



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

**PLANNING COMMISSION AGENDA**  
**☞ May 22, 2013 ☞**  
**2:00 P.M.**

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

Jody R. Sherrill  
Daniel D. Kossl  
Zachary Harris

Kevin Love  
George Peck  
Marcello Diego Martinez

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

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

**DECLARACIÓN DE ACCESIBILIDAD** - El lugar de reunión cuenta con el acceso disponible y estacionamiento para personas discapacitadas. También incluye servicios especiales e 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) 207-1111 o al 711 (Servicio para personas con problemas auditivos Texas Relay)

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

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

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

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

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

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

**Plats**

5. **120234:** Request by Jaime Flores, Agent for approval of a major plat to replat a 4.788-acre tract of land to establish the **Gran Fortaleza Unit 2B** Subdivision, generally located on the west side of George Patton Drive, north of Mally Boulevard. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
6. **120256:** Request by Jesus S. Rodriguez, for approval of a minor plat to replat a 1.34-acre tract of land to establish the **Fertile Valley Farms** Subdivision, generally located on the south side of Ayrshire Road, east of Higgins Road. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
7. **120401:** Request by Mission Del Lago, LTD. for approval of a major plat to subdivide a 14.04-acre tract land to establish the **Mission Del Lago Unit 10A** Subdivision, generally located southwest of the intersection of Three Iron and Del Lago Parkway. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
8. **120429\*:** Request by Tuscan Heights, LLC, for approval of a major plat to vacate and resubdivide a 5.291-acre tract of land to establish the **Tuscan Heights, Unit 2B PUD** Subdivision, generally located east of the intersection of Wilderness Oak and Mountain Lodge. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
9. **130022:** Request by Wal-Mart Real Estate Business Trust, for approval of a major plat to subdivide a 41.413-acre tract of land to establish **Wurzbach Shopping Center** Subdivision, generally located southwest of the intersection of Wurzbach Parkway and Blanco Road. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
10. **130175:** Request by Empire Construction Management, Inc., for approval of a minor plat to subdivide a 3.07-acre tract of land to establish the **E & E Valdez** Subdivision, generally located north of Rabel Road, east of FM 1937. **Staff's recommendation is pending.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
11. **130191:** Request by Richard Hovenden, for approval of a minor plat to replat a 1.065-acre tract of land to establish the **Knight Robin** Subdivision, generally located north of Knight Robin, east of North Vandiver Road. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
12. **130197:** Request by Prue Lofts, LLC, for approval of a minor plat to replat a 12.220-acre tract of land to establish the **Boardwalk on Research** Subdivision, generally located south of the intersection of Prue Road and Laureate Drive. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

**Certificate of Determination Appeal**

\*Camp Bullis Notification

13. **IV-13-003:** Request by Russell Switzer to appeal the Development Services Department Director's decision to deny the Certificate of Determination for a Plat Exception in accordance with Section 35-430(c) of the of San Antonio Unified Development Code (UDC), Article IV, Procedures; Division 4, and, Texas Statues, Local Government Code, Section 212.0115, Certification Regarding Compliance with Plat Requirements, for the property located at 7389 Pearsall Road. **Staff recommends denial.** (Luz M. Gonzales, Planner (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

#### **Planned Unit Development (PUD) Plans**

14. **PUD 13-002:** Request by Fountain Residential Partners, for approval of **The Boulevard** PUD Plan, generally located southeast of the intersection of UTSA Boulevard and The Drag. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)

#### **Land Transactions**

15. **S.P. 1529:** Request by S & K Development Company, Inc., James M. Schneider, CF Land, LLC, Qwest Communications Corp. and Samnani Properties, Ltd. (Petitioners) to close, vacate and abandon 2.14 acres of Old Dwyer Road (93,218 square feet) Public Right of Way, located between SW Loop 410 and Ray Ellison Road, adjacent to NCB 15228. **Staff recommends approval.** (Martha Almeria, (210) 207-46970, martha.almeria@sanantonio.gov, Capital Improvements Management Services).
16. **S.P. 1733A/B:** Request by the City of San Antonio and the San Antonio Water Board (SAWS) to declare as surplus and exchange properties located at 900 E. Commerce, within NCB 13813, as part of the city's Market Street realignment project. **Staff recommends approval.** (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov Capital Improvements Management Services).
17. The San Antonio Public library seeks **approval** for the acquisition through dedication of a fee simple title to 5.73 acres of a donated site of privately-owned real property located at U.S. Highway 87 East in NCB 18274 in council District 2. This project provides for the development of a branch library in Council District 2. The donation of this site allows the San Antonio Public Library Department to fulfill a commitment made to the citizens of San Antonio in the 2012 Bond initiative to build a new branch library to serve the communities on the East side. A new library in this area is crucial to the Library Departments efforts to serve this growing and library underserved area of the city. The City of San Antonio has completed due diligence and this site has been accepted by the Library Board of Trustees by action at its meeting on March 27, 2013. **Staff recommends Approval.** (Rich Walker, Project Control Manager, (210) 207-2637, rich.walker@sanantonio.gov, San Antonio Public Library)
18. A resolution to declare as surplus and dispose of real property comprising 0.357 acres of land with the legal description of New City Block 271 Block 92 Lot 22; and the East 8 feet of the North 37.5 feet of the South 47.6 feet of Lot 5, Block 96, New City Block 271. **Staff recommends approval.** (Scott Price, (210) 207-6357, scott.price@sanantonio.gov, Center City Development)

#### **Comprehensive Master Plan Amendments**

19. **PA13032:** A request by the City of San Antonio, for approval of a resolution to amend the Arena District/Eastside Community Plan and Government Hill Neighborhood Plan, components of the Comprehensive Master Plan of the City, by adding the Eastside CHOICE Neighborhood Transformation Plan bounded by Interstate Highway 35 to the north, railroad tracks to the east, New Braunfels Avenue to the west and Martin Luther Kind Drive to the south, as a Neighborhood Revitalization supplement (City Council District 2). **Staff recommends approval.** (John Osten, Sr. Planner, (210) 207-2187, John.Osten@sanantonio.gov, Department of Planning and Community Development)
20. **PA13034:** A request by Jose Villagomez, for approval of a resolution to amend the future land use plan contained in the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 4.333 acres of land out of NCB 18698, located immediately east of 8715 Grissom Road from “High Density Residential” to “Community Commercial”. **Staff recommends approval.** (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov , Department of Planning and Community Development)

#### **Other Items**

21. Technical Advisory Committee consideration for appointment an Alternate Engineering Representative, Alternate Developer Representative, Zoning Commissioner, Alternate Zoning Commission with voting rights. (Elizabeth Carol, AICP, Principal Planner, (210) 207-7893, Elizabeth.Carol@sanantonio.gov, Department of Development Services)
22. Approval of the minutes for the May 8, 2013 Planning Commission meeting.
23. Director’s report - City Council Action Update (Planning Commission Items sent to Council).
24. Adjournment.



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 5

**Public Hearing:**

Planning Commission  
May 22, 2013

**Application/Case Number:**

120234

**Project Name:**

Gran Fortaleza Unit 2B

**Agent:**

Jaime Flores

**Representative:**

Gomez-Garcia and Associates, Inc.  
c/o Alejandro Gomez, P.E.

**Owner:**

Jaime Flores

**Staff Coordinator:**

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

**Property Address/Location:**

On the west side of George Patton  
Drive, north of Mally Boulevard

**MAPSCO Map Grid (Ferguson):**

681 F-3

**Tract Size:**

4.788 acres

**Council District:**

4

**Notification:**

Published in Daily Commercial  
Recorder May 3, 2013

Notices Mailed May 6, 2013

- Twenty-three (23) to property owners within 200 feet within the subdivision
- No registered Neighborhood Association within 200 feet

Internet Agenda posting

May 17, 2013

**REQUEST**

Approval of a major plat to replat a 4.788-acre tract of land to establish **Gran Fortaleza Unit 2B** Subdivision

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

May 1, 2013

**CASE HISTORY**

Area being replatted are portions of Lots 3-5, Block 101, NCB 11071, a portion of Lot 20, Block 100, NCB 11071, out of the Mayfield Park Aviation Circle Unit, Eleventh Filing Subdivision plat, recorded in Volume 980, Pages 235-236, and a portion of Lot 20, Block 101, NCB 11071, out of Mayfield Park Subdivision (Guajardo) plat, recorded in Volume 9553, Page 144, out of the Deed and Plat Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of fifteen (**15**) single-family residential lots and approximately six hundred forty (**640**) linear feet of public streets.

**B. Zoning**

“R-4 AHOD” Residential Single-Family Airport Hazard Overlay District

**C. Services Available**

SAWS Water Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on March 22, 2013.

**E. Interdepartmental Review**

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

**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 **Gran Fortaleza Unit 2B** Subdivision Plat

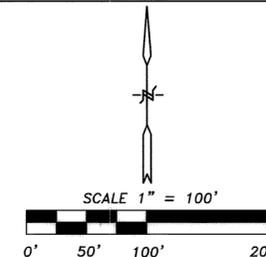
**IV. ATTACHMENT**

1. Proposed plat

PLAT NUMBER 120234

A REPLAT ESTABLISHING GRAN FORTALEZA SUBDIVISION UNIT 2B

ESTABLISHING LOTS 1-15, BLOCK 102, N.C.B. 11071, (4.788 ACRES), BEING A PORTION OF LOTS 3-5 AND MILLS STREET, BLOCK 101, NEW CITY BLOCK 11071, A PORTION OF LOT 12, BLOCK 100, NEW CITY BLOCK 11070, MAYFIELD PARK AVIATION CIRCLE UNIT, ELEVENTH FILING, AS RECORDED IN VOLUME 980, PAGES 235-236, DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS. ALSO A PORTION OF LOT 20, BLOCK 101, NEW CITY BLOCK 11071, MAYFIELD PARK SUBDIVISION (GUAJARDO), AS RECORDED IN VOLUME 9553, PAGE 144, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



GOMEZ-GARCIA AND ASSOCIATES, INC. 8723 BOTTS LANE, SAN ANTONIO, TEXAS 78217 (210) 832-9608 (210) 832-9615 FAX TBPE FIRM REGISTRATION #5362 Northstar Land Surveying, Inc. 9033 AERO SUITE # 105 SAN ANTONIO, TEXAS 78217 (210) 826-6228

DATE: 7-19-2012 JOB NO.: 176.001

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.

AGENT: JAIME FLORES 1518 S. FLORES SAN ANTONIO, TEXAS 78204

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAIME O. FLORES 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 19th DAY OF July, A.D. 2012. Notary Public Bexar County, Texas

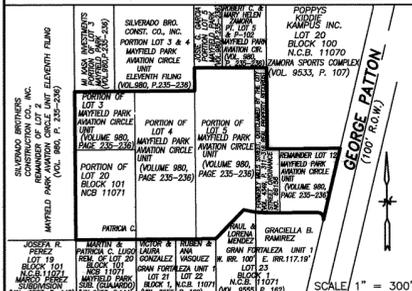
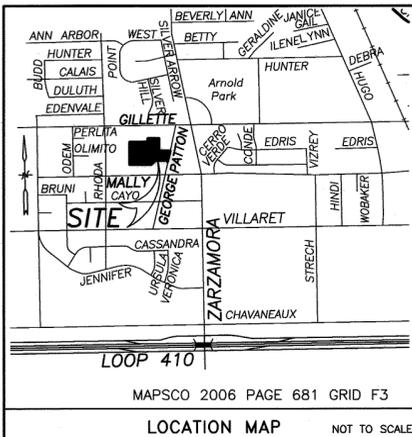
STATE OF TEXAS COUNTY OF BEXAR THIS REPLAT OF GRAN FORTALEZA SUBDIVISION UNIT 2B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE 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. \_\_\_, COUNTY CLERK, BEXAR COUNTY, TEXAS

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



AREA BEING REPLATTED THROUGH PUBLIC HEARING INVOLVING WRITTEN NOTIFICATION. THE AREA BEING REPLATTED WAS PREVIOUSLY RECORDED IN VOLUME 980, PAGES 235-236, BEING A PORTION OF LOTS 3-5 AND MILLS STREET, BLOCK 101, NEW CITY BLOCK 11071, A PORTION OF LOT 12, BLOCK 100, NEW CITY BLOCK 11070, MAYFIELD PARK AVIATION CIRCLE UNIT, ELEVENTH FILING, AS RECORDED IN VOLUME 980, PAGES 235-236, DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS. ALSO A PORTION OF LOT 20, BLOCK 101, NEW CITY BLOCK 11071, MAYFIELD PARK SUBDIVISION (GUAJARDO), AS RECORDED IN VOLUME 9553, PAGE 144, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

- LEGEND: F.I.R. FOUND 1/2" IRON ROD, S.I.R. SET 1/2" IRON ROD, EXISTING CONTOURS, E.G.T,CA ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION, C.B. COUNTY BLOCK, N.C.B. NEW CITY BLOCK, R.O.W. RIGHT-OF-WAY, ESM'T EASEMENT, V.N.A.E. VEHICULAR NON-ACCESS EASEMENT, O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, D.P.R. DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS. NOTE: 1/2" IRON ROD SET AT ALL CORNERS (UNLESS NOTED)

STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT MAYFIELD PARK AVIATION CIRCLE UNIT, ELEVENTH FILING, AND MAYFIELD PARK SUBDIVISION (GUAJARDO), WHICH IS RECORDED IN VOLUME 980, PAGES 235-236 AND VOLUME 9553, PAGE 144, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER: EVA PAOLA MENDIVIL My Commission Expires July 8, 2015. OWNER'S DULY AUTHORIZED AGENT: Jaime Flores. SWORN AND SUBSCRIBED BEFORE ME THIS 19th DAY OF July, 2012. Notary Public in and for the State of Texas.

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

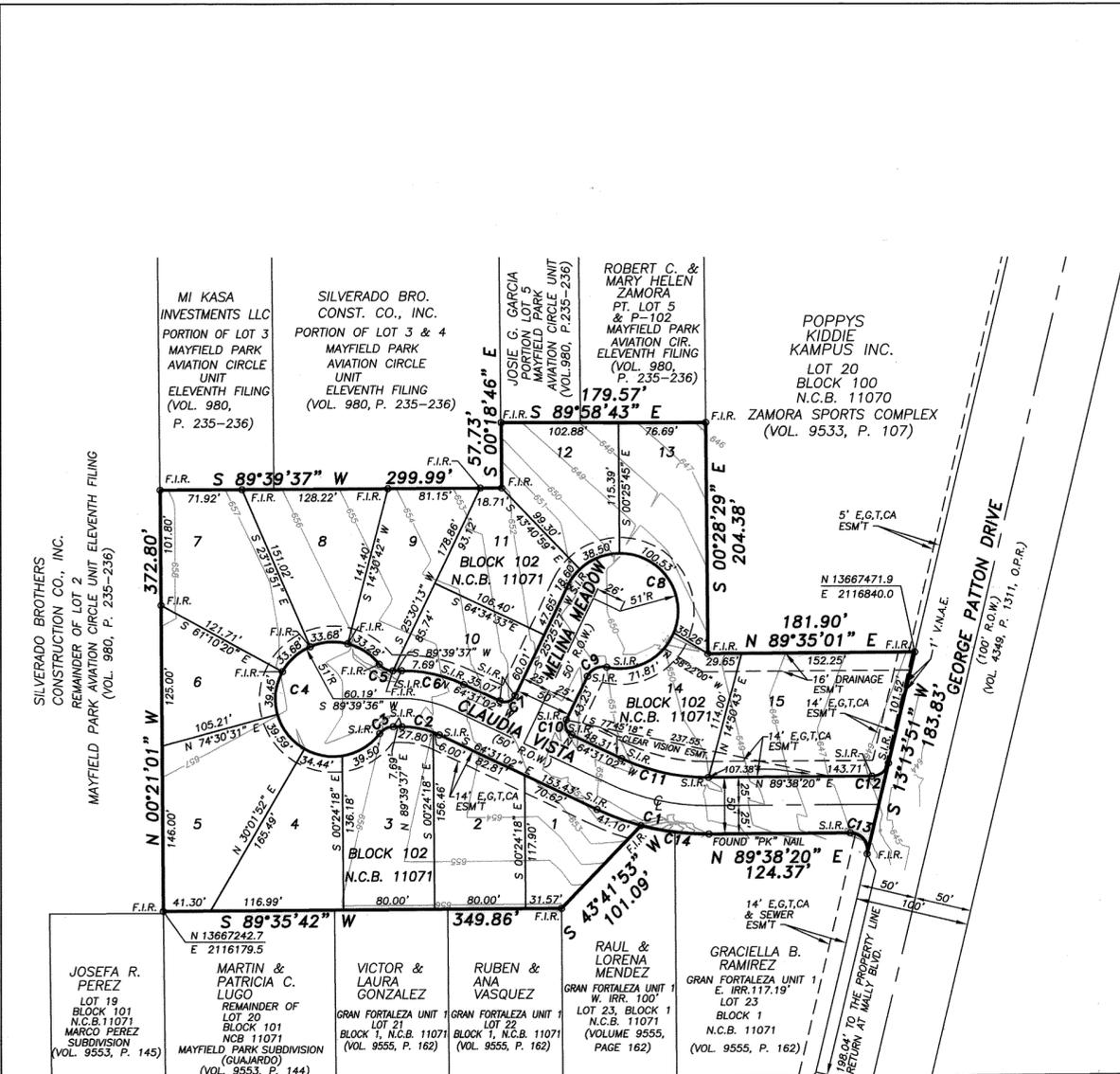
By: Thomas C. Haberer 2-07-2015. THOMAS C. HABERER REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 4350

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. Alejandro R. Gomez 2-5-2013. ALEJANDRO R. GOMEZ, P.E., C.F.M. LICENSED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 90145

- NOTES: 1. WASTEWATER 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 DEVELOPMENT SERVICES DEPARTMENT. 2. SAWS IMPACT FEE PAYMENT NOTE: 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. 3. IMPACT FEE PAYMENT DUE: WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WASTEWATER SERVICE CONNECTION. 4. 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. 5. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 8" ABOVE FINAL GRADE OF ADJACENT GRADE. 6. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1' HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YR ULTIMATE DEVELOPMENT. 7. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

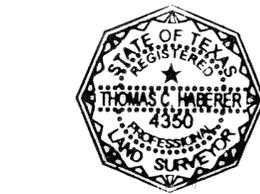
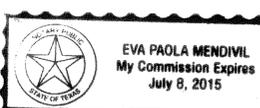
- CPS NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "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, 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 THERE TO. 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.

SURVEYOR'S NOTES: 1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID.



MALLY BLVD. (60' R.O.W.)

Curve Table with columns: Curve #, Length, Radius, Delta, Tangent, Chord Bearing, Chord. Rows C1 through C14.



FILED: 7/19/12 2:00 PM GRAN FORTALEZA UNIT 2B 120234



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 6

**Public Hearing:**

Planning Commission  
May 22, 2013

**Application/Case Number:**

120256

**Project Name:**

Fertile Valley Farms

**Applicant:**

Ofelia Rodriguez, Agent

**Representative:**

Wilkie Surveying,  
c/o Jerry Wilkie, R.P.L.S.

**Owner:**

Jesus S. Rodriguez

**Staff Coordinator:**

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

**Property Address/Location:**

On the south side of ayrshire road,  
east of Higgins road

**MAPSCO Map Grid (Ferguson):**

518 E-8

**Tract Size:**

1.34 acres

**Council District:**

10

**Notification:**

Published in Daily Commercial  
Recorder May 3, 2013

Notices mailed May 3, 2013

- Sixteen(16) to property owners within 200 feet within the subdivision
- El Chaparral Fertile Valley Neighborhood Association

Internet Agenda posting May 17, 2013

**REQUEST**

Approval of a minor plat to replat a 1.34-acre tract of land to establish **Fertile Valley Farms** Subdivision.

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

May 1, 2013

**CASE HISTORY**

Area being replatted are portions of Lots 2-4, Block J, NCB 15712, out of the Fertile Valley subdivision plat, as recorded in Volume 3377, Pages 76-78, being out of the Deed and Plat Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

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

**B. Zoning**

“R-6” Residential Single-Family District

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

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

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on February 28, 2013.

**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 **Fertile Valley Farms** Replat

**IV. ATTACHMENT**

1. Proposed plat

PLAT NO. 120256

REPLAT ESTABLISHING FERTILE VALLEY FARMS

ESTABLISHING LOTS 16 AND 17, BLOCK J, NEW CITY BLOCK 15712, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A TOTAL OF 1.34 ACRES.



SCALE: 1" = 100'

JERRY D. WILKIE, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
PO BOX 180434  
SAN ANTONIO, TEXAS 78280  
(210) 881-0733  
WILKIESURVEYOR@YAHOO.COM

DATE: DECEMBER 12, 2011 JOB NUMBER: 2011280  
LAST REVISION 2-7-2013

OWNER/DEVELOPER

JESUS S. RODRIGUEZ  
5314 VISTA GLEN  
SAN ANTONIO, TEXAS 78247

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.

*Jesús S. Rodríguez*  
OWNER/AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *DEBILIA RODRIGUEZ* 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 10th DAY OF April 2013  
*D. M. Madala*  
NOTARY PUBLIC  
STATE OF TEXAS

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013

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

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013 AT \_\_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2013 AT \_\_\_\_\_ M., IN THE RECORDS OF DEED AND PLATS OF SAID COUNTY, IN BOOK/VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013 COUNTY CLERK BEXAR COUNTY, TEXAS.

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

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 SERVICE DEPARTMENT.

SURVEYOR'S NOTES

- 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;
- DIMENSIONS SHOWN ARE SURFACE; AND
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

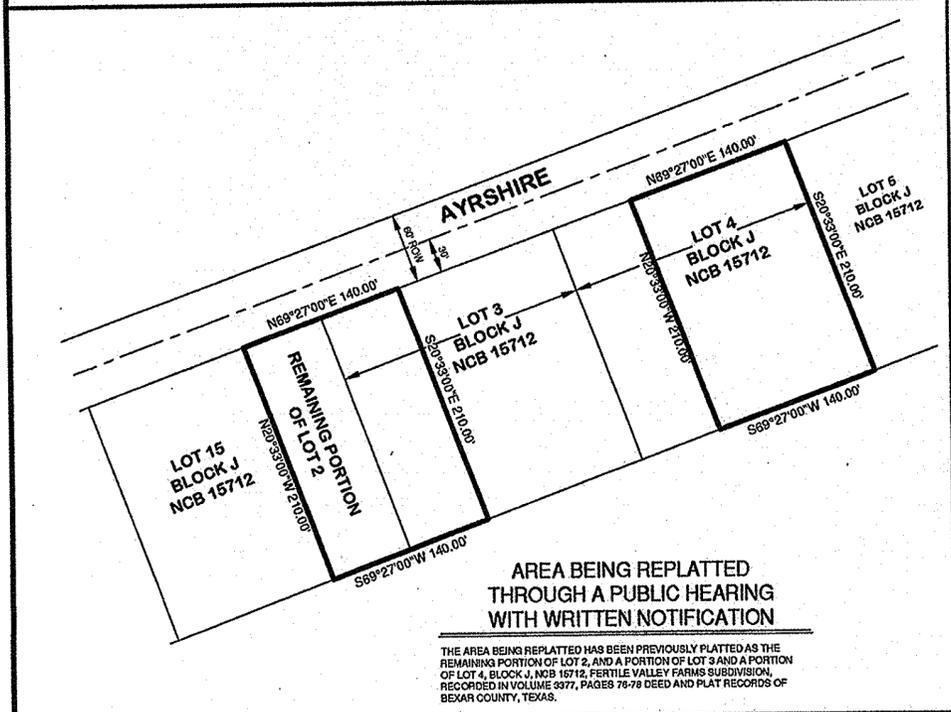
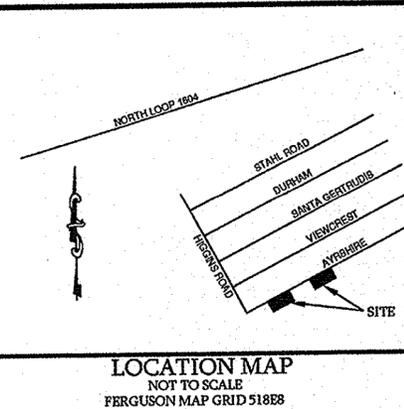
THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR 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 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.

NOTE: CONCRETE DRIVEWAYS 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 FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE FOOT WIDE EASEMENTS.



AREA BEING REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED AS THE REMAINING PORTION OF LOT 2, AND A PORTION OF LOT 3 AND A PORTION OF LOT 4, BLOCK J, NCB 15712, FERTILE VALLEY FARMS SUBDIVISION, RECORDED IN VOLUME 9377, PAGES 76-79 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT FERTILE VALLEY FARMS SUBDIVISION, WHICH IS RECORDED IN VOLUME 9377, PAGES 76-79, 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 REMOVE ANY COVENANTS OR RESTRICTIONS.

*Jesús S. Rodríguez*  
OWNER

SWORN AND SUBSCRIBED BEFORE ME THIS 10th DAY OF April, 2013

*D. M. Madala*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 4-17-2014

LEGEND

- FOUND 1/2" IP UNLESS OTHERWISE NOTED
- SET ONE HALF INCH IRON ROD WITH CAP

R.O.W RIGHT-OF-WAY  
DPRBCT DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Jerry D. Wilkie, Jr.*  
JERRY D. WILKIE, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4724

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.

*Felix I. Bernal*  
FELIX I. BERNAL  
REGISTERED PROFESSIONAL ENGINEER





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 7

**Public Hearing:**

Planning Commission  
May 22, 2013

**Application/Case Number:**

120401

**Project Name:**

Mission Del Lago Unit 10A

**Applicant:**

Virginia Rogers

**Representative:**

KFW Engineers & Surveying, c/o  
George Weron, P.E.

**Owner:**

Mission Del Lago, LTD

**Staff Coordinator:**

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

**Property Address/Location:**

Southwest of the intersection of Three  
Iron and Del Lago Parkway

**MAPSCO Map Grid (Ferguson):**

682 E-7

**Tract Size:**

14.04 acres

**Council District:**

3

**Notification:**

Internet Agenda posting May 17,  
2013

**REQUEST**

Approval of a minor plat to subdivide a 14.04-acre tract of land to establish **Mission Del Lago Unit 10A** Subdivision.

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

May 6, 2013

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of fifty-nine (**59**) single-family residential lots, one (**1**) non single-family lot, and two thousand two hundred sixty eight (**2,268**) linear feet of public streets.

### **B. Zoning**

“R-5 AHOD” Single-Family Residential Airport Hazard Overlay District

### **C. Services Available**

SAWS Water and Sewer

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

Letters of Certification (LOCs) were issued from all reviewing agencies on January 16, 2013.

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on February 28, 2013.

Furthermore, On February 11, 2013 the applicant submitted a request for an Administrative Exception to the requirement of Section 35-523(f)(2), Tree Preservation Significant Trees, of the Unified Development Code (UDC). On March 12, 2013, the Development Services Director granted the requested administrative exception as indicated in the attached report (**ATTACHMENT 2**).

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

MDP 284, Mission Del Lago, accepted on February 2, 1988

## **III. RECOMMENDATION**

Approval of the proposed **Mission Del Lago Unit 10A** Subdivision

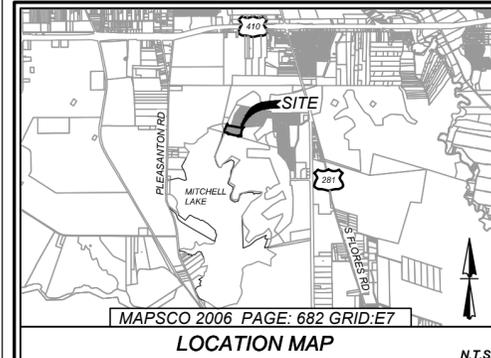
## **IV. ATTACHMENTS**

1. Proposed plat
2. Administrative Exception

PLAT NUMBER 120401

SUBDIVISION PLAT ESTABLISHING MISSION DEL LAGO UNIT 10A (T.I.F.)

BEING A TOTAL OF 14.04 ACRES TRACT OF LAND IN THE CITY SAN ANTONIO N.C.B. 11166 OUT OF A 692.353 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 6609, PAGE 597 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF JUAN MANUEL URRIEGAS SURVEY NO. 32, ABSTRACT NO 769, COUNTY BLOCK 4283, BEXAR COUNTY, TEXAS.



SURVEYOR NOTES:

- 12" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 145 OF 785, COMMUNITY PANEL NO. 48022C0145G, DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD AS NOTED
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS
- ESMT = EASEMENT
- V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
- ① = MISSION DEL LAGO SUBDIVISION, UNIT 8 (T.I.F.) (VOL. 9589, PG. 174)
- T.I.F. = TAX INCREMENT FINANCING
- FF = 527.3' = MINIMUM FINISHED FLOOR ELEVATION
- 536 = FINISHED CONTOURS

NOTES:

- 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. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504)(E)(2) (p. 5-40)

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 MARSHALL.

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED 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 LOCATE SAID FACILITIES OR 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.
- 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 AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN 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.

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 DEVELOPMENT SERVICES DEPARTMENT.

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.

MINIMUM FINISHED FLOOR NOTE:

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. NON-RESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

MAINTENANCE NOTE:

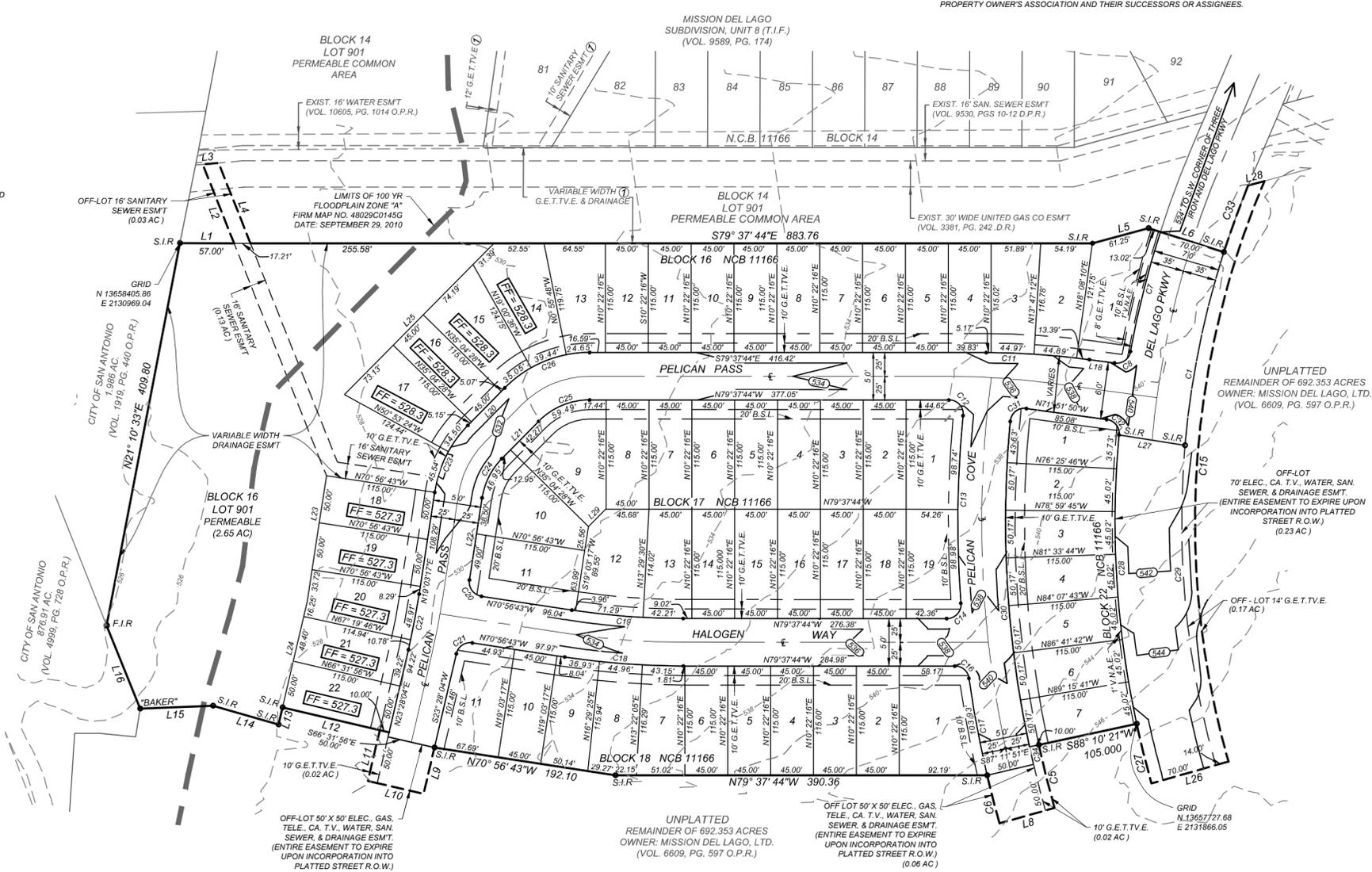
THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

FLOODPLAIN NOTE:

THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

DETENTION POND 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. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNER'S ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.



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.

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.

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW Surveying, LLC  
14603 Huebner Rd, Bldg. 40  
San Antonio, TX 78230  
Phone: (210) 979-8444  
Fax: (210) 979-8441

Line #	Length	Direction
L1	57.00	S79°37'44"E
L2	89.23	S11°14'48"E
L3	16.68	N84°51'30"W
L4	90.87	N11°14'48"W
L5	61.25	N85°08'20"E
L6	83.02	S61°55'58"E
L7	70.00	N84°29'54"E
L8	60.00	N84°44'54"E
L9	50.00	N23°28'04"E
L10	60.00	S66°31'56"E
L11	55.00	S23°28'04"W
L12	105.00	N66°31'56"W
L13	16.53	N23°28'04"E
L14	71.46	N63°26'03"W

Line #	Length	Direction
L15	76.70	N82°02'19"W
L16	94.37	N11°33'33"W
L17	70.15	N70°43'27"W
L18	26.75	S71°51'50"E
L19	85.08	N71°51'50"W
L20	55.22	N54°55'32"E
L21	55.22	S84°55'32"W
L22	87.50	S19°03'17"W
L23	133.73	S19°03'17"W
L24	114.65	N23°28'04"E
L25	223.71	N54°55'32"E
L26	84.00	S84°29'54"W
L27	70.15	N70°43'27"W
L28	17.73	N85°08'20"E
L29	25.52	S54°55'32"E

Curve #	Length	Radius	Delta	Tangent	Chord	Bearing
C1	207.82	935.00	012°44'05"	104.34	207.39	S21°41'59"W
C5	68.46	1110.00	003°32'02"	34.24	68.45	N03°35'41"W
C6	52.14	1170.00	002°33'12"	26.07	52.14	S04°04'45"E
C7	129.84	1005.00	007°24'09"	65.01	129.75	N24°21'57"E
C8	22.90	15.00	087°28'17"	14.35	20.74	S64°24'01"W
C11	108.42	800.00	007°45'54"	54.29	108.34	S75°44'47"E
C12	25.00	15.00	095°29'21"	16.51	22.20	S31°53'04"E
C13	197.72	1170.00	009°40'56"	99.09	197.48	N11°01'09"E
C14	24.66	15.00	094°11'35"	16.14	21.98	S53°16'28"W
C15	624.12	921.00	038°49'36"	324.58	612.25	S13°53'50"W
C16	21.45	15.00	081°54'57"	13.02	19.67	S38°40'16"E
C17	103.93	1170.00	005°05'22"	51.98	103.89	S00°15'28"E
C18	125.04	825.00	008°41'01"	62.64	124.92	S75°17'14"E
C19	117.46	775.00	008°41'01"	58.84	117.35	S75°17'14"E
C20	23.56	15.00	090°00'00"	15.00	21.21	N25°56'43"W

Curve #	Length	Radius	Delta	Tangent	Chord	Bearing
C21	22.41	15.00	085°35'13"	13.89	20.38	N66°15'41"E
C22	59.69	775.00	004°24'47"	29.86	59.68	N21°15'41"E
C23	80.04	125.00	036°38'50"	41.44	78.69	N36°35'24"E
C24	46.95	75.00	035°52'15"	24.27	46.19	S36°59'24"W
C25	59.49	75.00	045°26'44"	31.41	57.94	S77°38'54"W
C26	99.15	125.00	045°26'44"	52.35	96.57	N77°38'54"E
C27	64.68	1005.00	003°41'15"	32.35	64.67	N03°40'17"W
C28	305.82	1005.00	017°26'07"	154.10	304.64	N06°53'24"E
C29	340.22	935.00	020°50'52"	172.01	338.34	S04°54'31"W
C30	344.62	1120.00	017°37'47"	173.68	343.26	S06°59'14"W
C31	24.17	15.00	092°20'02"	15.62	21.64	S61°58'09"W
C32	22.90	15.00	087°28'17"	14.35	20.74	N28°07'41"W
C33	74.61	935.00	004°34'19"	37.32	74.59	S30°21'11"W
C34	19.06	1120.00	000°58'30"	9.53	19.06	S02°18'54"W

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

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

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



February 11, 2013

Administrative Exception / Variance Request Review  
c/o Development Services Staff  
Development Services Department  
City of San Antonio  
1901 S. Alamo  
San Antonio, Texas 78204

Re: Mission Del Lago Units 9A & 10A, AP #1846251  
UDC Sec. 35-523, Tree Preservation, minimum 20% preserved in-place Heritage

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

Dear COSA DSD:

The following administrative exception variance request (AEVR) is submitted on behalf of Mission Del Lago, LTD (the "Owner"), owner of an existing tract of undeveloped land located 750 feet southwest of Three Iron & Del Lago Pkwy in San Antonio, Texas (the "Property"). The Owner currently proposes to plat a 102 lot Single Family residential subdivision on the Property. Other than preserving a minimum of 20% of the Heritage trees in-place, the proposed construction will comply with the current Unified Development Code (UDC).

