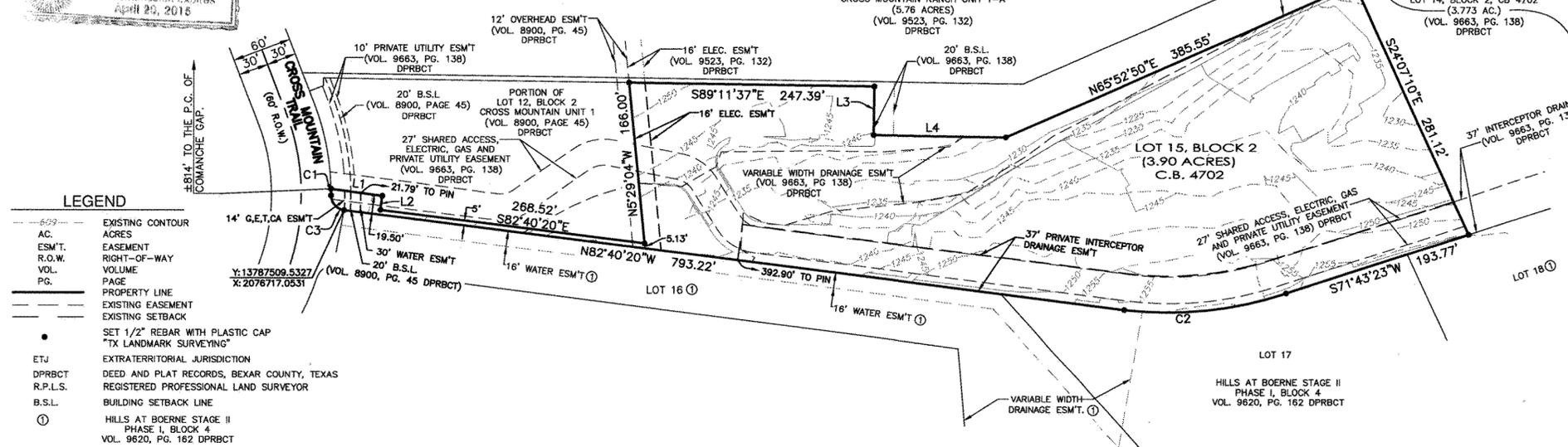
**AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION**  
 THE AREA BEING REPLATTED IS A PORTION OF A PREVIOUSLY PLATTED PORTION OF LOT 12, BLOCK 2, C.B. 4702A, IN THE SUBDIVISION PLAT OF CROSS MOUNTAIN RANCH UNIT 1 RECORDED IN VOLUME 8900, PAGE 45 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
 COUNTY OF BEXAR  
 THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT CROSS MOUNTAIN RANCH UNIT 1 WHICH IS RECORDED IN VOLUME 8900 PAGE 45 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 REPLATTING OF THIS PROPERTY.  
 I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

*Gene Hartman*  
 OWNER: GENE HARTMAN

SWORN AND SUBSCRIBED BEFORE ME THIS 21st DAY OF April, 2014  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES: 4-20-16

HEATHER L. STEEB  
 Notary Public, State of Texas  
 My Commission Expires  
 April 20, 2016



- LEGEND**
- - - - - EXISTING CONTOUR
  - AC. ACRES
  - ESMT. EASEMENT
  - R.O.W. RIGHT-OF-WAY
  - VOL. VOLUME
  - PG. PAGE
  - PROPERTY LINE
  - - - - - EXISTING EASEMENT
  - - - - - EXISTING SETBACK
  - SET 1/2" REBAR WITH PLASTIC CAP "TX LANDMARK SURVEYING"
  - ETJ EXTRATERRITORIAL JURISDICTION
  - DPRBCT DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
  - R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR
  - B.S.L. BUILDING SETBACK LINE
  - ⓪ HILLS AT BOERNE STAGE II PHASE I, BLOCK 4 VOL. 9620, PG. 162 DPRBCT

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

*Robert S. Rugloski*  
 REGISTERED PROFESSIONAL ENGINEER NO. 103446

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 SUPERVISION BY: TEXAS LANDMARK SURVEYING, L.L.C. 26254 IH10 WEST, SUITE 105, BOERNE, TEXAS 78009 (830) 426-0290.  
*Robert S. Rugloski* 4/18/2014  
 ROBERT S. RUGLOSKI, R.P.L.S. No. 6002

**CPS NOTES:**  
 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES 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 TELEVISION EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

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

**MAINTENANCE NOTES:**  
 1. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARK, LANDSCAPE BUFFERS, EASEMENT OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT OWNER, THEIR SUCCESSOR OR ASSIGNS SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

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

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

**GENERAL NOTES:**  
 1. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506.0(5).  
 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL TEXAS ZONE, NAD 83 (CS).  
 3. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL TEXAS ZONE), NAD 83 (CORS).  
 4. IRON PINS FOUND OR SET AT EACH CORNER.  
 5. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

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

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

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

**PARCEL LINE TABLE**

Line #	Length	Direction
L1	52.10	S82°40'20"E
L2	14.50	S7°19'40"W
L3	50.19	S0°48'23"W
L4	133.38	S89°11'37"E

**CURVE TABLE**

Curve #	Length	Radius	Delta	Tangent	Chord	Bearing
C1	6.44'	267.70'	001°22'40"	3.22'	6.44'	N00°32'58"W
C2	165.47'	370.00'	025°37'27"	84.14'	164.10'	S84°00'09"W
C3	21.68'	15.00'	082°48'41"	13.23'	19.84'	S41°15'59"E



Date: Apr 17, 2014, 10:30am User: G. Owner: File: C:\Projects\Cross Mountain Villas\State\Drawing\Cross Mountain.dwg



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 15

**Public Hearing:**

Planning Commission  
May 14, 2014

**Application/Case Number:**

130400

**Project Name:**

Reserve of Lost Creek Unit 4B,  
Enclave

**Applicant:**

Charles Marsh

**Representative:**

Cude Engineering, LLC  
c/o Christopher Dice, P.E.

**Owners:**

Centex Homes

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located north of the  
intersection of Old Paseo Way and  
Ralph Fair Road

**Tract Size:**

8.939 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda posting May 9, 2014

**REQUEST**

Approval of a major plat to subdivide a 8.939-acre tract of land  
to establish **Reserve of Lost Creek Unit 4B, Enclave**  
Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

April 29, 2014

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of thirty seven (37) single family lots, three (3) non single family lots and one thousand three hundred eighty four (1,384) linear feet of public streets.

### **B. Zoning**

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

### **C. Services Available**

SAWS Water and Sewer

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

Letters of Certification (LOCs) were issued from all reviewing agencies on April 23, 2014.

Furthermore, this plan lies within the Camp Bullis 5-Mile Awareness Zone, the tract is less than ten (10) acres, and does not immediately abut the Camp Bullis or Camp Stanley installations. Therefore, the Military Installation's review was not applicable in accordance with the executed Memorandum of Understanding (MOU).

However, it is noted that the applicant will need to comply with the dark sky lighting measures of Bexar County as court order on July 22, 2008.

### **E. Interdepartmental Review**

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

## **II. SUPPLEMENTAL INFORMATION**

A. MDP 828D, Lost Creek III, accepted on December 14, 2011.

## **III. RECOMMENDATION**

Approval of the proposed **Reserve of Lost Creek Unit 4B, Enclave** Subdivision.

## **IV. ATTACHMENT**

1. Proposed plat

PLAT NUMBER: 130400

**SUBDIVISION PLAT**  
ESTABLISHING

**RESERVE OF LOST CREEK UNIT 4B, ENCLAVE**

A 8.939 ACRE TRACT OF LAND BEING OUT OF A 123.4 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12042, PAGES 222-228, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO BEING OUT OF THE MARIA F. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, COUNTY BLOCK 4709, THE JOHN J. WELLS SURVEY NO. 64, ABSTRACT NO. 805, COUNTY BLOCK 4737 AND THE BRUNO ALMANE SURVEY NO. 62 ABSTRACT NO. 31, COUNTY BLOCK 4738, BEXAR COUNTY, TEXAS.



SCALE: 1"=100'



M.W. CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD. • S-101  
SAN ANTONIO, TEXAS 78231  
T:210.681.2951 • F:210.523.7112  
WWW.CUDEENGINEERS.COM  
TBP# FIRM #455  
[MWC: CHRISTOPHER R. DICE]  
PRJ. NO.: 02285.810

**CERTIFICATE OF APPROVAL**

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

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

\_\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

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

THIS PLAT OF RESERVE OF LOST CREEK UNIT 4B, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_

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

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE

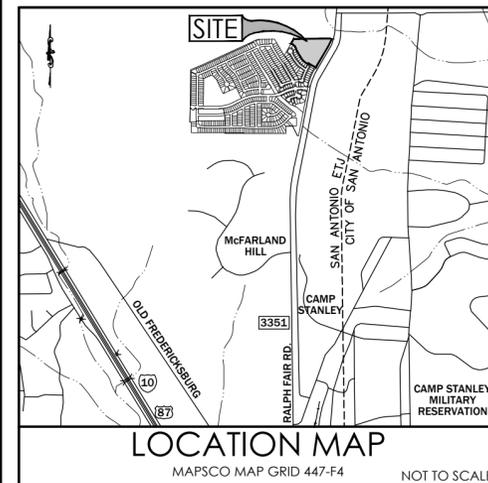
OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN BOOK / VOLUME \_\_\_\_\_ ON

PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL

SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

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

APRIL 2014 SHEET 1 OF 1



**LEGEND**

Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
C.B.	= COUNTY BLOCK
CPS	= CITY PUBLIC SERVICE
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R.	= DEED RECORDS OF BEXAR COUNTY, TEXAS
DRN.	= DRAINAGE
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT
ESMT.	= EASEMENT
EX.	= EXISTING
F.I.R.	= FOUND IRON ROD
F.M.	= FARM TO MARKET
G.P.M.	= GALLONS PER MINUTE
L.I.	= LINE NUMBER
NAD	= NORTH AMERICAN DATUM
NO.	= NUMBER
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
P.S.I.	= POUNDS PER SQUARE INCH
R.O.W.	= RIGHT-OF-WAY
T.V.	= TELEVISION
TxDOT	= TEXAS DEPARTMENT OF TRANSPORTATION
VAR.	= VARIABLE
VOL.	= VOLUME
WD.	= WIDTH
-ELEV-	= PROPOSED CONTOUR
---ELEV---	= STREET CENTERLINE
-ELEV-	= EXISTING GROUND MAJOR CONTOUR
-ELEV-	= EXISTING GROUND MINOR CONTOUR
-ELEV-	= EXISTING PROPERTY LINE

STATE OF TEXAS  
COUNTY OF BEXAR

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

CENTEX HOMES,  
A NEVADA GENERAL PARTNERSHIP

OWNER/DEVELOPER: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, ITS MANAGING GENERAL PARTNER  
1718 DRY CREEK WAY, SUITE 120  
SAN ANTONIO, TEXAS 78259  
PHONE: (210) 496-1985  
FAX: (210) 496-0449  
CONTACT PERSON: CHARLES MARSH BY: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEXAR

DULY AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

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

A.D. \_\_\_\_\_

IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS L.L.C.  
CHRISTOPHER R. DICE, P.E.  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO M.W. CUDE ENGINEERS L.L.C.

M.W. CUDE ENGINEERS L.L.C.  
KEITH C. KEPPLER, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR

**CPS NOTES:**

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

2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID 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 TELEVISION EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.C.A. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

5. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.G.T.C.A. EASEMENT WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES.

**S.A.W.S. NOTES:**

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

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

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

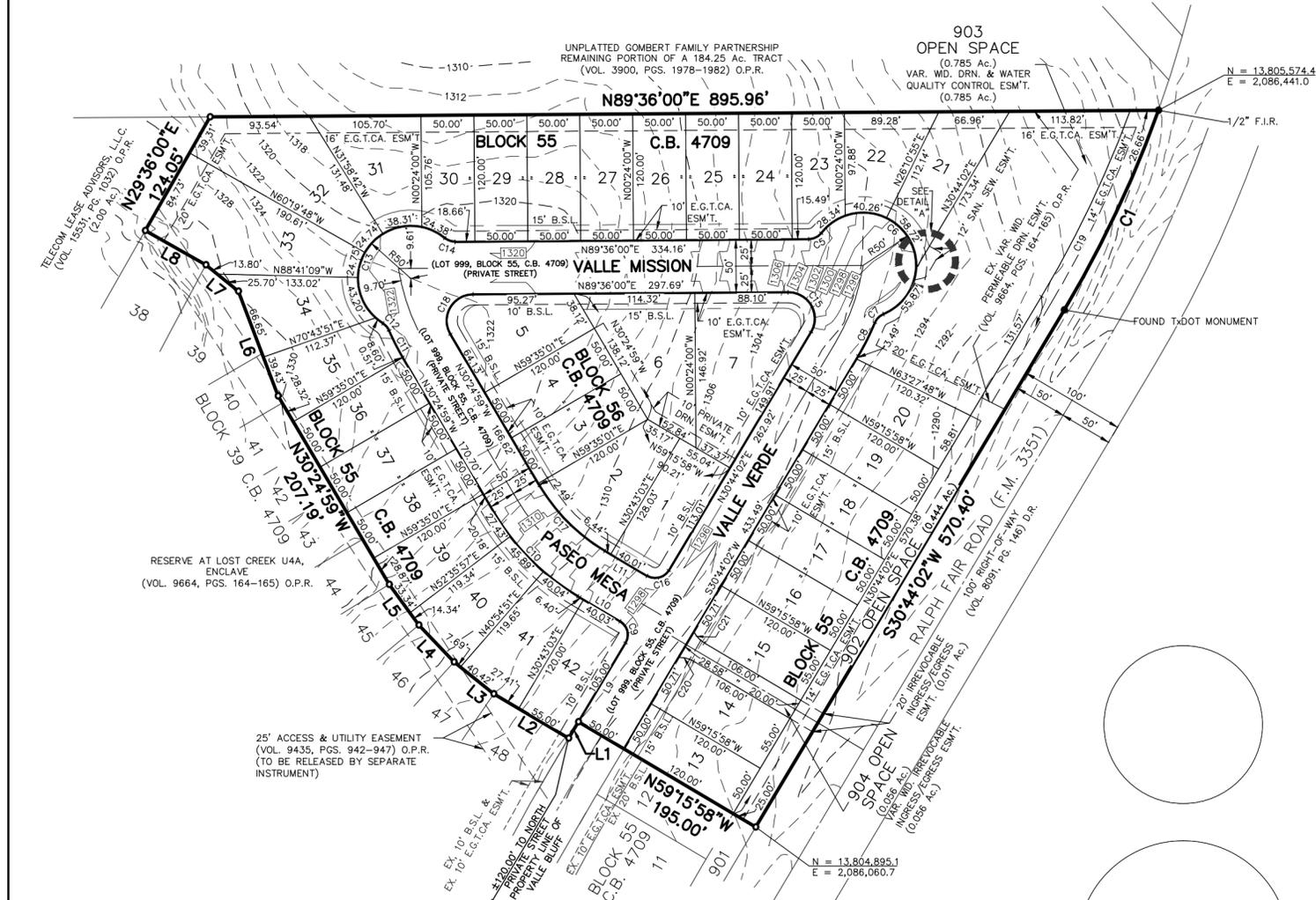
4. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE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

**MISCELLANEOUS NOTES:**

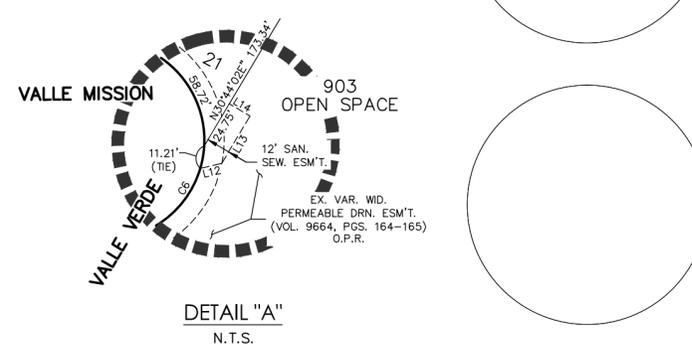
1. ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN RESERVE OF LOST CREEK UNIT 4B, ENCLAVE SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS AND/OR HOME OWNERS ASSOCIATION, OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

3. ALL PRIVATE STREETS (LOT 999, BLOCK 55; PASEO MESA, VALLE MISSION AND VALLE VERDE) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.



CURVE TABLE					LINE TABLE				
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING	LINE	LENGTH	BEARING
C1	1095.92'	10°56'38"	104.98'	209.33'	209.01'	S25°09'55"W	L1	17.95'	S30°44'02"W
C5	15.00'	52°01'12"	7.32'	13.62'	13.16'	N63°35'24"E	L2	82.40'	N59°16'57"W
C6	50.00'	209°54'15"	187.23'	183.18'	96.61'	S37°28'05"E	L3	48.11'	N51°02'39"W
C7	15.00'	45°39'27"	6.31'	11.95'	11.64'	S44°39'19"W	L4	48.30'	N43°47'43"W
C8	225.00'	08°54'27"	17.53'	34.98'	34.94'	S26°16'49"W	L5	47.67'	N35°57'06"W
C9	15.00'	90°00'59"	15.00'	23.57'	21.22'	N14°16'27"W	L6	106.08'	N20°45'39"W
C10	225.00'	28°51'58"	57.91'	113.36'	112.16'	N44°50'58"W	L7	39.49'	N50°51'19"W
C11	225.00'	07°11'51"	14.15'	28.27'	28.25'	N26°49'03"W	L8	65.84'	N60°24'00"W
C12	15.00'	34°49'27"	4.70'	9.12'	8.98'	N40°37'50"W	L9	87.05'	N30°44'02"E
C13	50.00'	187°53'56"	724.22'	163.97'	99.76'	N35°54'24"E	L10	46.42'	N59°16'57"W
C14	15.00'	40°15'22"	5.50'	10.54'	10.32'	S70°16'19"E	L11	46.45'	N59°16'57"W
C15	25.00'	121°08'02"	44.31'	52.86'	43.55'	S29°49'59"E	L12	11.08'	N77°07'21"E
C16	15.00'	89°59'01"	15.00'	23.56'	21.21'	N75°43'33"E	L13	27.57'	N30°44'02"E
C17	175.00'	28°51'58"	45.04'	88.17'	87.24'	N44°50'58"W	L14	12.00'	N59°15'58"W
C18	25.00'	120°00'59"	43.32'	52.37'	43.31'	N29°35'31"E			
C19	1070.92'	10°27'10"	97.96'	195.37'	195.10'	N25°24'35"E			
C20	25.00'	34°03'21"	7.66'	14.86'	14.64'	N76°17'38"W			
C21	25.00'	34°03'21"	7.66'	14.86'	14.64'	S42°14'17"E			



P:\022858102-Drawings\03-plat\_48.dwg 2014/04/28 9:44am boriz



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 16

**Public Hearing:**

Planning Commission  
May 14, 2014

**Application/Case Number:**

130512

**Project Name:**

Clearcreek Subdivision, Unit 2

**Applicant:**

Lila Rosin - Agent

**Representative:**

Rosin Group, Inc.  
c/o Roy R. Rosin, P.E., R.P.L.S.

**Owner:**

One LCR, LLC

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located northwest of the intersection of Higgins Road and Bromley Place.

**Tract Size:**

2.715 acres

**Council District:**

10

**Notification:**

Internet Agenda posting May 9, 2014

**REQUEST**

Approval of a major plat to subdivide a 2.715-acre tract of land to establish **Clearcreek Subdivision, Unit 2**

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

April 29, 2014

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of fifteen (15) single family lots and approximately four hundred thirty-nine (439) linear feet of public streets.

### **B. Zoning**

“MF-33 AHOD” Multi-Family Residential Airport Hazard Overlay District

### **C. Major Thoroughfare**

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

### **D. Services Available**

SAWS Water and Sewer

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

Letters of Certification (LOCs) were issued from all reviewing agencies on March 17, 2014.

### **F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on March 11, 2014.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

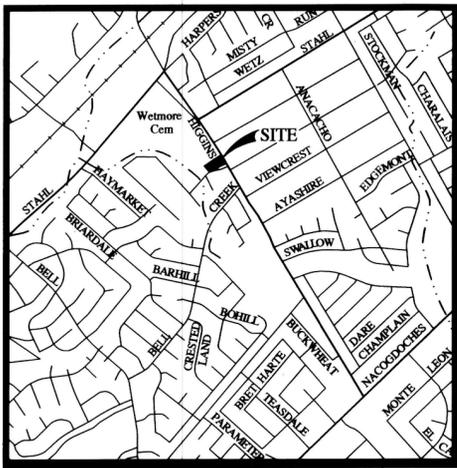
MDP 006-13, Clearcreek, accepted on May 9, 2013

## **III. RECOMMENDATION**

Approval of the proposed **Clearcreek Subdivision, Unit 2** Plat

## **IV. ATTACHMENT**

1. Proposed plat



LOCATION MAP

1" = 2000'  
MAPSCO: 518/E7

LEGEND

- 609 --- EXISTING CONTOUR
R.P.R. REAL PROPERTY RECORDS
D.R. DEED RECORDS
D.P.R. DEED AND PLAT RECORDS
11109/1520 VOLUME/PAGE
G.E.T GAS, ELECTRIC, TELEPHONE
ESMT EASEMENT
[E] MINIMUM FINISHED FLOOR ELEVATION

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

- 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS - CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CTS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CTS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREIN.
4. PERMANENT EASEMENT RECORDED IN VOLUME 9948, PAGE 1014, DEED RECORDS.
5. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
6. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

IMPACT FEE PAYMENT DUE. WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

GENERAL NOTES:

- 1. BASIS OF BEARING: TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (NAD 83)(CORS).
2. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL TEXAS ZONE), NAD 83 (CORS).
3. IRON PINS FOUND OR SET AT EACH CORNER.
4. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504)(E)2(P5-40)

DRAINAGE EASEMENT NOTES:

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

DETENTION POND NOTES: STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

120' D OFF-LOT TURN-A-ROUND, "EASEMENT" TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY.



CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD, CHORD BRG. Rows C1 through C22.

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 ACCURATE SURVEY MADE ON THE GROUND BY: ROY R. ROSIN

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2906

STATE OF TEXAS COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER NO. 39873



Rosin Group, Inc. F-6425



759 SWEETBRUSH SAN ANTONIO, TEXAS 78258 210/490-6001

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER: ONE LCR, LLC
DULY AUTHORIZED AGENT: Lila Rosin
ADDRESS: 759 SWEETBRUSH SAN ANTONIO, TEXAS 78258
PHONE: (210) 490-6001 FAX: (210) 495-9580

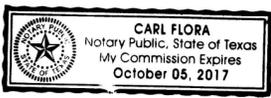
STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Lila Rosin
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 27th DAY OF April 2014

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF CLEARCREEK SUBDIVISION, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATION; AND OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY DO HEREBY

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_ DAY

OF \_\_\_, A.D., 20\_\_ AT \_\_\_ M. AND DULY RECORDED THE

\_\_\_ DAY OF \_\_\_, A.D., 20\_\_ AT \_\_\_ M. IN THE RECORDS

OF DEEDS AND PLATS OF SAID COUNTY IN BOOK VOLUME \_\_\_ ON PAGE \_\_\_

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

\_\_\_ DAY OF \_\_\_, A.D., 20\_\_ SWORN TO AND SUBSCRIBED

BEFORE ME THIS \_\_\_ DAY OF \_\_\_, A.D., 20\_\_

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



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 17

**Public Hearing:**

Planning Commission  
May 14, 2014

**Application/Case Number:**

130562

**Project Name:**

Kinder Northeast, Unit-4 (PUD)

**Applicant:**

Ed Horne

**Representative:**

Pape-Dawson Engineers, Inc.  
c/o Rick R. Wood, P.E.

**Owners:**

Clifton Land 1 LP

**Staff Coordinator:**

Luz M. Gonzales, Planner  
(210) 207-5014  
luz.gonzales@sanantonio.gov

**Property Address/Location:**

Generally located northwest of the  
intersection of Kinder Parkway and  
Kinder Bluff

**Tract Size:**

10.45 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda posting May 9, 2014

**REQUEST**

Approval of a major plat to subdivide a 10.45-acre tract of land  
to establish **Kinder Northeast, Unit-4 (PUD)** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

April 29, 2014

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of thirty-seven (**37**) single family residential lots, two (**2**) non-single family residential lots and approximately one thousand five hundred twenty (**1,520**) linear feet of private streets.

### **B. Zoning**

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

### **C. Services Available**

SAWS Water and Sewer

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

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

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on March 4, 2014.

## **II. SUPPLEMENTAL INFORMATION**

A. MDP 824C, Kinder Ranch, accepted on July 11, 2013.

B. PUD 08-004C, Kinder Ranch, accepted on August 14, 2013.

## **III. RECOMMENDATION**

Approval of the proposed **Kinder Northeast, Unit-4 (PUD)** Subdivision.

## **IV. ATTACHMENT**

1. Proposed plat





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 18

**Public Hearing:**

Planning Commission  
May 14, 2014

**Application/Case Number:**

130660

**Project Name:**

Westpointe East, Unit 22-N

**Applicant:**

Jay A. Hanna

**Representative:**

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

**Owner:**

WPE Ventures, LLC

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located southeast of the intersection of Cottonwood Way and Sage Run.

**Tract Size:**

13.353 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda posting May 9, 2014

**REQUEST**

Approval of a major plat to subdivide a 13.353-acre tract of land to establish **Westpointe East, Unit 22-N**

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

April 29, 2014

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of fifty (**50**) single family lots, one (**1**) non-single family residential lot and approximately three thousand and eight (**3008**) linear feet of public streets.

### **B. Zoning**

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

### **C. Services Available**

SAWS Water and Sewer

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

Letters of Certification (LOCs) were issued from all reviewing agencies on January 28, 2014.

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on April 2, 2014.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 020A-08, Westpointe East, accepted on April 4, 2013

## **III. RECOMMENDATION**

Approval of the proposed **Westpointe East, Unit 22-N** Plat

## **IV. ATTACHMENT**

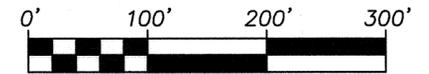
1. Proposed plat

PLAT NUMBER 130660

SUBDIVISION PLAT OF WESTPOINTE EAST, UNIT-22N

BEING A TOTAL OF 13.353 ACRES OUT OF A 144.685 ACRE TRACT OF LAND CONVEYED TO WPE VENTURES, LLC IN GENERAL WARRANTY DEED RECORDED IN VOLUME 15875, PAGES 29-39, OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NO. 201 1/2, ABSTRACT NO. 825, COUNTY BLOCK 4400, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

SCALE: 1" = 100'



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

DATE OF PRINT: April 23, 2014

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

OWNER/DEVELOPER: JAY A. HANNA WPE VENTURES, LLC 011 N LAMAR BLVD AUSTIN, TEXAS 78703 (512) 477-2400

STATE OF TEXAS COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY A. HANNA 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 29 DAY OF APRIL, A.D. 20 14.

Notary Public signature and name: Notary Public, BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF WESTPOINTE EAST, UNIT-22N, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

Signature line for Chairman

Signature line for Secretary

STATE OF TEXAS COUNTY OF BEAR

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

COUNTY CLERK, BEAR COUNTY, TEXAS

Signature line for Deputy

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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

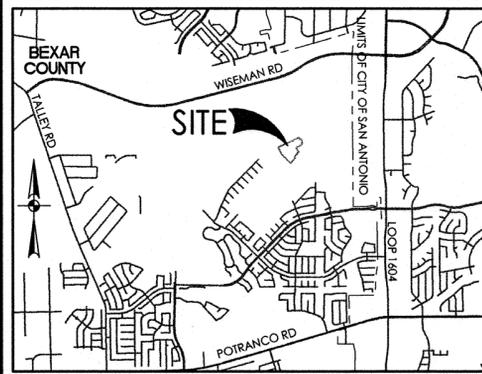
SETBACK NOTE: SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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

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

RESIDENTIAL FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

COMMON AREAS MAINTAINED BY AN ASSOCIATION: ALL PARKS, LANDSCAPE BUFFERS, OPEN SPACES, GREENBELTS AND DRAINAGE EASEMENTS (LOT 901, BLOCK 1, LOT 901, BLOCK 35 AND LOT 901, BLOCK 39) ARE IDENTIFIED AS FOR PRIVATE USE AND THE HOMEOWNERS ASSOCIATION WILL MAINTAIN SUCH AREAS.



LOCATION MAP

MAPSCO MAP GRID: 611F1 NOT-TO-SCALE

LEGEND

- BLK BLOCK
CB COUNTY BLOCK
DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
DR DEED RECORDS OF BEAR COUNTY, TEXAS
NCB NEW CITY BLOCK
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS
VOL VOLUME
PG PAGE(S)
ROW RIGHT-OF-WAY
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD)
EXISTING CONTOURS
PROPOSED CONTOURS
1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN

LINE TABLE with columns: LINE #, BEARING, LENGTH. Contains lines L1 through L38.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains curves C1 through C25.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains curves C26 through C50.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains curves C51 through C52.

SURVEYOR'S NOTES:

- 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:

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

SAWS IMPACT FEE PAYMENT NOTE:

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

C.P.S. ENERGY NOTES:

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

STATE OF TEXAS COUNTY OF BEAR

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

Signature of Cara C. Tackett, Licensed Professional Engineer

STATE OF TEXAS COUNTY OF BEAR

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

Signature of David A. Casanova, Registered Professional Land Surveyor

LEGEND

- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
2 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
4 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
6 VARIABLE WIDTH CLEAR VISION EASEMENT
11 12' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.129 ACRES OFF LOT)
12 20' BUILDING SETBACK LINE
13 10' BUILDING SETBACK LINE
14 50' X 50' OFF LOT SANITARY SEWER, WATER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.064 ACRE PERMEABLE OFF LOT)
15 50' X 70' OFF LOT SANITARY SEWER, WATER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.080 ACRE PERMEABLE OFF LOT)
16 TURNAROUND, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY, 0.792 ACRES OFF LOT)
17 SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (PLAT #130661, WESTPOINTE EAST, UNIT-22M)
18 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT #130661, WESTPOINTE EAST, UNIT-22M)
19 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT #130661, WESTPOINTE EAST, UNIT-22M)
20 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT #130661, WESTPOINTE EAST, UNIT-22M)
21 COTTONWOOD WAY (VARIABLE WIDTH ROW) 3.478 ACRES, BEAR COUNTY, TEXAS (VOL 13651, PG 386-401, OPR)



SUBDIVISION PLAT OF WESTPOINTE EAST, UNIT-22N

BEING A TOTAL OF 13.353 ACRES OUT OF A 144.685 ACRE TRACT OF LAND CONVEYED TO WPE VENTURES, LLC IN GENERAL WARRANTY DEED RECORDED IN VOLUME 15875, PAGES 29-39, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NO. 201 1/2, ABSTRACT NO. 825, COUNTY BLOCK 4400, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



PAPE-DAWSON ENGINEERS

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

STATE OF TEXAS DATE OF PRINT: April 23, 2014 COUNTY OF BEXAR

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

OWNER/DEVELOPER: JAY A. HANNA WPE VENTURES, LLC 1011 N LAMAR BLVD AUSTIN, TEXAS 78703 (512) 477-2400

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY A. HANNA 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 26 DAY OF APRIL, A.D. 2014.

Blair Yoo NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

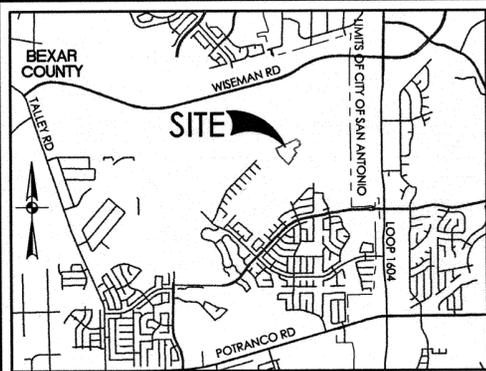
DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS THIS PLAT OF WESTPOINTE EAST, UNIT-22N, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS DAY OF A.D. 20

BY: CHAIRMAN BY: SECRETARY

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



MAPSCO MAP GRID: 611F1 NOT-TO-SCALE

- LEGEND: BLK BLOCK, CB COUNTY BLOCK, DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, DR DEED RECORDS OF BEXAR COUNTY, TEXAS, NCB NEW CITY BLOCK, OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS, VOL VOLUME, PG PAGE(S), ROW RIGHT-OF-WAY, FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE), SET 1/2" IRON ROD (PD), EXISTING CONTOURS, PROPOSED CONTOURS, 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN

- 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT; 12" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT; 10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT; 5" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT; VARIABLE WIDTH CLEAR VISION EASEMENT; 12" SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.129 ACRES OFF LOT); 20' BUILDING SETBACK LINE; 10' BUILDING SETBACK LINE; 50' X 50' OFF LOT SANITARY SEWER, WATER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.064 ACRE PERMEABLE OFF LOT); 50' X 70' OFF LOT SANITARY SEWER, WATER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.080 ACRE PERMEABLE OFF LOT); TURNAROUND, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY, 0.792 ACRES OFF LOT); 12" SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (PLAT #130661, WESTPOINTE EAST, UNIT-22M); 10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT #130661, WESTPOINTE EAST, UNIT-22M); 5" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT #130661, WESTPOINTE EAST, UNIT-22M); 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT #130661, WESTPOINTE EAST, UNIT-22M); COTTONWOOD WAY (VARIABLE WIDTH ROW) 3.478 ACRES, BEXAR COUNTY, TEXAS (VOL. 13651, PG. 386-401, OPR)

SURVEYOR'S NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK. 3. DIMENSIONS SHOWN ARE SURFACE. 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

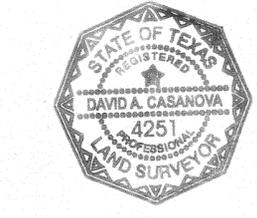
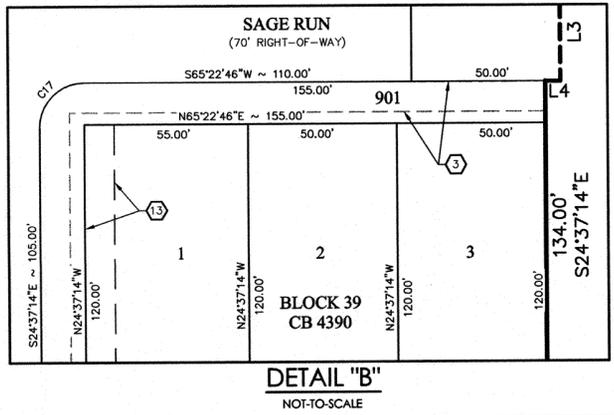
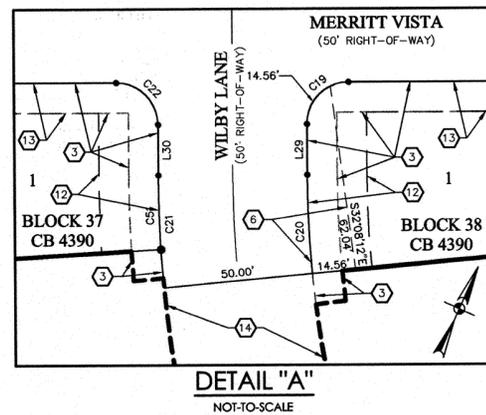
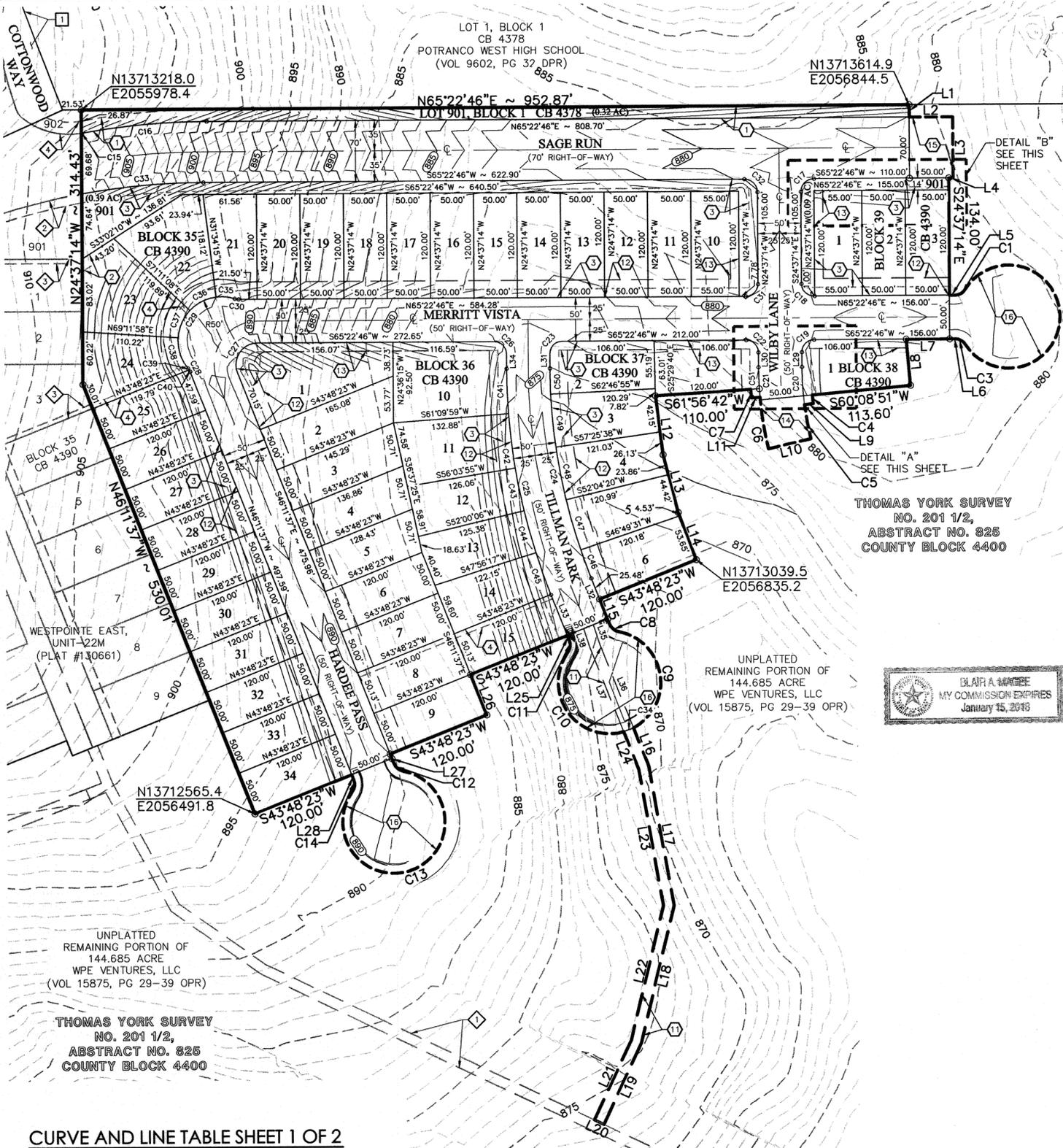
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STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT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

Carla C. Tackett LICENSED PROFESSIONAL ENGINEER

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

David A. Casanova REGISTERED PROFESSIONAL LAND SURVEYOR



Civil Job No. 8222-05; Survey Job No. 9372-12 WESTPOINTE EAST, UNIT-22N



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 19

**Public Hearing:**

Planning Commission  
May 14, 2014

**Application/Case Number:**

130661

**Project Name:**

Westpointe East, Unit-22M

**Applicant:**

Jay A. Hanna

**Representative:**

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

**Owners:**

WPE Ventures, LLC

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located northwest of the intersection of Weisman Boulevard and Cottonwood Way

**Tract Size:**

12.734 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda posting May 9, 2014

**REQUEST**

Approval of a major plat to subdivide a 12.734-acre tract of land to establish **Westpointe East, Unit-22M** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

April 29, 2014

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of 42 single family lots and two thousand five hundred and eighty nine (2,589) linear feet of public streets.

**B. Zoning**

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

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on May 2, 2014.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on November 27, 2013.

**II. SUPPLEMENTAL INFORMATION**

A. MDP 020A-08, Westpointe East MDP, accepted on April 4, 2013.

**III. RECOMMENDATION**

Approval of the proposed **Two Creeks Collector** Subdivision.

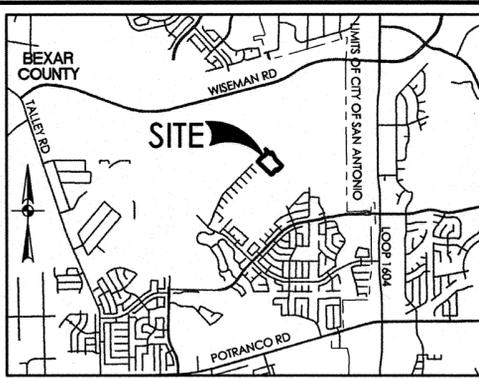
**IV. ATTACHMENT**

1. Proposed plat

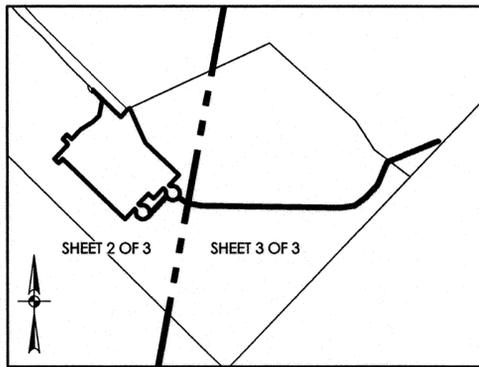
PLAT NUMBER 130661

SUBDIVISION PLAT OF WESTPOINTE EAST, UNIT-22M

BEING A TOTAL OF 12.734 ACRES, 12.611 ACRES OUT OF A 144.685 ACRE TRACT OF LAND CONVEYED TO WPE VENTURES, LLC IN GENERAL WARRANTY DEED RECORDED IN VOLUME 15875, PAGES 29-39, AND 0.123 ACRES OUT OF A 380.761 ACRE TRACT OF LAND CONVEYED TO SPH CULEBRA, LTD IN GENERAL WARRANTY DEED RECORDED IN VOLUME 12572, PAGES 1639-1648 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NO. 201 1/2, ABSTRACT NO. 825, COUNTY BLOCK 4400, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP MAPSCO MAP GRID: 611E1 NOT-TO-SCALE



INDEX MAP SCALE: 1"= 1000'

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

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

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

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

DRAINAGE EASEMENT NOTE: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 GPM AT 25 PSI RESIDUAL PRESSURE.

COMMON AREAS MAINTAINED BY AN ASSOCIATION: ALL PARKS, LANDSCAPE BUFFERS, OPEN SPACES, GREENBELTS AND DRAINAGE EASEMENTS (LOT 901, BLOCK 28, LOT 901, BLOCK 34, LOT 901, BLOCK 35 AND LOT 902, BLOCK 1) ARE IDENTIFIED AS FOR PRIVATE USE AND THE HOMEOWNERS ASSOCIATION WILL MAINTAIN SUCH AREAS.

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Table with columns: LINE #, BEARING, LENGTH. Lists line data for L1 through L20.

Table with columns: LINE #, BEARING, LENGTH. Lists line data for L21 through L40.

LEGEND table defining symbols for Block, County Block, Deed and Plat Records, etc., and contour lines.

- List of easements and setbacks: 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT; 12' SANITARY SEWER EASEMENT; 20' BUILDING SETBACK LINE; etc.

SURVEYOR'S NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

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

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

C.P.S. ENERGY NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS - CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "TRILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

STATE OF TEXAS COUNTY OF BEXAR

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

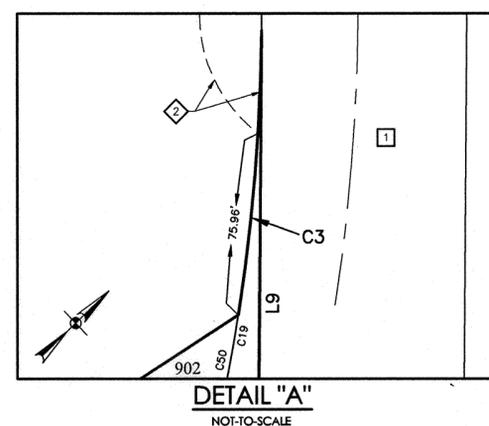
Signature of Cara C. Tackett, Licensed Professional Engineer.

STATE OF TEXAS COUNTY OF BEXAR

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

Signature of David A. Casanova, Registered Professional Land Surveyor.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



DETAIL "A" NOT-TO-SCALE

STATE OF TEXAS COUNTY OF BEXAR

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

OWNER/DEVELOPER: HUGO GUTIERREZ, JR. SPH CULEBRA, LTD. 19230 STONE OAK PKWY SAN ANTONIO, TEXAS 78258 (210) 403-2081 OFF LOT SEWER EASEMENT (0.123 Acre)

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ, JR. 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 29 April, A.D. 2014.

Signature of Meghan J. Grace, Notary Public, State of Texas, My Commission Expires August 25, 2016.



DATE OF PRINT: April 23, 2014

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

Signature of Jay A. Hanna, Owner/Developer, WPE Ventures, LLC, 1011 N Lamar Blvd, Austin, Texas 78703 (512) 477-2400.

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY A. HANNA 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 25 DAY OF APRIL, A.D. 2014.

Signature of Blair A. Magee, Notary Public, Bexar County, Texas.

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTPOINTE EAST, UNIT-22M, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

STATE OF TEXAS COUNTY OF BEXAR

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

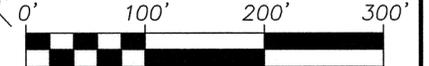
COUNTY CLERK, BEXAR COUNTY, TEXAS

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

SUBDIVISION PLAT OF WESTPOINTE EAST, UNIT-22M

BEING A TOTAL OF 12,734 ACRES, 12,611 ACRES OUT OF A 144,685 ACRE TRACT OF LAND CONVEYED TO WPE VENTURES, LLC IN GENERAL WARRANTY DEED RECORDED IN VOLUME 15875, PAGES 29-39, AND 0.123 ACRES OUT OF A 380,761 ACRE TRACT OF LAND CONVEYED TO SPH CULEBRA, LTD IN GENERAL WARRANTY DEED RECORDED IN VOLUME 12572, PAGES 1639-1648 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NO. 201 1/2, ABSTRACT NO. 825, COUNTY BLOCK 4400, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



PAPE-DAWSON ENGINEERS TBPE, FIRM REGISTRATION # 470

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

DATE OF PRINT: April 23, 2014

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

OWNER/DEVELOPER: JAY A. HANNA WPE VENTURES, LLC 1011 N LAMAR BLVD AUSTIN, TEXAS 78703 (512) 477-2400

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY A. HANNA 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 25 DAY OF April, A.D. 2014.

Blair A. Magee Notary Public, Bexar County, Texas

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

DATED THIS DAY OF A.D. 20

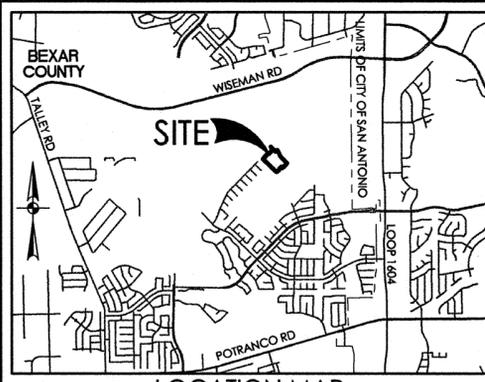
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS THIS PLAT OF WESTPOINTE EAST, UNIT-22M, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS: AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS DAY OF A.D. 20

BY: CHAIRMAN BY: SECRETARY STATE OF TEXAS COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS BY: DEPUTY



LOCATION MAP MAPSCO MAP GRID: 611E1 NOT TO SCALE

LEGEND

- BLK BLOCK OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
CB COUNTY BLOCK
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
NCB NEW CITY BLOCK
VOL VOLUME PAGE(S)
ROW RIGHT-OF-WAY
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD)

- 4449 EXISTING CONTOURS
1140 PROPOSED CONTOURS
1% ANNUAL CHANCE (100-YR) FLOODPLAIN

- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
2 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
3 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
4 VARIABLE WIDTH CLEAR VISION EASEMENT
5 12' SANITARY SEWER EASEMENT (0.181 ACRE OFF LOT) (PERMEABLE)
6 20' BUILDING SETBACK LINE
7 10' BUILDING SETBACK LINE
8 50' X 50' OFF LOT GAS, ELECTRIC, TELEPHONE, CABLE TV, SANITARY SEWER, WATER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED STREET (0.115 ACRE PERMEABLE OFF LOT)
9 TURNAROUND, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.528 ACRES OFF LOT) (NON-PERMEABLE)
10 12' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.344 ACRES OFF LOT) (PERMEABLE)
11 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
12 17' 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.059 ACRES OFF LOT)
13 COTTONWOOD WAY [VARIABLE WIDTH ROW] 3.478 ACRES BEXAR COUNTY, TEXAS (VOL 13651, PG 386-401 OPR)
14 VARIABLE WIDTH TURNAROUND EASEMENT (VOL 13651, PG 386-401 OPR)
15 16' SANITARY SEWER EASEMENT (VOL 13312, PG 268-274 OPR)
16 13' ELECTRIC EASEMENT (VOL 4051, PG 649-652 OPR)
17 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9537, PG 207 DPR)

SURVEYOR'S NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK. 3. DIMENSIONS SHOWN ARE SURFACE. 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

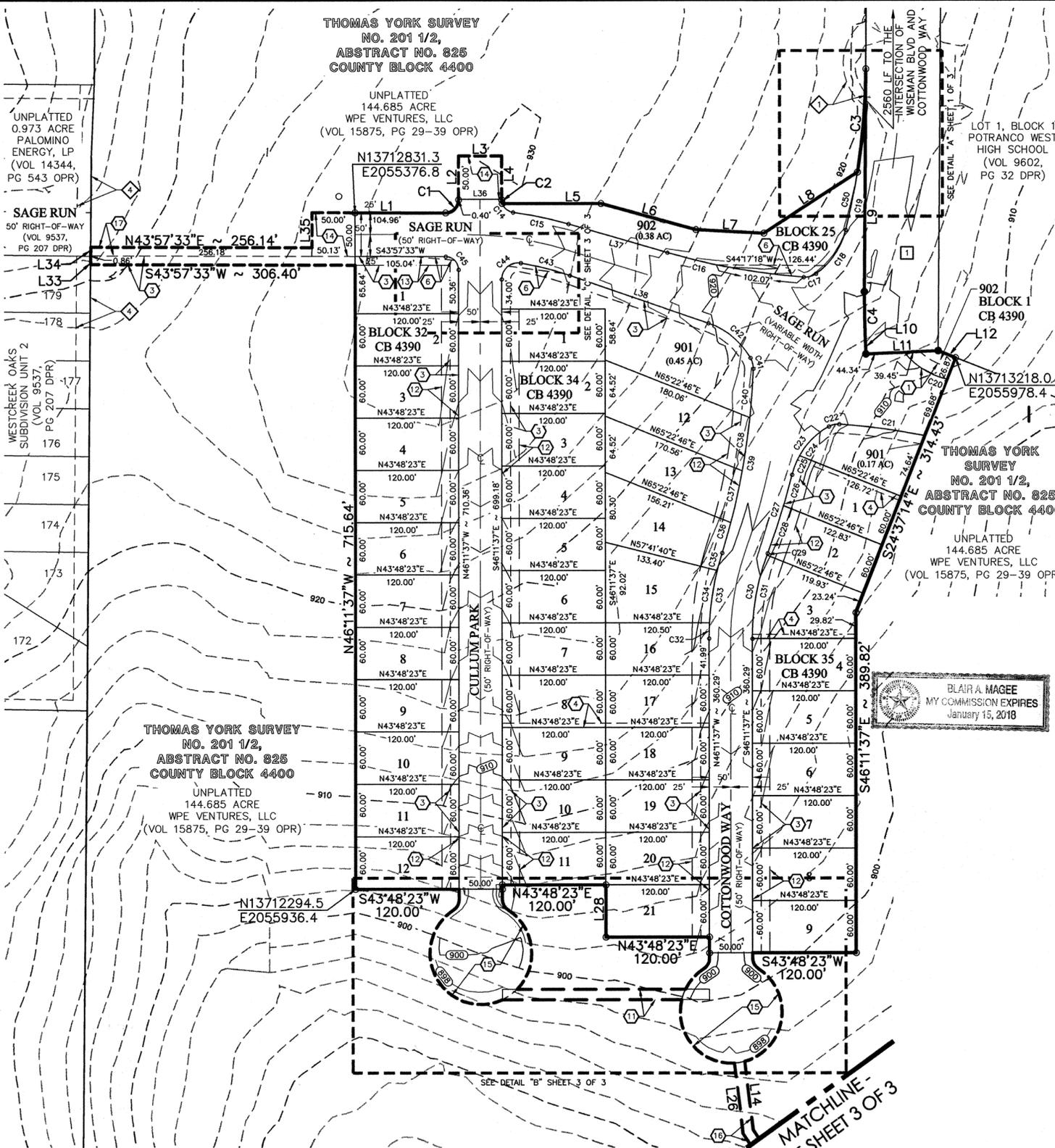
C.P.S. ENERGY NOTES: THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS - CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC, DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT,"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

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

Cara C. Tackett Licensed Professional Engineer

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

Registered Professional Land Surveyor



CURVE AND LINE TABLE SHEET 1 OF 3

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

OWNER/DEVELOPER: HUGO GUTIERREZ, JR. SPH CULEBRA, LTD. 19230 STONE OAK PKWY SAN ANTONIO, TEXAS 78258 (210) 403-2081 OFF LOT SEWER EASEMENT (0.123 Acre)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ, JR 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 April, A.D. 2014.