There are 2 existing Protected Trees located on the Property, both of which are Mesquite trees. One of the Mesquite trees is a heritage tree and the other is classified as significant. There are other non-protected trees onsite that are currently shown to be preserved for final canopy purposes. The Owner currently proposes to preserve the only significant tree on the Property, resulting in a preservation ratio of 100% and a preservation excess of 15 cal. inches above the required 35%. However, the only heritage tree found on the Property is located in an area of the site such that it cannot be preserved without removing a greater number of the existing Non-Protected Trees that are currently proposed to be preserved. Removing Non-Protected trees would be problematic because they are helping to meet the 38% final canopy requirement for the Property. Because the only existing heritage tree is located on or near a proposed lot line, the proposed home construction cannot be adjusted to one side or the other without removing a greater number of the existing non-protected trees counting towards the final canopy requirement.

Thus, the owner requests a variance from strict compliance with the TPO due to the fact that there is only one (1) existing heritage tree on the Property, and it is located on the Property in an area such that it cannot be preserved without removing a greater number of the existing non-protected trees.

In support of the above AEVR allowing re-development of the properties without preserving a minimum 20% of the heritage trees in-place, the owner offers the following:

- (1) The hardship requiring this AEVR is unique to the property. The reason the owner is unable to preserve a minimum 20% of the existing heritage trees in-place is due to the fact that there is only one (1) existing heritage tree on the Property, and that tree is located on the Property such that it cannot be preserved without removing a greater number of the existing non-protected trees thus having a negative impact on final canopy.
- (2) This AEVR corresponds to the spirit of the UDC. The stated purpose of UDC Sec. 35-523 is to allow "the reasonable improvement of land within the city and city's ETJ" while striving "to maintain, to the greatest extent possible, existing trees within the city and to add to the tree population within the city and the ETJ to promote a high tree canopy goal." In this case, the proposed home located on the lot cannot be constructed without removing the only existing heritage tree on the Property unless a greater number of the existing non-protected trees are removed from the site thus having a negative impact on final canopy.
- (3) The Owner has sought to minimize any potentially adverse impacts on the public health, safety, and welfare. By locating the lot and proposed home construction where they are currently proposed on the Property, the Owner has ensured that the maximum number of existing trees can be preserved on the site.

Additionally, as described more specifically below, this AEVR meets the approval criteria stipulated in UDC Sec. 35-483 (e):

- If the applicants comply strictly with UDC Sec. 35-523 (e) (1), they cannot make reasonable use of their property. Based on the fact that there is only one (1) existing heritage tree on the Property, and that tree is located on the Property such that it cannot be preserved without removing a greater number of the existing non-protected trees, the Owner must remove the only existing heritage tree on the Property in order to maximize final tree canopy on the Property.
- The hardship in question relates to the owners' land, rather than personal circumstance. This AEVR is required because the size and distribution of the existing trees make it impossible to preserve the only existing heritage tree on the Property unless a greater number of the existing non-protected trees are removed from the site.
- The hardship is unique, or nearly so, rather than one shared by many surrounding properties. See above.
- The hardship is not the result of the applicant's own actions. The existing trees were present in their current sizes and distribution on the property prior to the owners acquiring the land.

In conclusion, granting this AEVR and permitting the Owner to remove the only existing heritage tree on the Property will allow development within the spirit of the UDC and pose no threat to health, safety, or public welfare.

Thank you for considering the foregoing request.

Sincerely,



Burt Wellmann, P.E.  
Agent for the owner



# CITY OF SAN ANTONIO

## DEVELOPMENT SERVICES DEPARTMENT

### VARIANCE REQUEST ANALYSIS

<b>Project:</b>	Mission Del Lago Units 9A & 10A
<b>Address:</b>	Three Iron & Del Lago Pkwy
<b>A/P #/PPR #/Plat#:</b>	A/P# 1846251 Plat 120401
<b>VR Submittal Date:</b>	2/11/2013
<b>VR Submitted by:</b>	Burt Wellman, agent for Misson Del Lago, LTD
<b>Issue:</b>	Below 20% preservation Significant Trees
<b>Code Sections:</b>	UDC Section 35-523 (f) (2) Table 523-1B, minimum 20% preserved in place
<b>By:</b>	Mark Bird, City Arborist

The Development Services Department (DSD) has reviewed the information presented in Mr. Burt Wellman's letter dated February 11th, 2013.

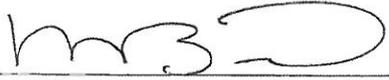
The Unified Development Code (UDC) – Article V, Section 35-523 (f) (2), Up to 80% of Significant and Heritage trees may be mitigated rather than preserved.

The applicant wishes to remove significant trees in excess of the 20% minimum preservation of protected trees in place under the 2010 Tree Preservation Ordinance. DSD staff does agree with the applicant's request to mitigate for heritage trees below 20% preservation for the following reasons:

1. There are only two (2) protected trees located on the property, both of which are Mesquite trees. One of the trees is a heritage tree, the other a significant tree. The development of the site to preserve the heritage tree would require removal of a large stand of smaller Mesquite trees that will be preserved to meet the 38% tree canopy requirement for the subdivision.
2. There will be an additional tree planted above the 2 trees required to be planted on each of 102 lots. This will be an additional 153 inches. Mitigation for the 1-24 inch heritage Mesquite is 24 inches (Heritage Mesquite trees are mitigated at 1:1).

DSD staff supports the applicants request to fall below 20% significant tree preservation requirements. The proposed Administrative Exception Variance Request meets the spirit and intent of the Tree Ordinance by redesign of the site to create a greenbelt and replanting trees to meet mitigation, tree canopy and landscape requirements.

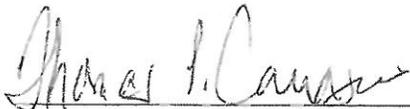
RECOMMENDATION: Approval



Mark Bird  
City Arborist  
DSD – Environmental

Date

3/7/2013



Thomas L. Carrasco, P.E.  
Development Services Engineer  
DSD – Land Development Engineering

Date

3/7/2013

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



John Jacks  
Assistant Director  
DSD

Date

3-12-13



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 8

**Public Hearing:**

Planning Commission  
May 22, 2013

**Application/Case Number:**

120429

**Project Name:**

Tuscany Heights, Unit 2B PUD

**Applicant:**

Riley Witt

**Representative:**

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

**Owner:**

Tuscany Heights, LLC

**Staff Coordinator:**

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

**Property Address/Location:**

East of the intersection of Wilderness  
Oak and Mountain Lodge

**MAPSCO Map Grid (Ferguson):**

483 C-1

**Tract Size:**

5.291 acres

**Council District:**

ETJ

**Notification:**

Internet Agenda posting May 17,  
2013

**REQUEST**

Approval of a major plat to vacate and resubdivide a 5.291-acre tract of land to establish **Tuscany Heights, Unit 2B** Subdivision

**APPLICATION TYPE**

Vacate and Resubdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

April 30, 2013

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of fourteen (14) single-family residential lots, two (2) non-single family lots and approximately eight hundred sixty eight (868) 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 April 29, 2013.

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

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).

### **E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on October 31, 2012.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

MDP 784-A Fuentes Property, accepted on April 1, 2013.

PUD 04-011A Fuentes Property, approved on April 1, 2013.

## **III. RECOMMENDATION**

Approval of the proposed **Tuscany Heights, Unit 2B PUD** Subdivision Plat

## **IV. ATTACHMENTS**

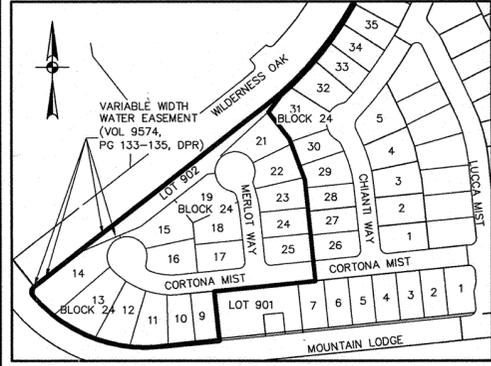
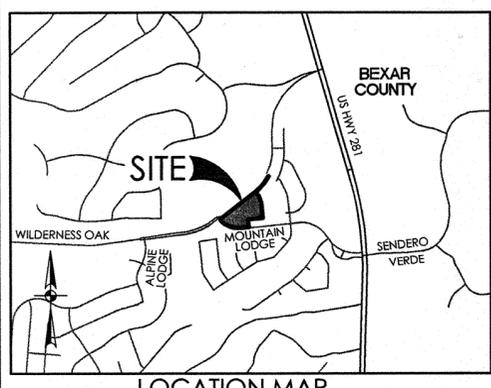
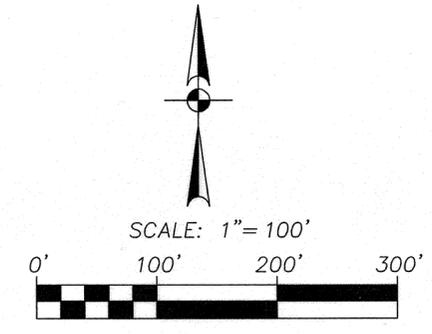
1. Proposed plat
2. Saws Request for Review Letter

PLAT NUMBER 120429
VACATING & RESUBDIVISION PLAT
ESTABLISHING
TUSCANY HEIGHTS, UNIT 2B
(P.U.D.)

A 5.291 ACRE TRACT OF LAND ESTABLISHING LOTS 8, 20, 43-52, AND 903-904, BLOCK 24, C.B. 4926 OUT OF A 76.80 ACRE TRACT OF LAND CONVEYED TO TUSCANY HEIGHTS PARTNERS, LTD. IN SPECIAL WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 11952, PAGES 432-443 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE BEATY SEAL AND FORWOOD SURVEY NUMBER 1, ABSTRACT 113, COUNTY BLOCK 4926, IN BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS
TBPPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: April 18, 2013



THE 5.291 ACRES BEING RESUBDIVIDED IN THIS PLAT WERE PREVIOUSLY PLATTED AS LOTS 9-25 AND 902, BLOCK 24, C.B. 4926 AND LOT 999, C.B. 4926 OF THE TUSCANY HEIGHTS, UNIT 2A (P.U.D.) SUBDIVISION RECORDED IN VOLUME 9642, PAGES 98-99 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND AS A VARIABLE WIDTH WATER EASEMENT OUT OF THE TUSCANY HEIGHTS, UNIT 1 (P.U.D.) SUBDIVISION RECORDED IN VOLUME 9574, PAGES 133-135 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND WAS VACATED THROUGH A VACATING DECLARATION BEING RECORDED ON THE SAME DATE AS THIS RESUBDIVISION PLAT.

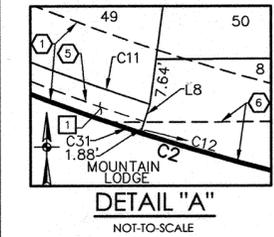
LEGEND table with symbols for AC ACRE(S), BLK BLOCK, CATV CABLE TELEVISION, CB COUNTY BLOCK, DOC DOCUMENT NUMBER, DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, DR DEED RECORDS OF BEXAR COUNTY, TEXAS, ESMT EASEMENT, GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION, and various setback lines.

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", "OVERHEAD EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANDING 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.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Lists curves C1 through C33 with their respective measurements.

AQUIFER 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.
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 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 NOTE: LOTS 903 AND 904, BLOCK 24, C.B. 4926 ARE DESIGNATED AS OPEN SPACE AND AS DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENTS.
BEXAR COUNTY MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN TUSCANY HEIGHTS, UNIT 2B (P.U.D.) SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE TUSCANY HEIGHTS, UNIT 2B (P.U.D.) HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOTS 903, 904 AND 999, BLOCK 24, C.B. 4926.
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.

LINE TABLE with columns: LINE, BEARING, LENGTH. Lists lines L1 through L13 with their respective bearings and lengths.



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 HGS 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.

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.



STATE OF ALASKA THIRD JUDICIAL DISTRICT
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.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RILEY WITT 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 24th, A.D. 2013.

Notary Public signature: Carolyn B. Bickley, My commission expires 6/25/2014.

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 TUSCANY HEIGHTS, UNIT 2B (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.

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



October 23, 2012

Ms. Cara C. Tackett, P.E. or E.I.T.  
Pape-Dawson Engineering, Inc.  
555 E. Ramsey  
San Antonio, Texas 78216

RE: SAWS File No. 1209006 - Request for review of **Tuscany Heights Unit 2B, Plat No. 120429** located at the intersection of Wilderness Oak and Mountain lodge.

Dear Ms. Tackett:

On September 25, 2012, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 5.290 acres located entirely within the EARZ. No sensitive features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1967. Certain changes to the project may create a substantial alteration the provision of the Water Quality Ordinance and altar its category.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated October 16, 2008.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Tuscany Heights Unit 2 B, Plat No. 120429.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott R. Halty', with a long horizontal line extending to the right.

Scott R. Halty, Director  
Resource Protection & Compliance  
Division

SRH: lrd



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 9

**Public Hearing:**

Planning Commission  
May 22, 2013

**Application/Case Number:**

130022

**Project Name:**

Wurzbach Shopping Center

**Applicant:**

Michael A. Allan

**Representative:**

Doucet & Associates, Inc., c/o  
Vincent D. Musat, P.E.

**Owner:**

Wal-Mart Real Estate Business Trust

**Staff Coordinator:**

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

**Property Address/Location:**

Southwest of the intersection of  
Wurzbach Parkway and Blanco Road

**MAPSCO Map Grid (Ferguson):**

550 B-2

**Tract Size:**

41.413 acres

**Council District:**

9

**Notification:**

Internet Agenda Posting May 17,  
2013

**REQUEST**

Approval of a variance request regarding UDC Section 35-523 Environmentally Sensitive Areas; a major plat to vacate and re-subdivide a 41.413-acre tract of land to establish the **Wurzbach Shopping Center** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

May 16, 2013

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of seven (7) non-single family residential lots.

### **B. Zoning**

“C-2 CD C-1 RP” Commercial Conditional Use Resource Protection

- Conditional use is for Storage – Outside (Under Roof and Screened) with Outdoor Display of Merchandize.

### **C. Major Thoroughfare(s)**

Wurzbach Parkway, Super Arterial Type A, 200-foot minimum right-of-way

Blanco 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 April 1, 2013.

### **F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on May 16, 2013.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Variance Request**

On May 7, 2013, the applicant requested a variance from Section 35-523 of the Unified Development Code (UDC). The Development Services Department, Engineering has no objection to the granting of the variance. (**ATTACHMENT 2**).

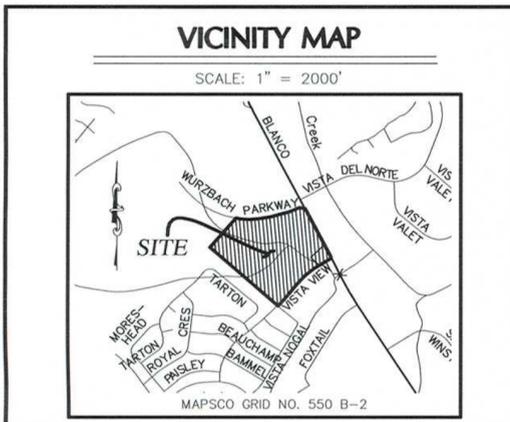
## **III. RECOMMENDATION**

Approval of the proposed **Wurzbach Shopping Center** Subdivision Plat.

Staff reviewed the request, and found it to be in conformance with the Unified Development Code (UDC) with exception of the Variance mentioned above. In regards to the Variance, staff does concur with the applicant's justification. Therefore, the Director of Development Services recommends approval of the Variance and plat.

## **IV. ATTACHMENTS**

1. Proposed Plat
2. Variance request



**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," "SERVICE EASEMENT," "OVERHANG 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 THERETO. 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 BELOW: NONE

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.

**WATER/WASTEWATER 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 NOTE:**

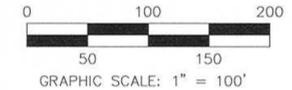
IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET.

**GENERAL NOTES:**

- 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 AND WERE PROVIDED BY: DOUCET & ASSOCIATES, 7401-B HWY. 71 WEST, STE. 160, AUSTIN, TX 78735
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- THE 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.
- OWNER SHALL REQUIRE CROSS-ACCESS AMONG ALL LOTS IN THIS SUBDIVISION AS PER THE TERMS OF A SEPARATE AGREEMENT TO BE RECORDED IN THE COUNTY RECORDS IN ACCORDANCE WITH SECTION 35-506(R)(3) OF THE COSA UDC.
- INTERIOR LOT CORNERS WILL BE SET FOLLOWING ON-SITE CONSTRUCTION.
- THE 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.

PLAT NO. 130022

VACATE AND RESUBDIVISION ESTABLISHING  
**WURZBACH SHOPPING CENTER**  
BEING 41413 ACRES ESTABLISHING LOTS 2-7, BLOCK 1, NCB 16161, SAN ANTONIO, BEXAR COUNTY, TEXAS



Civil Engineering - Planning - Surveying/Mapping  
7401 B. Highway 71 W, Suite 160  
Austin, Texas 78735, Phone: (512)-583-2600  
www.doucetandassociates.com  
Firm Registration Number: 3937

**LEGEND**

—	PROPERTY LINE
- - -	EXISTING PROPERTY LINES
- - - - -	PROPOSED WALMART BOUNDARY LINES
- - - - -	EXISTING EASEMENTS
- - - - -	871 CONTOUR LINE
○	5/8" IRON ROD WITH "DOUCET" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	TXDOT TYPE II BRASS DISC FOUND
▲	PK NAIL FOUND IN CONCRETE
△	DOCUMENT NUMBER
V.N.A.E.	VEHICULAR NON ACCESS EASEMENT
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
P.R.B.C.T.	PLAT RECORDS, BEXAR COUNTY, TEXAS
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D.R.B.C.T.	DEED RECORDS, BEXAR COUNTY, TEXAS
(.....)	RECORD INFORMATION VOLUME 7500, PAGES 82-97

**DRAINAGE NOTES:**

- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL 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-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS 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 NOTE:**

THE MAINTENANCE OF 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 OR BEXAR COUNTY.

**BEARING BASIS:**

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4204), NAD83 (CORS). ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00040929745586811932.

**SURVEY CONTROL:**

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "DOUCET CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON AUGUST 2011, STATIC DATA PROCESSED BY O.P.U.S.

**TXDOT NOTES:**

1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK 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 REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG F.M. 2696, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF 913.79' AND TWO (2) ACCESS POINTS ALONG P.A. 1502, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF 859.09'.

**ELEVATION BASIS NOTE:**

ELEVATIONS SHOWN HEREON ARE BASED ON STATIC OBSERVATIONS ON AUGUST 16, 2011, STATIC DATA PROCESSED BY O.P.U.S.

**FLOODPLAIN NOTE:**

THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48209C 02456, BEXAR COUNTY, TEXAS DATED SEPTEMBER 29, 2010.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

STATE OF TEXAS §  
COUNTY OF BEXAR §  
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WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST

BY: MICHAEL A. ALLAN  
DIRECTOR PROJECT MANAGEMENT, DESIGN & REAL ESTATE

STATE OF ARKANSAS §  
COUNTY OF BENTON §  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL A. ALLAN, 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 PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2013.

NOTARY PUBLIC

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2013

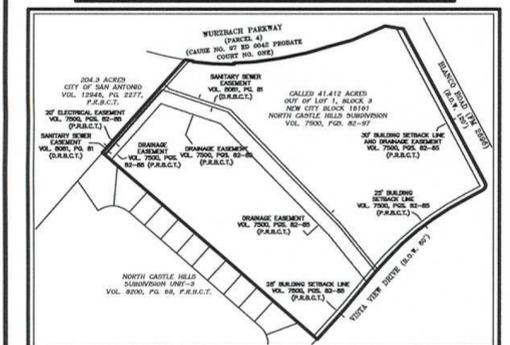
BY: \_\_\_\_\_ CHAIRMAN

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



**AREA BEING VACATED THROUGH VACATING DECLARATION**  
NOT TO SCALE  
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 3, NCB 16161 IN THE NORTH CASTLE HILLS SUBDIVISION AS RECORDED IN VOLUME 7500, PAGES 82-97, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS §  
COUNTY OF TRAVIS §

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*[Signature]* 5.16.13

VINCENT D. MUSAT, P.E. NO. 87005  
DOUCET & ASSOCIATES, INC.  
7401-B HWY 71 W, SUITE 160  
AUSTIN, TX 78735

STATE OF TEXAS §  
COUNTY OF TRAVIS §

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 DOUCET & ASSOCIATES.

*[Signature]* 5/16/13

SYDNEY SMITH XINOS, R.P.L.S. NO. 5361  
DOUCET & ASSOCIATES, INC.  
7401-B HWY 71 W, SUITE 160  
AUSTIN, TX 78735

**OWNER/DEVELOPER:**

WAL-MART REAL ESTATE BUSINESS TRUST  
2001 S.E. 10TH STREET, SW DC  
BENTONVILLE, ARKANSAS 72716  
479-273-4000

**ENGINEER:**

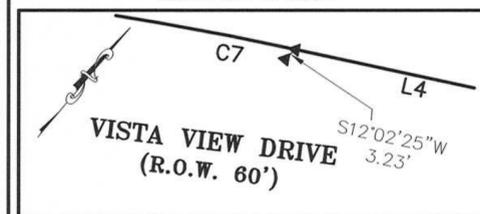
VINCENT D. MUSAT, P.E.  
DOUCET & ASSOCIATES, INC.  
7401B HIGHWAY 71 WEST, STE 160  
AUSTIN, TX 78735  
512.583.2600 (FAX)

**SURVEYOR:**

SYDNEY SMITH XINOS, RPLS  
DOUCET & ASSOCIATES, INC.  
7401B HIGHWAY 71 WEST, STE 160  
AUSTIN, TX 78735  
512.583.2600  
512.583.2601 (FAX)

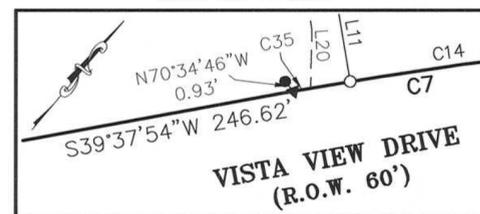
**DETAIL "A"**

SCALE: NOT TO SCALE



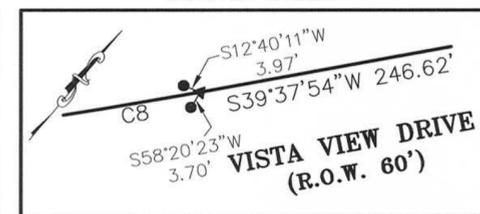
**DETAIL "B"**

SCALE: NOT TO SCALE



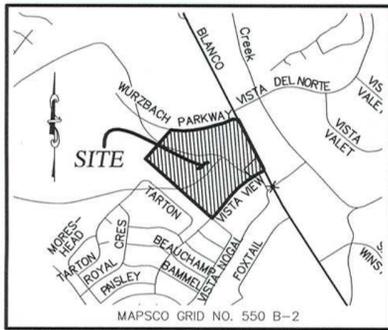
**DETAIL "C"**

SCALE: NOT TO SCALE

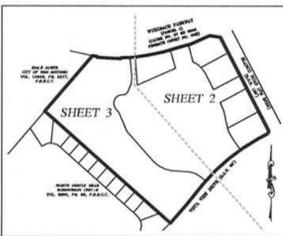


VICINITY MAP

SCALE: 1" = 2000'



INDEX MAP  
NOT TO SCALE

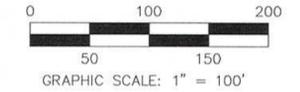


LEGEND

—	PROPERTY LINE
- - -	EXISTING PROPERTY LINES
- - - - -	PROPOSED WALMART BOUNDARY LINES
- - - - -	EXISTING EASEMENTS
871	CONTOUR LINE
○	5/8" IRON ROD WITH "DOUCET" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	TYDOT TYPE II BRASS DISC FOUND
▲	PK NAIL FOUND IN CONCRETE
DOC. NO.	DOCUMENT NUMBER
V.N.A.E.	VEHICULAR NON ACCESS EASEMENT
VOL.	VOLUME
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(.....)	RECORD INFORMATION VOLUME 7500, PAGES 82-97

PLAT NO. 130022

VACATE AND RESUBDIVISION ESTABLISHING  
**WURZBACH SHOPPING CENTER**  
BEING 41.43 ACRES ESTABLISHING LOTS 2-7, BLOCK 1, NCB 16161, SAN ANTONIO, BEXAR COUNTY, TEXAS



**DA DOUCET & ASSOCIATES**

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7401 B. Highway 71 W, Suite 160  
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www.doucetandassociates.com  
Firm Registration Number: 3937

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BY: \_\_\_\_\_  
MICHAEL A. ALLAN  
DIRECTOR PROJECT MANAGEMENT, DESIGN & REAL ESTATE

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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2013

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

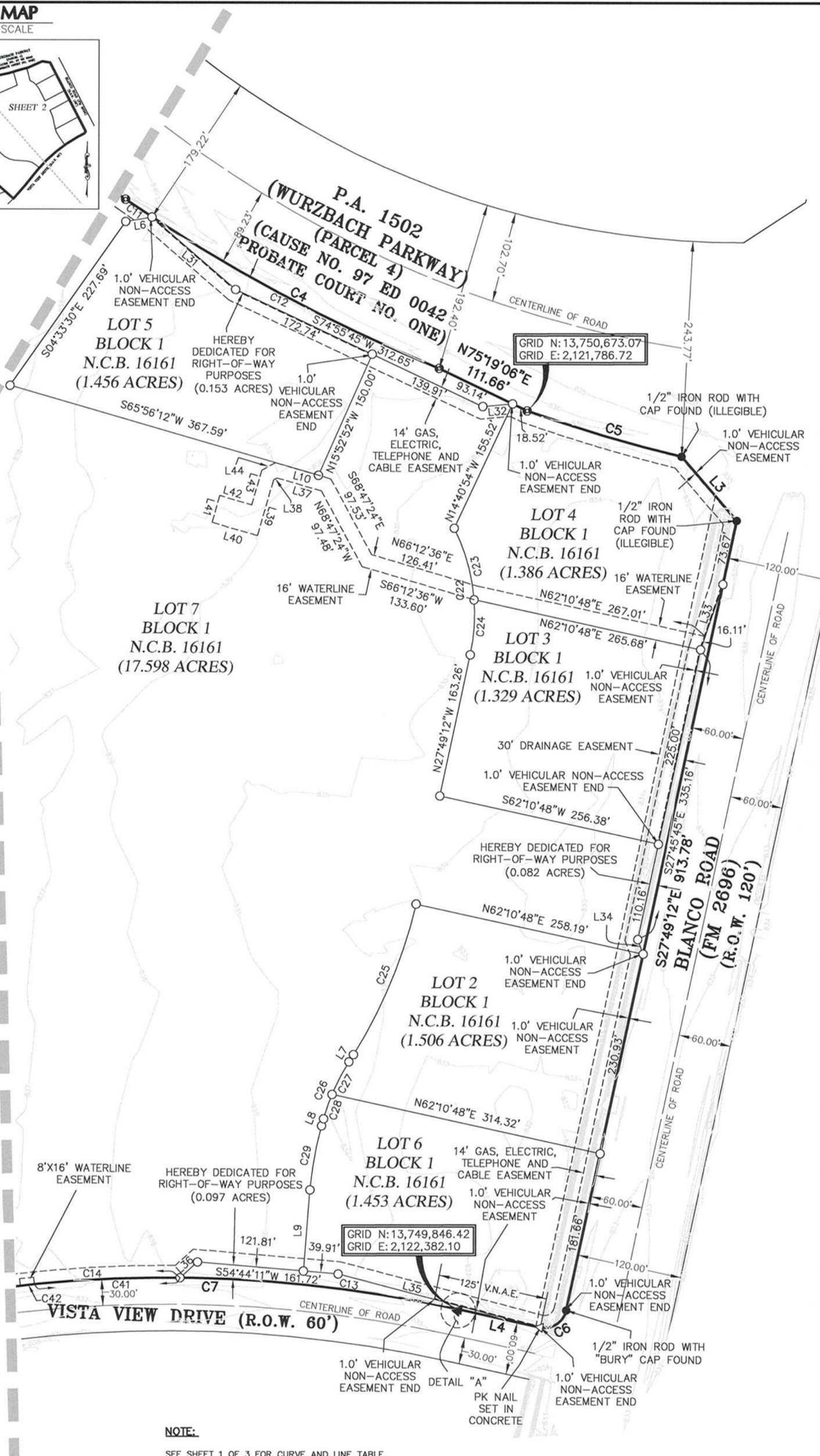
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COUNTY CLERK, BEXAR COUNTY, TEXAS

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

MATCHLINE SEE SHEET 3



NOTE:  
SEE SHEET 1 OF 3 FOR CURVE AND LINE TABLE.

STATE OF TEXAS §  
COUNTY OF TRAVIS §

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*Vincent D. Musat* 5.16.13  
VINCENT D. MUSAT, P.E. NO. 87005  
DOUCET & ASSOCIATES, INC.  
7401-B HWY 71 W, SUITE 160  
AUSTIN, TX 78735

STATE OF TEXAS §  
COUNTY OF TRAVIS §

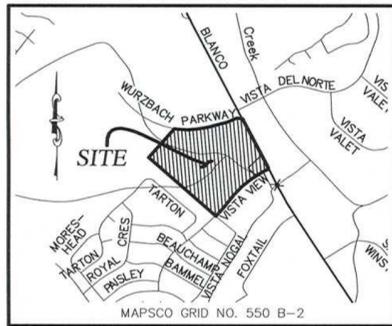
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*Sydney Smith Xinos* 5/16/13  
SYDNEY SMITH XINOS, R.P.L.S. NO. 5361  
DOUCET & ASSOCIATES, INC.  
7401-B HWY 71 W, SUITE 160  
AUSTIN, TX 78735



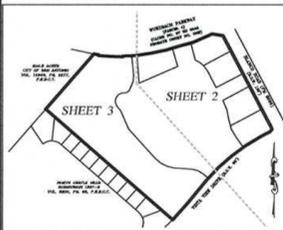
**VICINITY MAP**

SCALE: 1" = 2000'



**INDEX MAP**

NOT TO SCALE



**LEGEND**

- PROPERTY LINE
- - - EXISTING PROPERTY LINES
- - - PROPOSED WALMART BOUNDARY LINES
- - - EXISTING EASEMENTS
- 871 — CONTOUR LINE
- 5/8" IRON ROD WITH "DOUCET" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ TXDOT TYPE II BRASS DISC FOUND
- ▲ PK NAIL FOUND IN CONCRETE
- DOC. NO. DOCUMENT NUMBER
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- (.....) RECORD INFORMATION VOLUME 7500, PAGES 82-97



STATE OF TEXAS §  
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*[Signature]* 5.16.13

VINCENT D. MUSAT, P.E. NO. 87005  
DOUCET & ASSOCIATES, INC.  
7401-B HWY 71 W, SUITE 160  
AUSTIN, TX 78735

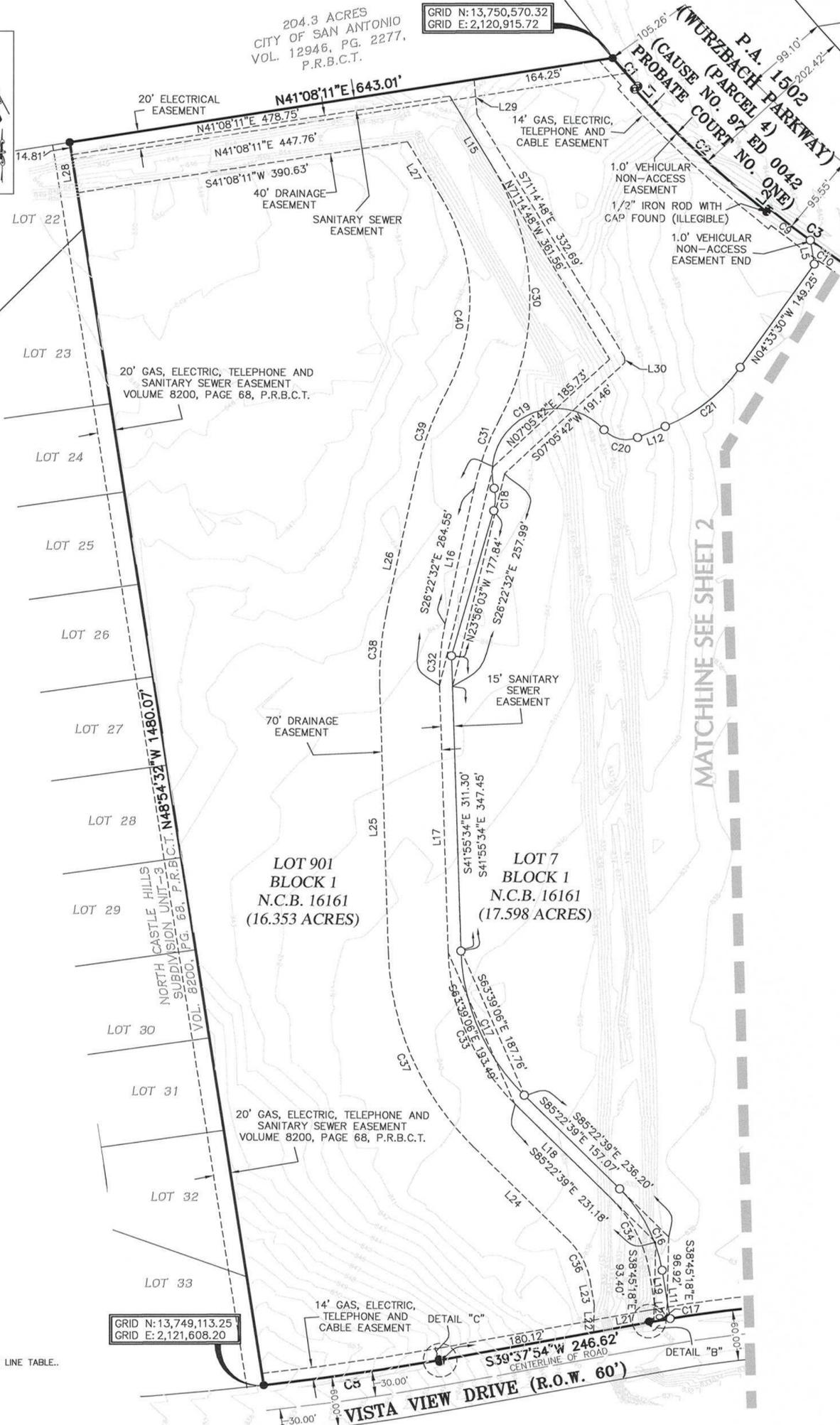
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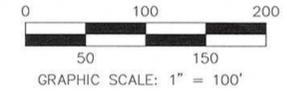
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DOUCET & ASSOCIATES, INC.  
7401-B HWY 71 W, SUITE 160  
AUSTIN, TX 78735

**NOTE:**  
SEE SHEET 1 OF 3 FOR CURVE AND LINE TABLE.



PLAT NO. 130022

VACATE AND RESUBDIVISION ESTABLISHING  
**WURZBACH SHOPPING CENTER**  
BEING 41.413 ACRES ESTABLISHING LOTS 27, BLOCK 1, NCB 16161, SAN ANTONIO, BEXAR COUNTY, TEXAS



**DA DOUCET & ASSOCIATES**

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COUNTY OF BENTON §  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL A. ALLAN, 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 PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2013.

NOTARY PUBLIC \_\_\_\_\_

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2013

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

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



7401B Highway 71 West, Suite 160  
Austin, TX 78735  
Office: 512.583.2600  
Fax: 512.583.2601

DoucetandAssociates.com

2013 MAY -9 AM 11:15  
TPV-13-003

May 7, 2013

City of San Antonio, Development Services Department

Attn: Mark C. Bird  
City Arborist  
1901 S. Alamo  
San Antonio, TX 78204

RE: Wurzbach Shopping Center Subdivision (Plat No. 130022)  
Wurzbach Tree Preservation Plan (AP #1845643)  
Variance Request Application  
Variance to proposed Tree Canopy preservation requirements in Environmentally-Sensitive Areas (UDC Sec. 35-523)

Dear Sir,

We are the authorized agents for the owner of the proposed 'Wurzbach Shopping Center Subdivision' plat and Tree Preservation Plan, located at Wurzbach Parkway and Blanco Rd., currently in review with the City of San Antonio Development Services Department. Meetings with City of San Antonio staff, and review of the City of San Antonio Unified Development Code Sec. 35-523 indicate that our proposed site plan and tree preservation plan does not meet the required tree preservation requirement. Specifically, there is an existing drainage channel within the site that contains slopes in excess of 20%, and is thereby designated an Environmentally-Sensitive area. The Tree Canopy requirement for said slope areas is 80%. As part of the overall site design, the drainage channel is being relocated to provide for the construction of the building, and the associated trees on the channel slopes will be removed. We are therefore submitting the attached application for a Variance Request to allow removal of the trees on the Environmentally-Sensitive areas of the existing channel.

The following materials are provided for this Variance Request:

- Variance Request Application
- Variance Request Justification Letter
- Exhibit A (Wurzbach Shopping Center Subdivision plat)
- Exhibit B (Tree Preservation Plan)
- Exhibit C (Tree Preservation Calculations and Canopy data)

Please contact us if you have any questions; we look forward to your response on this request.

Sincerely,

Vincent D. Musat, P.E., LEED BD & C  
Senior Project Manager  
Doucet & Associates, Inc.  
TBPE Firm #3937

COMMITMENT YOU EXPECT.  
EXPERIENCE YOU NEED.  
PEOPLE YOU TRUST.



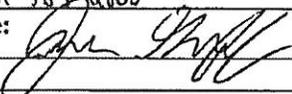
# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

1901 S. Alamo, San Antonio, TX 78204

## ADMINISTRATIVE EXCEPTION/VARIANCE REQUEST APPLICATION

Project Name:	Wurzbach Shopping Center
A/P #/PPR #/Plat #	Plat # 13002d / AP # 1845643
Date:	5-9-13
Code Issue:	§ 35-523 - environmentally sensitive area tree preservation
Code Sections:	35-523

Submitted By:	<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Owners Agent * (Requires notarized Letter of Agent)
Owners Name:	Wal-Mart Real Estate Business Trust	
Company:	Walmart	
Address:		Zip Code:
Tel #:	Fax#	E-Mail:
Consultant:	Doucet & Assoc. - c/o Vince Musat	
Company:		
Address:	7401B Highway 71 West, Suite 160	Zip Code: 78735
Tel #:	512-583-2800	Fax#
		E-Mail: Vince.Musat@doucet-austin.com
Signature:	 (for Vince Musat)	

<b>Additional Information – Subdivision Plat Variances &amp; Time Extensions</b>		
1.	<input type="checkbox"/> Time Extension	<input type="checkbox"/> Sidewalk
	<input type="checkbox"/> Floodplain Permit	<input type="checkbox"/> Completeness Appeal
	<input type="checkbox"/> Other _____	
2.	City Council District _____	Ferguson Map Grid _____
	Zoning District _____	
3.	San Antonio City Limits	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.	Edwards Aquifer Recharge Zone?	<input type="checkbox"/> Yes <input type="checkbox"/> No
5.	Previous/existing landfill?	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.	Parkland Greenbelts or open space? Floodplain?	<input type="checkbox"/> Yes <input type="checkbox"/> No





7401B Highway 71 West, Suite 160  
Austin, TX 78735  
Office: 512.583.2600  
Fax: 512.583.2601

DoucetandAssociates.com

May 7, 2013

Development Services Department  
Mr. Mark C. Bird, City Arborist  
City of San Antonio  
1901 S. Alamo  
San Antonio, TX 78204

RE: Variance Request Justification Letter  
Tree Canopy requirements for Environmentally-Sensitive Areas  
UDC Section 35-523

Wurzbach Shopping Center Subdivision (Plat ID #130022)  
Wurzbach Shopping Center Tree Preservation Plan (AP #1845643)

Dear Sir,

We have a subdivision plat application currently in process at the City of San Antonio Development Services Department, called 'Wurzbach Shopping Center Subdivision', Plat #130022, and the associated 'Tree Preservation Plan', AP #1845643. In conformance with UDC Code Section 35 – 523: Variance Procedure, we are submitting this Variance Request Justification Letter.

Our proposed Wurzbach Shopping Center plat, site plan and tree preservation plan do not meet the required tree canopy requirement. Specifically, there is an existing drainage channel within the site that contains slopes in excess of 20%, and is thereby designated an Environmentally-Sensitive area. The Tree Canopy requirement for said slope areas is 80%. As part of the overall site design, the drainage channel is being relocated to provide for the construction of the building, and the associated trees on the channel slopes will be removed.

#### **Justification**

The UDC, Sec. 35-523: Variance Procedure lists four specific criteria for determining if a variance may be granted. We offer the following responses to each criteria:

- A. Such variance will not be contrary to public interest.  
*The proposed Wurzbach Shopping Center cannot be constructed without relocating the channel. The proposed channel relocation was discussed in depth with city staff, neighbors, and the US Army Corps of Engineers, and has been deemed an acceptable design component of the overall site development. The proposed channel, and the area to the west of the proposed channel, has been set aside as a Conservation Easement, and will act as a natural buffer between the shopping center and the existing residential areas to the west. The project has received the support of city staff, city council members, and neighbors.*

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EXPERIENCE YOU NEED.  
PEOPLE YOU TRUST.



- B. Such variance will be in harmony with the spirit and purpose of this division.  
*The Wurzbach Tree Preservation Plan, along with the tree preservation calculations and canopy information, shows that the proposed tree preservation and canopy coverage is significantly greater than is generally allowed for commercial developments. The aforementioned Conservation Easement has a large concentration of Significant and Heritage trees that will be preserved as a buffer. The required tree preservation requirement for Significant Trees is 40% (with up to 80% mitigation allowed), and we are proposing to preserve 65%. The required tree preservation requirement for Heritage Trees is 100% (with up to 80% mitigation allowed), and we are proposing to preserve 94%. Furthermore, we are adding numerous trees to the parking areas of the Wurzbach Shopping Center which will further contribute to the overall tree and canopy coverage of the site.*
- C. The variance will not substantially weaken the general purposes of this division or the regulations herein established for the protection of trees.  
*The relocation of the drainage channel is a situation unique to the Wurzbach Shopping Center site. The proposed Conservation Easement, and the large number of preserved trees above the requirements of the ordinance, indicates that the proposed plan does not weaken the general purposes of the Tree Preservation ordinance.*
- D. The variance granted is limited in scope of relief to only that which is necessary to relieve the hardship condition.  
*The requested variance is limited to the Tree Canopy requirement over the Environmentally-Sensitive areas of the existing drainage channel slopes. The proposed Tree Preservation Plan shows tree preservation greatly in excess of the minimum allowable tree preservation, and the proposed tree canopy also in excess of what is required.*

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, and the development of the Wurzbach Shopping Center will result in a benefit to the public.

Sincerely,

Vincent D. Musat, P.E., LEED AP, BD & C  
Senior Project Manager  
Doucet & Associates, Inc.  
TBPE Firm #3937

Attachments











Station	Tree No.	Species	DBH (in)	Height (ft)	Condition	Notes
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# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 10

**Public Hearing:**

Planning Commission  
May 22, 2013

**Application/Case Number:**

130175

**Project Name:**

E & E Valdez

**Applicant:**

Ely & Elvia Valdez

**Representative:**

Land Design Group, c/o Ralph G.  
Reser, R.P.L.S.

**Owner:**

Empire Construction Management,  
Inc.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located north of Rabel  
Road, east of FM 1937.

**MAPSCO Map Grid (Ferguson):**

718 B-7

**Tract Size:**

3.07

**Council District:**

ETJ

**Notification:**

Published in Daily Commercial  
Recorder May 3, 2013

Notices mailed

- Four (4) to property owners  
within 200 feet within the  
subdivision
- Dos Rios Neighborhood  
Association

Internet Agenda Posting May 17,  
2013

**REQUEST**

Approval of a minor plat to replat a 3.07-acre tract of land to  
establish the **E & E Valdez Subdivision**

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

Pending

**DATE FILED WITH PLANNING COMMISSION**

Pending

**CASE HISTORY**

Area being replatted was is a portion of Tract 1, CB 4006, out of  
the Graham B, Ladd Subdivision plat, recorded in Volume 3377,  
Pages 199 - 200, of the deed and plat records of Bexar County,  
Texas.

## **I. ANALYSIS**

### **A. Proposed Uses**

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 and within the City South Management Authority UD Urban Corridor District.

### **C. Services Available**

SAWS Water and Septic Facility

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

Letters of Certification (LOCs) were issued from all reviewing agencies on May 7, 2013.

### **E. Interdepartmental Review**

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

## **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 **E & E Valdez Subdivision is pending.**

## **IV. ATTACHMENT**

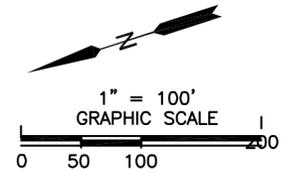
1. Proposed Plat

PLAT NO. 130175

REPLAT ESTABLISHING E & E VALDEZ

BEING A TOTAL OF 2.97 ACRES ESTABLISHING, LOT 20, BLOCK 4, COUNTY BLOCK 4006, AND 0.036 OF AN ACRE, BEING THE SAME 0.036 ACRE RECORDED IN VOLUME 4024, PAGE 421, DEED RECORDS OF BEXAR COUNTY, TEXAS

LOT 1 BLOCK 1 N.C.B. 16629 DOS RIOS WWTP SUBD (VOL. 9529, PG. 53-67 D.P.R.)



LAND DESIGN GROUP LICENSE NO. 10191000 CAD SERVICES AND PLAT PROCESSING 6606 KIRK LANE, SAN ANTONIO, TX 78240 (210)725-9657 FAX-(210)493-1925 RALPH G. RESER, CST RPLS LAND SURVEYING SERVICES

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 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.

AUTHORIZED AGENT STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF A.D. 2013

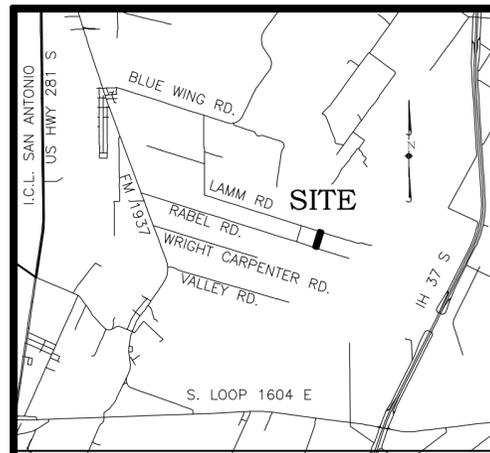
NOTARY PUBLIC BEXAR COUNTY, TEXAS

This plat of E & E VALDEZ 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.

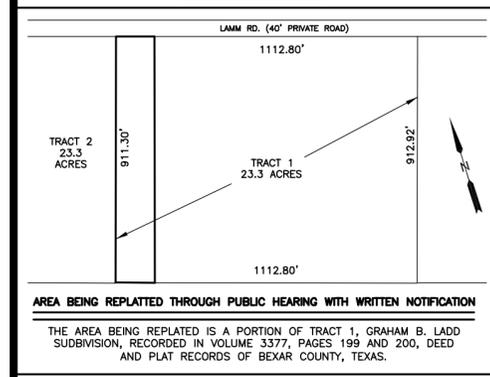
Dated this day of A.D., BY: Chairman, BY: Secretary

STATE OF TEXAS COUNTY OF BEXAR 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

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 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



LOCATION MAP NOT TO SCALE MAP GRID 718 B7



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED IS A PORTION OF TRACT 1, GRAHAM B. LADD SUBDIVISION, RECORDED IN VOLUME 3377, PAGES 199 AND 200, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR The area being replatted was previously platted on plat, GRAHAM B. LADD SUBDIVISION, which is recorded in volume 3377, page 199-200, Bexar County plat and deed records. The San Antonio Planning Commission at its meeting of May 22, 2013 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.

Authorized Agent Owner/Owner's duly authorized agent Sworn and subscribed before me this the day of A.D. 2013. Notary Public in and for the State of Texas My commission expires:

OWNER/DEVELOPER ELY & ELVIA VALDEZ 12211 COURSE VIEW SAN ANTONIO, TEXAS 78221 (210) 683-7390

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT SUBSTANTIALLY 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:

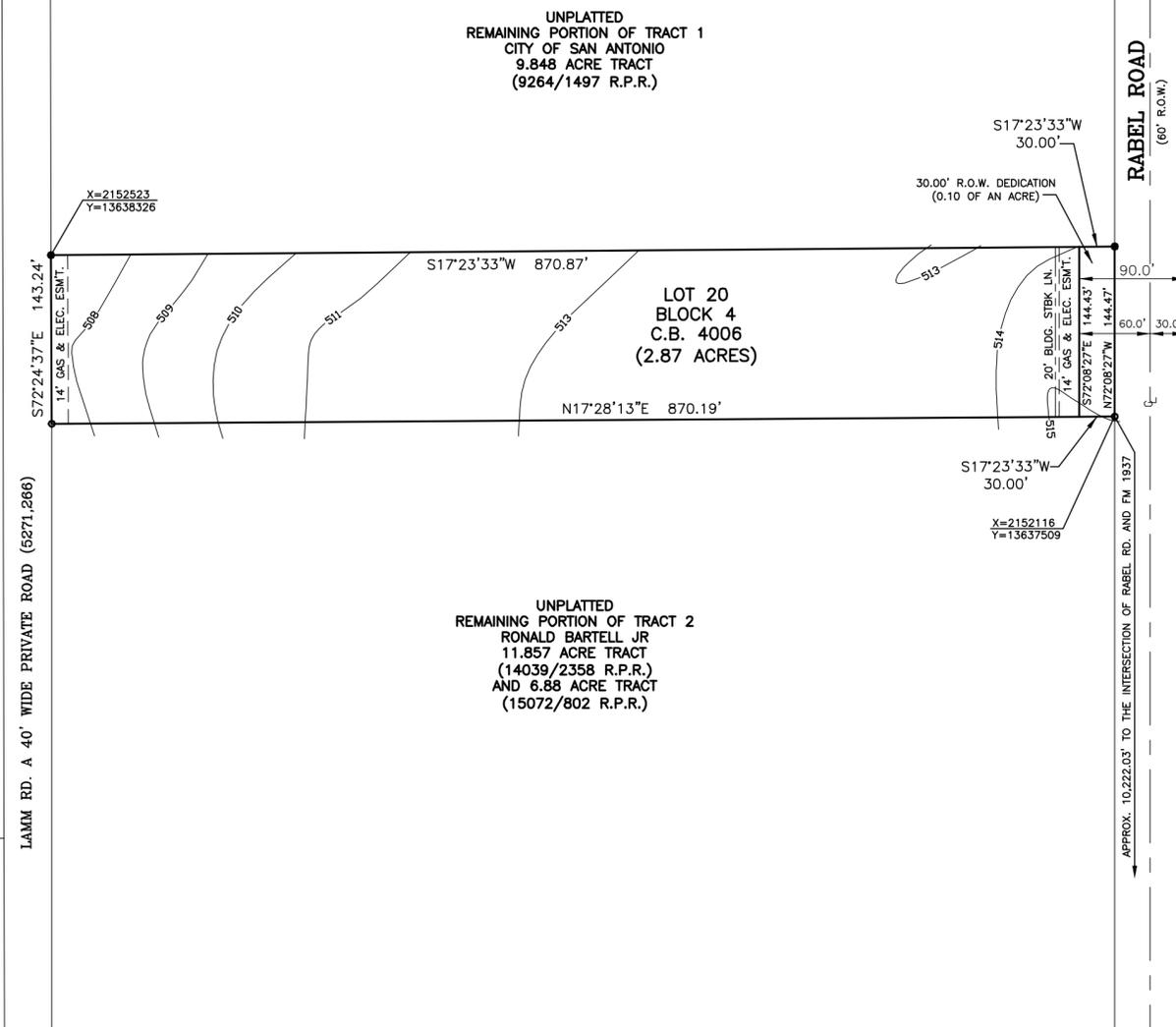
RALPH G. RESER, RPLS NO. 6000 REGISTERED PROFESSIONAL LAND SURVEYOR 701 EVANS AVE. SAN ANTONIO, TX 78209

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

PAUL M. MORAWSKI, P.E. NO. 46209 REGISTERED PROFESSIONAL ENGINEER 8606 WALDON HEIGHTS SAN ANTONIO, TEXAS 78254 FIRM F-11533

LEGEND table with symbols for iron rods, fence posts, R.O.W., and records.

- NOTES: 1. OWNER SHALL PROVIDE PERMANENT VEHICULAR TURNAROUND ON LOT IN ACCORDANCE WITH U.D.C. 35-506 (r)(2). 2. 1/2" IRON RE-BAR WITH AN ALUMINUM CAP MARKED 6000 AT ALL CORNERS UNLESS OTHERWISE NOTED. 3. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE AND EASEMENTS OF ANY NATURE WITHIN E & E VALDEZ SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER. 4. CITY OF SAN ANTONIO GIS MAPPING FOR COORDINATES WERE USED FOR THIS PLAT. 5. DISTANCE ARE U.S. SURVEY FEET. 6. FINISHED FLOOR ELEVATIONS IS A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.



UNPLATTED REMAINING PORTION OF TRACT 1 CITY OF SAN ANTONIO 9.848 ACRE TRACT (9264/1497 R.P.R.)

LOT 20 BLOCK 4 C.B. 4006 (2.87 ACRES)

UNPLATTED REMAINING PORTION OF TRACT 2 RONALD BARTELL JR 11.857 ACRE TRACT (14039/2358 R.P.R.) AND 6.88 ACRE TRACT (15072/802 R.P.R.)

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

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT AND TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH 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 ELEVATIONS ALTERATION. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENT OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENT.



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 11

**Public Hearing:**

Planning Commission  
May 22, 2013

**Application/Case Number:**

130191

**Project Name:**

Knight Robin

**Applicant:**

Richard Hovenden

**Representative:**

Civil Engineering Consultants (CEC),  
c/o Jesse F. Cantu, P.E.

**Owner:**

Richard Hovenden

**Staff Coordinator:**

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

**Property Address/Location:**

Located north of Knight Robin, east  
of North Vandiver Road

**MAPSCO Map Grid (Ferguson):**

583 F-2

**Tract Size:**

1.065 acres

**Council District:**

10

**Notification:**

Published in Daily Commercial  
Recorder May 3, 2013

Notices mailed

- One (1) to property owners  
within 200 feet within the  
subdivision

Internet Agenda Posting May 17,  
2013

**REQUEST**

Approval of a minor plat to replat and subdivide a 1.065-acre tract of land to establish the **Knight Robin** Subdivision

**APPLICATION TYPE**

Replat and Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

May 1, 2013

**CASE HISTORY**

Area being replatted is Lot 8, Block 4, NCB 11840, out of the Seidel Hills Subdivision plat, as recorded in Volume 4400, Page 5; out of the Deed and Plat Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of three (3) single-family residential lots.

**B. Zoning**

“NP-8” Neighborhood Preservation District

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on April 3, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on May 1, 2013.

**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 **Knight Robin** Replat.

**IV. ATTACHMENT**

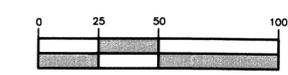
1. Proposed Plat

**PLAT NO. 130191**

**REPLAT AND SUBDIVISION PLAT**

**ESTABLISHING KNIGHT ROBIN**

ESTABLISHING LOT 24, BLOCK 4, LOT 25, BLOCK 4, AND LOT 26, BLOCK 4, KNIGHT ROBIN, BEING 1.065 ACRES OF LAND IN NEW CITY BLOCK 11840, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 4400, PAGE 5, IN THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

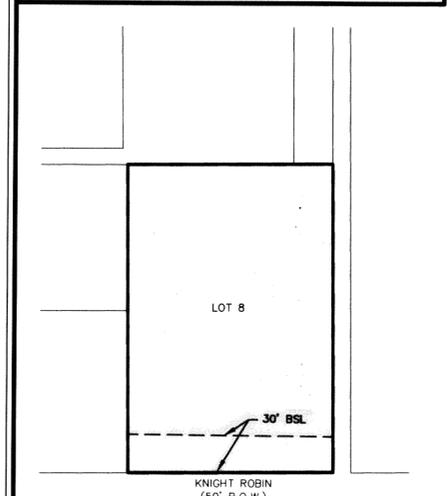


**CEC** CIVIL ENGINEERING CONSULTANTS  
 DON D U R D E N , I N C .  
 11800 I-10 WEST, SUITE 308  
 SAN ANTONIO, TEXAS 78230  
 P: 210.841.9999  
 F: 210.841.5440  
 REGISTRATION #2214  
 Email: cec@cec-texas.com

DATE: APRIL 2013 JOB NUMBER: E0427500



**LOCATION MAP**  
NOT TO SCALE



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

BEING 1.065 ACRES OF LAND, KNOWN AS LOT 8, BLOCK 4, NEW CITY BLOCK (N.C.B.) 11840, SEIDEL HILLS SUBDIVISION, RECORDED IN VOLUME 4400, PAGE 5, IN THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

STATE OF TEXAS §  
COUNTY OF BEXAR §

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT SEIDEL HILLS SUBDIVISION, RECORDED IN VOLUME 4400, PAGE 5, IN THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

*Richard Hovenden*  
OWNER: RICHARD HOVENDEN

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

SWORN AND SUBSCRIBED BEFORE ME THIS 25<sup>th</sup> DAY OF April, 2013.

*Paul A. Mathis*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: May 18, 2015

STATE OF TEXAS §  
COUNTY OF BEXAR §

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

*Jesse F. Cantu II*  
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS §  
COUNTY OF BEXAR §

I HEREBY CERTIFY 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: CIVIL ENGINEERING CONSULTANTS.

*Dion P. Albertson*  
REGISTERED PROFESSIONAL LAND SURVEYOR

- ABBREVIATIONS**
- BSL BUILDING SETBACK LINE
  - VOL VOLUME
  - PG PAGE
  - CATV CABLE TV
  - TYP TYPICAL
  - ROW RIGHT OF WAY
  - TELE TELEPHONE
  - SS SANITARY SEWER
  - ELEC CITY PUBLIC SERVICE ELECTRIC
  - GAS CITY PUBLIC SERVICE GAS
  - SAWS SAN ANTONIO WATER SYSTEM
  - F 1/2" FOUND IRON PIN
  - S 1/2" SET IRON PIN
  - DEED DEED RECORDS OF BEXAR COUNTY, TEXAS
  - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - RPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
  - SWD SPECIAL WARRANTY DEED

- SURVEY NOTES:**
- 1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION "SAN ANTONIO RRP" P.I.D. #4371 DATUM IS NAD83 (CORRS96) CONVERTED TO FEET. COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID. THE COMBINED SCALE FACTOR IS 0.999840. ROTATION GRID TO PLAT IS +00°00'00"
  - 2.) MONUMENTATION AS SHOWN. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH PROPERTY CORNER, UNLESS NOTED OTHERWISE.
  - 3.) THE BASIS OF BEARING SHOWN HEREIN IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
  - 4.) THE CONTOURS SHOWN HEREON WERE TAKEN FROM DATA PROVIDED BY OTHERS.

**CPS GENERAL 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", "OVERHEAD 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 CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

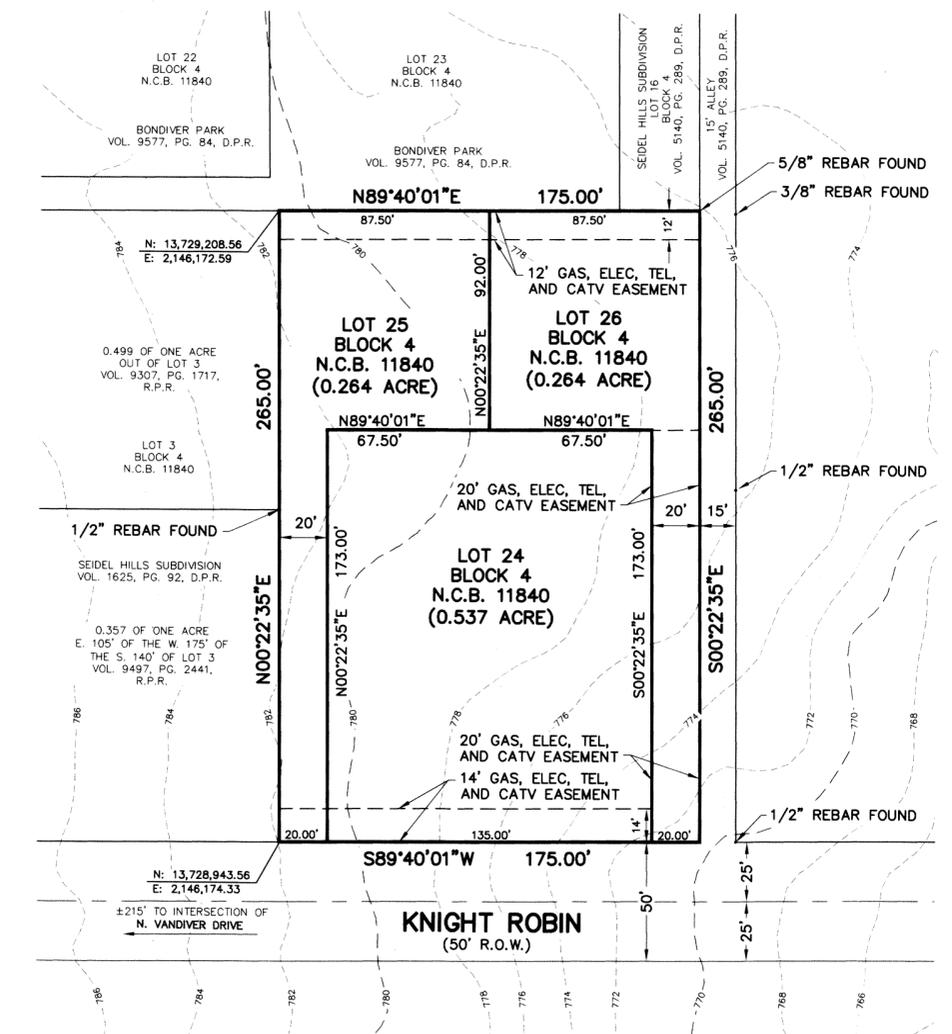
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TV FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

**SAWS NOTE:**

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



STATE OF TEXAS §  
COUNTY OF BEXAR §

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

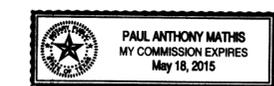
*Richard Hovenden*  
OWNER/DEVELOPER: RICHARD HOVENDEN  
3015 KNIGHT ROBIN  
SAN ANTONIO, TEXAS 78217  
PHONE #: 210-554-1692

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

STATE OF TEXAS §  
COUNTY OF BEXAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Richard Hovenden*, 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<sup>th</sup> DAY OF April, A.D., 2013.



*Paul A. Mathis*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS §  
COUNTY OF BEXAR §

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013.

BY: \_\_\_\_\_ 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., 2013 AT \_\_\_\_\_ M, AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013 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. 2013.

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



1129113



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 12

**Public Hearing:**

Planning Commission  
May 22, 2013

**Application/Case Number:**

130197

**Project Name:**

The Boardwalk on Research

**Applicant:**

Gary G. Gill

**Representative:**

MBC Engineers, Inc.  
c/o Robert A. Copeland, Jr., P.E.

**Owner:**

Prue Lofts, LLC

**Staff Coordinator:**

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

**Property Address/Location:**

South of the intersection of Prue Road  
and Laureate Drive

**MAPSCO Map Grid (Ferguson):**

548 E-4

**Tract Size:**

12.220 acres

**Council District:**

4

**Notification:**

Published in Daily Commercial  
Recorder May 3, 2013

Notices Mailed May 6, 2013

- Eight (8) to property owners within 200 feet within the subdivision
- Oakland Estates Neighborhood Association

Internet Agenda posting May 17,  
2013

**REQUEST**

Approval of a minor plat to replat a 12.220-acre tract of land to establish **The Boardwalk on Research** Subdivision

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

April 30, 2013

**CASE HISTORY**

Area being replatted is a portion of Lot 4, Block 2, NCB 14864, out of the Gustav Eckert Estate Subdivision plat, recorded in Volume 980 Page 388, and Lot 20, Block 2, NCB 14864, out of the Prue Lofts Subdivision plat, recorded in Volume 9649 Page 65, 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**

“C-2 MF-33 R-6” Commercial Multi-Family Residential Single-Family District.

**C. Major Thoroughfare(s)**

Research Road, Secondary Arterial Type A, 86-foot minimum right-of-way (ROW)  
Prue Road, Secondary Arterial Type B, 70-foot minimum ROW

**D. Services Available**

SAWS Water and Sewer

**E. Inter-jurisdictional Review**

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

**F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on April 29, 2013.

**II. SUPPLEMENTAL INFORMATION**

**A. Notices**

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

**B. Associated Application**

MDP 022A-06 New Prue Road, accepted on March 18, 2009.

**III. RECOMMENDATION**

Approval of the proposed **The Boardwalk on Research** Subdivision Plat

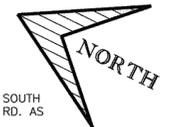
**IV. ATTACHMENT**

1. Proposed plat

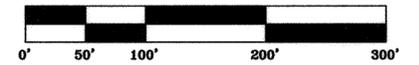
PLAT NO. 130197

REPLAT ESTABLISHING THE BOARDWALK ON RESEARCH

BEING 12.2205 ACRES ESTABLISHING LOT 21 (12.1937 ACRES), BLOCK 2, NEW CITY BLOCK 14864, AND RIGHT-OF-WAY DEDICATION (0.0268 ACRES), COMPRISED OF LOT 20, BLOCK 2, NEW CITY BLOCK 14864, PRUE LOFTS SUBDIVISION AND A PORTION OF TRACT 4 (0.8274 ACRES), OF BLOCK 2, NEW CITY BLOCK 14864, GUSTAV ECKERT ESTATE SUBDIVISION AS RECORDED IN VOLUME 9649, PAGE 65 AND IN VOLUME 980, PAGE 388, RESPECTIVELY, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'



MACINA • BOSE • COPELAND & ASSOC., INC. CONSULTING ENGINEERS AND LAND SURVEYORS 1035 Central Parkway North, San Antonio, Texas 78232 (210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com TEXAS REGISTERED ENGINEERING FIRM F-784 DATE: 08/09/2011 JOB NO.: 29974/1074

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

OWNER/DEVELOPER: PRUE LOFTS, LLC 3801 N. CAPITAL OF TX. HWY. E240, SUITE 207 AUSTIN, TEXAS 78746 TELEPHONE No. (512) 600-8411

Gary G. Gill, President DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF TRAVIS BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GARY G. GILL, 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, 2013.

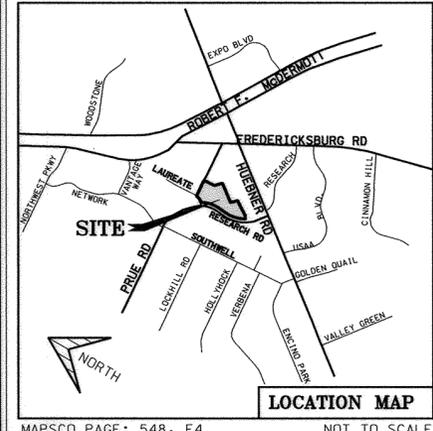
Robyn Sue Gill, Notary Public, State of Texas, My Commission Expires April 21, 2014

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

DATED THIS \_\_\_ DAY OF \_\_\_, A.D., 2013. BY: CHAIRMAN BY: SECRETARY

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

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_ DAY OF \_\_\_, A.D., 2013. COUNTY CLERK, BEXAR COUNTY, TEXAS



MAPSCO PAGE: 548, E4 NOT TO SCALE

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...

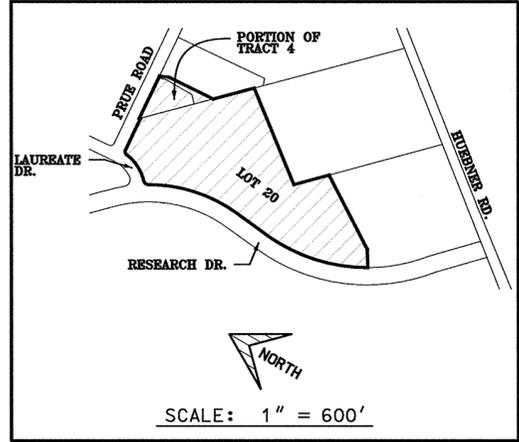
IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTE WATER SERVICE CONNECTION AS PER SAWS REGULATION (15.4.5.3).

WASTE WATER 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.

DRAINAGE NOTES: 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...

GENERAL NOTES: 1. BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS LOCATED IN FLOOD ZONE "X" (UNSHADED), ON MAP NUMBER 48029C0240, DATED SEPTEMBER 29, 2010, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.

DETENTION NOTE: 1. 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...



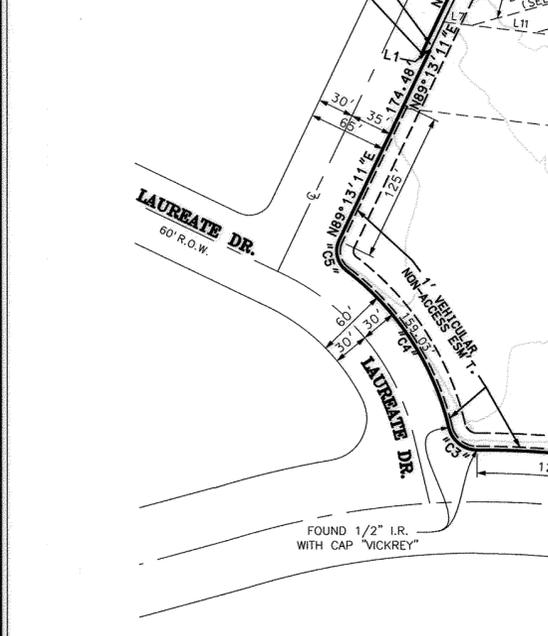
SCALE: 1" = 600'

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

BEING LOT 20, BLOCK 2, NEW CITY BLOCK 14864, PRUE LOFTS SUBDIVISION AND A PORTION OF TRACT 4 (0.8274 ACRES), OF BLOCK 2, NEW CITY BLOCK 14864, GUSTAV ECKERT ESTATE SUBDIVISION AS RECORDED IN VOLUME 9649, PAGE 65 AND IN VOLUME 980, PAGE 388, RESPECTIVELY, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF TRAVIS THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT PRUE LOFTS SUBDIVISION (I.D. NO 120112) AND GUSTAV ECKERT ESTATE SUBDIVISION, RECORDED IN VOLUME 9649, PAGE 65 AND VOLUME 980, PAGE 388, RESPECTIVELY, 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.

LEGEND: ELEC. --- ELECTRIC TEL. --- TELEPHONE CATV --- CABLE TELEVISION SAN.SWR. --- SANITARY SEWER ESM'T. --- EASEMENT R.O.W. --- RIGHT-OF-WAY N.C.B. --- NEW CITY BLOCK VOL. --- VOLUME PGS. --- PAGE I.R. --- IRON ROD N 13.745.437.77 E 2.100.225.95

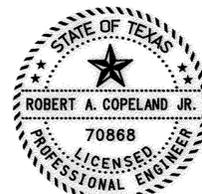


LINE TABLE table with columns: NO., CHORD BRG., LENGTH. Rows L1 through L11.

CURVE DATA table with columns: NO., RADIUS, DELTA, TANGENT, LENGTH, CHORD BRG., CHD. DIST. Rows C1 through C5.

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: Joe Elal Higl REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4788

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



2:22:14 PM 04/24/2013 privero EA:1074:29874-NewPrueLofts-Design-Plat-01-23-13-9974re-plot10.dwg



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 13

**Public Hearing:**

Planning Commission  
May 22, 2013

**Application/Case Number:**

IV-13-003

**Applicant:**

Russel Switzer

**Staff Coordinator:**

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

**Property Address/Location:**

7389 Pearsall Road

**MAPSCO Map Grid (Ferguson):**

679 F-2

**Tract Size:**

2.75 acres

**Council District(s):**

ETJ

**Notification:**

Internet Agenda posting May 17,  
2013

**REQUEST**

An appeal of the Development Services Department Director's decision to deny the certificate of determination on a 2.75-acre tract of land.

**RECOMMENDED ACTION**

**Denial**

**ALTERNATIVE ACTIONS**

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

## **I. ANALYSIS**

The applicant submitted an appeal of the Development Services Department Director's decision to deny the Certificate of Determination for a plat exemption in accordance with Section 35-430(c) of the City of San Antonio's UDC, Article IV, Procedures; Division 4, and, Texas Statutes, Local Government Code, Section 212.0115, Certification Regarding Compliance with Plat Requirements on April 13, 2013 (attachment 1). Staff reviewed the application and found the request was ineligible for a plat exception and was sent a denial letter on April 18, 2013 (attachment 2). A subsequent letter that superseded this original letter was sent to the applicant on May 14, 2013 whereby the property address was corrected (attachment 3). The applicant subsequently submitted an appeal of the Development Services Department Director's decision to deny the Certificate of Determination on April 13, 2013 (attachment 4). The applicant states that the property was given as a family gift to build their dream home and to remain close to the extended family; however, because the land is currently landlocked, this would prevent the applicant from platting thus should be exempt from the platting requirement.