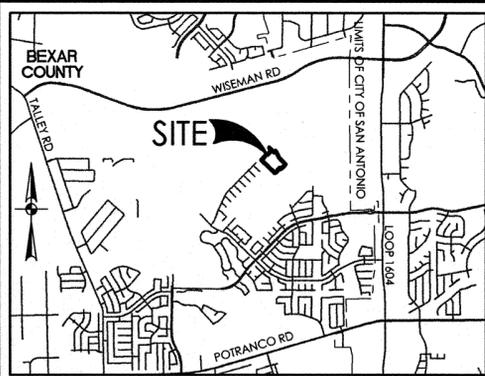
Meghan J. Grace Notary Public, State of Texas My Commission Expires August 25, 2016



MATCHLINE - SEE SHEET 3 OF 3

Civil Job No. 8222-04: Survey Job No. 9372-12 WESTPOINTE EAST, UNIT-22M

Date: Apr 23, 2014, 8:03am User: id: mwright File: P:\02\02\04\Design\Civil\West\130661.dwg



**LOCATION MAP**  
MAPSCO MAP GRID: 611E1  
NOT-TO-SCALE

**LEGEND**

- |  |   |
|--|---|
| BLK BLOCK  | OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS |
| CB COUNTY BLOCK                                  |   |
| DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS |   |
| DR DEED RECORDS OF BEXAR COUNTY, TEXAS           | VOL VOLUME  |
| NCB NEW CITY BLOCK                               | PG PAGE(S)  |
|  | ROW RIGHT-OF-WAY  |
|  | ● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)  |
|  | ○ SET 1/2" IRON ROD (PD)  |
- 
- |  |
|--|
| --- 1140 --- EXISTING CONTOURS           |
| --- 1140 --- PROPOSED CONTOURS           |
| --- 1% ANNUAL CHANCE (100-YR) FLOODPLAIN |

- |   |   |
|---|---|
| ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | ⑩ 12' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.544 ACRES OFF LOT) (PERMEABLE)   |
| ② 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | ⑪ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.059 ACRES OFF LOT) (FERMEABLE)  |
| ③ 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | ⑫ 20' BUILDING SETBACK LINE   |
| ④ VARIABLE WIDTH CLEAR VISION EASEMENT  | ⑬ 10' BUILDING SETBACK LINE   |
| ⑤ 12' SANITARY SEWER EASEMENT (0.181 ACRE OFF LOT) (FERMEABLE)  | ⑭ 50' X 50' OFF LOT GAS, ELECTRIC, TELEPHONE, CABLE TV, SANITARY SEWER, WATER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED STREET (0.115 ACRE PERMEABLE OFF LOT)                                       |
| ⑥ 20' BUILDING SETBACK LINE   | ⑮ TURNAROUND, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.528 ACRES OFF LOT) (NON-PERMEABLE) |
| ⑦ 10' BUILDING SETBACK LINE   |   |
| ⑧ 50' X 50' OFF LOT GAS, ELECTRIC, TELEPHONE, CABLE TV, SANITARY SEWER, WATER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED STREET (0.115 ACRE PERMEABLE OFF LOT)                                       | ⑯ COTTONWOOD WAY (VARIABLE WIDTH ROW) 3.478 ACRES BEXAR COUNTY, TEXAS (VOL 13651, PG 386-401 OPR)   |
| ⑨ TURNAROUND, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.528 ACRES OFF LOT) (NON-PERMEABLE) | ⑰ VARIABLE WIDTH TURNAROUND EASEMENT (VOL 13651, PG 386-401 OPR)  |
|   | ⑱ 16' SANITARY SEWER EASEMENT (VOL 13312, PG 268-274 OPR)   |
|   | ⑲ 135' ELECTRIC EASEMENT (VOL 6051, PG 649-652 OPR)   |
|   | ⑳ 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9537, PG 207 DPR)   |

**SURVEYOR'S NOTES:**

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
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- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

**C.P.S. ENERGY NOTES:**

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

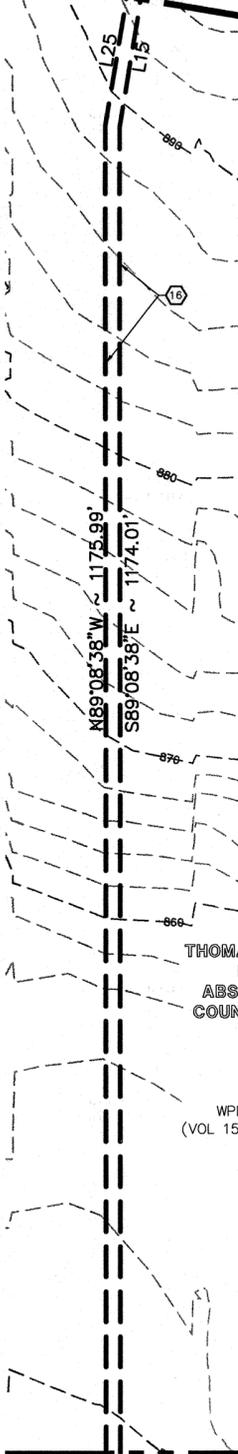
*Cara C. Tackett*  
CARA C. TACKETT  
LICENSED PROFESSIONAL ENGINEER  
89491

STATE OF TEXAS  
COUNTY OF BEXAR

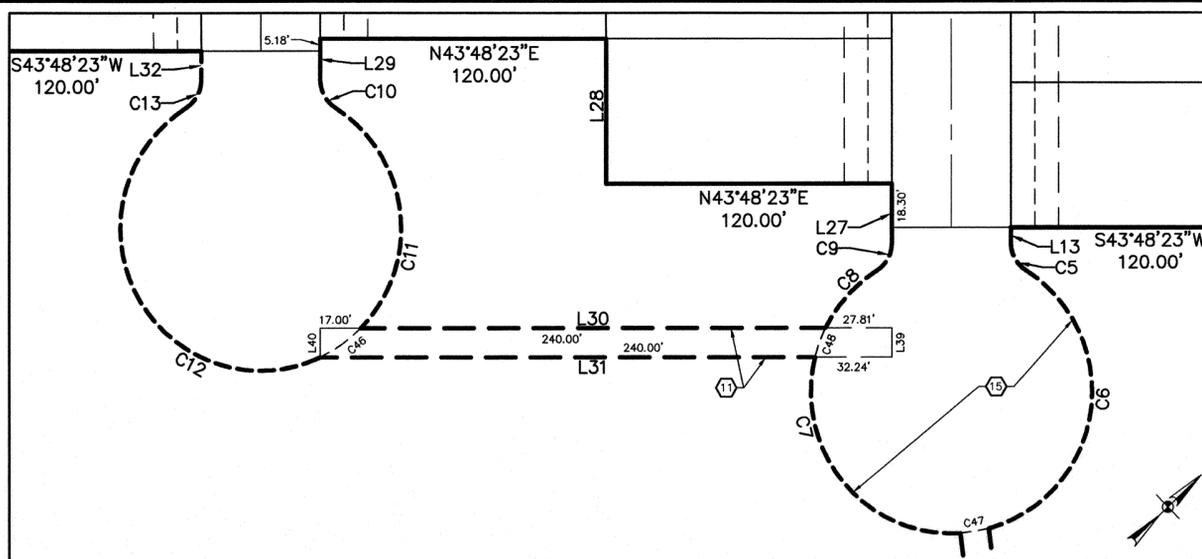
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*David A. Casanova*  
DAVID A. CASANOVA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
4251

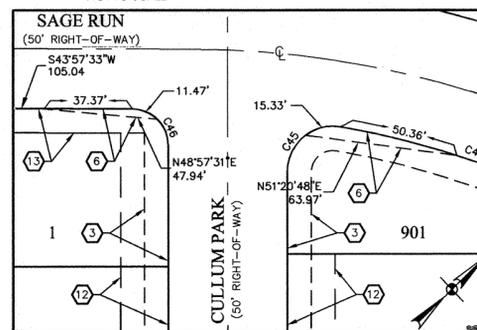
MATCHLINE - SEE SHEET 2 OF 3



MATCHLINE - SEE THIS SHEET  
CURVE AND LINE TABLE SHEET 1 OF 3



**DETAIL "B"**  
NOT-TO-SCALE



**DETAIL "C"**  
NOT-TO-SCALE

BLAIR A. MAGEE  
MY COMMISSION EXPIRES  
January 15, 2018

THOMAS YORK SURVEY  
NO. 201 1/2,  
ABSTRACT NO. 825  
COUNTY BLOCK 4400

UNPLATTED  
144.685 ACRE  
WPE VENTURES, LLC  
(VOL 15875, PG 29-39 OPR)

THOMAS YORK SURVEY  
NO. 201 1/2,  
ABSTRACT NO. 825  
COUNTY BLOCK 4400

UNPLATTED  
144.685 ACRE  
WPE VENTURES, LLC  
(VOL 15875, PG 29-39 OPR)

FEMA 100 YEAR  
FLOODPLAIN

UNPLATTED  
380.761 ACRES  
SPH CULEBRA, LTD  
(VOL 12572,  
PG 1639-1648 OPR)

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: HUGO GUTIERREZ, JR.  
SPH CULEBRA, LTD  
19230 STONE OAK PKWY  
SAN ANTONIO, TEXAS 78258  
(210) 403-2081  
OFF LOT SEWER EASEMENT (0.123 Acre)

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ, JR. 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 April, A.D. 2014.

MEGHAN J. GRACE  
Notary Public, State of Texas  
My Commission Expires  
August 25, 2016

*Meghan J. Grace*  
MEGHAN J. GRACE  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLAT NUMBER 130661

SUBDIVISION PLAT  
OF  
WESTPOINTE EAST, UNIT-22M

BEING A TOTAL OF 12.734 ACRES, 12.611 ACRES OUT OF A 144.685 ACRE TRACT OF LAND CONVEYED TO WPE VENTURES, LLC IN GENERAL WARRANTY DEED RECORDED IN VOLUME 15875, PAGES 29-39, AND 0.123 ACRES OUT OF A 380.761 ACRE TRACT OF LAND CONVEYED TO SPH CULEBRA, LTD IN GENERAL WARRANTY DEED RECORDED IN VOLUME 12572, PAGES 1639-1648 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NO. 201 1/2, ABSTRACT NO. 825, COUNTY BLOCK 4400, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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

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

STATE OF TEXAS  
COUNTY OF BEXAR  
DATE OF PRINT: April 23, 2014

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

OWNER/DEVELOPER: JAY A. HANNA  
WPE VENTURES, LLC  
1011 N LAMAR BLVD  
AUSTIN, TEXAS 78703  
(512) 477-2400

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY A. HANNA 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 15 DAY OF April, A.D. 2014.

*Jay A. Hanna*  
JAY A. HANNA  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTPOINTE EAST, UNIT-22M, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 3 OF 3

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

Civil Job No. 8222-04; Survey Job No. 9372-12

Date: Apr 23, 2014, 7:56am User: id: mwwgth  
File: P:\24\22\04\Design\CM\Plat\PL130661.dwg



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 20

**Public Hearing:**

Planning Commission  
May 14, 2014

**Application/Case Number:**

140025

**Project Name:**

Two Creeks Collector

**Applicant:**

Lloyd A. Denton Jr.

**Representative:**

Pape-Dawson Engineers, Inc.  
c/o W.R. Wood, P.E.

**Owners:**

Bitterblue – Two Creeks North, Ltd.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located north of the  
intersection of Two Creeks and Twin  
Acres

**Tract Size:**

4.63 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda posting May 9, 2014

**REQUEST**

Approval of a major plat to subdivide a 4.63-acre tract of land to  
establish **Two Creeks Collector** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

April 29, 2014

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of two (2) non single family lots and two thousand three hundred ninety five (2,395) linear feet of public street.

**B. Zoning**

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

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on April 18, 2014.

Furthermore, this plan lies within the Camp Bullis 5-Mile Awareness Zone, the tract is less than ten (10) acres, and does not immediately abut the Camp Bullis or Camp Stanley installations. Therefore, the Military Installation's review was not applicable in accordance with the executed Memorandum of Understanding (MOU).

However, it is noted that the applicant will need to comply with the dark sky lighting measures of Bexar County as court ordered on July 22, 2008.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on April 7, 2014.

**II. SUPPLEMENTAL INFORMATION**

A. MDP 814-C, Two Creeks MDP, accepted on May 4, 2012.

**III. RECOMMENDATION**

Approval of the proposed **Two Creeks Collector** Subdivision.

**IV. ATTACHMENT**

1. Proposed plat

# PLAT NUMBER 140025

## SUBDIVISION PLAT

### OF

# TWO CREEKS COLLECTOR

4.63 ACRE TRACT OF LAND OUT OF THAT 105.304 ACRE TRACT CONVEYED TO BITTERBLUE/TWO CREEKS NORTH, LTD. IN DEED RECORDED IN VOLUME 15579, PAGES 1901-1919 THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE J. M. McCULLOCK SURVEY NO. 29, ABSTRACT 528, COUNTY BLOCK 4711 OF BEXAR COUNTY, TEXAS.



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 | FAX: 210.375.9010  
DATE OF PRINT: April 23, 2014

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
BITTERBLUE - TWO CREEKS NORTH, LTD.  
11 LYNN BATES LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210) 828-6131

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR. 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 HIS CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23<sup>RD</sup> DAY OF APRIL, A.D. 2014.



SARAH E. CARRINGTON  
My Commission Expires August 2, 2016  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

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

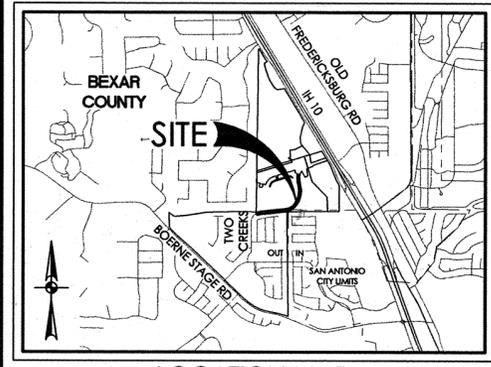
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

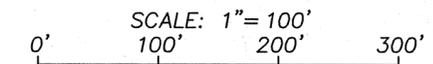
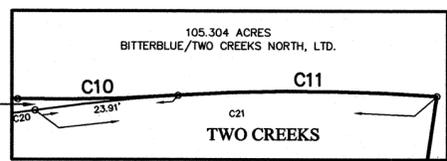


### LEGEND

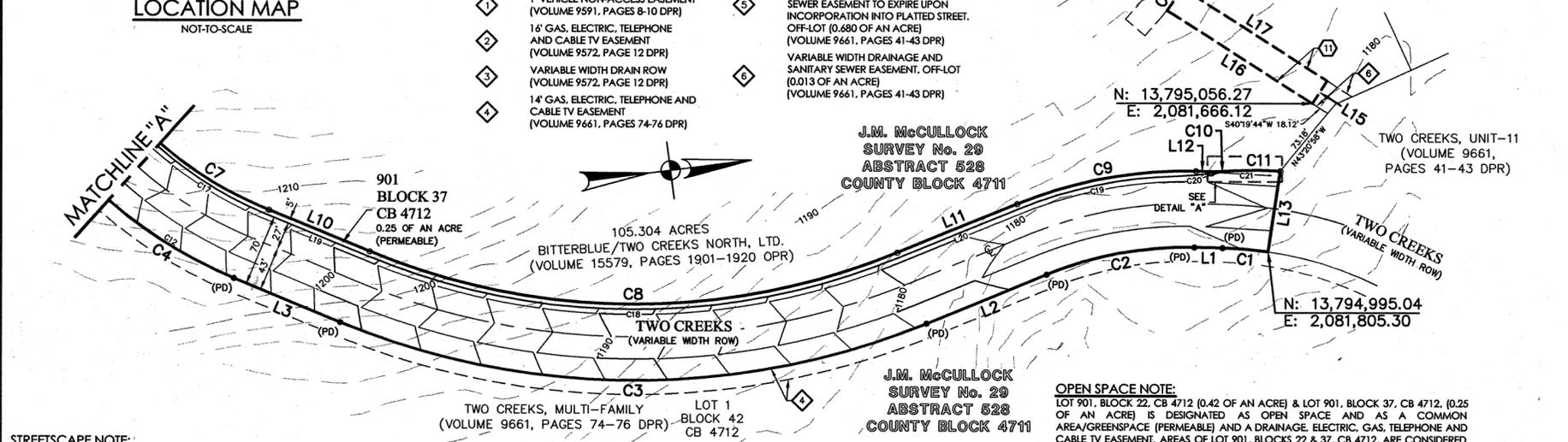
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- CB COUNTY BLOCK
- ROW RIGHT-OF-WAY
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD
- 1140 EXISTING CONTOURS
- 1140 PROPOSED CONTOURS
- CITY OF SAN ANTONIO LIMITS

- 26' PRIVATE DRAINAGE AND SANITARY SEWER EASEMENT (0.10 OF AN ACRE)
- 1' VEHICLE NON-ACCESS EASEMENT (VOLUME 9591, PAGES 8-10 DPR)
- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9572, PAGE 12 DPR)
- VARIABLE WIDTH DRAIN ROW (VOLUME 9572, PAGE 12 DPR)
- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9661, PAGES 74-76 DPR)

- VARIABLE WIDTH DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER AND SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET. OFF-LOT (0.680 OF AN ACRE) (VOLUME 9661, PAGES 41-43 DPR)
- VARIABLE WIDTH DRAINAGE AND SANITARY SEWER EASEMENT, OFF-LOT (0.013 OF AN ACRE) (VOLUME 9661, PAGES 41-43 DPR)



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



STREETScape NOTE:  
STREETScape SHALL BE REQUIRED PER 35-612. STREET TREES SHALL BE LARGE TREE (APPENDIX E). ONE (1) LARGE STREET TREE SHALL BE REQUIRED EVERY TWENTY-FIVE (25) FEET OF THE STREET FRONTAGE. IRRIGATION SHALL BE PROVIDED FOR PLANTED STREET TREES FOR A MINIMUM OF THREE (3) YEARS FOR ESTABLISHMENT.

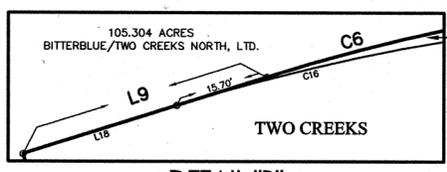
OPEN SPACE NOTE:  
LOT 901, BLOCK 22, CB 4712 (0.42 OF AN ACRE) & LOT 901, BLOCK 37, CB 4712, (0.25 OF AN ACRE) IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA/GREENSPACE (PERMEABLE) AND A DRAINAGE, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT. AREAS OF LOT 901, BLOCKS 22 & 37, CB 4712, ARE CONSIDERED AS TREE SAVE AREAS. PLEASE REFER TO THE TREE PLAN APPROVED BY THE CITY OF SAN ANTONIO FOR SPECIFIC LOCATIONS.

SCENIC OAKS, UNIT II (VOLUME 8600, PAGES 163-164 DPR)

LOT 1 BLOCK 32 CB 4712 GREENSPACE

TWO CREEKS, UNIT-5 (VOLUME 9591, PAGES 8-10 DPR)

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

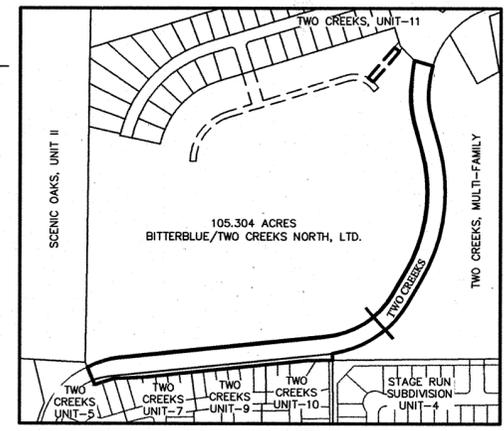


MAINTENANCE NOTE:  
THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

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

CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	357.00'	07°09'43"	S121°22'22"W	44.60'
C2	357.00'	23°37'30"	S03°11'15"E	146.16'
C3	745.00'	45°00'00"	S07°30'00"W	570.20'
C4	432.00'	51°33'18"	S55°46'39"W	375.73'
C5	250.00'	07°39'18"	S70°06'18"W	33.38'
C6	330.00'	17°39'51"	N75°13'44"E	101.34'
C7	357.00'	54°03'39"	N57°01'50"E	324.49'
C8	670.00'	45°00'00"	N07°30'00"E	512.80'
C9	432.00'	23°37'30"	N03°11'15"E	176.87'
C10	310.00'	04°55'49"	N06°09'36"E	26.67'
C11	310.00'	07°58'03"	N07°40'43"E	43.07'
C12	432.00'	54°03'39"	S57°01'50"W	392.66'
C13	400.00'	01°34'15"	S84°50'47"W	10.97'
C14	200.00'	19°14'06"	S76°00'51"W	66.83'
C15	112.50'	13°32'35"	N52°23'55"E	26.53'
C16	325.00'	17°39'51"	N75°13'44"E	79.80'
C17	373.00'	54°03'39"	N57°01'50"E	339.03'
C18	675.00'	45°00'00"	N07°30'00"E	516.82'
C19	427.00'	21°01'32"	N04°29'14"W	155.82'
C20	295.00'	06°45'00"	N02°39'02"E	34.73'
C21	310.00'	12°23'12"	N05°28'08"E	66.89'

LINE TABLE	
LINE	LENGTH
L1	S08°37'30"W 27.45'
L2	S15°00'00"E 126.13'
L3	S30°00'00"W 111.94'
L4	S00°22'46"E 28.26'
L5	S89°22'20"W 104.82'
L6	S87°00'28"W 133.76'
L7	S73°03'24"W 50.18'
L8	N23°03'24"E 80.00'
L9	N65°23'48"E 42.53'
L10	N30°00'00"E 111.94'
L11	N15°00'00"W 126.13'
L12	N08°37'30"W 12.25'
L13	S74°12'46"E 80.27'
L14	S66°23'48"W 5.34'
L15	S49°40'16"E 26.50'
L16	S40°19'44"E 168.15'
L17	N40°19'44"E 169.42'
L18	N68°23'48"E 26.37'
L19	N30°00'00"W 106.32'
L20	N15°00'00"W 126.13'



STATE OF TEXAS  
COUNTY OF BEXAR

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

*Rich Wood*  
RICH WOOD  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

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





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 21

**Public Hearing:**

Planning Commission  
May 14, 2014

**Application/Case Number:**

140126

**Project Name:**

Top Golf at the Rim MPCD

**Applicant:**

Robert Bergmann

**Representative:**

Pape-Dawson Engineers, Inc.  
c/o Song Lim Tan, P.E.

**Owner:**

Fourth Quarter Properties LXV, LP.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located northeast of the  
intersection of Interstate Highway 10  
and Loop 1604

**Tract Size:**

19.679-acres

**Council District:**

8

**Notification:**

Internet Agenda posting May 9, 2014

**REQUEST**

Approval of a minor plat to vacate, resubdivide and subdivide a  
19.679-acre tract of land to establish **Top Golf at the Rim**  
MPCD Subdivision

**APPLICATION TYPE**

Vacate, Resubdivision, and Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

April 30, 2014

**I. ANALYSIS**

**A. Proposed Use**

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

**B. Zoning**

“MPCD ERZD MLOD” Master Planned Community Edwards Recharge Zone Military Lighting Overlay District

**C. Major Thoroughfares**

Loop 1604 and Interstate Highway 10 are freeways

**D. Services Available**

SAWS Water and Sewer

**E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on March 21, 2014.

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

**F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on April 28, 2014.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Application**

MPCD 13-00004, The Rim, accepted on November 20, 2013

**III. RECOMMENDATION**

Approval of the proposed **Top Golf at the Rim MPCD** Subdivision Plat

**IV. ATTACHMENT**

1. Proposed plat

# PLAT NUMBER 140126

## VACATE & RESUBDIVISION & SUBDIVISION PLAT ESTABLISHING TOP GOLF AT THE RIM MPCD

ESTABLISHING LOT 7, BLOCK 6, NCB 14747, 19.679 ACRES BEING ALL OF A 18.282 ACRE TRACT, DESCRIBED AND CONVEYED TO HINES GLOBAL REIT SAN ANTONIO RETAIL I.L.P. BY INSTRUMENT RECORDED IN VOLUME 16551, PAGES 1667-1690 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, AND BEING 1.397 ACRES OUT OF A 148.8 ACRE TRACT DESCRIBED AND CONVEYED TO FOURTH QUARTER PROPERTIES LXX LP BY INSTRUMENT RECORDED IN VOLUME 12136, PAGES 1263-1296 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, A PORTION BEING OUT OF THE C.W. BECKMAN SURVEY NO. 2/24, ABSTRACT 995, COUNTY BLOCK 4777 AND THE C.W. BECKMAN SURVEY NO. 391 3/4, ABSTRACT 880, COUNTY BLOCK 4746, NOW IN NEW CITY BLOCK (N.C.B.) 14747, OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.



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

DATE OF PRINT: April 24, 2014

STATE OF TEXAS  
COUNTY OF BEAR

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

OWNER/DEVELOPER: ROBERT BERGMANN  
FOURTH QUARTER PROPERTIES LXX, LP  
45 ANSLY DRIVE  
NEWNAN, GEORGIA 30263  
(678) 423-5445

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT BERGMANN 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 April, A.D. 2014.

*Rhonda Yerkey*  
NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF HARRIS

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

OWNER/DEVELOPER: KENTON MCKEEHAN  
HINES GLOBAL REIT SAN ANTONIO RETAIL I.L.P.  
2800 POST OAK BOULEVARD, SUITE 5000  
HOUSTON, TX 77056

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KENTON MCKEEHAN 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 25th DAY OF April, A.D. 2014.

*Yolanda Sandoval*  
NOTARY PUBLIC, HARRIS COUNTY, TEXAS

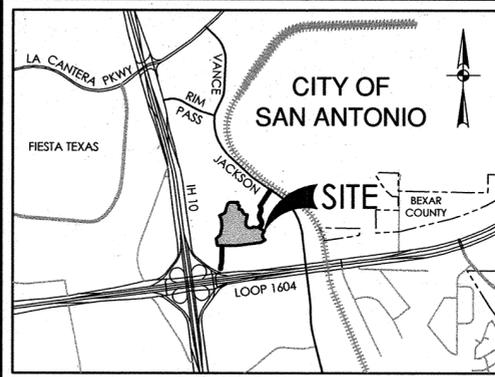
THIS PLAT OF TOP GOLF AT THE RIM MPCD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

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

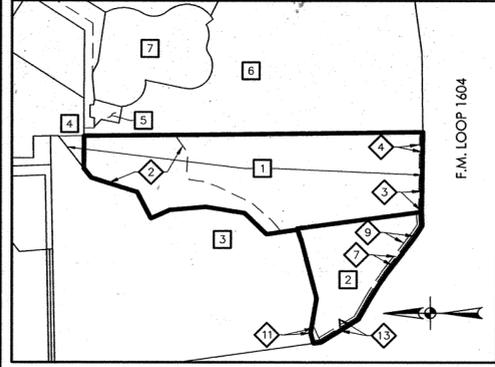
BY: \_\_\_\_\_ SECRETARY

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

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



LOCATION MAP  
MAPSCO MAP GRID: 514 D4  
NOT-TO-SCALE



AREA BEING VACATED THROUGH A VACATING DECLARATION  
SCALE: 1"=500'

THE AREA BEING VACATED (19.98 ACRES) 14.98 ACRES IS A REMAINING PORTION OF LOT 2, BLOCK 1, NCB 14853, OF THE MILLER - IH 10 FM 1604 SUBDIVISION AS RECORDED IN VOLUME 9565, PAGE 212 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS AND THE 4.9996 ACRES BEING VACATED WAS PREVIOUSLY PLATTED AS LOT 1 BLOCK 1, NCB 14583 OF THE HANDY DAN - IH 10 FM 1604 SUBDIVISION AS RECORDED IN VOLUME 9000, PAGE 197 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

### LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CATV	CABLE TELEVISION	ROW	RIGHT-OF-WAY
DEED	DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
ELEC	ELECTRIC	O	SET 1/2" IRON ROD (PD)
ESMT	EASEMENT	(TYPE I, II OR III)	FOUND TxDOT MONUMENTATION
NCB	NEW CITY BLOCK		
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS		
	EXISTING EASEMENT		
	EXISTING LOT		
	NEW EASEMENT		
- - - - -	EXISTING CONTOURS		
- - - - -	PROPOSED CONTOURS		
- - - - -	ULTIMATE FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
- - - - -	FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
- - - - -	ORIGINAL SURVEY/COUNTY LINE		

### SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE.  
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEAR

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

*SONG LIM TAN*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEAR

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

*JOHN NOEL NICHOLLS*  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

### EDU NOTE:

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

### IMPACT FEE PAYMENT NOTE:

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

### TxDOT 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 THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG LOOP 1604, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 61.06'.

### DETENTION MAINTENANCE NOTE:

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

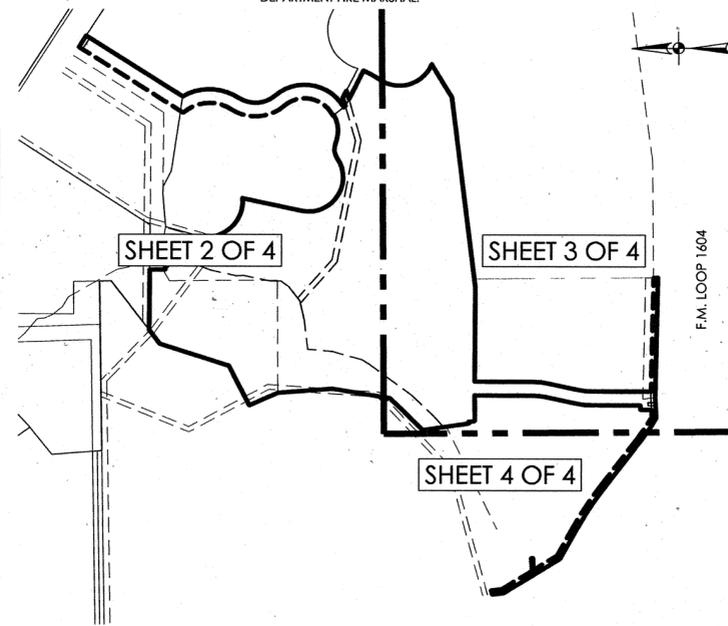
### PUBLIC WORKS STORM WATER:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED, OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

### LINE TABLE

LINE #	BEARING	LENGTH
L1	S02°31'18"W	50.76'
L2	S89°36'42"E	6.53'
L3	S45°03'08"E	50.77'
L4	S11°33'58"W	87.78'
L5	S79°07'37"E	83.79'
L6	N37°57'05"W	4.38'
L7	S37°57'05"E	5.93'
L8	N73°32'30"E	29.10'
L9	S63°02'53"E	26.19'
L10	S73°32'30"W	29.10'
L11	S03°24'47"E	14.01'
L12	N88°52'48"W	19.32'
L13	S87°12'02"W	41.74'
L14	S87°12'02"W	27.14'
L15	N73°37'58"W	37.09'
L16	N74°54'22"E	14.12'
L17	S73°37'58"E	35.97'
L18	N85°53'15"E	41.85'
L19	S4°06'45"E	5.00'
L20	S85°50'15"W	39.25'
L21	N87°12'02"E	23.82'
L22	N01°09'09"E	36.05'
L23	N87°12'02"E	15.02'
L24	N73°37'58"W	21.43'
L25	S70°34'22"W	5.36'
L26	N81°43'32"W	153.85'
L27	N44°08'06"E	150.87'
L28	S47°57'57"W	38.38'
L29	S44°02'17"W	105.50'
L30	S36°13'26"W	181.13'
L31	S30°13'31"W	27.27'
L32	S15°35'43"W	101.52'
L33	S4°58'58"W	79.84'
L34	S82°56'08"W	97.74'
L35	S76°54'51"W	65.11'
L36	S52°47'57"W	57.76'
L37	S35°09'44"W	34.27'
L38	S0°00'39"E	35.09'
L39	S11°47'06"W	89.79'
L40	S4°20'39"E	22.15'
L41	S12°44'41"W	86.39'
L42	S19°46'39"W	101.08'
L43	S2°55'32"E	31.99'



INDEX MAP  
SCALE: 1"=400'

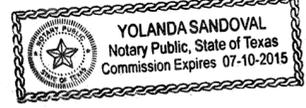
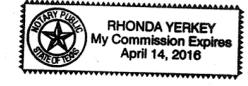
### CURVE TABLE

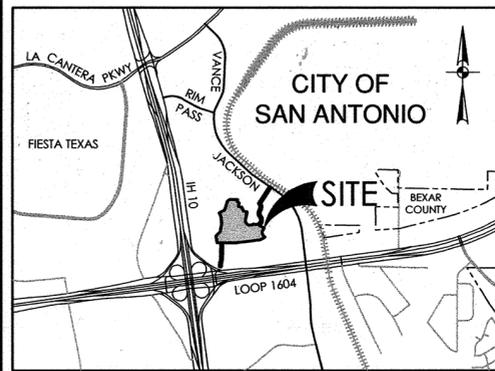
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	109.31'	120°3'24"	S8°08'54"E	22.96'	23.00'
C2	135.45'	25°44'43"	S27°02'57"E	60.35'	60.86'
C3	112.66'	56°58'08"	S68°24'23"E	107.46'	112.01'
C4	113.00'	136°49'24"	S56°26'16"E	210.15'	269.85'
C5	50.00'	57°11'09"	N83°44'37"E	47.86'	49.90'
C6	110.00'	50°58'07"	N86°51'07"E	94.66'	97.86'
C7	104.00'	104°27'30"	N11°27'45"E	164.42'	189.61'
C8	145.00'	73°41'10"	N3°55'25"W	173.89'	186.48'
C9	132.22'	74°09'51"	N4°09'45"W	159.45'	171.15'
C10	177.22'	62°55'12"	S1°27'34"W	184.98'	194.62'
C11	100.00'	73°41'10"	S3°55'25"E	119.93'	128.61'
C12	149.00'	100°54'47"	S9°41'24"W	229.80'	262.43'
C13	268.15'	12°46'02"	S28°40'27"W	59.63'	59.75'
C14	115.00'	102°38'40"	S16°15'52"E	179.55'	206.02'
C15	222.00'	11°53'16"	S6°06'47"W	45.98'	46.06'
C16	178.00'	11°53'16"	S6°06'47"W	36.87'	36.93'
C17	572.96'	8°06'00"	N56°40'58"W	80.93'	81.00'
C18	1052.93'	8°12'00"	N56°43'58"W	150.56'	150.69'
C19	1066.93'	8°12'00"	S56°43'58"E	152.57'	152.70'
C20	558.96'	7°41'24"	S56°28'40"E	74.96'	75.02'
C21	224.00'	11°53'16"	N6°06'47"E	46.39'	46.48'
C22	176.00'	11°53'16"	N6°06'47"E	36.45'	36.52'

- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 11 18' PRIVATE LOT DRAINAGE EASEMENT (0.012 AC) (OFF LOT)
- 12 10'X24' WATER EASEMENT
- 13 VARIABLE WIDTH DRAINAGE EASEMENT
- 14 18' PRIVATE DRAINAGE EASEMENT (FOR THE BENEFIT OF THE FRANKEL FAMILY TRUST & TOP GOLF)
- 15 VARIABLE WIDTH PRIVATE ACCESS EASEMENT (0.989 AC) (OFF LOT)
- 16 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF LOT)
- 17 GUY EASEMENT (0.007 AC) (OFF LOT)
- 18 TREE PRESERVATION AREA (MASTER TREE PERMIT AP# 1959551)
- 1 14' GAS AND ELECTRIC EASEMENT (VOL 15071, PG 536 OPR)
- 2 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9565, PG 212, DPR)
- 3 1' NON-VEHICULAR ACCESS EASEMENT (VOL 9565, PG 212, DPR)
- 4 14' ELEC, GAS, TELE, & CATV ESMT (VOL 9565, PG 212, DPR)
- 5 40' ACCESS ESMT (VOL 2186, PGS 174-183 OPR)
- 6 16' SANITARY SEWER EASEMENT (VOL 4167, OGS 1902-1915 OPR)
- 7 14' OVERHANG EASEMENT (VOL 9000, PG 197 DPR)
- 8 16' WATER EASEMENT (VOL 9612, PG 175-176 DPR)
- 9 25' BUILDING SETBACK (VOL 9000, PG 197 DPR)
- 10 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL 9592, PGS 192-195 DPR)
- 11 DRAINAGE EASEMENT (VOL 9000, PGS 197 DPR)
- 12 VARIABLE WIDTH UTILITY AND ACCESS EASEMENT (VOL 14726, PG 2282 OPR)
- 13 GUY EASEMENT (VOL 9000, PGS 197 DPR)
- 14 45-FOOT ACCESS EASEMENT (VOL. 16584, PAGE 2038 O.P.R.)

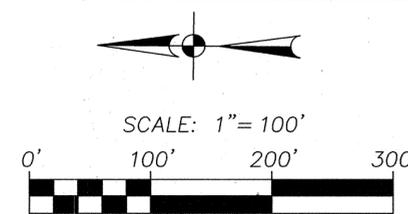
### TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP# 1959551) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477H).





LOCATION MAP  
MAPSCO MAP GRID: 514 D4  
NOT-TO-SCALE



**PLAT NUMBER 140126**  
**VACATE & RESUBDIVISION & SUBDIVISION PLAT ESTABLISHING TOP GOLF AT THE RIM MPCD**

ESTABLISHING LOT 7, BLOCK 6, N.C.B. 14747, 19.679 ACRES BEING ALL OF A 18.282 ACRE TRACT, DESCRIBED AND CONVEYED TO HINES GLOBAL REIT SAN ANTONIO RETAIL I LP, BY INSTRUMENT RECORDED IN VOLUME 16551, PAGES 1467-1490 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BEING 1.397 ACRES OUT OF A 148.8 ACRE TRACT DESCRIBED AND CONVEYED TO FOURTH QUARTER PROPERTIES LXV LP BY INSTRUMENT RECORDED IN VOLUME 12136, PAGES 1263-1296 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, A PORTION BEING OUT OF THE C.W. BECKMAN SURVEY NO. 2/24, ABSTRACT 995, COUNTY BLOCK 4777 AND THE C.W. BECKMAN SURVEY NO. 391 3/4, ABSTRACT 880, COUNTY BLOCK 4746, NOW IN NEW CITY BLOCK (N.C.B.) 14747, OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
45 ANSLY DRIVE | NEWNANI, GEORGIA 30263 | FAX: 210.375.9010  
DATE OF PRINT: April 24, 2014

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

OWNER/DEVELOPER: ROBERT BERGMANN  
FOURTH QUARTER PROPERTIES LXV, LP  
45 ANSLY DRIVE  
NEWNANI, GEORGIA 30263  
(678) 423-5445

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT BERGMANN 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 April, A.D. 2014.

*Rhonda Yerkey*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

OWNER/DEVELOPER: KENTON MCKEEHAN  
HINES GLOBAL REIT SAN ANTONIO RETAIL I LP  
2800 POST OAK BOULEVARD, SUITE 5000  
HOUSTON, TX 77056

STATE OF TEXAS  
COUNTY OF HARRIS  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KENTON MCKEEHAN 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 25th DAY OF April, A.D. 2014.

*Yolanda Sandoval*  
NOTARY PUBLIC, HARRIS COUNTY, TEXAS

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

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

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

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

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

**TxDOT 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 THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG LOOP 1604, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 61.06'.

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

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

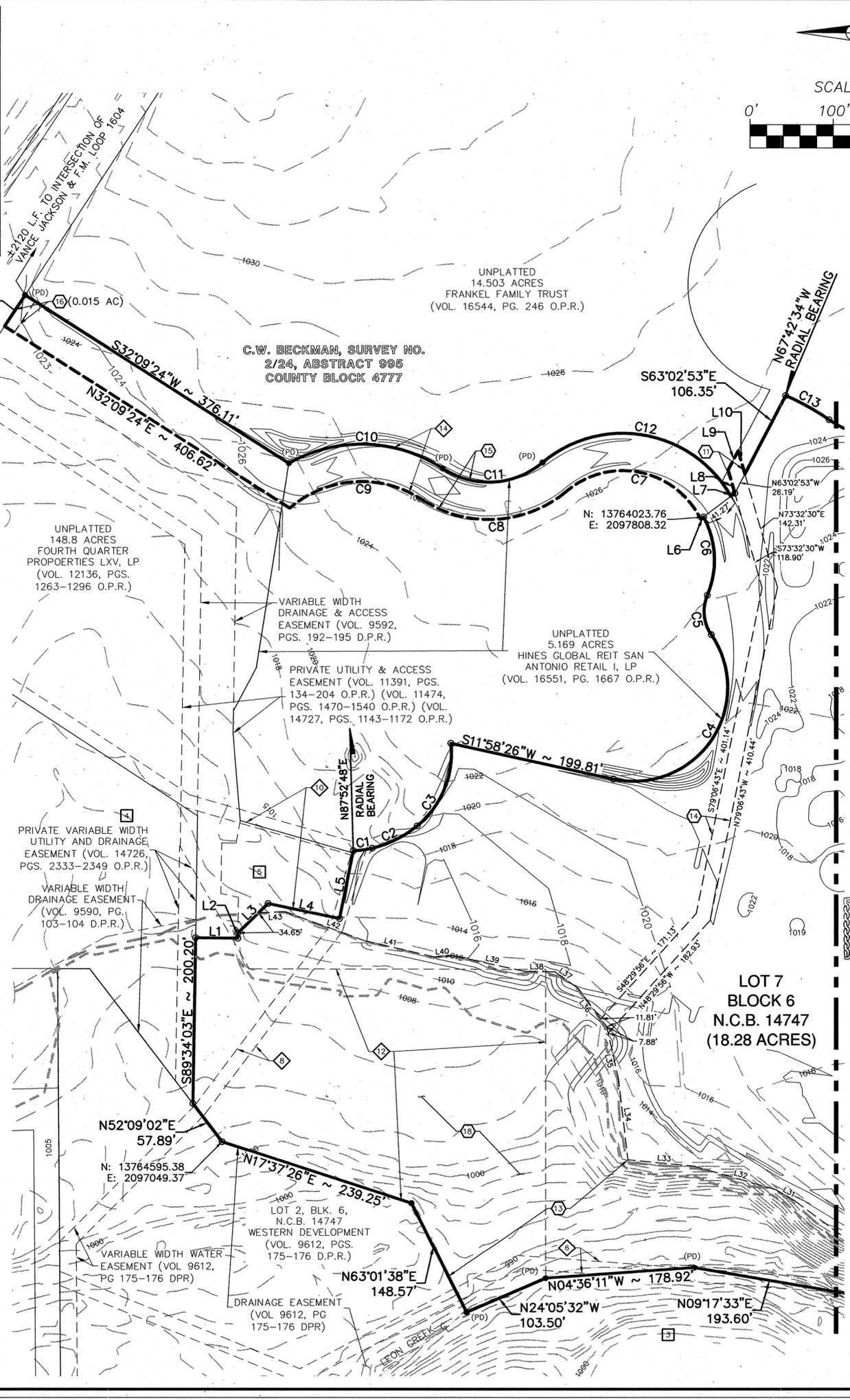
**SURVEYOR'S NOTES:**  
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE.  
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

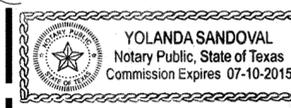
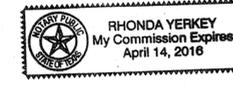
*SONG LIM TAN*  
LICENSED PROFESSIONAL ENGINEER

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

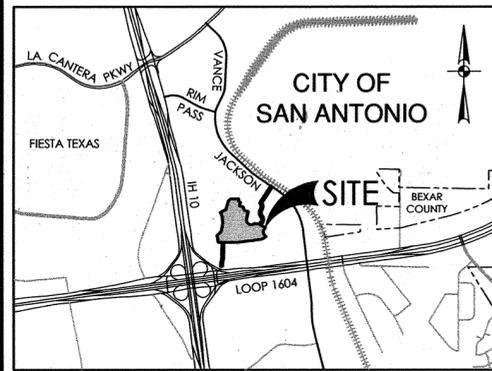
*JOHN NOEL NICHOLLS*  
REGISTERED PROFESSIONAL LAND SURVEYOR



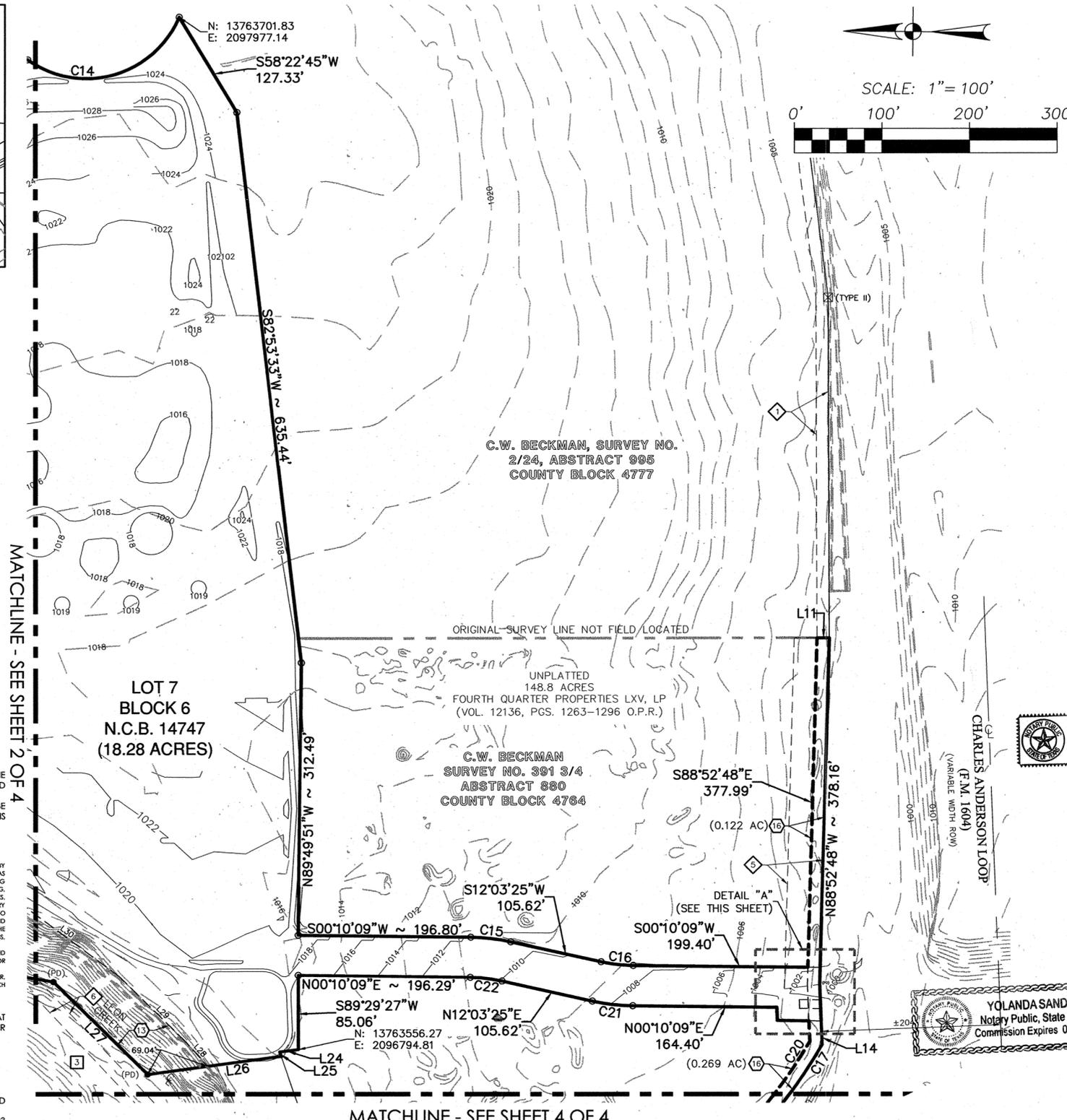
MATCHLINE - SEE SHEET 3 OF 4



TOP GOLF AT THE RIM MPCD Civil Job No. 6674-68; Survey Job No. 9399-13



**LOCATION MAP**  
MAPSCO MAP GRID: 514 D4  
NOT-TO-SCALE



**PLAT NUMBER 140126**

**VACATE & RESUBDIVISION & SUBDIVISION PLAT ESTABLISHING TOP GOLF AT THE RIM MPCD**

ESTABLISHING LOT 7, BLOCK 6, NCB 14747, 19.679 ACRES BEING ALL OF A 18.282 ACRE TRACT, DESCRIBED AND CONVEYED TO HINES GLOBAL REIT SAN ANTONIO RETAIL I LP, BY INSTRUMENT RECORDED IN VOLUME 16551, PAGES 1667-1690 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, AND BEING 1.397 ACRES OUT OF A 148.8 ACRE TRACT DESCRIBED AND CONVEYED TO FOURTH QUARTER PROPERTIES LXV LP BY INSTRUMENT RECORDED IN VOLUME 12136, PAGES 1263-1296 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, A PORTION BEING OUT OF THE C.W. BECKMAN SURVEY NO. 2/24, ABSTRACT 995, COUNTY BLOCK 4777 AND THE C.W. BECKMAN SURVEY NO. 391 3/4, ABSTRACT 880, COUNTY BLOCK 4746, NOW IN NEW CITY BLOCK (N.C.B.) 14747, OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

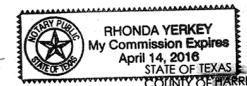


555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010  
DATE OF PRINT: April 24, 2014

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

OWNER/DEVELOPER: **ROBERT BERGMANN**  
FOURTH QUARTER PROPERTIES LXV, LP  
45 ANSLEY DRIVE  
NEWNAN, GEORGIA 30263  
(678) 423-5445

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **ROBERT BERGMANN** 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 April, A.D. 2014.

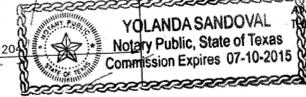


*Rhonda Yerkey*  
NOTARY PUBLIC, BEAR COUNTY, TEXAS

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

OWNER/DEVELOPER: **KENTON MCKEEHAN**  
HINES GLOBAL REIT SAN ANTONIO RETAIL I LP  
2800 POST OAK BOULEVARD, SUITE 5000  
HOUSTON, TX 77056

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **KENTON MCKEEHAN** 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 23rd DAY OF April, A.D. 2014.



*Yolanda Sandoval*  
NOTARY PUBLIC, HARRIS COUNTY, TEXAS

THIS PLAT OF TOP GOLF AT THE RIM MPCD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

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

STATE OF TEXAS  
COUNTY OF BEAR  
BY: \_\_\_\_\_ SECRETARY

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

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

**TXDOT 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 THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG LOOP 1604, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 61.06'.

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

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

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

STATE OF TEXAS  
COUNTY OF BEAR

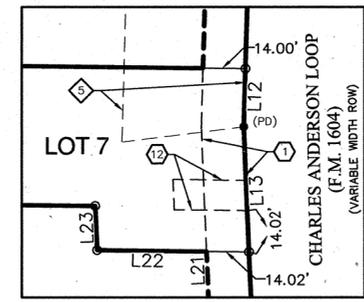
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*SLT*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEAR

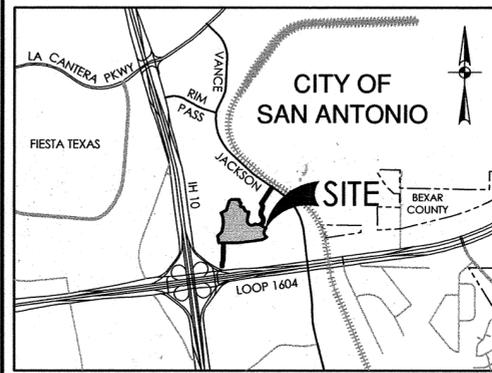
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*J.N.*  
REGISTERED PROFESSIONAL LAND SURVEYOR

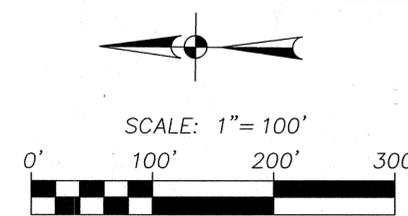


**DETAIL "A"**  
SCALE: 1" = 40'

TOP GOLF AT THE RIM MPCD  
Civil Job No. 6674-68; Survey Job No. 9399-13



LOCATION MAP  
MAPSCO MAP GRID: 514 D4  
NOT-TO-SCALE



**PLAT NUMBER 140126**  
**VACATE & RESUBDIVISION & SUBDIVISION PLAT ESTABLISHING TOP GOLF AT THE RIM MPCD**

ESTABLISHING LOT 7, BLOCK 6, NCB 14747, 19.679 ACRES BEING ALL OF A 18.282 ACRE TRACT, DESCRIBED AND CONVEYED TO HINES GLOBAL RETAIL SAN ANTONIO RETAIL I LP, BY INSTRUMENT RECORDED IN VOLUME 16551, PAGES 1667-1690 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEJAR COUNTY, TEXAS, AND BEING 1.397 ACRES OUT OF A 148.8 ACRE TRACT DESCRIBED AND CONVEYED TO FOURTH QUARTER PROPERTIES LXV LP BY INSTRUMENT RECORDED IN VOLUME 12136, PAGES 1263-1296 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEJAR COUNTY, TEXAS, A PORTION BEING OUT OF THE C.W. BECKMAN SURVEY NO. 2/24, ABSTRACT 995, COUNTY BLOCK 4777 AND THE C.W. BECKMAN SURVEY NO. 391 3/4, ABSTRACT 880, COUNTY BLOCK 4746, NOW IN NEW CITY BLOCK (N.C.B.) 14747, OF THE CITY OF SAN ANTONIO, BEJAR COUNTY, TEXAS.



805 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
45 ANSLLEY DRIVE | NEWNAN, GEORGIA 30263 | FAX: 210.375.9010  
DATE OF PRINT: April 24, 2014

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

OWNER/DEVELOPER: ROBERT BERGMANN  
FOURTH QUARTER PROPERTIES LXV, LP  
45 ANSLLEY DRIVE  
NEWNAN, GEORGIA 30263  
(678) 423-5445

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT BERGMANN 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 April, A.D. 2014.

Rhonda Yerkey  
NOTARY PUBLIC, BEJAR COUNTY, TEXAS

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

OWNER/DEVELOPER: KENTON MCKEEHAN  
HINES GLOBAL RETAIL SAN ANTONIO RETAIL I LP  
2800 POST OAK BOULEVARD, SUITE 5000  
HOUSTON, TX 77056

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KENTON MCKEEHAN 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 25th DAY OF April, A.D. 2014.

Yolanda Sandoval  
NOTARY PUBLIC, HARRIS COUNTY, TEXAS

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

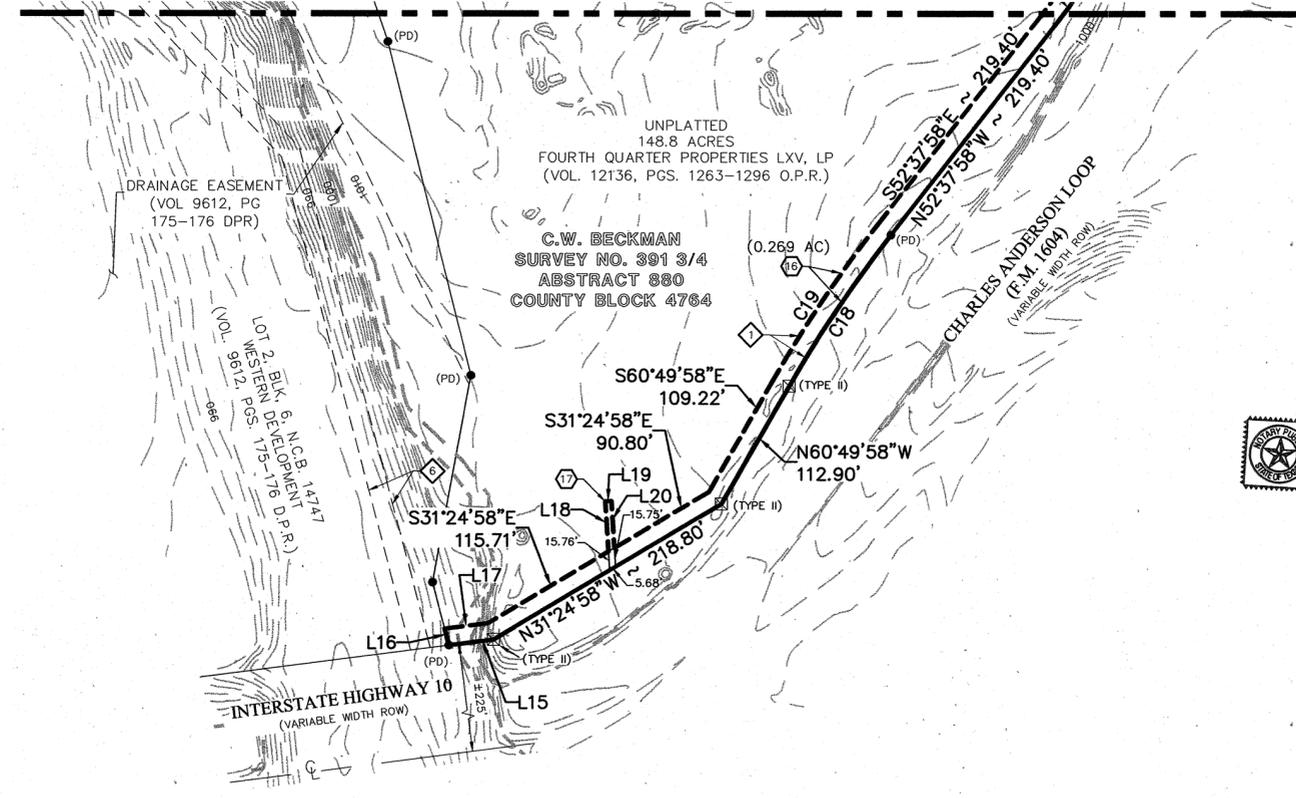
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

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

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

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

MATCHLINE - SEE SHEET 3 OF 4



**TXDOT 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 THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG LOOP 1604, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 61.06'.

**C.P.S. ENERGY NOTES:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.  
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 ALTERATION.  
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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

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

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

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



TOP GOLF AT THE RIM MPCD  
Civil Job No. 6674-68; Survey Job No. 9399-13



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 22

**Public Hearing:**

Planning Commission  
May 14, 2014

**Application/Case Number:**

140174

**Applicant:**

Joseph C. Hernandez

**Representative:**

Vickery & Associates, Inc.  
Consulting Engineers  
c/o Kara J. Heasley, P.E.

**Owner:**

KB Lone Star, Inc.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located southeast of the  
intersection of Creek River and  
Montrose Wood

**Tract Size:**

56.31-acres

**Council District:**

ETJ

**Notification:**

Internet Posting May 9, 2014

**REQUEST**

Approval of a major plat to subdivide a 56.31-acre tract of land to  
establish **The Oaks at Fox Grove Subdivision Unit 1 & 2.**

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

May 5, 2014

## **I. ANALYSIS**

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

The proposed plat will consist of eighty-five (**85**) single-family residential lots, one (**1**) non-single family residential lot and approximately three thousand ninety-eight (**3,098**) linear feet of public streets.