In respect to the property being landlocked, such issue would be addressed during the platting process by virtue of a request for a variance to UDC Section 35-515 (c) Lots. (4) Frontage. Further, this property provides public access via a recorded 30' easement, which traverses a floodplain; such access is neither un-flooded nor all-weathered. The platting process would also ensure all requirements for development over a floodplain are met associated with any variances if necessary.

## **II. RECOMMENDATION**

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

1. The applicant does not meet any of the Plat Exceptions outlined in UDC Section 35-430(c)1 through 15.
2. The recorded 30' access easement is within a Floodplain.
3. The platting of the property will protect the health safety and welfare of the property owner and the community.

## **III. ATTACHMENTS**

1. Certificate of Determination Application
2. Denial Letter
3. Revised Denial Letter
4. Appeal Letter
5. Exhibit of the property
6. UDC Section 35-430(c)



CITY OF SAN ANTONIO  
DEVELOPMENT SERVICES DEPARTMENT  
LAND ENTITLEMENTS SECTION

RECEIVED  
13 APR 11 AM 10:11

CERTIFICATE OF  
DETERMINATION REQUEST FORM

Official Use Only  
COD # 13-089 Planner \_\_\_\_\_  Approved  Denied

Section 35-430(c) of the UDC allows exceptions to platting requirements. If the site meets one of these plat exceptions, a Certificate of Determination will be issued to the owner of the subject property.

PROPERTY OWNER INFORMATION

Business/Company Name: Russell and Loni Switzer  
Point of Contact: Russell Switzer  
Mailing address: 7389 Pearsall Rd.  
Telephone: Home/Office: (210) 379-9401 Mobile: ( ) -  
Other phone: ( ) - Email: russellswitzer@yahoo.com

PROPERTY INFORMATION

Property physical address: 7389 Pearsall Rd.  
Legal Description: NCB/CB: \_\_\_\_\_ Block: \_\_\_\_\_ Lot/Parcel: Land  
County: Bexar Total Acreage: 2.75

- 1. Proposed Use:  Residential  Non-Residential  Uninhabitable Use
- 2.  Inside City Limits  Outside City Limits / Extra Territorial Jurisdiction (ETJ)
- 3. Type of Service Requested:  
 Water Service  Sewer Service  Electric Service  Building Permit  
 Other - specify \_\_\_\_\_
- 4. Number of existing residential structures located on the property: N/A

Required Documents:

- Warranty Deed (Show ownership & legal description of property)
- Survey, Map, and/or Drawing (Showing size, shape, and location of property)
- Current Tax Certificate
- Non- Refundable Two hundred dollar fee (\$200.00)

I hereby certify that all of the information on the entire COD Application is true and correct.  
Print Name: Russell Switzer Signature: Russell Switzer  
Date: 4/5/2013  Owner  Agent (Requires a notarized Letter of Agent.)

Note: Certificates are only issued in the name of the owner of the property.

RECEIVED  
13 APR 11 AM 10:11  
LAND DEVELOPMENT  
MANAGEMENT SECTION



SCANNED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENCE NUMBER.

GIFT DEED

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR

§

§

That we, MARK ALLEN NEUMANN and DEBORAH ANN NEUMANN, residing in Bexar County, Texas, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to the undersigned by the Grantees, herein named, the receipt of which is hereby acknowledged, and for and in consideration of the love and affection that we have for the Grantees, have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY unto RUSSELL M. SWITZER and LONI G. SWITZER of Bexar County, Texas, all of our interest in the following described real property in Bexar County, Texas, to-wit:

TRACT 1: A fee simple interest in 2.75 acre tract of land being situated about 10.1 miles S 60° W of San Antonio in Bexar County, Texas, and being out of Survey No. 86, Abstract No. 488, County Block 4310, Lucus Munoz, original grantee and being out of a 75.00 acre tract conveyed from Hulda L. Mueller to Frederick H. Neumann, et ux by deed dated February 26, 1960, and recorded in Volume 4431, Page 206 of the Deed Records of Bexar County, Texas, and being more particularly described on "Exhibit A" attached hereto and incorporated herein for all purposes;

TRACT 2: A fee simple interest in a .0706 acre tract situated about 10.1 miles S 60° W of San Antonio in Bexar County, Texas, and being out of Survey No. 86, Abstract No. 488, County Block 4310, Lucus Munoz, original grantee and being out of a 75.00 acre tract conveyed from Hulda L. Mueller to Frederick H. Neumann, et ux by deed dated February 26, 1960, and recorded in Volume 4431, Page 206 of the Deed Records of Bexar County, Texas, and being more particularly described on "Exhibit B" attached hereto and incorporated herein for all purposes.

Grantors hereby except and reserve unto Grantors, their heirs and assigns, the free and uninterrupted use and easement of passing in and along a certain passage way or road across the said premises, and located as described in "Exhibit B" attached hereto and incorporated herein for all purposes. The easement is perpetual and is appurtenant to and runs with the Dominant Estate Property and all portions of it, whether or not the easement is referenced in any conveyance of the Dominant Estate Property or any portion of it. The easement binds and inures to the benefit of Grantors and Grantees, and their respective heirs and assigns. This easement is not exclusive, and Grantors reserve for Grantors and Grantors's heirs and assigns the right to convey the easement or other rights or easements to others. In addition to the primary easement described immediately above, the holder of the easement has the right to a secondary easement to use as much of the surface of the property adjacent to the Easement Property as may be reasonably necessary to construct and maintain a road reasonably suited for the Easement Purpose. However, the holder must properly restore any adjacent property to its previous physical condition if changed by the use of the rights granted by this Secondary Easement. Improvement and maintenance of the Easement Property will be at the sole expense of the holder of the Easement. The holder has the right to eliminate any encroachments into the Easement Property. The holder of the Easement will maintain the Easement Property in a neat and clean condition. Grantees and Grantees's heirs and assigns, have the right to use the surface of the Easement Property for all purposes that do no unreasonably interfere with or interrupt the use of the Easement.

This conveyance is made and accepted subject to the following: validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; valid liens and encumbrances, of record; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantors, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and any unpaid taxes for 2013 and any assessments for 2013 or any prior year imposed after the date of this conveyance;

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any way belonging, unto the said Grantees, their heirs and assigns forever; and Grantors do hereby bind themselves, their heirs and assigns to WARRANT AND FOREVER DEFEND unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantors but not otherwise.

EXECUTED this 22<sup>nd</sup> day of MARCH, 2013.

Mark Allen Neumann  
MARK ALLEN NEUMANN

Deborah Ann Neumann  
DEBORAH ANN NEUMANN

Mailing address of Grantees:

Name: Russell M. Switzer  
Loni G. Switzer  
7389 Old Pearsall Road, No. 1  
San Antonio, Texas 78252

STATE OF TEXAS §  
COUNTY OF BEXAR §

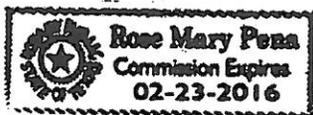
This instrument was acknowledged before me on this 22<sup>nd</sup> day of MARCH, 2013,  
by MARK A. NEUMANN.



Rose Mary Pena  
Notary Public, State of Texas  
My Commission Expires: 02-23-2016

STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument was acknowledged before me on this 22<sup>nd</sup> day of MARCH,  
2013, by DEBORAH A. NEUMANN.



Rose Mary Pena  
Notary Public, State of Texas  
My Commission Expires: 02-23-2016

AFTER RECORDING, RETURN TO:

Banks & Banks, P.C.  
3308 Broadway, Suite 200  
San Antonio, Texas 78209

PREPARED IN THE LAW OFFICE OF:

Banks & Banks, P.C.  
3308 Broadway, Suite 200  
San Antonio, Texas 78209

FIELD NOTES TO DESCRIBE

A 2.75 Acre Tract of land being situated about 10.1 miles S 60° W of San Antonio in Bexar County, Texas and being out of Survey No. 86, Abstract No. 488, County Block 4310, Lucas Munoz, original grantee and being out of a 75.00 Acre Tract conveyed from Hulda L. Mueller to Frederick H. Neumann, et ux by deed dated February 26, 1960 and recorded in Volume 4431, Page 206 of the Deed Records of Bexar County, Texas, and being more particularly described as follows:

- BEGINNING: At a 3/4" iron pin set under fence in the East line of a 73.126 Acre Tract (Volume 3703, Page 258, Deed Records) and the West line of said 75.00 Acre Tract for the Northwest corner of this tract from which a 4" concrete marker found by a 3" pipe post for the Northwest corner of said 75.00 Acre Tract bears N 00° 09' 28" W 2711.46 feet;
- THENCE: N 88° 27' 27" E 252.06 feet into said 75.00 Acre Tract to a 3/4" iron pin set for the Northeast corner of this tract;
- THENCE: S 20° 06' 41" E 335.04 feet to a 3/4" iron pin set for an angle point of this tract;
- THENCE: S 27° 48' 06" W 79.64 feet, at 25.74 feet pass the Northeast corner of a 30-Foot Road Easement (this day surveyed), continuing to a 1" square pin found by a chainlink corner post for the Northwest corner of a 10.734 Acre Tract (Volume 6305, Page 885 Deed Records) and of said easement and the Southeast corner of this tract;
- THENCE: N 88° 54' 27" W 329.06 feet with fence to a 1" square pin found by a chainlink corner post for Northwest corner of said 10.734 Acre Tract and the upper Southwest corner of said 75.00 Acre Tract and the Southwest corner of this tract;
- THENCE: N 00° 09' 28" W 372.00 feet with fence and the East line of said 73.126 Acre Tract and the West line of said 75.00 Acre Tract to the POINT OF BEGINNING.

Bearings shown herein are geodetic from GPS observations.

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 30th day of April, 2010.

  
John Howard, R.P.L.S. No. 4611  
402 State Highway 173 South  
Hondo, Texas 78861  
(830) 426-4776

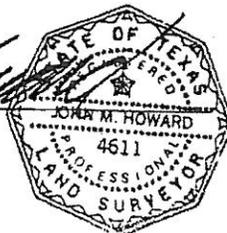


Exhibit B

STATE OF TEXAS  
COUNTY OF BEXAR

PREPARED FOR: Margaret Neumann - Seller  
Russell & Loni Switzer - Buyers

FIELD NOTES TO DESCRIBE

A 30-Foot Road Easement (0.706 Acre) being situated about 10.0 miles S 60° W of San Antonio in Bexar County, Texas and being out of Survey No. 86, Abstract No. 488, County Block 4310, Lucus Munoz, original grantee and being out of a 75.00 Acre Tract conveyed from Hulda L. Mueller to Frederick H. Neumann, et ux by deed dated February 26, 1960 and recorded in Volume 4431, Page 206 of the Deed Records of Bexar County, Texas, and being more particularly described as follows:

- BEGINNING: At a 5/8" iron pin found in the Northwest line of F.M. Highway 2536 (100 feet wide) for the Southwest corner of a 0.9238 Acre Tract (surveyed January 23, 2004 by William Bernsen, R.P.L.S No. 5506) and for the Southeast corner of this easement from which a 1/2" iron pin found by a chainlink corner for the Southwest corner of said 0.9238 Acre Tract bears S 49° 27' 58" W 352.95 feet from which a 1/2" iron pin found by a chainlink corner for the lower Southwest corner of said 75.00 Acre Tract bears S 49° 24' 55" W 209.15 feet;
- THENCE: N 40° 32' 02" W 513.78 feet into said 75.00 Acre Tract to a 5/8" iron pin found for the North corner of said 0.9238 Acre Tract and an angle point of this easement;
- THENCE: N 06° 00' 53" W 498.83 feet with fence and the East line of a 10.734 Acre Tract (Volume 6305, Page 885 Deed Records) and the West line of said 75.00 Acre Tract to a 1" square pin found by a chainlink corner for the Northeast corner of said 10.734 Acre Tract and the Northwest corner of this easement;
- THENCE: N 27° 48' 06" E 53.91 feet with the Southeast line of a 2.75 Acre Tract (this day surveyed) to the Northeast corner of this easement;
- THENCE: S 06° 00' 53" E 534.30 feet to an angle point of this easement;
- THENCE: S 40° 32' 02" E 504.48 feet to the Southeast corner of this easement;
- THENCE: S 49° 30' 11" W 30.00 feet with fence and the Northwest line of said highway and the Southeast line of said 75.00 Acre Tract to the POINT OF BEGINNING.

Bearings shown herein are geodetic from GPS observations.

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 30th day of April, 2010.

*John M. Howard*  
John Howard, R.P.L.S. No. 4611  
402 State Highway 173 South  
Hondo, Texas 78861  
(830) 426-4776



Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law  
STATE OF TEXAS, COUNTY OF BEXAR  
I hereby Certify that this Instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

Doc# 20130071328 Fees: \$32.00  
04/11/2013 10:13AM # Pages 5  
Filed & Recorded in the Official  
Public Records of BEXAR COUNTY  
GERARD C. RICKHOFF COUNTY CLERK

APR 11 2013



*Gerard Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

# BEXAR COUNTY, TEXAS

Sur. 86

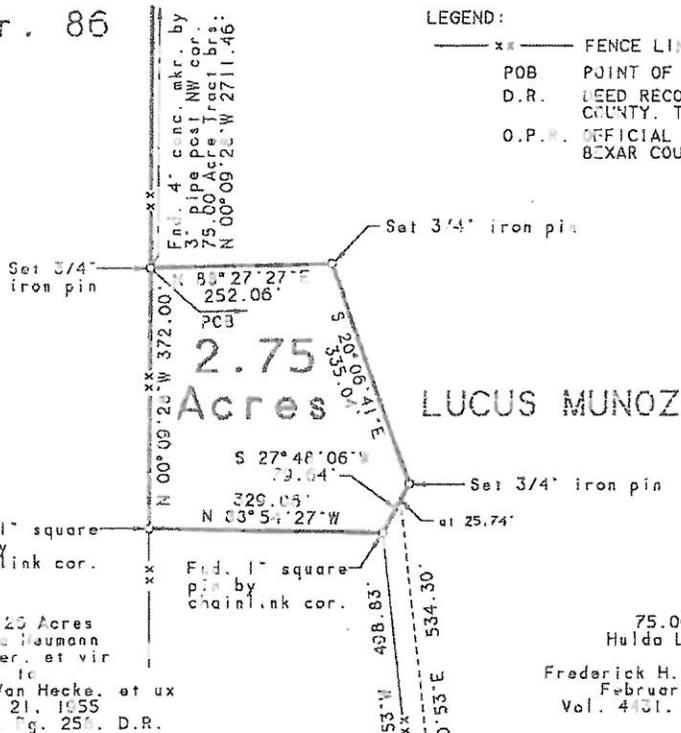
LEGEND:

- xx — FENCE LINE
- POB POINT OF BEGINNING
- D.R. DEED RECORDS BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS



Scale 1" = 200'

BEARINGS SHOWN HEREON ARE GEODETIC FROM GPS OBSERVATIONS.



73.125 Acres  
Hulda Neumann  
Mueller, et vir  
to  
Joseph E. Van Hecke, et ux  
June 21, 1955  
Vol. 3703, Pg. 254, D.R.

75.00 Acres  
Hulda L. Mueller  
to  
Frederick H. Neumann, et ux  
February 26, 1960  
Vol. 4131, Pg. 206, D.R.

10.734 Acres  
Joseph E. Van Hecke, et ux  
to  
State of Texas  
December 22, 1959  
Vol. 5305, Pg. 285 D.R.

30-Foot Road Easement  
0.705 Acr.

End. 5/8" iron pin  
End. 1/2" iron pin  
by 10" creosote post

1.00 Acres  
Mark Neuman, et ux  
to  
Arthur C. Olson &  
Judith E. Olson  
January 6, 1958  
Vol. 4215, Pg. 242 O.P.R.

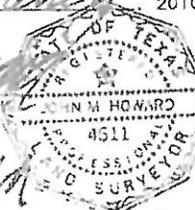
0.9238 Acres  
Surveyed 1-23-04  
by William P. Bernson  
R.P.L.S. No. 5506

CB 4310

I HEREBY CERTIFY THAT THE FOREGOING PLAT AND ACCOMPANYING FIELD NOTE DESCRIPTIONS WERE PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND, UNDER MY SUPERVISION AND THAT THEY ARE TRUE AND CORRECT AND THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS TO THE BEST OF MY KNOWLEDGE AND BELIEF EXCEPT AS SHOWN THEREIN. JOHN HOWARD SURVEYING COMPANY ACCEPTS RESPONSIBILITY FOR THIS PLAT ONLY TO THE ORIGINAL CLIENTS FOR WHICH IT WAS PREPARED.

THIS THE 25th DAY OF March, 2010.

*John Howard*  
JOHN HOWARD, R.P.L.S., NO. 4611  
202 STATE HWY 173 SOUTH  
FACED, TEXAS 78061  
(833) 425-4776



End. 5/8" iron pin  
End. 1/2" iron pin  
by chainlink cor.  
0.156 Acres  
Fred Neuman, et ux  
to  
Arthur C. Olson &  
Judith Elaine Olson  
April 13, 1958  
Vol. 7425, Pg. 144, O.P.R.

PREPARED FOR: Margaret Neumann - Seller,  
Russell & Loni Switzer - Buyers  
SURVEYED ON THE GROUND: February 19, 2010

REVISED: April 29, 2010

A Plat of a 2.75 Acre Tract of land and a 30-Foot Road Easement situated about 10.1 miles S 60° W of San Antonio in Bexar County, Texas.



CITY OF SAN ANTONIO  
DEVELOPMENT SERVICES DEPARTMENT  
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



April 18, 2013

Russell and Loni Switzer  
7389 Pearsall Road  
San Antonio, Texas 78252

Re: Denial of Certificate of Determination Request #13-089

Dear Mr. Mrs. Switzer:

The City of San Antonio, Development Services Department reviewed your request for a Certificate of Determination for property located at 15143 S. Skaggs Road. Based on the submitted information, your request is ineligible for a plat exception. All requests for plat exceptions must follow the guidelines identified in the Unified Development Code, Article IV, Procedures; Division 4, Subdivision, section 35-430(c), and Texas Statutes, Local Government Code, Section 212.0115, Certification Regarding Compliance with Plat Requirements.

At this time, staff is *unable to approve* your request for the following reason(s):

Property does not have street frontage. It is land locked.

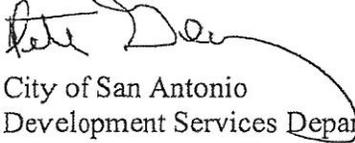
To proceed, staff has identified the following steps:

- 1) All applicants can appeal the determination to the Planning Commission by submitting a request in writing to the Development Services, Land Entitlements section. The application to Appeal to the Planning Commission is available online at [webapps1.sanantonio.gov/dsddocumentcentral/upload/Application%20Appeal.pdf](http://webapps1.sanantonio.gov/dsddocumentcentral/upload/Application%20Appeal.pdf). The fee for an appeal to Planning Commission is \$350.00.
- 2) Alternatively, you may plat or replat the subject property in accordance with State and local requirements. Please contact Land Entitlements staff for further instructions. The application to Plat or Replat properties is available online at [webapps1.sanantonio.gov/dsddocumentcentral/upload/Plat%20Application.pdf](http://webapps1.sanantonio.gov/dsddocumentcentral/upload/Plat%20Application.pdf). Platting fees will vary dependant on acreage and location.

If you have any questions about the denial of your request please feel free to contact Zenon "Zeke" Solis at (210) 207-7796. For further information regarding an appeal to Planning

Commission or the Plat/Replat process, please contact the Development Services Department,  
Land Entitlements section at (210) 207-1111.

Sincerely,

A handwritten signature in black ink, appearing to read "Pete De", with a long, sweeping underline that extends to the right and loops back under the word "Department" in the text below.

City of San Antonio  
Development Services Department  
(210)207-1111



CITY OF SAN ANTONIO  
**DEVELOPMENT SERVICES DEPARTMENT**  
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



May 14, 2013

Russell and Loni Switzer  
7389 Pearsall Road  
San Antonio, Texas 78252

Re: Denial of Certificate of Determination Request #13-089

Dear Mr. Mrs. Switzer: This letter supersedes the letter issued on April 18, 2013. The address of the location was corrected to 7389 Pearsall Road.

The City of San Antonio, Development Services Department reviewed your request for a Certificate of Determination for property located at 7389 Pearsall Road. Based on the submitted information, your request is ineligible for a plat exception. All requests for plat exceptions must follow the guidelines identified in the Unified Development Code, Article IV, Procedures; Division 4, Subdivision, section 35-430(c), and Texas Statutes, Local Government Code, Section 212.0115, Certification Regarding Compliance with Plat Requirements.

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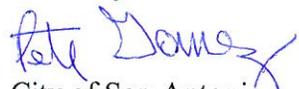
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Land Entitlements section at (210) 207-1111.

Sincerely,

A handwritten signature in blue ink that reads "Pete Gomez". The signature is written in a cursive style with a long, sweeping tail on the "y" of "Gomez".

City of San Antonio  
Development Services Department  
(210)207-1111

Thursday, April 25<sup>th</sup> 2013 10:08 AM  
RECEIVED

2013 APR 25 PM 3:36

To whom it may concern,

I, Russell Switzer and my wife, Loni Switzer would like to obtain a building permit to build a home on a piece of land that was given to us by family. We are also requesting approval to bypass having the land platted due to the specific nature of the property.

Our small property is landlocked within a very large family property. The land was gifted to us with the intention to allow us to build a home within the family land.

If we do not get approved for the building permit, we will not be able to make reasonable use of the land. The land was given to us so that we could build a home and without this approval we will not be able to use the land at all. Since this piece of land was given to us, the logistics of the land was out of our control. Also, this situation is not characteristic of any other property in this area. This is a unique situation in which we would like to be able to build a home on a piece of property that was given to us. The act of us building a home on this property would not in any way disturb or affect any properties around us nor would it prevent other properties from being subdivided around us.

We are also requesting approval to circumvent having the land platted. We are requesting this approval due to the fact that this piece of property is landlocked and could never be subdivided. The easement to the street is in flood plain and would never be suitable or approved for a subdivision. We, as an individual family trying to build a home on this property, have spoken with the Flood Plain Authority and they have approved for us to build on this property due to the fact that SAWS is putting in a water line behind our property. This gives us an easement, which is not in floodplain, to exit the land in case of a flood or the need for emergency vehicles to get onto the property should the main entrance be inaccessible.

We sincerely appreciate your time and consideration for our situation. It means a lot to us to be able to build our dream home within our family property so that our children could grow up near their grandparents. We hope to hear from you soon.

Thank You,

Russell Switzer

Loni Switzer



Site



100 Year Floodplain



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 14

**Public Hearing:**

Planning Commission  
May 22, 2013

**Application/Case Number:**

13-002

**Project Name:**

The Boulevard

**Applicant:**

Jonathan Clayton

**Representative:**

Cain Consulting and Engineering  
Services, c/o Matthew A. Cain, P.E.

**Owner:**

Fountain Residential Partners

**Staff Coordinator:**

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

**Property Address/Location:**

Southwest of the intersection of  
U.T.S.A. Boulevard and The Drag

**MAPSCO Map Grid (Ferguson):**

513 F-7

**Tract Size:**

4.99 acres

**Council District:**

8

**Notification:**

Notices mailed May 7, 2013  
Thirty-four (34) notices were mailed  
to property owners within 200 feet, no  
Home Owners Association within 200  
feet.  
Internet Agenda posting May 17,  
2013

**REQUEST**

Approval of a Planned Unit Development (PUD) plan **The Boulevard**

**APPLICATION TYPE**

PUD

**RECOMMENDED ACTION**

**Approval**

**ALTERNATIVE ACTIONS**

The possible actions the Planning Commission may make on this item are as follows:

1. approve as requested
2. approve with conditions
3. denial

**I. ANALYSIS**

**A. Proposed Use**

The proposed PUD will consist of one (1) non-single family residential lot, thirty-eight (38%) of open space.

**B. Zoning**

“PUD” “C-2” Planned Unit Development Commercial District

The PUD zoning designation on the subject property was established by Ordinance No. 84587, which was approved on August 22, 1996, and Ordinance No. 91124, which was approved on January 13, 2000. C-2 zoning allows for multi-family component as long as it is mixed with a commercial use.

**C. Surrounded Land Uses and Zoning**

Land Use Overview		
	Zoning Districts	Current Land Use
North	R-6	Single-family residential
South	C-2	Commercial
East	C-2 PUD	Commercial Planned Unit Development
West	RM-4 PUD	Planned Unit Development Mixed residential

**D. Major Thoroughfare**

U.T.S.A, Secondary Arterial Type A, 86-foot minimum ROW

**E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on April 16, 2013

**F. Interdepartmental Review**

LOCs were issued from all reviewing agencies on April 23, 2013.

**II. SUPPLEMENTAL INFORMATION**

**A. Evaluation Criteria**

According to Section 34-344(a) of the Unified Development Code (UDC), the Planning Commission shall utilize the evaluation criteria of this Section in reviewing a PUD plan. This non-single family and multi-family residential development of The Boulevard PUD, as proposed, meets the evaluation criteria of Section 35-344(a) of the UDC.

**B. Notices**

To the present, staff has not received a written response from the surrounding property owners.

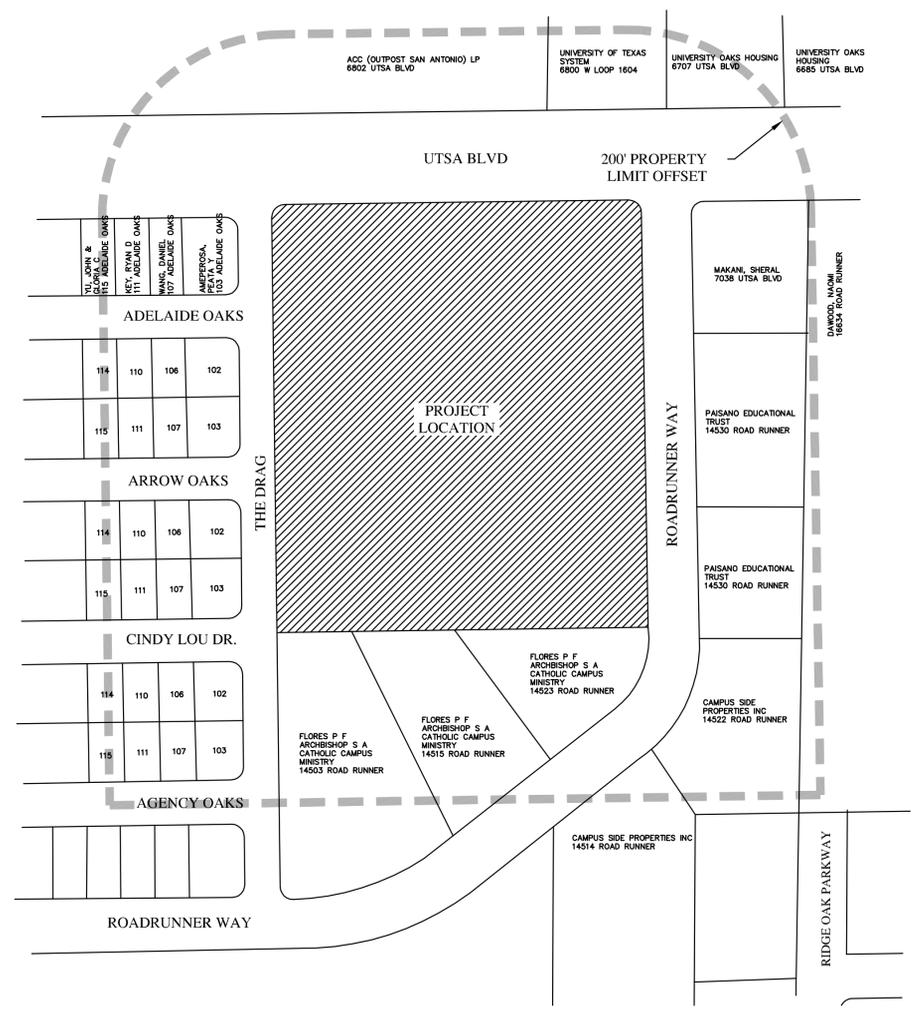
**III. RECOMMENDATION**

Approval of the proposed **The Boulevard PUD**.

**IV. ATTACHMENT**

1. Proposed P.U.D. Plan





1 PROPERTY SITE MAP Scale: 1" = 100'

ADDITIONAL PROPERTY OWNERS

106 ADELAIDE OAKS APSSYS LLC	102 ARROW OAKS DUNN, ROBERT V & JESSICA R	115 CINDY LOU DR ZHOU PINSHAN	111 AGENCY OAKS AXUM, HARRISON B & CYNTHIA M
110 ADELAIDE OAKS CASTILLO, PABLO G & REBECCA	106 ARROW OAKS LI, SHAO	102 CINDY LOU DR SOH, LING TEE	115 AGENCY OAKS ANDERS, DAVID P & JACKIE A
114 ADELAIDE OAKS AGUIRRE, JESUS	110 ARROW OAKS QUINTANILLA, HECTOR	106 CINDY LOU DR VUONG, THAO	
103 ARROW OAKS MAVERICK CREEK (SAN ANTONIO)	114 ARROW OAKS DELATORRE, LUIS MIGUE	110 CINDY LOU DR MAVERICK CREEK (SAN ANTONIO)	
107 ARROW OAKS TOMAS, JAVIER & MARIA	103 CINDY LOU DR HUBLE, SUSAN R	114 CINDY LOU DR HUBLE, SUSAN R	
111 ARROW OAKS SU, LUNG	107 CINDY LOU DR ZHAO, SHIHUA	103 AGENCY OAKS GOMEZ, GEORGE G & MARY ELLIE	
115 ARROW OAKS SCOTT, SHARLETTE	111 CINDY LOU DR MILLIGAN GREG	107 AGENCY OAKS YU, XIAO & MADIY CAI	

NOTES

- NO RESTRICTIVE OR PROPERTY COVENANTS APPLY TO THE SUBJECT PARCELS.
- THERE ARE NO PUBLIC OR PRIVATE STREETS BEING DEDICATED AS PART OF THIS PROJECT.
- THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE.
- THE PROPERTY IS NOT BEING DEVELOPED AS A CONSERVATIVE SUBDIVISION.
- THE SITE IS LOCATED WITHIN THE MANDATORY DETENTION ZONE AND IS TRIBUTARY TO THE UPPER LEON CREEK BASIN.
- THE SITE IS LOCATED WITHIN FEMA FLOODPLAIN DESIGNATION ZONE X ACCORDING TO FEMA FLOODPLAIN MAP PANELS 480230021G AND 480230023G. ZONE X IS DEFINED AS OUTSIDE OF THE 100 YEAR FLOODPLAIN.
- THE SITE IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- STORM WATER DETENTION WILL BE LOCATED UNDER THE PARKING GARAGE IN A SERIES OF UNDERGROUND PIPING.
- ON-SITE EASEMENTS WITHIN THE BUILDING FOOTPRINT AREA WILL BE ABANDONED THROUGH THE PLATTING PROCESS. ANY RELOCATIONS OR ABANDONMENTS OF EXISTING UTILITIES WILL BE PERFORMED BY THE DEVELOPER.
- DIMENSIONS SHOWN ARE TO THE PROPERTY LINE, BUILDING FACE OR FACE OF CURB, UNLESS OTHERWISE NOTED.
- SIDEWALKS ARE 5' WIDE UNLESS NOTED OTHERWISE.
- ALL SIDEWALKS ARE SHOWN FOR ILLUSTRATIVE PURPOSES AND MAY VARY AT TIME OF BUILDING PERMIT.
- SIDEWALKS AND SITE ACCESSIBILITY SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO UNIFORM DEVELOPMENT CODE, SECTION 35-506g.

STORM WATER DETENTION SUMMARY

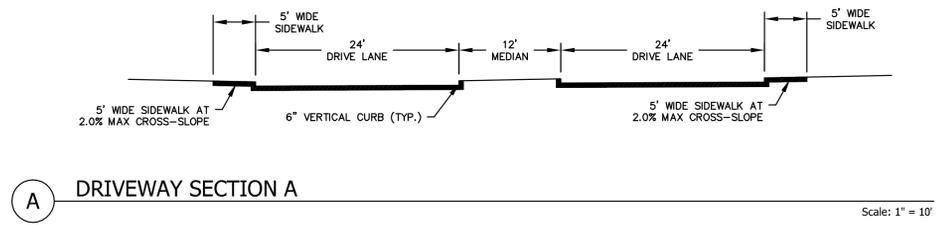
EXISTING RUNOFF COEFFICIENT: 0.72  
 APPROXIMATE PROPOSED RUNOFF COEFFICIENT: 0.79  
 EXISTING/ALLOWABLE 100-YEAR PEAK RUNOFF RATE: 38.21 CFS  
 APPROXIMATE REQ'D 100-YEAR DETENTION VOLUME: 12,550 CU. FT.  
 0.29 ACRE-FT  
 DETENTION TYPE: UNDERGROUND STORAGE (UNDER PARKING GARAGE)  
 OUTFALL TYPE: SURFACE GRADE WEIR RELEASE STRUCTURE

BASIS OF BEARING AND BENCHMARK

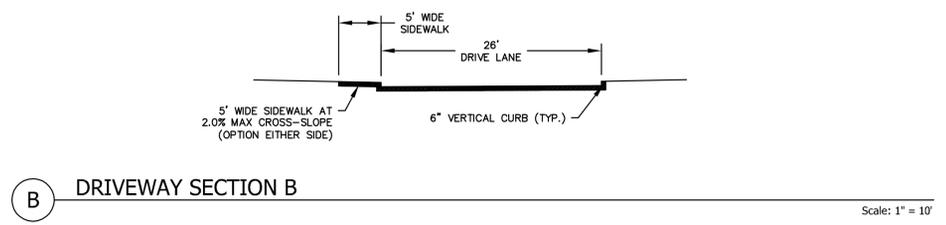
BEARINGS ARE BASED ON STATE PLANE COORDINATES (NAD 83) SOUTH CENTRAL ZONE NO. 4204  
 BENCHMARK:  
 ELEVATIONS ARE BASED ON GPS/CORS (NAVD 1988).  
 TBM1 - SQUARE CUT IN CONCRETE ON SIGNAL BOX AT THE SOUTHWEST CORNER OF THE INTERSECTION OF UTSA BLVD. AND ROADRUNNER WAY. ELEVATION IS 979.07'.  
 TBM2 - SQUARE CUT ON CURB ON THE WEST LINE OF ROADRUNNER WAY, SOUTH OF UTSA BLVD. ELEVATION IS 978.82'.