### **B. Zoning**

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

### **C. Services Available**

SAWS Water and Sewer

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

Letters of Certification (LOCs) were issued from all reviewing agencies on May 5, 2014

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

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on May 1, 2014

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Application**

MDP 13-00040, The Oaks at Fox Grove, accepted on April 30, 2014

## **III. RECOMMENDATION**

Approval of the proposed **The Oaks at Fox Grove Subdivision Unit 1 & 2** Subdivision Plat.

## **IV. ATTACHMENTS**

1. Proposed Plat
2. SAWS Aquifer Letter

# PLAT NO. 140174

## SUBDIVISION PLAT ESTABLISHING THE OAKS AT FOX GROVE SUBDIVISION UNIT 1 & 2

BEING A 56.31 ACRE TRACT OF LAND, SITUATED IN THE STATE OF TEXAS, COUNTY OF BEXAR, BEING LOCATED IN THE E. ARNOLD SURVEY NO. 98, ABSTRACT 1197, COUNTY BLOCK 4918, BEING A PORTION OF A 100 ACRE TRACT DESCRIBED IN DEED TO EDWIN H. ACKERMAN AS RECORDED IN VOLUME 7253, PAGE 480 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS (D.R.B.C.T.) AND ALSO BEING A PORTION OF A 303.226 ACRE TRACT DESCRIBED IN DEED TO EDWIN H. ACKERMAN AS RECORDED IN VOLUME 7453, PAGE 798 (D.R.B.C.T.)

**VICKREY & ASSOCIATES, INC.**  
CONSULTING ENGINEERS

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

OWNER \_\_\_\_\_  
DULY AUTHORIZED AGENT \_\_\_\_\_

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

NOTARY PUBLIC BEXAR COUNTY, TEXAS

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

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

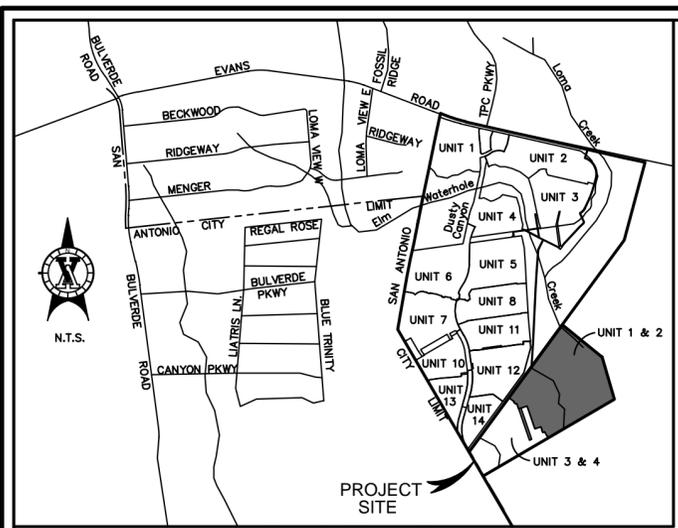
\_\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

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

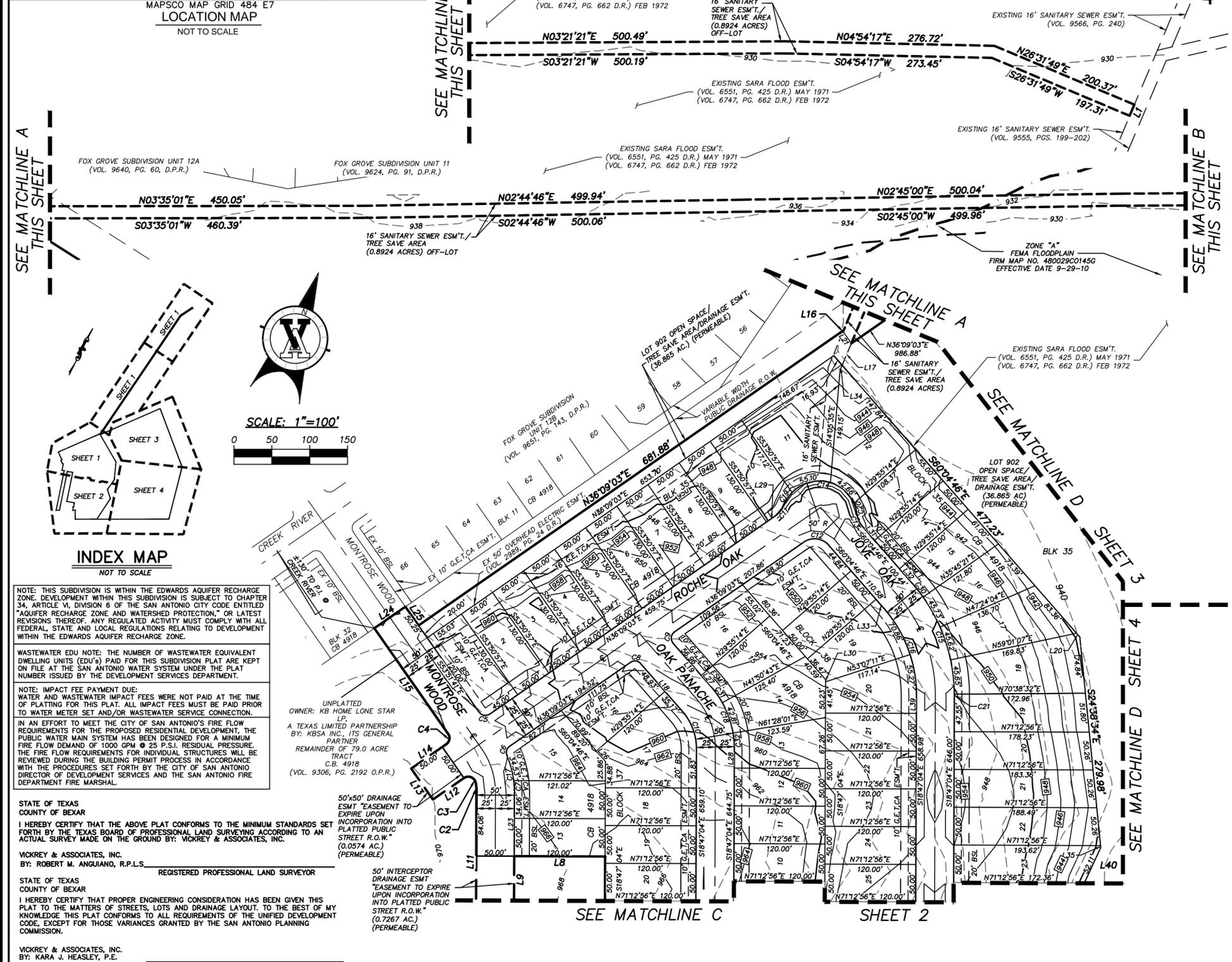
THIS PLAT OF **THE OAKS AT FOX GROVE SUBDIVISION, UNIT 1 & 2** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATION; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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



MAPSCO MAP GRID 484 E7  
LOCATION MAP  
NOT TO SCALE



SEE MATCHLINE B  
THIS SHEET

SEE MATCHLINE A  
THIS SHEET

SEE MATCHLINE B  
THIS SHEET

SEE MATCHLINE A  
THIS SHEET

SEE MATCHLINE D  
SHEET 3

SEE MATCHLINE D  
SHEET 4

SEE MATCHLINE C

SHEET 2

### LEGEND

- SET 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR."
- FOUND 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR."
- D.P.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- 740- EXISTING CONTOURS
- [740] PROPOSED CONTOURS
- G,E,T,CA GAS, ELECTRIC, TELEPHONE AND CABLE TV
- B.S.L. BUILDING SETBACK LINE
- ESMT EASEMENT
- R.O.W. RIGHT OF WAY
- EX EXISTING
- VOL VOLUME
- P.G. PAGE
- C.V.E. CLEAR VISION ESMT
- BLK BLOCK
- CB COUNTY BLOCK
- A.C. ALLEY
- P.E. PEDESTRIAN
- V-N.A.E. VEHICULAR NON-ACCESS ESMT

### ADDITIONAL NOTES:

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

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

C. THE MAINTENANCE OF LOT 902, BLOCK 35, DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

D. LOT 902, BLOCK 35 IS A PERMEABLE, OPEN SPACE/TREE SAVE AREA LOT.

E. CURVE AND LINE DATA ON SHEET 2.

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

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

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

SOURCE OF BEARINGS ARE REFERENCED FROM FOX GROVE UNIT 1, DESCRIBED IN VOLUME 9555, PAGES 199-202 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

### CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE ENERGY) IS HEREBY DEDICATED TO 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, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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 ALTERATION.

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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

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

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

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

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: VICKREY & ASSOCIATES, INC.

VICKREY & ASSOCIATES, INC.  
BY: ROBERT M. ANGUIANO, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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



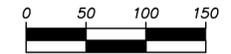
PLAT NO. 140174

SUBDIVISION PLAT ESTABLISHING THE OAKS AT FOX GROVE SUBDIVISION UNIT 1 & 2

BEING A 56.31 ACRE TRACT OF LAND, SITUATED IN THE STATE OF TEXAS, COUNTY OF BEXAR, BEING LOCATED IN THE E. ARNOLD SURVEY NO. 98, ABSTRACT 1197, COUNTY BLOCK 4918, BEING A PORTION OF A 100 ACRE TRACT DESCRIBED IN DEED TO EDWIN H. ACKERMAN AS RECORDED IN VOLUME 7253, PAGE 480 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS (D.R.B.C.T.) AND ALSO BEING A PORTION OF A 303.226 ACRE TRACT DESCRIBED IN DEED TO EDWIN H. ACKERMAN AS RECORDED IN VOLUME 7453, PAGE 798 (D.R.B.C.T.)



SCALE: 1"=100'



VICKREY & ASSOCIATES, INC. CONSULTING ENGINEERS

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

STATE OF TEXAS COUNTY OF BEXAR

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

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

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEXAR

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

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

NOTARY PUBLIC BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE OAKS AT FOX GROVE SUBDIVISION, UNIT 1 & 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

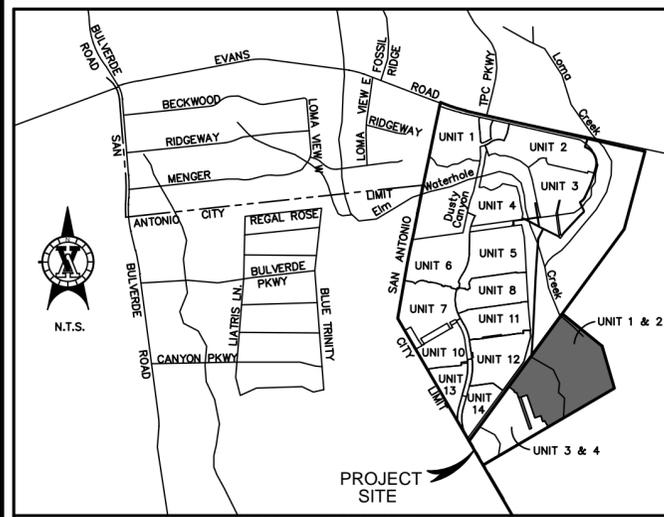
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



MAPSCO MAP GRID 484 E7 LOCATION MAP NOT TO SCALE

Table with 6 columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BEARING, CHORD. It lists 32 curves (C1 to C32) with their respective geometric data.

Table with 3 columns: LINE, BEARING, LENGTH. It lists 21 line segments (L1 to L21) with their bearings and lengths.

Table with 3 columns: LINE, BEARING, LENGTH. It lists 21 line segments (L1 to L21) with their bearings and lengths.

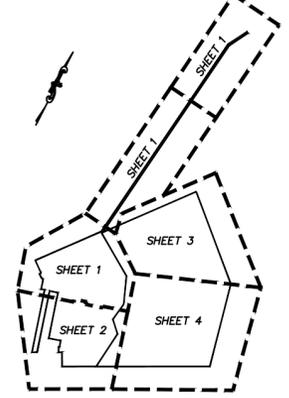
- LEGEND: Symbols for iron rods, deed records, contours, proposed contours, gas/electric/telephone, building setback line, easement, right of way, existing volume, clear vision ESMT, block county block, acres, pedestrian, and vehicular non-access ESMT.

ADDITIONAL NOTES: 1. THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT GRADE. 2. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. 3. THE MAINTENANCE OF LOT 901, BLOCK 35 DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. 4. THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

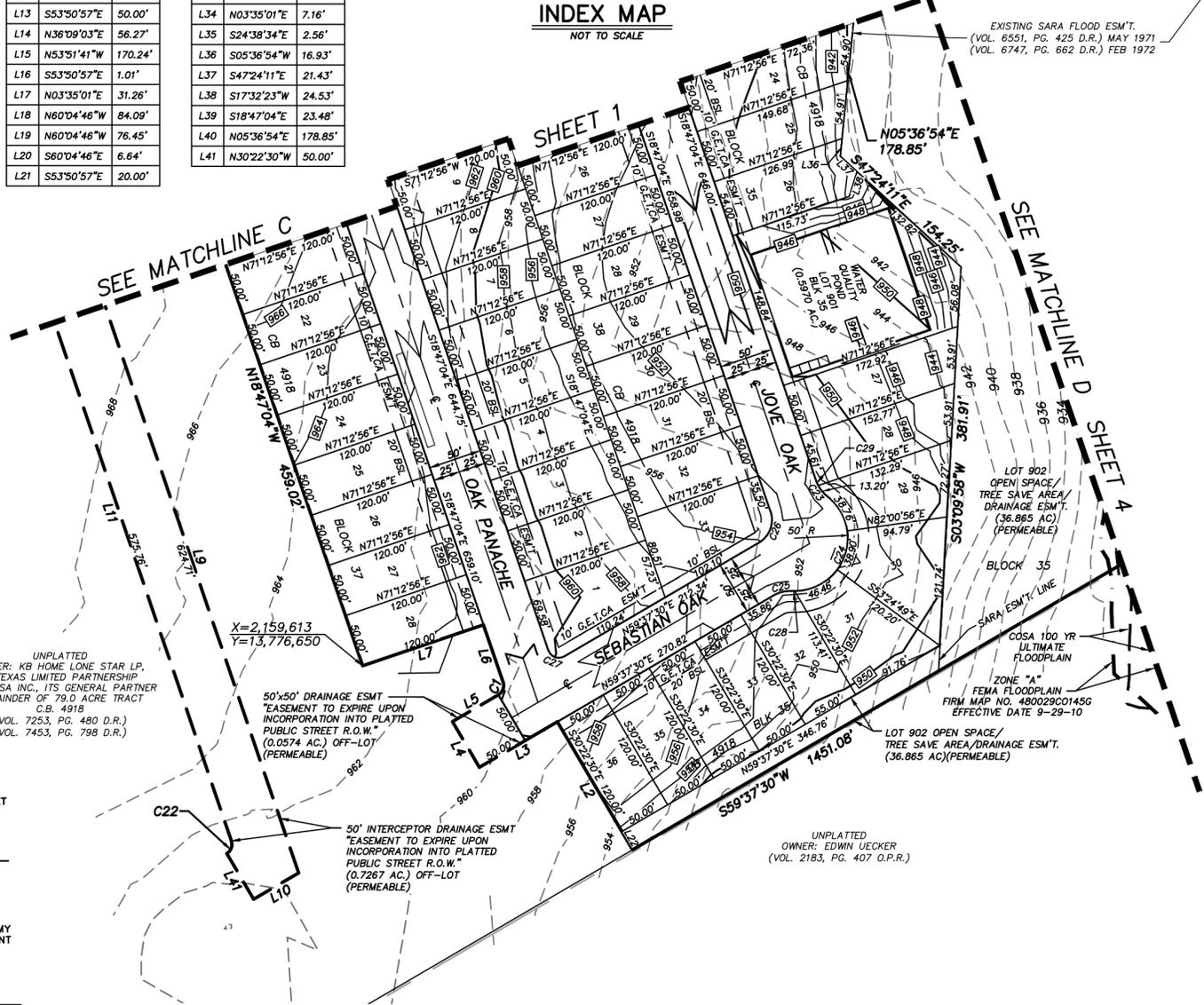
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1/2" IRON ROD WITH VICKREY & ASSOCIATES CAP SET AT ALL EXTERNAL BOUNDARY CORNERS UNLESS OTHERWISE NOTED. THE VALUE OF THE TWO COORDINATES SHOWN HEREON ARE NAD 83 US SURVEY FEET, STATE PLANE COORDINATES FOR THE TEXAS SOUTH CENTRAL ZONE.

SOURCE OF BEARINGS ARE REFERENCED FROM FOX GROVE UNIT 1, DESCRIBED IN VOLUME 9555, PAGES 199-202 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



INDEX MAP NOT TO SCALE



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WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) 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.

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

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

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: VICKREY & ASSOCIATES, INC.

VICKREY & ASSOCIATES, INC. BY: ROBERT M. ANGUIANO, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR

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

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



**PLAT NO. 140174**

**SUBDIVISION PLAT ESTABLISHING  
THE OAKS AT FOX GROVE  
SUBDIVISION UNIT 1 & 2**

BEING A 56.31 ACRE TRACT OF LAND, SITUATED IN THE STATE OF TEXAS, COUNTY OF BEXAR, BEING LOCATED IN THE E. ARNOLD SURVEY NO. 98, ABSTRACT 1197, COUNTY BLOCK 4918, BEING A PORTION OF A 100 ACRE TRACT DESCRIBED IN DEED TO EDWIN H. ACKERMAN AS RECORDED IN VOLUME 7253, PAGE 480 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS (D.R.B.C.T.) AND ALSO BEING A PORTION OF A 303.226 ACRE TRACT DESCRIBED IN DEED TO EDWIN H. ACKERMAN AS RECORDED IN VOLUME 7453, PAGE 798 (D.R.B.C.T.)



**VICKREY & ASSOCIATES, INC.**  
CONSULTING ENGINEERS

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



SCALE: 1"=100'

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

**ADDITIONAL NOTES:**

- THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT GRADE.
- NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- THE MAINTENANCE OF LOT 901, BLOCK 35, DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS AND OPEN PERMEABLE SPACES HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- LOT 902, BLOCK 35 IS A PERMEABLE, OPEN SPACE/TREE SAVE AREA LOT.
- CURVE AND LINE DATA ON SHEET 2.

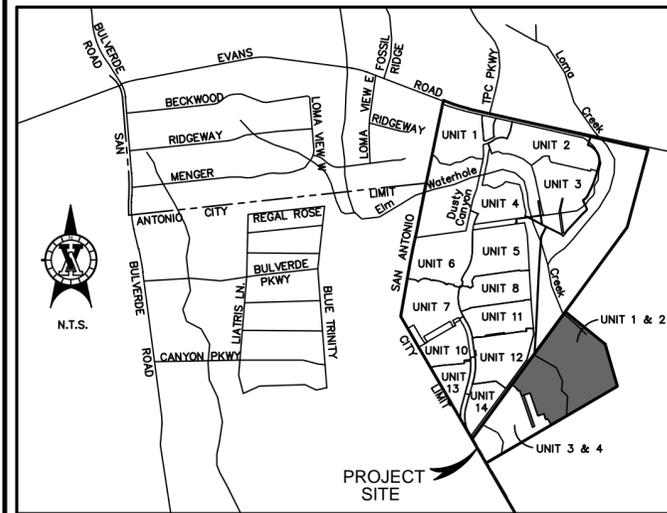
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- LEGEND**
- SET 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR."
  - FOUND 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR."
  - D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
  - O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS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



MAPSCO MAP GRID 484 E7  
LOCATION MAP  
NOT TO SCALE

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UNPLATTED  
OWNER: KB HOME LONE STAR LP,  
A TEXAS LIMITED PARTNERSHIP  
BY: KBSA INC., ITS GENERAL PARTNER  
REMAINDER OF 398.3 ACRE TRACT  
(VOL. 9306, PG. 2192 O.P.R.)

STATE OF TEXAS  
COUNTY OF BEXAR

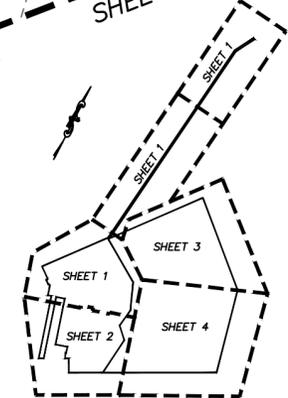
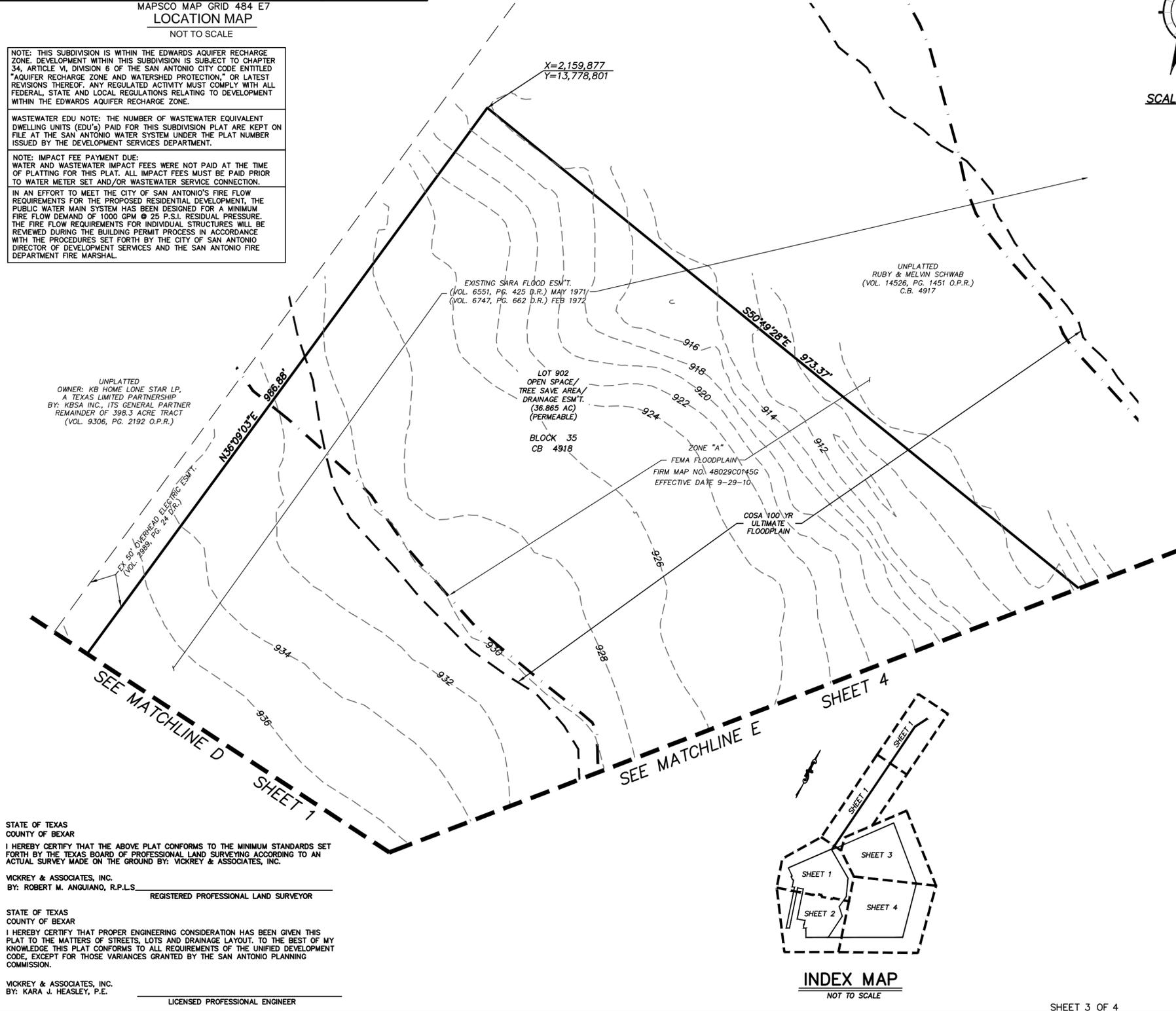
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VICKREY & ASSOCIATES, INC.  
BY: ROBERT M. ANGUIANO, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BEXAR

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

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



INDEX MAP  
NOT TO SCALE

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

OWNER \_\_\_\_\_  
DULY AUTHORIZED AGENT \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

NOTARY PUBLIC BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

\_\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

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

THIS PLAT OF **THE OAKS AT FOX GROVE SUBDIVISION, UNIT 1 & 2** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATION; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

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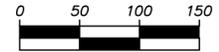
BY: \_\_\_\_\_, DEPUTY



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CONSULTING ENGINEERS

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



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COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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C. THE MAINTENANCE OF LOT 901, BLOCK 35, DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

D. LOT 902, BLOCK 35 IS A PERMEABLE, OPEN SPACE/TREE SAVE AREA LOT.

E. CURVE AND LINE DATA ON SHEET 2.

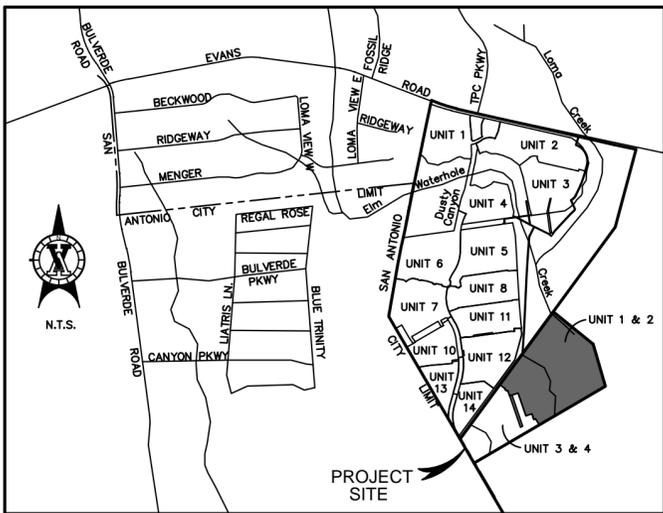
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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

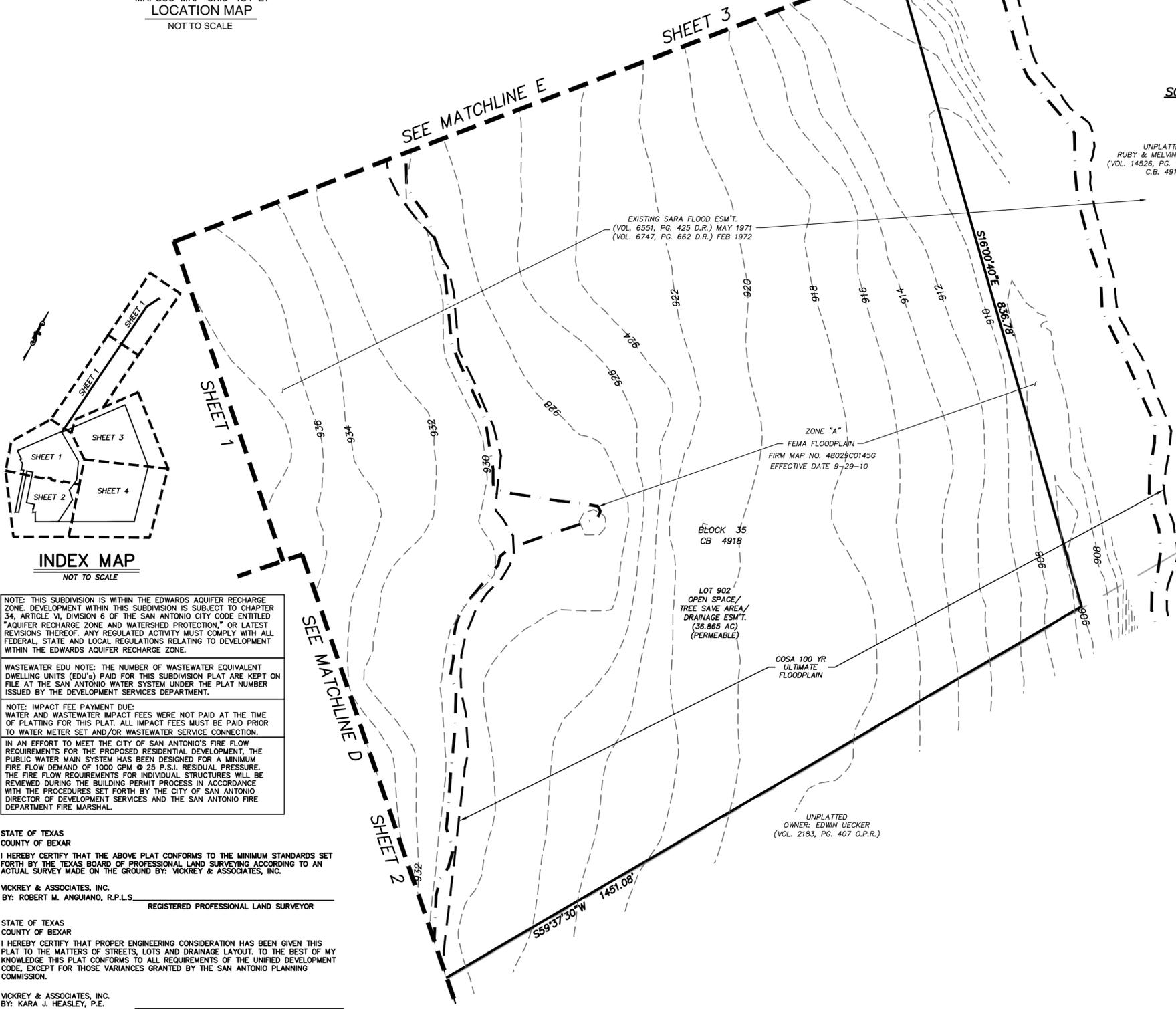
THE VALUE OF THE TWO COORDINATES SHOWN HEREON ARE NAD 83 US SURVEY FEET, STATE PLANE COORDINATES FOR THE TEXAS SOUTH CENTRAL ZONE.

SOURCE OF BEARINGS ARE REFERENCED FROM FOX GROVE UNIT 1, DESCRIBED IN VOLUME 955, PAGES 199-202 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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



MAPSCO MAP GRID 484 E7  
LOCATION MAP  
NOT TO SCALE



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

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

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

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

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: VICKREY & ASSOCIATES, INC.

VICKREY & ASSOCIATES, INC.  
BY: ROBERT M. ANGUIANO, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BEXAR

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

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





RECEIVED  
February 26, 2014  
14 APR 28 PM 4: 12  
RECEIVED  
LAND DEVELOPMENT  
SERVICES  
MAR 03 2014

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

VICKREY & ASSOCIATES, INC.

RE: File No. 1402009 - Request for review of **The Oaks At Fox Grove Unit 1 & 2, Plat No. 140174** located approximately 1.5 miles east of Bulverde Road on the south side of Evans Road.

Dear Ms. Heasley:

On February 19, 2014, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 56.009 acres located entirely within the EARZ. No sensitive geological features were observed. The property lies within a 100-year floodplain area.

The proposed development is a **Category 3** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 2050. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan was submitted to SAWS and approved in a letter dated December 13, 2013-File No. 226.

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

**As of the date of this report, the Texas Commission on Environmental Quality (TCEQ) has not approved the Water Pollution Abatement Plan (WPAP) for the property within this plat. No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System, recommends the **approval** of The Oaks At Fox Grove Subdivision Unit 1 & 2, Plat No. 140174.

Ms. Kara J. Heasley, P.E.  
The Oaks At Fox Grove Subd. Unit 1 & 2  
Page 2

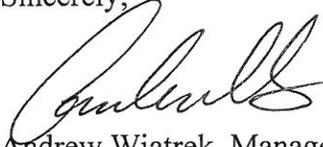
RECEIVED

14 APR 28 PM 4: 12

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

LAND DEVELOPMENT  
SERVICES DIVISION

Sincerely,



Andrew Wiatrek, Manager  
Edwards Aquifer & Watershed Protection Division

AW: lrd



# CITY OF SAN ANTONIO

DEPARTMENT OF PUBLIC WORKS

PLANNING & ENGINEERING/STORM WATER ENGINEERING

STAFF REPORT

AGENDA ITEM NO. 23

**Public Hearing:**

Planning Commission  
May 14, 2014

**Application/Case Number:**

FPV 14-007, 14-008

**Applicant:**

Dr. Peter Leininger  
PAL Acquisitions, LP

**Representative:**

Chris Van Heerde, P.E.

**Owner:**

PAL Acquisitions, LP

**Staff Coordinator:**

Sabrina Santiago, EIT, CFM  
Senior Engineering Associate  
(210)207-0182  
[Sabrina.santiago@sanantonio.gov](mailto:Sabrina.santiago@sanantonio.gov)

**Property Address/Location:**

Northeast Corner of Lookout Rd &  
Loop 1604 W

**MAPSCO Map Grid (Ferguson)**

519 F-6

**Tract Size:**

Tract is approximately 53.6 acres

**Council District(s):**

10

**Notification:**

Internet Agenda Posting May 9, 2014

**REQUEST**

1) A request for approval of a floodplain variance **FPV 14-007 and 14-008** to Appendix F, Subdivision C, Section 35-F124 ( c) (3) and 35-F124 (f) (26) (F) of the Unified Development Code (UDC), respectively, regarding allowable development within the regulatory floodplain for the **NE Corner of Lookout & Loop 1604 Conditional Letter of Map Revision (CLOMR)**, a 53.6 acre tract of land within Cibolo Creek watershed.

**APPLICATION TYPE:**

Floodplain Variance

**RECOMMENDED ACTION**

**Approval** of the proposed variance to Appendix F, Section 35-F124 ( c) (3) and 35-F124 (f) (26) (F)

**ALTERNATIVE ACTIONS**

- 1) Approval of request
- 2) Denial of request
- 3) Continuance for additional information

**DATE FILED**

April 11, 2014

**I. SYNOPSIS OF ANALYSIS**

The applicant has submitted a Conditional Letter of Map Revision (CLOMR) and applied for a Floodplain Development Permit (FPDP) for reclamation and channelization of land from the 1% annual chance floodplain for the construction of new mixed use development to include a culvert crossing along the Tributary C to Selma Creek. The application was reviewed by Storm Water staff who determined that the proposed development was located within an identified floodplain of the City of San Antonio. Subsequently, the FPDP (Attachment 1) was recommended for disapproval as the proposed improvements do not meet the UDC requirements per Appendix F, Subdivision C, Section 35-F124 ( c) (3) which allows increases in the 1% annual chance floodplain water surface elevation of up 6 inches. The increase must not exceed 6 inches. Section 35-F124 ( c) (26) (F) which indicates that the engineer of record must demonstrate that the development will not increase the 1% annual chance floodplain post development velocities above 6 fps. No increase in velocity will be permitted if the predevelopment velocities exceed 6 fps.

### III. RECOMMENDATION

The Director of Transportation & Capital Improvements (TCI) recommends approval of the floodplain variance (Attachment 2) with the following conditions:

- The engineer of record has demonstrated that the proposed reclamation within the 1% A.C. floodplain will not cause an increase in water surface elevations upstream or downstream of the subject site or create an adverse impact to downstream property owners.
- The engineer of record has indicated that the Tributary C to Selma Creek channel will be concrete lined from upstream of the proposed culvert crossing to downstream of the crossing with concrete rip-rap downstream to dissipate the velocities to get back to existing conditions velocities. Additional erosion control matting will be placed in those areas of the channel upstream and downstream of the proposed culvert crossing where models indicate increase in velocities.
- Construction activities associated with the project that will result in a change in the alignment, width, or elevation of a FEMA designated floodplain shall not commence prior to a CLOMR being approved by FEMA and the issuance of a FPDP by the TCI Storm Water Engineering Division.
- Once the floodplain improvements have been completed an as-built condition or Letter of Map Revision (LOMR) will be required to be submitted to TCI Storm Water Engineering Division.
- The Certificate of Occupancy for any building permits associated with this project shall remain on hold until a LOMR and a final elevation certification is submitted to and approved by TCI Storm Water Engineering Division.

The Director of Development Services recommendation for the **NE Corner of Lookout & Loop 1604 CLOMR** is **Pending** approval of this variance request.

### IV. ATTACHMENTS

1. Variance Request
2. Variance Response
3. Denied Flood Plain Development Permit
4. Proposed construction plans



May 1, 2014

Administrative Exception/Variance Request Review  
c/o Assistant City Engineer  
Capital Improvements Management Services Department  
City of San Antonio  
114 W. Commerce  
San Antonio, TX 78205

Re: NE Corner of Lookout Road and 1604 CLOMR  
Variance Case Manager: Luz Gonzales  
City's Project Manager: Sabrina Santiago, EIT, CFM  
Administrative Exception/Variance Request

Dear Assistant City Engineer:

The Lookout Road CLOMR is a drainage study for an approximately 53.6 acre tract located at the northwest corner of Loop 1604 and Lookout Road in San Antonio, Texas. The site is proposed use of the site is commercial development. The site is bisected by three creeks/tributaries and the report includes proposed modifications associated with the future commercial development on this site - realigning Unnamed Tributary 01 to Selma Creek, adding a road with culvert crossing on Tributary C to Selma Creek, and floodplain reclamation of property on Tributary C to Selma Creek and Selma Creek. We are requesting two variances (1) for the depth requirement and (2) for the velocity requirements associated with the installation of the proposed culvert crossing.

Section 35-F124 (c)(3) of the Unified Development Code (UDC) states "Increase in water surface elevation for the 1% annual chance floodplain does not exceed six (6) inches." The water surface elevation (WSE) directly upstream of the proposed crossing is 807.75 feet for the 1% annual chance storm event and 807.82 for the 1% future conditions annual chance storm event compared to 808.27 feet and 808.48 feet pre-project conditions. The increase in WSE is 0.52 feet or 0.02 feet above the maximum allowable increase for the 1% annual chance storm and 0.66 feet or 0.16 feet above the maximum allowable for the 1% future conditions storm event.

Section 35-F124 (f) (26) (F) of the UDC states "Demonstrate that the development will not increase the 1% annual chance floodplain postdevelopment velocities above six (6) fps. No increase in velocity will be permitted if predevelopment velocities exceed six (6) fps." The velocities directly downstream of the proposed culvert are 3.27 ft/s above the pre-project flows for both the 1% existing and future conditions, which are already above the maximum velocity of 6 ft/s. The channel will be concrete lined from upstream of the

**Rationale as to why the Administrative Exception/Variance will not be contrary to the spirit and intent of the UDC and the specific regulations from which an exception is requested;**

Granting these variances is not contrary to the spirit and intent of the UDC. The UDC was written to allow judicious development of San Antonio while protecting the public. The proposed culverts are within standard engineering practice and would provide a safe path for traffic to cross the Tributary C floodplain during 100-year storm. The proposed design results in the minimum necessary increase to accommodate the crossing. The specific regulations from which this exception is requested is Sections 35-F124 (c)(3) and 35-F124 (f) (26) (F) of the UDC.

**The applicant has taken all practicable measure to minimize any adverse impacts on the public health, safety and public welfare;**

The applicant has taken measures such as proposed concrete rip-rap and erosion control mats installed in the increased velocity areas adjacent to the culvert to minimize adverse impacts. Additionally, the road is elevated above the 100-year floodplain to allow safe passage over Tributary C during storm events.

**Justification stating that under the circumstances, the public interest underlying the proposed exception outweighs the public interest underlying the particular regulation for which the exception /variance is granted;**

The purpose of Section 35-F124 (f) (26) (F) of the UDC is to prevent erosion from floodplains due to increased velocities. This concern was addressed using concrete rip-rap and erosion control mats. More important than erosion is the public's safety. During 100-year storms it is possible that some or all of the lanes of Lookout Road would be inundated by flooding. This proposed road crossing would provide an additional\alternate traffic route to access Loop 1604.

**Identify the alternatives or consequences of the City not approving this request.**

Alternatives to this request are to not provide the crossing of the creek which would result in exceptional hardship to the applicant. This would make the portion of the land is removed and have no direct access to the remainder of the tract. Traffic from a commercial development on this corner would need to utilize public streets to access the remainder of the tract.

**Sec. 35-F135 (g) Variance Procedures:**

**Variations may be granted by the commission only upon a finding that:**

**(1) The variance is the minimum necessary, considering the flood hazard, to afford relief;**

The proposed design allows for the minimum impact to the floodplain but would allow the proposed culvert crossing the floodplain.

**(2) There is good and sufficient cause;**

The proposed culvert crossing will provide an alternate traffic path for safe vehicle movement during large flood events. The proposed culvert will also allow for development of the site which would be difficult if it was isolated from the main portion of the tract.

**(3) Failure to grant the variance will result in exceptional hardship to the applicant; and**

Without this culvert crossing, the westernmost corner of the property would be isolated from the main portion of the tract. The development of this portion of the site would be hindered. Additionally, without the proposed crossing, traffic from the isolated portion of the site would utilize public roads to access the remainder of the site thereby causing increased traffic on Lookout Road.

**(4) The variance will not result in increased flood heights, cause an additional threat to public safety, result in extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.**

Granting this variance will not result in increased flood heights outside of the project area, cause an additional threat to public safety, result in extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

Administrative Exception/Variance Request Review  
c/o Assistant City Engineer  
NE Corner of Lookout Road and 1604 CLOMR  
May 1, 2014  
Page 4 of 4

In my professional opinion, the proposed variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

Sincerely,



Chris Van Heerde, P.E.  
President  
Van Heerde Consulting, PLLC  
TBPE Firm #14888  
P.E. License # 93047

Attachment(s)

W:\13-013 Lookout at 1604\Letter\Variance Request Letter REV 2.doc

Approved

Rejected

Reason for rejection

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\_\_\_\_\_  
Assistant City Engineer

\_\_\_\_\_  
Date





CITY OF SAN ANTONIO  
**TRANSPORTATION & CAPITAL IMPROVEMENTS**

May 1, 2014

Dr. Peter Leininger  
PAL Acquisitions, LLC.  
12000 Huebner Rd, Suite 103  
San Antonio, TX 78230

**SUBJECT: Floodplain Variance-SWE# 26224 NE Corner of Lookout & Loop 1604  
CLOMR FPV# 14-007 & FPV# 14-008)**

Dear Mr. Leininger:

The Transportation & Capital Improvements (TCI) Storm Water Engineering Division has been in review of the Conditional Letter of Map Revision (CLOMR) associated with the proposed improvements related to the NE Corner of Lookout and Loop 1604 development. The proposed development is not in compliance with the current City of San Antonio Unified Development Code (UDC) Appendix F "Floodplains" as follows:

1. The proposed development does not meet the following UDC requirements:
  - Appendix F, Subdivision C, Section 35-F124 ( c) (3) which allows increases in the 1% annual chance floodplain water surface elevation of up to 6 inches. The increase must not exceed the 6 inches.
  - Appendix F, Subdivision C, Section 35-F124 (f) (26) (F) which indicates that the engineer of record must demonstrate that the development will not increase the 1% annual chance floodplain post development velocities above 6 fps. No increase in velocity will be permitted if the predevelopment velocities exceed 6 fps.
2. A variance to the above UDC requirements will be required prior to TCI Storm Water Engineering Division approval of the CLOMR, issuance of the FEMA MT-2 Form, and issuance of the Floodplain Development Permit (FPDP) for the construction of the improvements once FEMA has approved the CLOMR.
3. The engineer of record has provided the following information to assist with the review of the variance to the above UDC requirements:
  - The engineer of record has demonstrated that the proposed fill within the 1% A.C. floodplain will not cause an increase in water surface elevations upstream

Dr. Peter Leininger  
PAL Acquisitions, LP.  
FPV# 14-007, 14-007 & 14-008  
May 1, 2014  
Page 2 of 2

or downstream of the subject site or create an adverse impact to downstream property owners.

- The engineer of record has indicated that the Tributary C to Selma Creek channel will be concrete lined from upstream of the proposed culvert crossing to downstream of the crossing with concrete rip-rap downstream to dissipate the velocities to get back to existing conditions velocities. Additional erosion control matting will be placed in those areas of the channel upstream and downstream of the proposed culvert crossing where models indicate increase in velocities.
4. TCI Storm Water Engineering Division will support a variance to the above UDC requirements with the following conditions:
- Construction activities associated with the project that will result in a change in the alignment, width, or elevation of a FEMA designated floodplain shall not commence prior to a CLOMR being approved by FEMA and the issuance of a FPDP by the TCI Storm Water Engineering Division.
  - Once the floodplain improvements have been completed an as-built condition or Letter of Map Revision (LOMR) will be required to be submitted to TCI Storm Water Engineering Division.
  - The Certificate of Occupancy for any building permits associated with this project shall remain on hold until a LOMR and a final elevation certification is submitted to and approved by TCI Storm Water Engineering Division.

If the Variance is approved by the Planning Commission, TCI Storm Water Engineering Division will issue a floodplain development permit once the above conditions are met. If you have further questions or require any further assistance and/or information, please contact Sabrina Santiago at (210) 207-0182 or via email ([sabrina.santiago@sanantonio.gov](mailto:sabrina.santiago@sanantonio.gov)).

Sincerely,



Arthur E. Reinhardt IV, PE, CFM  
Assistant Director, Storm Water Division  
Transportation & Capital Improvements Department

Attachments: Exhibit 1-Vicinity Map

cc: Chris Van Heerde, P.E., CFM, Van Heerde Consulting  
City of San Antonio, Planning Commission



# CITY OF SAN ANTONIO FLOOD PLAIN DEVELOPMENT PERMIT



Application Number 14-122

Date 5/1/2014

Permit Number 2014122

### 1. APPLICANT DATA (Owner)

Company Name PAL Acquisitions, LP

First Name Peter MI \_\_\_\_\_ Last Leininger

Address: Number 12000 Street Huebner Rd, Ste 103 City San Antonio

State TX Zip Code 78230 Phone (210) 493-2811

THE ABOVE PERMITTEE HAS APPLIED FOR A FLOODPLAIN DEVELOPMENT PERMIT. THE APPLICATION HAS BEEN REVIEWED BY THE FLOOD PLAIN ADMINISTRATOR AND IT IS HIS DETERMINATION THAT THE PROPOSED DEVELOPMENT IS LOCATED WITHIN AN IDENTIFIED FLOOD PLAIN OF THE CITY OF SAN ANTONIO OR E.T.J.

THE FLOOD PLAIN ADMINISTRATOR HAS REVIEWED PLANS AND SPECIFICATIONS OF THE PROPOSED DEVELOPMENT FOR CONFORMANCE WITH THE FLOOD PLAIN ORDINANCE NO. 57969 OF THE CITY OF SAN ANTONIO, TEXAS.

YOU ARE HEREBY AUTHORIZED TO PROCEED WITH THE FOLLOWING PROPOSED CONSTRUCTION:

### 2. TYPE OF PROPOSED DEVELOPMENT

Proposed use: Other\*

\*If non-residential or other selected complete the following:

Type of use proposed: Mixed use development

Occupant Name \_\_\_\_\_ Phone \_\_\_\_\_

### 3. DESCRIPTION OF CONSTRUCTION - NOTE: Applicant shall provide two sets of plans of the proposed construction or development.

Type: Fill-Permanent Other (Describe): Proposed floodplain reclamation and culvert crossing within the 100-year floodplain.

### ON THE FOLLOWING DESCRIBED PROPERTY:

### 4. LOCATION

Subdivision \_\_\_\_\_ Number \_\_\_\_\_ Lot Number \_\_\_\_\_ Block 16592 NCB \_\_\_\_\_ Tract \_\_\_\_\_

Location Description: NE Corner of Lookout Road & Loop 1604 W. (Survey No. 71 Abstract 707, C.B. 5041)

Permittee Print Name

Permittee Signature

RECOMMEND FOR DISAPPROVAL

FLOOD PLAIN ADMINISTRATOR (DIR. OF PUBLIC WORKS)

(Conditions and provisions on next page)

Date

5/1/14

Date

5/1/14

Date



**CITY OF SAN ANTONIO  
FLOOD PLAIN DEVELOPMENT PERMIT**



**FOR OFFICE USE ONLY**

Application Number 14-122

Date 5/1/2014

Permit 2014122

**TO MAINTAIN COMPLIANCE WITH THE FLOOD PLAIN ORDINANCE REGULATIONS AND TO ELIMINATE OR MINIMIZE FLOOD DAMAGE POTENTIAL TO THE PROPOSED DEVELOPMENT, YOU ARE HEREBY DIRECTED TO CONSTRUCT YOUR PROPOSED DEVELOPMENT IN ACCORDANCE WITH THE FOLLOWING SPECIAL PROVISIONS:**

- For residential structures, the lowest floor (including basement) must be elevated to \_\_\_\_\_ feet mean sea level.
- For non-residential structures, the lowest floor (including basement) must be elevated or floodproofed to \_\_\_\_\_ feet mean sea level.
- Permittee must submit an elevation certificate from a registered professional engineer or surveyor that the finished floor level of each structure has been constructed at the specified elevation.
- For non-residential floodproofing, a registered professional engineer or architect must certify that the floodproofing methods are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood.
- Other provisions:**

This permit is good for only 12 months after 12 months this permit will become null and void.

If the work does not commence within 6 months a new permit will be required.

No material of any kind will be allowed to be deposited or stock piled overnight within the floodplain or drainage right-of-way.

Within five (5) working days of a storm event: The property owner is responsible for both (1) repairing any damage that may occur and (2) removing any materials that may be deposited downstream of the subject site as a result of the proposed construction.

This Floodplain Development Permit (FPDP) is NOT a construction (/ building) permit. The contractor shall coordinate with the City of San Antonio Development Services Division regarding additional building permit requirements.

Appendix F, Sub'd C, Sec. 35-F-124( c) (3); increase in water surface elevation for the 1% AC floodplain can not exceed 6 inches on a developer/owners property if he/she owns both sides of the creek. The proposed improvements are increasing 0.66 ft.

Appendix F, Sub'd C, Sec. 35-F124(f)(26)(F); engineer must demonstrate that the development will not increase the 1% AC floodplain post development velocities above 6 fps. No increase in velocity will be permitted if predevelopment velocities exceed 6 fps.

The proposed improvements are up to 10 fps downstream of proposed culverts. Once variances have been approved by PC and CLOMR has been approved by FEMA a new FPDP will be required to do the proposed improvements.

Is Additional Information Required? No

Are other Federal, State, or Local Permits required? No

Permit Application - Reviewed By: Sabrina Santiago, EIT, CFM

**WARNING:**

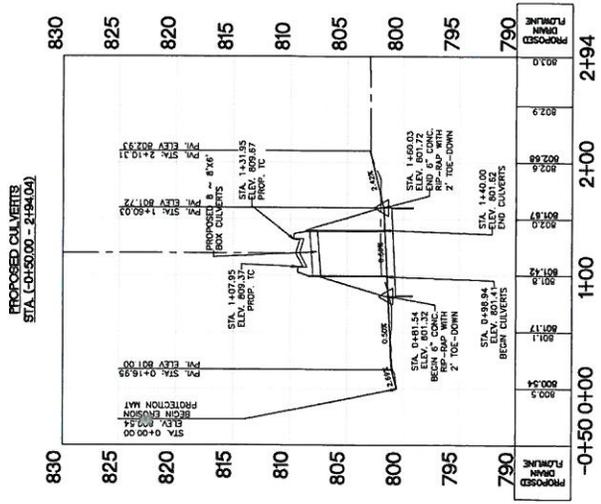
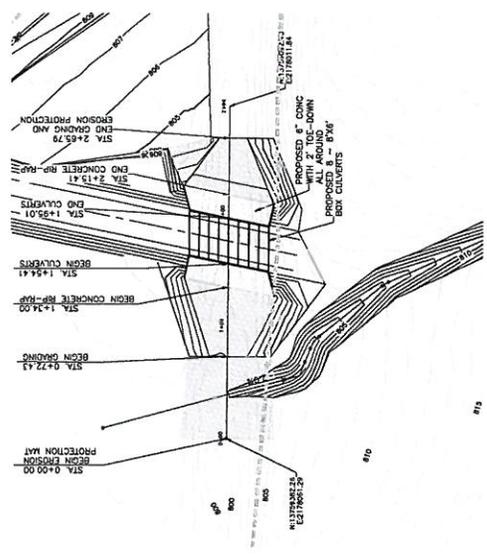
The flood hazard boundary maps and other flood data used by the Flood Plain Administrator in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. Issuance of this permit does not imply that land outside the areas of special flood hazards or that the uses permitted within such areas will be free from flooding or flood damages due to local conditions. Construction standards required by this permit are the minimum standards deemed necessary to minimize or eliminate flood damage, but reliance on these minimum standards shall not create liability on the part of the City, the Flood Plain Administrator or any officer or employee of the City of San Antonio in the event flooding or flood damage does occur.

\_\_\_\_\_  
Permittee Initial

DATE	12
DATE	1-5-07
SCALE	1"=50'
SHEET	11 F
PROJECT	13-013
JOB #	13-013

NORTHEAST CORNER OF LOOKOUT ROAD AND 1604 CLOMIR  
 PROPOSED CULVERT CROSSING OF TRIBUTARY C TO SELMA CREEK (PLAN AND PROFILE)  
 CITY OF SAN ANTONIO, TX

**VAN HEERDE & ASSOCIATES, P.C.**  
 CONSULTING ENGINEERS  
 15000 CALLE SAN MARCO  
 SAN ANTONIO, TEXAS 78248  
 (210) 485-8800





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 24

**Public Hearing:**

Planning Commission  
May 14, 2014

**Application/Case Number:**

090286

**Project Name:**

Stonewall Estates Unit 4A (PUD)

**Applicant:**

Shauna Weaver, P.E.

**Owner:**

HM Stonewall Estates, Ltd.

**Staff Coordinator:**

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

**Location:**

Generally located south of the intersection of Winecup Hill and Vanity Hill

**Tract Size:**

39.842 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda posting May 9, 2014

**REQUEST**

A request for a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC) for the **Stonewall Estates Unit 4A (PUD)** Subdivision

**APPLICATION TYPE**

Site Improvement Time Extension

**RECOMMENDED ACTION**

Approval

**DISCUSSION**

According to the applicant, unfortunate situation and the economic downturn resulted in project delays and require adherence to current standards. The percentages of improvements completed are as follows:

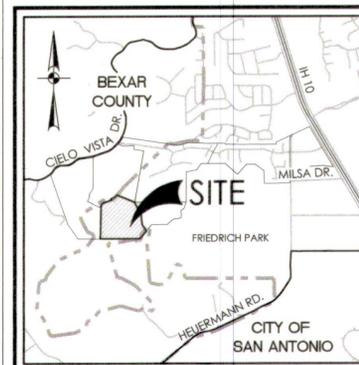
- Drainage 0%
- Streets 0%
- Sidewalks 0%
- Water infrastructure 0%
- Sanitary sewer 0%

**CASE HISTORY**

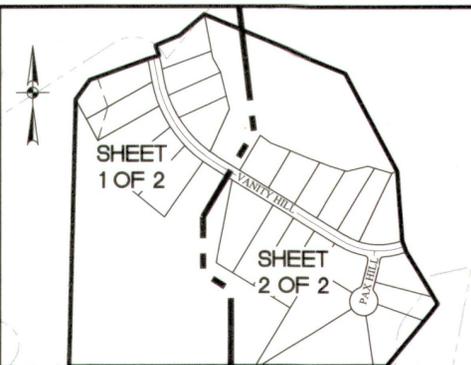
The Planning Commission approved this plat on June 8, 2011. This plat has not been recorded.