DEVELOPMENT SUMMARY

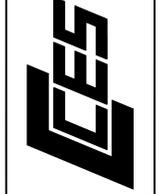
TOTAL PROJECT AREA: 4.99 ACRES  
 NO. OF PROPOSED LOTS: 1 LOT  
 EXISTING ZONING: C-2 PUD (C-2/MF-33 CONVERSION)  
 BUILDING SETBACKS REQ'D:  
 FRONT = 0 FT  
 SIDE = 0 FT (NOT ADJACENT TO RESIDENTIAL)  
 REAR = 0 FT (NON-RESIDENTIAL USE)  
 ADDITIONAL SETBACK BASED ON BUILDING HEIGHT = 1FT / 2' BUILDING HEIGHT  
 SIDE = 20 FT (BASED ON 70' BUILDING HEIGHT)  
 REAR = 20 FT (BASED ON 70' BUILDING HEIGHT)  
 PROPOSED NO. OF BUILDINGS: 1 BUILDING  
 (MIXED USE BUILDING WITH ATTACHED STRUCTURED GARAGE PARKING)  
 PROPOSED MAX BUILDING HEIGHT: 70 FEET (ALONG UTSA BLVD.)  
 PROPOSED MAX NO. OF STORIES: MIXED USE = 6 STORIES (ALONG UTSA BLVD.)  
 MULTI-FAMILY = 4 STORIES  
 PROPOSED MULTI-FAMILY UNITS: 164 UNITS  
 PROPOSED NO. OF BEDS: 498 BEDS  
 MAXIMUM RESIDENTIAL DENSITY: 33 UNITS PER ACRE  
 PROPOSED RESIDENTIAL DENSITY: 32.87 UNITS PER ACRE  
 PROPOSED NON-RESIDENTIAL AREA: 5,300 SQ. FT.  
 MAXIMUM NON-RESIDENTIAL FAR: N/A  
 PROPOSED NON-RESIDENTIAL FAR: 0.02  
 TOTAL BUILDING FOOTPRINT AREA: 104,525 SQ. FT.  
 (INCLUDES MIXED USE BUILDING AND STRUCTURED GARAGE PARKING)  
 PERCENT BUILDING COVERAGE: 48.09%  
 PARKS/OPEN SPACE REQ'D: 1 ACRE / 114 UNITS = 1.43 ACRES  
 PARKS/OPEN SPACE PROVIDED:  
 SURFACE OPEN SPACE: 0.65 ACRES (INCL. AREA SHOWN ON LAYOUT ONLY)  
 POOL (CREDIT): 0.30 ACRES  
 RECREATION BUILDING (CR): 1.0 ACRE / BUILDING AREA OVER 1,500 S.F.  
 (MAX 50% OF THE TOTAL REQUIRED AREA)  
 = 0.71 ACRES  
 TOTAL PARKS/OPEN SPACE PROVIDED: 1.66 ACRES  
 PARKING REQUIRED:  
 RETAIL/RESTAURANT: 1 STALL/100 SQ. FT. (MIN) = 53 STALLS  
 1 STALL/40 SQ. FT. (MAX) = 132 STALLS  
 MULTI-FAMILY (OFF-CAMPUS HOUSING):  
 1 STALL/2 BEDS (MIN) = 249 STALLS  
 1 STALL/1 BED (MAX) = 498 STALLS  
 TOTAL PARKING REQUIRED: (MIN.) 301 STALLS  
 (MAX.) 628 STALLS  
 PARKING PROVIDED:  
 GARAGE 497  
 SURFACE 15  
 TOTAL 512  
 HC PARKING REQ'D: 10 STALLS (INCL. 2 VAN ACCESSIBLE)  
 TOTAL IMPERVIOUS AREA: 166,300 SQ.FT. (76.51%)



A DRIVEWAY SECTION A Scale: 1" = 10'



B DRIVEWAY SECTION B Scale: 1" = 10'



THE BOULEVARD  
 UTSA BLVD. AND THE DRAG  
 SAN ANTONIO, TX



PLANNED UNIT DEVELOPMENT  
 (PUD NO. 13-002)

REV.	REV. DATE	DESCRIPTION

SCALE:	AS SHOWN
DESIGNED BY:	R. GRAVES
DRAWN BY:	R. GRAVES
CHECKED BY:	M. CAIN
DATE:	MAY 7, 2013
PROJECT NO.:	12-108803



# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE DIVISION/DISPOSITION SECTION

STAFF REPORT

AGENDA ITEM NO.15

**Public Hearing:**

Planning Commission  
May 22, 2013

**Special Project Number:**

S.P. 1529

**Petitioner:**

S & K Development Company, Inc.,  
Etal

**Representative:**

**Staff Coordinator:**

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

**Property Address/Location:**

Located between SW Loop 410 and  
Ray Ellison Blvd.

**Tract Size:**

2.14 acres or 93,218 square feet

**Council District(s):**

4

**REQUEST**

A resolution supporting the closure, vacation and abandonment of 2.14 acres of Old Dwyer Road (93,218 square feet) Public Right of Way, located between SW Loop 410 and Ray Ellison Road, adjacent to NCB 15228, in Council District 4, as requested by S & K Development Company, Inc., James M. Schneider, CF Land, LLC, Qwest Communications Corp. and Samnani Properties, Ltd. (Petitioners) for \$44,350.00.

**RECOMMENDATION ACTION**

Staff recommends approval of this request.

**ALTERNATIVE ACTION**

The closure, vacation and abandonment of Old Dwyer Road Public Right of Way will allow the Petitioners to incorporate it with their abutting property for the construction of a mixed use development. The disapproval of this request would disallow the Petitioners from developing and improving their property.

## **I. BACKGROUND**

S & K Development Company, Inc., James M. Schneider, CF Land, LLC, Qwest Communications Corp. and Samnani Properties, Ltd. (Petitioners) are requesting the closure, vacation and abandonment of Old Dwyer Road Public Right of Way located between SW Loop 410 and Ray Ellison Boulevard as shown on attached Exhibit A. The requested closure encompasses 2.14 acres (93,218 square feet). All abutting property owners are in agreement to the proposed closure. If approved, the subject right of way will be combined with the Petitioners' property for the construction of a mixed use development.

## **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 process is attached for your review.

## **III. RECOMMENDATION**

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

## **IV. ATTACHMENTS**

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



## Exhibit A

S. P. No. 1529

Petitioner: S & K Development



# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

September 27, 2012

Bill Sadler, et al  
P. O. Box 93068  
Austin, TX 78709

Re: S. P. No. 1529—Request to close, vacate and abandon unimproved Old Dwyer Road  
Public Right of Way located east of Loop 410 SW and parallel to Ray  
Ellison Boulevard

Dear Mr. Sadler:

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

#### PLANNING & DEVELOPMENT SERVICES DEPARTMENT

The site must be assembled with petitioners' property and platted in accordance with Unified Development Code; and proper permits must be obtained. Further, property is subject to the requirements of the United Southwest Community Plan, which in part stipulates the following: no new off-premise signs shall be erected on the property; and the property is subject to the requirements of the Major Thoroughfare Plan.

#### PUBLIC WORKS DEPARTMENT

*Storm Water Engineering Division:* This property will require a Storm Water Management Plan and a possible drainage easement/facility may be required at the time of development.

#### CITY PUBLIC SERVICE ENERGY

There is currently a 24 inch Supply Pressure Main in the subject right of way. Petitioner must agree to reserve a perpetual 50 foot gas easement in order to maintain this facility centered within the easement. Petitioner must agree to reserve this perpetual easement and allow access for inspection, operational and maintenance purposes or may seek the relocation of the facility with the express permission and coordination with City Public Service Energy and at the sole expense of the petitioner.

#### DEPARTMENT OF CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

- The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance.
- Petitioners assert 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.
- The petitioners acknowledge that this property will be accepted in its "as is" condition.
- Petitioners agree 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. Petitioners agree 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.

- *Petitioners agree to remit a closure fee of \$44,350.00, which includes the appraised value of \$44,300.00 for the Public Right of Way and \$50.00 for recordation of documents. 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 to the petitioners.*

Also, a Discretionary Contracts Disclosure form is required for each abutting property owner. Please fill out online at <https://www.sanantonio.gov/eforms/atty/DiscretionaryContractsDisclosure.pdf>, print and submit all Disclosures along with this letter.

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

If all concur with the above mentioned conditions, petitioners 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 forms we will continue processing your request.*

Regards,



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

**AGREED AS TO TERMS AND CONDITIONS:**

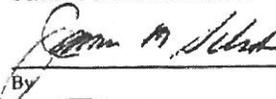
**PETITIONERS:**

**S & K Development Company Inc.**

By   
Print Name BILL SADLER

President  
Title  
10/15/2012  
Date

**James M. Schneider**

By   
Print Name JAMES SCHNEIDER

\_\_\_\_\_  
Title  
\_\_\_\_\_  
Date

**CF Land LLC**

By \_\_\_\_\_

Title \_\_\_\_\_

Print Name \_\_\_\_\_

Date \_\_\_\_\_

Qwest Communications Company, LLC  
~~Qwest Communications Corp.~~

By Jack Shives

Manager Engineering - Right of Way

By Jack Shives

Title  
Date 4 March 2013

Print Name

Date

**Samnani Properties Ltd.**

By [Signature]

Title PRESIDENT OF SAMNANI LAND MANAGEMENT

Print Name SHERALI KASIM

Date 12-12-12

- *Petitioners agree to remit a closure fee of \$44,350.00, which includes the appraised value of \$44,300.00 for the Public Right of Way and \$50.00 for recordation of documents. 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 to the petitioners.*

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If all concur with the above mentioned conditions, petitioners 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 forms we will continue processing your request.*

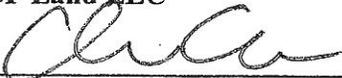
Regards,

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

**AGREED AS TO TERMS AND CONDITIONS:**

**PETITIONERS:**

**CF Land LLC**

By   
Print Name Charles Claiborne

Manager  
Title  
1/29/13  
Date

**Qwest Communications Corp.**

By \_\_\_\_\_  
Print Name \_\_\_\_\_

\_\_\_\_\_ Title  
\_\_\_\_\_ Date

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

**A RESOLUTION SUPPORTING THE CLOSURE OF 2.14 ACRES OF OLD DWYER ROAD (93,218 SQUARE FEET) PUBLIC RIGHT OF WAY RUNNING NORTHWESTERLY AND SOUTHEASTERLY, LOCATED BETWEEN SW LOOP 410 AND RAY ELLISON BOULEVARD ADJACENT TO NCB 15228, IN COUNCIL DISTRICT 4, AS REQUESTED BY S & K DEVELOPMENT COMPANY, INC., JAMES M. SCHNEIDER, CF LAND, LLC, QWEST COMMUNICATIONS CORP. AND SAMNANI PROPERTIES, LTD.**

\* \* \* \* \*

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, S & K Development Company, Inc., Etal filed an application requesting closure of 2.14 acres of Old Dwyer Road Public Right of Way running northwesterly and southeasterly, located between SW Loop 410 and Ray Ellison Boulevard adjacent to NCB 15228 as identified on Exhibit A; and

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

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

**SECTION 1.** The Planning Commission recommends City Council approve the attached application seeking closure of Old Dwyer Road consisting of 2.14 acres.

**SIGNED this 22<sup>nd</sup> day of May, 2013.**

\_\_\_\_\_  
**ROBERTO R. RODRIGUEZ, Chair**

Attest:

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

# **City of San Antonio**

## **Capital Improvements Management Services Department**

**Agenda Item #**

**May 22, 2013**

Request to close, vacate and abandon Old Dwyer  
Road Public Right of Way

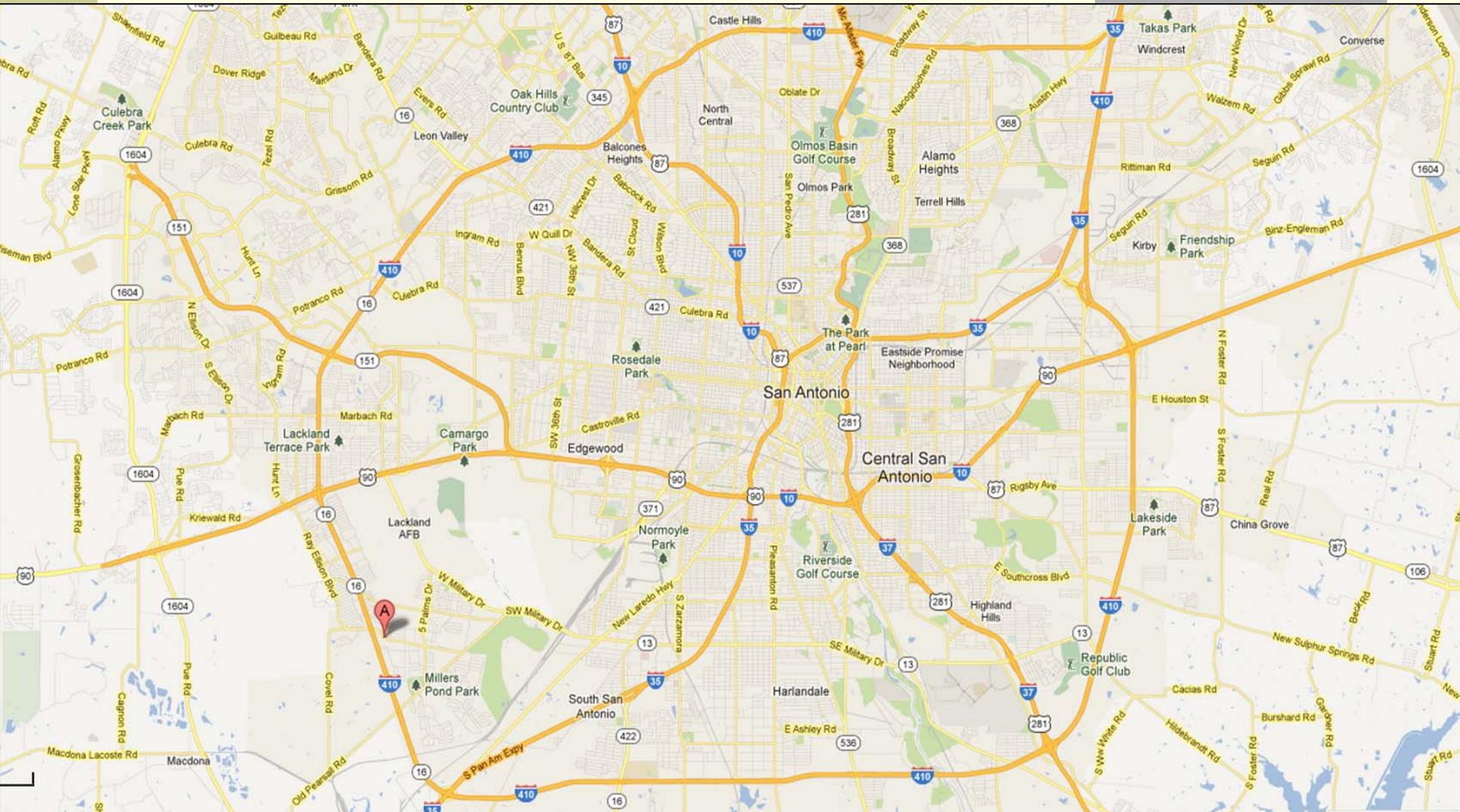
Petitioner: S & K Development Company, Inc.  
Etal

# Planning Item

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- S & K Development Company, Inc., James M. Schneider, CF Land, LLC, Qwest Communications Corp. and Samnani Properties, Ltd. (Petitioners) are requesting the closure, vacation and abandonment of Old Dwyer Road Public Right of Way located between SW Loop 410 and Ray Ellison Boulevard, in Council District 4.
- All abutting property owners are in agreement to the closure.
- If approved, the proposed closure will be combined with the abutting property and re-platted.
- Petitioners plan to build a new mixed use development as shown on design plan.

# Location Map



# Exhibit A - Map



# Exhibit B - Aerial



# Design Plan



# Exhibit B - Photo

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# Background

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## Coordination:

- Project has been canvassed to all interested city departments and utility agencies.
- Project received conditional approval.
- Petitioner has agreed to comply with all conditions.

# Fiscal Impact & Recommendation

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## Financial Impact:

- The City will collect a total of \$44,350.00 for the closure, vacation and abandonment of this Public Right of Way.

## Policy Analysis:

- This action is consistent with City Code and Ordinances relative to closing Public Rights of Way.

## Recommendation:

- Staff recommends approval of this request.



# CITY OF SAN ANTONIO

(CAPITAL IMPROVEMENTS MANAGEMENT SERVICES)

(REAL ESTATE/DISPOSITION)

STAFF REPORT

AGENDA ITEM NO.16

**Public Hearing:**

Planning Commission  
(May 22, 2013)

**Special Number:**

1733

**Applicant:**

City of San Antonio and  
San Antonio Water System

**Staff Coordinator:**

Mary L. Fors, Management Analyst  
(210) 207-4083  
mary.fors@sanantonio.gov

**Property Address/Location:**

900 East Commerce  
NCB 13813

**Tract Size:**

City parcel, 0.2254 acre  
SAWS parcel, 0.2436 acre

**Council District(s):**

1

**REQUEST**

Consideration of a resolution supporting a property exchange whereby the City transfers to San Antonio Water System (SAWS) a 0.2254 acre parcel in exchange for a 0.2436 acre parcel owned by SAWS. The SAWS parcel is needed for the Market Street realignment. The City will exchange a parcel within the same New City Block for SAWS to use at its Heating and Cooling Plant.

**RECOMMENDED ACTION**

Staff recommends **Approval**.

**SYNOPSIS OF ANALYSIS**

This request was canvassed throughout City departments and utility agencies in accordance with Municipal Code and received conditional approval.

**ATTACHMENTS**

- Request for Council Action (RFCA)
- SAWS Board Resolution
- Maps
- Plat and Field Notes
- Resolution

**AGENDA DATE:**

May 30, 2013

**ORDINANCE CLASSIFICATION:**

Ordinance/Resolution

**AGENDA SUB-HEADING:**

Real Property - Purchase

**SUBJECT:**

Exchange of Real Property for Market Street Realignment Project

**COUNCIL DISTRICT:**

Council District 1

**POSTING LANGUAGE:**

Consideration of the following actions related to the Market Street Realignment Project, a \$36.3 million Downtown Streets Reconstruction and HemisFair Park Area Streets Redevelopment, 2012 – 2017 General Obligation Bond funded project, in connection with the Convention Center Expansion Project, located in Council District 1: [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

- A) An Ordinance approving a utility driven change order in the decreased amount of \$1,242,629.00 to the \$36,298,583.23 construction contract with Capital Excavation Company for the realignment of Market Street.
- B) An Ordinance authorizing a property exchange whereby the City transfers to San Antonio Water System a 0.2254 acre parcel in exchange for a 0.2436 acre parcel needed for the realignment of Market Street, both parcels are located at 900 East Commerce (within NCB 13813).

**SUMMARY:**

Consideration of the following actions related to the Market Street Realignment Project, a \$36.3 million Downtown Streets Reconstruction and HemisFair Park Area Streets Redevelopment, 2012 – 2017 General Obligation Bond funded project, in connection with the Convention Center Expansion Project, located in Council District 1:

- A) An ordinance approving a utility driven change order in the decreased amount of \$1,242,629.00 to the \$36,298,583.23 construction contract with Capital Excavation Company for the realignment of Market Street.
- B) An ordinance authorizing a property exchange whereby the City transfers to San Antonio Water System (SAWS) a 0.2254 acre parcel in exchange for a 0.2436 acre parcel needed for the realignment of Market Street, both parcels are located at 900 East Commerce (within NCB 13813).

**BACKGROUND:**

The Market Street Realignment Project originated in association with the Convention Center Expansion, HemisFair Park Area Master Plan and was included in the 2012 Bond. The project includes the realignment of Market Street to run parallel with Commerce Street and east of the proposed Convention Center expansion. As a result of the proposed changes to HemisFair Park and the Convention Center, the Market Street Realignment Project is an integral component to the overall master plan for the area. Project construction is scheduled to begin at the end of April 2013 and is estimated to be completed in Fall 2014.

- A) This utility-driven change order in the decrease amount of \$1,242,629.00 to the construction contract with Capital Excavation is for a cost adjustment for work associated with SAWS chilled water line specifically the construction phasing of this work.

Previous Council Action

A previously executed contract with Capital Excavation in the amount of \$37,352,903.74 was approved by City Council on March 21, 2013 through Ordinance 2013-03-21-0178. Change Orders have decreased this contract amount by \$1,054,320.51 to a total contract amount of \$36,352,903.74. This change order will decrease the contract by \$1,242,629.00 to a contract amount of \$35,055,954.23.

The following table illustrates the change orders that have occurred since construction of this project began:

<b>Item</b>		<b>Amount</b>
Original Contract Value	\$	37,352,903.74
Previously Authorized Change Orders	\$	(1,054,320.51)
Proposed Deductive Change Order	\$	(1,242,629.00)
Revised Contract Value	\$	35,055,954.23

- B) Through this action, City Council approves the exchange of a 0.2254 acre (9,816.6 square foot) of City-owned real property located on the western side of the SAWS’ Heating and Cooling plant for use and control of 0.2436 acre (10,612 square foot) of SAWS-owned real property located on the southern side of the SAWS’ Heating and Cooling plant. For legal descriptions describing the properties exchanged for this project refer to the attached Exhibit. The San Antonio Water System Board of Trustees declared the property as surplus to the system and authorized exchange of the property through Resolution 13-053 dated February 8, 2013. In accordance with Municipal Code, SAWS and the City have submitted requests to CIMS real estate for property exchange. Both requests to exchange the properties have been reviewed by city departments and utility agencies.

**ISSUE:**

- A) This ordinance approves a utility-driven Change Order in the decrease amount of \$1,242,629.00 to the construction contract with Capital Excavation for the realignment of Market Street. Work associated with SAWS chilled water line specifically the construction

phasing of this work is being value engineered through this deductive utility-driven change order.

Approval of the ordinance will be a continuation of City Council policy to complete previously approved 2012 – 2017 General Obligation Bond funded project.

- B) This ordinance authorizes a property exchange whereby the City transfers to San Antonio Water System a 0.2254 acre parcel in exchange for a 0.2436 acre parcel needed for the realignment of Market Street, both parcels located at 900 East Commerce (within NCB 13813).

This property exchange is a win-win solution and the most cost effective for all parties involved. City will be able to complete the realignment of Market Street; and, SAWS will use the abutting property for their Heating and Cooling plant. Exchange of the subject properties is necessary to complete Market Street Realignment project. Through this action, City Council authorizes the exchange of the property necessary for the realignment of Market Street.

**ALTERNATIVES:**

- A) As an alternative, City Council could choose not to approve this change order; however, not approving the change order would mean the project would not realize the savings that this change order represents.
- B) As an alternative, City Council could choose not to approve this request; however, that would adversely affect the timely completion of the Market Street Realignment and result in delay of Convention Center Expansion project.

**FISCAL IMPACT:**

- A) This ordinance will reduce the contract amount with Capital Excavation from \$36,298,583.23 to \$35,055,954.23.
- B) This is a City-initiated property exchange which will have no financial impact associated with this action.

**RECOMMENDATION:**

The City of San Antonio's Planning Commission reviewed the request to exchange property between the City and SAWS at its regular meeting on May 22, 2013.

Staff recommends approval of this utility driven Change Order in the decreased amount of \$1,242,629.00; and, approval of a property exchange whereby the City transfers to SAWS a 0.2254 acre parcel in exchange for a 0.2436 acre parcel needed for realignment of Market Street.

RESOLUTION NO. \_\_\_\_\_

OF THE SAN ANTONIO WATER SYSTEM (THE "SYSTEM") BOARD OF TRUSTEES DECLARING A 0.2436 OF AN ACRE PARCEL BEING A PORTION OF THE SYSTEM'S HEATING AND COOLING PLANT PROPERTY LOCATED ON MARKET STREET IN SAN ANTONIO, BEXAR COUNTY, TEXAS (THE "SAWS PROPERTY"), AS SURPLUS TO THE SYSTEM AS REQUIRED BY CITY ORDINANCE NO. 75686; APPROVING THE EXCHANGE OF THE SURPLUS PROPERTY FOR THE USE AND CONTROL OF ANOTHER CITY OF SAN ANTONIO PARCEL OF APPROXIMATELY 0.2254 OF AN ACRE AND LOCATED ADJACENT TO THE SYSTEM'S HEATING AND COOLING PLANT (THE "CITY PROPERTY"); AUTHORIZING THE PRESIDENT/ CHIEF EXECUTIVE OFFICER OR HIS DULY APPOINTED DESIGNEE TO EXECUTE ANY DOCUMENTS NECESSARY TO AFFECT THE EXCHANGE OF USE AND CONTROL OF SAID PROPERTIES TO AND FROM THE CITY OF SAN ANTONIO; FINDING THIS RESOLUTION TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

THE SURPLUS PROPERTY AND THE EXCHANGE PROPERTY ARE DESCRIBED BELOW AND MORE FULLY DESCRIBED IN ATTACHMENTS I AND II TO THIS RESOLUTION:

Property	Property Description
SAWS Property Attachment I	0.2436 of an acre (10,612 Sq. Ft.) southern side of the SAWS' Heating and Cooling plant located on Market Street
City Property Attachment II	0.2254 of an acre (9816.6 Sq. Ft.) western side of the SAWS' Heating and Cooling plant located on Market Street

**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 SAWS Property is no longer necessary for the efficient operation of the System; and

**WHEREAS**, the System and the City of San Antonio have agreed to exchange use and control of the SAWS Property for the City Property which is more particular described in Attachment II; and

**WHEREAS**, the San Antonio Water System Board of Trustees desires to (i) declare the SAWS Property as herein described surplus to the needs of the System as required by City Ordinance No. 75686, (ii) approve the exchange of the use and control of the SAWS Property to the City of San Antonio for the City Property, (iii) authorize the President/Chief Executive Officer or his duly appointed designee to execute any documents necessary to affect the exchange of use and control of said properties; now therefore:

**BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:**

1. That the SAWS Property is hereby declared surplus to the needs of the System. Such real property is more particularly described in Attachment I, attached hereto and incorporated herein for all purposes.
2. That the exchange of use and control of the SAWS Property to the City of San Antonio for use and control of the City Property more particular described in Attachment II is hereby approved.
3. That the President/Chief Executive Officer or his duly appointed designee is hereby authorized to execute the documents necessary to affect the exchange of use and control of said properties with the City of San Antonio.
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 8th day of February, 2013.

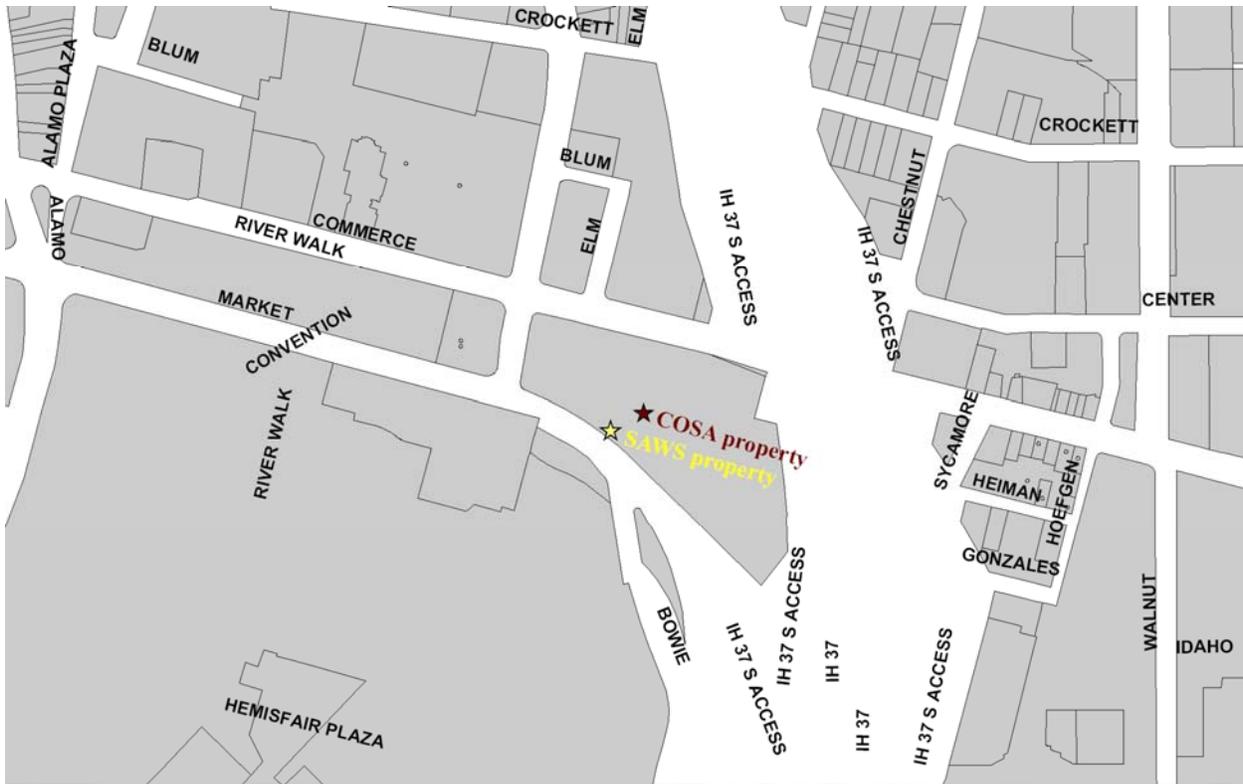
  
\_\_\_\_\_  
Berto Guerra, Jr., Chairman

ATTEST:

  
\_\_\_\_\_  
Roberto Anguiano, Secretary

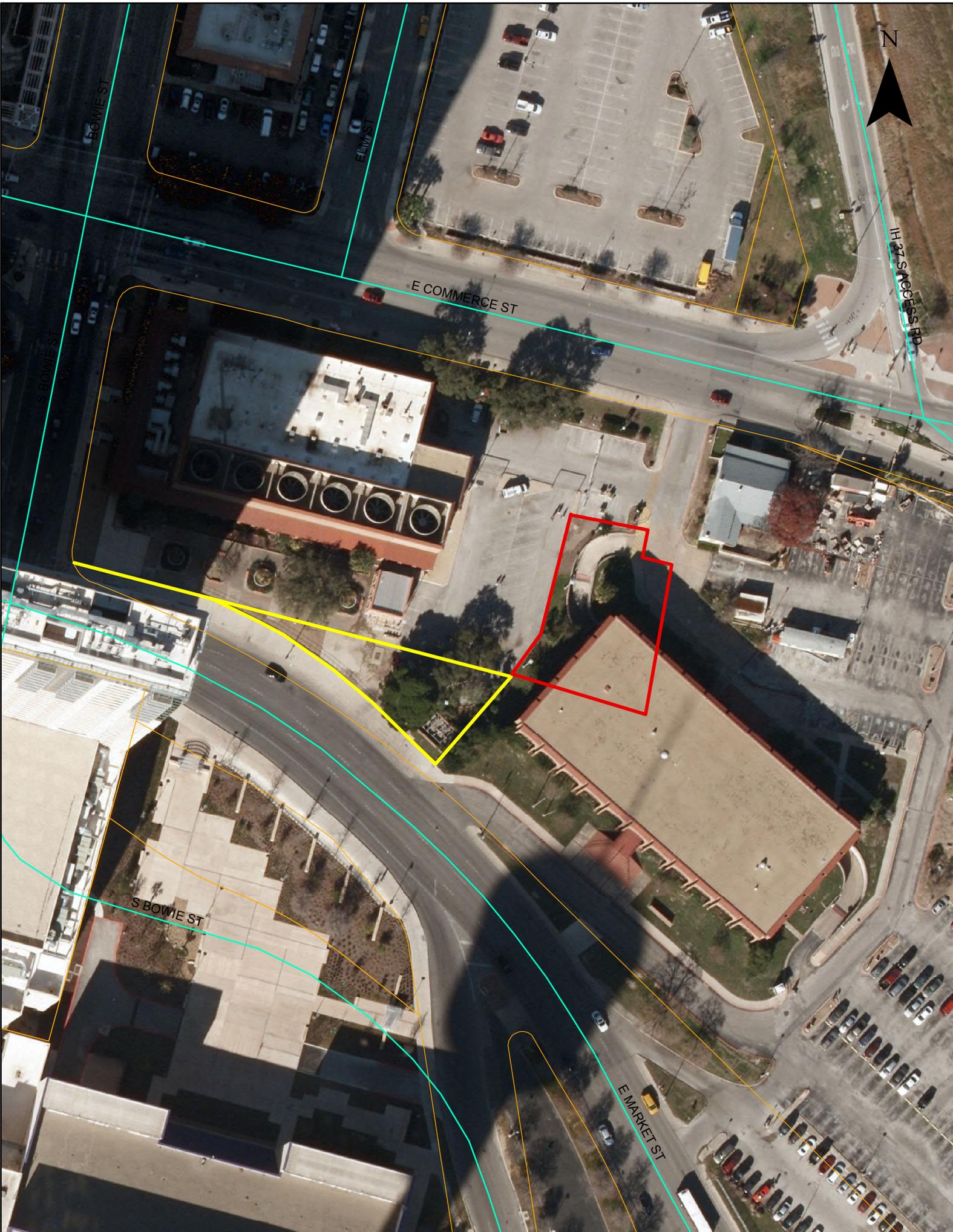
Attachments:

- I. Legal Description of System property
- II. Legal Description of City of San Antonio Property



S.P. 1733 The City of San Antonio and the San Antonio Water System request to declare as surplus and exchange properties located at 900 East Commerce within NCB 13813.

The SAWS property is necessary for the Market Street alignment; the City property will be necessary for SAWS Heating and Cooling Plant.



IH 27 S Access Rd

E COMMERCE ST

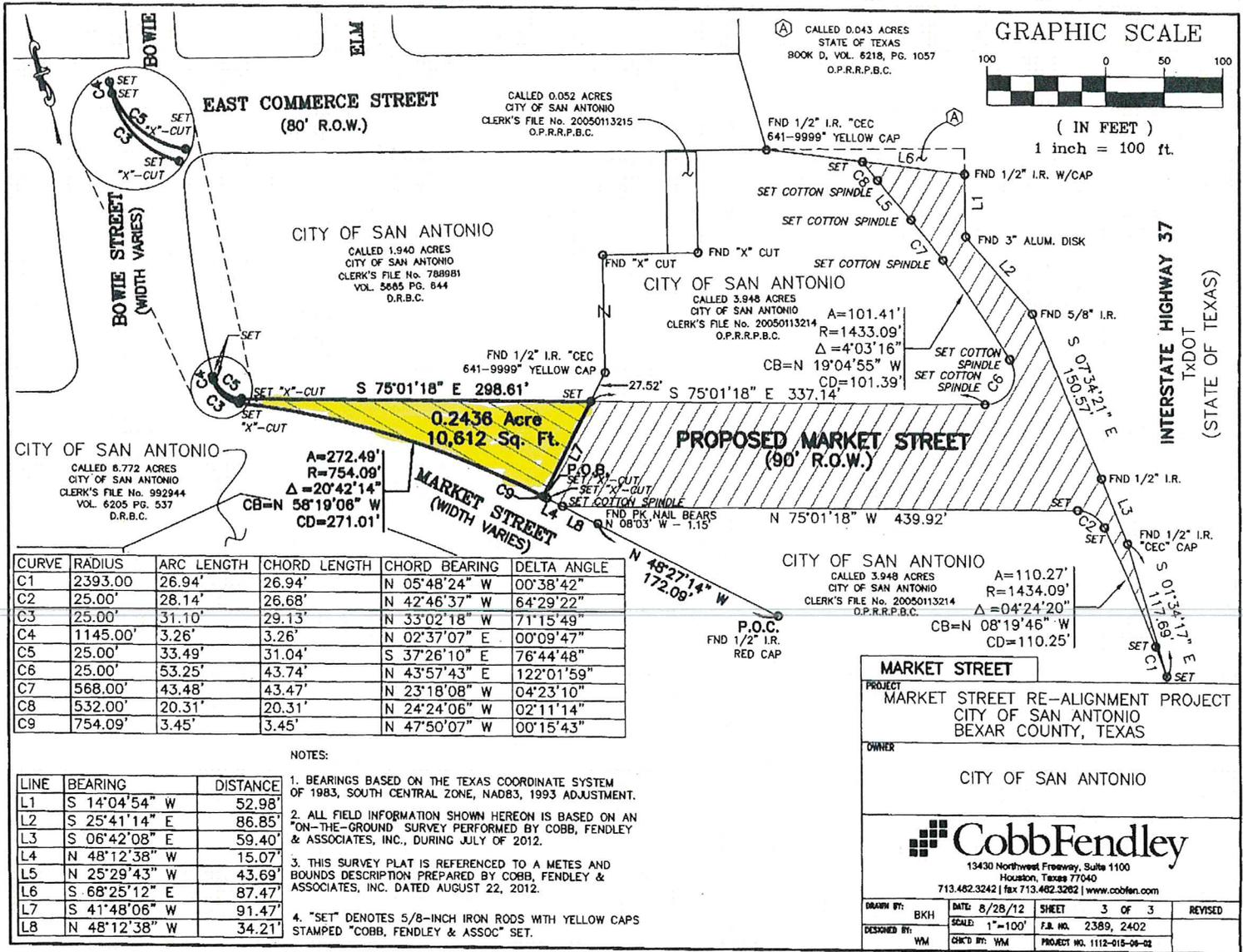
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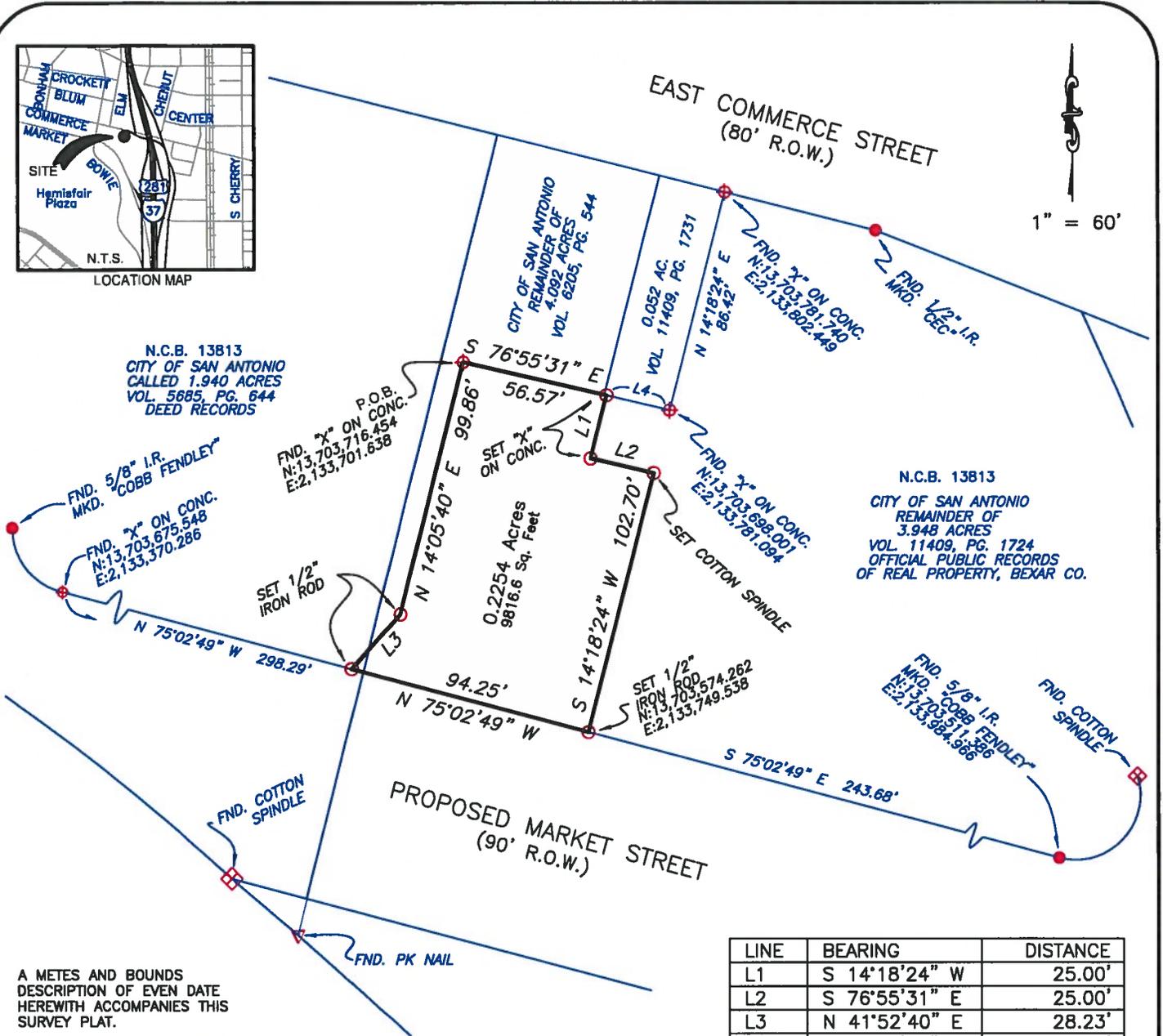
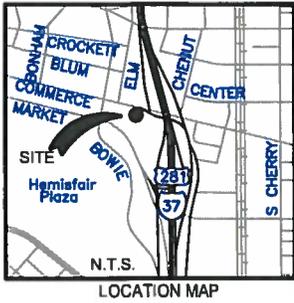
E MARKET ST

# ATTACHMENT I



<b>MARKET STREET</b>			
PROJECT MARKET STREET RE-ALIGNMENT PROJECT CITY OF SAN ANTONIO BEXAR COUNTY, TEXAS			
OWNER  CITY OF SAN ANTONIO			
 13430 Northwest Freeway, Suite 1100 Houston, Texas 77040 713.462.3242   fax 713.462.3262   www.cobfen.com			
DRAWN BY: BKH	DATE: 8/28/12	SHEET: 3 OF 3	REVISED
DESIGNED BY: WM	SCALE: 1"=100'	F.I. NO. 2389, 2402	
CHK'D BY: WM	PROJECT NO. 1112-015-09-02		

ATTACHMENT II



A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT.