**ATTACHMENTS**

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



LOCATION MAP  
MAPSCO MAP GRID: 479DS  
NOT-TO-SCALE



INDEX MAP  
SCALE: 1" = 500'

SEE SHEET 2 OF 2 FOR  
CURVE AND LINE TABLES

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

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

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

**BEXAR COUNTY MAINTENANCE NOTE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN STONEWALL ESTATES UNIT 4A SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE STONEWALL ESTATES HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

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

**OPEN SPACE DESIGNATION NOTE:**  
ALL OPEN SPACES SHALL BE DESIGNATED AS DRAINAGE EASEMENTS. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

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

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

STATE OF TEXAS  
COUNTY OF BEXAR

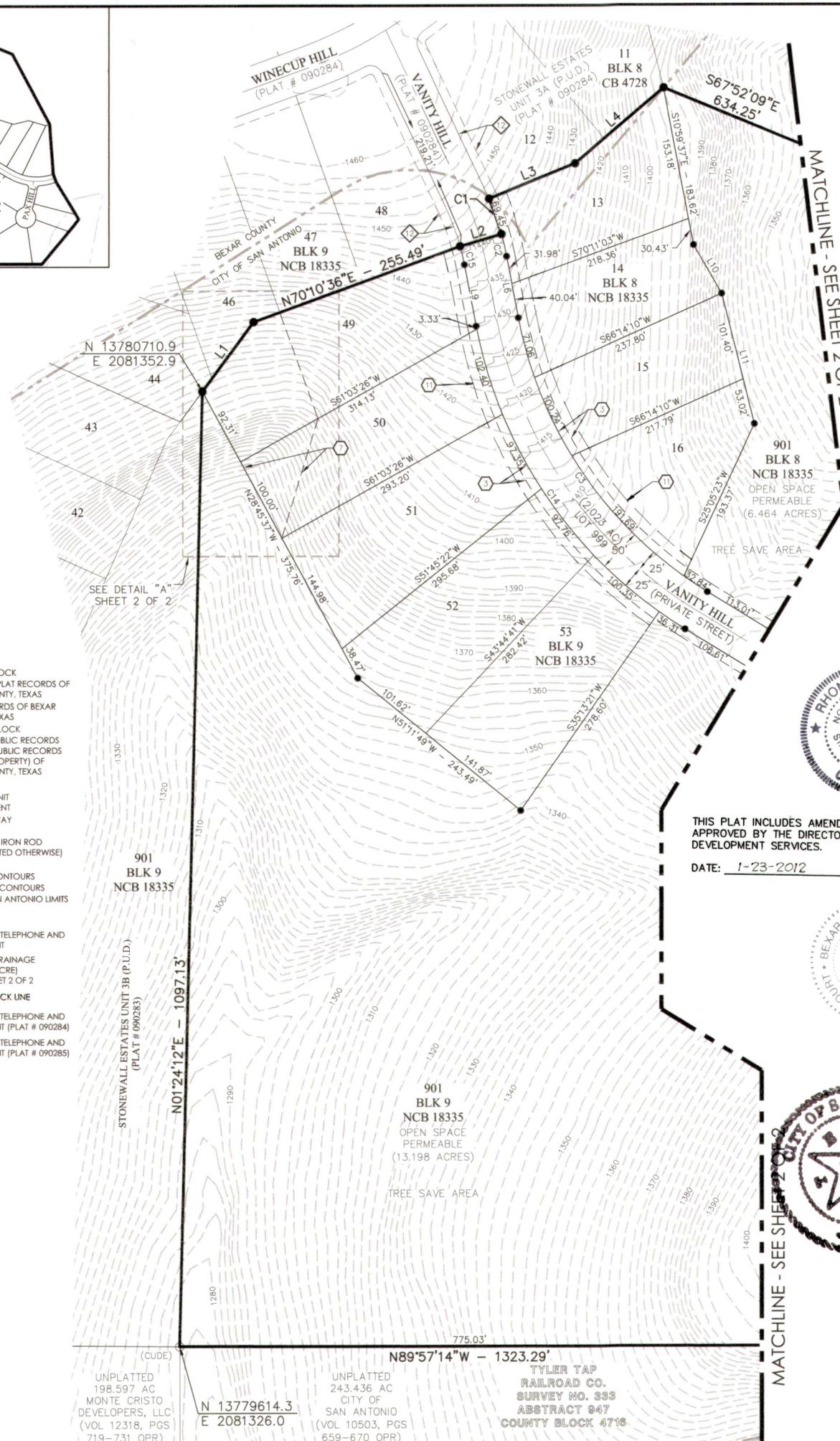
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

UNPLATTED  
198.597 AC  
MONTE CRISTO  
DEVELOPERS, LLC  
(VOL 12318, PGS  
719-731 OPR)

**LEGEND**

- AC ACRE(S)
- CB COUNTY BLOCK
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- NCB NEW CITY BLOCK
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- PG PAGE(S)
- (PUD) PLANNED UNIT DEVELOPMENT
- ROW RIGHT-OF-WAY
- VOL VOLUME
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- 1140--- EXISTING CONTOURS
- - -1140- - - PROPOSED CONTOURS
- - - - - CITY OF SAN ANTONIO LIMITS

- ⑤ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ⑦ VARIABLE WIDTH DRAINAGE EASEMENT (0.420 ACRE) SEE DETAIL "A", SHEET 2 OF 2
- ⑪ 20' BUILDING SETBACK LINE
- ⑬ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT # 090284)
- ⑭ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT # 090285)



PLAT NUMBER 090286

SUBDIVISION PLAT  
OF  
**STONEWALL ESTATES,  
UNIT 4A (P.U.D.)**

A 39.842 ACRE TRACT OF LAND OUT OF A 190.7 ACRE TRACT OF LAND CONVEYED TO HM STONEWALL ESTATES, LTD., DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 13519, PAGES 1698-1706 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE S.A. & M.G. RAILROAD CO. SURVEY NUMBER 326, ABSTRACT 717, COUNTY BLOCK 4728, THE TYLER TAP RAILROAD CO. SURVEY NUMBER 333, ABSTRACT 947, COUNTY BLOCK 4716, ALL IN NEW CITY BLOCK 18335, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



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

DATE: November 30, 2010

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: **JAY HANNA**  
HM STONEWALL ESTATES, LTD.  
1011 N. LAMAR  
AUSTIN, TEXAS 78703

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY HANNA 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 6th DAY OF December, A.D. 2010.

*Rhonda Yerkey*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON June 21, 2011 AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS 21st DAY OF June, A.D. 2011  
*John W. Wolff*  
COUNTY JUDGE, BEXAR COUNTY, TEXAS



THIS PLAT OF STONEWALL ESTATES, UNIT 4A (P.U.D.) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS 8 DAY OF June, A.D. 2011

BY: *[Signature]* CHAIRMAN

BY: *[Signature]* SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES.

DATE: 1-23-2012



SHEET 1 OF 2

STONEWALL ESTATES, UNIT 4A (P.U.D.)  
Civil Job No. 6139-33; Survey Job No. 9180-08



**LOCATION MAP**  
MAPSCO MAP GRID: 479DS  
NOT-TO-SCALE

**LEGEND**

- AC ACRE(S)
- CB COUNTY BLOCK
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- NCB NEW CITY BLOCK
- OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
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- EXISTING CONTOURS
- PROPOSED CONTOURS
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- ⑪ 20' BUILDING-SETBACK LINE
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- ⑬ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT # 090285)

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	325.00'	07°36'41"	N19°25'57"W	43.14'	43.17'
C2	325.00'	04°37'59"	S13°18'37"E	26.27'	26.28'
C3	475.00'	47°44'47"	S34°52'01"E	384.48'	395.83'
C4	275.00'	51°43'50"	S84°36'19"E	239.94'	248.29'
C5	325.00'	17°18'24"	S78°10'58"W	97.80'	98.17'
C6	15.00'	80°52'27"	S46°23'56"W	19.46'	21.17'
C7	225.00'	08°32'08"	S10°13'47"W	33.49'	33.52'
C8	15.00'	57°16'46"	S14°08'32"E	14.38'	15.00'
C9	59.00'	294°33'33"	N75°30'09"W	63.78'	303.32'
C10	15.00'	57°16'46"	N43°08'14"E	14.38'	15.00'
C11	175.00'	07°21'14"	N10°49'14"E	22.45'	22.46'
C12	15.00'	86°46'39"	N36°14'43"W	20.61'	22.72'
C13	325.00'	20°53'38"	N69°11'13"W	117.86'	118.52'
C14	525.00'	47°44'47"	N34°52'01"W	424.95'	437.50'
C15	275.00'	04°31'44"	N13°15'29"W	21.73'	21.74'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N36°49'59"E	99.42'
L2	N73°48'03"E	50.00'
L3	N67°55'49"E	107.76'
L4	N50°00'53"E	134.23'
L5	S20°28'14"E	50.00'
L6	S10°59'37"E	72.02'
L7	S14°29'51"W	86.11'
L8	N14°29'51"E	86.11'
L9	N10°59'37"W	72.02'
L10	S30°16'04"E	64.97'
L11	S14°14'23"E	154.41'
L12	S54°25'50"E	52.75'
L13	S68°52'25"E	126.60'
L14	S69°53'10"E	132.03'
L15	S73°17'48"E	79.87'
L16	N76°25'38"E	89.29'
L17	S73°37'50"E	103.47'
L18	N70°32'06"E	23.78'

**C.P.S. NOTES:**

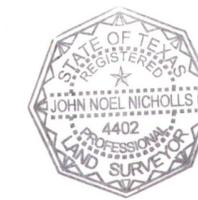
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STATE OF TEXAS  
COUNTY OF BEXAR

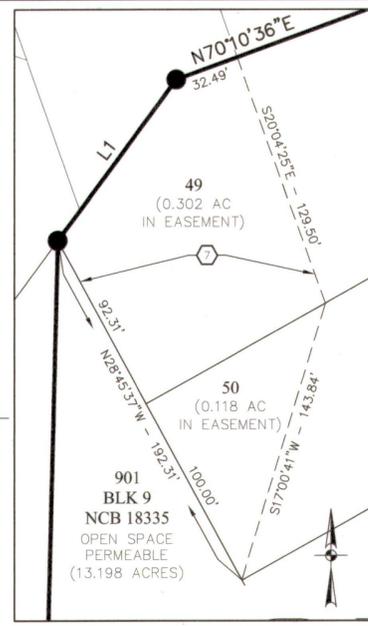
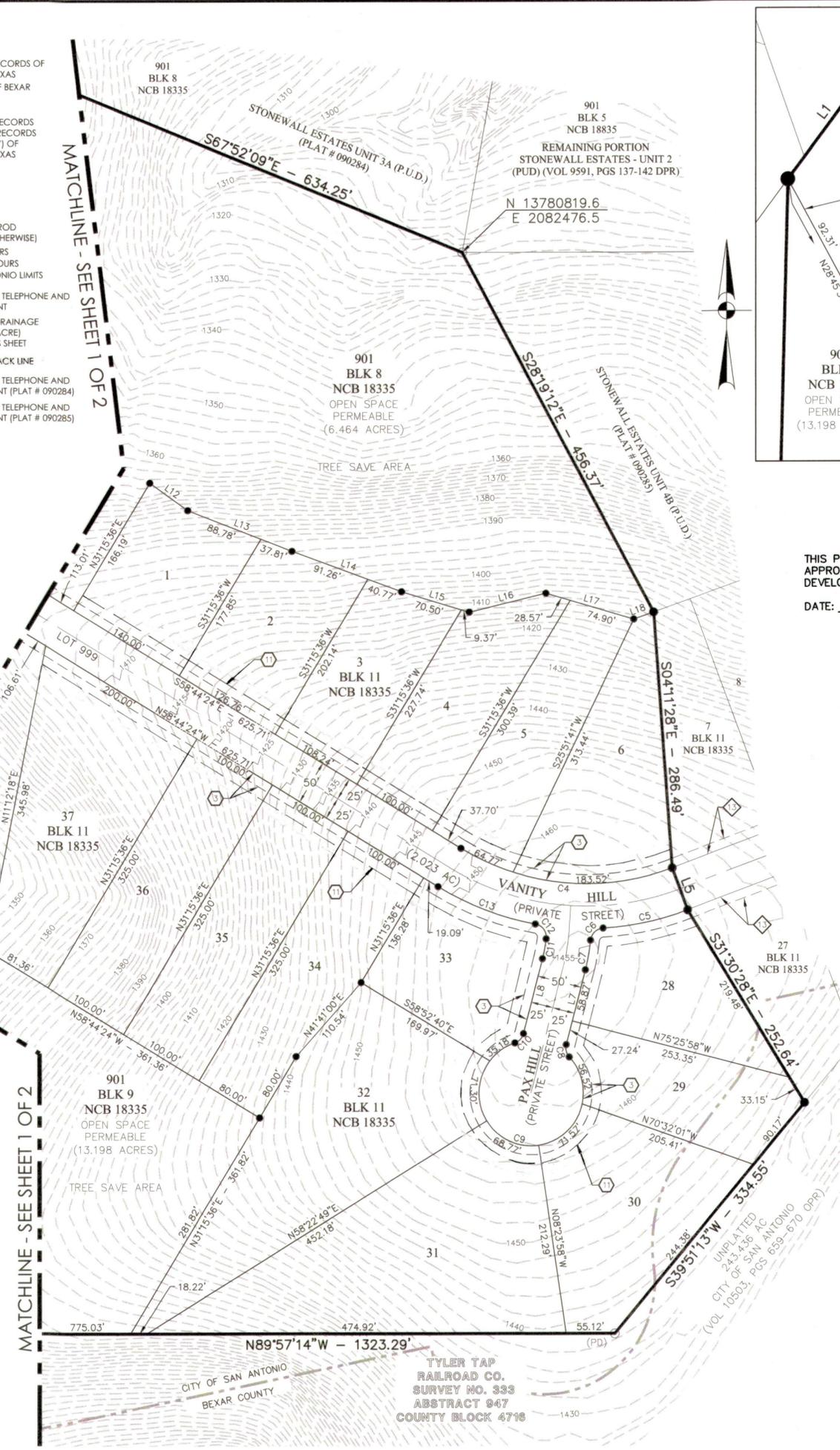
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STATE OF TEXAS  
COUNTY OF BEXAR

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



REGISTERED PROFESSIONAL LAND SURVEYOR



**DETAIL "A"**  
SCALE: 1" = 60'

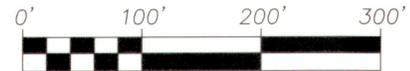
THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES.  
DATE: 1-23-2012

**PLAT NUMBER 090286**

**SUBDIVISION PLAT OF STONEWALL ESTATES, UNIT 4A (P.U.D.)**

A 39.842 ACRE TRACT OF LAND OUT OF A 190.7 ACRE TRACT OF LAND CONVEYED TO HM STONEWALL ESTATES, LTD., DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 13519, PAGES 1698-1706 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE S.A. & M.G. RAILROAD CO. SURVEY NUMBER 326, ABSTRACT 717, COUNTY BLOCK 4728, THE TYLER TAP RAILROAD CO. SURVEY NUMBER 333, ABSTRACT 947, COUNTY BLOCK 4716, ALL IN NEW CITY BLOCK 18335, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



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

DATE: November 30, 2010

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: JAY HANNA  
HM STONEWALL ESTATES, LTD.  
1011 N. LAMAR  
AUSTIN, TEXAS 78703

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY HANNA 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 16th DAY OF December, A.D. 2010.



Rhonda Yerkey  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**CERTIFICATE OF APPROVAL**

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON June 2, 2011 and THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS 21st DAY OF June, A.D. 2011  
Nelson W. Wolff, County Judge, BEXAR COUNTY, TEXAS  
Sharon Palley, County Clerk, BEXAR COUNTY, TEXAS



THIS PLAT OF STONEWALL ESTATES, UNIT 4A (P.U.D.) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS 8 DAY OF June, A.D. 2011  
BY: [Signature] CHAIRMAN  
BY: [Signature] SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

STONEWALL ESTATES, UNIT 4A (P.U.D.)  
Civil Job No. 6139-33; Survey Job No. 9180-08

March 11, 2014

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

Re: Stonewall Estates Unit 4A, P.U.D.  
Plat # 090286

Dear Ms. Carol:

Kindly accept this letter as a formal request for a time extension for Stonewall Estates Unit 4A, P.U.D., Plat No. 090286, which was approved by the City of San Antonio Planning Commission on June 8, 2011.

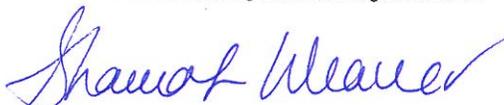
In accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio, the owner would like to request a time extension in order to fulfill the improvements required by the approval of Stonewall Estates Unit 4A, P.U.D. Plat.

Completion of this phase was halted due to sales dropping in 2008. 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 completion of the proposed improvements for Stonewall Estates Unit 4A, P.U.D.

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 Weaver, P.E.  
Vice President

P:\61\39\33\WORD\LETTERS\TIME EXTENSION-STONEWALL ESTATES 4A.DOC

DEVELOPMENT SERVICES  
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# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 25

**Public Hearing:**

Planning Commission  
May 14, 2014

**Application/Case Number:**

S14-003

**Project Name:**

Teecee Lane (Peacock Way)

**Applicant:**

Peacock Office LLC

**Representative:**

Joe R. Peacock, Sr.

**Owner:**

Peacock Office LLC

**Staff Coordinator:**

Donna Camacho, Senior Planner  
(210) 207-5016  
[donna.camacho@sanantonio.gov](mailto:donna.camacho@sanantonio.gov)

**Property Address/Location:**

Between N. E. Loop 410 and Cheever  
Boulevard

**Street Segment Size:**

Approximately 432 linear feet

**Council District:**

10

**Notification:**

- Notices mailed April 28, 2014, to 3 property owners abutting the segment of the street proposed for a name change.
- No registered neighborhood association within the segment of the street proposed for a name change
- Development Services  
Department Website Posting  
April 28, 2014
- Internet Agenda Posting May 9, 2014

**REQUEST**

A resolution recommending approval of a street name change request to change the name of "Teecee Lane" to "Peacock Way" between N.E. Loop 410 and Cheever Boulevard, in City Council District 10.

**RECOMMENDED ACTION**

**Approval**

**ALTERNATIVE ACTIONS**

1. Approval of the request as presented; or
2. Denial.

## **I. ANALYSIS**

The segment of the street consists of approximately four hundred thirty-two (432) linear feet. (**Attachment 1**) A total of three (3) properties abut this segment, which consist of an office, a video store and a restaurant.

### **A. Inter-jurisdictional Review**

In accordance with Section 6-675 of the City Code, the following agencies reviewed the proposed street name change request:

- Alamo Regional Mobility Authority.
- Bexar County;
- Bexar Metro 9-1-1 Network;
- City Public Service (“CPS”) Energy;
- Northeast Independent School District;
- San Antonio Water System (“SAWS”);
- TXDOT;
- United States Postal Service (“USPS”); and
- VIA Metropolitan Transit.

The City of San Antonio did not receive any objections or concerns to the proposed street name change from these agencies. The USPS approved the proposed street name on February 24, 2014, in accordance with Sections 6-675 of the City Code and 35-506(h)(1) of the Unified Development Code (“UDC”) (**ATTACHMENT 2**).

The fees associated with the request total \$1,863.54, which the applicant has paid. The fees apply to \$1000.00 application fee, \$9.00 notification fee, and \$854.54 signage manufacturing and installation for two signs. Public notice was sent out to the 3 affected property owners and the only address that will need to change will be the applicant’s, the other two properties are addressed off surrounding streets and not Teecee Lane.

### **B. Interdepartmental Review**

All City Departments reviewed the proposed request in accordance with Section 6-675 of the City Code. There were no objections or concerns to the proposed change or new street name from other City Departments.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Evaluation Criteria**

In accordance with Section 6-672(d) of the City Code, change of a street’s existing name should be done only for a significant reason. A significant reason includes, but is not limited to, to eliminate duplication of name spelling and phonetics, and to enhance ease of location. According to the applicant, the current street name causes traffic confusion with surrounding street names.

### **B. Notices**

To the present, staff has received no written response from the adjacent property owners.

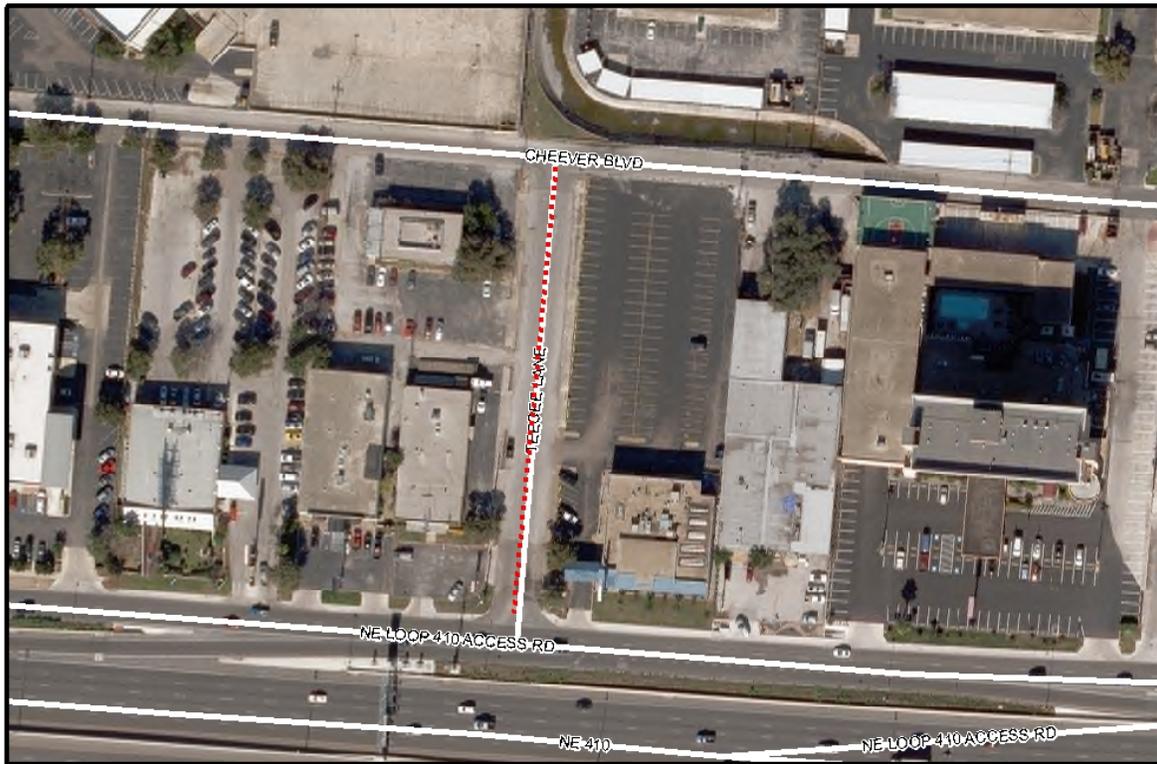
## **III. RECOMMENDATION**

As the proposed street name change complies with the criteria of Section 6-672(d) of the City Code, staff recommends approval of the request to change the name of “Teecee Lane” to “Peacock Way” between N.E. Loop 410 and Cheever Boulevard in City Council District 10.

## **IV. ATTACHMENTS**

1. Location Aerial Map
2. USPS Approval Letter dated February 24, 2014

**Attachment 1  
Location Aerial Map**



**City of San Antonio  
Development Services Department  
Land Entitlements Section**  
1901 S. Alamo, San Antonio, Texas 78204  
P.O. Box 839966, San Antonio, Texas 78283  
<http://www.sanantonio.gov/dsd>

**Street Name Change S14-003**

Between NE Loop 410 and Cheever Blvd  
Existing Name: Teecee Lane  
Proposed Name: Peacock Way  
City Council District 10

**Legend**

--- Subject Street Segment (Teecee Lane)



0 0.008 0.01 0.02 0.03 0.04  
Miles

**Attachment 2  
USPS Approval Letter**

ADDRESS MANAGEMENT SYSTEMS  
RIO GRANDE DISTRICT



February 24, 2014

Joe R Peacock  
Peacock Oil & Gas Properties  
1020 NE Loop 410 Ste 780  
San Antonio TX 78209-1222

**Re: Rename existing street**

Dear Mr. Peacock,

With reference to your street name request dated February 13, 2014 for the renaming of existing street name Teecee Ln located north off NE Loop 410 between New Braunfels Ave and Tesoro Dr in Bexar County within San Antonio, TX 78217, please see the enclosed document for the list of approved and disapproved street names.

The following suffixes are not considered distinguishably different and cannot be duplicated (within a county):

**AVE BLVD CT DR LN RD ST TRL**

Names must appear on plat exactly as approved above. All requests for subdivision name changes or transfers of approved street names from one project to another must have approval in writing from this office. Any street name approved prior to January 1, 2006 requires recertification from the United States Postal Service.

**IF IN SAN ANTONIO (782): For Postal approval of plat, to establish the mode of delivery for this subdivision, and prior to beginning construction, please contact the Manager, Growth Management, 10410 Perrin Beitel Rd Rm 1058, San Antonio TX 78284-9607 or call 210-368-8417.**

Sincerely,

A handwritten signature in black ink that reads "Angelo R Bustamante".

Angelo R Bustamante  
Product Information Quality Analyst  
Rio Grande District  
US Postal Service

Enclosure

cc: Bexar Metro 9-1-1 Network District  
CPS Energy  
City of San Antonio

Delivery Growth Coordinator  
SA Police Information Systems

1 POST OFFICE DR  
SAN ANTONIO TX 78284-9321  
(210) 368-8559  
FAX: (651) 994-3207

**Attachment 2 (Continued)**  
**USPS Approval Letter**

ADDRESS MANAGEMENT SYSTEMS  
RIO GRANDE DISTRICT



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STREET NAME APPROVALS / DISAPPROVALS

Effective Date: February 24, 2014

Requestor: Peacock Oil & Gas Properties

Re: Rename existing street

ZIP Code: 78217

County: Bexar

The street names below were reviewed with the following action taken:

<u>Street Name</u>	<u>Action</u>	<u>Comment</u>
Peacock Place	Approved	
Peacock Way	Approved	
Peacock Lane	Disapproved	*Possible conflict with Peacock Ave in 78201

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION RECOMMENDING APPROVAL OF A STREET NAME CHANGE REQUEST TO CHANGE THE NAME OF “TEECEE LANE” TO “PEACOCK WAY” BETWEEN N.E. LOOP 410 AND CHEEVER BOULEVARD IN CITY COUNCIL DISTRICT 10, SAN ANTONIO, TEXAS.**

**WHEREAS**, an application has been submitted by Peacock Office, LLC, to change the street name of Teecee Lane to Peacock Way, between NE Loop 410 and Cheever Boulevard; and

**WHEREAS**, According to the applicant, the current street name often causes traffic confusion; and

**WHEREAS**, Chapter 6 of the City Code of San Antonio, Texas, requires street name change requests to be considered by the Planning Commission of the City of San Antonio and its recommendation forwarded to the City Council; and

**WHEREAS**, the City of San Antonio Development Services Department in accordance with Chapter 6 of the City Code of San Antonio, Texas, notified all of the three (3) abutting property owners of real property along the segment of the street proposed for the name change; and

**WHEREAS**, the Planning Commission of the City of San Antonio held a public hearing on May 14, 2014, where they reviewed evidence and received public testimony regarding the proposed street name change;

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

**SECTION 1:** The Planning Commission of the City of San Antonio recommends **APPROVAL** of the proposed street name change from Teecee Lane to Peacock Way between NE Loop 410 and Cheever Boulevard in City Council District 10 (**Attachment 1**).

SIGNED this 14<sup>th</sup> day of May, 2014.

Attest:

Approved:

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

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



# CITY OF SAN ANTONIO

CENTER CITY DEVELOPMENT OFFICE

DOWNTOWN REAL ESTATE

STAFF REPORT

AGENDA ITEM NO. 26

**Public Hearing:**

Planning Commission  
May 14, 2014

**Petitioner:**

David A. McGowen  
(Center City Development Office)

**Representative:**

David A. McGowen, CCDO

**Staff Coordinator:**

David A. McGowen  
(210) 207-4081  
david.mcgowen@sanantonio.gov

**Property Address/Location:**

6 City-owned properties as follows:

1. 130 North Swiss
2. 134 North Swiss
3. 139 North Swiss
4. 126 North Cherry
5. 402 North Center
6. 406 North Center

**Tract Size (acres):**

The 6 properties comprise  
approximately 0.6785 acres

**Council District(s):**

2

**REQUEST**

A resolution authorizing the disposition of the following real properties comprising approximately 0.6785 acres of land area owned by the City of San Antonio in Council District 2:

1. **130 North Swiss:** New City Block 590, Block 3, Lot S 45 Ft of N 95 Ft of 18 and 19 ARB A-29
2. **134 North Swiss:** New City Block 590, Block 3 Lot N 50 Ft of 18 and 19
3. **139 North Swiss:** New City Block 590, Block 3, Lot 3
4. **126 North Cherry:** New City Block 590, Block 3, Lot S 47.52 Ft of N 87.52 Ft of 1 and 2 ARB A16
5. **402 North Center:** New City Block 590, Block 3, Lot N 40 Ft of 1
6. **406 North Center:** New City Block 590, Block 3, Lot N 40 Ft of 2

**RECOMMENDED ACTION**

**Approval**

**ALTERNATIVE ACTION**

These City-owned properties present an opportunity for redevelopment of an area on the near East Side immediately north of Commerce Street. The winning RFP response includes the construction of new housing stock in an area that is experiencing revitalization and capital inflow. Disapproval of this request would inhibit revitalization efforts currently underway in the area.

## **I. BACKGROUND**

These 6 properties were collectively advertised by the City of San Antonio through a Request for Proposal (RFP) process on October 30, 2013 in the interest of disposing the properties for residential or mixed-use development opportunities. Four respondents formally issued responses to the RFP and all were subsequently reviewed for viability and content. Through the selection process, the selected bidder, Terramark, was awarded the properties for an amount equivalent to their BCAD tax value.

Terramark's proposal includes up to 16 owner-occupied detached townhomes to be developed on the subject properties. Anticipated construction is expected to commence in late 2014.

## **II. RECOMMENDATION**

Staff recommends approval of this request to dispose of the subject properties as depicted in attached Exhibit A.

## **IV. ATTACHMENTS**

1. Exhibit A
2. Resolution

# Site Map



EXHIBIT "A"

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

**A RESOLUTION TO DECLARE AS SURPLUS AND SELL 6 PARCELS OF CITY-OWNED REAL PROPERTY CONSISTING OF APPROXIMATELY 0.6785 ACRES KNOWN AS 130 NORTH SWISS, 134 NORTH SWISS, 139 NORTH SWISS, 126 NORTH CHERRY, 402 NORTH CENTER AND 406 NORTH CENTER STREETS LOCATED WITHIN NEW CITY BLOCK 590 IN CITY COUNCIL DISTRICT 2.**

\* \* \* \* \*

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

WHEREAS, The City desires to dispose of approximately 0.6785 acres of property in the near East Side known as 130 North Swiss, 134 North Swiss, 139 North Swiss, 126 North Cherry, 402 North Center and 406 North Center Streets, located in New City Block 590 in Council District 2, as shown on attached Exhibit "A".

WHEREAS, after careful consideration and deliberation, the Planning Commission has elected to support the City's disposition strategy for this property and recommends 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 disposition of the above cited property.

**PASSED AND APPROVED ON THIS 14<sup>th</sup> day of May 2014.**

\_\_\_\_\_  
**Planning Commission Chair**

Roberto R. Rodriguez

Attest:

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



# CITY OF SAN ANTONIO

CENTER CITY DEVELOPMENT OFFICE

DOWNTOWN REAL ESTATE

STAFF REPORT

AGENDA ITEM NO. 27

**Public Hearing:**

Planning Commission  
May 14, 2014

**Petitioner:**

David A. McGowen  
(Center City Development Office)

**Representative:**

David A. McGowen, CCDO

**Staff Coordinator:**

David A. McGowen  
(210) 207-4081  
david.mcgowen@sanantonio.gov

**Property Address/Location:**

2 properties as follows:

1. 330 South New Braunfels Avenue
2. South New Braunfels Avenue

**Tract Size (acres):**

The 2 properties comprise approximately 0.9647 acres

**Council District(s):**

2

**REQUEST**

A resolution authorizing the acquisition and conveyance by the City of San Antonio of the following real properties comprising approximately 0.9647 acres of land area owned by the Bexar County Teacher's Federal Credit Union in Council District 2:

1. **330 South New Braunfels:** New City Block 1494, Block 2, Lot 16
2. **South New Braunfels (street address unspecified):** New City Block 1494, Block 2 Lot 15

**RECOMMENDED ACTION**

**Approval**

**ALTERNATIVE ACTION**

These properties present an opportunity for development of a commercial corner at the intersection of South New Braunfels Avenue and Dakota Street on the near East Side. Disapproval of this request would inhibit revitalization efforts currently underway in the area.

## **I. BACKGROUND**

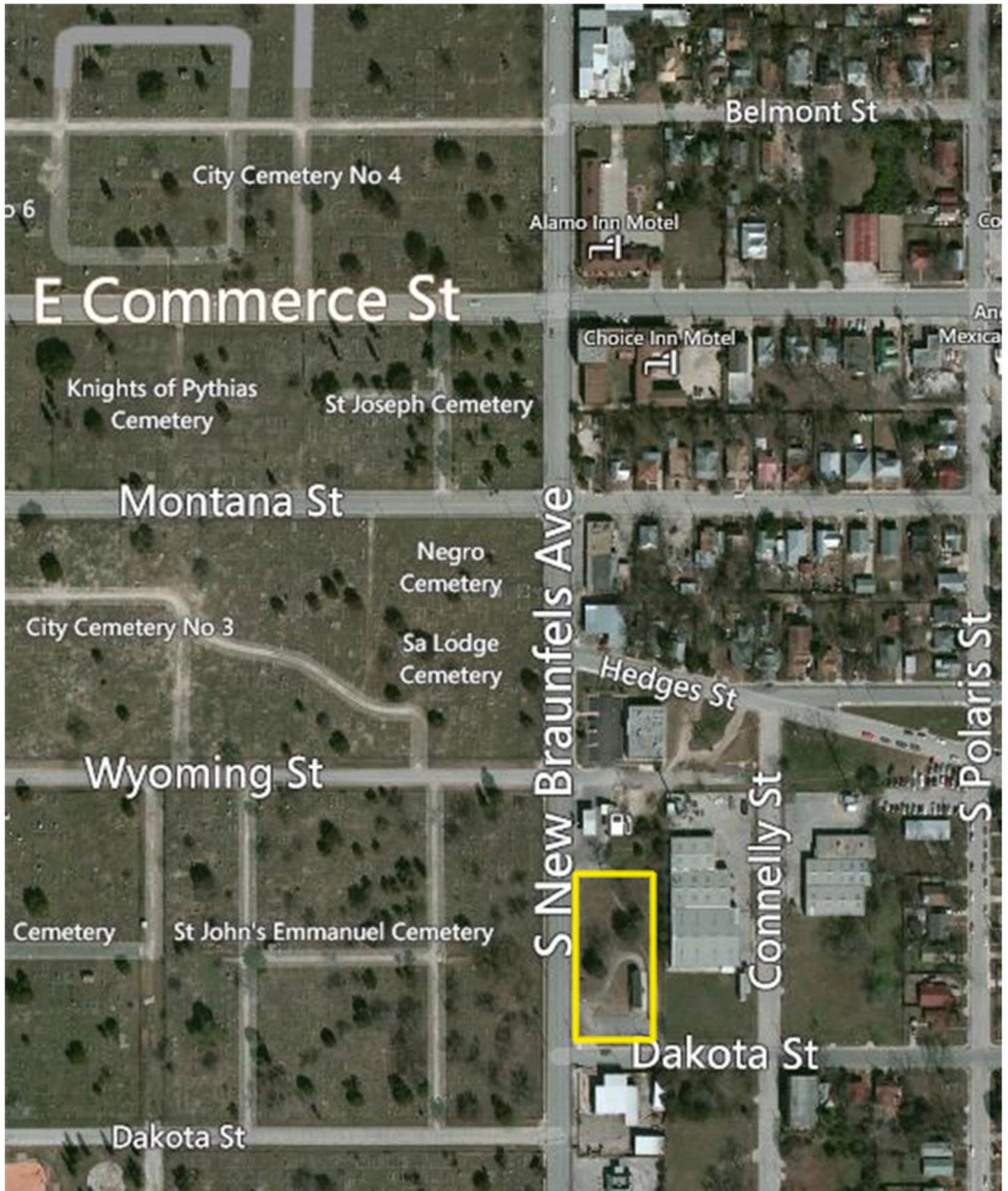
In February 2014, representatives of the Bexar County Teachers Federal Credit Union notified City staff of their wish to convey approximately 0.9647 acres of real property on two parcels located at the intersection of South New Braunfels and Dakota Street to the City. Subsequent discussions ensued and transactional points for the conveyance were developed between the parties. The consideration for this property conveyance is \$1.00 plus any costs associated with the sale.

## **II. RECOMMENDATION**

Staff recommends approval of this request to acquire the subject properties as depicted in attached Exhibit A.

## **IV. ATTACHMENTS**

1. Exhibit A
2. Resolution



**Exhibit A**

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

**A RESOLUTION TO ACQUIRE 2 PARCELS OF REAL PROPERTY CONSISTING OF APPROXIMATELY 0.9647 ACRES KNOWN AS 330 SOUTH NEW BRAUNFELS LOCATED AT NEW CITY BLOCK 1494, BLOCK 2, LOT 16 IN CITY COUNCIL DISTRICT 2 AND SOUTH NEW BRAUNFELS AVENUE (ADDRESS UNSPECIFIED) LOCATED AT NEW CITY BLOCK 1494, BLOCK 2, LOT 15 IN CITY COUNCIL DISTRICT 2.**

\* \* \* \* \*

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

WHEREAS, The City desires to acquire approximately 0.9647 acres of property in the near East Side known as 330 South New Braunfels and South New Braunfels (address unspecified) located in New City Block 1494 in Council District 2, as shown on attached Exhibit "A".

WHEREAS, after careful consideration and deliberation, the Planning Commission has elected to support the City's acquisition strategy for this property and recommends 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 acquisition of the above cited property.

**PASSED AND APPROVED ON THIS 14<sup>th</sup> day of May 2014.**

\_\_\_\_\_  
**Planning Commission Chair**

Roberto R. Rodriguez

Attest:

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



# CITY OF SAN ANTONIO

CENTER CITY DEVELOPMENT OFFICE

DOWNTOWN REAL ESTATE

STAFF REPORT

AGENDA ITEM NO. 28

**Public Hearing:**

Planning Commission  
May 14, 2014

**Special Project Number:**

SP 1329

**Petitioner:**

David A. McGowen  
(Center City Development Office)

**Representative:**

David A. McGowen, CCDO

**Staff Coordinator:**

David A. McGowen  
(210) 207-4081  
david.mcgowen@sanantonio.gov

**Property Address/Location:**

A 0.2583-acre property located at 531  
North Center Street owned by the  
City of San Antonio.

**Tract Size (acres):**

Approximately 0.2583 acres

**Council District(s):**

2

**REQUEST**

A resolution authorizing the disposition of real property comprising approximately 0.2583 acres of land area owned by the City of San Antonio located at 531 North Center Street legally described as New City Block 583, Block 8, Lots 16 and 17 in Council District 2.

**RECOMMENDED ACTION**

**Approval**

**ALTERNATIVE ACTION**

This City-owned property includes two residential structures that have fallen into disrepair over time. City has been in discussions with a buyer who has pledged to redevelop the property. Disapproval of this request would inhibit the redevelopment of this highly visible corner on the City's near East Side.

## **I. BACKGROUND**

531 North Center Street was initially canvassed in June 2010 by the City's CIMS Real Estate Department in the interest of disposing the property to an entity that could return the property to viable condition. Since that time, the property has remained in the City's property inventory. Through discussions starting in late 2013, a potential buyer has stepped forward and has agreed to acquire the property for its appraised value of \$13,500 and has agreed to redevelop the property.

## **II. RECOMMENDATION**

Staff recommends approval of this request to dispose of the subject property as depicted in attached Exhibit A.

## **IV. ATTACHMENTS**

1. Exhibit A
2. Resolution



**Exhibit 'A'**

S. P. No. 1329

Petitioner: COSA, CIMS Dept.

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

**A RESOLUTION TO DECLARE AS SURPLUS AND SELL A PARCEL OF CITY-OWNED REAL PROPERTY CONSISTING OF APPROXIMATELY 0.2583 ACRES KNOWN AS 531 NORTH CENTER STREET WITHIN NEW CITY BLOCK 583 IN CITY COUNCIL DISTRICT 2.**

\* \* \* \* \*

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

WHEREAS, The City desires to dispose of approximately 0.2583 acres of property in the near East Side known as 531 North Center Street, located in New City Block 583 in Council District 2, as shown on attached Exhibit "A".

WHEREAS, after careful consideration and deliberation, the Planning Commission has elected to support the City's disposition strategy for this property and recommends 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 disposition of the above cited property.

**PASSED AND APPROVED ON THIS 14<sup>th</sup> day of May 2014.**

\_\_\_\_\_  
**Planning Commission Chair**  
Roberto R. Rodriguez

Attest:

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



# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE DIVISION/DISPOSITION SECTION

STAFF REPORT

AGENDA ITEM NO. 29

## **Public Hearing:**

Planning Commission  
May 14, 2014

## **Special Project Number:**

S.P. 1697 - Request to declare as surplus and dispose of a City-owned property

## **Petitioner:**

IDEA Public Schools, a Texas non-profit corporation

## **Staff Coordinator:**

Jesse Quesada, Management Analyst  
Office of EastPoint & Real Estate Services (210)-207-6971  
Jesse.Quesada@sanantonio.gov

## **Property:**

1511 E. Commerce Street described as Lots 3, 4, 5, 14, 15 and 16, Block 5, NCB 594 bounded by E. Commerce Street to the south and Robinson Place to the north in Council District 2

## **REQUEST**

S.P 1697: A Resolution on behalf of the Inner City Tax Increment Reinvestment Zone (TIRZ) Board to declare as surplus and sell an improved tract of real property known as 1511 E. Commerce Street within NCB 594 and authorizing its sale to IDEA Public Schools, a Texas non-profit corporation. In addition, since the property in question was purchased on behalf of the Inner City Tax Increment Reinvestment Zone (TIRZ) utilizing TIRZ funds this ordinance authorizes any necessary amendments to the TIRZ Project and finance plans. **Staff recommends Approval.** (Jesse Quesada, 210 207-6971, [jesse.quesada@sanantonio.gov](mailto:jesse.quesada@sanantonio.gov), EastPoint & Real Estate Services).

## **RECOMMENDATION ACTION**

Staff recommends approval of this request to declare as surplus and dispose of a City-owned property located at 1511 E. Commerce Street.

## **ALTERNATIVE ACTION**

The approval of this request will allow IDEA Public Schools to construct a secondary school expansion classroom building to serve grades 6<sup>th</sup>-12<sup>th</sup>. Disapproval of this request would prevent IDEA Public Schools from constructing a secondary school expansion classroom building. In addition, the property will remain vacant and the City of San Antonio would continue to be responsible for the maintenance of the property if this requested is disapproved.

## **I. BACKGROUND**

IDEA Public Schools, a Texas non-profit corporation (Petitioner) is requesting for the City of San Antonio on behalf of the Inner City TIRZ Board to declare as surplus and sell an improved tract of City-owned real property known as 1511 E. Commerce Street in City Council District No. 2, as shown on Exhibit "A." The property is located within the EastPoint footprint, Inner City Tax Increment Reinvestment Zone (TIRZ) Number 11 in City Council District 2. The property is described as Lots 3, 4, 5, 14, 15 and 16, Block 5, NCB 594. The rear of the property is across the street from the IDEA Carver Academy owned by Petitioner. The property was originally acquired by the Inner City TIRZ Board in 2009 utilizing funding from the Inner City TIRZ. The property has two vacant buildings on the site and has 0.6991 of an acre or 30,452 square feet of land, and has an estimated environmental remediation cost of \$440,000. If approved, IDEA Public Schools will demolish the two vacant buildings and construct a three story, 50,430 square foot classroom building on the property in the Fall of 2015. The expansion classroom building will be used for grades 6<sup>th</sup>-12<sup>th</sup>. They currently have a K-5 elementary school. The redevelopment of the property will be instrumental to the continued revitalization of the corridor and the EastPoint target area.

The property was originally acquired by the Inner City TIRZ Board in 2009 for \$155,089 with Inner City TIRZ funds for redevelopment of E. Commerce Street. The property is currently appraised at \$202,000, but will require about \$440,000 in environmental remediation. As such, the TIRZ Board has agreed to sell the property to IDEA Public Schools for \$1.00. However, IDEA Public Schools is required to remediate the site at its own expense; construct a 50,430 square foot primary school, grades 6<sup>th</sup> to 12<sup>th</sup> on the site at the cost of \$11.50 million; and construct a 105-space parking lot in the 300 block of N. Olive Street at an estimated cost of \$550,000 to be shared by both the school and the Carver Community Cultural Center.

As part of the sale agreement, a reverter clause will be placed on the conveyance of the property located at 1511 E. Commerce Street. The reverter clause states that the property will be used to operate as a school under the laws of the State of Texas. Should the property cease to be used as a school, the property reverts back to the TIRZ Board.

## **II. SUPPLEMENTAL INFORMATION**

In compliance with City procedures, Petitioner's request has been canvassed through interested City departments, utilities and applicable agencies.

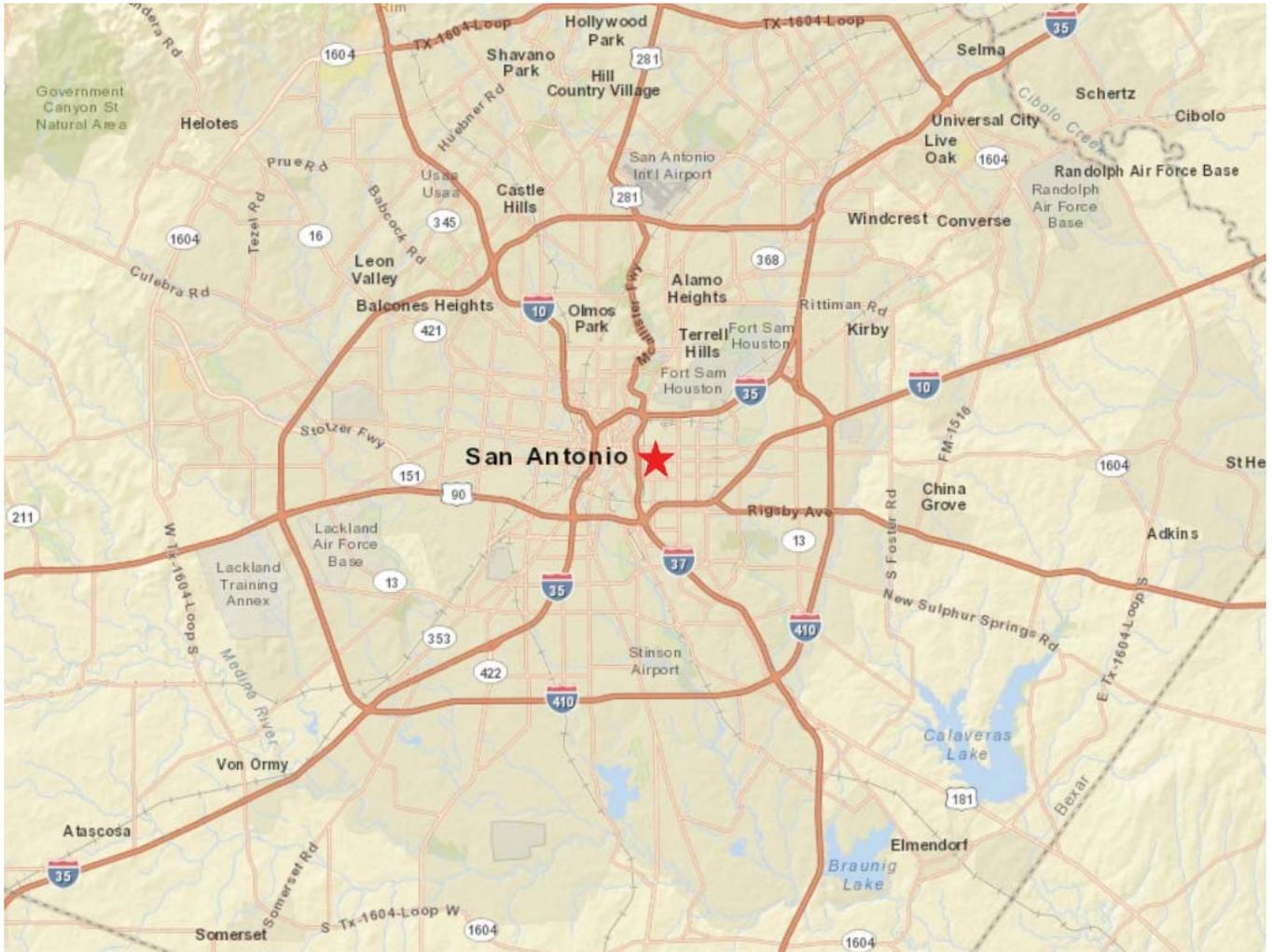
## **III. RECOMMENDATION**

The TIRZ Board Number 11 approved the sale of this property on March 21, 2014.

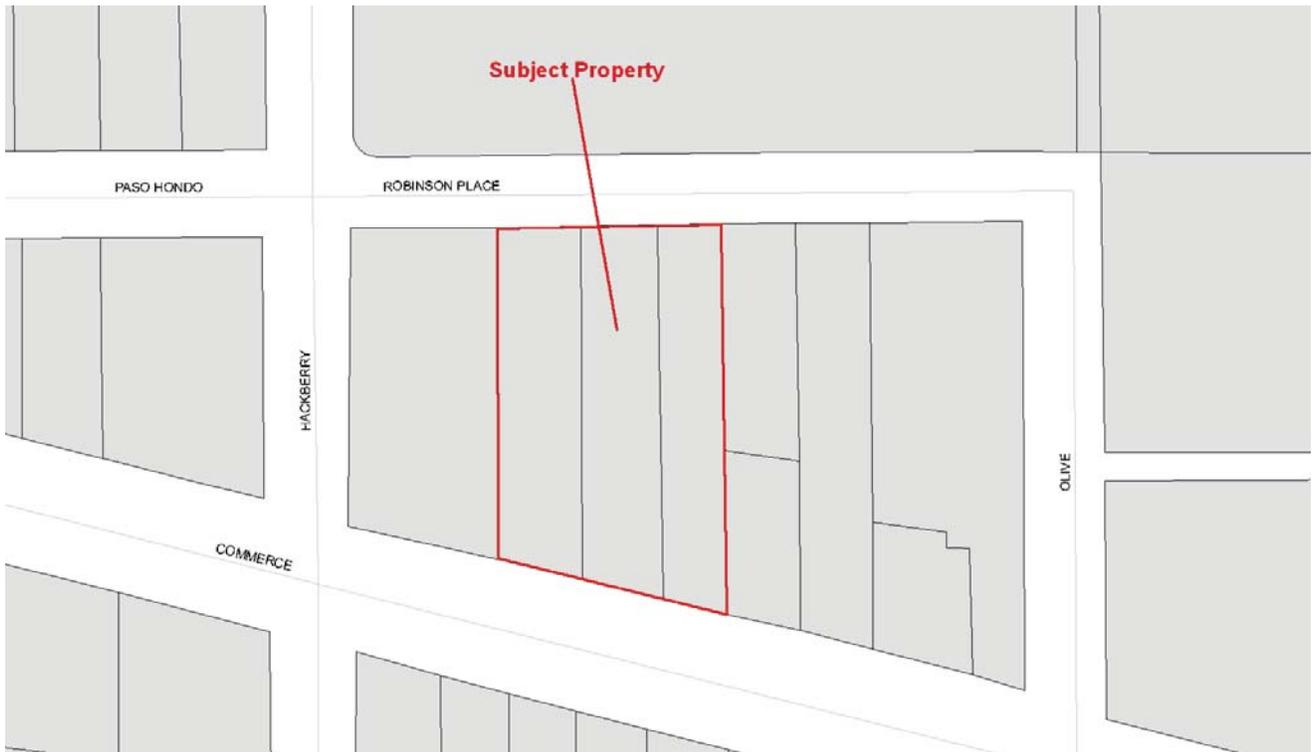
Staff recommends approval of this request to sell an improved tract of City-owned real property known as 1511 E. Commerce Street to IDEA Public Schools, a Texas non-profit corporation.

## **IV. ATTACHMENTS**

1. Exhibit A
2. Survey
3. Resolution



Site Map of Subject Property



Map of Subject Property



Aerial Photograph of Subject Property



Front of 1511 E. Commerce



Rear of 1511 E. Commerce

**Metes and Bounds  
Parcel No. 18267  
Fee Simple  
December 22, 2008**

Being all of Lots 3, 4, 5, 14, 15, and 16, Block 5, New City Block 594, being situated in the City of San Antonio, Texas, as recorded in Volume 8254, Page 133 of the Deed Records of Bexar County, Texas, and being more particularly described as follows;

**Beginning;** at a set 1/2" iron rod on the south right-of-way line of Robinson Place (55.6' R.O.W.) being approximately 185.29 feet West from the intersection of said R.O.W. line and the west R.O.W. line of North Olive Street, for the common corner of this tract and the northwest corner of Lot 13, Block 5, N.C.B. 594 as recorded in Volume 7335, Page 414 of the Deed Records of Bexar County, Texas, for the northeast corner of this tract described herein;

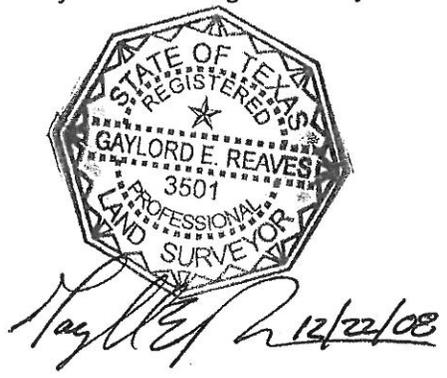
**Thence;** South, 235.05 feet, departing said R.O.W. line and along the common line of this tract, said Lot 13, and Lot 6, Block 5, N.C.B. 594 as recorded in Volume 7335, Page 414 of the Deed Records of Bexar County, Texas, to a set 1/2" iron rod on the northeast R.O.W. line of East Commerce Street (83' R.O.W.) being the common corner of this tract and said Lot 6, for the southeast corner of this tract described herein;

**Thence;** North 75°59'48" West, 104.82 feet, along said R.O.W. line, to the southeast corner of a two story building and continuing along the south wall of said building 38.40 feet for a total distance of 143.22 feet to a point, approximately at the transition line from stucco to brick determined to be the southwest corner of said building, being the common corner of this tract and Lot 2, Block 5, N.C.B. 594 as recorded in Volume 5595, Page 1914 of the Deed Records of Bexar County, Texas, for the southwest corner of this tract described herein;

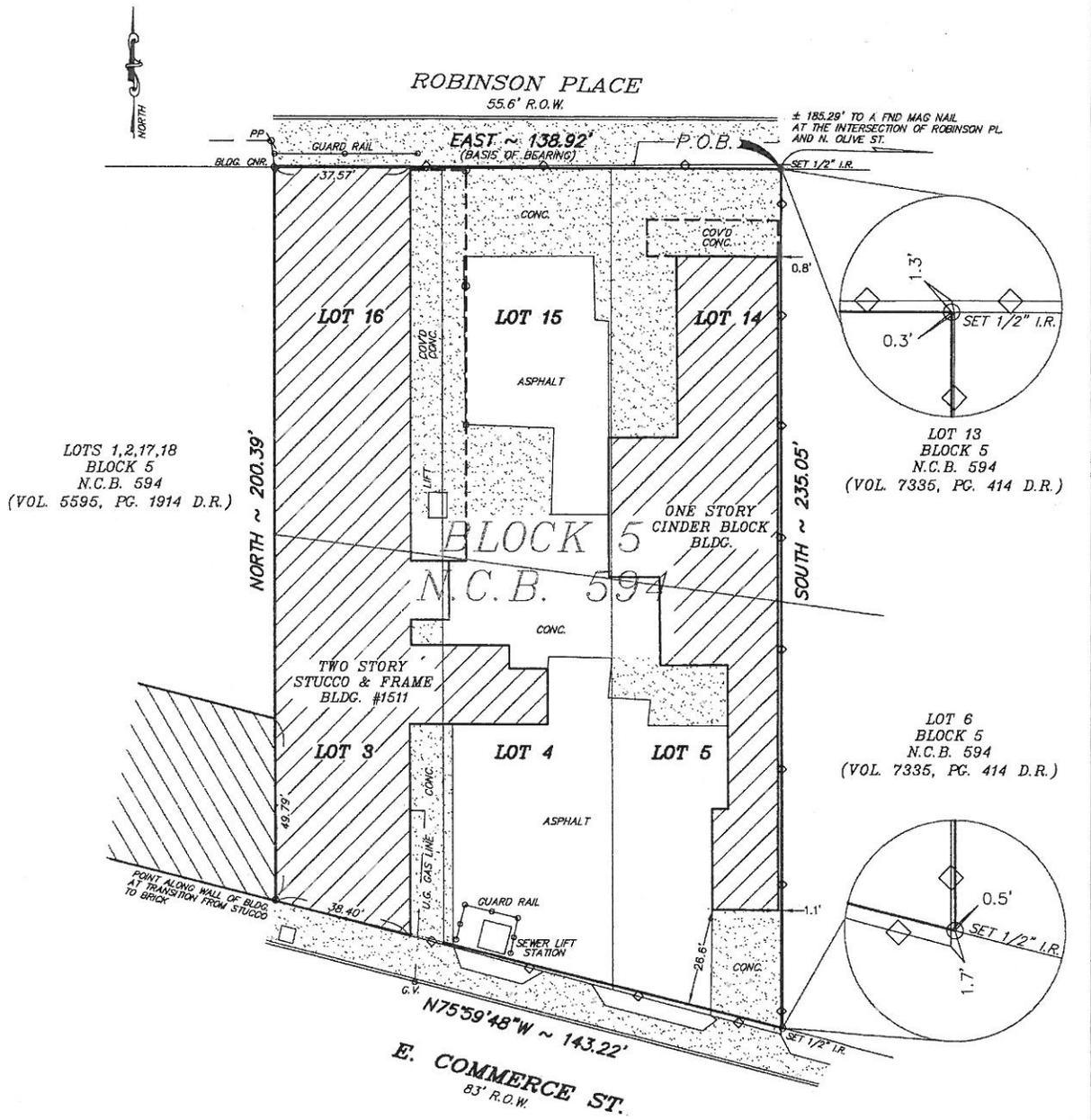
**Thence;** North, approximately 49.79 feet, departing said R.O.W. line, along the common wall of two adjoining buildings, and continuing 150.06 feet along the common line of this tract, said Lot 2, Lot 17, Block 5, N.C.B. 594 as recorded in Volume 5595, Page 414 of the Deed Records of Bexar County, Texas, and the west face of said two story building, for a total distance of 200.39 feet to the northwest corner of same building on the south R.O.W. line of said Robinson Place, being the common corner of this tract and said Lot 17, for the northwest corner of this tract described herein;

**Thence;** East, 37.57 feet along said R.O.W. line and the north wall of said building, continuing 101.35 feet for a total distance of 138.92 feet to the **POINT OF BEGINNING** and containing 0.695 acres of land, more or less, as surveyed on the ground by GE Reaves Engineering, Inc. on December 19, 2009.

Gaylord E. Reaves, RPLS 3501



X BARBED WIRE	△ SMOOTH WIRE	--- WOOD FENCE
o IRON FENCE	◇ CHAIN LINK FENCE	→ WATER FLOW



LOTS 1,2,17,18  
BLOCK 5  
N.C.B. 594  
(VOL. 5595, PG. 1914 D.R.)

LOT 13  
BLOCK 5  
N.C.B. 594  
(VOL. 7335, PG. 414 D.R.)

LOT 6  
BLOCK 5  
N.C.B. 594  
(VOL. 7335, PG. 414 D.R.)

FINAL AS-BUILT SURVEY  
PARCEL NO.: 18267  
FEE SIMPLE

THIS DRAWING REPRESENTS AN ACTUAL FIELD SURVEY BASED ON RECORDED PLAT(S) AND/OR RECORDED DOCUMENTS IN OUR FILES. ALL MATTERS AFFECTING THE PROPERTY, INCLUDING BUT NOT LIMITED TO RESTRICTIONS IMPOSED BY RECORDED DOCUMENTS OR ZONING /LAND USE REGULATIONS, MAY NOT NECESSARILY BE SHOWN. THE BUYER/OWNER IS ADVISED TO CONSULT WITH A QUALIFIED TITLE EXAMINER TO DETERMINE THE EXISTENCE AND LOCATION OF ANY SUCH LIMITATIONS AND THE EFFECT IT MAY HAVE ON THE CONTEMPLATED LAND USE.

BASIS OF BEARING IS RECORDED PLAT AS FOUND MONUMENTED ON THE GROUND  
SCALE: 1"=30'    DATE OF SURVEY: 12/18/08    DRAWN BY: KCK    COMPUTED BY: KCK    CHECKED BY: GER

To: The Leinholder and/or Landowner and to \_\_\_\_\_  
I, Gaylord E. Reaves a Registered Land Surveyor in the State of Texas, do hereby certify that the above plat is true and correct according to an actual survey made on the ground, under my supervision. I further certify that all easements and right-of-ways of which I have been advised are shown hereon and that, except as shown hereon, there are no apparent encroachments, overlapping of improvements or conflicts in the boundary lines, and no obvious physical evidence of easements or right-of-ways by use as of the date of the field survey. This certification is made and limited to those persons or entities shown on the face of this survey and is non-transferable.

Lot(s) 3,4,5,14,15,16 Block 5 N.C.B. 594  
Addition or Subdivision CITY OF SAN ANTONIO  
Volume B254, Page 133 of the DEED records of BEXAR County, Texas.  
Owner: CITY OF SAN ANTONIO  
Address: 1511 E. COMMERCE ST. CF No. \_\_\_\_\_



*Gaylord E. Reaves* 12/22/08  
Registered Professional Land Surveyor  
JOB NO. 33989\*



GE Reaves Engineering, Inc.  
P.O. Box 791793  
San Antonio, Tx. 78279-1793  
(210) 490-4506, Fax 490-4812

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

**A RESOLUTION SUPPORTING TO DECLARE AS SURPLUS AND SELL A CITY-OWNED PROPERTY DESCRIBED AS LOTS 3, 4, 5, 14, 15, AND 16, BLOCK 5, NCB 594 LOCATED AT 1511 E. COMMERCE STREET BOUNDED BY E. COMMERCE STREET TO THE SOUTH AND ROBINSON PLACE TO THE NORTH, IN CITY COUNCIL DISTRICT 2, AS REQUESTED BY IDEA PUBLIC SCHOOLS, A TEXAS NON-PROFIT CORPORATION FOR \$1.00.**

\* \* \* \* \*

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 land use to public hearing and approval by act of City Council; and

WHEREAS, IDEA Public Schools, a Texas non-profit corporation filed an application requesting to declare as surplus and dispose of a City-owned property; 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 by IDEA Public Schools, a Texas non-profit corporation to declare as surplus and dispose of a City-owned real property.

**Signed this 14th Day of May, 2014**

---

**Roberto R. Rodriguez, Chairman**

Attest:

---

Executive Secretary  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

OFFICE OF EASTPOINT AND REAL ESTATE SERVICES

REAL ESTATE DIVISION/DISPOSITION SECTION

STAFF REPORT      AGENDA ITEM NO. 30

**Public Hearing:**

Planning Commission

May 14, 2014

**Special Project Number:**

S.P. 1743

**Petitioner:**

Joe R. Vega

**Representative:**

**Staff Coordinator:**

Martha Almeria, Management

Analyst

210 207-6970

malmeria@sanantonio.gov

**Property Address/Location:**

163 East Lambert Street

**Tract Size:**

0.1086 of an acre (4,730 square feet)

**Council District(s):**

5

**REQUEST**

S. P. No. 1743: Consideration of a Resolution supporting and recommending City Council approval of the declaration as surplus and sale of an unimproved 0.1086 acre tract of City owned land located at 163 East Lambert Street, as requested by Joe R. Vega. **Staff recommends Approval.** (Martha Almeria, (210) 207-6970, [malmeria@sanantonio.gov](mailto:malmeria@sanantonio.gov), Office of EastPoint and Real Estate Services)

**RECOMMENDATION ACTION**

Staff recommends **Approval** of this request.

**ALTERNATIVE ACTION**

The sale of an unimproved 0.1086 acre tract of City owned land located at 163 East Lambert Street will allow the Petitioner to enclose and use the property as a side yard. Disapproval of this request will disallow the Petitioner's use of the property.

## **I. BACKGROUND**

Joe R. Vega (Petitioner) is requesting that the City of San Antonio declare as surplus to its needs and sell a parcel of land located at 163 East Lambert Street as shown on attached Exhibit A. This property is identified as Lot West 43 feet of 15, Block 4, NCB 2934; it is unimproved and encompasses only 0.1086 of an acre (4,730 square feet). Over the years, the property has been maintained by Mr. Vega, the abutting property owner. If approved, he will combine the subject parcel with his property and enclose it as a side yard.

## **II. SUPPLEMENTAL INFORMATION**

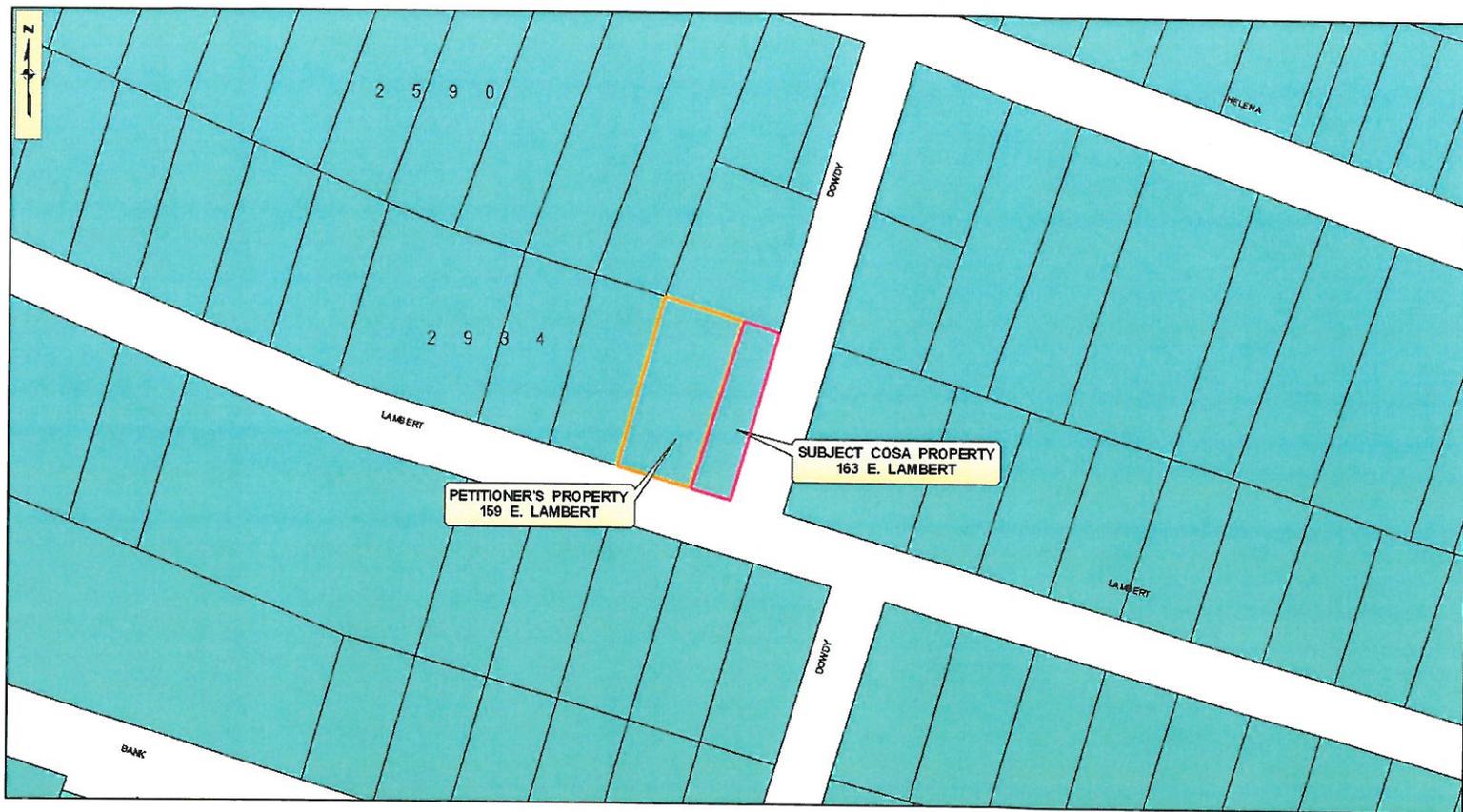
In compliance with City procedures, Petitioner's request has been canvassed through interested City departments, utilities and applicable agencies and has received approval.

## **III. RECOMMENDATION**

Staff recommends approval of this request to sell property located at 163 East Lambert Street.

## **IV. ATTACHMENTS**

1. Exhibit A
2. Resolution



**Exhibit A**

S. P. No. 1743

Petitioner: Joe Vega

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

**A RESOLUTION SUPPORTING DECLARATION AS SURPLUS AND SALE OF AN UNIMPROVED 0.1086 ACRE TRACT OF LAND (4,730 SQUARE FEET), DESCRIBED AS LOT WEST 43 FEET OF 15, BLOCK 4, NCB 2934, LOCATED AT 163 EAST LAMBERT STREET IN COUNCIL DISTRICT 5, AS REQUESTED BY JOE R. VEGA.**

\* \* \* \* \*

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

WHEREAS, the City Code further subjects approval of property sales to hearing and approval by act of City Council; and

WHEREAS, Joe R. Vega filed an application requesting to purchase an unimproved 0.1086 of an acre tract of land (4,730 sq. ft.) out of NCB 2934 located at 163 East Lambert Street in Council District 5; and

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

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

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

**SIGNED this 14<sup>th</sup> day of May, 2014.**

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

Attest:

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

City of San Antonio  
Office of EastPoint and Real Estate  
Services

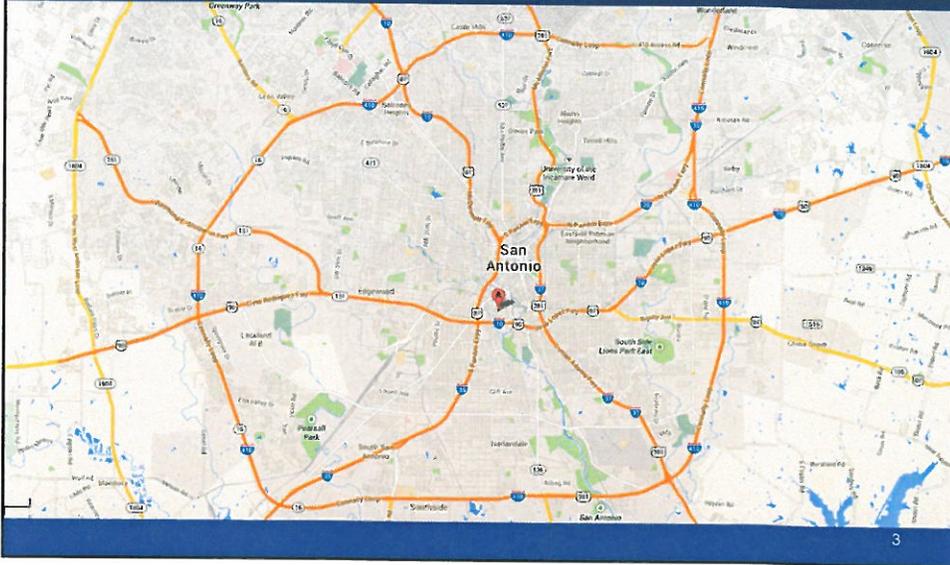
**Sale of 163 East Lambert Street**

Planning Commission  
Agenda Item #  
May 14, 2014

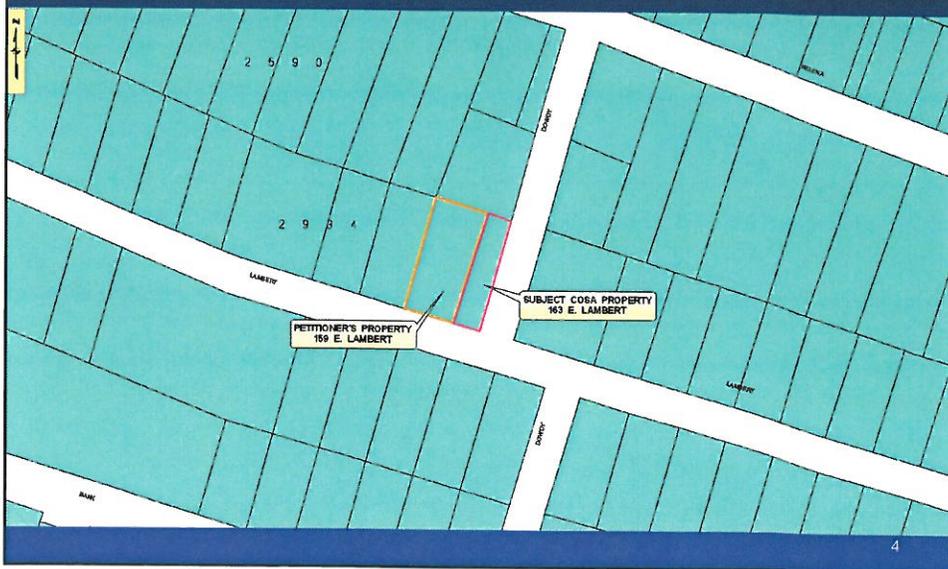
**Request**

- Joe R. Vega (Petitioner) is requesting that the City declare as surplus and sell an unimproved 0.1086 acre tract of land (4,730 square feet) out of NCB 2934 located 163 East Lambert Street
- Over the years, the property has been maintained by Mr. Vega, the abutting property owner
- If approved, he will combine the subject parcel with his property and enclose it as a side yard

# Location Map



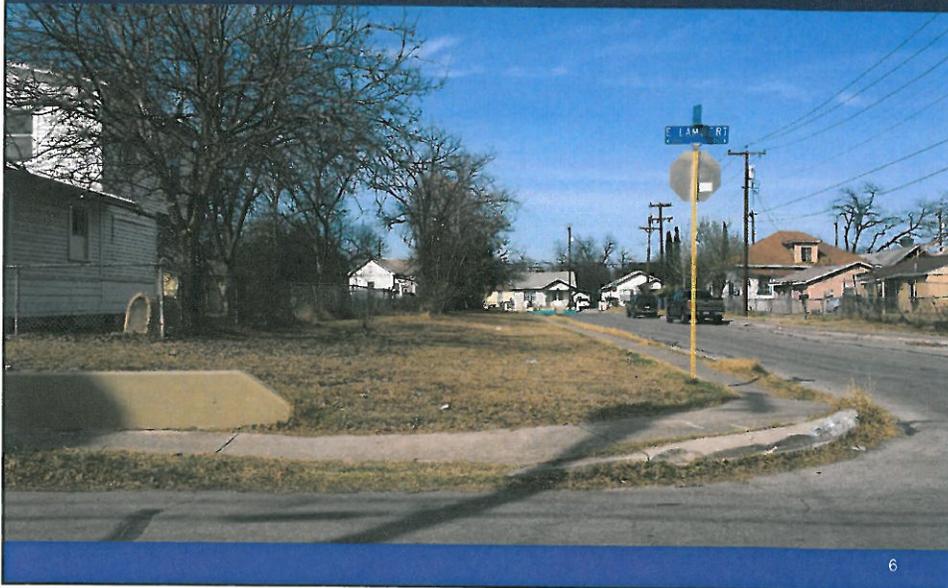
# Map



# Aerial



# Photo



## Coordination / Fiscal Impact

- Project has been canvassed/made available to all interested City Departments and utility agencies and received approval
- The fair market value of the right of way is \$7,100.00, which was established by an appraisal performed by Dugger, Canaday, Grafe, Inc. on September 27, 2013
- The City of San Antonio and the buyer have agreed on a sales price of \$2,437.00, which will be deposited into the General Fund
- The property will be placed on the tax rolls, which will generate revenue for the City as well as other taxing entities

7

## Recommendation

- This action is consistent with City Code and Ordinances, which require Planning Commission/City Council approval for the sale or disposition of City-owned or controlled real property
- Staff recommends approval of this request

8



# CITY OF SAN ANTONIO

OFFICE OF EASTPOINT AND REAL ESTATE SERVICES

REAL ESTATE DIVISION/DISPOSITION SECTION

STAFF REPORT

AGENDA ITEM NO. 31

**Public Hearing:**

Planning Commission  
May 14, 2014

**Special Project Number:**

S.P. 1758

**Petitioner:**

Higgs Carter King GT Charter  
Academy

**Representative:**

**Staff Coordinator:**

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

**Property Address/Location:**

22-foot wide alley between Brazos &  
Fredericksburg

**Tract Size:**

0.218 of an acre (9,499 square feet)

**Council District(s):**

1

**REQUEST**

S. P. No. 1758: Consideration of a Resolution supporting and recommending City Council approval of the closure, vacation and abandonment of a 22 foot-wide alley Public Right of Way located between North Brazos Street and Fredericksburg Road adjacent to NCB 2022, as requested by Higgs Carter King GT Charter Academy. **Staff recommends Approval.** (Martha Almeria, (210) 207-6970, [malmeria@sanantonio.gov](mailto:malmeria@sanantonio.gov), Office of EastPoint and Real Estate Services)

**RECOMMENDATION ACTION**

Staff recommends **Approval** of this request.

**ALTERNATIVE ACTION**

The closure, vacation and abandonment of a 22 foot-wide alley Public Right of Way will allow the petitioner to provide a safe environment for the students and staff by controlling on site traffic circulation and parking. Disapproval of this request will impede Academy's safety endeavors.

## **I. BACKGROUND**

Higgs Carter King GT Charter Academy (Petitioner) is requesting the closure, vacation and abandonment of a 22 foot-wide alley Public Right of Way located between North Brazos Street and Fredericksburg Road as shown on attached Exhibit A. The requested closure is 0.218 of an acre (9,499 square feet) and is an undeveloped alley that is not open to public travel. The petitioner owns most of the surrounding properties, which is shown within the blue border on the Exhibit. The only other abutting property owner is in agreement to the proposed closure. If approved, the closure will allow the petitioner to provide a safe environment for the students and staff by controlling on site traffic circulation and parking.

## **II. SUPPLEMENTAL INFORMATION**

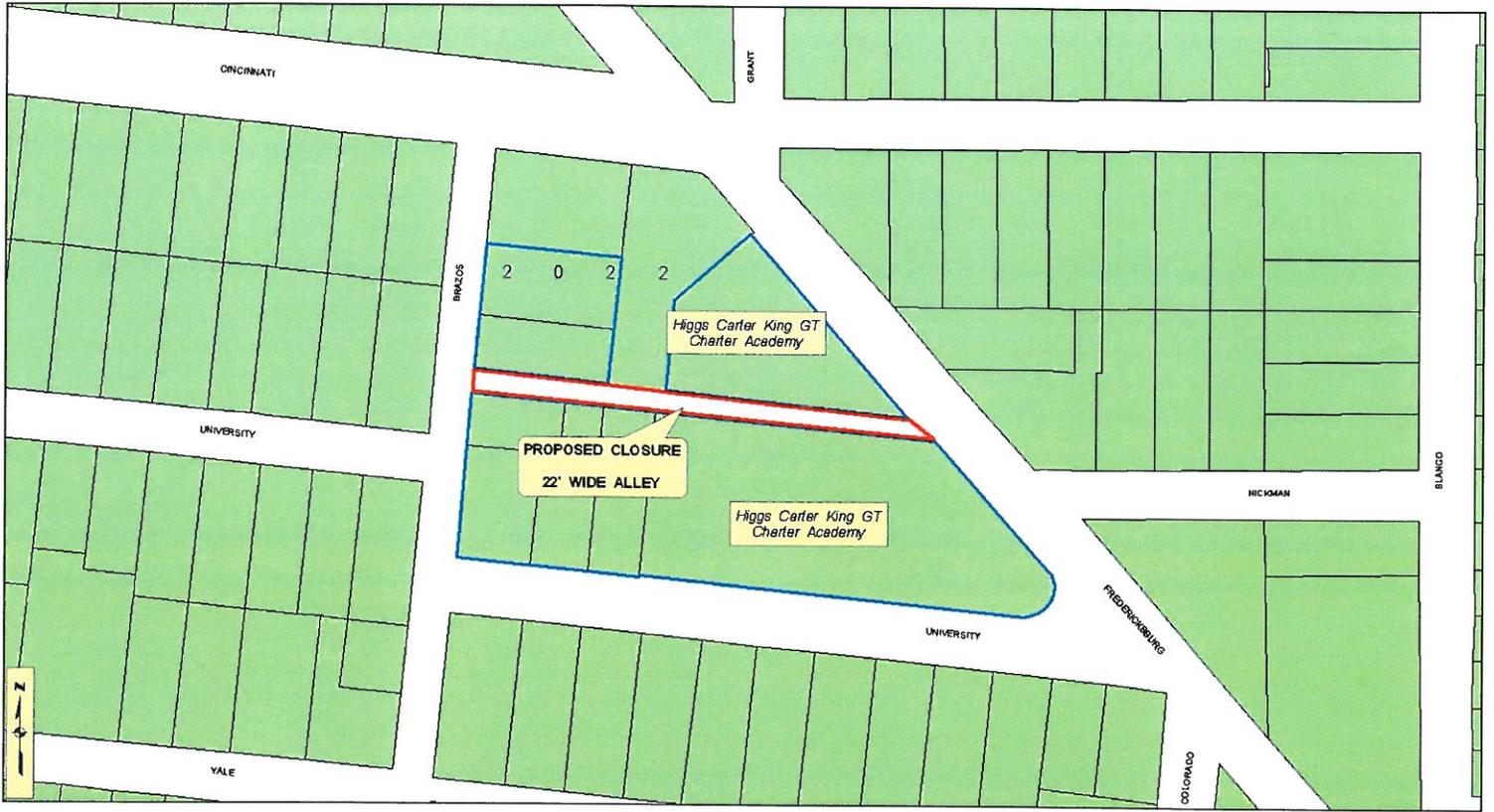
In compliance with City procedures, Petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. An executed Letter of Agreement by which Petitioner agrees with all conditions imposed through this canvassing is attached for your review.

## **III. RECOMMENDATION**

Staff recommends approval of this request to close, vacate and abandon a 22 foot-wide alley Public Right of Way.

## **IV. ATTACHMENTS**

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



**Exhibit A**

S. P. No. 1758

Petitioner: Higgs Carter King GT Charter Academy



# CITY OF SAN ANTONIO

OFFICE OF EASTPOINT AND REAL ESTATE SERVICES

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

February 1, 2014

Higgs Carter King GT Charter Academy  
c/o Bendicion Engineering, LLC  
Attn: Sal Flores, P.E.  
19215 Deer Elk Crest  
San Antonio, TX 78258

Re: S. P. No. 1758—Request to close, vacate and abandon a 22 foot-wide alley Public Right of Way located between North Brazos Street and Fredericksburg Road

Dear Mr. Flores:

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

#### DEVELOPMENT SERVICES DEPARTMENT

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

#### SAN ANTONIO WATER SYSTEM

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

#### OFFICE OF EASTPOINT AND REAL ESTATE SERVICES

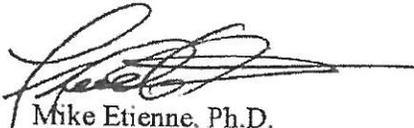
- The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance.
- Petitioner asserts that all evidence of ownership of property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio are true and correct.
- Petitioner acknowledges that this property will be accepted in its "as is" condition.
- Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the Petitioner.

- The subject property was appraised at \$31,000.00; however, a 25% reduction is applicable as provided for by the Inner City Reinvestment/Infill Policy (ICRIP). Therefore, the fee established for the subject property is \$25,100.00, which includes the appraisal fee of \$1,800.00 and \$50.00 for recordation of documents. *Accordingly, Petitioner agrees to remit a closure fee of \$25,100.00. This closure fee will be due and payable to the City of San Antonio, and is to be submitted with this executed Letter of Agreement.* If for some reason the closure is not approved by City Council, the closure fee will be refunded less the appraisal fee.
- A Discretionary Contracts Disclosure form is required. Please fill out online at <https://www.sanantonio.gov/cforms/atty/DiscretionaryContractsDisclosure.pdf>, print and submit Disclosure along with this letter.

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

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

Sincerely,



Mike Etienne, Ph.D.  
Director

**AGREED AS TO TERMS AND CONDITIONS:**

**PETITIONER:**

Higgs Carter King GT Charter Academy

*Claudette Yarbrough*  
By *Claudette Yarbrough*  
Print Name

*Superintendent*  
Title  
02/08/2013  
Date



### FIELD NOTES FOR AN ALLEY CLOSING

A 0.218 ACRE (9,499 SQUARE FOOT) TRACT BEING THE ENTIRE ALLEY IN BLOCK 8, NEW CITY BLOCK 2022, SAN ANTONIO, BEXAR COUNTY, TEXAS, BOUNDED BY BRAZOS ST. ON THE WEST AND FREDERICKSBURG ROAD ON THE EAST, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING:** At a set ½" iron rod stamped "GIBBONS" at the intersection of the southwest right of way line of Fredericksburg Road (62.8' wide public right of way), and the south line of said Alley, the southeast corner hereof, same being the northeast corner of Lot 17, Block 8, NCB 2022, HIGGS CARTER AND KING, according to the plat thereof recorded in Volume 9562, Page 66 of the Deed and Plat Records of Bexar County, Texas;
- THENCE:** North 83°50'26" West 250.54' with the south line of the Alley to a set ½" iron rod stamped "GIBBONS", the northwest corner of Lot 17;
- THENCE:** North 05°30'29" East 0.95' to a set ½" iron rod stamped "GIBBONS", the northeast corner of Lot 3 as recorded in Volume 12345, Page 1071 of the Real Property Records of Bexar County, Texas;
- THENCE:** North 83°50'26" West 171.61' with the south line of the Alley to a set ½" iron rod stamped "GIBBONS" at the intersection of the east right of way line of Brazos St. (55.6' wide public right of way), the southwest corner hereof, same being the northwest corner of Lot 1 as recorded in Volume 13767, Page 2463 of the Real Property Records of Bexar County, Texas;
- THENCE:** North 05°30'29" East 22.10' with the east right of way line of Brazos St. to a set ½" iron rod stamped "GIBBONS" at the intersection of the north line of the Alley, the northwest corner hereof, same being the southwest corner of Lot 9 as recorded in Volume 8742, Page 996 of the Real Property Records of Bexar County, Texas;
- THENCE:** South 83°50'26" East 169.07' with the north line of the Alley to a set ½" iron rod stamped "GIBBONS", the southeast corner of Lot 15, CIRCLE K SUBDIVISION-UNIT 1, as recorded in Volume 7000, Page 173 of the Deed and Plat Records of Bexar County, Texas;
- THENCE:** North 05°41'51" East 0.95' to a set ½" iron rod stamped "GIBBONS", the southwest corner of Lot 16, of the aforementioned HIGGS CARTER AND KING subdivision;
- THENCE:** South 83°50'26" East 227.32' with the north line of the Alley to a set ½" iron rod stamped "GIBBONS" at the intersection of the aforementioned southwest right of way line of Fredericksburg Road, the northeast corner hereof, the southeast corner of Lot 16;

**THENCE:** South 41°09'49" East 35.41' with the southwest right of way line of Fredericksburg Road to the **POINT OF BEGINNING** of this tract.

THESE FIELD NOTES TOGETHER WITH A SURVEY MAP WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF GIBBONS SURVEYING & MAPPING, INC. WHO WERE WORKING UNDER MY SUPERVISION AND DIRECTION.

*Gary A. Gibbons*

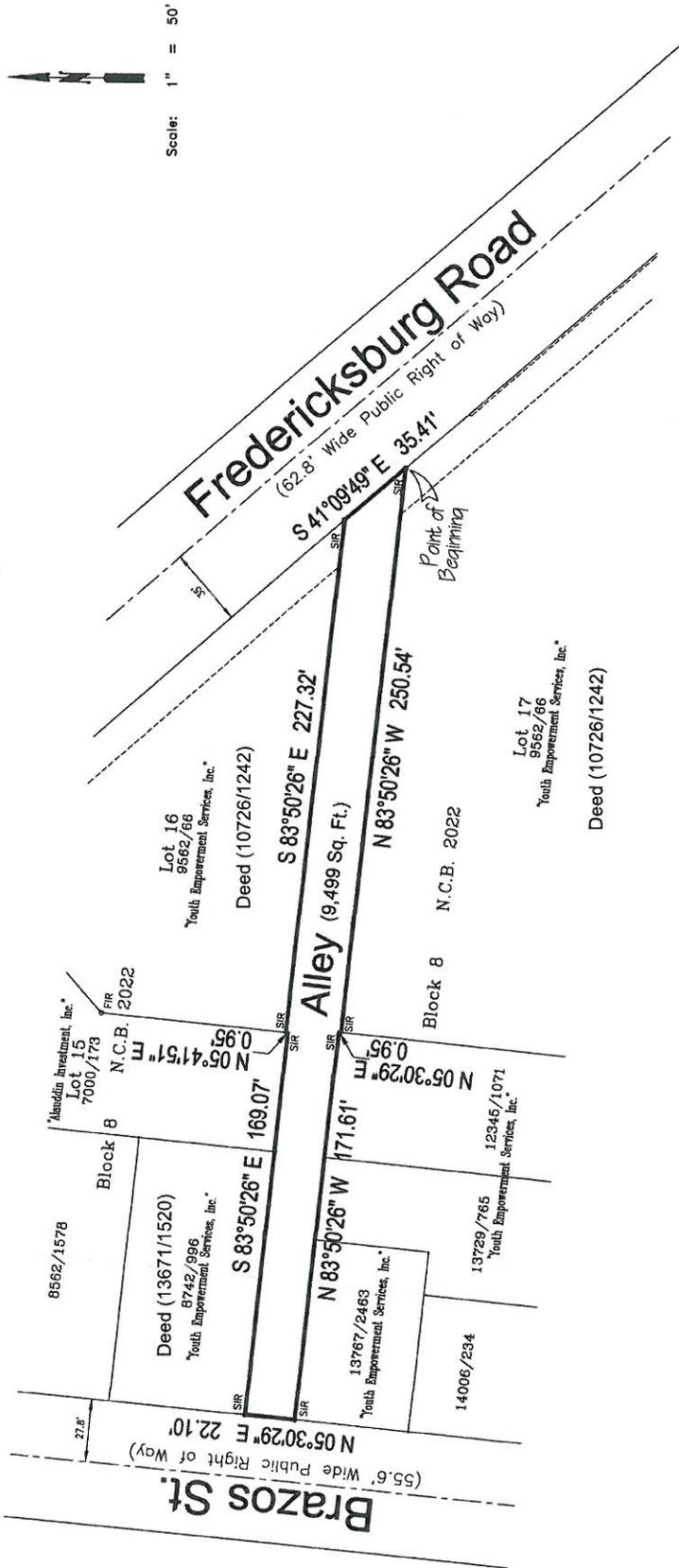
Gary A. Gibbons, R.P.L.S. #4716  
**GIBBONS SURVEYING & MAPPING, INC.**



Date: April 9, 2013  
Job No.: 13-4365-01 D  
Doc I.D.: fn Cesar Chavez swr esmt

JOB NO. 13-4377-01 B

Copyright 2013 Gibbons Surveying & Mapping, Inc.



### A Standard Land Survey of:

9,499 Square Feet, being the entire Alley in Block 8,  
New City Block 2022, San Antonio, Bexar County, Texas.

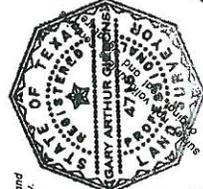
NOTES:

- 1.) This survey was prepared without the benefit of a title commitment and may not show all matters of record affecting this property.
- 3.) Bearing rotation is based on GPS observations. Datum is NAD '83.
- 4.) Found measurements, results in the bearings and distances varying from the various record sources.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category II, Condition II survey.

Survey field work completed on:  
THE 5th DAY OF MAY 2013, A.D.

*Gary A. Gibbons*  
GARY A. GIBBONS  
Registered Professional Land Surveyor Number 4716



REFERENCES:  
RECORDED IN: VOL. 9562, PG. 66, VOL. 7000, PG. 173

Deed (10726/1242)

Lot 17  
9562/66  
Youth Empowerment Services, Inc.\*

Block 8 N.C.B. 2022

Alley (9,499 Sq. Ft.)

Lot 16  
9562/68  
Youth Empowerment Services, Inc.\*  
Deed (10726/1242)

Manhattan Investment, Inc.\*  
Lot 15  
7000/173  
N.C.B. 2022

Deed (13671/1520)  
8742/996  
Youth Empowerment Services, Inc.\*

13729/765  
12345/1071  
Youth Empowerment Services, Inc.\*

14006/294

Gibbons  
Surveying &  
Mapping, Inc.  
P.O. Box 700576,  
San Antonio, Texas  
78270-0576  
(210) 366-4600  
(FAX) 366-4673

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

**A RESOLUTION SUPPORTING THE CLOSURE OF AN UNIMPROVED 0.218 ACRE PORTION OF A 22 FOOT-WIDE ALLEY (9,499 SQUARE FEET) PUBLIC RIGHT OF WAY RUNNING WESTERLY AND EASTERLY, LOCATED BETWEEN NORTH BRAZOS STREET AND FREDERICKSBURG ROAD, ADJACENT TO NCB 2022, IN COUNCIL DISTRICT 1, AS REQUESTED BY HIGGS CARTER KING GT CHARTER ACADEMY.**

\* \* \* \* \*

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

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

WHEREAS, Higgs Carter King GT Charter Academy filed an application requesting the closure of an unimproved 22 foot-wide alley, consisting of 0.218 acres (9,499 square feet) Public Right of Way running westerly and easterly, located between North Brazos Street and Fredericksburg Road, adjacent to NCB 2022, in Council District 1 as identified on Exhibit A; and

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

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

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

**SIGNED this 14<sup>th</sup> day of May, 2014.**

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

Attest:

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

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

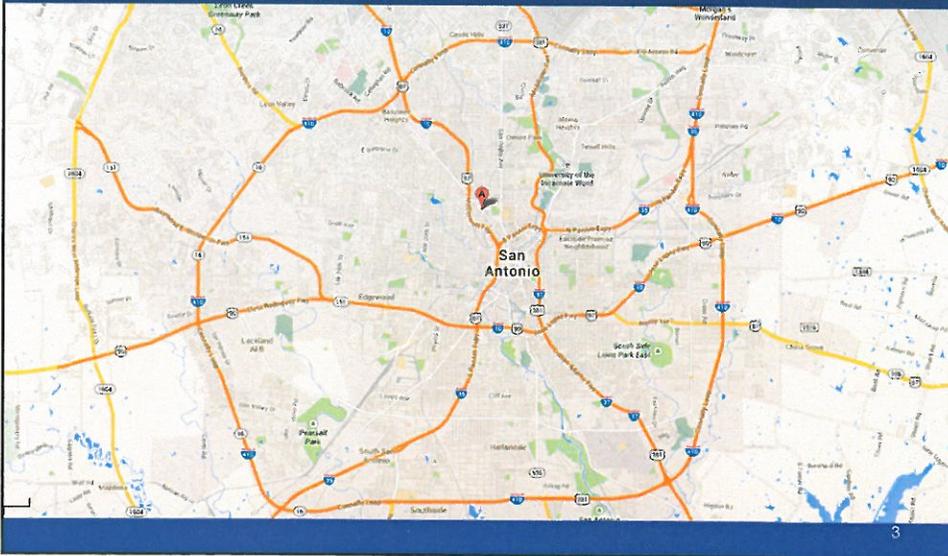
**Closure, vacation and abandonment**  
**of a 22-foot wide alley**

**Planning Commission**  
**Agenda Item #**  
**May 14, 2014**

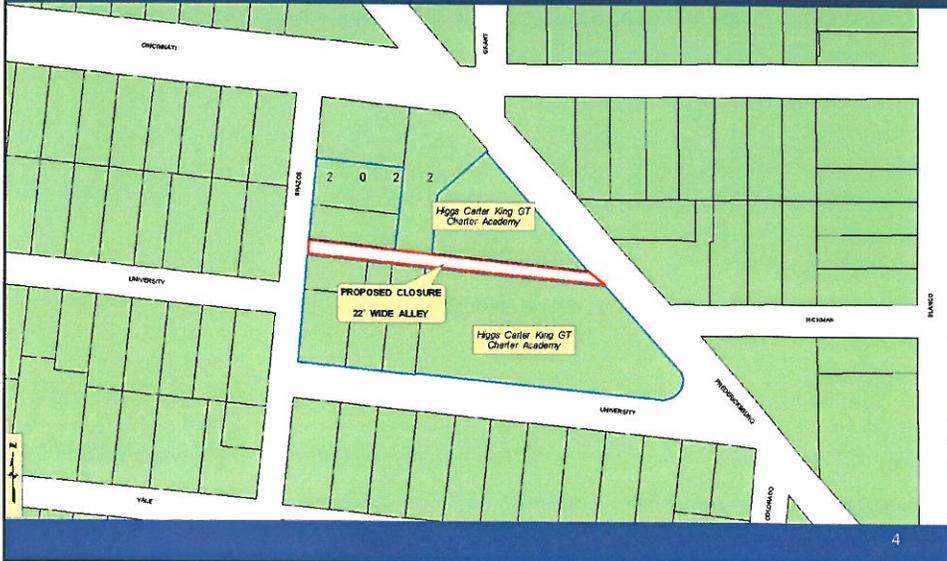
**Request**

- Higgs Carter King GT Charter Academy (Petitioner) is requesting that the City close, vacate and abandon 0.218 acres (9,499 square feet) of a 22-foot wide alley Public Right of Way located between North Brazos Street and Fredericksburg Road
- The subject right of way is an undeveloped alley that is not open to public travel
- The Petitioner owns most of the surrounding properties and the only other abutting property owner has agreed to the closure
- If approved, the closure will allow the Petitioner to provide a safe environment for the students and staff by controlling on site traffic circulation and parking

# Location Map



# Map



# Aerial



5

# Photo



6

## Coordination / Fiscal Impact

- Project has been canvassed/made available to all interested City Departments and utility agencies and received conditional approval
- The fair market value of the right of way is \$31,000.00, which was established by an appraisal performed by Debra S. Runyan, MAI on November 14, 2013
- Value was reduced by 25% in accordance with the reduction provided by the Inner City Reinvestment/Infill Policy (ICRIP)
- The City will collect \$25,100.00 for the closure, vacation and abandonment of this Public Right of Way, which will be deposited into the General Fund

7

## Recommendation

- This action is consistent with City Code and Ordinances relative to closing Public Rights of Way
- Staff recommends approval of this request

8



# CITY OF SAN ANTONIO

EASTPOINT & REAL ESTATE SERVICES OFFICE

STAFF REPORT

AGENDA ITEM NO. 32

**Public Hearing:**

Planning Commission  
May 14, 2014

**Special Project Number:**

1773

**Representative:**

Bruce Haby  
San Antonio Water System

**Staff Coordinator:**

Mary L. Fors, Management Analyst  
(210) 207-4083  
mary.fors@sanantonio.gov

**Property Address/Location:**

**Bexar County Properties:**

149 Peaceful Lane  
596 Hallmark Path  
600 Twin Valley  
1545 Sea Island  
6614 Little Joe Trail  
7510 Talley Road  
12720 S. Zarzamora  
13901 I.H. 35 South  
22870 Priest Road  
3715 Waterwood Pass  
23306 Post Oak Park  
24814 Ima Ruth  
25300 Fahrenheit  
25415 Brewer  
26802 Harmony Hills  
26803 Harmony Hills

**Von Army Properties:**

4139 Kings Hill  
4161 Kings Hill  
4193 Kings Hill  
4317 Mansion  
4327 Mansion  
4163 Deborah Kay  
4207 Deborah Kay

**Atascosa County Properties:**

400 Sundown Lane  
1256 Sherwood Forest  
Oak South Lot A  
Oak South Lot B

**Medina County Property:**

1465 CR 381

**Council District:**

All properties are located outside city limits with the exception of 12720 S. Zarzamora, located in Council District 3.

**REQUEST**

S.P. 1773 - Consideration of a Resolution supporting a request by the San Antonio Water System to declare as surplus and dispose of twenty-eight former BexarMet properties located in Bexar County, Atascosa County and Medina County. (Mary L. Fors, (210) 207-4083, [mary.fors@sanantonio.gov](mailto:mary.fors@sanantonio.gov), EastPoint & Real Estate Services Office.

**RECOMMENDED ACTION**

Staff recommends **approval**.

**SYNOPSIS OF ANALYSIS**

In compliance with City procedures, petitioner's request has been canvassed through interested city departments, utilities and applicable agencies. Petitioner has agreed to all conditions imposed through canvassing.

**ANALYSIS**

SAWS is a municipal owned utility. SAWS follows the same procedure under Municipal Code as city departments that want to declare property as surplus. The request is submitted to EastPoint & Real Estate Services which sends the request and exhibits to departments that provide services to, or construct infrastructure on the properties. The departments respond if there is a need for the property, or if the property can be disposed of. If the property has been determined as surplus, SAWS is then authorized to dispose of the property in accordance with Chapter 272 of the Local Government Code.

The San Antonio Water System Board of Trustees declared the listed properties as surplus to the system and authorized disposal of twenty-eight properties through Resolution 13-255 dated August 13, 2013.

**ATTACHMENTS**

- Request For Council Action memo (RFCA)
- Maps
- Letters of Agreement
- SAWS Resolution 13-225
- Resolution



# City of San Antonio

## Detail View

File Number: 14-991

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**Agenda Date:** 5/29/2014

**Status:** Draft

**In Control:** City Council A Session

**File Type:** Staff Briefing - With Ordinance

**POSTING LANGUAGE:**

**DEPARTMENT:** Office of EastPoint & Real Estate Services

**DEPARTMENT HEAD:** Mike Etienne

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:** Disposition: SAWS Sale of (former BexarMet) Surplus Property

**SUMMARY:** Consideration of the following ordinances authorizing the declaration as surplus and disposition of the following twenty-eight real properties owned by the San Antonio Water System:

- A. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.248 acre tract of land located at 149 Peaceful Lane within County Block 4170A, outside city limits.
- B. An ordinance declaring as surplus and authorizing the disposition of an approximate 2.521 acre tract of land located at 596 Hallmark Path within County Block 4174, outside city limits.
- C. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.2600 acre tract of land located at 600 Twin Valley within County Block 4194A, outside city limits.
- D. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.2296 acre tract of land located at 1545 Sea Island within County Block 4157, outside city limits.
- E. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.324 acre tract of land located at 6614 Little Joe Trail within County Block 4404A, outside city limits.
- F. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.15 acre tract of land located at 7510 Talley Road within County Block 4406, outside city limits.
- G. An ordinance declaring as surplus and authorizing the disposition of an approximate 2.87 acre tract of land located at 12720 S. Zarzamora within County Block 4005A, in Council District 3.
- H. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.9190 acre tract of land located at 13901 I.H. 35 South within County Block 4231C, outside city limits.

- I. An ordinance declaring as surplus and authorizing the disposition of an approximate 1.840 acre tract of land located at 22870 Priest Road within County Block 4131, outside city limits.
- J. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.3444 acre tract of land located at 3715 Waterwood Pass within County Block 4131, outside city limits.
- K. An ordinance declaring as surplus and authorizing the disposition of an approximate 1.4410 acre tract of land located at 23306 Post Oak Park within County Block 4167B, outside city limits.
- L. An ordinance declaring as surplus and authorizing the disposition of an approximate .1960 acres well tract located at 24814 Ima Ruth within County Block 4732, outside city limits.
- M. An ordinance declaring as surplus and authorizing the disposition of an approximate .162 acre well tract located at 25300 Fahrenthold within County Block 4732A, outside city limits.
- N. An ordinance declaring as surplus and authorizing the disposition of an approximate .0920 acre well tract located at 25415 Brewer within County Block 4732A, outside city limits.
- O. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.3440 acre tract of land located at 26802 Harmony Hills within County Block 4844A, outside city limits.
- P. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.279 acre tract of land located at 26803 Harmony Hills within County Block 4844A, outside city limits.
- Q. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.2008 acre tract of land located at 4139 Kings Hill within County Block 4194B, outside city limits.
- R. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.3719 acre tract of land located at 4161 Kings Hill within County Block 4194B, outside city limits.
- S. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.1200 acre tract of land located at 4193 Kings Hill within County Block 4194B, outside city limits.
- T. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.1538 acre tract of land located at 4317 Mansion within County Block 4194B, outside city limits.
- U. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.1538 acre tract of land located at 4327 Mansion within County Block 4194B, outside city limits.
- V. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.1578 acre tract of land located at 4163 Deborah Kay within County Block 4202A, outside city limits.
- W. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.0574 acre tract of land located at 4207 Deborah Kay within County Block 4202A, outside city limits.

X. An ordinance declaring as surplus and authorizing the disposition of an approximate .3300 acre tract of land located at 400 Sundown Lane within Primrose Estates Subdivision in Atascosa County.

Y. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.33 acre tract of land located at 1256 Sherwood Forest within Sherwood Forest Subdivision in Atascosa County.

Z. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.17 acre tract of land located at Oak South, Lot A in Oaks South Subdivision in Atascosa County.

AA. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.334 acre tract of land located at Oak South, Lot B in Oaks South Subdivision in Atascosa County.

BB. An ordinance declaring as surplus and authorizing the disposition of an approximate 1.029 acre tract of land located at 1465 County Road 381 in Medina County.

**BACKGROUND INFORMATION:** Ratepayers voted to dissolve BexarMet and consolidate it into the San Antonio Water System (SAWS) during the November, 2011 election. The U.S. Department of Justice cleared the election results in January, 2012, to allow the dissolution of the utility. BexarMet assets and liabilities were transferred to SAWS. The former BexarMet operations are being integrated into SAWS. SAWS real estate department has been identifying and evaluating the former BexarMet interests. SAWS has determined some of the property interests are not necessary for the operation of the system.

SAWS is a municipal owned utility. SAWS follows the same procedure under Municipal Code as city departments that want to declare property as surplus. The request is submitted to Office of EastPoint & Real Estate Services which sends the request and exhibits to departments that provide services to, or construct infrastructure on the properties. The departments respond if there is a need for the property, or if the property can be disposed of. If the property has been determined as surplus, SAWS is then authorized to dispose of the property in accordance with Chapter 272 of the Local Government Code.

The San Antonio Water System Board of Trustees declared the above-listed properties as surplus to the system and authorized disposal of the twenty-eight properties through Resolution 13-255 dated August 13, 2013.

**ISSUE:** Consideration of the following ordinances authorizing the declaration as surplus and disposition of the following real properties owned by the San Antonio Water System:

A. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.248 acre tract of land located at 149 Peaceful Lane within County Block 4170A, outside city limits.

B. An ordinance declaring as surplus and authorizing the disposition of an approximate 2.521 acre tract of land located at 596 Hallmark Path within County Block 4174, outside city limits.

C. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.2600 acre tract of land located at 600 Twin Valley within County Block 4194A, outside city limits.

D. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.2296 acre tract of land located at 1545 Sea Island within County Block 4157, outside city limits.

E. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.324 acre tract of land located at 6614 Little Joe Trail within County Block 4404A, outside city limits.

F. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.15 acre tract of land located at 7510 Talley Road within County Block 4406, outside city limits.

G. An ordinance declaring as surplus and authorizing the disposition of an approximate 2.87 acre tract of land located at 12720 S. Zarzamora within County Block 4005A, in Council District 3.

H. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.9190 acre tract of land located at 13901 I.H. 35 South within County Block 4231C, outside city limits.

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M. An ordinance declaring as surplus and authorizing the disposition of an approximate .162 acre well tract located at 25300 Fahrenthold within County Block 4732A, outside city limits.

N. An ordinance declaring as surplus and authorizing the disposition of an approximate .0920 acre well tract located at 25415 Brewer within County Block 4732A, outside city limits.

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R. An ordinance declaring as surplus and authorizing the disposition of an approximate

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S. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.1200 acre tract of land located at 4193 Kings Hill within County Block 4194B, outside city limits.

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Y. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.33 acre tract of land located at 1256 Sherwood Forest within Sherwood Forest Subdivision in Atascosa County.

Z. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.17 acre tract of land located at Oak South, Lot A in Oaks South Subdivision in Atascosa County.

AA. An ordinance declaring as surplus and authorizing the disposition of an approximate 0.334 acre tract of land located at Oak South, Lot B in Oaks South Subdivision in Atascosa County.

BB. An ordinance declaring as surplus and authorizing the disposition of an approximate 1.029 acre tract of land located at 1465 County Road 381 in Medina County.

**ALTERNATIVES:** City Council could choose not to approve these requests; however that would prevent SAWS from disposing of property that is no longer necessary for the operation of the Water System and would require SAWS to continue maintaining the properties.

**FISCAL IMPACT:** There is no fiscal impact related to the sale of the surplus property since the property is controlled by SAWS.

**RECOMMENDATION:** The City of San Antonio's Planning Commission will review this request at its regular meeting on April 14, 2014.

Staff recommends approval of the declaration as surplus and authorization to dispose of twenty-eight real properties owned by the San Antonio Water System and authorized by SAWS Resolution 13-255 dated August 13, 2013.