TO: SAN ANTONIO WATER SYSTEM, THE CITY OF SAN ANTONIO

THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND COMPLIES THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 1 SURVEY. EXCEPT AS SHOWN, THERE ARE NO IMPROVEMENTS, EASEMENTS OR ENCROACHMENTS AFFECTING THIS PROPERTY.

BEARING SOURCE: LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93. COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017

LINE	BEARING	DISTANCE
L1	S 14°18'24" W	25.00'
L2	S 76°55'31" E	25.00'
L3	N 41°52'40" E	28.23'
L4	S 76°55'31" E	25.00'

*[Signature]*  
 REX L. HACKETT  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 5573  
 DATE: 01-16-2013  
 PROJECT NO. 1800.3241



PLAT SHOWING  
**0.2254 ACRE**  
**(9816.6 Sq. Ft. ) EASEMENT**  
 BEING A PORTION OF A 3.948 ACRE TRACT OF LAND CONVEYED TO THE CITY OF SAN ANTONIO IN VOLUME 11409, PAGE 1724 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS



**FORD ENGINEERING INC.**  
 ENGINEERING • SURVEYING • PLANNING  
 10927 WYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217, (210) 590-4777  
 www.fordengineering.com

MEMBER  
 TBPE NO. F-1162

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

**A RESOLUTION SUPPORTING THE EXCHANGE OF PROPERTY BETWEEN THE CITY OF SAN ANTONIO AND THE SAN ANTONIO WATER SYSTEM (SAWS). THE PROPERTIES ARE 0.2436 ACRES OWNED BY SAWS AND NECESSARY FOR THE MARKET STREET REALIGNMENT, AND 0.2254 ACRES OWNED BY THE CITY, TO BE USED FOR THE SAWS HEATING AND COOLING PLANT. BOTH PROPERTIES ARE LOCATED WITHIN NCB 13813 IN COUNCIL DISTRICT 1.**

\* \* \* \* \*

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 City and SAWS filed an application requesting the exchange of properties located within NCB 13813; 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 an exchange of a 0.2436 acre parcel owned by SAWS and necessary for the Market Street realignment project for a 0.2254 acre parcel owned by the City to be utilized by SAWS for its Heating and Cooling Plant.

**SIGNED this 22<sup>nd</sup> Day of May, 2013**

\_\_\_\_\_  
**Roberto R. Rodriguez, Chairman**

Attest:

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



# CITY OF SAN ANTONIO

SAN ANTONIO PUBLIC LIBRARY

STAFF REPORT

AGENDA ITEM NO. 17

**Public Hearing:**

Planning Commission

May 22, 2013

**Applicant:**

San Antonio Public Library

**Representative:**

Kathy Donellan, Assistant Director  
Support Services/Library Department  
(210) 207-2572,

[Kathy.donellan@sanantonio.gov](mailto:Kathy.donellan@sanantonio.gov)

Mike Etienne, Assistant Director  
Capital Improvement Services Dept.  
(210) 207-7114,

[mike.etienne@sanantonio.gov](mailto:mike.etienne@sanantonio.gov)

**Owner:**

City of San Antonio

San Antonio Public Library

**Staff Coordinator:**

Rich Walker, Project Control Mgr.  
(210) 207-2637

[Rich.Walker@sanantonio.gov](mailto:Rich.Walker@sanantonio.gov)

**Property Address/Location:**

Hwy 87 East of Foster Meadows  
Road

**Tract Size:**

5.73 acres

**Council District(s):**

District 2

**REQUEST**

The San Antonio Public library seeks **approval** for the acquisition through dedication of a fee simple title to 5.73 acres of a donated site of privately-owned real property located at U.S. Highway 87 East in NCB 18274 in council District 2.

This project provides for the development of a branch library in Council District 2. The donation of this site allows the San Antonio Public Library Department to fulfill a commitment made to the citizens of San Antonio in the 2012 Bond initiative to build a new branch library to serve the communities on the East side. A new library in this area is crucial to the Library Departments efforts to serve this growing and library underserved area of the city. The City of San Antonio has completed due diligence and this site has been accepted by the Library Board of Trustees by action at its meeting on March 27, 2013.

**RECOMMENDED ACTION**

Staff Recommends approval of this request.

**ALTERNATIVE ACTIONS**

Planning Commission could choose not to approve the acquisition of the property needed for this project; however, this action would delay and potentially increase the costs of the project if approved at a later time.

## **I. BACKGROUND INFORMATION:**

This project provides for the development of a branch library in Council District 2. The donation of this site allows the San Antonio public Library Department to fulfill a commitment made to the citizens of San Antonio in the 2012 Bond initiative to build a new branch library to serve the communities on the East side. A new library in this area is crucial to the Library Departments efforts to serve this growing and library underserved area of the city. This new library will provide books, CD's, DVD's, recorded books, public computers, internet access, children and adult programming, public meeting room space and a wealth of information found in print and electronic formats. It is also intended that the Library Department will partner with others to provide additional services, venues for the arts, outdoor activities and other activities.

## **II. RECOMMENDATION**

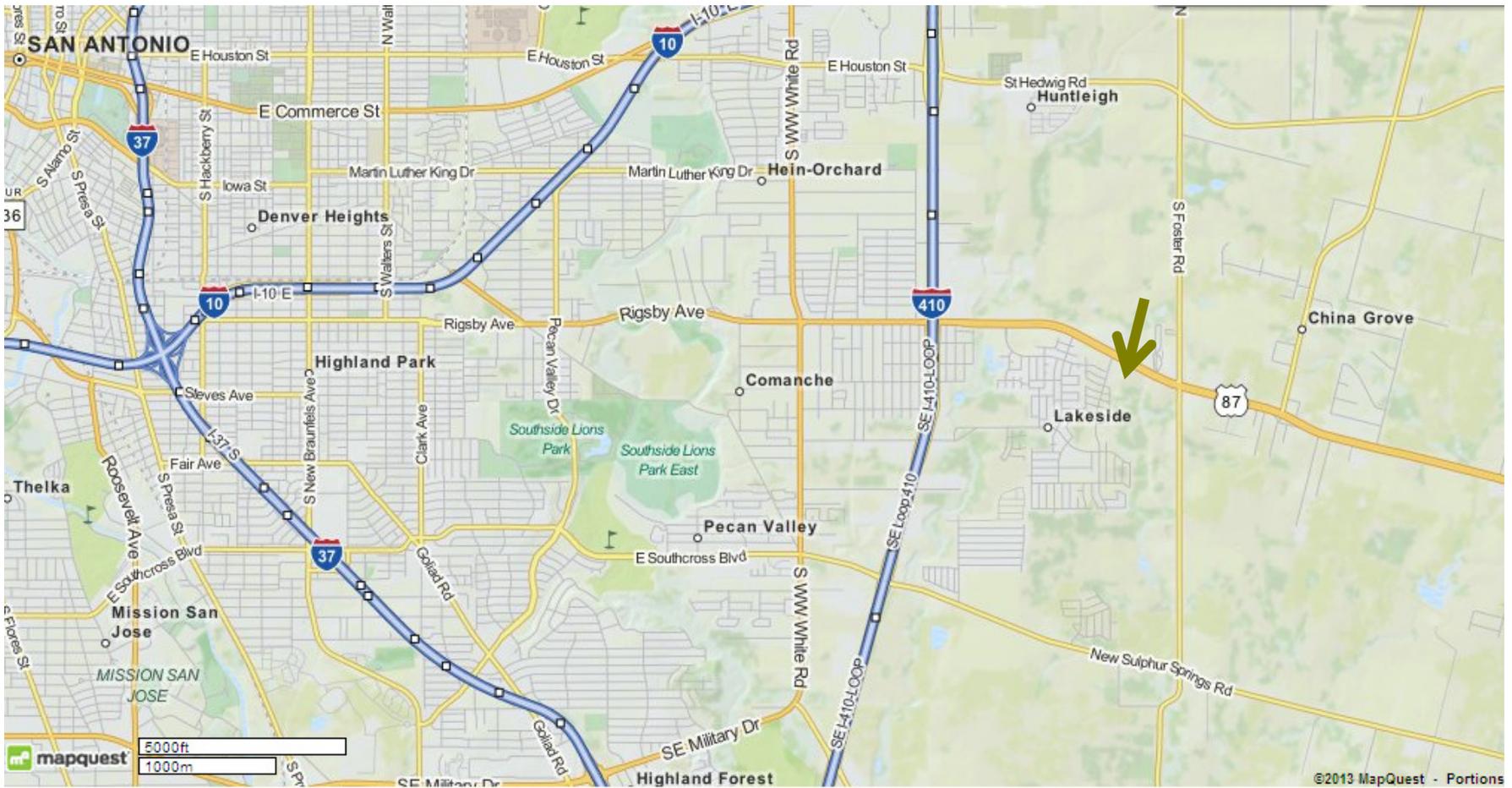
Staff recommends approval of this request to acquire this property through dedication

## **III. ATTACHMENTS**

1. Exhibit A
2. Resolution
3. PowerPoint

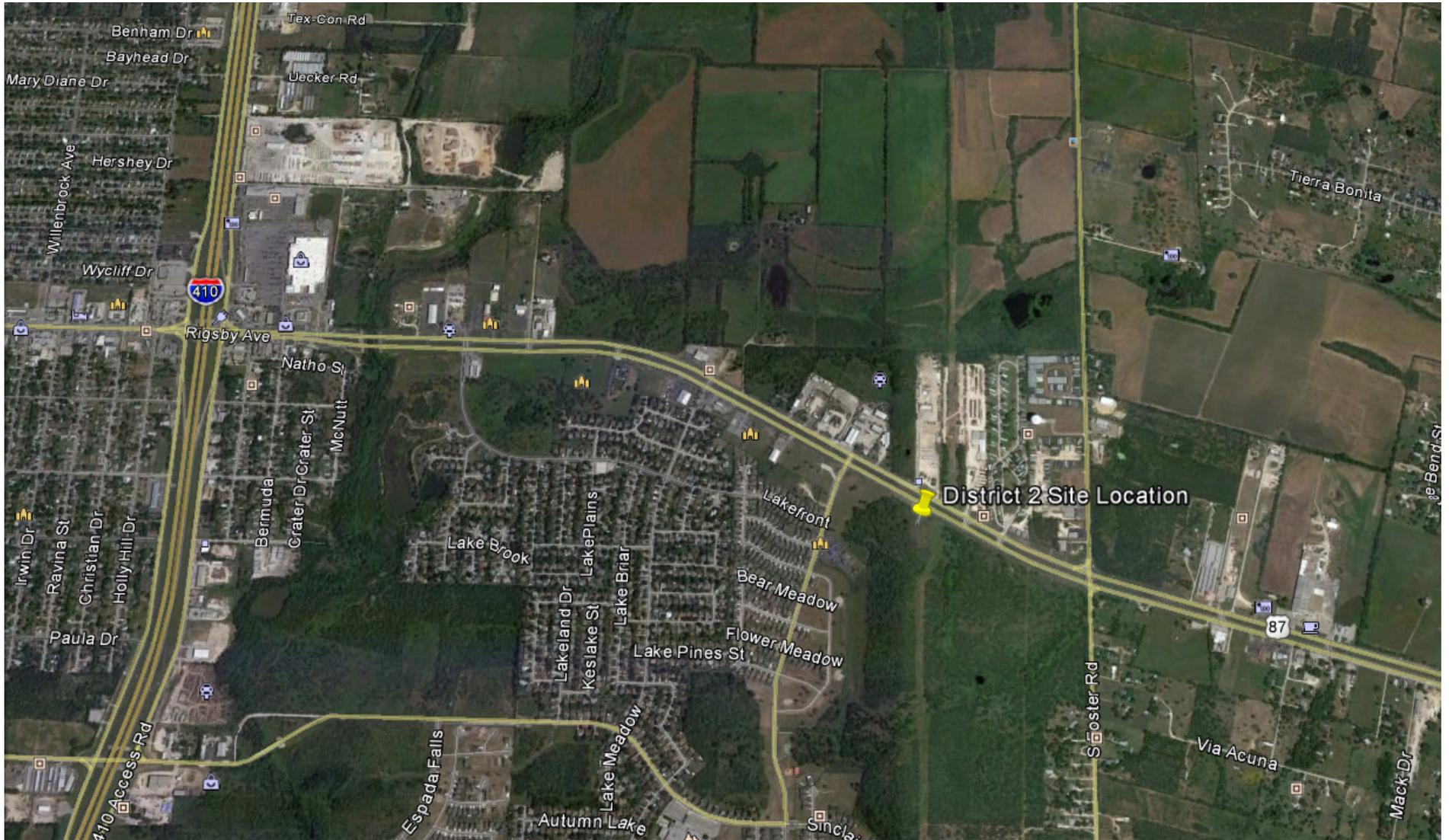
# Exhibit A    Page 1 of 4

## View of Roads Surrounding Site



# Exhibit A      Page 2 of 4

## Aerial View of District 2 Library Site



# Exhibit A      Page 3 of 4

## Location Site Map





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

**A RESOLUTION SUPPORTING THE ACQUISITION BY DEDICATION TO THE CITY OF SAN ANTONIO OF REAL PROPERTY CONSISTING OF APPROXIMATELY 5.73 ACRES OF PRIVATELY-OWNED REAL PROPERTY LOCATED AT U. S. HIGHWAY 87 EAST IN NCB 18274 IN COUNCIL DISTRICT 2, FOR THE DISTRICT 2 NEW BRANCH LIBRARY PROJECT.**

\* \* \* \* \*

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 5.73 acres of property located at U.S. Highway 87 East, located in NCB 18274 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 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 acquisition of the above cited property.

**PASSED AND APPROVED ON THE 22<sup>nd</sup> day of May 2013.**

\_\_\_\_\_  
Roberto R. Rodriquez, Chair  
San Antonio Planning Commission

Attest:

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



# CITY OF SAN ANTONIO

CENTER CITY DEVELOPMENT OFFICE

DOWNTOWN REAL ESTATE

STAFF REPORT

AGENDA ITEM No. 18

**Public Hearing:**

Planning Commission  
May 22, 2013

**Petitioner:**

Office of Urban Redevelopment  
(Urban Renewal Agency)

**Staff Coordinator:**

Scott Price  
(210) 207-6357  
Scott.price@sanantonio.gov

**Property Address/Location:**

NCB 271 BLK 92 LOT 22, and East  
8 feet of the North 37.5 feet of the  
South 47.6 feet of Lot 5, Block 96,  
New City Block 271 located on the  
west side of Frio between San  
Fernando and El Paso Streets

**Tract Size (acres):**

0.357 acres

**Council District:**

5

**REQUEST**

A resolution to declare as surplus and dispose of real property comprising 0.357 acres of land with the legal description of New City Block 271 Block 92 Lot 22; and the East 8 feet of the North 37.5 feet of the South 47.6 feet of Lot 5, Block 96, New City Block 271 in Council District 5.

**RECOMMENDED ACTION**

**Approval**

**ALTERNATIVE ACTION**

The disposition by the Office of Urban Redevelopment of the Frio property will allow this property to be developed in accordance with both the Downtown Neighborhood and Downtown West Neighborhood Plans. Disapproval of this request would disallow the development of the property which would remain unproductive and encumber the revitalization of a key area in the City's near West Side.

## **I. BACKGROUND**

The property being considered for disposition, described as Lot 22, Block 96, New City Block 271; and the East 8 feet of the North 37.6 feet of South 47.6 feet of Lot 5, Block 96, New City Block 271 in City Council District 5, has been owned by the Office of Urban Redevelopment San Antonio (OUR SA) since 1994 and is located along the Frio Street corridor. Approval of this resolution will allow OUR SA to dispose of this surplus property to a developer for the construction of mixed use/residential development in compliance with both the Downtown and Downtown West Neighborhood Plans.

## **II. RECOMMENDATION**

Staff recommends approval of this request to dispose of the property legally described as Lot 22, Block 96, New City Block 271; and the East 8 feet of the North 37.6 feet of South 47.6 feet of Lot 5, Block 96, New City Block 271.

## **IV. ATTACHMENTS**

1. Exhibit A
2. Resolution



S Frio  
NCB 271 BLK 96 LOT 22  
NCB 271 BLK 96 LOT NW 37.6 FT OF S 47.6 FT OF 5



Exhibit "A"

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

**A RESOLUTION TO DECLARE AS SURPLUS AND SELL A VACANT PARCEL OF REAL PROPERTY OWNED BY THE URBAN RENEWAL AGENCY FOR THE CITY OF SAN ANTONIO dba OFFICE OF URBAN REDEVELOPMENT SAN ANTONIO (OUR SA) CONSISTING OF APPROXIMATELY 0.357 ACRES WITH THE LEGAL DESCRIPTIONS OF NEW CITY BLOCK 271 BLK 92 LOT 22, AND THE EAST 8 FEET OF THE NORTH 37.5 FEET OF THE SOUTH 47.5 FEET OF LOT 5 BLOCK 96, NEW CITY BLOCK 271 IN CITY COUNCIL DISTRICT 5.**

\* \* \* \* \*

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, OUR SA desires to dispose of approximately 0.357 acres of property in the near West Side with the legal description of **New City Block 271 Blk 92 Lot 22**; and the **East 8 feet of the North 37.5 feet of the South 47.5 feet of Lot 5, Block 96, New City Block 271** in Council District 5, as shown on attached Exhibit "A".

WHEREAS, after careful consideration and deliberation, the Planning Commission has elected to support the Office of Urban Redevelopment San Antonio 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 22<sup>nd</sup> day of May, 2013.**

---

**Planning Commission Chair**

Attest:

---

Executive Secretary  
San Antonio Planning Commission



# **Planning Commission**

**May 22, 2013**

**Agenda Item ----**

**Disposition of Approximately 0.357 Acres on the Westside of South Frio between San Fernando and El Paso Streets**

**City of San Antonio**

**Office of Urban Redevelopment**

**Center City Development Office**

# Background

- Property legally described as Lot 22, Block 96, New City Block 271; and the East 8 feet of the North 37.5 feet of the South 47.6 feet of Lot 5, Block 96, New City Block 271 and lies on the west side of S. Frio between San Fernando and El Paso Streets.
- The property is owned by the Urban Renewal Agency of San Antonio dba Office of Urban Redevelopment San Antonio (OUR SA)
- Property description:
  - 0.357 acres
  - No improvements
  - Zoned Industrial

# Site Map



S Frio  
NCB 271 BLK 96 LOT 22  
NCB 271 BLK 96 LOT NW 37.6 FT OF S 47.6 FT OF 5



# Background

- The Urban Renewal Agency for the City of San Antonio has owned the property since 1994 as a part of Vista Verde South redevelopment efforts.
- In 2012, property appraised at \$60,000 and the accepted negotiated sales price will be based on this appraisal, the eventual use of the property relative to the approved Neighborhood Plans and the timing of the development.
- Property conveyance will be on an “as-is” basis.

# Conclusion

- The disposition of the property was canvassed by OUR SA in accordance with CIMS canvassing guidelines and received approval subject to the delineation of all required SAWS easements (if any) by survey.
- The disposition will put this currently underutilized property into an economically viable condition.
- The development of this property will enhance the tax base of the inner city.
- Staff recommends the approval of this request.



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO.19

**Public Hearing:**

Planning Commission  
May 8, 2013

**Case Number:**

PA 13032

**Applicant:**

City of San Antonio, Texas

**Representative:**

Department of Planning and  
Community Development

**Owner:**

Multiple Owners

**Staff Coordinator:**

John Osten, Senior Planner  
(210) 207-2187  
[john.osten@sanantonio.gov](mailto:john.osten@sanantonio.gov)

**Property Address/Location:**

Bounded by Interstate Highway 35 to  
the north, railroad tracks to the east,  
New Braunfels Avenue to the west  
and Martin Luther King Drive to the  
south

**Legal Description:**

Multiple

**Tract Size:**

N/A

**Council District(s):**

District 2

**Notification:**

Published in Daily Commercial  
Recorder 5/3/2013

Notices Mailed 4/11/2013

- Six registered neighborhood associations within 200 feet: Government Hill Alliance, Harvard Place-Eastlawn, Jefferson Heights, Denver Heights, Coliseum Oaks and Dignowity Hill
- 32 to planning team members  
Internet Agenda Posting 5/17/2013

**REQUEST**

A request by the City of San Antonio, to amend the Arena District/Eastside Community Plan and Government Hill Neighborhood Plan, components of the Comprehensive Master Plan of the City, by adding the Eastside CHOICE Neighborhood Transformation Plan as Neighborhood Revitalization supplement.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the Arena District/Eastside Community Plan and Government Hill Neighborhood Plan to add the Eastside CHOICE Neighborhood Transformation Plan as Neighborhood Revitalization supplement.

**ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed amendments to the Arena District/Eastside Community Plan and the Government Hill Neighborhood Plan, as stated above.
2. Make an alternate recommendation.
3. Continue to a future date.

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The Eastside CHOICE Neighborhood Transformation Plan is a neighborhood revitalization plan that does not recommend amendments to the future land use plan of either of the aforementioned plans.

**Transportation:**

The Plan recommends developing additional transportation options, including additional (and improved) sidewalks, bike facilities and better connections to mass transit.

**Community Facilities:**

Implementation of this plan would improve existing 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> Arena District/Eastside Community Plan and Government Hill Neighborhood Plan	
<b>Plan Adoption Date:</b> December 2003 (Arena); September, 2001 (Government Hill)	<b>Update History:</b> November 2010 (Gov. Hill)
<b>Goal 1, Objective 1.1: Conserve, rehabilitate and/or replace housing stock.</b>	
Adding and replacing the existing housing stock through this initiative is consistent with this objective of the Community and Neighborhood Plan.	
<b>Goal 4, Objective 4.1: Improve neighborhood open spaces and community facilities and make the neighborhood pedestrian friendly.</b>	
The project will provide health and wellness to its residents through parks and open spaces as well as properly designed streetscape in the area.	

**Background:** Started in 2008, the City of San Antonio passed a series of city ordinances intended to encourage development in and around the center of the city. These ordinances, based on infill development policy, a series of reinvestment zones, and a renewed approach to community and economic development are the touchstones of this reinvigorated approach. In 2009, community and the stakeholders to pilot a place-based project—to identify a neighborhood in which all would pledge to work together toward a common goal by weaving resources together.

In 2010, the Choice Neighborhood Initiative was announced by the U.S. Department of Housing and Urban Development (HUD). In March 2011, the San Antonio Housing Authority (SAHA) received a HUD CHOICE Neighborhood Planning Grant of \$250,000. Subsequently, in December 2012, SAHA was selected as of 4 recipients of a CHOICE Neighborhood Implementation Grant totaling \$29.7 million over a five year period. Combined with its key partners Trinity University, McCormick Baron Salazar, Urban Strategies, and the City of San Antonio, multi-million dollars in public and private investment is being leveraged to “transform” a distressed Eastside San Antonio neighborhood into a viable and sustainable mixed-income neighborhood. This will be accomplished by linking housing improvements with a wider variety of public services, including schools, public transit, infrastructure improvements and employment opportunities.

**Eastside CHOICE Neighborhood Transformation Plan:** The Wheatley Courts property is a 248-unit complex and one of the oldest public housing developments in San Antonio. Despite recent growth in small businesses in the area, residents face daily challenges, including: lack of access to health care, limited police presence, escalating criminal activity and drug use, insufficient sidewalks and exterior lighting, no green space or playgrounds, and inadequate affordable housing. SAHA’s vision, informed by resident feedback, is to address these issues and redevelop Wheatley Courts, using it as a catalyst for restoring the larger Eastside community into a neighborhood of choice. The Transformation Plan calls for the redevelopment of the Wheatley Courts, an obsolete and inefficient public housing site, as part of a broader transformation of the Eastside neighborhood. SAHA will create or preserve 591 units of housing as part of the overall effort, including 305 new mixed-income units at Wheatley Courts and an additional 286 mixed-income units at nearby Sutton Oaks.

There were multiple community meetings between June 2011 and July 2012, and most recently in May 2013 where community and the stakeholders collaborated and provided input. As a result of these meetings, the following principles have emerged:

**1-** A Safe Neighborhood, **2-** Quality Services and Sites, **3-** Diverse and Affordable Housing, **4-** Neighborhood Reinvestment, **5-** Sustainable Economic Development, and **6-** A Healthy and Walkable Community.

In addition to the City of San Antonio, SAHA has wide-spread support of the community such as United Way, Eastside Promise Neighborhood, Trinity University, St. Philips College, San Antonio for Growth on the Eastside (SAGE), Spurs Sports and Entertainment and many others.

The proposed plan is consistent with the Arena District/ Eastside Community Plan and the Government Hill Neighborhood Plan as both plans aim to achieve more housing choices, better community facilities, economic development and walkable streets for the Eastside. The project addresses all these features and help eastside reinvigorate.

## **II. SUPPLEMENTAL INFORMATION**

**Zoning:** No zoning case is associated with this plan amendment.

## **III. RECOMMENDATION**

The proposed plan is consistent with the Arena District/ Eastside Community Plan and the Government Hill Neighborhood Plan since both plans aim to achieve more housing choices, better community facilities, economic development and walkable streets for the Eastside. The project addresses all these features and help eastside reinvigorate.

## **IV. ATTACHMENTS**

- A. Eastside CHOICE Neighborhood Transformation Plan
- B. Boundary Map

**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE ARENA DISTRICT/ EASTSIDE COMMUNITY PLAN AND GOVERNMENT HILL NEIGHBORHOOD PLAN, COMPONENTS OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY ADDING THE EASTSIDE CHOICE NEIGHBORHOOD TRANSFORMATION PLAN AS NEIGHBORHOOD REVITALIZATION SUPPLEMENT.**

**WHEREAS**, City Council approved the Arena District/ Eastside Community Plan as an addendum to the Comprehensive Master Plan on December 4, 2003 and Government Hill Neighborhood Plan on September 20, 2001 and updated on September 20, 2008 (Phase I) and November 4, 2010 (Phase II); 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 22, 2013 and **APPROVED** the amendment on May 22, 2013; and

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

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

SECTION 1: The amendment to the Arena District/Eastside Community Plan and Government 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 22<sup>nd</sup> DAY OF MAY 2013.

Attest:

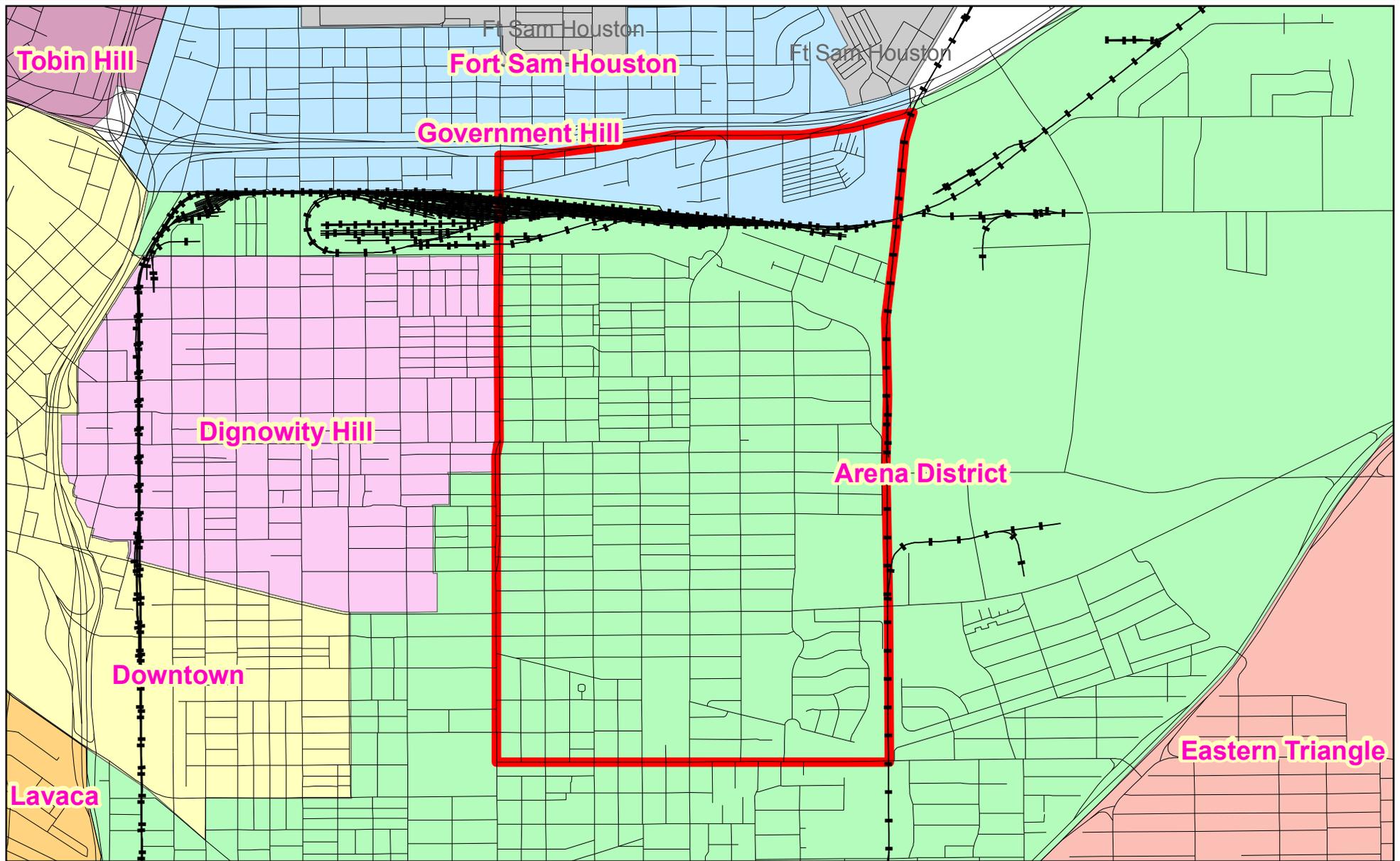
Approved:

\_\_\_\_\_

\_\_\_\_\_

Executive Secretary  
San Antonio Planning Commission

Jose R. Limon, Chair  
San Antonio Planning Commission

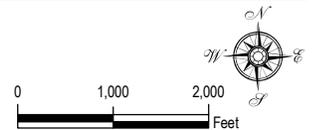


Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District  
 \*This Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient.\*  
 \*Please contact the responsible City of San Antonio Department for specific determinations.\*  
 City of San Antonio Planning Department GIS Manager: Woody Woodruff, woodruff@santoniogov. Maps may be ordered at: (210) 207-7873

Map Created by: Gustavo Gutiérrez  
 Map Creation Date: april 11, 2013  
 Map File Location: Amend\_13032.mxd  
 PDF Filename: 1303GG.pdf

**Community & Neighborhood Plans**

- Arena District
- Eastern Triangle
- Downtown
- Government Hill
- Lavaca
- Tobin Hill
- Dignowity Hill
- Fort Sam Houston



**Plan Amendment 13032 Study Area**

**City of San Antonio  
 Planning and Community  
 Development Department**  
 John M. Dugan, AICP  
 Director  
 Cliff Morton Development and  
 Business Services Center  
 PO Box 839966  
 San Antonio, TX 78283



A NEIGHBORHOOD  
OF CHOICE



# EASTSIDE CHOICE NEIGHBORHOOD TRANSFORMATION PLAN



**“The Future is in Our Hands”**

PEOPLE, NEIGHBORHOOD, HOUSING



## Acknowledgements

This planning effort is funded by a Choice Neighborhoods Initiative Planning Grant awarded to the San Antonio Housing Authority by the Department of Housing and Urban Development (HUD).