**FISCAL ORDINANCE LANGUAGE:**



1256 Sherwood Forest, Poteet, Atascosa County, TX

12720 Zarzamora S

S ZARZAMORA

APPLEWHITE RD

WALDMANN RD

MISSION RANCH

WALNUT BEND

ESTRADA DR

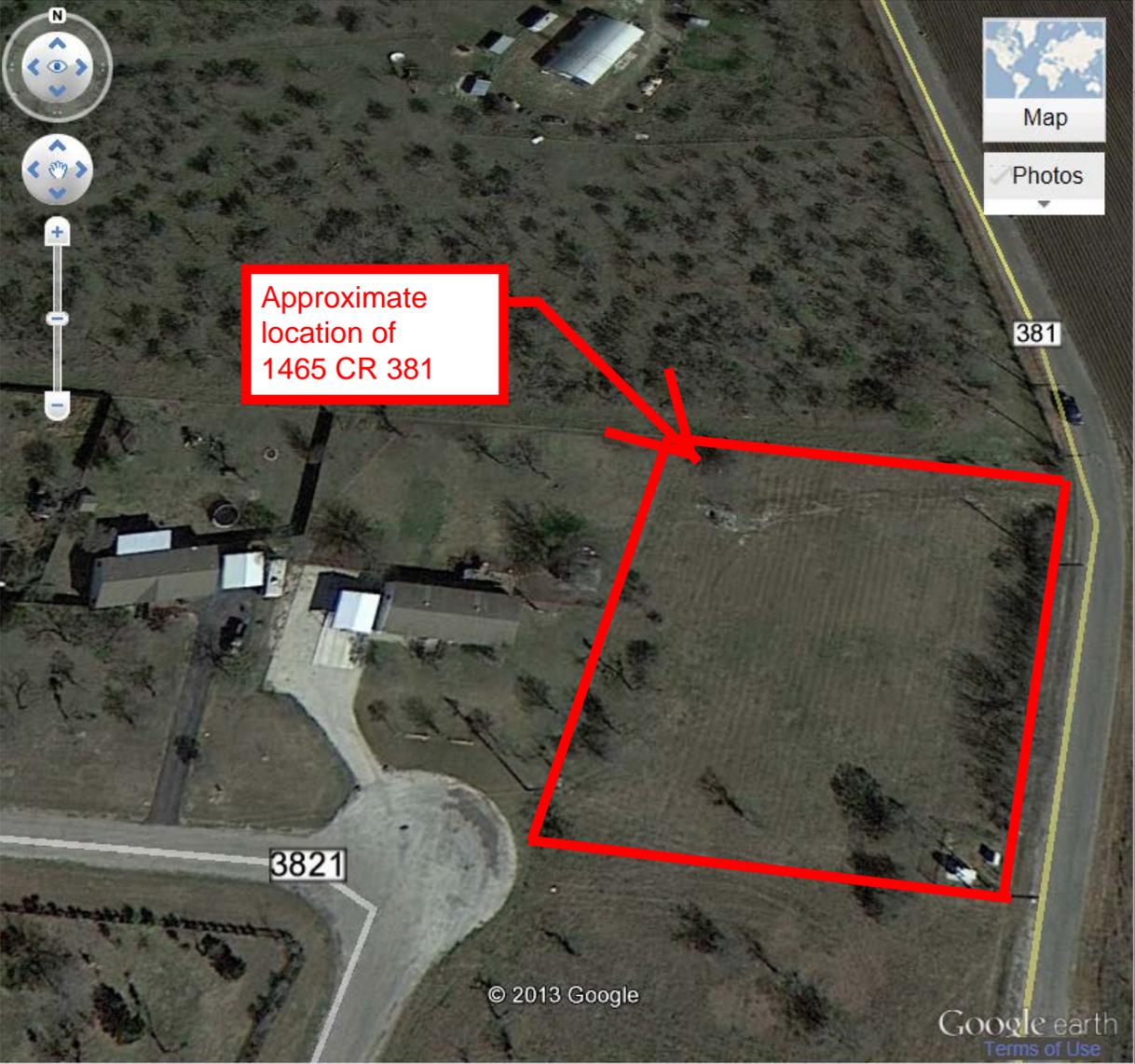
SONSERA WAY

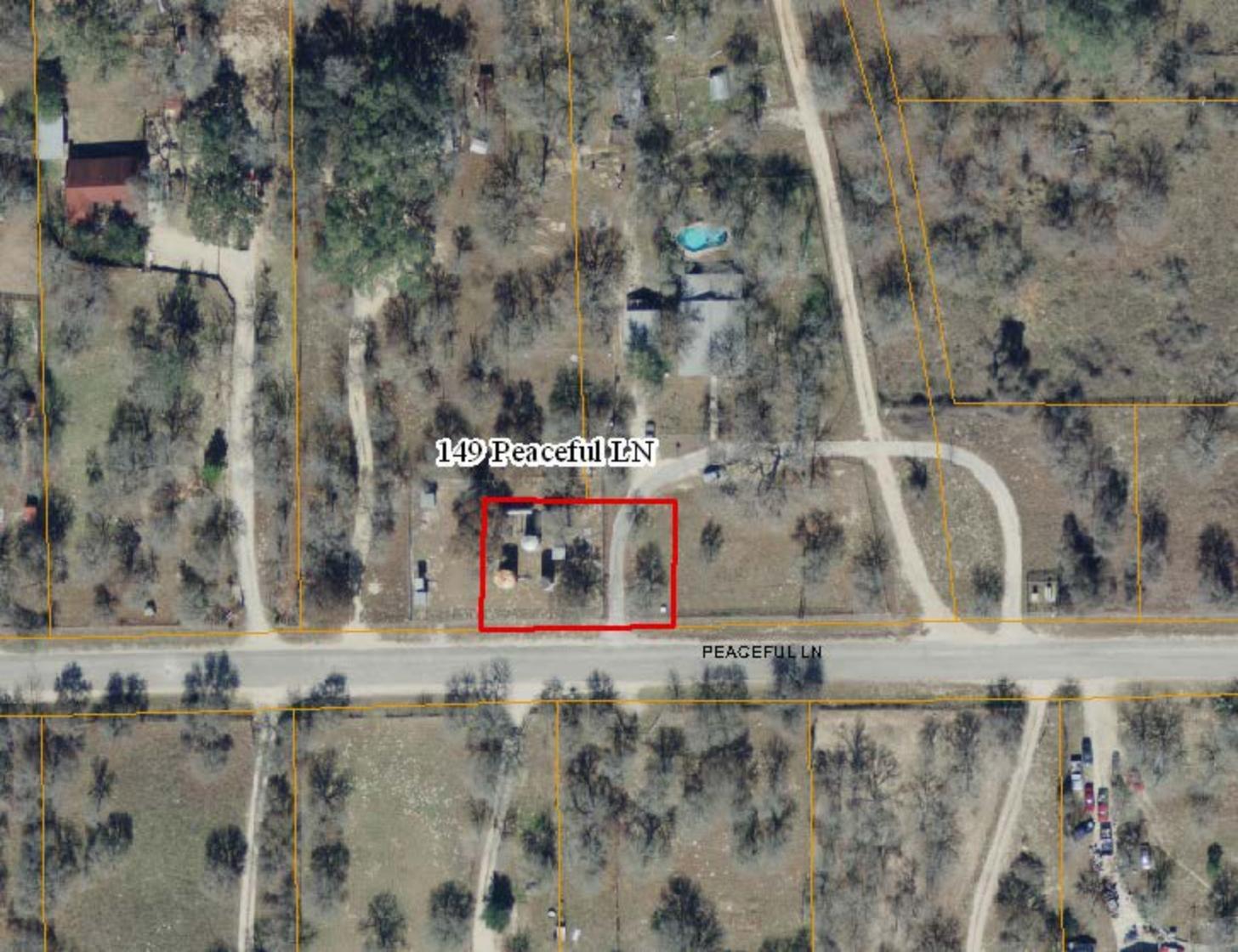
CANYON FALLS

WALSH RD









149 Peaceful LN

PEACEFUL LN

WHISPERING WINDS DR.

1545 Sea Island

SEA ISLAND





PRIEST RD

22870 Priest Rd

3715 Waterwood Pass Dr

SILVER CHALICE

WATERWOOD PASS DR

**23306 Post Oak Park**

POST OAK PARK

CAMPBELLTON



24814 Ruth PKWY



ADA MAE ST

OLD FREDERICKSBURG RD

MMA RUTH PKWY

GREGORY CIR

ALE RD

DOMINION DR

**25300 Fahrenthold**

CURRIES CREEK

FAHRENTHOLD

DANNA MARE DR

LYNDA SUE DR



25415 Brewer Dr



BREWER DR

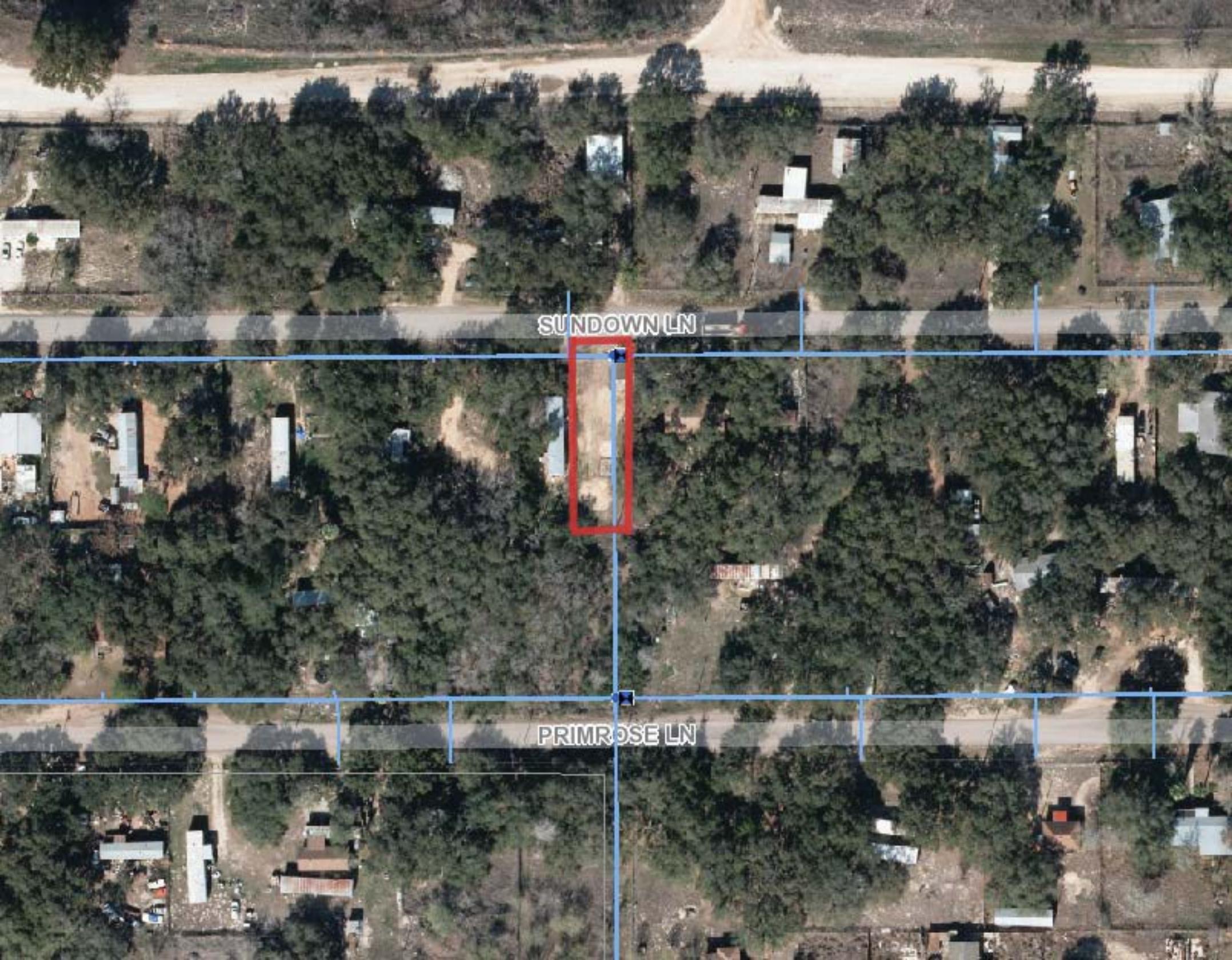
PAT PKWY

AVE RD



26803 Harmony Hills

26802 Harmony Hills



SUNDOWN LN

PRIMROSE LN



KINGS ROW

Kings Hill

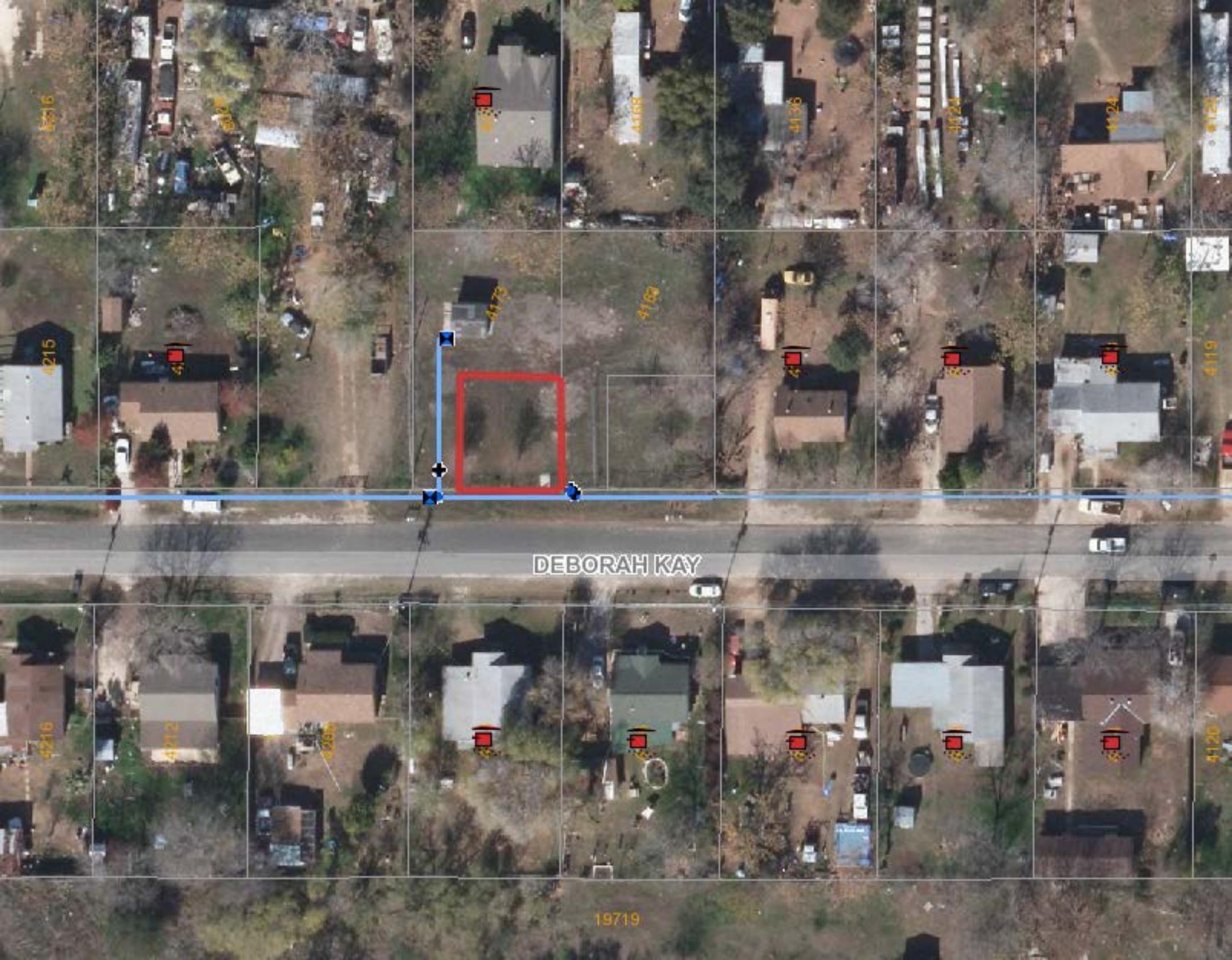
4193

4161

4319

KINGS HILL





DEBORAH KAY

19719

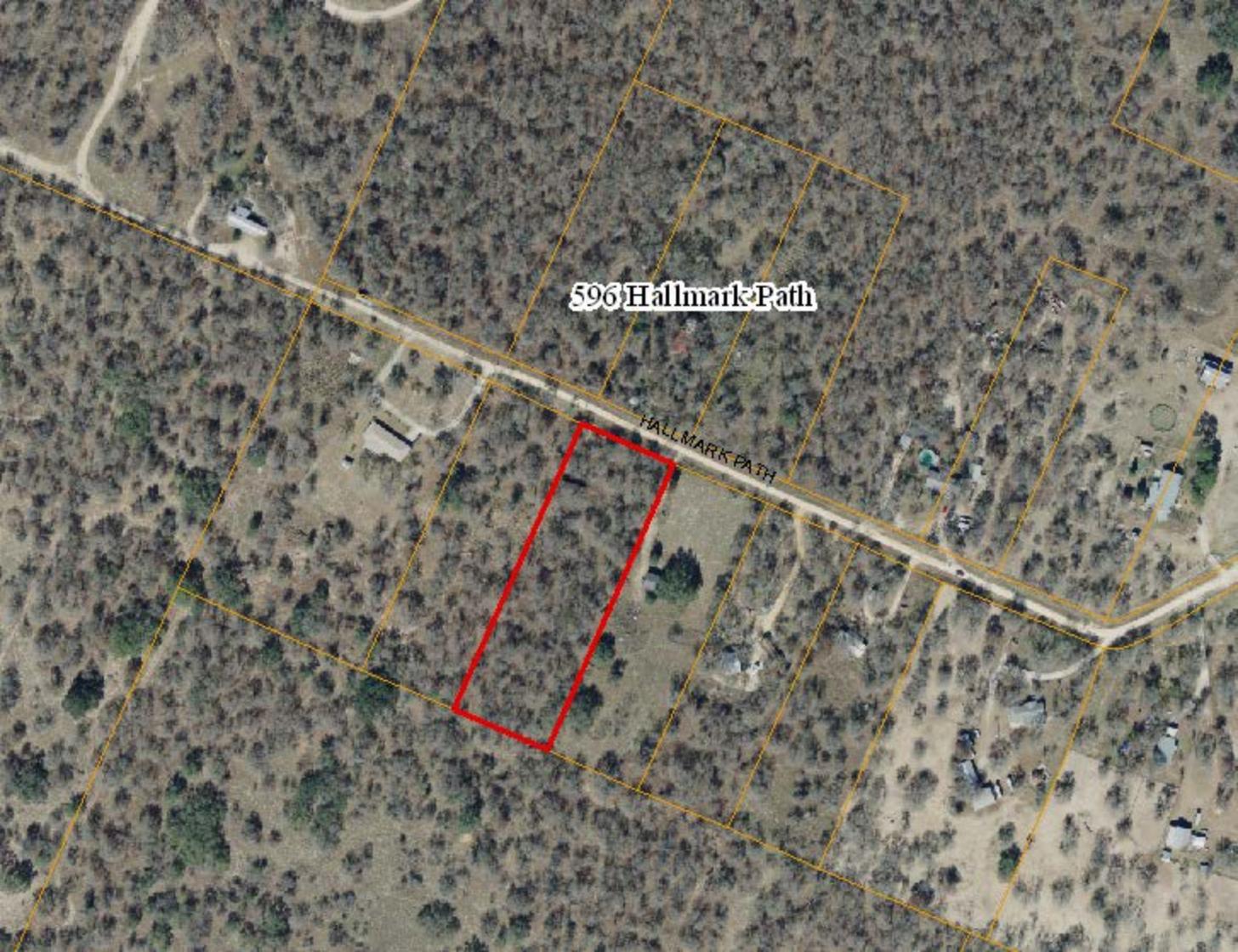
SOUTHERN TRL

Mansion

4327 4317

MANSSION

CROSSBOW

An aerial photograph of a rural area with a dirt road. A red-outlined rectangle highlights a specific section of the road. The road is labeled '596 Hallmark Path' in white text with a black outline. The surrounding area is covered in dense, dry vegetation and scattered buildings.

**596 Hallmark Path**

HALLMARK PATH

MOUNTAIN PASS

600 Twin Valley

TWIN VALLEY



6614 Little Joe Trl

LITTLE JOE TRL

CARTWRIGHT TRL



7510 Talley rd



PVT RD AT 7510 TALLEY RD

PVT RD AT 7500 TALLEY RD



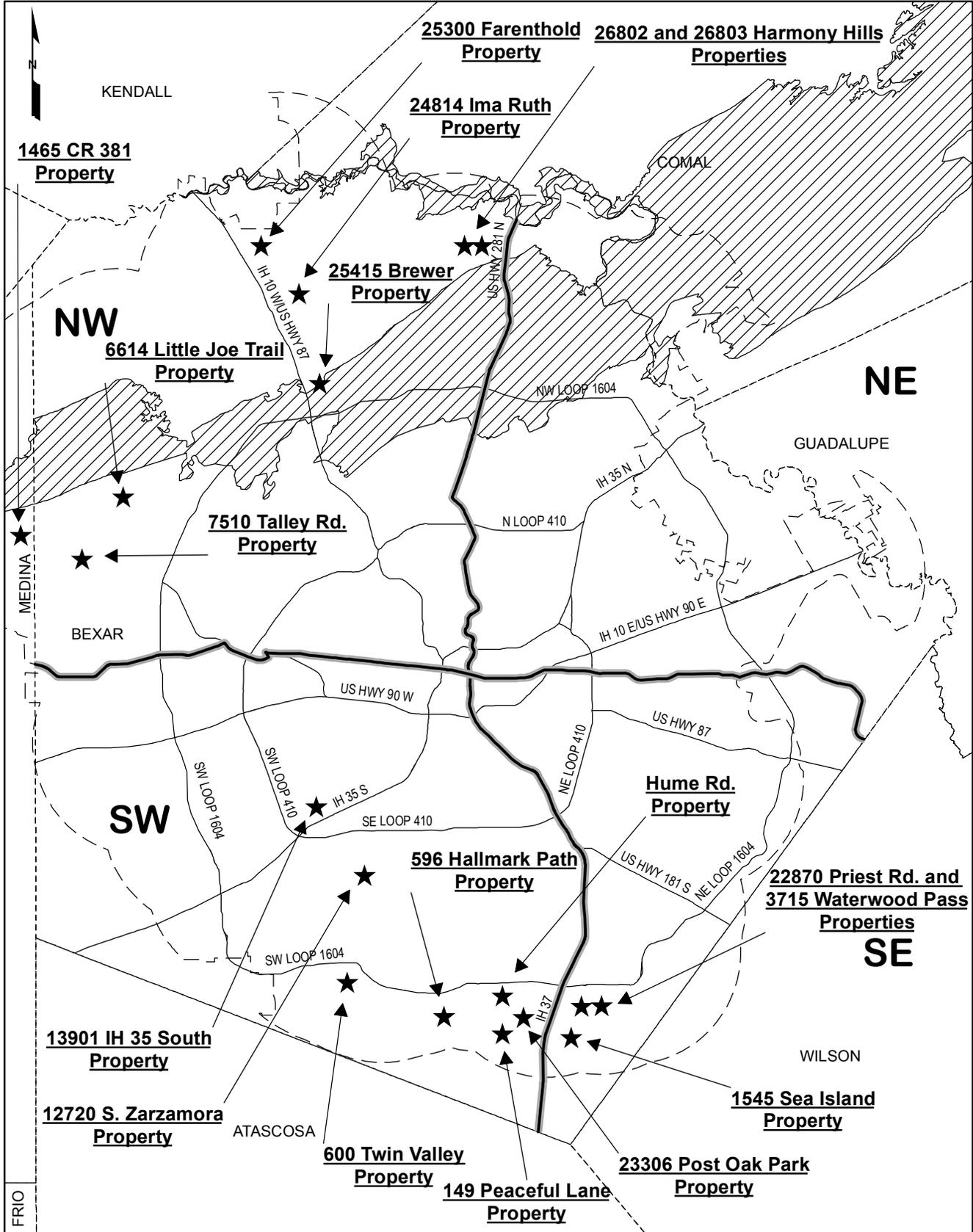
**Oaks South, Lots A and B  
Poteet, Atascosa County, TX**

**Lot A**

**Lot B**



SAN ANTONIO WATER SYSTEM  
 AREA MAP  
 ATTACHMENT I



DISTRICT SPECIAL PROJECT (DSP) SURPLUS PROPERTIES



# CITY OF SAN ANTONIO

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

March 18, 2014

Bruce Haby  
San Antonio Water System  
2800 U.S. Hwy 281 North  
San Antonio, TX 78212

cc: CPS Energy, Joyce Labus

Re: SAWS request to declare as surplus and dispose of real property located in Von Ormy (S.P. 1773 A-C). 4317/4327 Mansion, 4139/4161/4193 Kings Hill and 4163/4207 Deborah Kay

Dear Mr. Haby,

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

Environmental: EMD has no environmental information for the subject site, however we recommend a Phase I ESA be conducted prior to sale of property or property should be sold "as is". [Recommendation.]

Public Works - Planning & Engineering: All required studies, permits and fees submitted and approved by all applicable local (city and/or county), state and federal governing bodies. Must comply with all local (city and/or county), state and federal regulations. Right of Way: Contact and confirm with all utilities that there are no conflicts. [Disclose to buyer.]

CPS Energy: Petitioner must agree to reserve a perpetual easement for all existing electrical and/or gas facilities and agrees 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 City Public Service and at the sole expense of the petitioner. [SAWS coordinate with CPS prior to sale of property. CPS must provide SAWS with plat and field notes for all easements not currently recorded or noted on a plat.]

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

If you concur with the above mentioned conditions, please countersign this letter in the spaces provided below and return to the undersigned. *Upon receipt of this executed Letter of Agreement we will continue processing your request.*

Sincerely,



Marcia Shelf Orlandi  
Real Estate Manager

---

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:

Nancy Belinsky  
By

vice President & General Counsel  
Title

Nancy Belinsky  
Print Name

2/25/14  
Date



# CITY OF SAN ANTONIO

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

February 18, 2014

Bruce Haby  
San Antonio Water System  
2800 U.S. Hwy 281 North  
San Antonio, TX 78212

Re: SAWS request to declare as surplus and dispose of real property located in Atascosa County (S.P. 1773 D-F). 400 Sundown Lane, 1256 Sherwood Forest and Oak South Lots A/B

Dear Mr. Haby,

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

Environmental: EMD has no environmental information for the subject site, however we recommend a Phase I ESA be conducted prior to sale of property or property should be sold "as is". [Recommendation.]

Public Works - Planning & Engineering: All required studies, permits and fees submitted and approved by all applicable local (city and/or county), state and federal governing bodies. Must comply with all local (city and/or county), state and federal regulations. Right of Way: Contact and confirm with all utilities that there are no conflicts. [Disclose to Buyer.]

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Sincerely,



Marcia Shelf Orlandi  
Real Estate Manager

---

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:

Nancy Belinsky

By

Vice President & General Counsel

Title

Nancy Belinsky

Print Name

2/25/14

Date



# CITY OF SAN ANTONIO

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

February 18, 2014

**Bruce Haby**  
**San Antonio Water System**  
**2800 U.S. Hwy 281 North**  
**San Antonio, TX 78212**

cc: CPS Energy, Joyce Labus

Re: SAWS request to declare as surplus and dispose of real property located in South San Antonio (S.P. 1773 G-O) located at 149 Peaceful Lane, 596 Hallmark Path, 600 Twin Valley, 1545 Sea Island, 12720 S. Zarzamora, 13901 I.H. 35 South, 22870 Priest Road, 3715 Waterwood Pass and 23306 Post Oak Park.

Dear Mr. Haby,

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

Environmental: EMD has no environmental information for the subject site, however we recommend a Phase I ESA be conducted prior to sale of property or property should be sold "as is". [Recommendation.]

Public Works - Planning & Engineering: All required studies, permits and fees submitted and approved by all applicable local (city and/or county), state and federal governing bodies. Must comply with all local (city and/or county), state and federal regulations. Right of Way: Contact and confirm with all utilities that there are no conflicts. [Disclose to buyer.]

CPS Energy: Petitioner must agree to reserve a perpetual easement for all existing electrical and/or gas facilities and agrees 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 City Public Service and at the sole expense of the petitioner. [SAWS coordinate with CPS prior to sale of property. CPS must provide SAWS with plat and field notes for all easements not currently recorded or noted on a plat.]

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

If you concur with the above mentioned conditions, please countersign this letter in the spaces provided below and return to the undersigned. *Upon receipt of this executed Letter of Agreement we will continue processing your request.*

Sincerely,



Marcia Shelf Orlandi  
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:

Nancy Belinsky

By

Vice President & General Counsel

Title

Nancy Belinsky

Print Name

2/25/14

Date



# CITY OF SAN ANTONIO

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

March 24, 2014

Bruce Haby  
San Antonio Water System  
2800 U.S. Hwy 281 North  
San Antonio, TX 78212

Cc: CPS Energy, Joyce Labus

Re: SAWS request to declare as surplus and dispose of real property located in North San Antonio (S.P. 1773 P/Q) located at 6614 Little Joe Trail and 7510 Talley Road.

Dear Mr. Haby,

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

Environmental: EMD has no environmental information for the subject site, however we recommend a Phase I ESA be conducted prior to sale of property or property should be sold "as is". [Recommendation.]

Public Works - Planning & Engineering: All required studies, permits and fees submitted and approved by all applicable local (city and/or county), state and federal governing bodies. Must comply with all local (city and/or county), state and federal regulations. Right of Way: Contact and confirm with all utilities that there are no conflicts. [Disclose to buyer.]

CPS Energy: Petitioner must agree to reserve a perpetual easement for all existing electrical and/or gas facilities and agrees 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 City Public Service and at the sole expense of the petitioner. [SAWS coordinate with CPS prior to sale of property. CPS must provide SAWS with plat and field notes for all easements not currently recorded or noted on a plat.]

Development Services: Provided proper permits are obtained. [Disclose to buyer.]

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

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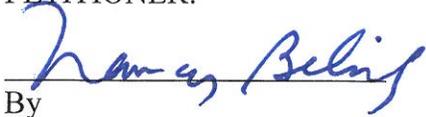
Sincerely,



Mike Etienne, Ph.D., Director  
Office of EastPoint & Real Estate Services

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:



By

Vice President and General Counsel  
Title

Nancy Belinsky  
Print Name

3/26/14  
Date



# CITY OF SAN ANTONIO

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

February 18, 2014

Bruce Haby  
San Antonio Water System  
2800 U.S. Hwy 281 North  
San Antonio, TX 78212

Cc: CPS Energy, Joyce Labus

Re: SAWS request to declare as surplus and dispose of real property located in North San Antonio (S.P. 1773 P-V) located at 24814 Ima Ruth, 25300 Farenthold, 25415 Brewer, 26802/26803 Harmony Hills

Dear Mr. Haby,

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

Environmental: EMD has no environmental information for the subject site, however we recommend a Phase I ESA be conducted prior to sale of property or property should be sold "as is". [Recommendation.]

Public Works - Planning & Engineering: All required studies, permits and fees submitted and approved by all applicable local (city and/or county), state and federal governing bodies. Must comply with all local (city and/or county), state and federal regulations. Right of Way: Contact and confirm with all utilities that there are no conflicts. [Disclose to buyer.]

CPS Energy: Petitioner must agree to reserve a perpetual easement for all existing electrical and/or gas facilities and agrees 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 City Public Service and at the sole expense of the petitioner.

25300 Farenthold - CPS Energy needs to retain 14' easement along Curren Creek.

25415 Brewer - CPS Energy needs to retain the 21' utility easement as show on plat of Leon Springs Mobile Home Villa recorded in Vol. 5700/Pg. 200 Deed Records, Bexar County Texas.

[SAWS coordinate with CPS prior to sale of property. CPS must provide SAWS with plat and field notes for all easements not currently recorded or noted on a plat.]

Development Services: Provided proper permits are obtained. [Disclose to buyer.]

Department of Planning and Community Development: 26802 and 26803 Harmony Hills -  
Comment - The property is subject to City of San Antonio's building permits and inspections due to an Agreement for Services in Lieu of Annexation between Timberwood Park and the City of San Antonio. [Disclose to buyer.]

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

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Sincerely,



Marcia Sheff Orlandi  
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:

Nancy Belinsky  
By

Vice President & General Counsel  
Title

Nancy Belinsky  
Print Name

2/25/14  
Date



# CITY OF SAN ANTONIO

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

March 24, 2014

Bruce Haby  
San Antonio Water System  
2800 U.S. Hwy 281 North  
San Antonio, TX 78212

cc: CPS Energy, Joyce Labus

Re: SAWS request to declare as surplus and dispose of real property located in Medina County (S.P. 1773 W) – 1465 County Road 381

Dear Mr. Haby,

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

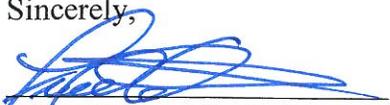
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Sincerely,



Mike Etienne, Ph.D., Director  
Office of EastPoint & Real Estate Services

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:



By

Vice President and General Counsel  
Title

Nancy Belinsky  
Print Name

3/26/14  
Date

RESOLUTION NO. 13<sup>RD</sup> 225

OF THE SAN ANTONIO WATER SYSTEM (THE "SYSTEM") BOARD OF TRUSTEES CONCERNING THE DISTRICT SPECIAL PROJECT ("DSP"), DECLARING TWENTY-NINE TRACTS OF LAND LOCATED IN BEXAR COUNTY, ATASCOSA COUNTY, AND MEDINA COUNTY, TEXAS (THE "PROPERTIES"), AS SURPLUS TO THE DSP AND SYSTEM AS REQUIRED BY CITY ORDINANCE NO. 75686; RECOMMENDING THAT THE SAN ANTONIO PLANNING COMMISSION AND CITY COUNCIL CONSENT TO SUCH DECLARATION AS REQUIRED BY CITY ORDINANCE NO. 75686; AUTHORIZING THE PRESIDENT/CHIEF EXECUTIVE OFFICER OR HIS DULY APPOINTED DESIGNEE TO DISPOSE OF SAID PROPERTIES PURSUANT TO CHAPTER 272 AND/OR CHAPTER 253 OF THE TEXAS LOCAL GOVERNMENT CODE AND APPLICABLE CITY OF SAN ANTONIO AND SYSTEM POLICIES AND PROCEDURES; FINDING THIS RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

THE PROPERTIES TO BE DECLARED SURPLUS ARE DESCRIBED BELOW BY METES AND BOUNDS OR LOT AND BLOCK IN THE CHARTS LISTED BELOW:

Bexar County Property – San Antonio Attachment I – Area Map	PROPERTY DESCRIPTION
149 Peaceful Lane	CB 4170A, BLK 1, Lot SW IRR 120 Ft of 17
596 Hallmark Path	CB 4174, P-15 ABS 35 (formerly PT of P-3)
600 Twin Valley	CB 4194A, Blk 3, Lot 6
1545 Sea Island	CB 4157, Blk 4, Lot 3, 100 Ft of 27
6614 Little Joe Trail	CB 4404A, Blk 1, Lot W 150 Ft of 31
7510 Talley Road	CB 4406 P-7A (.129 ac) & P-9A (.021 ac) A-694
12720 S. Zarzamora	CB 4005A Blk 1, Lot 18
13901 I.H. 35 South	CB 4231C, Blk Lot W 37.64 Ft of 16 (.559 ac) & P-4B (.36 ac)
22870 Priest Rd and 3715 Waterwood Pass (Two properties to be sold together)	CB 4131 P-15 ABS 107 out of P-2 CB 4131 P-14 ABS 107
23306 Post Oak Park	CB 4167B Blk 2 Lot 116 Hickory Hollow Subd UT-1
24814 Ima Ruth	CB 4732 P-20 ABS 708
25300 Fahrenthold	CB 4732A Blk 1 Lot P-100 AND CB 4732A Blk 6 Lot P-100A
25415 Brewer	CB 4732A Blk 8, Lot W ½ of 22
26802 Harmony Hills	CB 4844A, Blk 203, Lot 1
26803 Harmony Hills	CB 4844A Blk 202 Lot 1

Hume Rd.	CB 4162 P-100 ABS 1247 AND CB 4162 P-101 ABS 1247
----------	--

<b>Bexar County Property – Von Army Attachment II – Area Map</b>	<b>PROPERTY DESCRIPTION</b>
4139 Kings Hill	CB 4194B Blk 3 Lot 26
4161 Kings Hill	CB 4194B Blk 3 Lot 25
4193 Kings Hill	CB 4194B Blk 3 Lot 24
4317 Mansion	CB 4194B Blk 9 Lot 26
4327 Mansion	CB 4194B Blk 9 Lot 27
4163 Deborah Kay	CB 4202A Blk 2 Lot W IRR 25 Ft of 27 BCAD Property ID 184418
4207 Deborah Kay	CB 4202A Blk 2 Lot SE 50 X 50 Ft of 26 BCAD Property ID 184415 & 184416

<b>Atascosa County Property Attachment II – Area Map</b>	<b>PROPERTY DESCRIPTION</b>
400 Sundown Ln	Primrose Estates S/D Blk 2 Lot 23
1256 Sherwood Forest	Sherwood Forest S/D Blk 1 Lot 18, 0.33 ac
Oak South Lot A	Oaks South S/D Lot PT of 5, 0.17 ac
Oak South Lot B	Oaks South S/D Lot 6, 0.334 ac

<b>Medina County Property – San Antonio Attachment I – Area Map</b>	<b>PROPERTY DESCRIPTION</b>
1465 CR 381 (known as West View 381, Facility ID 124)	Medina County Property ID# R77861 A0380 J. Fitzgerald Survey 33, Acres 1.029 “Northern Well Site”

**WHEREAS**, the San Antonio Water System’s District Special Project was created by the City Council of the City of San Antonio on October 20, 2011, pursuant to Ordinance No. 2011-10-20-0845, and this action is related to, and consistent with, that Ordinance; and

**WHEREAS**, City Ordinance No. 75686 requires all System assets be declared as surplus to the needs of the System prior to their disposition; and

**WHEREAS**, staff has determined need for the Properties are no longer necessary for the efficient operation of the DSP and System; and

**WHEREAS**, any easements, rights of way, groundwater rights, surface water rights, well sites, etc. needed for the efficient operation of the System will be retained at the time of any future sale; and

**WHEREAS**, upon the sale of said Properties, the proceeds from said sale shall be deposited in the Gain/Loss Account for the Water Delivery System and allocated to the District Special Project; and

**WHEREAS**, the San Antonio Water System Board of Trustees desires to (i) declare the Properties as herein described surplus to the needs of the DSP and System as required by City Ordinance No. 75686, (ii) recommend that the Planning Commission and City Council consent to the declaration as required by City Ordinance No. 75686, and (iii) authorize the President/Chief Executive Officer or his duly appointed designee to dispose of said Properties pursuant to Chapter 272 and/or Chapter 253 of the Local Texas Government Code and all applicable City of San Antonio policies and procedures; now therefore:

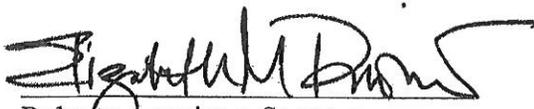
**BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES CONCERNING THE DISTRICT SPECIAL PROJECT:**

1. That the Properties are hereby declared surplus to the needs of the DSP and System. Such real property is more particularly described in the charts listed above and are incorporated herein for all purposes.
2. That a recommendation is hereby made to the Planning Commission and City Council to consent to the declaration as required by City Ordinance No. 75686.
3. That the President/Chief Executive Officer or his duly appointed designee is hereby authorized to dispose of said Property pursuant to Chapter 272 and/or Chapter 253 of the Texas Local Government Code and all applicable System and City of San Antonio policies and procedures.
4. It is officially found, determined and declared that the meeting at which this resolution is adopted was open to the public, and that public notice of the time, place and subject matter of the public business to be conducted at such meeting, including this resolution, was given to all as required by the Texas Codes Annotated, as amended, Title 5, Chapter 551, Government Code.
5. If any part, section, paragraph, sentence, phrase or word of this resolution is for any reason held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this resolution shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.
6. This resolution becomes effective immediately upon its passage.

PASSED AND APPROVED this 13th day of August, 2013.

  
 \_\_\_\_\_  
 Berto Guerra Jr., Chairman

ATTEST:

  
 \_\_\_\_\_  
 Roberto Anguiano, Secretary

Attachments:  
 I & II Area Maps

**ATTACHMENT I**

*Described in the chart below are legal descriptions of the DISTRICT SPECIAL PROJECT (DSP) Properties declared surplus by SAWS Board Resolution No. 13-225 on August 13, 2013:*

<b>Bexar County Property – San Antonio</b>	<b>PROPERTY DESCRIPTION</b>
149 Peaceful Lane	CB 4170A, BLK 1, Lot SW IRR 120 Ft of 17
596 Hallmark Path	CB 4174, P-15 ABS 35 (formerly PT of P-3)
600 Twin Valley	CB 4194A, Blk 3, Lot 6
1545 Sea Island	CB 4157, Blk 4, Lot 3, 100 Ft of 27
6614 Little Joe Trail	CB 4404A, Blk 1, Lot W 150 Ft of 31
7510 Talley Road	CB 4406 P-7A (.129 ac) & P-9A (.021 ac) A-694
12720 S. Zarzamora	CB 4005A Blk 1, Lot 18
13901 I.H. 35 South	CB 4231C, Blk Lot W 37.64 Ft of 16 (.559 ac) & P-4B (.36 ac)
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3715 Waterwood Pass	CB 4131 P-14 ABS 107
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25300 Fahrenthold	CB 4732A Blk 1 Lot P-100 AND CB 4732A Blk 6 Lot P-100A
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<b>Bexar County Property – Von Ormy</b>	<b>PROPERTY DESCRIPTION</b>
4139 Kings Hill	CB 4194B Blk 3 Lot 26
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4163 Deborah Kay	CB 4202A Blk 2 Lot W IRR 25 Ft of 27 BCAD Prop ID 184418
4207 Deborah Kay	CB 4202A Blk 2 Lot SE 50 X 50 Ft of 26 BCAD Property ID 184415 & 184416

<b>Atascosa County Property</b>	<b>PROPERTY DESCRIPTION</b>
400 Sundown Ln	Primrose Estates S/D Blk 2 Lot 23
1256 Sherwood Forest	Sherwood Forest S/D Blk 1 Lot 18, 0.33 ac
Oak South Lot A	Oaks South S/D Lot PT of 5, 0.17 ac
Oak South Lot B	Oaks South S/D Lot 6, 0.334 ac

<b>Medina County Property – San Antonio</b>	<b>PROPERTY DESCRIPTION</b>
1465 CR 381	Medina County Property ID# R77861, A0380 J. Fitzgerald Survey 33, Acres 1.029 "Northern Well Site"

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

**A RESOLUTION SUPPORTING A REQUEST BY THE SAN ANTONIO WATER SYSTEM TO DECLARE AS SURPLUS AND AUTHORIZE DISPOSITION OF TWENTY-EIGHT PROPERTIES LOCATED IN BEXAR COUNTY, ATASCOSA COUNTY AND MEDINA COUNTY**

\* \* \* \* \*

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 land use to public hearing and approval by act of City Council; and

WHEREAS, the San Antonio Water System filed an application requesting the declaration as surplus and authorization to dispose of twenty-eight properties located at:

149 Peaceful Lane, 596 Hallmark Path, 600 Twin Valley, 1545 Sea Island, 6614 Little Joe Trail, 7510 Talley Road, 12720 S. Zarzamora, 13901 I.H. 35 South, 22870 Priest Road, 3715 Waterwood Pass, 23306 Post Oak Park, 24814 Ima Ruth, 25300 Fahrenthold, 25415 Brewer, 26802 Harmony Hills, 26803 Harmony Hills (Bexar County);

4139 Kings Hill, 4161 Kings Hill, 4193 Kings Hill, 4317 Mansion, 4327 Mansion, 4163 Deborah Kay, 4207 Deborah Kay (Von Army);

400 Sundown Lane, 1256 Sherwood Forest, Oak South Lot A, Oak South Lot B (Atascosa County);

1465 CR 381 (Medina County) ; 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 declaration as surplus and authorization to dispose of twenty-eight properties as requested by the San Antonio Water System.

**SIGNED this 14th Day of May, 2014**

\_\_\_\_\_  
**Roberto R. Rodriguez, Chairman**

Attest:

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



# CITY OF SAN ANTONIO

EASTPOINT & REAL ESTATE SERVICES OFFICE

STAFF REPORT

AGENDA ITEM NO. 33

**Public Hearing:**

Planning Commission  
May 14, 2014

**Special Project Number:**

1802

**Representative:**

Trey Jacobson  
Golden Steves Cohen & Gordon LLP  
on behalf of LDK Realty Investments

**Staff Coordinator:**

Mary L. Fors, Management Analyst  
(210) 207-4083  
mary.fors@sanantonio.gov

**Property Address/Location:**

A 0.5774 acre unimproved portion of Anchor Drive; a 0.4638 acre unimproved portion of Anchor Drive; a 0.6025 acre portion of Link Drive; and a 1.264 acre unimproved portion of Lima Drive as established by Lockhill Estates No. 2 plat

**Council District(s):**

9

**REQUEST**

S.P. 1802 – Consideration of a Resolution supporting a request by LDK Realty Investments, LLC to close, vacate and abandon an unimproved portion of Anchor Drive, Link Drive and Lima Drive established by Lockhill Estates No. 2 plat. (Mary L. Fors, (210) 207-4083, [mary.fors@sanantonio.gov](mailto:mary.fors@sanantonio.gov), EastPoint & Real Estate Services Office.

**RECOMMENDED ACTION**

Staff recommends **approval**.

**SYNOPSIS OF ANALYSIS**

In compliance with City procedures, petitioner's request has been canvassed through interested city departments, utilities and applicable agencies. Petitioner has agreed to all conditions imposed through canvassing.

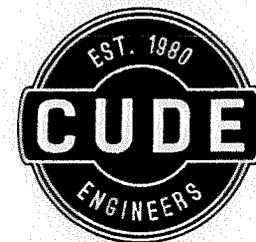
**ANALYSIS**

LDK Realty Investments, LLC is acquiring properties within the Lockhill Estates No. 2 subdivision. The subdivision was platted in 1950, but never constructed. LDK plans to develop the area and complete the construction of the roadways, drainage, sanitary sewer, water and dry utility infrastructure. Infrastructure also includes constructing the extension of Silver Oaks Drive to access the property from West Avenue. The proposed level of investment is \$15,100,000.00 with construction beginning in Summer, 2014.

LDK requests the city close, vacate and abandon unimproved portions of Anchor Drive, Link Drive and Lima Drive. LDK will assemble the unimproved right-of-ways, then re-plat the properties as Castle Hills Subdivision. LDK will the construct a gated community consisting of seventy-three homes.

**ATTACHMENTS**

- Plat and Field Notes – Anchor (2), Link and Lima Drives
- Map of the proposed closure
- Lockhill Estates No. 2 Plat
- Resolution



**Metes and Bounds  
of**

0.5774 acres of land in the City of San Antonio, Bexar County, Texas out of Anchor Drive being a 55 foot public right-of-way initially established as a 50 foot right-of-way by subdivision plat of LOCKHILL ESTATES, UNIT NO. 2 recorded in Volume 2805, Page 118 of the Deed and Plat Records of Bexar County, Texas, increased in width by a 5 foot dedication per subdivision plat of LOCKWEST APARTMENTS as recorded in Volume 9544, Page 6 of the Deed and Plat Records of Bexar County, Texas, being more particularly described as follows;

**BEGINNING:** at a 1/2-inch found iron rod with cap stamped "MBC" at the intersection of the southeast right-of-way line of Amhurst Drive (variable width right-of-way) and the southwest right-of-way line of Anchor Drive, being the west most north corner of Lot 5, Block 20, New City Block (N.C.B.) 11766 of said LOCKWEST APARTMENTS, for the west corner of this tract described herein;

Thence: along the projected southeast right-of-way line of Amhurst Drive the following courses and distances:

North 41° 17' 08" East, a distance of 20.23 feet to a 1/2-inch set iron rod with red plastic cap stamped "MW CUDE" for a corner;

North 48° 39' 14" West, a distance of 4.42 feet to a 1/2-inch set iron rod with red plastic cap stamped "MW CUDE" for a corner;

North 41° 17' 08" East, a distance of 24.86 feet to a 1/2-inch set iron rod with red plastic cap stamped "MW CUDE" for the north corner of this tract described herein;

Thence: over and across the right-of-way of Anchor Drive the following courses and distances:

South 48° 40' 08" East, a distance of 809.52 feet to a 1/2-inch set iron rod with red plastic cap stamped "MW CUDE" for the east corner of this tract described herein;

South 41° 20' 39" West, a distance of 30.05 feet to a 1/2-inch set iron rod with red plastic cap stamped "MW CUDE" on the southwest right-of-way line of Anchor Drive being the northeast boundary line of said Lot 5, for the south corner of this tract described herein;

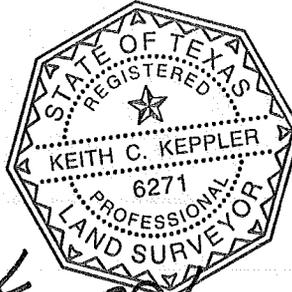
Thence: North 48° 39' 20" West, along the southwest right-of-way line of Anchor Drive, a distance of 790.03 feet to a 1/2-inch found iron rod with cap stamped "MBC" at the point of curvature of a curve to the right and continuing along said curve having a radius of 15.00 feet, a delta angle of 91° 04' 29", an arc length of 23.82 feet, of which the chord bears South 85° 58' 58" West, a distance of 21.39 feet to the **POINT OF BEGINNING** and containing 24,281 square feet or 0.5774 acres of land.

Note: Basis of bearing is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

Exhibit Plat accompanying this description of even date.

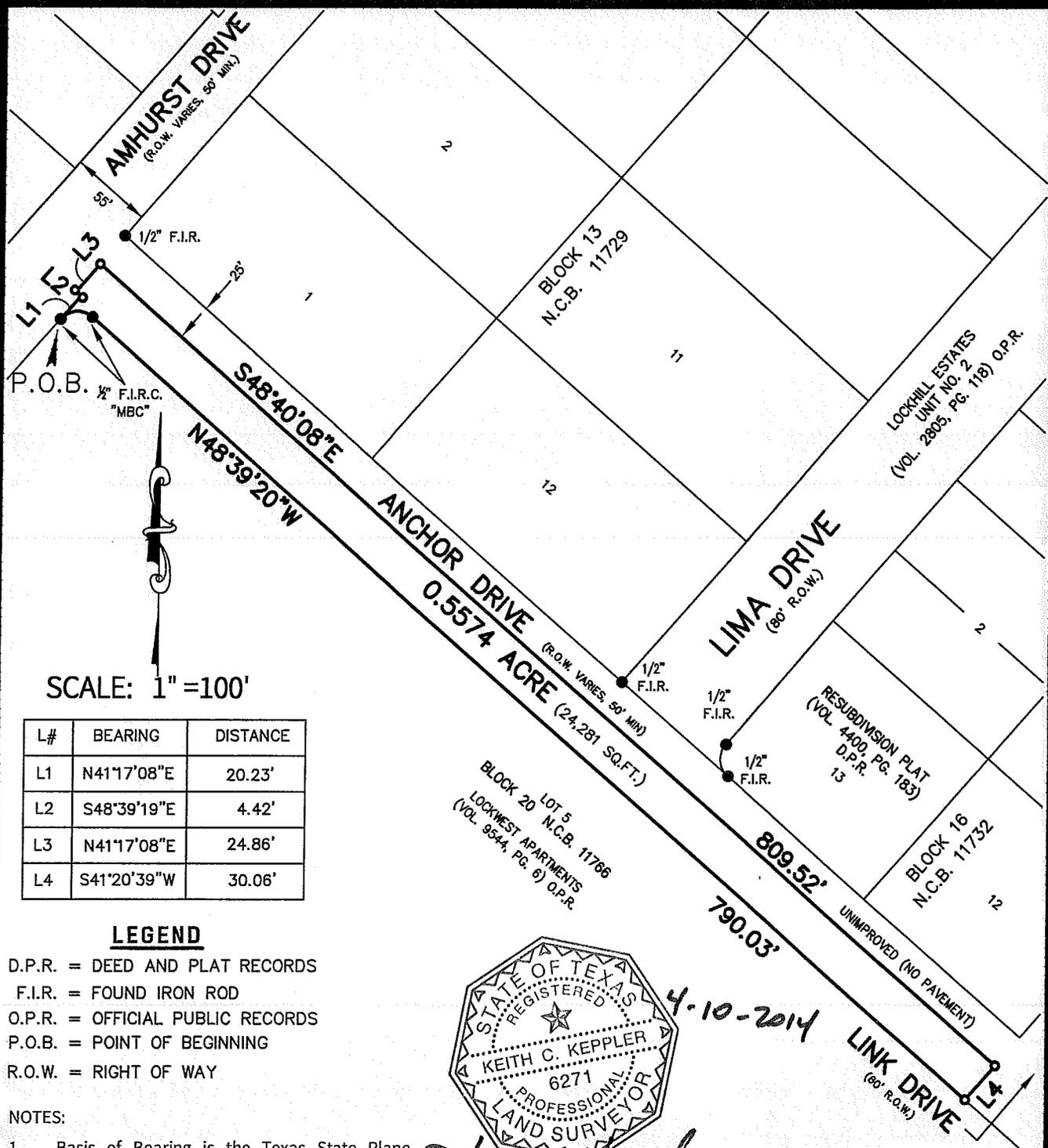
Keith C. Keppler  
Registered Professional Land Surveyor  
Texas No. 6271

Project No. 02879.000  
April 10, 2014



4-10-2014

*Keith C. Keppler*



L#	BEARING	DISTANCE
L1	N41°17'08"E	20.23'
L2	S48°39'19"E	4.42'
L3	N41°17'08"E	24.86'
L4	S41°20'39"W	30.06'

**LEGEND**

- D.P.R. = DEED AND PLAT RECORDS
- F.I.R. = FOUND IRON ROD
- O.P.R. = OFFICIAL PUBLIC RECORDS
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY

**NOTES:**

1. Basis of Bearing is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).
2. A Metes and Bounds description accompanying this survey plat of even date.
3. All property corners are 1/2" set iron rods with red cap stamped "MW CUDE" unless otherwise noted.

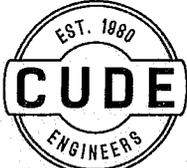


*Keith C. Keppler*

4-10-2014

**EXHIBIT OF**

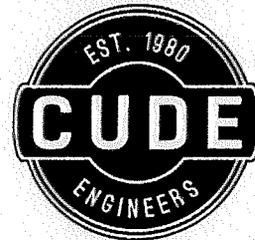
0.5574 of an acre of land in the City of San Antonio, Bexar County, Texas out of Anchor Drive (a 50 foot wide dedicated Public Right of Way) established by Subdivision Plat of Lockhill Estates Unit No. 2 recorded in Volume 2805, Page 118, Deed and Plat Records of Bexar County, Texas.



CUDE ENGINEERS  
4122 POND HILL RD. • SUITE 101  
SAN ANTONIO, TEXAS 78231  
TEL 210.681.2951 • FAX 210.523.7112  
WWW.CUDEENGINEERS.COM  
TBPE REGISTERED ENGINEERING  
FIRM #455

REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.

P:\02879\000\0-Survey\Drawings\SI\02879.000 Anchor Dr. (Part 2 of 2).dwg, 2014/04/10 6:28pm kkeppler



**Metes and Bounds  
of**

0.4638 acres of land in the City of San Antonio, Bexar County, Texas out of Anchor Drive being a 55 foot public right-of-way initially established as a 50 foot right-of-way by subdivision plat of LOCKHILL ESTATES, UNIT NO. 2 recorded in Volume 2805, Page 118 of the Deed and Plat Records of Bexar County, Texas, increased in width by a 5 foot dedication per subdivision plat of LOCKWEST APARTMENTS as recorded in Volume 9544, Page 6 of the Deed and Plat Records of Bexar County, Texas, being more particularly described as follows;

**BEGINNING:** at a 1/2-inch found iron rod at the intersection of the southeast right-of-way line of Amhurst Drive (variable width right-of-way) and the northeast right-of-way line of Anchor Drive, being the west corner of Lot 1, Block 13, New City Block (N.C.B.) 11729 of said LOCKHILL ESTATES, UNIT NO. 2, for the north corner of this tract described herein;

Thence: South 48° 40' 58" East, along the northeast right-of-way line of Anchor Drive, a distance of 809.55 feet to a 1/2-inch set iron rod with red plastic cap stamped "MW CUDE" being the south corner of Lot 12, Block 16, N.C.B. 11732 of said LOCKHILL ESTATES, UNIT NO. 2, for the east corner of this tract described herein;

Thence: over and across the right-of-way of Anchor Drive the following courses and distances:

South 41° 20' 40" West, a distance of 25.06 feet to a 1/2-inch set iron rod with red plastic cap stamped "MW CUDE" for the south corner of this tract described herein;

North 48° 40' 08" West, a distance of 809.52 feet to a 1/2-inch set iron rod with red plastic cap stamped "MW CUDE" on the projected southeast right-of-way line of Amhurst Drive, for the west corner of this tract described herein;

Thence: North 41° 17' 08" East, a distance of 24.86 feet to the **POINT OF BEGINNING** and containing 20,204 square feet or 0.4638 acres of land.

Note: Basis of bearing is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

Exhibit Plat accompanying this description of even date.

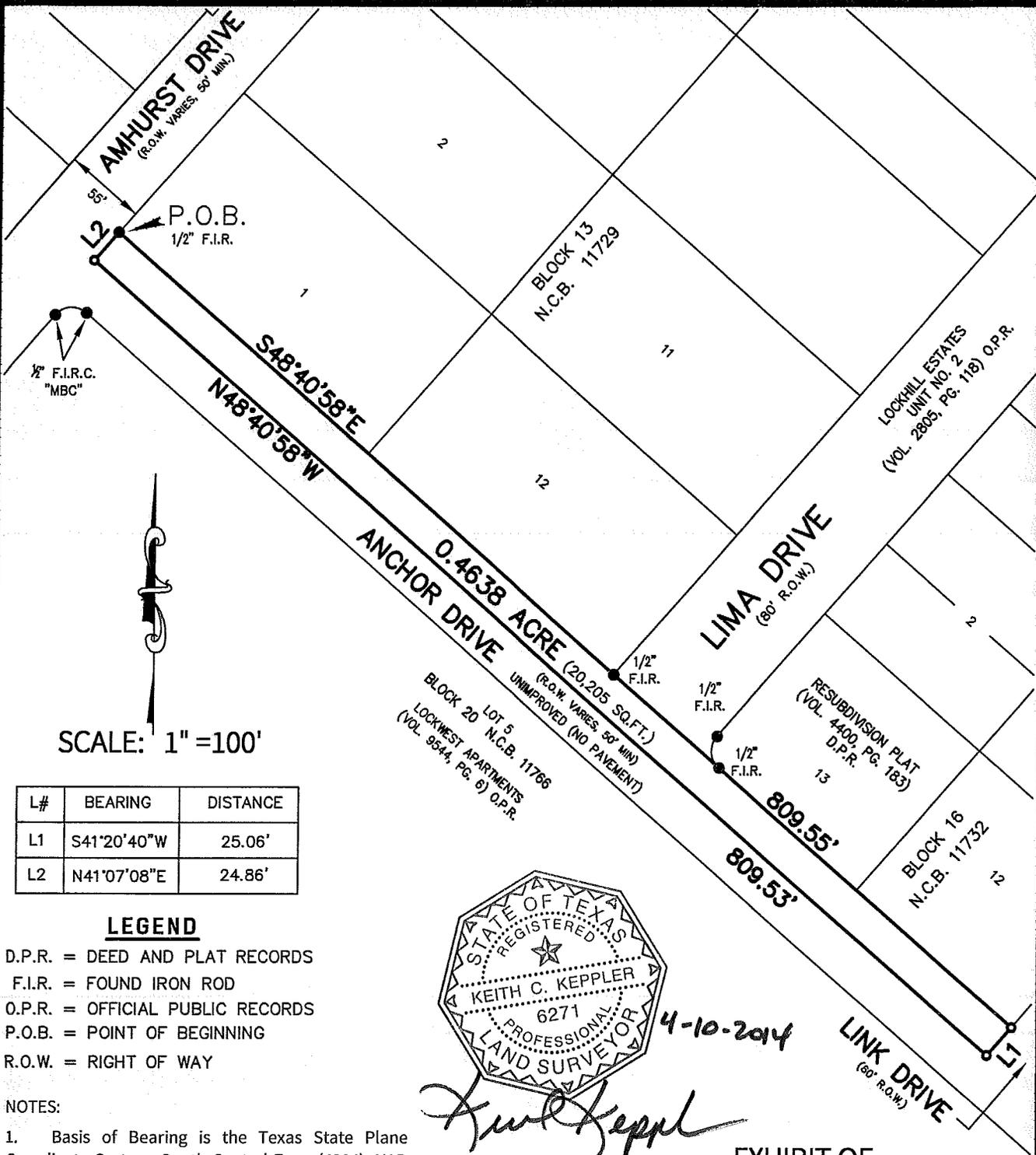
Keith C. Keppler  
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Texas No. 6271

Project No. 02879.000  
April 10, 2014



4-10-2014

*Keith C. Keppler*



SCALE: 1" = 100'

L#	BEARING	DISTANCE
L1	S41°20'40"W	25.06'
L2	N41°07'08"E	24.86'

**LEGEND**

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**NOTES:**

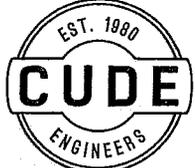
1. Basis of Bearing is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).
2. A Metes and Bounds description accompanying this survey plat of even date.
3. All property corners are 1/2" set iron rods with red cap stamped "MW CUDE" unless otherwise noted.



*Keith C. Keppler*  
4-10-2014

**EXHIBIT OF**

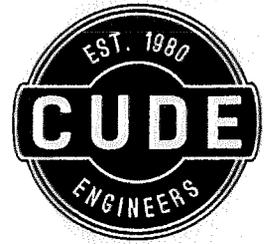
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P:\02879\000\0-Survey\Drawings\SV-02879.000 Anchor Dr. (Part 1 of 2).dwg 2014/04/10 6:21pm kkeppler



**Metes and Bounds**  
**of**

1.264 acres of land in the City of San Antonio, Bexar County Texas out of Lima Drive being an 80 foot public right-of-way established by subdivision plat of LOCKHILL ESTATES NO. 2 recorded in Volume 2805, Page 118 of the Deed and Plat Records of Bexar County, Texas, and being more particularly described as follows:

**BEGINNING:** at a 1/2-inch set iron rod with red cap stamped "MW CUDE" on the northwest right-of-way line of Lima Drive for the east corner of Lot 16, Block 13, New City Block 11729 per RESUBDIVISION PLAT recorded in Volume 4400, Page 183 of the Deed and Plat Records of Bexar County, Texas, for the north corner of this tract described herein;

Thence: South 48° 39' 40" East, across the right-of-way line of Lima Drive, a distance of 80.00 feet to a 1/2-inch set iron rod with red cap stamped "MW CUDE" on the southeast right-of-way line of Lima Drive being the west corner of the called northeast 1/2 of Lot 6, Block 16, New City Block 11732 of said LOCKHILL ESTATES NO. 2 as described in Volume 15115, Page 852 of the Official Public Records of Bexar County, Texas, for the east corner of this tract described herein;

Thence: South 41° 20' 20" West, along the southeast right-of-way line of Lima Drive, a distance of 672.58 feet to a 1/2-inch found iron rod at the point of curvature of a curve to the left;

Thence: along said curve to the left having a radius of 15.00 feet, a delta angle of 90° 56' 18", an arc length of 23.81 feet, of which the chord bears South 03° 49' 49" West, a distance of 21.39 feet to a 1/2-inch found iron rod at the end of said curve on the northeast right-of-way line of Anchor Drive, for the south corner of this tract described herein;

Thence: North 48° 40' 58" West, along the projected northeast right-of-way line of Anchor Drive, a distance of 95.17 feet to a 1/2-inch found iron rod at the intersection with the northwest right-of-way of Lima Drive being the south corner of Lot 12, Block 13, N.C.B. 11729 of said LOCKHILL ESTATES NO. 2, for the west corner of this tract described herein;

Thence: North 41° 20' 20" East, along the northwest right-of-way line of Lima Drive, a distance of 687.69 feet to the **POINT OF BEGINNING** and containing 55,063 square feet or 1.264 acres of land.

Note: Basis of Bearing is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

Exhibit Plat accompanying this description of even date.

Keith C. Keppler  
Registered Professional Land Surveyor  
Texas No. 6271

Project No. 02879.000  
Date: 04/10/2014  
J.G.R.

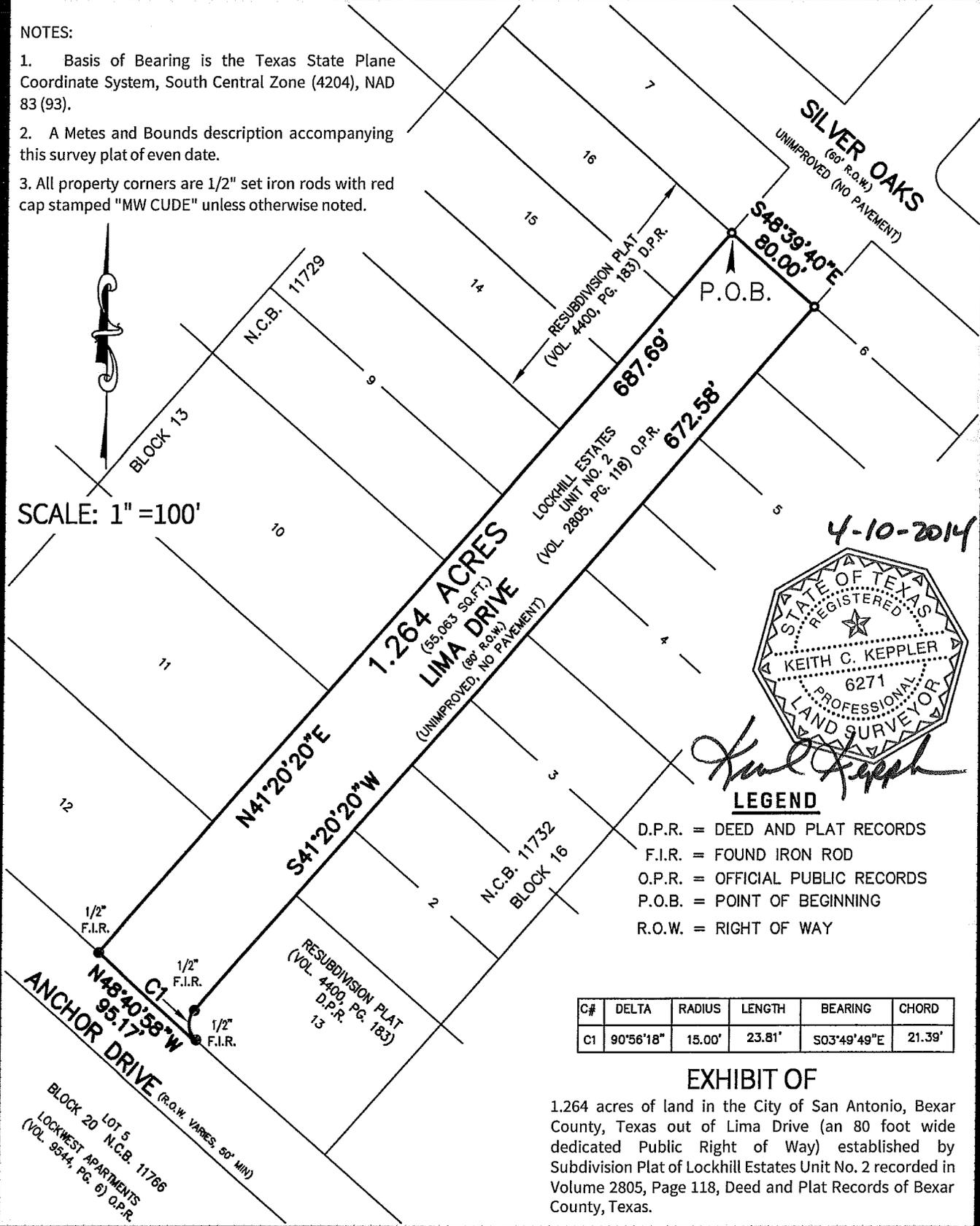
4-10-2014  
  
*Keith C. Keppler*

NOTES:

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SCALE: 1" = 100'



*Keith C. Keppler*

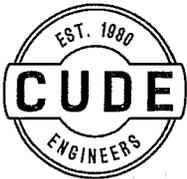
**LEGEND**

- D.P.R. = DEED AND PLAT RECORDS
- F.I.R. = FOUND IRON ROD
- O.P.R. = OFFICIAL PUBLIC RECORDS
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY

C#	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°56'18"	15.00'	23.81'	S03°49'49"E	21.39'

**EXHIBIT OF**

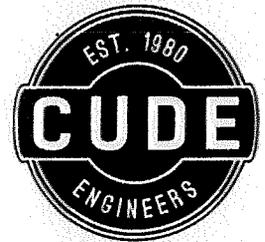
1.264 acres of land in the City of San Antonio, Bexar County, Texas out of Lima Drive (an 80 foot wide dedicated Public Right of Way) established by Subdivision Plat of Lockhill Estates Unit No. 2 recorded in Volume 2805, Page 118, Deed and Plat Records of Bexar County, Texas.



**CUDE ENGINEERS**  
 4122 POND HILL RD. • SUITE 101  
 SAN ANTONIO, TEXAS 78231  
 TEL 210.681.2951 • FAX 210.523.7112  
 WWW.CUDEENGINEERS.COM  
 TBPE REGISTERED ENGINEERING  
 FIRM #455

P:\02879\000\0-Survey\Drawings\SI-02879.000 Lima Drive.dwg 2014/04/10 6:19pm kkeppler

REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.



**Metes and Bounds  
of**

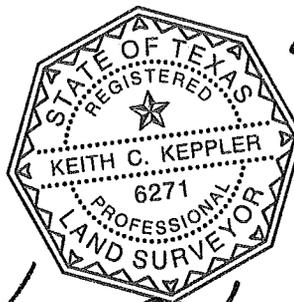
0.6025 acres of land in the City of San Antonio, Bexar County Texas out of Link Drive being a 60 foot public right-of-way established by subdivision plat of LOCKHILL ESTATES NO. 2 recorded in Volume 2805, Page 118 of the Deed and Plat Records of Bexar County, Texas, and being more particularly described as follows:

- BEGINNING:** at a 1/2-inch set iron rod with red cap stamped "MW CUDE" at the intersection of the southwest right-of-way line of Silver Oaks (60 foot right-of-way) and the southeast right-of-way line of Link Drive being the north corner of Lot 6, Block 17, New City Block 11733 of said LOCKHILL ESTATES NO. 2, for the east corner of this tract described herein;
- Thence: South 41° 19' 09" East, along the southeast right-of-way line of Link Drive a distance of 437.66 feet to a 1/2-inch set iron rod with red cap stamped "MW CUDE" for the south corner of this tract described herein;
- Thence: North 48° 40' 51" West, across the right-of-way of Link Drive, a distance of 59.94 feet to a 3/8-inch found iron rod at the east corner of the southwest 1/2 of Lot 10, Block 16 of said of LOCKHILL ESTATES NO. 2 as described in Volume 11406, Page 2300 of the Official Records of Bexar County, Texas, for the west corner of this tract described herein;
- Thence: North 41° 18' 42" East, along the northwest right-of-way line of Link Drive, a distance of 437.67 feet to a 1/2-inch set iron rod with red cap stamped "MW CUDE" at the intersection of the southwest right-of-way line of Silver Oaks (60 foot right-of-way) and the northwest right-of-way line of Link Drive being the east corner of Lot 7, Block 16, New City Block 11732 of said LOCKHILL ESTATES NO. 2, for the north corner of this tract described herein;
- Thence: South 48° 40' 25" East, along the projected southwest right-of-way line of Silver Oaks, a distance of 60.00 to the **POINT OF BEGINNING** and containing 26,246 square feet or 0.6025 of an acre of land.
- Note: Basis of Bearing is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

Exhibit Plat accompanying this description of even date.

Keith C. Keppler  
Registered Professional Land Surveyor  
Texas No. 6271

Project No. 02879.000  
Date: 04/10/2014  
J.G.R.



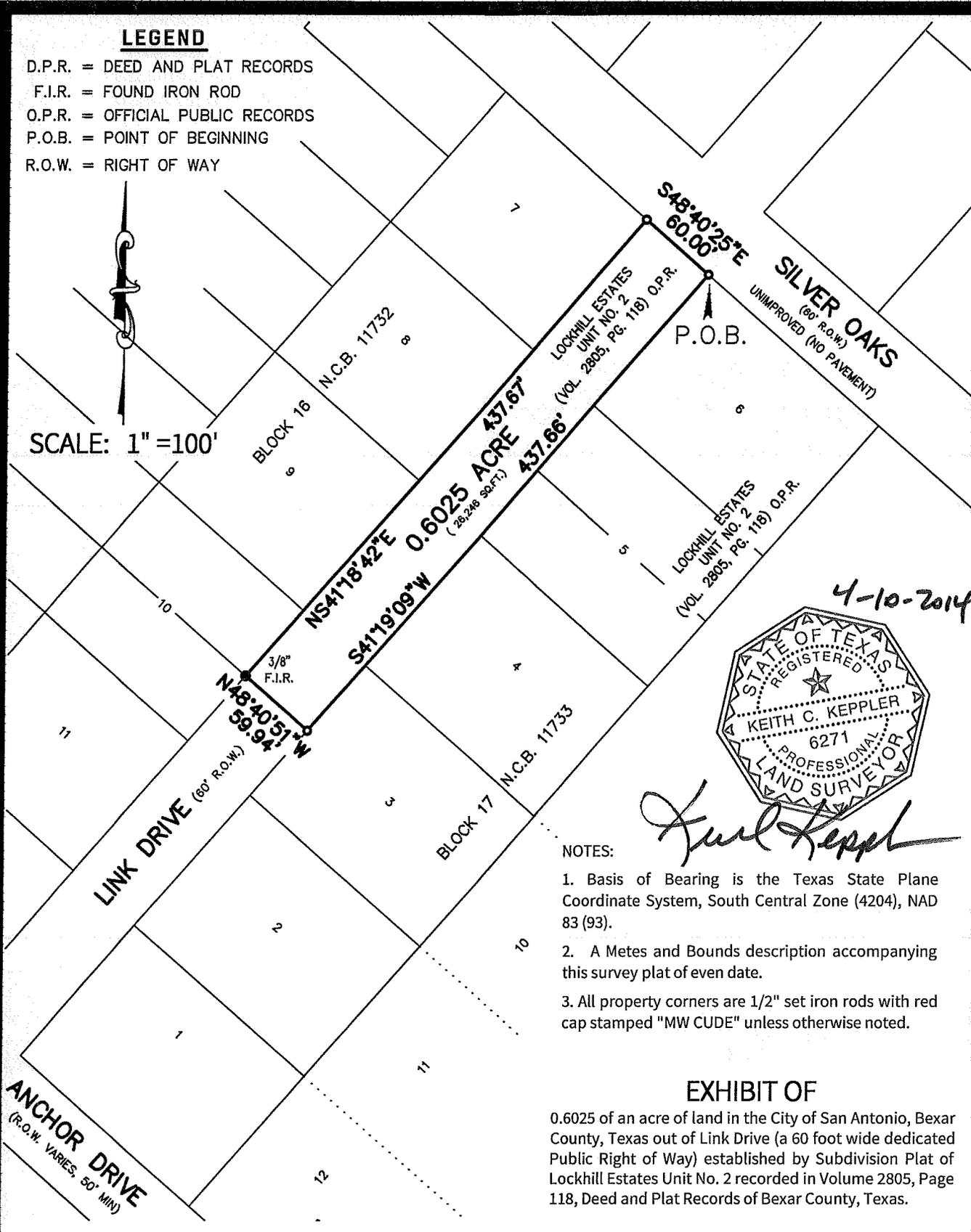
4-10-2014

**LEGEND**

- D.P.R. = DEED AND PLAT RECORDS
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- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY



SCALE: 1" = 100'



4-10-2014

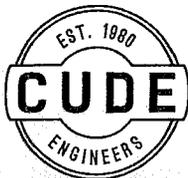
*Keith C. Keppler*

NOTES:

1. Basis of Bearing is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).
2. A Metes and Bounds description accompanying this survey plat of even date.
3. All property corners are 1/2" set iron rods with red cap stamped "MW CUDE" unless otherwise noted.

EXHIBIT OF

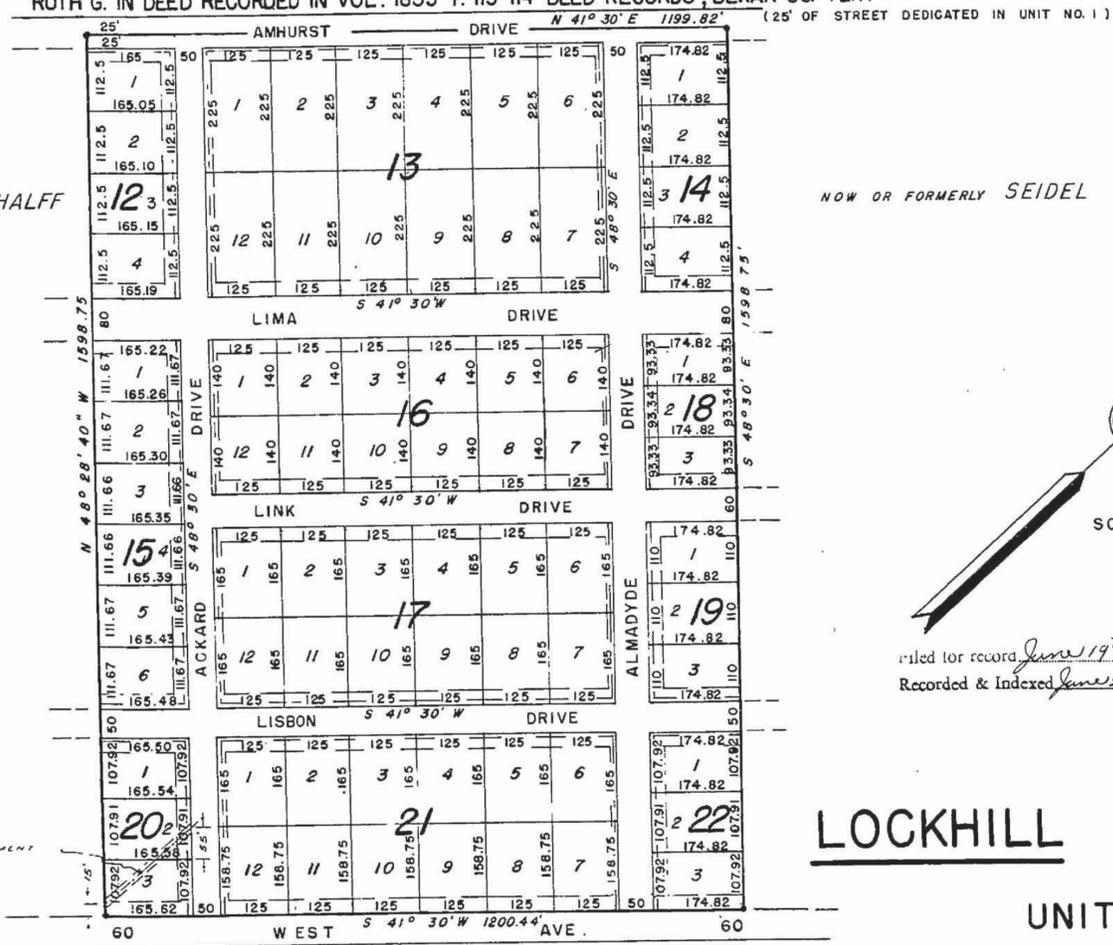
0.6025 of an acre of land in the City of San Antonio, Bexar County, Texas out of Link Drive (a 60 foot wide dedicated Public Right of Way) established by Subdivision Plat of Lockhill Estates Unit No. 2 recorded in Volume 2805, Page 118, Deed and Plat Records of Bexar County, Texas.



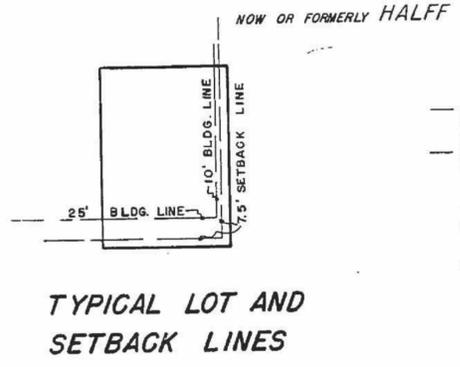
CUDE ENGINEERS  
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 TBPE REGISTERED ENGINEERING  
 FIRM #455

### PLAT SHOWING

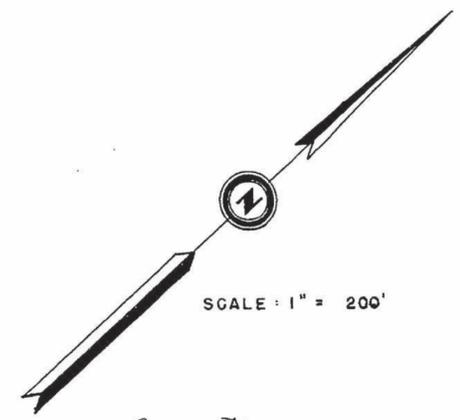
A SUBDIVISION OF 43.666 ACRES BEING THE SAME PROPERTY DESCRIBED AS A 44.08 ACRE TRACT OUT OF THE PINCKNEY CALDWELL SUR. NO. 83 ABST. NO. 124, BEXAR CO., TEX. BEING THE SAME PROPERTY CONVEYED TO W.A. SEIDEL ON JULY 3, 1941, BY MANNIE GOLDSMITH & NAT GOLDSMITH & WIFE RUTH G. IN DEED RECORDED IN VOL. 1833 P. 113-114 DEED RECORDS, BEXAR CO. TEX.



*Andrew Coy, Jr.*



NOW OR FORMERLY SEIDEL



Filed for record June 19 1950 A. D. 1950 at 11:57 A.  
 Recorded & Indexed June 22 1950 A. D. 1950 at 9:45 o'clock A.  
 FRED HUNTRESS,  
 County Clerk, Bexar County, Texas  
 By *James D. Long* Deputy

## LOCKHILL ESTATES

UNIT NO. 2

15  
*June*  
*Fred Huntress*  
 County Clerk, Bexar County, Texas  
 By *James D. Long* Deputy

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH HIS DULY AUTHORIZED AGENT ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY BY THE SURVEYOR WHOSE NAME IS ENDORSED HEREON, AND DEDICATES TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN AND FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

U. S. LAND CO.  
*Lester S. Towle Jr.*  
 LESTER S. TOWLE JR. VICE-PRESIDENT

STATE OF TEXAS  
 COUNTY OF BEXAR  
 I, R. H. PARKINSON, LICENSED LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND.

*R. H. Parkinson*  
 LICENSED LAND SURVEYOR

STATE OF TEXAS  
 COUNTY OF BEXAR  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESTER S. TOWLE JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME APPEARS SUBSCRIBED TO THE FOLLOWING INSTRUMENT AND ACKNOWLEDGES TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13<sup>th</sup> DAY OF JUNE A.D. 1950.

*H. P. Powers*  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
 H. P. POWERS

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13<sup>th</sup> DAY OF JUNE A.D. 1950.



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

**A RESOLUTION SUPPORTING A REQUEST BY LDK REALTY INVESTMENTS, LLC TO CLOSE, VACATE AND ABANDON UNIMPROVED PORTIONS OF ANCHOR DRIVE, LINK DRIVE AND LIMA DRIVE ESTABLISHED BY LOCKHILL ESTATES NO. 2 PLAT**

\* \* \* \* \*

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 land use to public hearing and approval by act of City Council; and

WHEREAS, LDK Realty Investments, LLC filed an application requesting the city close, vacate and abandon its interest in unimproved portions of Anchor Drive, Link Drive and Lima Drive within Lockhill Estates No. 2; 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 closure, vacation and abandonment of portions of unimproved public rights-of-way within Lockhill Estates No. 2.

**SIGNED this 14th Day of May, 2014**

\_\_\_\_\_  
**Roberto R. Rodriguez, Chairman**

Attest:

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



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

**STAFF REPORT**

**AGENDA ITEM NO. 34**

**Public Hearing:**

Planning Commission  
May 14, 2014

**Case Number:**

PA 14037

**Applicant:**

David Pressman, OCI Solar

**Representative:**

David Pressman, OCI Solar

**Owner:**

San Antonio River Authority

**Staff Coordinator:**

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

**Property Address/Location:**

Approximately 138.73 acres of land out of NCB 16580, NCB 16581 and CB 5081 and portions of the 5200 through 5900 Blocks of East Loop 1604 North located on the west side of Loop 1604 approximately 4,000 feet north of Interstate Highway 10

**Legal Description/Location:**

Approximately 138.73 acres of land out of NCB 16580, NCB 16581 and CB 5081 and portions of the 5200 through 5900 Blocks of East Loop 1604 North located on the west side of Loop 1604 approximately 4,000 feet north of Interstate Highway 10

**Tract Size:**

138.73 acres

**Council District(s):**

District 2

**Notification:**

Published in Daily Commercial Recorder 4/28/2014  
Notices Mailed 5/1/2014

- 7 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 29 to planning team members

Internet Agenda Posting 5/9/2014

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the IH-10 East Corridor Perimeter Plan future land use classification from Parks Open Space to Light Industrial.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the IH-10 East Corridor Perimeter Plan to change the future land use classification of the subject property from Parks Open Space to Light Industrial.

**ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed amendment to the IH-10 East Corridor Perimeter Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

This location is suitable for the Light Industrial Land Use classification due to the lack of adjacent residential neighborhoods and no adverse noise and visual impacts are anticipated.

**Transportation:**

The existing transportation infrastructure could support any additional demand generated by the requested land use change.

**Community Facilities:**

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

**CASE HISTORY**

This is the second public hearing of this case. This case was rescheduled due to error in advertising. There are no changes to this amendment from first hearing.

**I. ANALYSIS**

<b>Comprehensive Plan</b>	
<b>Comprehensive Plan Component:</b> IH-10 East Corridor Perimeter Plan	
<b>Plan Adoption Date:</b> February 22, 2001	<b>Update History:</b> March 20, 2008
<p><b>PG. 13: IH 10 East Corridor Overlay Summary:</b> The purpose is to promote attractive and cohesive developments along the IH 10 East Corridor in a manner that protects the City’s cultural, natural, and economic fabric. As a management tool for new growth, the overlay can protect capital projects and other public investments to stabilize and strengthen property values within the corridors and promote a quality environment that would assist in strengthening the economy of the City.</p> <p><b>Goal 3: Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses.</b></p>	
Comprehensive Land Use Categories	Example Zoning Districts
<p><b>Parks Open Space:</b> Parks / Open Space include large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks /Open Space include flood plains, utility corridors; public and private land uses that encourage outdoor passive or active recreation. Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.</p>	Varies
<p><b>Light Industrial:</b> Light Industrial areas include a mix of light manufacturing uses, office park and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining uses. Any outside storage must be under a roof and screened from public view. Examples of light industrial uses include drug laboratories, furniture wholesalers, lumberyards, tamale factories and warehousing.</p>	C-3, L

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Parks Open Space	Vacant Land
North	Parks Open Space	Vacant Land
East	Parks Open Space	Right-of-Way and Vacant Land
South	Low Density Residential	Vacant Land
West	Parks Open Space and Low Density Residential	Vacant Land and Single-Family Homes

**Land Use:** The subject property is located on the west side of Loop 1604, approximately 4,000 feet north of Interstate Highway 10 within the IH-10 East Corridor Perimeter Plan. The applicant requests this plan amendment and associate zoning change in order to construct a solar farm on the subject property. The subject property is occupied by flood plain and has limited potential for future development. This location is suitable for the Light Industrial Land Use classification due to the lack of adjacent residential

neighborhoods and no adverse noise and visual impacts are anticipated. The requested land use classification could potentially increase opportunities for development in the planning area and would allow for the adaptive use of a large tract of unoccupied land. The Light Industrial classification supports the IH-10 East Corridor Perimeter Plan goals of protecting the existing residential neighborhoods and discouraging developments of incompatible uses on vacant land.

**Transportation:** The City's Major Thoroughfare Plan identified Loop 1604 as a freeway. The neighboring area has no sidewalks or mass transit service. The existing transportation infrastructure could support any additional demand generated by the requested land use change.

**Community Facilities:** Elolf Elementary School, Judson Middle School and Judson High School are in close proximity. The existing community facilities could support any additional demand generated by the requested land use change.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

**Proposed Zoning:** "L AHOD" Light Industrial Airport Hazard Overlay District

**Corresponding Zoning Case:** Z2014131

**Zoning Commission Public Hearing Date:** May 20, 2014

## **III. RECOMMENDATION**

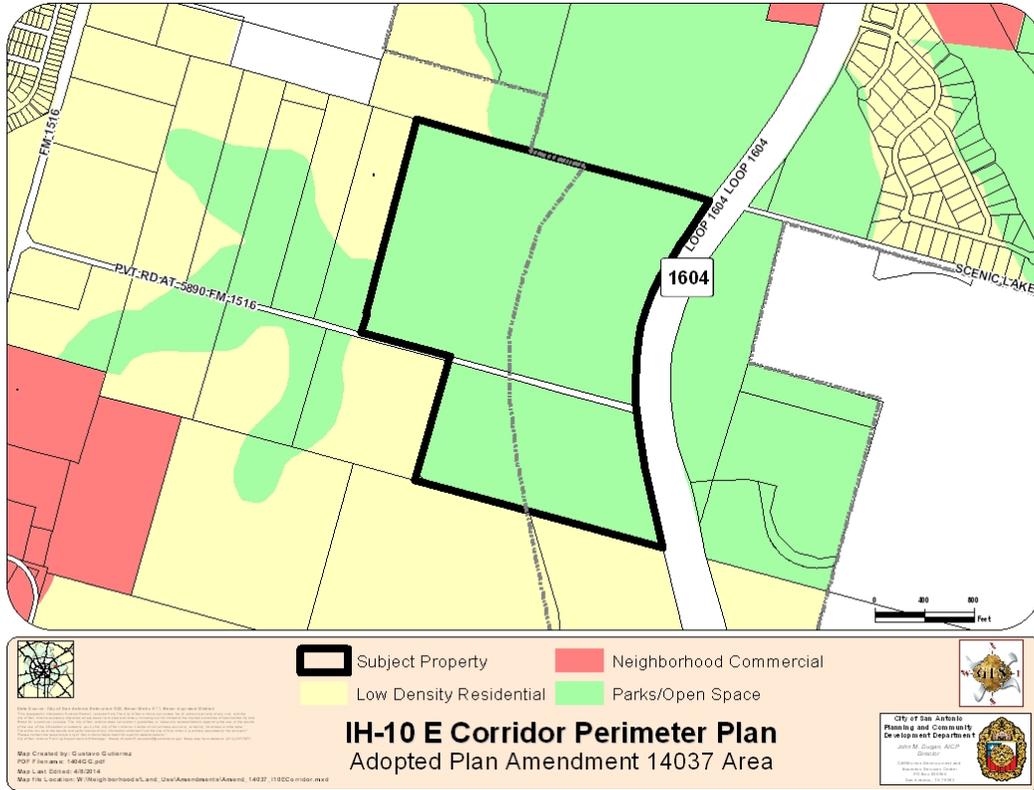
This location is suitable for the Light Industrial Land Use classification due to the lack of adjacent residential neighborhoods and no adverse noise and visual impacts are anticipated. The requested land use classification could potentially increase opportunities for development in the planning area and would allow for the adaptive use of a large tract of unoccupied land. The Light Industrial classification supports the IH-10 East Corridor Perimeter Plan goals of protecting the existing residential neighborhoods and discouraging developments of incompatible uses on vacant land.

## **IV. ATTACHMENTS**

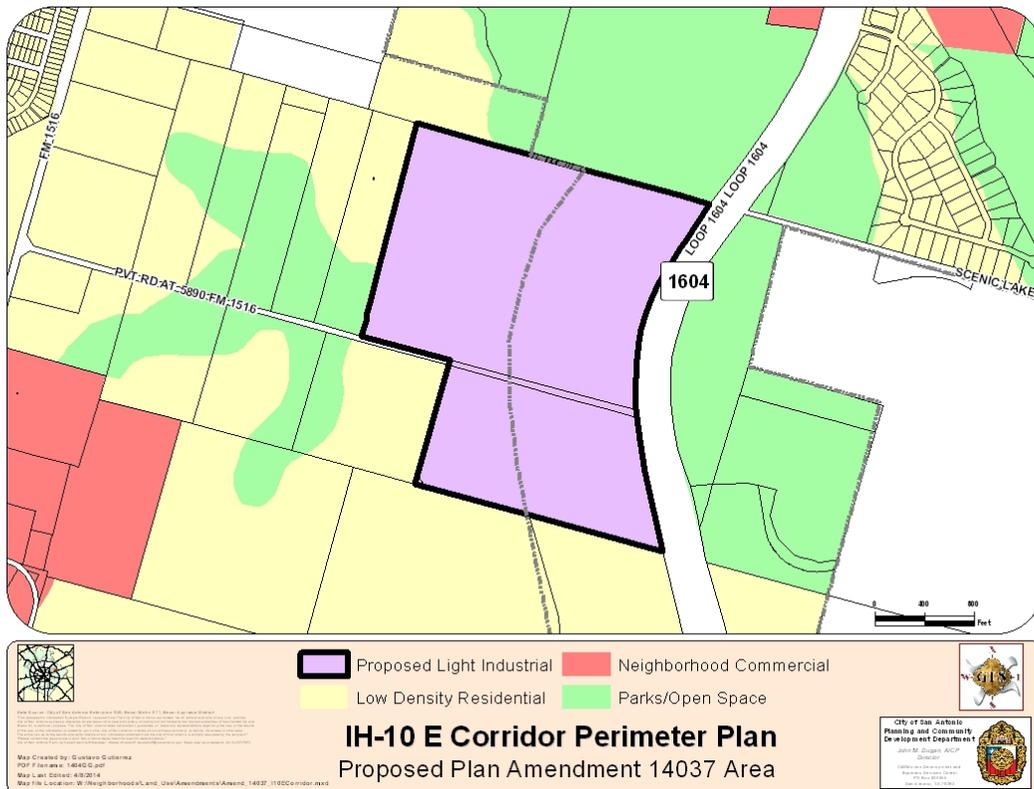
- A. Plan Amendment Maps
- B. Aerial Map

# Attachment 1

## Land Use Plan as adopted:



## Proposed Amendment:



Attachment 2



2013 Aerial

 Subject Property



Data Source: City of San Antonio Information GIS, Street Maps 311, Street Address Data  
 This document is provided for informational purposes only. It is not intended to be used as a legal document. The City of San Antonio is not responsible for any errors or omissions in this document. The City of San Antonio is not responsible for any damages or losses resulting from the use of this document. The City of San Antonio is not responsible for any actions taken based on the information contained in this document. The City of San Antonio is not responsible for any actions taken based on the information contained in this document.

Map Created by: Gustavo Gutierrez  
 PDF Filename: 14040 G.pdf  
 Map Last Edited: 4/8/2014  
 Map file Location: W:\Neighborhoods\Land Use\Amendments\Amend\_14037\_11050Corridor.mxd

**IH-10 E Corridor Perimeter Plan  
 Proposed Plan Amendment 14037 Area**

City of San Antonio  
 Planning and Community  
 Development Department  
 John M. Dugan, AICP  
 Director  
 GIS/Map Development and  
 Analysis Services Center  
 100 West 210th Street  
 San Antonio, TX 78208



## RESOLUTION NO.

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE IH-10 EAST CORRIDOR PERIMETER PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM PARKS OPEN SPACE LAND USE TO LIGHT INDUSTRIAL LAND USE FOR AN AREA OF APPROXIMATELY 138.73 ACRES OF LAND OUT OF NCB 16580, NCB 16581 AND CB 5081 AND PORTIONS OF THE 5200 THROUGH 5900 BLOCKS OF EAST LOOP 1604 NORTH LOCATED ON THE WEST SIDE OF LOOP 1604 APPROXIMATELY 4,000 FEET NORTH OF INTERSTATE HIGHWAY 10.**

**WHEREAS**, City Council approved the IH-10 East Corridor Perimeter Plan as an addendum to the Comprehensive Master Plan on February 22, 2001, and updated on March 20, 2008; and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on May 14, 2014 and **APPROVED** the amendment on May 14, 2014; and

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

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

SECTION 1: The amendment to the IH-10 East Corridor Perimeter Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 14<sup>th</sup> DAY OF MAY 2014.

Attest:

Approved:

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

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



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

**STAFF REPORT**

**AGENDA ITEM NO. 35**

**Public Hearing:**

Planning Commission  
May 14, 2014

**Case Number:**

PA 14040

**Applicant:**

Abelardo Juarez

**Representative:**

Abelardo Juarez

**Owner:**

COGO Investments, LLC

**Staff Coordinator:**

John Osten, Senior Planner  
(210) 207-2187  
[john.osten@sanantonio.gov](mailto:john.osten@sanantonio.gov)

**Property Address/Location:**

308 Warren

**Legal Description:**

Lot 9 & SE Tri 4' of 10 Block 3 NCB  
761

**Tract Size:**

0.32 acres

**Council District(s):**

District 1

**Notification:**

Published in Daily Commercial  
Recorder 4/24/2014  
Notices Mailed 5/1/2014

- 18 to property owners within 200 feet
  - Five Points Neighborhood Association
  - 18 to planning team members
- Internet Agenda Posting 5/9/2014

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Five Points Neighborhood Plan future land use classification from Low Density Residential to High Density Residential.

**RECOMMENDED ACTION**

**Denial of the proposed amendment** to the Five Points Neighborhood Plan to change the future land use classification of the subject property from Low Density Residential to High Density Residential.

**ALTERNATIVE ACTIONS**

1. Recommend approval of the proposed amendment to the Five Points Neighborhood Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

High Density Residential is not consistent with the land use goals set by the Five Points Neighborhood Plan. The neighborhood prefers no further conversion of single-family housing into multi-family residential uses.

**Transportation:**

The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

**Community Facilities:**

The requested land use change should not create any excessive demand for community facilities.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> Five Points Neighborhood Plan	
<b>Plan Adoption Date:</b> February 3, 2000	<b>Update History:</b> June 12, 2009
<b>Goal 3: Preserve the existing housing stock.</b>	
<b>Land Use Plan Goal:</b> The neighborhood would like to see the structures built as multi-family housing (duplex, triplex, quadplex) continue in this use even if located within a low density residential area. However, the neighborhood prefers no further conversion of single-family housing into multi-family residential uses.	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>Low Density Residential:</b> Low Density Residential land use includes single-family homes on individual lots. A limited number of duplexes and granny flats or garage apartments may also be permitted. Small green spaces such as playgrounds or community gardens are also permitted and encouraged within this category. One of the neighborhood’s highest priorities is to conserve the existing housing stock, and they recognize and appreciate the varying residential densities. The neighborhood would like to see the structures built as multi-family housing (duplex, triplex, quadplex) continue in this use even if located within a low density residential area. However, the neighborhood prefers no further conversion of single-family housing into multi-family residential uses.</p>	R-3, R-4, R-5, R-6
<p><b>High Density Residential:</b> High Density Residential land use includes multi-family development with more than 18 units per acre on a single lot, such as large apartment buildings, lofts and condos, but it can also include low and medium density residential uses. This land use can function as a compatible transition between residential and commercial areas, and is encouraged to be located along arterials or collector streets.</p> <p>The neighborhood recognizes the importance of increasing density in the plan area but encourages High Density Residential structures to be well integrated into the community and not secluded through the use of fences, hedges or streetscreens. The location of parking lots and parking structures should not decrease the walkability of the neighborhood. The architectural significance of existing structures built before 1940 should be maintained.</p>	R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-18, MF-25, MF33, MF-40, MF-50

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Low Density Residential	Vacant Single-Family Residential
North	Low Density Residential	Single-Family Home
East	High Density Residential	High-rise Apartments
South	Medium Density Residential	Multi-Family Homes
West	Low Density Residential	Single-Family Home

**Land Use:** The subject property is located between North Flores Street and San Pedro Avenue, immediately west of the San Antonio Housing Authority's Villa Tranchese Senior Citizen Home, which is a high-rise structure. The subject property is classified as Low Density Residential in the Five Points Neighborhood Plan.

The Five Points Neighborhood Plan defines Low Density Residential land use with single-family homes on individual lots. According to the Land Use Plan, a limited number of duplexes and granny flats or garage apartments may also be permitted. Small green spaces such as playgrounds or community gardens are also permitted and encouraged within this category. One of the neighborhood's highest priorities, according to the plan, is to conserve the existing housing stock, and the planning team recognizes and appreciates the varying residential densities. The neighborhood would like to see the structures built as multi-family housing (duplex, triplex, quadplex) continue in this use even if located within a low density residential area. However, the neighborhood prefers no further conversion of single-family housing into multi-family residential uses.

The applicant is requesting this plan amendment to be able to convert the existing single-family home structure, according to the Bexar County Appraisal District records, into a multi-family structure. As noted above, the Five Points neighborhood wants to preserve the existing low density character of the neighborhood and wants to avoid this type of conversions in the neighborhood. Not allowing this land use change is one of the primary goals of the Neighborhood Plan, therefore it is consistent with the Plan.

**Transportation:** Warren Street is a local street. San Pedro Avenue, located two blocks east of the subject property, is a Primary Arterial Type B roadway. North Flores Street, a Secondary Arterial Type B roadway, is located two blocks west of the subject property. Jackson Street, Marshall Street and Poplar Street are local streets. Several VIA bus stops are located nearby on San Pedro Avenue, and North Flores Street. San Pedro Avenue is served by routes 3, 4, 86 and 92. North Flores Street is served by route 2. The existing transportation infrastructure could support any additional traffic generated by the requested land use change. The property will be accessible only from Warren Street.

**Community Facilities:** Austin Academy and Salvation Army Hope Center are located a couple blocks south of the subject property. The requested land use change should not create any additional demand for community facilities.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** R-4

**Proposed Zoning:** MF-25

**Corresponding Zoning Case:** Z2014143

**Zoning Commission Public Hearing Date:** May 20, 2014

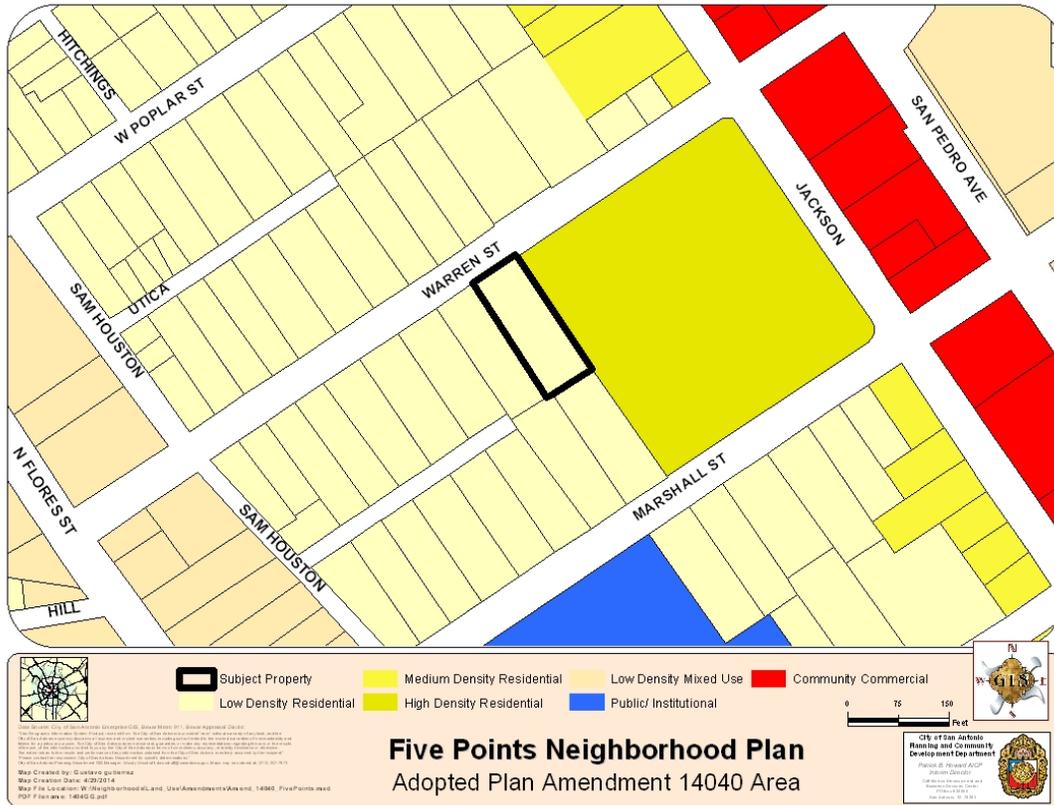
## **III. RECOMMENDATION**

High Density Residential is not consistent with the land use goals set by the Five Points Neighborhood Plan. The neighborhood would like to see the structures built as multi-family housing (duplex, triplex, quadplex) continue in this use even if located within a low density residential area. However, the neighborhood prefers no further conversion of single-family housing into multi-family residential uses.

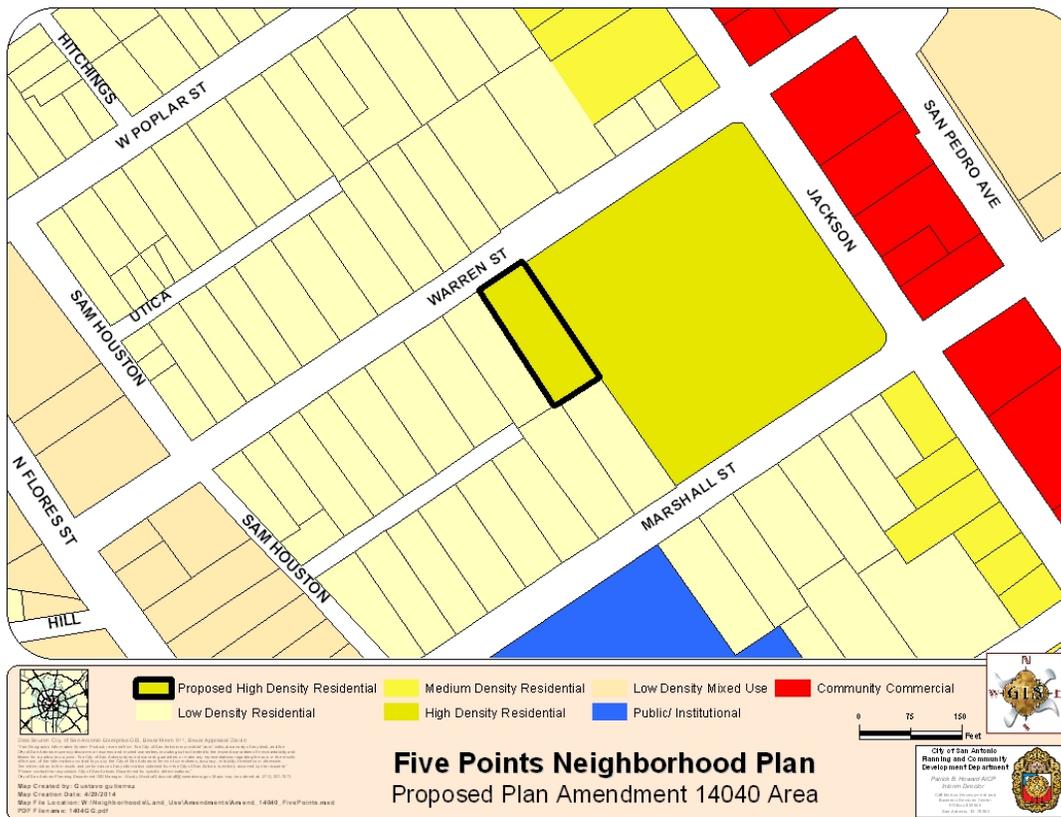
## **IV. ATTACHMENTS**

- A. Plan Amendment Maps
- B. Aerial Map

**Future Land Use Plan as adopted:**



**Proposed Amendment:**





**RESOLUTION NO.**

**RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE FIVE POINTS NEIGHBORHOOD PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL FOR AN AREA OF APPROXIMATELY 308 WARREN STREET.**

**WHEREAS**, City Council approved the Five Points Neighborhood Plan as an addendum to the Comprehensive Master Plan on February 3, 2009 and updated on June 12, 2009; and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on May 14, 2014 and **DENIED** the amendment on May 14, 2014; and

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

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

SECTION 1: The amendment to the Five Points 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 14<sup>th</sup> DAY OF MAY 2014.

Attest:

Approved:

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

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



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

**STAFF REPORT**

**AGENDA ITEM NO. 36**

**Public Hearing:**

Planning Commission  
May 14, 2014

**Case Number:**

PA 14042

**Applicant:**

Brown & Ortiz, P.C

**Representative:**

Brown & Ortiz, P.C

**Owner:**

ZAHB Ventures, LLC., by Betty  
Aguilar, Agent

**Staff Coordinator:**

Ernest Brown, Planner  
(210) 207-5017

[Ernest.brown@sanantono.gov](mailto:Ernest.brown@sanantono.gov)

**Property Address/Location:**

A portion of the 6900 Block of Prue  
Road

**Legal Description:**

Lot 109, Block 11, NCB 16098

**Tract Size:**

1.4824

**Council District(s):**

District 8

**Notification:**

Published in Daily Commercial  
Recorder 4/23/2014

Notices Mailed 5/1/2014

- 25 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 18 to planning team members

Internet Agenda Posting 6/8/2012

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Huebner/Leon Creeks Community Plan future land use classification from Low Density Residential to Community Commercial.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the Huebner/Leon Community Plan to change the future land use classification of the subject property from Low Density Residential to Community Commercial.

**ALTERNATIVE ACTIONS**

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

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The proposed Community Commercial classification on the subject property supports the Huebner/Leon Creek Community Plan's goal to encourage a mix of commercial development.

**Transportation:**

The existing transportation infrastructure can support any additional demand, if any, generated by the requested land use change.

**Community Facilities:**

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

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan</b>	
<b>Comprehensive Plan Component:</b> Huebner/Leon Creek Community plan	
<b>Plan Adoption Date:</b> August 21, 2003	<b>Update History:</b> August 29, 2009
<b>Goal 1, Objective 1.1: Promote new commercial and residential development that is respectful of the primary residential character of the area.</b>	
<p><b>Land Use Plan:</b> Encourages Community Commercial uses to typically be located on arterials at major intersections (node) or along arterials.</p> <p>The proposed development is consistent with the above stated objectives of the Huebner/Leon Creeks Community Plan.</p>	
<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>Low-Density Residential:</b> Low Density is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed, however the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Low density residential supports the principles of reinforcing existing neighborhoods and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhood and away from traffic arterials.</p>	<p>R-4, R-5, R-6, NP-8, NP-10, NP-15, R-20</p>
<p><b>Community Commercial:</b> Community provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind the building, with the exception of one row of parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls.</p>	<p>C-1, C-2, C-2P, O-1, NC</p>

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Low Density Residential	Vacant
North	Low Density Residential	Single-Family Homes
Southeast	Low Density Residential	Single-Family Homes
West	Park / Open Space	Open Space

**Land Use:** The subject property is located on the north side of Prue Road between Country Dawn and Terra Rye. The subject property is classified as Low Density Residential in the Huebner / Leon Creek Community Plan, as are most of the surrounding properties.

The applicant's requests for this plan amendment and the associated zoning change is to accommodate and promote the establishment of an office retail development. Although the subject property location for a proposed Community Commercial development is not at an intersection, it is located along a major arterial and consistent with the Huebner/Leon Creek Community Plan.

The existing surrounding land uses include low density residential, with parks/open space that are the predominant land use classification. The proposed Community Commercial will be consistent with the existing use of the surrounding properties. It will establish new commercial development that is respectful of the primary residential character of the area as encouraged by the Huebner/Leon Creek Community Plan. Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

**Transportation:** The City's Major Thoroughfare Plan identified Prue Road as a Secondary Arterial Type A roadway. Prue Road travels in an east west direction. It was recently improved to the four lane divided roadway with sidewalks on both sides as described by the Major Thoroughfare Plan for a Secondary Arterial Type A roadway. The subject property is located on the north side of Prue Road. It is approximately 2 miles east of Bandera Road. Bandera Road is identified by the Major Thoroughfare as a Primary Arterial Type A. The subject property is approximately 1 mile west of Babcock Road. Babcock Road is a Secondary Arterial Type A, as identified by the Major Thoroughfare Plan. There are no transit lines that operate on Prue Road. The nearest VIA transit line operate on Spring Time Drive/Horn Boulevard less than a ½ mile away east of the subject property. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

**Community Facilities:** The subject property is nearby facilities such as Wanke Elementary School, and Fortress Christian Academy which are in the North side Independent School District. It abuts open space (floodplain) on the northwest corner of the subject property. The requested land use change should not create any additional demand for community facilities. Rather, it will compliment the existing community facilities in the area.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** "C-1"

**Proposed Zoning:** "C-2"

**Corresponding Zoning Case:** Z2014155

**Zoning Commission Public Hearing Date:** May 20, 2014

## **III. RECOMMENDATION**

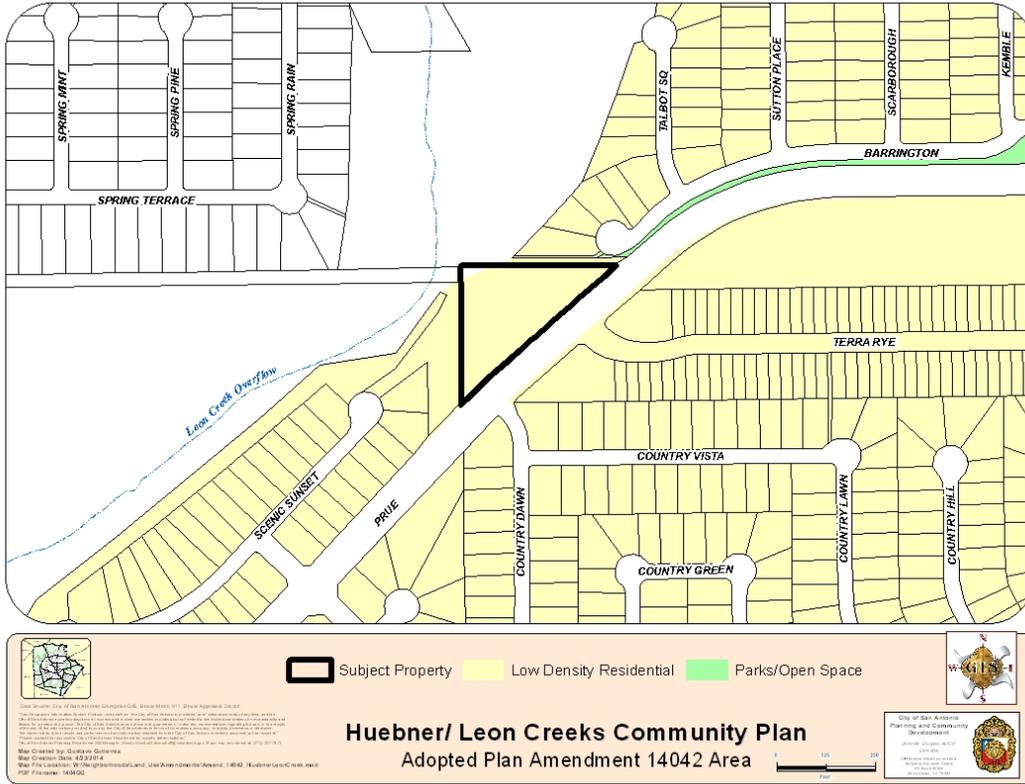
The subject property is located on a major arterial. It's location along a major arterial surrounded by residential and its distance from the major commercial node located at the intersection of Bandera and Prue Road provide new commercial development that is respectful of the primary residential character of the area. This location is suitable for Community Commercial as recommended by the Huebner/Leon Creek Community Plan, which recommends that Community Commercial be located where it can meet the needs of the community. Further, the proposed development of office and retail services provides consistency with the Goals and Objectives of the Huebner/Leon Creek Community Plan.