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### STEERING COMMITTEE PARTNER MEMBERS

San Antonio Housing Authority  
United Way  
Eastside Promise Neighborhood  
San Antonio for Growth on the Eastside  
(SAGE)  
St. Philips College  
City of San Antonio  
Spurs Sports and Entertainment  
Trinity University

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### IMPLEMENTATION PARTNERS

United Way  
McCormack Baron Salazar  
Urban Strategies  
San Antonio Housing Authority

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### CHOICE NEIGHBORHOOD/ PROMISE NEIGHBORHOOD ADVISORY BOARD

Robert C. Acosta ■ Angela Alvarez  
■ Joe T. Ashcraft ■ Joe T. Ashcraft  
■ Erick Akins ■ Stella Ashley ■ Maria  
Barrera ■ Cynthia Banks ■ Maricella  
Borroel ■ Lester Bryant ■ Linda  
Bryant ■ Al Campbell ■ Lourdes  
Castro Ramirez ■ Shirley Coleman  
■ Pam Deegear ■ Francesca Caballero  
■ Isaac Carreon ■ Vanessa Chavez  
■ Michelle Daniels ■ Christine Drennon,  
Ph. D. ■ Robert J. Duron ■ Kristine  
Egan ■ Mary E. Emerson ■ Myrtle  
Franklin ■ Mel Fechner ■ Kamal Fulani  
■ Amanda Garcia ■ Juan Garcia ■ Paul  
Garro ■ Tony Gay ■ Roger Gonzalez  
■ Jackie L. Gorman ■ Dianne Green  
■ Scott Gustafson ■ Nancy L. Hard  
■ Anthony Hargrove ■ Sean T. Henry,  
Sr. ■ Gloria Hurtado ■ Linda Jackson  
■ Abigail Kinnison ■ Charlotte-Anne

Lucas ■ Darlyne McClinton-Drummer  
■ Darnell McLaurin ■ Richard Milk  
■ Jo Ann Murillo ■ Gil Murillo ■ Kevin  
Nelson ■ John C. Norman ■ Mary  
Olison ■ John Orange ■ Eddie Perez  
■ Arrie Porter ■ Lauren Quinlan ■ Judy  
Ratlief ■ Lorraine Robles ■ Jeanne  
Russell ■ Deborah Ryan ■ Steve  
Saldana ■ Molly Salmon ■ Catherine  
Schneider ■ Nancy Sheppard  
■ Comido L. Smith, Jr. ■ Tara W.  
Stewart ■ John Strelchun ■ Ivy Taylor  
■ Judy Valdez ■ Carmen Vasquez-  
Gonzalez ■ Melanie Villalobos ■ Dan  
Walker, Jr. ■ Joules Webb ■ Kim  
Whitmore ■ Sedic Williams ■ Fritz  
H Williams ■ Adena Williams Loston,  
Ph.D. ■ Melody Woosley ■ Peter  
Zanoni

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### ELECTED OFFICIALS

Senator John Cornyn  
Congressman Henry Cuellar  
Congressman Francisco Canseco  
Senator Kay Bailey Hutchinson  
Congressman Lloyd Doggett  
Congressman Charlie Gonzales  
Congressman Lamar Smith  
Representative Ruth Jones McClendon  
Representative Jose Menendez  
Commissioner Tommy Adkisson  
Mayor Julián Castro  
Councilwoman Ivy Taylor

---

### CITY STAFF

Sheryl Sculley ■ Peter Zanoni ■ David  
Ellison ■ Francesca Cabellero ■ Scott  
Gustafson ■ John Dugan ■ Patrick  
Howard ■ Barbara Ankamah

---

### San Antonio Police Department

Chief Bill McManus  
Deputy Chief Anthony Trevino  
Captain Anthony Castillo  
Officer Charles Hiller  
Officer Nick Stromboe

---

### CITY STAFF

Robbie Greenblumm  
Frances Gonzales

---

### SAN ANTONIO HOUSING AUTHORITY BOARD

Ramiro Cavazos, Chairman  
Richard Gambitta, PhD, Vice-Chair  
Karina Cantu  
Yolanda Hotman  
Stella Burciaga Molina  
Charles Munoz  
Lourdes Ramirez Castro, President &  
CEO  
Morris Stribling

---

### SAN ANTONIO HOUSING AUTHORITY

Vicki Adams ■ Leo Alonzo ■ Bennie  
Bunkley ■ Santiago Garcia ■ Ed  
Hinojosa ■ Angela Johnson ■ Beth Keel  
■ Adrian Lopez ■ Ramiro Maldonado  
■ Kathy McCormick ■ Brad McMurray  
■ Lori Mendez ■ Rudy Munoz ■ Richard  
Milk ■ Arrie Porter ■ Lorraine Robles  
■ Veronica Marie Sanchez ■ Nancy  
Sheppard ■ Molly Vetter ■ Melanie  
Villalobos ■ Alejandra Villarreal

---

### HUD

Larry Freeman ■ Richard Lopez  
■ Denise Phillips ■ Nicole Puri  
■ Jessica Rosenberg

---

### PARTICIPATING WHEATLEY COURT RESIDENTS

Charles Shaw, Resident Council  
President  
Daniel Arellano, Resident Council Vice  
President  
Wanda Feggins, Resident Ambassador

Doris E. Brewer ■ Linda Bryant  
■ Gladys Callies ■ Sharon Cochran  
■ Jose A. DeHoyos ■ Jacqueline Dixon  
■ Shonia Flowers ■ Sabrina Garza  
■ Gloria S. Gonzales ■ Freddie Green  
■ Sean Henry ■ Clifton Hill Jr. ■ Tresia  
Jones ■ Sherrie LaPlant ■ Rosemary  
Mascovr ■ Linda Najera ■ Gloria Rainey  
■ Martha Rodriguez ■ Shanda Thomas  
■ Alvin Thompson ■ Susie West

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### PARTICIPATING EASTSIDE NEIGHBORS

Brigadier General Theresa Carter  
Vice Commander Col. Bob. Bridgeford—  
Joint Base Command—Ft. Sam  
Houston

---

### EASTSIDE PROMISE NEIGHBORHOOD

Elizabeth Arevalo ■ Toni Van Buren  
■ Mary Ellen Burns ■ Jenny Garcia  
■ Noemi Gonzalez ■ Patrice Hargrove  
■ Alberta Harris ■ Tony Leverett  
■ Marcos Marquez ■ Henrietta Munoz  
■ Katie Pace ■ Loi Taylor

---

### PARTNERS—PEOPLE, NEIGHBORHOODS, HOUSING

#### People

Boys and Girls Club  
Family Services

HIS Bridge Builders  
Project Quest  
St. Philips College  
Trinity University  
Say Si  
San Antonio Independent School District  
United Way – Eastside Promise  
Neighborhood  
Urban Strategies  
SAHA Community Development  
Initiatives  
SPURS Sports and Entertainment

#### Neighborhood

Boys and Girls Clubs  
City of San Antonio  
City Councilwoman Ivy Taylor  
VIA Metropolitan Transit  
Youth Builders Foundation  
Straight Line Management  
University of the Incarnate Word Eye  
Clinic

#### Housing

San Antonio Housing Authority  
Neighborhood Housing Services  
Merced Housing  
Franklin Development  
McCormack Baron Salazar

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### PLANNING TEAM

Goody Clancy  
Aerotek  
Angelou Economics  
Kimley Horn  
Trinity University  
McCormack Baron Salazar  
Urban Strategies

# Table of Contents

<b>1. EXECUTIVE SUMMARY</b> .....	i
<b>2. INTRODUCTION</b> .....	1
<b>3. COMMUNITY ENGAGEMENT</b> .....	3
<b>4. VISION AND PRINCIPLES</b> .....	7
<b>5. THE EASTSIDE CHOICE NEIGHBORHOOD TODAY</b> .....	11
<b>6. HOUSING AND BUSINESS POTENTIAL</b> .....	23
<b>7. TRANSFORMATION PLAN</b> .....	27
<b>8. DATA</b> .....	57
<b>9. NEXT STEPS</b> .....	59
<b>APPENDIX</b> .....	63



# 1 Executive Summary

The Eastside Choice Neighborhood Transformation Plan is the roadmap to reinvigoration and activities that will result in a neighborhood that is dynamic, vibrant, and respectful of the area's assets. The strategies to be implemented will create a neighborhood in which small businesses grow and thrive, students excel in local schools and adults continue to learn. It will be a neighborhood that is walkable, safe, and where good jobs may be found. It will be a place that families and individuals will be proud to call home.

## Executive Summary

The Eastside Choice Neighborhood Transformation Plan reflects the hopes and dreams of Wheatley Courts Residents, area neighbors, local businesses and Transformation Plan partners who participated in over 30 public events, interviews and planning sessions. Over the course of five years, the stage will be set for continued investment in the Eastside Choice Neighborhood. Education will improve. Home values and ownership rates will increase, as will median household incomes. This will be achieved through an inter-related series of program and project strategies that redefine this neighborhood from a distressed area of San Antonio into a healthy neighborhood, with a diverse range of employment and housing opportunities and arts, cultural, entertainment and educational offerings.

The current situation in the Eastside Choice Neighborhood is challenged. Many of the streets in the area are blighted, with over 180 vacant lots and abandoned structures. There is a lack of adequate park space within a walkable distance to the neighborhood and the public transit system is inefficient relative to the transit needs of the residents. The dropout rate at Sam Houston High School hovers around 46% and close to 43% of adults in the area did not

graduate from High School. Female headed households make up over half of families among the 3,667 households in the Eastside Choice Neighborhood, compared to 27% in Bexar County. Of these households, 44% live below the federal poverty level. The primary concern of area residents is safety and security.

To address these challenges, the Eastside Choice Transformation Plan integrates three areas of emphasis, People, Housing and Neighborhoods, into a cohesive plan which builds upon the strengths of the area while providing for catalytic projects that will encourage private investment over the long term. This will be accomplished by rebuilding Wheatley Courts, a distressed public housing site, into a mixed-income rental housing development that is energy efficient, offers a community center and is connected into the surrounding neighborhood through a network of pedestrian friendly streets and sidewalks that are well lit and landscaped. It will incorporate a two-acre community park that will be open to all residents in the area. In a parallel effort, a series of Neighborhood initiatives will be undertaken. In turn, these initiatives will be tied to the work to be completed through the People component of the plan. The Neighborhood initiatives will focus on

smaller sub-sets of the Eastside Choice Neighborhood that are defined geographically. Within these areas, a series of focused Neighborhood Campaigns will be launched in collaboration with area residents, businesses and the faith-based and education communities. The focused Neighborhood Campaigns will mobilize leaders in the area to take action to make visible improvements to a defined set of streets. The campaigns will rely on volunteers, resident leadership and strategic funding and service investment to initiate projects such as street clean-ups, in-fill housing development, owner-occupied housing improvements and community engagement activities. As a result of the resident and business engagement, underlying social fabric of the area will be strengthened. Examples of community building activities include block parties, community gardens, movies in the park and back to school programs. As the focus Neighborhood Campaigns are completed, they will move to other, smaller areas within the footprint.

As these campaigns are underway, work will be done to diversify the economy in the area. Storefront improvements will be made to businesses along New Braunfels, Houston and Walters streets. A menu of incentives will be created to encourage business-

es to locate to the area and to support those that wish remain and expand. Economic development activities will be matched with job-training programs that provide an educated and skilled work force for employers, many of whom will be involved in the redevelopment of Wheatley Courts, as well as in the existing, new and expanded businesses expected to locate or have reasonable proximity to the area.

The Neighborhood and Housing initiatives are integrated with those to be offered through People. Wheatley Court residents will be offered case management services that link them to health care services, job-training and job-placement opportunities, as well as options for continuing education. Educational attainment in the neighborhood will improve. The Eastside Promise Neighborhood (EPN), a partner initiative in Choice, is working toward improving education and related programs and services through the Promise Neighborhood Initiatives. These efforts are targeted on cradle to career education strategies. The work of Promise will benefit from an improved neighborhood infrastructure, including new housing options, safe routes to schools and increased employment opportunities.

### **PARTNERSHIPS**

The Transformation of the Eastside Choice Neighborhood builds upon the existing assets in the area and relies on key partners for a successful execution. For example, San Antonio for Growth on the Eastside (SAGE), will lead efforts related to economic development. St. Phillips College and Goodwill Industries will provide job training, supported by the Anne E. Casey Foundation and facilitated through United Way and the San Antonio Housing Authority (SAHA). Local faith based groups will support and supplement many of the neighborhood activities. The Promise Neighborhood Initiative, through United Way, will focus on educational opportunities. And, Trinity University will continue their role in evaluating the effectiveness of the program efforts. It is anticipated that the City of San Antonio will continue supporting existing programs and align infrastructure improvements with the redevelopment of Wheatley Courts and coordinate its neighborhood based services in tandem with the focused neighborhood campaigns.

In addition to these partners, the Eastside CHOICE Neighborhood Plan identifies three primary entities which will be responsible for leading efforts to the three key program areas of the plan:

- **The *People* aspects of the Transformation Plan will be led by Urban Strategies, Inc. and include:**
  - > Begin with education and improve at every level
  - > Strengthen the relationship with the City of San Antonio Police Department and other partners to promote a safe neighborhood
  - > Improve and create new workforce career ladder and growing industries; make job creation a priority
  - > Ensure residents have access to wrap around services, including healthcare
  - > Encourage a sense of community, neighborhood stability and cohesion through promotion of programs and activities that bring people together
- **The *Housing* component of the Plan will be led by McCormack Baron and Salazar (MBS) and include:**
  - > Ensure one-for-one replacement of the assisted housing
  - > Create an economically integrated community and maximize affordable housing
  - > Include residents in all levels of planning and execution of the housing plan
  - > Leverage substantial additional re-

## EXECUTIVE SUMMARY

- > sources to ensure maximum impact in the neighborhood
- > Integrate the Housing component with other study area components, including anticipating future housing needs
- > Provide appropriate bedroom configurations that are energy efficient, sustainable, accessible, connected and free from discrimination
- > Create a strong sense of community through community design
- > Establish community gardens and produce a food co-op
- > Increase connectivity
- > Increase home ownership through infill housing and rehab of acquired single family units
- > Prioritize neighborhood level retail and services
- > Promote a retail façade program
- > Create incentives for businesses to locate in the area

- **The *Neighborhood* component of the Transformation Plan will be led by SAHA and include:**

- > Increase green space
- > Implement Byrne Act-funded crime prevention and safety-enhancing activities in partnership with Eastside Promise Neighborhood (EPN) to improve a sense of personal safety

The aggregation of these new, enhanced and expanded resources, augmented by the area's proximity to downtown and major employment centers, will trigger a resurgence of the area's popularity for families and individuals of all ages. The long-term result will be an Eastside community whose assets are owned and managed by its residents long after Choice is gone.

## 2 Introduction

Under the leadership of Mayor Julián Castro, the City of San Antonio is being reinvigorated. It is nationally recognized as a city on the move, and nowhere is that more apparent than in the Eastside Neighborhood. The Eastside Choice Neighborhood Transformation Plan is the roadmap to reinvigoration and activities that will result in a neighborhood that is dynamic, vibrant, and respectful of the area’s assets. The strategies to be implemented will create a neighborhood in which small businesses grow and thrive, students excel in local schools, and adults continue to learn. It will be a neighborhood that is walkable, safe, and where good jobs can be found. It will be a place that families and individuals will be proud to call home.

The City of San Antonio passed a series of city ordinances intended to promote growth

and development in the “heart of the City”, areas such as San Antonio’s Eastside that have been historically underserved. These ordinances, based on infill development policy, a series of reinvestment zones, and a renewed focus on community and economic development, are the touchstones of the Eastside Choice Neighborhood approach to revitalization. The intent is to coordinate public initiative and stimulate private investment.

In 2009, the City, SAHA, School District, and United Way agreed to pilot a place based project where the benefit of working together, weaving together resources and engaging an outside, independent research partner (Trinity University), could be demonstrated. In 2010, the Choice Neighborhood Initiative was announced.

# INTRODUCTION

TRANSFORMATION PLAN

EASTSIDE CHOICE NEIGHBORHOOD

## 3 Community Engagement

“I think I heard you say” was the phrase repeated by facilitators throughout the Community Engagement process. The values of listening well, seeking understanding, transparency and mutual respect guided the planning work. Maintaining these values will lead to the transformational impact sought by all stakeholders. The plan was not imposed on residents and neighbors by “outsiders,” but created with the participation of area business owners, educators, students, and families



living or working in the neighborhood. There were many people who contributed to this plan through their participation in community meetings, focus groups, and committee and work sessions. More than 300 community members attended one or all thirty (30) planning meetings. The Planning Team held 30 meetings between March 2011 and April 2012, with follow-up meetings held in May 2013.

## Resident Engagement and Community Events

In total, eighteen major events were held to engage the entire community. The sequence of these events are outlined in the following diagram.



## Resident and Neighborhood Awareness

Planning efforts were designed for inclusion and to support a resident engagement process leading to the creation and understanding of possibilities for reinvestment in the eastside community. Several events provided an opportunity for one-on-one and group conversation, including “Khakis for Kids,” a back-to-school event that was held in conjunction with the Eastside Promise Neighborhood; and, His Bridge Builders’ on-site back-to-school event that provided Wheatley children with uniforms and supplies for the upcoming school year.

Weekly Photovoice meetings with residents captured the challenges and opportunities of living in the neighborhood. Residents and neighbors created a logo and branding for the Choice Neighborhood in a facilitated process.

Focus groups with SAHA staff, Law Enforcement, Businesses, Faith Based Organizations and Neighborhood organizations rounded out meetings in 2011, and set the stage for goal setting and dream building into the future.



# COMMUNITY ENGAGEMENT

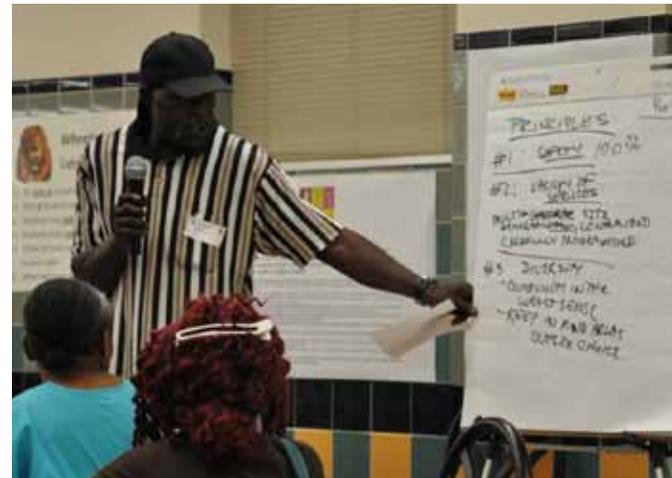
TRANSFORMATION PLAN

EASTSIDE CHOICE NEIGHBORHOOD

## 4 Vision and Principles

### Vision

The Eastside will thrive as a revitalized, mixed-income neighborhood that builds on its existing assets and creates new, high quality housing options. A short distance from downtown, the Eastside Choice Neighborhood will be the model for other revitalization efforts in San Antonio, with retail, restaurants, community, and economic activity, active thoroughfares and vibrant business corridors. It will be a safe neighborhood with new parks and recreational opportunities, reinvigorated commercial districts with enhanced identities, walking and biking streets, and a variety of housing options. The Eastside will be a neighborhood of choice.



Wheatley Courts residents and neighbors worked together in March 2012 to develop a series of community-based principles.

# VISION AND PRINCIPLES

## Community-Developed Principles

Residents across the Eastside neighborhood first worked together to identify strengths and challenges within the study area, then

developed a series of priorities and possible initiatives to help revitalize the entire area. Residents were asked to focus on places to preserve, places to change, prioritizing types and locations of retail and social services, parks and open spaces, building types and

character, and potential “complete streets.” These discussions resulted in the following principles and guided strategies for the Transformation Plan.



**A SAFE NEIGHBORHOOD**

- Prevent crime
- Create safe public spaces
- Improve lighting
- Increase walkability score



**QUALITY SERVICES AND SITES**

- Provide a variety of social, educational, and recreational services
- Improve existing services, attract and create new ones
- Improve access and connections to surrounding neighborhoods, city, and region
- Support youth through mentoring and related programs



**DIVERSE AND AFFORDABLE**

- Celebrate diversity with places and events that bring together different cultures
- Provide affordability for current and new residents
- Make community attractive to a broad and diverse group of people
- Create a variety of affordable housing choices
- Build on-site recreation community center



**NEIGHBORHOOD REINVESTMENT**

- Reinvest in existing properties
- Infill of vacant lots with new homes
- Prioritize civic infrastructure
- Build a sense of pride among residents
- Maintain trees, landscaping



**INVESTMENT IN OUR NEIGHBORS**

- Provide sustainable opportunities for new jobs
- Provide higher quality education
- Promote economic development

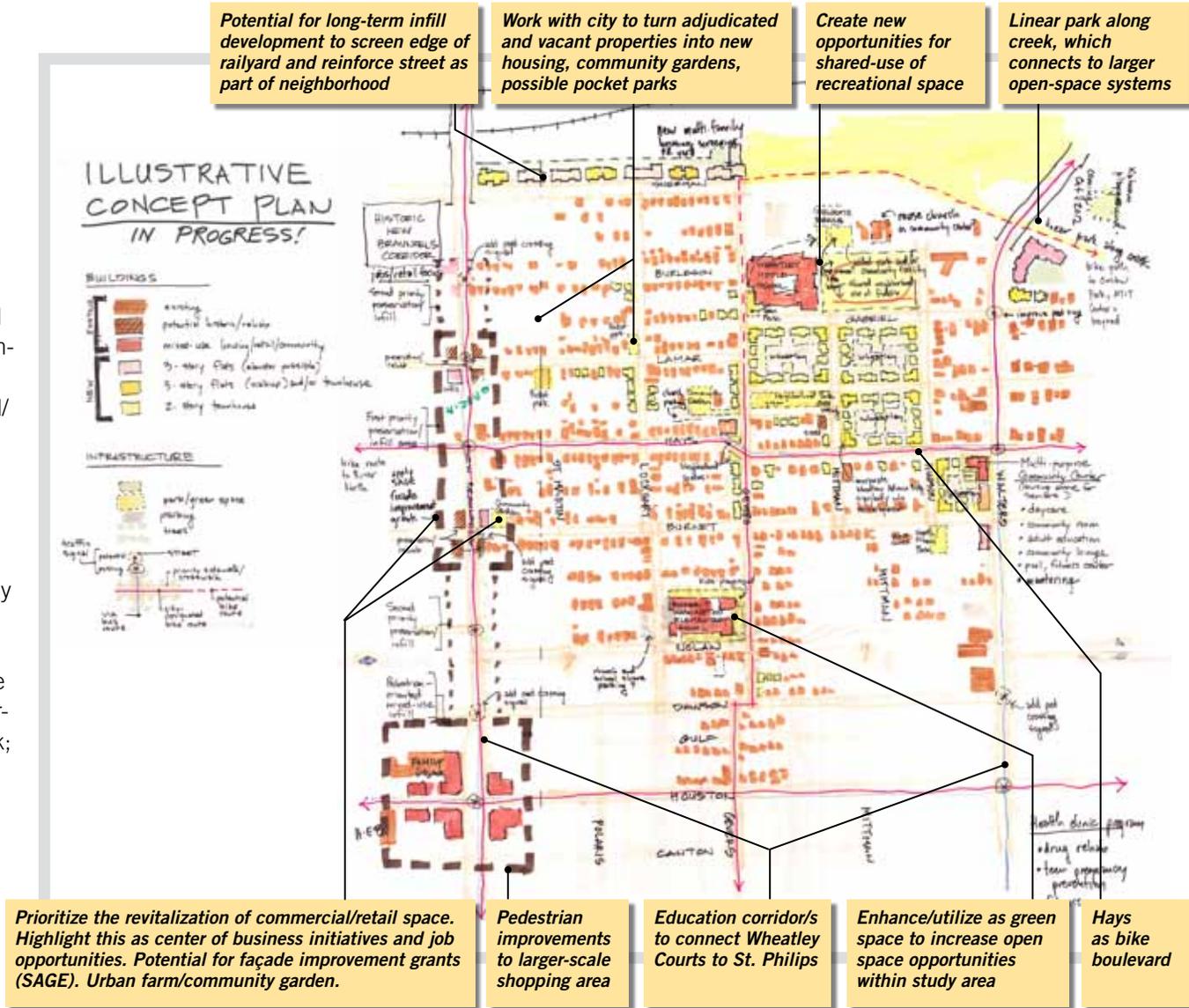


**A HEALTHY, WALKABLE COMMUNITY**

- Provide access to a variety of physical and behavioral health services
- Create walkable, mixed-use environment that is pedestrian-focused
- Improve green space and recreation
- Develop community garden and fresh food options

## Building a Neighborhood Framework

The planning team recorded, in real-time, opportunities as they were voiced during the work sessions. A neighborhood plan was sketched, and the residents and planning team created a neighborhood framework. Based on additional stakeholder engagement, public input, and commercial/residential analyses, a final community-based plan vision emerged that targets critical areas for new retail development; creates an “education corridor” to highlight the study area’s important institutions; increases, improves, and shares the area’s green space and connects them to the surrounding open space network; and, targets strategic infill housing and related planning efforts to revitalize neighborhood streets block by block.



EASTSIDE CHOICE NEIGHBORHOOD TRANSFORMATION PLAN

*This illustrative concept plan was developed with the residents to identify key priorities and potential redevelopment initiatives across the study area.*

# VISION AND PRINCIPLES

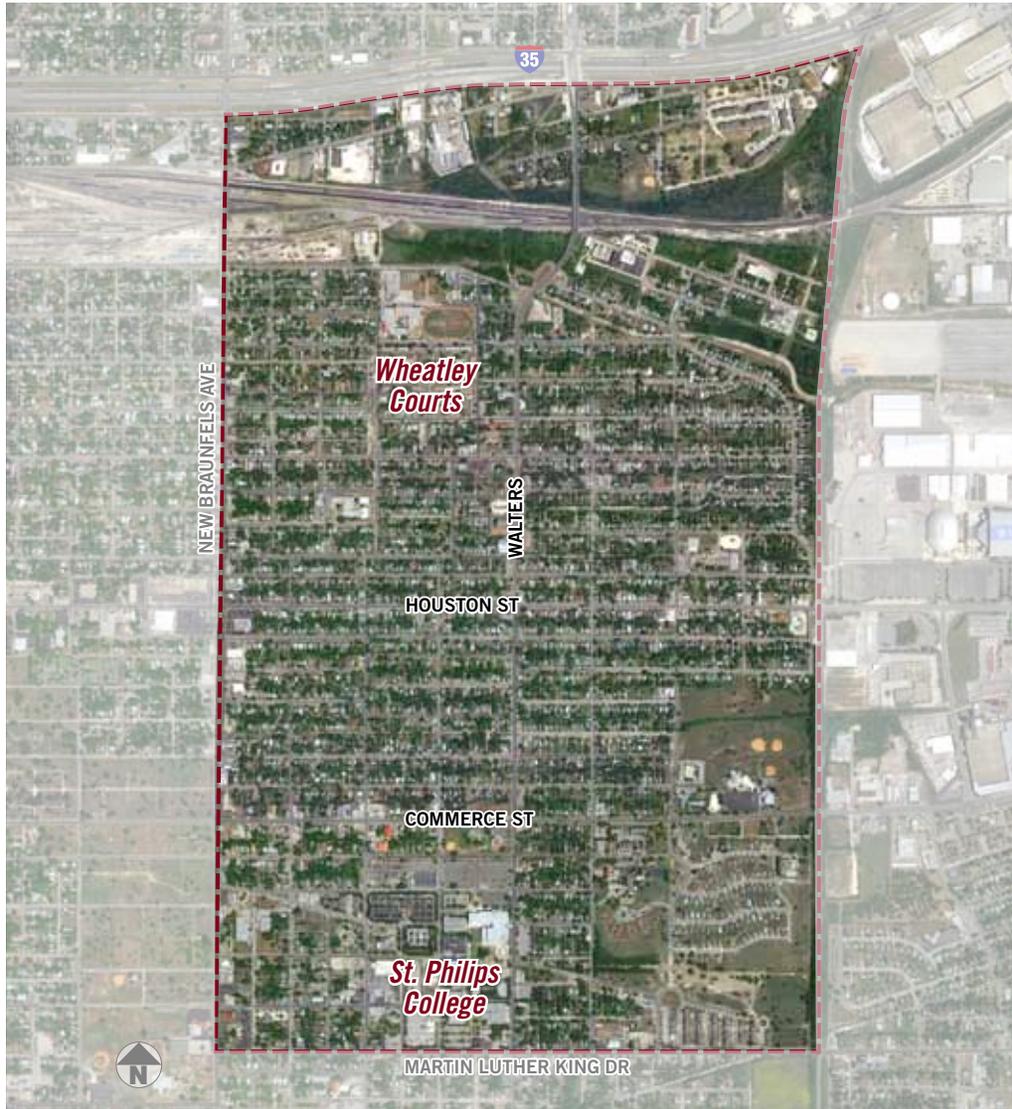
TRANSFORMATION PLAN

EASTSIDE CHOICE NEIGHBORHOOD

## 5 The Eastside Choice Neighborhood Today

Developing an actionable plan requires understanding the Eastside Choice Neighborhood as it exists today. It is a tapestry of people, rich in experiences, expertise, and strengths and challenges, all of which contribute to the unique character that is the Eastside.

## THE EASTSIDE CHOICE NEIGHBORHOOD TODAY



*Wheatley Courts Transformation Plan study area*

### History of Eastside Neighborhood

The footprint of the Eastside Choice Neighborhood is set in the heart of the Eastside of San Antonio. With its New Braunfels Street forming a boundary to the west, Interstate Highway 35 to the north, railroad tracks to the east, and Martin Luther King Drive to the south, this community is rich with landmarks and a vibrant past. The strengths of this community include its characteristic self-reliance, unique history, valued institutions, established churches and small businesses serving the area. It has a convenient location relative to downtown, and offers affordable market-rate housing.

Up until the early 1900s, the east side of San Antonio was racially mixed. However, after the construction of the Southern Pacific Railroad on East Commerce Street in 1903, the area became identified as the black section of town. More African-American families migrated to the area and purchased property to live close to jobs. Due to segregation and the inability to access services, the African-American community developed its own business district. Born were corner grocery stores, barber shops, restaurants, cemeteries, and funeral homes tailored to the needs of the African-American residents. Despite the disinvestment

## THE EASTSIDE CHOICE NEIGHBORHOOD TODAY

and deterioration of the neighborhood, many are still in existence today. This is a testament to the resolve of this community.

The Eastside Choice Neighborhood is known for its landmark institutions, including: St. Philips College, the only college to be federally-designated as a historically black college and a Hispanic-serving institution; Carver Cultural Center, whose origin was a library and auditorium for African-Americans; Ella Austin Community Center which began as an orphanage for black children and now provides various services to the area; Phyllis Wheatley Middle School, which formerly

served as the African-American High School for the area; and both the old Sutton Homes and Wheatley Courts, which was built in the 1940s, some of the oldest public housing developments in San Antonio.

Today, there are approximately 10,469 residents living in the Eastside Choice Neighborhood. Households are now predominantly Hispanic. A City of San Antonio Office of Cultural Affairs' 2002 report states that "the tightly woven fabric of this community changed drastically with integration and the disbursement of people and resources. During the '50s and '60s, Eastside residents be-

gan moving with the city's growth northward." More and more of the City's attention and resources were focused on this northward growth and less on east San Antonio, which eventually led to its deterioration. Despite the Eastside Choice Neighborhood's challenges, the residents have great pride and hope that positive change is now within reach. This sentiment was best said by Norma Witherspoon, a neighborhood small business owner whose family has owned businesses in the area for over 50 years, who stated at the unveiling of the Transformation Plan, "It's like the Cavalry has finally arrived."



*Lola Dilworth shown in the kitchen of her former home where she lived with her parents and 11 brothers and sisters.*



*The 14-member Dilworth family in front of their six-room house. The family paid \$16 per month for a home that contained no inside bath, toilet, or running water.*



*Daisy Ketchum is shown in the three-room substandard house, which she, her husband, and five children occupied prior to the construction of Wheatley Courts.*



*Norma Witherspoon (right) with Shakira, who is being mentored at Lil Ronnie's Wigs & Apparel and Nick's Beauty and Supply.*

**PEOPLE**

**The Choice Neighborhood today**

There are 9,006 people living in the Choice Neighborhood. The child-age dependency ratio (the number of children in the population for every working-age adult) is significantly higher in the Choice Neighborhood than in Bexar County, signaling that there

**AGE DEMOGRAPHIC**

	CENSUS TRACT #1306	CHOICE NBRHD	BEXAR COUNTY
Median age		30.7	32.7
% working-age adults	41.5%	48.33%	51%
Child-age dependency ratio	71.5%	62.1%	43.6%



*St. Philips College is one of several landmark institutions located in the Eastside Choice Neighborhood.*

Source: Census Tract Data, American Community Survey, 5 year estimate 2010

are far more children relative to adults in the area. The lack of adults puts more pressure on a few parents and grandparents to raise the children in the neighborhood. This statistic is consistent with the focus group findings of a preponderance of unaccompanied youth in the neighborhood and the need for activities for area youth.

**HOUSEHOLD STRUCTURE**

There are 3,667 households in the Choice Neighborhood.

	CHOICE NBRHD	BEXAR COUNTY
“Families”	68%	69.6%
Families with both parents present	38.2%	65.5%
Female-headed families	50.1%	27.3%

There are slightly fewer nuclear families in the study area compared to the County. Of those families, far fewer are traditional husband-wife families with children than in the county, and many more are female-headed households with no male adult presence.

**RACE AND ETHNICITY**

Racially and ethnically, the Choice Neighborhood is one of the most diverse in

**RACE | TRACT 1306**

	1990	2000	2010
<b>Total</b>	<b>4,543</b>	<b>5,525</b>	<b>4,595</b>
African-American	3,330 (73%)	2,490 (55%)	1,721 (37.5%)
Hispanic	1,198 (26%)	1,855 (41%)	2,817 (61.3%)
Anglo	106 (2%)	155 (3%)	154 (3.4%)

San Antonio, with significant numbers of African-Americans and Hispanics present. Interestingly, this composition has been changing for several decades and only recently became majority-Hispanic, with the African-American population leaving or aging in place and very few new people moving into the neighborhood.

**EDUCATIONAL ATTAINMENT**

School reform is a primary goal of the Eastside Promise Neighborhood (EPN) grant, which is partner to SAHA, San Antonio Independent School District (SAISD) and the City through United Way. It is a means to implement rigorous educational goals which are fully integrated into the Transformation Plan.

In the study area, 42.8% of the adult population did not graduate from high school and

PEOPLE

in the Wheatley Courts neighborhood it was 44.75% did not graduate from high school. In comparison, 18.5% of adults in Bexar County did not graduate from high school.

There are significant, persistent challenges in the EPN and Choice target area, including inadequate access to high quality early learning programs, struggling schools, over-age students, low graduation rates, poor health conditions and insufficient or ineffective supportive services. In combination these indicators have produced the lowest college enrollment rates in the city. Also, EPN families tend to be highly transient, a correlate to poor school performance. Of the students attending EPN elementary and middle schools over the last nine years, the mobility rate is 100%, i.e., not one student enrolled in kindergarten and continued through 8th grade.

In the 2010–2011 EPN Needs Assessment, Segmentation Analysis, and School Climate Needs Assessment completed as part of the planning grant, the indicators of needs stipulated by the Department of Education provided a vivid portrait of a community in distress. More than two-thirds of children from the neighborhood enter kinder without

kinder ready skills—47% leave kinder without kinder ready skills.

Only one in four (24%) of children ages 0 to were in center-based care, SAISD Pre-K, Early Head Start, or Head Start (compared to 31% for San Antonio). 62.8% of EPN 3rd graders passed the 2010 TAKS reading test and 62% passed the math exam (compared to 84% for reading at the district level and 72% for math). The four year graduation rate for the Sam Houston High School class of 2009 was 45.9%, compared to 80.6% for that school year.

The quality of education in Eastside schools is poor, contributing to parents enrolling their children in private and charter schools. While 79% of elementary school-age children attend neighborhood public schools, only 63% of middle-school-age students and 50% of high-school-age students attend area public schools. Standardized test results verify parents' concerns (67% of 5th graders in public schools make adequate yearly progress in reading and 65% do so in math). Other statistics include:

- The dropout rate at Sam Houston High School is 46% and students consistently

perform below their counterparts in other districts.

- According to the latest 2011 Texas Assessment of Knowledge and Skills (TAKS) scores, 49% of individuals across 9th–11th grade failed the overall exam, up 11% from the previous year.
- Sam Houston students ACT scores are consistently lower than the average ACT scores for the district and city, with 2010 scores for the high school 46% lower than San Antonio's average ACT scores.

*The Eastside Promise Neighborhood aims to address significant challenges faced by students and families living in high-poverty communities by providing resources to plan and implement a continuum of services from early learning to college and career. Plans include a range of services from improving a neighborhood's health, safety, and stability to expanding access to learning technology and Internet connectivity, and boosting family engagement in student learning. Remedies for deficiencies in education are examined in the People segment of the Transformation Plan.*

# THE EASTSIDE CHOICE NEIGHBORHOOD TODAY

## PEOPLE

### CHALLENGES

*This information reflects the population within the entire study area.*

- Median income is \$19,815, which is far less than the County's rate of \$49,221.

	CHOICE NBRHD	SAN ANTONIO
Median household income	\$19,815	\$49,221
Families receiving food stamps	34.6%	11.5%
Families below federal poverty level	43.8%	13.2%

- 34.6% of families are receiving food stamps, three times the rate of Bexar County (11.5%).
- 43.8% of families live below the federal poverty level.
- 42.8% of adults did not graduate from high school, compared to 18.5% for Bexar County.
- 50.1% of households are female-headed, with no male adult presence, compared to 27.3% in Bexar County.
- The quality of education in Eastside schools is poor.
- There is a high mobility rate of students.
- High unemployment rate among adults of working age.
- Lack of access to adequate healthcare.
- Lack of after school and recreational programs for youth



PEOPLE

STRENGTHS



**Antioch Missionary Baptist Church**—One of the oldest churches in the Eastside Choice Neighborhood, Antioch is a spiritual mainstay offering a variety of ministries and services through Antioch Community Transformation Network, including Back to School Festival, Parenting, Senior and VITA Services, and utility assistance.



**Goodwill**—Serves specific populations (ex-offenders, homeless, veterans, youth), providing assistance to people with disabilities or who have been on welfare or faced chronic poverty.



**Eastside Promise Neighborhood**—U.S. Department of Education funded program to develop and support a continuum of cradle through college and career solutions, and family strengthening efforts.



**United Way San Antonio**—Provides funding for non profit organizations, and assists people with meeting basic needs of child care, medical/dental care, employment, housing and more.



**Family Services Association**—Offers a variety of programs for youth, adult and seniors, including Head Start, child care, counseling, marriage and relationship services.



**His Bridge Builders (HBB)**—A Faith-based agency, HBB provides tutoring and job training, employment and summer programs for Wheatley residents.



**St. Philips College**—One of the oldest and most diverse community colleges in the nation that is the only college to be federally-designated as both a historically Black college and a Hispanic-serving institution.



**Boys and Girls Clubs**—Serves youth through after school and summer programs.



**Salvation Army**—Provides spiritual, social and emotional assistance for men who have lost the ability to cope with their problems and provide for themselves.



**Frank Bryant Clinic**—A Communicare health center on the City's Eastside, offering health care services on a sliding scale.



**Healy Murphy**—Non-profit organization offers alternative education, one-on-one attention, individualized curriculum, health and child care services.