**IV. ATTACHMENTS**

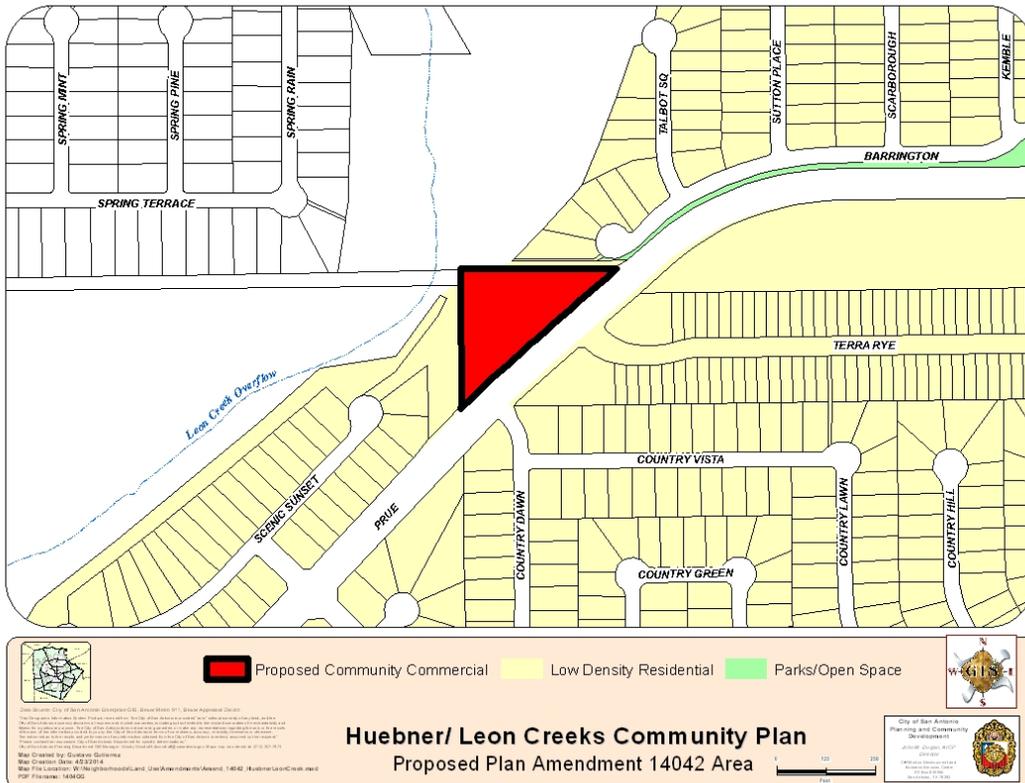
- A. Plan Amendment Maps
- B. Aerial Map

# Attachment 1

## Future Land Use Plan as adopted:



## Proposed Amendment:



Attachment 2





2013 Aerial



Subject Property



Data Source: City of San Antonio Enterprise GIS, Aerial Photo 011, Sewer Approval District

This map was prepared using data from the City of San Antonio Enterprise GIS. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any errors or omissions in this map.

## Huebner/ Leon Creeks Community Plan

### Proposed Plan Amendment 14042 Area



Map Created by: Creative Graphics

Map Creation Date: 4/23/2014

Map File Location: W:\Neighborhood\Land Use Amendments\Amend\_14042\_HuebnerLeonCreeks.mxd

PDF Filename: 1404GG



**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE HUEBNER/LEON CREEK COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 1.4824 -ACRES LOCATED AT A PORTION OF THE 6900 BLOCK OF PRUE ROAD**

**WHEREAS**, City Council approved the Huebner/Leon Creek Community Plan as an addendum to the Comprehensive Master Plan on August 21, 2003 and updated on August 20, 2009.

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on May 14, 2014 and **APPROVED** the amendment on May 14, 2014; and

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

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

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

PASSED AND APPROVED ON THIS 14<sup>th</sup> DAY OF MAY 2014.

Attest:

Approved:

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

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



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

**STAFF REPORT**

**AGENDA ITEM NO. 37**

**Public Hearing:**

Planning Commission  
May 14, 2014

**Case Number:**

PA 14043

**Applicant:**

Chad Carey

**Representative:**

Chad Carey

**Owner:**

Probandt-Clay Partners, Ltd.

**Staff Coordinator:**

John Osten, Senior Planner  
(210) 207-2187  
[john.osten@sanantonio.gov](mailto:john.osten@sanantonio.gov)

**Property Address/Location:**

Portions of the 300 and 400 Blocks of  
East Cevallos Street and Clay Street

**Legal Description:**

2.306 acres of land out of NCB 2569

**Tract Size:**

2.306 acres

**Council District(s):**

District 5

**Notification:**

Published in Daily Commercial  
Recorder 4/24/2014  
Notices Mailed 5/1/2014

- 29 to property owners within 200 feet
  - Lone Star Neighborhood Association and Roosevelt Park Neighborhood Association
  - Planning team is the neighborhood associations
- Internet Agenda Posting 5/9/2014

**REQUEST**

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

**RECOMMENDED ACTION**

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

**ALTERNATIVE ACTIONS**

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

**SYNOPSIS OF ANALYSIS**

**Land Use:**

High Density Mixed Use land use classification is consistent with the character of the current High Density Mixed Use node in the future land use plan for this area. Extending this High Density Mixed Use node one block south will complement the existing uses and infrastructure in the area by providing more residents who will utilize them.

**Transportation:**

There are various arterials and local streets in the area that have access to the subject property. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

**Community Facilities:**

The River Walk Mission Reach, a bicycle – pedestrian path, is located across Probandt Street. Say Si, an art academy, is located north side of the railroad tracks at the intersection of Probandt and South Alamo. The existing community facilities could support any additional demand generated by the requested land use change.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> Lone Star Community Plan	
<b>Plan Adoption Date:</b> March 21, 2013	<b>Update History:</b> N/A
<b>Land Use Goal 2, Objective 1:</b> High density mixed use buildings are located on large redeveloped sites and at major transportation nodes.	
The request is consistent with this goal and objective.	
<b>Physical Master Plan Character for Location of Parking:</b> Structured parking garage is necessary for High Density uses.	
The proposed land use and the project will provide a parking garage structure.	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>High Density Mixed Use:</b>            High Density Mixed Use includes a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at urban densities integrated into one structure or found on the same lot or block. High Density Mixed Use incorporates high quality architecture and urban design features such as a strong street edge, attractive streetscapes, parks/plazas, and active ground floors. High Density Mixed Use is preferred in nodes along major arterials that are within 1/4 mile of a major transit stop.</p>	<p>MF-18, MF-25, MF-33, MF-40, MF-50, MF-65, O-1.5, C-2, C-2P, D, IDZ, TOD, MXD, FBZD, AE-1, AE-3</p>
<p><b>Low Density Mixed Use:</b>            Low Density Mixed Use includes a mix of low intensity residential and commercial uses integrated into one structure, or found on the same lot or block. The mix of uses promotes walkability, therefore all mixed use developments should be designed for the pedestrian. This form of development is typically located along or near major arterials or collectors and may serve as a transition from High Density Mixed Use to lower intensity land uses such as Low Density Residential.</p>	<p>RM-4, MF-18, MF-25, MF-33, O-1, NC, C-1, C-2P, IDZ, TOD, MXD, FBZD, AE-2, AE-4</p>

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Low Density Mixed Use	Vacant land
North	High Density Mixed Use	High Density Residential, vacant land and a restaurant/beer garden
East	High Density Mixed Use	Vacant land
South	Low Density Mixed Use	Industrial/warehouse, single-family homes and apartments
West	Low Density Mixed Use	Single-family homes

**Land Use:** The subject property is located between Cevallos Street and Clay Street, immediately west of Probandt Street. The subject property is classified as Low Density Mixed Use in the Lone Star Community Plan.

The applicant is requesting the land use plan amendment to be able to increase the density of the development project being proposed for the site. This section of the plan area, where Probandt Street, South Alamo Street, Blue Star and Cevallos Street comes together, is a High Density Mixed Use node where various high density and intensity uses are allowed. This area is already an attraction point for many citizens to live, work and play. There is a mid-block high density multi-family structure, and various entertainment venues on Cevallos Street. Blue Star art complex, where various art and entertainment venues mixed with high density residential uses are located across from Probandt Street. In addition, River Walk Mission Reach, a bicycle - pedestrian path, is a regional recreational attraction which draws many city-wide users.

Changing the subject property's current land use designation from Low Density Mixed Use to High Density Mixed Use will extend the established land use pattern to south one more block and will provide more residential units to be placed at this location to support and take advantage of the current facilities and venues. This will create much needed synergy through increased residential density to support urban development in the south side of the downtown.

**Transportation:** Probandt Street, located east of the subject property, is a Secondary Arterial Type A roadway. South Flores Street, a Primary Arterial Type B roadway, is located at the west of the block of the subject property. Cevallos Street and Clay Street are local streets. There are VIA bus stops located nearby on Probandt Street, and South Flores Street. Probandt is served by route 46. South Flores is served by route 44. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

**Community Facilities:** The River Walk Mission Reach, a bicycle – pedestrian path, is located across Probandt Street. Say Si, an art academy, is located north side of the railroad tracks at the intersection of Probandt and South Alamo.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** IDZ with C-2 and MF-50 uses

**Proposed Zoning:** IDZ with C-2 and not to exceed MF-100 uses

**Corresponding Zoning Case:** Z2014129

**Zoning Commission Public Hearing Date:** May 20, 2014

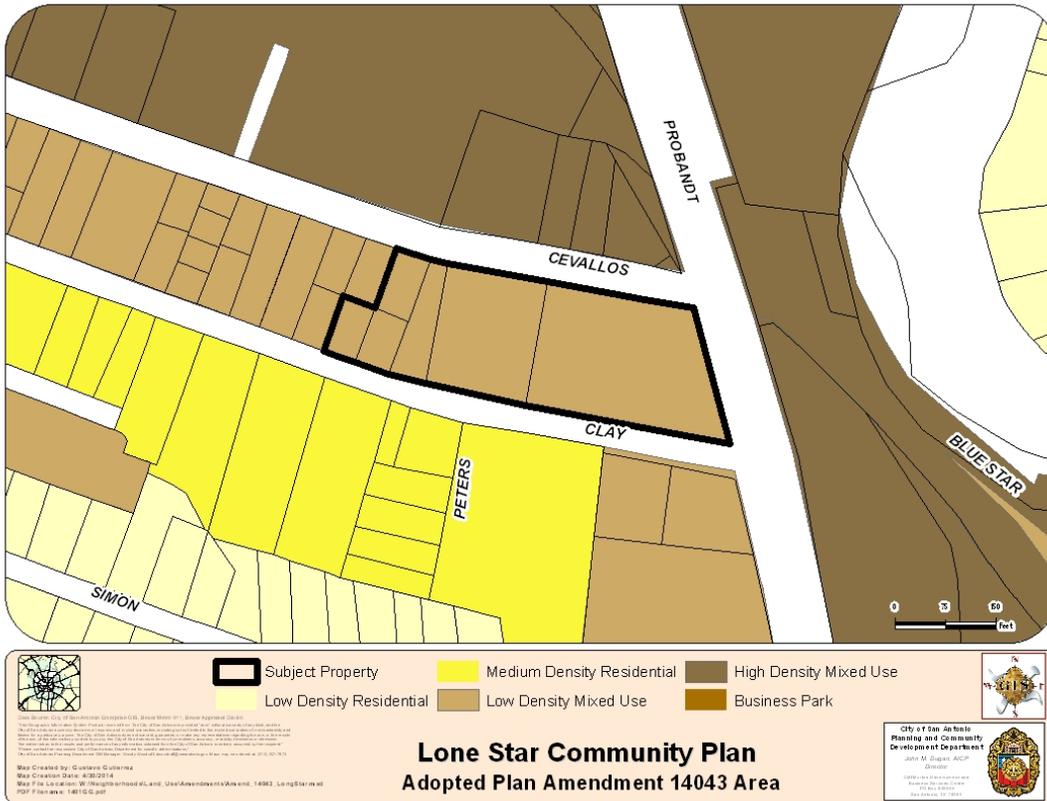
## **III. RECOMMENDATION**

High Density Mixed Use land use classification is consistent with the character of the current High Density Mixed Use node in the future land use plan for this area. Extending this High Density Mixed Use node one block south will complement the existing uses and infrastructure in the area by providing more residents who will utilize them.

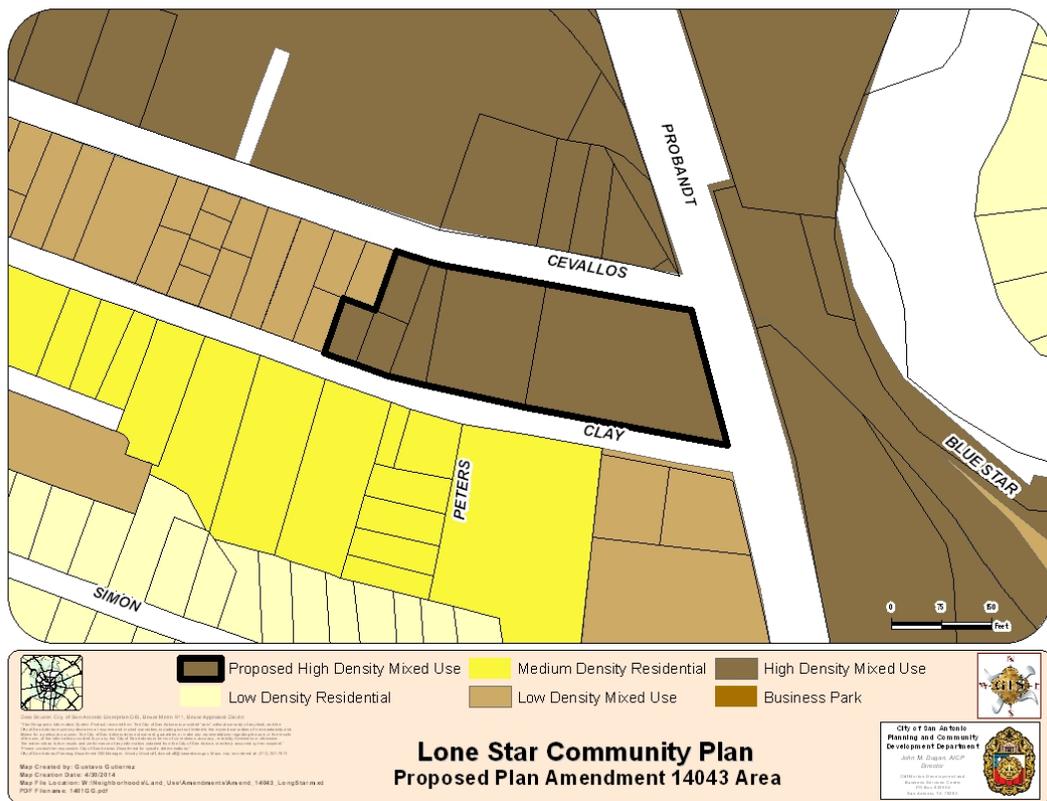
## **IV. ATTACHMENTS**

- A. Plan Amendment Maps
- B. Aerial Map

**Future Land Use Plan as adopted:**



**Proposed Amendment:**





## RESOLUTION NO.

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE LONE STAR COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY MIXED USE TO HIGH DENSITY MIXED USE FOR AN AREA OF APPROXIMATELY 2.306 -ACRES LOCATED AT PORTIONS OF THE 300 AND 400 BLOCK EAST CEVALLOS STREET AND CLAY STREET.**

**WHEREAS**, City Council approved the Lone Star Community Plan as an addendum to the Comprehensive Master Plan on March 21, 2013; and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on May 14, 2014 and **APPROVED** the amendment on May 14, 2014; and

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

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

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

PASSED AND APPROVED ON THIS 14<sup>th</sup> DAY OF MAY, 2014.

Attest:

Approved:

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

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



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

**STAFF REPORT**

**AGENDA ITEM NO . 38**

**Public Hearing:**

Planning Commission  
May 14, 2014

**Case Number:**

PA 14044

**Applicant:**

Kaufman & Killen, Inc.

**Representative:**

Kaufman & Killen, Inc.

**Owner:**

Shaenfield-1604 LP

**Staff Coordinator:**

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

**Property Address/Location:**

Approximately 12.47 acres of land out of NCB 17635 located in the 7900-8000 Blocks of Leslie Road and the 10400 Block of Shaenfield Road.

**Legal Description:**

12.47 acres out of NCB 17635

**Tract Size:**

12.47 acres

**Council District(s):**

District 6

**Notification:**

Published in Daily Commercial Recorder 4/24/2014  
Notices Mailed 5/1/2014

- 38 to property owners within 200 feet
- 1 to registered neighborhood association within 200 feet
- 1 to applicant
- 35 to planning team members

Internet Agenda Posting 5/9/2014

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the West/Southwest Sector Plan future land use classification from Mixed Use Center to General Urban Tier.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the West/Southwest Sector Plan to change the future land use classification of the subject property from Mixed Use Center to General Urban Tier.

**ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed amendment to the West/Southwest Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The change to General Urban Tier will not significantly alter the land use pattern or character of the immediate area as the existing Mixed Use Center classification and the abutting Suburban Tier classification allow for development that is compatible with the proposed General Urban Tier land use classification.

**Transportation:**

The existing transportation infrastructure could support any additional demand generated by the requested future land use change.

**Community Facilities:**

The requested land use change could create an additional demand for community facilities.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan</b>	
<b>Comprehensive Plan Component:</b> West/Southwest Sector Plan	
<b>Plan Adoption Date:</b> April 21, 2010	<b>Update History:</b> None
<p><b>Goal LU-1: Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses.</b></p> <p><b>HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood.</b></p> <p><b>HOU-3.1 Re-invest in existing residential neighborhoods.</b></p>	
<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>Mixed Use Center:</b> Mixed Use Center uses include both residential and non-residential uses. <b>RESIDENTIAL</b> uses are typically very High Density. Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses. <b>NON-RESIDENTIAL</b> uses include Community Commercial, Office, and Mixed Use. Generally: Detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses.</p> <p><b>LOCATION:</b> Mixed Use Centers serve Suburban, General Urban, and Rural Tiers outside of the Urban Core Tier. Although mixed use developments are encouraged, Community Commercial and Office uses are also appropriate. The higher intensity of the residential and commercial uses should be located on, or at the intersection of, arterials and collectors. Streets should accommodate high volumes of commercial traffic for cars while accommodating safe and inviting access for pedestrians and bicycles within and around the center. High capacity transit should be encouraged.</p>	<p>MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, and MPCD</p>
<p><b>General Urban Tier:</b> General Urban Tier uses include both residential and non-residential uses. <b>Residential</b> uses are typically medium to high densities. They are generally small tract detached multi-family housing including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums). <b>Non-Residential</b> uses are typically are community commercial intensity. Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate. Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.</p>	<p>R-4, R-3, RM-6 RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Mixed Use Center	Vacant Lot
North	Mixed Use Center	Commercial Use
East	Mixed Use Center	Vacant Lot
South	Suburban Tier	Single-Family Homes
West	Natural Tier and Suburban Tier	Vacant Lot and Single-Family Homes

**Land Use:**

**Sector Plan Criteria for review:**

**The recommended land use pattern identified in the West/Southwest Sector Plan Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.**

There is a significant amount of property classified as Mixed Use within the vicinity of the subject property. However, the proposed amendment is consistent with the West/Southwest Sector Plan and its promotion of the preservation of natural resources, enhancement of the housing stock within the planning area, and contribution of employment opportunities to the area. The subject property is located in an area that has seen rather extensive development, while the subject property has remained largely undeveloped. The development of the subject property at the lesser intensity of the General Urban Tier would contribute toward the plan’s vision of environmental preservation and compatibility by reducing the intensity of development in an area in close proximity to single-family residential uses. The proposed General Urban Tier land use classification is also compatible with the West/Southwest Sector Plan’s vision of enhancing employment opportunities and the housing stock throughout the West/Southwest Sector planning area. This compatibility is achieved by the classification’s accommodation of a range of housing types as well as an array of community-scaled commercial uses.

**The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.**

The change to General Urban Tier will not significantly alter the land use pattern or character of the immediate area as the existing Mixed Use Center classification and the abutting Suburban Tier allows for development that is compatible with the proposed General Urban Tier land use classification. The purpose of this plan amendment request is to accommodate for a moderately intense multi-family residential use not allowed by right in the Mixed Use Center or Suburban Tier. The proposed amendment would provide additional housing opportunities for individuals wishing to live in close proximity to the Loop 1604/Culebra Street Corridor.

**The amendment must uphold the vision for the future of the West/Southwest Sector Plan.**

The West/Southwest Sector Plan Vision calls for the preservation of natural resources, enhancement and diversification of housing opportunities in the planning area, and development of a compatible land use pattern. The subject property’s location, as well as its relative proximity to existing developed areas will serve to preserve natural resources found within the planning area. Additionally, the proposed land use classification accommodates an array of residential housing options that would diversify the housing mix in the area and provide for future commercial development that would be compatible with adjacent uses.

**The amendment will not adversely impact a portion of, or the entire Planning Area by;**

- a. Significantly altering acceptable existing land use patterns, especially in established neighborhoods.**

- b. Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.**
- c. Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Lackland.**
- d. Significantly alter recreational amenities such as open space, parks, and trails.**

The purpose of this plan amendment request is to accommodate for a moderately intense multi-family residential development not allowed by right in the Mixed Use Center or Suburban Tier. The current classification of Mixed Use Center allow commercial and multi-family uses by right, however the associated zoning district required to implement the proposed development on the subject property requires a lesser intense land use classification and thus the need to request a change in the land use plan. The subject property is located in an area that has experienced extensive development. The subject property's location along Loop 1604 and the general surrounding conditions, which include a mix of community scale commercial developments that are consistent with a General Urban Tier land use, make it appropriate for the General Urban Tier classification. The change to General Urban Tier will not significantly alter the land use pattern or character of the immediate area as the existing Mixed Use Center classification and the abutting Suburban Tier classification allow for development that is compatible with the proposed General Urban Tier land use classification. The General Urban Tier land use classification would support the goals of the West/Southwest Sector of protecting natural resources, the existing residential neighborhoods and discouraging developments of incompatible uses and provide opportunity for future commercial development that would be compatible with adjacent uses. Additionally, the subject property is outside the boundaries of the Joint Base San Antonio-Lackland Influence Area and the proposed change is not anticipated to pose any negative impact on military operations or adversely affect any recreational amenities in the area.

**Transportation:** The City's Major Thoroughfare Plan identified Shaenfield Street as Secondary Arterial Type A and Loop 1604 as freeway. Stagwood Hill, Blue Grass Pond and Oscar Wood Place are local Streets. Leslie Road is a local street that functions as a collector. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent commercial and residential areas. There is a VIA bus stop to the west of the subject property on Oscar Wood Place. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

**Community Facilities:** Joe Ward Elementary School and Wallace B. Jefferson Middle School are within walking distance. Taft High School is in close proximity. The requested land use change could create additional demand for community facilities.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** "C-3" General Commercial District

**Proposed Zoning:** "MF-25" Low Density Multi-Family District

**Corresponding Zoning Case:** Z2014158

**Zoning Commission Public Hearing Date:** May 20, 2014

## **III. RECOMMENDATION**

The change to General Urban Tier will not significantly alter the land use pattern or character of the immediate area as the existing Mixed Use Center classification and the abutting Suburban Tier classification allow for development that is compatible with the proposed General Urban Tier land use classification. The General Urban Tier land use classification would support the goals of the West/Southwest Sector of protecting natural resources, the existing residential neighborhoods and

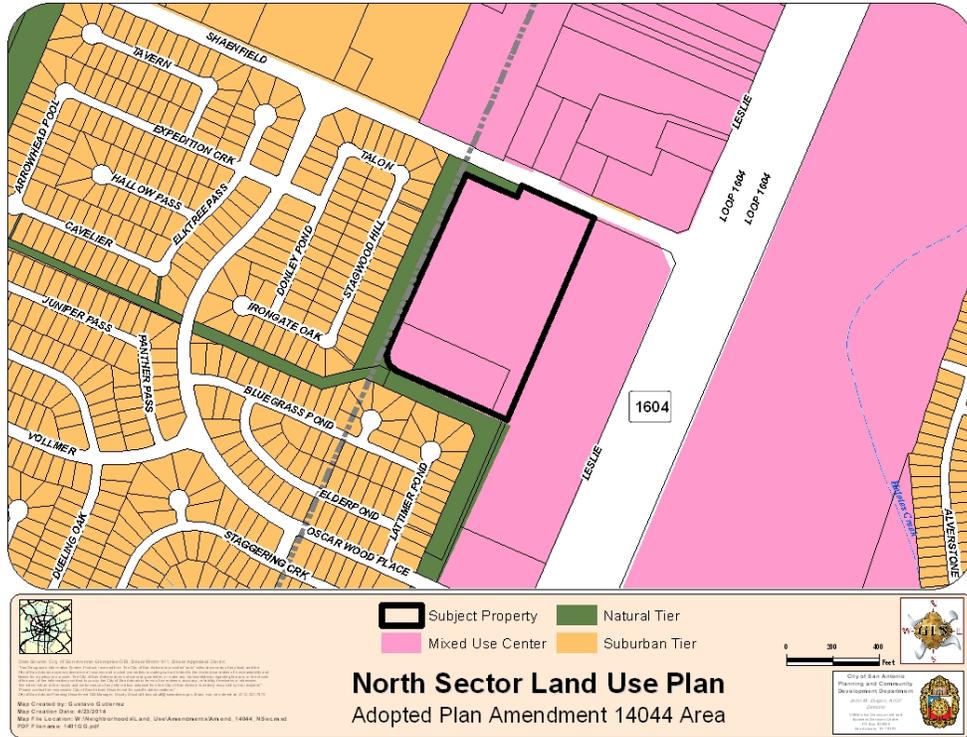
discouraging developments of incompatible uses and provide opportunity for future commercial development that would be compatible with adjacent uses.

**IV. ATTACHMENTS**

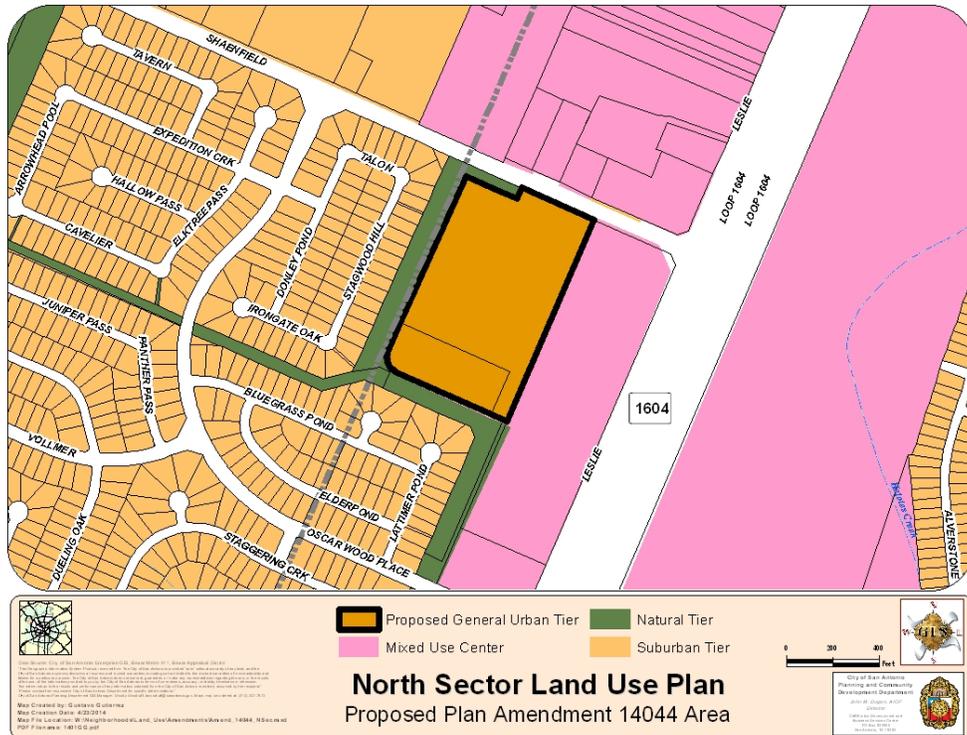
- A. Plan Amendment Maps
- B. Aerial Map

# Attachment 1

## Land Use Plan as adopted:



## Proposed Amendment:





## RESOLUTION NO.

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE WEST/SOUTHWEST SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MIXED USE CENTER LAND USE TO GENERAL URBAN TIER LAND USE FOR AN AREA OF APPROXIMATELY 12.47 ACRES OF LAND OUT OF NCB 17635 LOCATED IN THE 7900-8000 BLOCKS OF LESLIE ROAD AND THE 10400 BLOCK OF SHAENFIELD ROAD.**

**WHEREAS**, City Council approved the West/Southwest Sector Plan as an addendum to the Comprehensive Master Plan on April 21, 2010; and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on May 14, 2014 and **APPROVED** the amendment on May 14, 2014; and

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

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

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

PASSED AND APPROVED ON THIS 14<sup>th</sup> DAY OF MAY 2014.

Attest:

Approved:

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

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



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

**STAFF REPORT**

**AGENDA ITEM NO. 39**

**Public Hearing:**

Planning Commission  
May 14, 2014

**Case Number:**

PA 14045

**Applicant:**

Julian Rotnofsky

**Representative:**

Julian Rotnofsky

**Owner:**

Archangelos, Inc.

**Staff Coordinator:**

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

**Property Address/Location:**

Approximately 0.1917 of an acre  
legally described as Lot 5, Block 4,  
NCB 844 located at 617 East  
Euclid Avenue.

**Legal Description:**

Lot 5, the east part of Block 4, NCB  
844

**Tract Size:**

0.1917

**Council District(s):**

District 1

**Notification:**

Published in Daily Commercial  
Recorder 4/24/2014  
Notices Mailed 5/1/2014

- 27 to property owners within 200 feet
- 1 to registered neighborhood association within 200 feet
- 1 to applicant
- 13 to planning team members

Internet Agenda Posting 5/9/2014

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Tobin Hill Neighborhood Plan future land use classification from Low Density Residential to Medium Density Residential.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the Tobin Hill Neighborhood Plan to change the future land use classification of the subject property from Low Density Residential to Medium Density Residential.

**ALTERNATIVE ACTIONS**

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

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The Medium Density Residential classification supports the Tobin Hill Neighborhood Plan objectives of promoting the development of quality, diverse housing that is compatible with the character of the neighborhood.

**Transportation:**

The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

**Community Facilities:**

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

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan</b>	
<b>Comprehensive Plan Component:</b> Tobin Hill Neighborhood Plan	
<b>Plan Adoption Date:</b> September 24, 1987	<b>Update History:</b> February 21, 2008
<b>Goal- 2.2.1 Encourage and facilitate the development of quality, compatible infill housing where appropriate. Compatible housing will maintain the historical and architectural integrity of the neighborhood and help to better utilize vacant and/or unkempt properties</b> <b>Goal- 2.4.2 Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood.</b>	
<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<b>Low Density Residential:</b> Low Density Residential uses include single-family homes on individual lots, on streets with low traffic volumes. Ideally, located within walking distance of schools and neighborhood commercial uses. Certain lower impact community oriented uses such as churches, parks and a community center may be encouraged in this category. Pre-existing commercial buildings less than 3,000 square feet at the corners of residential streets may be used for neighborhood commercial purposes. A limited number of duplexes are acceptable if they were originally built for that purpose.	R3, R4, R5, R6
<b>Medium Density Residential:</b> Medium Density Residential uses include duplexes, triplexes and four-plexes on single lots, and may also include cottage homes and townhouses. Generally, placed at the perimeter of residential areas and on collector streets. Low density residential uses are also allowed.	R3, R4, R5, R6, RM-4, RM-5, RM-6, IDZ

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Low Density Residential	Vacant lot
North	Low Density Residential	Single and Multi-Family Homes
East	Low Density Residential	Single and Multi-Family Homes
South	Public Institutional and Mixed Use	Commercial Uses
West	Medium Density Residential	Single and Multi-Family Homes

**Land Use:** The subject property is located on the north side of East Euclid between Erie Street and Atlanta Street with the Tobin Hill Neighborhood Plan. The subject property consists of a vacant lot and has single and multi-family homes to the north, east and west, and commercial uses to the south. The applicant requests to change the future land use from Low Density Residential to Medium Density Residential.

The applicant requests this plan amendment and associated zoning change in order to allow the development of the subject property as a multi-family residential development. The subject property is

located in an area that has seen extensive development for commercial, mixed use and higher density residential uses. Although the subject property is classified as Low Density Residential, it is located in area that has existing multi-family residences to the north, east and west. Its location on a local street that functions as a collector street and the mix of existing multi-family uses adjacent to the subject property, along with varied commercial uses to the south on Euclid Avenue and to the west on Brooklyn Avenue make it appropriate for the Medium Density Residential classification. The Medium Density Residential classification supports the Tobin Hill Neighborhood Plan objectives of promoting the development of quality, diverse housing that is compatible with the character of the neighborhood.

**Transportation:** The City's Major Thoroughfare Plan identified Brooklyn Avenue as a Secondary Arterial Type B, Elmira Street as a Primary Arterial Type A and IH-35 as a freeway. Euclid Avenue, Erie Avenue and Atlanta Street are identified as local streets. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent commercial and residential areas. There is a VIA bus stop one block west at the corner of East Euclid Avenue and Brooklyn Avenue. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

**Community Facilities:** The San Antonio River Authority, Methodist Metropolitan Hospital, and Central Catholic High School are within walking distance. The existing community facilities could support any additional demand generated by the requested land use change.

## **II. SUPPLEMENTAL INFORMATION**

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

**Proposed Zoning:** "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

**Corresponding Zoning Case:** Z2014147

**Zoning Commission Public Hearing Date:** May 20, 2014

## **III. RECOMMENDATION**

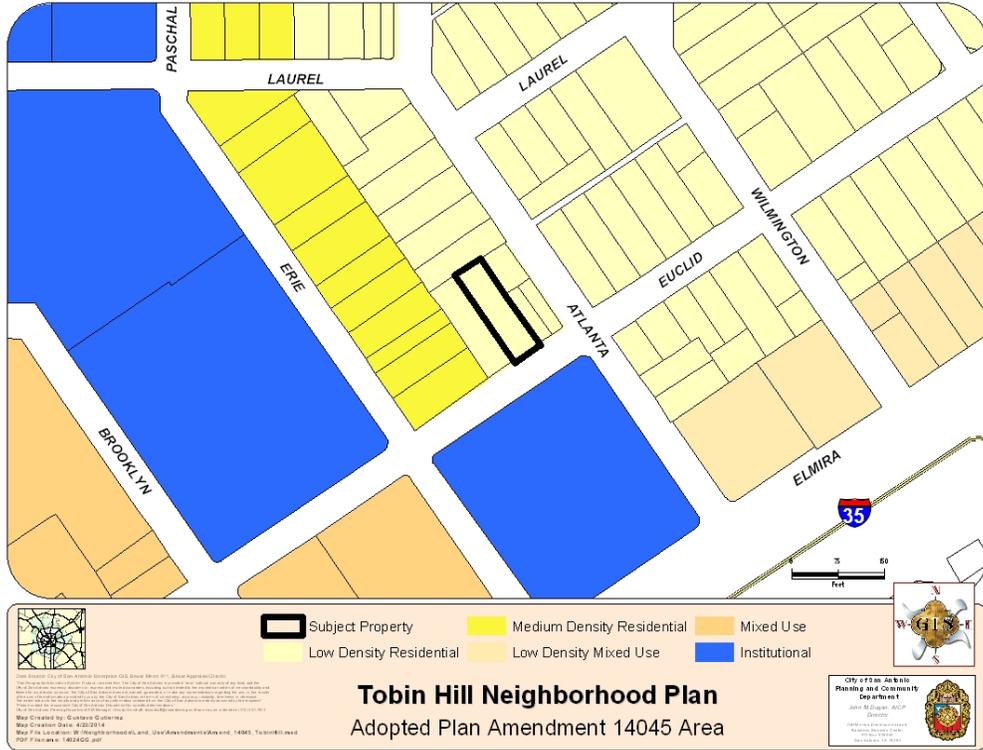
Although the subject property is classified as Low Density Residential, it is located in area that has existing multi-family residences to the north, east and west. Its location on a local street that functions as a collector street and the mix of existing multi-family uses adjacent to the subject property, along with varied commercial uses to the south on Euclid Avenue and to the west on Brooklyn Avenue make it appropriate for the Medium Density Residential classification. The Medium Density Residential classification supports the Tobin Hill Neighborhood Plan objectives of promoting the development of quality, diverse housing that is compatible with the character of the neighborhood.

## **IV. ATTACHMENTS**

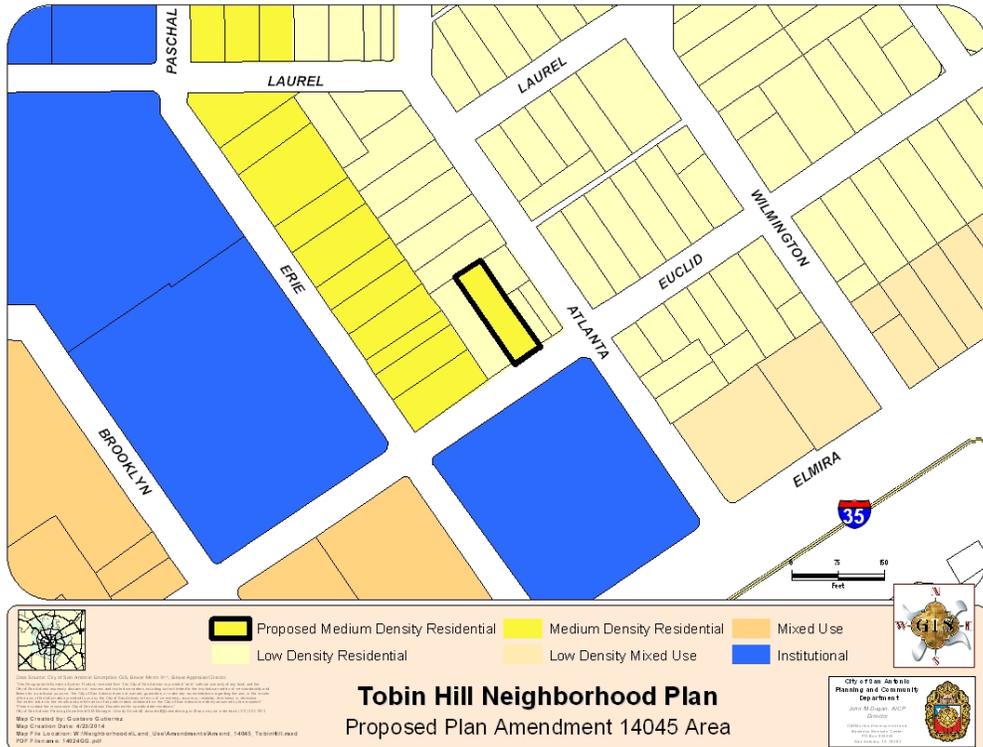
- A. Plan Amendment Maps
- B. Aerial Map

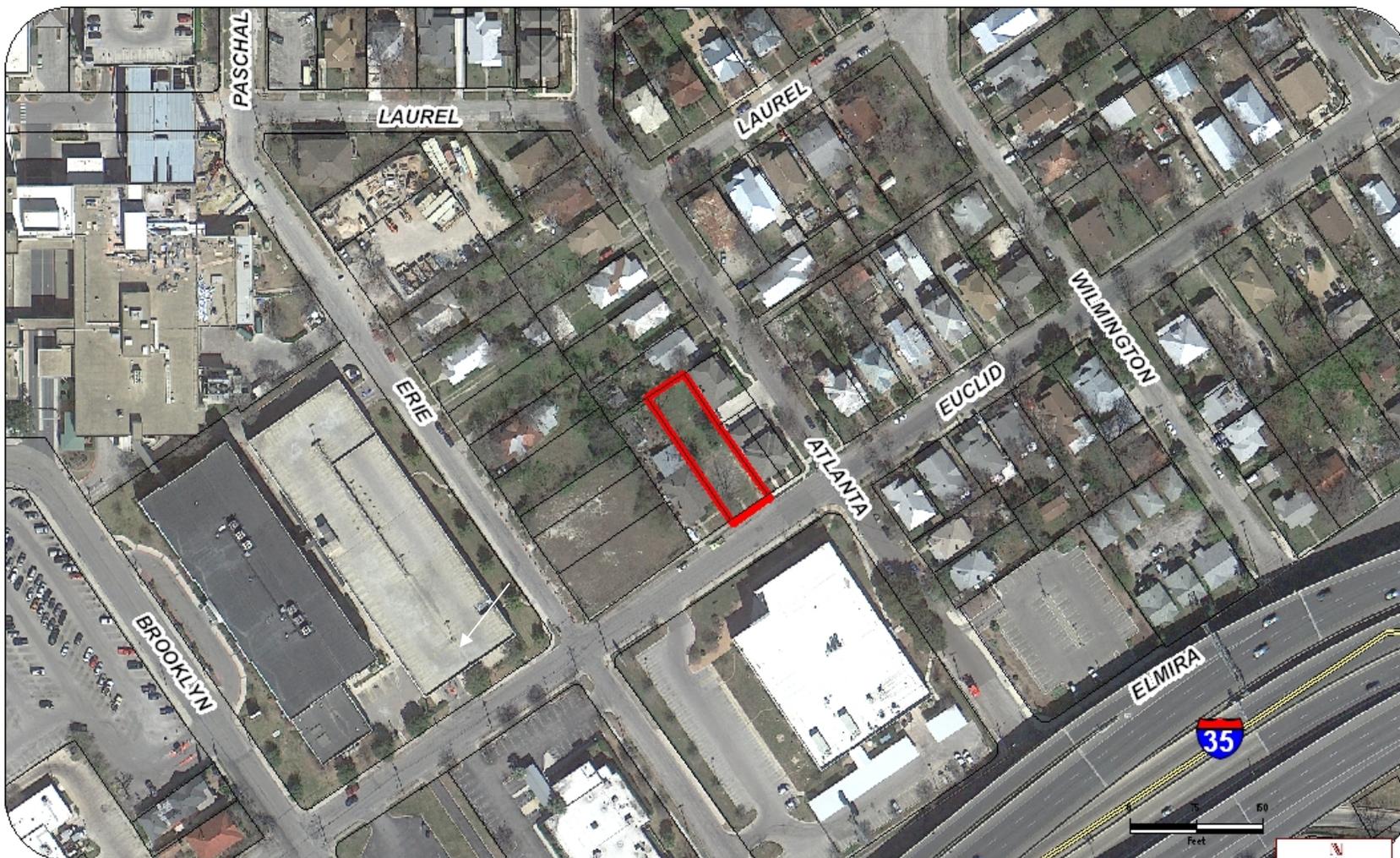
# Attachment 1

## Land Use Plan as adopted:



## Proposed Amendment:





2013 Aerial

 Subject Property



Data Source: City of San Antonio Geographic GIS, Greater Metro 911, Greater Appraisal District  
 This map was prepared by the City of San Antonio, Texas, and is provided for informational purposes only. The City of San Antonio, Texas, and its employees, agents, contractors, and vendors do not warrant the accuracy or completeness of the information contained herein, and the City of San Antonio, Texas, and its employees, agents, contractors, and vendors do not assume any liability for any errors or omissions in this map. The City of San Antonio, Texas, and its employees, agents, contractors, and vendors do not assume any liability for any damages, including consequential damages, arising from the use of this map. The City of San Antonio, Texas, and its employees, agents, contractors, and vendors do not assume any liability for any damages, including consequential damages, arising from the use of this map.  
 Map Created by: Gustavo Gutierrez  
 Map Creation Date: 4/23/2014  
 Map File Location: W:\Neighborhoods\Land Use\Amendments\Amend\_14045\_TobinHill.mxd  
 PDF Filename: 14024GG.pdf

## Tobin Hill Neighborhood Plan

### Proposed Plan Amendment 14045 Area

**City of San Antonio**  
 Planning and Community  
 Department  
 John M. Dugan, AICP  
 Director  
 200 West Commerce Street  
 P.O. Box 950800  
 San Antonio, TX 78205



## RESOLUTION NO.

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE TOBIN HILL NEIGHBORHOOD PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO MEDIUM DENSITY RESIDENTIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.1917 ACRES DESCRIBED AS LOT 5, BLOCK 4, NCB 844 LOCATED AT 617 EAST EUCLID AVENUE.**

**WHEREAS**, City Council approved the Tobin Hill Neighborhood Plan as an addendum to the Comprehensive Master Plan on September 24, 1987 and updated on February 21, 2008; and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on May 14, 2014 and **APPROVED** the amendment on May 14, 2014; and

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

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

SECTION 1: The amendment to the 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 14<sup>th</sup> DAY OF MAY 2014.

Attest:

Approved:

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

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



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

**STAFF REPORT**

**AGENDA ITEM NO. 40**

**Public Hearing:**

Planning Commission  
May 14, 2014

**Case Number:**

PA 14046

**Applicant:**

Martin & Drought, P.C.

**Representative:**

Martin & Drought, P.C.

**Owner:**

ExxonMobil Oil Corporation

**Staff Coordinator:**

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

**Property Address/Location:**

Approximately 14.383 acres of  
land out of NCB 10613 located at  
242 North WW White Road.

**Legal Description:**

14.383 acres out of Tract 7 (also  
known as Lot 7), NCB 10613

**Tract Size:**

14.383 acres

**Council District(s):**

District 2

**Notification:**

Published in Daily Commercial  
Recorder 4/24/2014

Notices Mailed 5/1/2014

- 21 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 1 to applicant
- 25 to planning team members

Internet Agenda Posting 5/9/2014

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Arena/Eastside District Community Plan future land use classification from Regional Commercial to Heavy Industrial.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the Arena/Eastside District Community Plan to change the future land use classification of the subject property from Regional Commercial to Heavy Industrial.

**ALTERNATIVE ACTIONS**

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

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The Heavy Industrial land use classification supports the goals of the Arena/Eastside District Community Plan of promoting development of uses compatible with the character of the neighborhood. The proposed change will have minimal impact on adjacent properties.

**Transportation:**

The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

**Community Facilities:**

The requested land use change should not create any additional demand for community facilities.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan</b>	
<b>Comprehensive Plan Component:</b> Arena/Eastside District Community Plan	
<b>Plan Adoption Date:</b> December 4, 2003	<b>Update History:</b> December 4, 2008
<b>Land Use Pg. 62 Heavy Industrial: Heavy Industrial uses include manufacturing, processing, and fabricating businesses; truck stops; carting, crating, haulage and storage; cold storage plant; grocery wholesale; proper screening and buffering required.</b>	
<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<b>Regional Commercial:</b> Regional Commercial uses include automobile sales, major automobile repair, mini-warehouses, wholesale, “big box” retailers, large commercial centers, malls, large home improvement centers, large hotels and motels, major employment centers, low to high rise office buildings that promote mixed uses; outdoor operations and display permitted in areas which are screened outdoor storage is permitted.	NC, C-1, C-2, C-3, O-1, O-2
<b>Heavy Industrial:</b> Heavy Industrial uses include manufacturing, processing, and fabricating businesses; truck stops; carting, crating, haulage and storage; cold storage plant; grocery wholesale; proper screening and buffering required.	I-1, I-2

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Regional Commercial	Truck Terminal and Warehouse
North	Regional Commercial	Commercial use
East	Light Industrial and Regional Commercial	Industrial uses and Single-Family Homes
South	Regional Commercial	Commercial uses
West	Light Industrial and Regional Commercial	Industrial Uses and Commercial Uses

**Land Use:** The subject property is located on the west side of WW White Road between Emil Street and Lula Mae Street within the Arena/Eastside District Community Plan. The subject property consists of a large truck terminal and warehouse facility. The applicant requests this plan amendment and associated zoning change in order bring this existing facility into compliance with applicable zoning regulations. The subject property has continually operated as a truck terminal and warehouse facility since 1994. However, the subject property is currently zoned “I-2” Heavy Industrial and “R-5” Residential Single-Family District and industrial uses are not allowed by right under the “R-5” zoning designation.

The Regional Commercial land use classification allows intense commercial uses by right, however, the associated zoning district required to bring the subject property into conformance requires an intense industrial land use classification and thus the need to request a change in the land use plan. The proposed amendment to Heavy Industrial will provide consistency with the existing use and allow the applicant to seek an appropriate zoning classification from the current “R-5” Residential Single-Family District. The

Heavy Industrial land use classification supports the goals of the Arena/Eastside District Community Plan of promoting development of uses compatible with the character of the neighborhood. The proposed change will have minimal impact on adjacent properties.

**Transportation:** The City's Major Thoroughfare Plan identified WW White Road as a Primary Arterial Type A, Gembler Road as a Secondary Arterial Type B and IH-10 as a freeway. Emil Street, Branch Street and Lula Mae Street as local streets. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent commercial and residential areas. There is a VIA bus stop along the side of the subject property on WW White Road. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

**Community Facilities:** Cameron Elementary School and Skyline Park are within walking distance. Fire Station No. 30 is in close proximity. The requested land use change should not create any additional demand for community facilities.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** "I-2" Heavy Industrial District and "R-5" Residential Single-Family District

**Proposed Zoning:** "I-2" Heavy Industrial District

**Corresponding Zoning Case:** Z2014151

**Zoning Commission Public Hearing Date:** May 20, 2014

## **III. RECOMMENDATION**

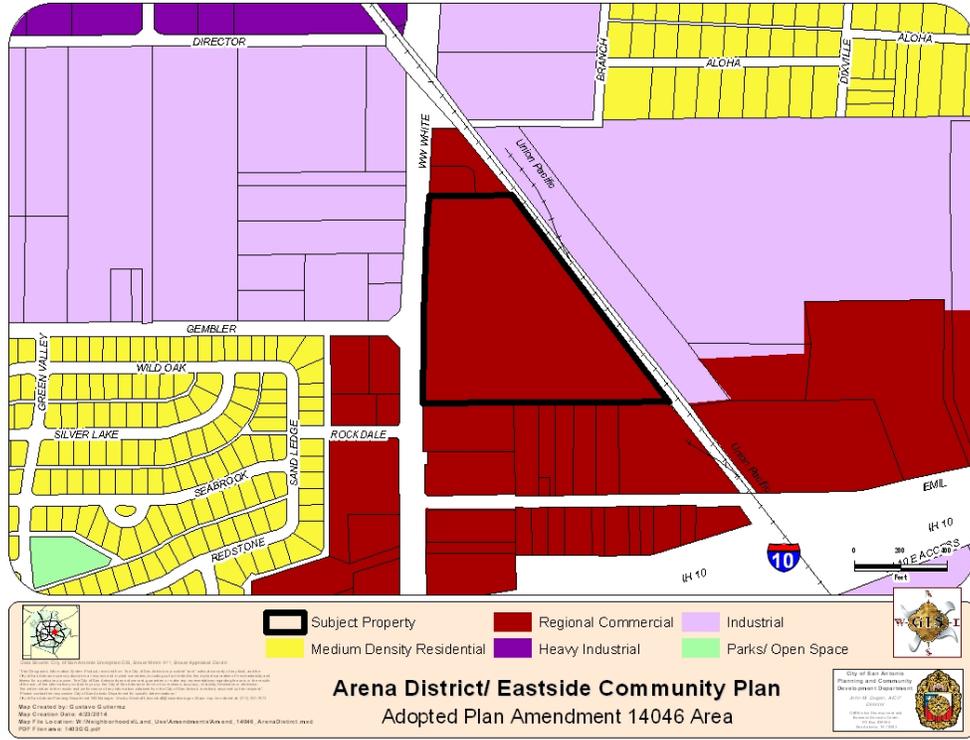
The proposed amendment to Heavy Industrial will provide consistency with the existing use and allow the applicant to seek an appropriate zoning classification from the current "R-5" Residential Single-Family District. The Heavy Industrial land use classification supports the goals of the Arena/Eastside District Community Plan of promoting development of uses compatible with the character of the neighborhood. The proposed change will have minimal impact on adjacent properties.

## **IV. ATTACHMENTS**

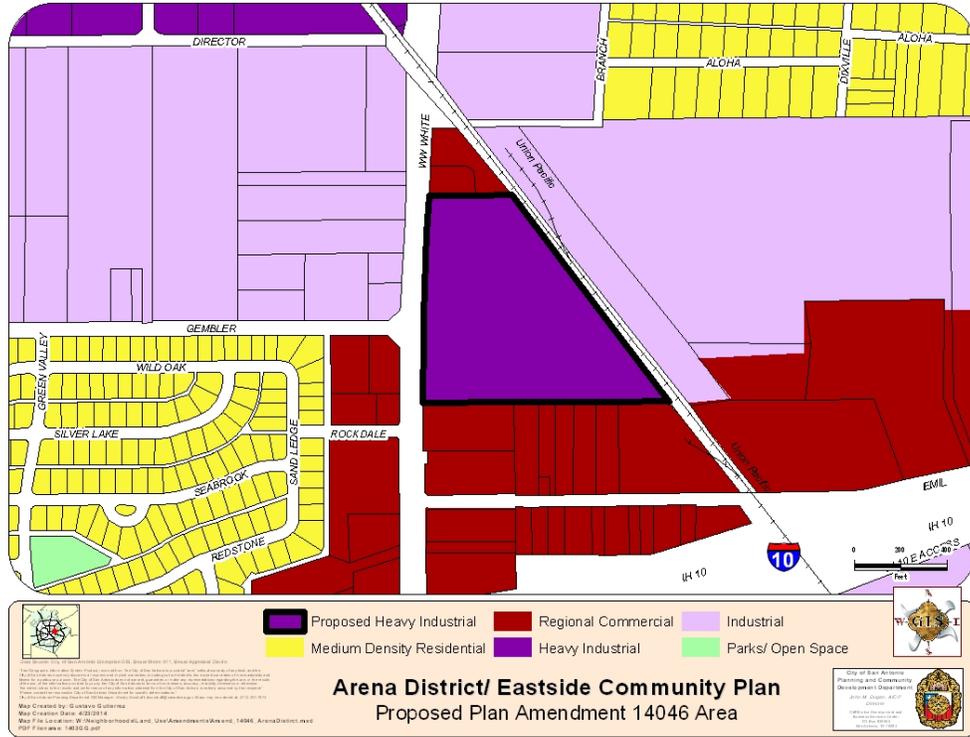
- A. Plan Amendment Maps
- B. Aerial Map

# Attachment 1

## Land Use Plan as adopted:



## Proposed Amendment:



Attachment 2



2013 Aerial



Subject Property



VIA Bus Stops



VIA Bus Routes

City Source: City of San Antonio Geographic Information System, Aerial Imagery, 2013  
 This map was prepared by the City of San Antonio. It is not intended to be used for any other purpose. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map. The City of San Antonio is not responsible for any claims or lawsuits filed against the City of San Antonio or its employees, agents, or contractors, arising out of or in connection with the use of this map. The City of San Antonio is not responsible for any claims or lawsuits filed against the City of San Antonio or its employees, agents, or contractors, arising out of or in connection with the use of this map. The City of San Antonio is not responsible for any claims or lawsuits filed against the City of San Antonio or its employees, agents, or contractors, arising out of or in connection with the use of this map.

## Arena District/ Eastside Community Plan Proposed Plan Amendment 14046 Area

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



## RESOLUTION NO.

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE ARENA DISTRICT/ EASTSIDE COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM REGIONAL COMMERCIAL LAND USE TO HEAVY INDUSTRIAL LAND USE FOR AN AREA OF APPROXIMATELY 14.383 ACRES OF LAND OUT OF NCB 10613 LOCATED AT 242 NORTH WW WHITE ROAD.**

**WHEREAS**, City Council approved the Arena District/ Eastside Community Plan as an addendum to the Comprehensive Master Plan on December 4, 2003 and updated on December 4, 2008; and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on May 14, 2014 and **APPROVED** the amendment on May 14, 2014; and

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

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

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

PASSED AND APPROVED ON THIS 14<sup>th</sup> DAY OF MAY 2014.

Attest:

Approved:

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

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