**Ella Austin Health Center**—Free clinic that provides medical and dental services to area residents.



**Urban Strategies**—Urban Strategies rebuilds the physical and human infrastructure of redeveloping urban communities by partnering with neighborhood organizations, residents, developers, policy makers, institutional stakeholders and funders, to transform public and private systems to support strong, self-sustaining people, families and communities.



**Say Sí**—A year-round, long-term, non-profit multidisciplinary arts program that provides youth with opportunities to develop artistic and social skills in preparation for higher educational advancement and professional careers.

NEIGHBORHOOD

**STUDY AREA CHALLENGES**

Single-family housing vacancy and deterioration has been increasing in the Eastside over the last decade, putting downward pressure on median home prices compared to the rest of the city. Factors contributing to this decline include:

- Over 180 vacant lots and abandoned structures.
- 57% of housing stock was built prior to 1959.
- 52% of occupied units are renters.
- Ineffective street grid, made of narrow blocks and streets.
- A dearth of park space, entertainment and recreational establishments, and public art.
- Neighborhood is well-located but not well-connected. Major barriers include interstate highway system, rail lines and adjacent industrial parks.
- Transportation system lacks efficiency in reaching key destinations and can take significant amounts of time.

**2010 HOUSING UNITS**

	STUDY AREA	1306	1305	1307	SAN ANTONIO
<b>Total Units</b>	<b>4,163</b>	<b>1,817</b>	<b>1,686</b>	<b>660</b>	<b>837,999</b>
Occupied	3,500	1,510	1,410	580	763,022
Vacant	663	307	276	80	74,977
Vacant %	16%	17%	16%	12%	9%

Source: U.S. Census Data

**VACANT LOTS AND ABANDONED STRUCTURES**



*The current environment presents several challenges, including illegal dumping, vandalism and dangerous premises that are havens for crime. However, the Transformation Plan considers these properties an opportunity for reinvestment. SAHA is working in partnership with the City of San Antonio to acquire the City-owned properties and to obtain funding for those properties owned privately or by the County. The intent is to create infill housing that promotes land assemblage and reinvestment, is attractive to private developers, provides visible change and leads to a safer neighborhood.*

## NEIGHBORHOOD

### STUDY AREA CHALLENGES

- Neighborhood lacks connectivity and is not well-suited for walking or biking. Sidewalks are in serious disrepair and in many cases do not connect in any cohesive manner. Aging infrastructure must be addressed.
- Street lighting is poor across the study area, leading to issues with both mobility and safety.
- Crime remains a major issue with violent crimes within the neighborhood 2.4 times higher than the City of San Antonio. Drug-related crime is also prominent in the area and is recorded to be 3.3 times higher than that of the City.
- Significant commercial vacancies exist on New Braunfels Avenue, the main commercial corridor in the study area.
- Illegal dumping contributes to the deteriorated appearance of neighborhood.
- Stray animals are identified as one of the main factors contributing to personal safety concerns.



## NEIGHBORHOOD

### STRENGTHS

- Neighborhood history includes African-American population moving into the area in the early 1900s, owning and managing local businesses, churches, and schools.
- There are more than 60 churches and faith-based organizations active in the area.
- Proximity to large employers including those in the downtown area, Fort Sam Houston, and other employers located along I-35.
- St. Philips Community College is the historically black community college and Hispanic-serving continuing education school, which will provide customized education programs for neighborhood residents.
- Home to nation's largest MLK march



In addition, the Wheatley Courts area is surrounded by several major economic generators, including:

- Central Business District
- Fort Sam Houston
- St. Philips College
- AT&T Center/Freeman Coliseum
- the proposed east-west light rail line.

Minor economic generators (existing and proposed) include:

- University of Incarnate Word (UIW) Eye Care Clinic
- proposed Alamo Beer Co. Micro-Brewery
- ongoing revitalization of the adjacent neighborhoods of Government Hill and Dignowity Hill.<sup>1</sup>

<sup>1</sup> Source: March 2012 Wheatley Courts Choice Neighborhood Market Analysis – San Antonio, TX Angelou Economics

## HOUSING

### CHALLENGES

- Multi-family vacancy rate of 14%
- Dilapidated and abandoned structures
- Concentrated poverty
- Distressed Class C and D multi-family properties
- Lack of affordable, livable, and decent housing
- Wheatley Courts public housing—currently inefficient, inaccessible and obsolete
- Surrounding neighborhood plagued with vacant lots and abandoned structures

- The number of vacant and dilapidated housing units in the area has steadily increased over the past decade to 16%. The U.S. Census Bureau defines a housing unit as any apartment, mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. According to the 2010 Census, 663 units are considered vacant, which is a 23% increase over the past decade. The defined Study Area is considerably smaller in comparison to San Antonio, yet accounts for 1% of all vacant housing units in the city. Renters account for 52% of the occupied housing units within the “Study Area” while 23% of individuals own their homes free and clear. San

Antonio’ has a much higher percentage of owner occupied housing (64%) than the Study Area (48%).

- Increasing rental rates and low occupancy rates within the “Study Area’s” multi-family market indicate that residents are looking elsewhere for housing due to a lack of affordable units outside of public housing. Rental rates have risen by 7.2% since 2007 to \$663/ per month. The current average rental rate is alarming high for an area where 51% of the renter population whose annual household median income is less than \$15,000. San Antonio rental rates have risen sharply compared to the “Study Area,” with current average rates at \$715/month, 8% higher than the Study Area’s current rental rate. Occupancy rates within the “Study Area” have declined sharply signaling that the steady rise in rental rates has forced individuals to seek housing elsewhere. Vacancy rates for the “Study Area” have risen to 14% since 2007 despite the overall decrease in vacancy rates for the San Antonio multi- family market. Higher vacancy rates signal that residents are seeking housing elsewhere.<sup>1</sup>



<sup>1</sup> Source: March 2012 Wheatley Courts Choice Neighborhood Market Analysis – San Antonio, TX Angelou Economics

## HOUSING

### STRENGTHS

- Location
- Area affordability
- Active redevelopment in surrounding areas
- 64% of residents within the “Study Area” travel less than 10 miles to work compared to only 48% for the San Antonio region and 44% for the State of Texas. Individual census tract benchmarks depict a similar commuting pattern to the Study Area. The high percentage of population that commutes less than 10 miles to work suggests that the continued expansion of nearby employment centers, such as downtown San Antonio and Fort Sam Houston, will substantially benefit residents within the Study Area.<sup>1</sup>



<sup>1</sup> Source: March 2012 Wheatley Courts Choice Neighborhood Market Analysis – San Antonio, TX Angelou Economics

## 6 Housing and Business Potential

Transformation of the Eastside Choice Neighborhood will be achieved by working with the existing assets and taking advantage of emerging economic opportunities in the area. Angelou Economics provided an economic analysis of the neighborhood and found there is strong potential for new multi-family housing, increased household and personal service businesses and supplies and business support services. These will be areas of focus for micro-loans, store-front improvements and business plan competitions.

New retail and restaurant services will be possible once the income in the area increases and the negative perceptions of the area is changed. To address these issues, community events and festivals with a “Rediscover the Eastside Theme” will be introduced to invite in a broader segment of San Antonio to experience the positive changes in the area. There will also be focused neighborhood initiatives that are completed street by street, which will, over time create a strong, positive community identity and support private investment into the neighborhood.

*“The Choice Neighborhood Implementation grant will transform the Wheatley area into a community enriched with quality housing, education, employment, health and economic development opportunities—refurbishing the existing public housing development into a 305-unit, high-quality, mixed income community with an additional 286 mixed-income units in Sutton Oaks II and III, while saving a key piece of land for commercial and retail development.”*

**LOURDES CASTRO RAMIREZ**



**One finding of the market analysis indicates a strong market potential for new multi-family. The multi-family buildings depicted are two of several concept designs for a future Wheatley Courts redevelopment.**

# HOUSING AND BUSINESS POTENTIAL

## SHORT-TERM (1-5 YEARS) POTENTIAL FOR NEW DEVELOPMENT

DEVELOPMENT TYPE	LEADING	STRONG	LACKING	WEAK	ASSESSMENT
<b>HOUSING</b>					
<b>Single Family</b>			○		Low incomes and minimal population growth, combined with widespread disinvestment in existing single-family housing in the Wheatley Courts area are major barriers to new development. However, revitalization of adjacent neighborhoods (Dignowity Hill and Government Hill) could spill over into the Wheatley Courts area.
<b>Multi-family</b>		○			The lack of an existing nearby high-quality market-rate apartment complex, combined with vacancy rates that are at or below the region, suggests a gap in the supply of quality housing. Multi-family housing that serves military families from Fort Sam Houston and St. Phillips College students is a real possibility in the short-term.
<b>RETAIL</b>					
<b>Local/ Neighborhood Retail</b>			○		Retail vacancy rates are low and there are some significant sources of retail leakage that result in the loss of retail activity within the Wheatley Courts area, primarily in personal products, clothing, and household stores. The high cost of constructing new space compared to the relatively low prices/square foot for existing retail space is a barrier.
<b>Regional/General Merchandise</b>				○	The Wheatley Courts area is centrally located within the San Antonio region, but is not well-suited for large-scale, regional-serving retail such as department stores or major shopping centers, which gravitate toward either the Central Business District or suburban employment/retail centers.
<b>Restaurants</b>			○		There are some immediate opportunities for small-scale, local restaurants in the Wheatley Courts area, particularly along the New Braunfels Avenue corridor; however, low incomes and negative perceptions could discourage investment in the short-term.
<b>SERVICES</b>					
<b>Household</b>		○			One of the most promising opportunities for the Wheatley Courts area is the development of local-serving household and personal services (home/automobile maintenance, repair, landscaping, etc.) which could be provided by new or existing small businesses.
<b>Business Support</b>		○			Business support services provide another relatively strong opportunity for the establishment of new small businesses in the Wheatley Courts area, by leveraging the neighborhood's proximity to major employers to provide supplies and support services to the major commercial/office areas in the Central Business District and to nearby industrial areas.
<b>Public/Social Support</b>	○				The redevelopment of the public housing complex, along with the high levels of poverty in the neighborhood, provide a unique opportunity for the Wheatley Courts area to develop a cluster of public/social support facilities, ranging from health clinics to community centers that serve the surrounding area.

## HOUSING AND BUSINESS POTENTIAL

### LONG-TERM (5–10 YEARS) POTENTIAL FOR NEW DEVELOPMENT

DEVELOPMENT TYPE	LEADING	STRONG	LACKING	WEAK	ASSESSMENT
<b>HOUSING</b>					
<b>Single Family</b>		○			As adjacent neighborhoods continue to revitalize and as employment expands in the surrounding area, the low cost of land, combined with the large supply of vacant lots and vacant homes, will create a strong demand for new single-family housing (primarily starter homes) and rehabilitation of existing homes in the Wheatley Courts area.
<b>Multi-family</b>	○				Continued employment growth in the Central Business District will fuel demand for multi-family housing in East San Antonio; however, demand for multi-family housing in the Wheatley Courts area will largely depend on the successful re-development of the public housing complex.
<b>RETAIL</b>					
<b>Local/ Neighborhood Retail</b>	○				Since 2007, there have been a total of only five new retail establishments built or renovated in the area compared to the numerous investments in the surrounding neighborhoods and San Antonio suburbs.
<b>Regional/General Merchandise</b>			○		Primarily due to the Wheatley Courts area's proximity to downtown, the potential for new regional shopping centers and general merchandise stores will remain weak in the long-term, even as new residential and commercial development occurs in the neighborhood.
<b>Restaurants</b>		○			There is strong potential for the development of new restaurants along New Braunfels Avenue and Walters Street. The existing restaurant cluster along New Braunfels Avenue just south of Fort Sam Houston can be built upon to become a regional restaurant/entertainment destination, with positive spill-over effects for the surrounding area.
<b>SERVICES</b>					
<b>Household</b>		○			As the Wheatley Courts area revitalizes and experiences accelerated population growth, the demand for household and personal services will also increase.
<b>Business Support</b>		○			Demand for business support services associated with the Central Business District and other nearby employment centers will likely increase substantially over the long-term. The Wheatley Courts area is uniquely positioned to accommodate some of this demand.
<b>Public/Social Support</b>	○				The potential for additional public and social support services in the Wheatley Courts area will continue to remain strong in the long-term. There is potential for services such as new educational facilities, specialized medical clinics, and other public facilities that serve not only the Wheatley Courts area, but the entire Eastside of San Antonio.

# HOUSING AND BUSINESS POTENTIAL

TRANSFORMATION PLAN

EASTSIDE CHOICE NEIGHBORHOOD

## 7 Transformation Plan

It sounds so simple—integrate Housing, People and Neighborhoods and the transformation of a neighborhood will be achieved. Yet, it is understood that there are complexities in this effort. The underlying social and economic fabric of an area presents both challenges and opportunities. This transformation plan has many bold initiatives, including the re-development of Wheatley Courts into a mixed-income, mixed-use, pedestrian friendly and energy efficient community. Most aspects, however; are subtle, will take time to see the impact and are dependent on the collaboration, shared vision and commitment of area residents, stakeholders and CHOICE Partners. For example, providing residents with an integrated case management plan that urges participation in job training, parenting classes and improved nutritional choices has more indirect results. Establishing safe routes to school in collaboration with the Promise Neighborhood Initiative has a direct interface with other Safety and Security initiatives that will involve the local Police Department, Code Enforcement and Animal Control. These efforts open the doors for related community programs in animal care, connected pedestrian and bike paths and community gardens. The transformation of the Eastside Area seeks to integrate and relate these various activities, all of which are mutually dependent if comprehensive transformation is to be realized and the plan be successful.



*Residents working together during one of the March public workshops.*

## Overview

The transformation of this Eastside neighborhood involves building on current assets, leveraging its rich history; it is an opportunity to assist the neighborhood in reclaiming that history while reshaping its future. The Housing, People and Neighborhood components of the plan are based on community input and are grounded in other City-adopted plans.

*The Urban Studies Program at Trinity University coordinated the community engagement, data collection, and data analysis for the Eastside Choice Neighborhood. A triangulated research methodology was developed to ensure objectivity and to overcome the limits of overdependence on one technique. To do so, four methods of data collection were used.*

- *Qualitative research (in the form of focus groups and work groups),*
- *Survey research,*
- *Observational methods,*
- *Secondary data analysis (using census data and other data available through the Texas Education Agency, the City of San Antonio, and Bexar County Appraisal District).*



*Fourteen focus groups were conducted with various stakeholders in the Choice Neighborhood, six of which were held with the residents of the Wheatley Courts. In addition to the residents, focus groups were hosted with area business leaders, faith leaders, teachers and school administrators, neighbors, safety and security officers, Wheatley Courts staff, and members of the neighborhood associations. A detailed household survey was administered to 135 households of the 248 households in the Wheatley*

*Courts (54%). The survey addressed all members of the household and captured demographic data, needs raised by the stakeholders: economic self-sufficiency; relocation and housing; community assets and design. The combination of these diverse research methodologies ensured that all voices and interests are represented in the Choice Neighborhood design plan.<sup>1</sup>*

<sup>1</sup> Source: San Antonio Eastside Choice Neighborhood: Community Profile  
Christine Drennon, Ph.D. Urban Studies Program Trinity University  
October 2012

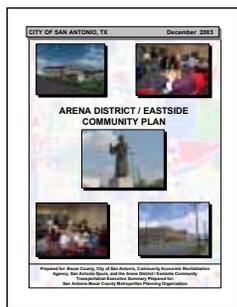
**CONSISTENCY WITH OTHER PLANNING ACTIVITIES**

A number of planning initiatives have already occurred that include the Eastside Neighborhood, and these efforts helped develop a platform from which to begin the Choice Neighborhood planning process. SAHA and its planning partners worked to ensure that the plan would be consistent with each of the previous planning efforts.

- **SA2020** (Vision for the future of San Antonio, organized by Mayor Julián Castro). The Transformation Plan implements SA2020 goals for inner-city growth, walkability, green space, and cohesive neighborhoods



- **Arena District / Eastside Community Plan** (City of San Antonio Planning Department).



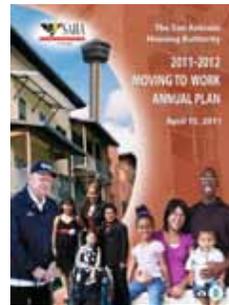
The Transformation Plan implements goals for redevelopment (new home construction) and land use (infill, attractive

streets, and support mixed uses along New Braunfels)

- **Eastside Promise Neighborhood** (Education-focused collaborative led by United Way). The Transformation Plan supports collaborative efforts to increase access to early education resources and coordinated service delivery



- **San Antonio Housing Authority's Moving to Work Annual Plans. The** Transformation Plan implements MTW self-sufficiency and housing options goals



Additionally, there are a number of development projects, completed or currently underway, which align with the Choice Neighborhood planning effort and will further support revitalization of the Eastside Neighborhood. These include:

- **Brewery & Hays Street Bridge.** Proposed Alamo Brewery near Hays Street Bridge to boost economic development on the City's eastside
- **Sutton Oaks Apartments and the Park at Sutton Oaks.** SAHA mixed-income developments to be Built to San Antonio Green (BSAG) Level II
- **Wheatley Heights Sports Complex.** New \$10 million sports venue on the eastside of San Antonio
- **University of the Incarnate Word (UIW) Eye Clinic.** 30,000-square-foot modern public health care facility to be built on the City's eastside, across from St. Philips Community College
- **Robert Thompson Transit Center.** Part of Proposed Streetcar and Transit Improvement, located at the Alamodome on the City's eastside
- **Good Samaritan Hospital.** Proposed Bond Project that will offer resources for veterans
- **Community Gardens.** Planned for vacant lots as health and beautification projects within the Choice neighborhood.

## PEOPLE

### A COMMUNITY VISION FOR IMPROVED QUALITY OF LIFE

Urban Strategies Inc. will serve as the lead agency for implementation of all efforts under “People”.<sup>1</sup> The Choice Neighborhood *People* planning principles are centered on education, safety, employment, economic mobility, social service support and health and wellness efforts. These are essential quality-of-life issues that directly impact residents and are fundamental to community revitalization.

<sup>1</sup> Urban Strategies is based in St. Louis, MO, and works with Public Housing Authorities across the country to creatively design and implement services that address specialized needs of individuals and families and link them to a variety of relocation services. Detailed information can be found at their website: <http://www.urbanstrategiesinc.org>

### People Goals

During the public planning process and through discussions with community stakeholders and partner organizations, a series of goals emerged that focused directly on quality-of-life issues:

- Start with education...and improve it at every level
- Understand that People strategies can be complex—create partnerships with organizations that have a proven track record
- Strengthen the relationship with the City, San Antonio Police Department and

other potential partners to promote and support a safe environment

- Improve and create new workforce career ladder and growing industries; make job creation a priority for all new development initiatives
- Make sure all residents have access to social services and healthcare
- Promote and support health and wellness initiatives
- Create community by promoting programs and neighborhood activities that help to bring people together. This will encourage neighborhood stability and cohesion

From these goals, the following strategies were developed.

### Increase Job Training/Employment Opportunities

A neighborhood of Choice reflects income diversity, and the ability to attract, retain, and train for high paying jobs. Overall, the Study Area’s labor population totals 3,557 individuals with the majority working in service-based positions, such as Construction, Education and Entertainment & Food



*Residents worked together to prioritize strategies relating to quality of life issues within the study area.*

Service. The total number of individuals employed within the Educational Services and Health Care sector (20.4%) is comparable to San Antonio's total labor force employed within that sector (22%). Source: 2010 American Census Survey Estimates.

The Study Area has a higher percentage of individuals employed in Construction, Professional Services and Other Services than San Antonio and a lower percentage of individuals employed in Retail Trade, Information, and Finance, Insurance, and Real-Estate than the city. Strategies to develop a more highly-skilled workforce and to increase job opportunities are designed to address this demographic.

#### PARTNERSHIPS CREATED

**Goodwill Industries of San Antonio, Good Careers Academy (GCA)** is a multi-classroom, state-of-the-art, instructional facility equipped with distance learning technology (DLT) to deliver accredited career training in high demand occupations. Classes are offered by both GCA personnel and through a partnership with Alamo Colleges, ensuring the provision of high quality instruction in industry-recognized certification programs at an affordable cost.

As a partner in the Choice Neighborhood effort, GCA will assist with:

- Wraparound services and individualized coaching to facilitate course completion and placement in well-paying jobs.
- Career training certifications for:
  - > Certified Nurse's Assistant
  - > Commercial Drivers License (CDL)
  - > Computer Support Specialist; Customer Service
  - > Medical Assistant
  - > Medical Front/Back Office Support
  - > Pharmacy Technician
  - > Supply Chain Technician (including Internal Warehousing, Internal Logistics and Transportation).

As needed, GCA will provide adult basic education and remedial instruction concurrently with career training, accelerating the pace of remedial instruction to reduce the time necessary for completion.

**YouthBuild** (assisted by Alamo Colleges–St. Philips) will expand programs to engage unemployed young adults ages 16–24, most whom have not completed high school and



***YouthBuild USA is an important partner in creating job opportunities for resident youth.***

#### COMMITMENTS FROM SAHA

SAHA commits to provide the following services:

- Jobs-Plus team to provide support and technical assistance to the Choice Neighborhood Initiative. Job-Plus is a placed-based initiative focused on raising and sustaining the level of employment and earnings among residents of public housing developments by providing on-site counselors who will work with them to deliver services tailored to their individual needs. The model also features a community-building component, which seeks to strengthen social ties and support for work among residents, and provides access to a range of financial incentives and work support services.
- Devote additional resources to the Family Self Sufficiency (FSS) and ROSS Grant programs for residents. The FSS program is a voluntary five-year engagement that provides participants the tools to obtain and maintain socio-economic self-sufficiency. Case managers meet one-on-one with participants to identify barriers to self-sufficiency and then work with residents and community partners on a comprehensive self-sufficiency plan to attain proposed goals and secure needed resources. Upon successful completion of the five-year contract with the Housing Authority, participants are awarded an escrow check that can be used towards the down payment of a home.
- Provide Summer Camp Scholarships for public housing youth over life of grant.

all of whom come from low-income families. YouthBuild students receive “free” workforce training in construction, computer technology and sustainability to prepare them for 21st-century jobs. Outreach of students is targeted within the Eastside Choice/Promise footprint, and recruitment began the summer of 2012 to start preparing youth for job opportunities associated with the impending four-phase redevelopment of the Wheatley Courts. YouthBuild maintains the matriculation, maintenance, assessment, and long-term tracking of students, and commits to sharing individual student-level data on all indicators with the shared Choice/Promise database. YouthBuild enables young people to serve their communities by building affordable housing, and assists them in transforming their own lives and roles in society.

Because the YouthBuild program is comprehensive, it has inevitably become a number of things at once: Alternative School, Job Training Program, Community Service Program, Leadership Development Program, Counseling Program, and Long-Term Mini Community. The YouthBuild program pays a minimum wage stipend per hour invested to each student.

YouthBuild works with potential employers, to build relationships resulting in employment for participants.

## **Economic Opportunities for Low- and Very Low-Income Persons**

SAHA’s intent is to foster equitable employment and business opportunities for low- and very low-income individuals, especially SAHA residents and program participants, and to provide tools and resources through Moving To Work initiatives for upward economic mobility and self-sufficiency. SAHA will encourage and solicit the full participation of Section 3 contractors to provide training, education, and employment opportunities for residents. SAHA shall also require Contractors to meet new hiring goals and provide training opportunities for Section 3 residents, in order to achieve satisfactory performance on SAHA contracts covered by this Policy.

The SAHA Section 3 Program requires that recipients of certain HUD financial assistance, to the greatest extent feasible, provide the following opportunities for low- and very low-income individuals and businesses owned by such individuals in connection with projects and activities in their neighborhood:

- Employment
- Job training
- Education
- Contracting

## **HEALTH AND WELLNESS**

Family Wellness is a critical component of the overall physical and emotional health of a family and is often attainable through family service programming. This can include working with neighborhood schools, marital and familial strengthening, parenting, financial literacy and money management, housing and other counseling services. Programs will be pursued through partnership with Family Services Association and other partner organizations offering applicable services.

While there are two Health Clinics adjacent to the footprint, during the public process, residents expressed an interest in the physical location of a Clinic on the redeveloped site. The feasibility of such a clinic is being considered and a potential partnership with the University Health System explored. In addition to an on-site clinic, to improve the health status of residents in the area and address the lack of adequate health care, the Eastside Choice Neighborhood will work with the City of San Antonio Department of MetroHealth to expand and create programs within the footprint. The following programs are proposed:

- The University of the Incarnate Word is building an \$11 million, 30,000-square-foot Eye Clinic in the target area, with the

capacity to treat 50,000 patients per year. The Clinic will employ 50 persons.

- St. Philip's College will provide health care training at the new Clinic. Wheatley Courts and Eastside residents will be prioritized for enrollment.

**Establish a *Healthy Start Case Management position*.**<sup>2</sup> San Antonio Healthy Start was launched in March 2002 as a program aimed at improving birth outcomes in our community. Healthy Start assists pregnant women and their families to get the care they need to make sure their babies are born healthy and stay healthy.

**Establish a *Comprehensive Community-Based Health Education position*.**<sup>3</sup> Health Education efforts would encompass a wide breadth of public health issues, such as Chronic Disease Self-Management, Diabetes Self-Management, Dental Health, Nutrition, Exercise, Breastfeeding support, WIC, Healthy Homes, and Immunizations.

**Partner with WORTH (Working on Real Teen Health).** Mission: Inspire youth and empower parents to prevent teen pregnancy by using evidence-based programs, promoting healthy behaviors and cultivating community relationships.

**Partner with San Antonio Community Diabetes Project (SADP).** This community-focused project strives to build greater capacity for nutrition education, physical activity groups, and diabetes and chronic disease self-management programs in San Antonio. Classes are offered in community-based settings and are conducted in English and Spanish.

## EDUCATION

The solutions feature cradle-to-career educational initiatives. These will yield micro (individual children and families) and macro-level (school system and neighborhood revitalization) change. Key components are: a) reorganized feeder patterns to connect neighborhoods more directly to schools; b) adoption of an integrated STEM focus from early childhood through high school, to

enhance academic success and employability; c) conversion of a middle school with declining enrollment into a STEM-focused PK–8th grade academy open to all EPN children; and, d) alignment with the Mayor of San Antonio's SA2020 educational improvement process that seeks to foster citywide kinder readiness and new postsecondary educational opportunities.

To create new educational assets and improved outcomes for Eastside school-age students, EPN has structured a three-tier system to impact students at all stages.

### Children Enter Kindergarten Ready to Learn

A high quality, well-aligned system of education and support for young children that bridges early childhood programs and K–12 education can help improve outcomes for

## EASTSIDE PROMISE NEIGHBORHOOD

The United Way of San Antonio and Bexar County (UW), on behalf of the Eastside Promise Neighborhood (EPN) Advisory Board, received federal Promise Neighborhood Implementation (PNI) funds from the U.S. Department of Education (DOE) in FY2011. These federal funds will be used to implement a continuum of solutions intentionally selected to improve educational and developmental outcomes in children and youth from the Eastside Choice Neighborhood and their families. This unique and highly collaborative opportunity to integrate efforts between Choice Neighborhoods and EPN/PNI has led to a comprehensive education plan strategy.\*

\* The core elements of the education strategies are included in the Choice Neighborhood Transformation Plan. For full details, go to the Promise Neighborhood website at: <http://eastsidepromise.org/>

<sup>2</sup> Position would focus primarily on future residents of Wheatley Courts.

<sup>3</sup> Position would focus primarily on future residents of Wheatley Courts

children, engage and support families, and strengthen the local workforce (National League of Cities, 2010).

**Priority Services and Programs**

- *Increase the inventory of high quality child care slots* through SAISD reallocation of Head Start and Pre-K slots, newly subsidized slots in public and private childcare centers, and a new center to be opened at the revitalized Wheatley Courts.
- *Establish an Early Learning Network (ELN)* to include 5 centers, 2 day homes and Family Friends Neighbor (FFN) providers, and build the members' capacity to adopt practices that foster age-appropriate functioning and kindergarten readiness; use a variety of easily accessed information dissemination techniques, including online and televised



**Booker T. Washington Elementary School will play an important role in the early-learning education strategies.**

training; and, expand the successful Play and Learn Program to other sites.

- *Expand Childcare Center Mentors* and the resources of the Model Classroom Project to the EPN Early Learning Network. The Model Classroom continuum includes: 1) mentoring, training and technical support for childcare staff; 2) developmental screening for children 0–5; 3) administering the Adult and Adolescent Parenting Inventory Assessment; 4) classroom observations; 5) quality improvement plans for teachers and classrooms; 6) support for child and family recruitment and outreach; 7) service information and linkages for providers and families in correspondence to unmet needs; and, 8) management and resource coordination.
- *Establish and support an EPN community of practice* among the ELN to foster the wider use of evidence-based practices and content alignment with school curricula.

**Children are Proficient in Core Academic Subjects**

SAISD has pioneered an Over-age Middle School program to prevent dropouts, re-engage students and support on-time graduation for middle school students age 15 and above.

**Priority Services and Programs:**

- *Administer an Early Development Instrument (EDI)* for all EPN kindergarten students to quantify emerging literacy skills and direct remedial resources.
- *Monitor and improve literacy* at all grade levels by: administering a beginning of year reading assessment (IRI) of 100% of students; providing in-school tutoring support for those scoring below grade level; and implementing evidence-based instructional methods, including Fast Forward, Leveled Literacy Intervention, interactive writing, and Success for All, during critical skill building grades (K–2nd).
- *Modify the SAISD data system* to continuously monitor risk indicators and provide an early warning. Establish Student Support Teams at all EPN schools to assist students identified by the SAISD early warning system as having risk indicators, i.e., attendance, behavior, academic performance, and family instability
- *Track teacher effectiveness*, using trend data from state accountability results and analysis of student performance produced by the Education Resource Group (ERG) data system, and provide support from SAISD-assigned Instructional Coaches to new teachers and/or teachers in need of assistance



**Phillis Wheatley Middle School**

- *Implement an aligned, integrated K–12 Science, Technology, Engineering and Math (STEM) instructional thread, grounded in service learning and real world content applications in all EPN schools, creating a prepared student pipeline for Sam Houston’s New Tech High magnet school.*
- *Expand the resources of SAISD’s successful Over-age Student Program to all Wheatley Middle School students who are older than average.*
- *Expand City Year absentee follow-up (day-of calls for all absent students, cabs for transportation) and mentoring programs to all EPN schools. Expand SAISD attendance incentive programs and truancy prevention programs to all EPN Schools.*

- *Increase parent-to-parent support and parents’ engagement in their children’s education by extending the Family-School-Community Partnership to all six EPN schools.*

### **Youth Graduate from High School College- and Career-Ready**

At a time when postsecondary education or training has increasingly become a must for young people, most students continue to leave our high schools unprepared to pursue those options.

#### **Priority Services and Programs:**

- *Expand partnership with local colleges and universities to encourage more on-campus college recruitment of EPN students.*
- *Equip Career Readiness Lab at Wheatley Middle School to supply career exploration opportunities and world of work information to stimulate college and career goals.*
- *Ensure Wheatley Middle School students benefit from in-school GEAR UP resources and services, which is a Department of Education-funded college readiness program that starts with a 7th grade cohort and follows them through high school graduation and into college.*

- *Import the City of San Antonio’s Café College resources, including Free Application for Federal Student Aid (FAFSA) and TASFA (Texas Application for State Financial Aid, a tool for students who are not eligible to complete FAFSA because of citizenship status) assistance, test prep classes and scholarship information. Place FAFS/TAFSA enabled computers in all EPN school libraries and parent rooms to assist parents applying for financial aid for their postsecondary-bound children.*
- *Partner with SAHA’s Moving to Work Program to increase the number of Wheatley Courts young adults enrolled in college and/or career training.*
- *Partner with EPN businesses and the arts community to provide apprenticeships, internships, STEAM competitions and mentoring opportunities for middle/high school students.*
- *Expand adult education opportunities with wraparound services to disconnected youth, to re-engage them into the mainstream academic system.*
- *GED Programs.* Despite the extensive list of strategies, some of our youth may fail to graduate from high school. To ensure they have access to the opportunities of a

# TRANSFORMATION PLAN

full adult life, SAHA has partnered with St. Philip’s College to deliver GED services.

- *Meaningful Out-of-School-Time Experiences.* Two-thirds of a child’s day is spent out of school. One-third of that is in the home (we hope), but the other third is usually spent with friends socializing, engaging in extra-curricular activities, and preparing for the next school day. Many children do not have the opportunity to use this time productively or creatively, and thus find themselves bored, which often leads to trouble or poor decision making.
- *English as a Second Language (ESL) Classes.* In response to the growing Hispanic population, EPN will offer ESL classes. Plans are underway to expand classes in SAISD schools within the Choice/Promise footprint. In addition, Goodwill will begin to offer ESL classes at Wheatley Courts.

## SUMMARY OF EFFORTS

	RESOURCE COMMITMENT	METRICS
<b>Children Enter Kindergarten Ready to Learn</b>	EPN partners have committed over \$2 million to serve 350 families.	Increase the number of 5 year olds who are kinder-ready by 25%.
<b>Children are Proficient in Core Academic Subjects</b>	\$225,000 in CNI funds dedicated to expected outcomes. EPN partners have committed nearly \$12 million to serve 2,545 children in the target neighborhood.	80% of 3rd–12th grade students improve academic performance in math and reading
<b>Youth Graduate from High School College- and Career-Ready</b>	\$300,000 in CNI funds dedicated to expected outcomes. EPN partners have committed over \$2 million in services to 796 students in the target neighborhood.	80% four-year graduation rate

*In total, over \$16 million in resources has been targeted toward Choice-supported initiatives.*

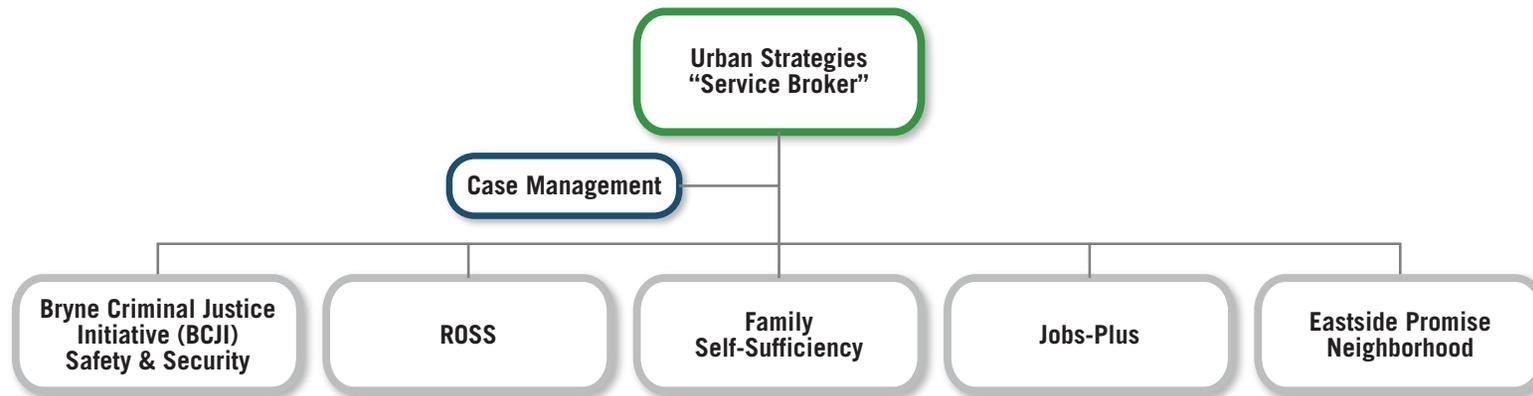
## Case Management Framework

Supportive services for families will be available to all current residents as well as those who will occupy the redeveloped units. Realizing that families often require more than a roof over their heads in order to succeed is a central theme woven throughout the vision and goals for a comprehensive neighborhood transformation, a “One-stop Shop” approach will be adopted as a means of supportive services coordination for the Eastside Choice community. This approach encompasses components necessary for families to not only be productive but to thrive. The following framework defines providers and how services will be allotted.

**Urban Strategies Inc.**, a non-profit organization that has employed its case management model successfully in support of Hope VI developments around economic development, health and education, will lead the People Implementation. They will coordinate case management policies and procedures, initiate partnerships with service providers, coordinate Section 3 opportunities and develop a resourcing strategy for long-term sustainability for the People transformation. As a result of a close working relationship between Urban Strategies and project developer and Housing Lead McCormack Baron Salazar (MBS), all supportive service activities will be coordinated to support the revitalization schedule.

In addition, Urban will serve as the triage point for families wishing to access services through the Eastside Choice Model. Urban staff will determine which services are needed and make referrals throughout the framework accordingly.

This coordination is especially important given the stringent CNI timeline, since these dates will impact service activities related to Section 3 hiring, relocation and re-occupancy. Urban Strategies staff will participate as part of the Implementation Management Team to stay abreast of all planning activities.



## **SAFETY AND SECURITY—BYRNE CRIMINAL JUSTICE INNOVATION PROGRAM (BCJI)**

The San Antonio Housing Authority, with the Wheatley Choice Neighborhood as its focal point, applied for and received \$600,000 in Byrne safety funds from the Department of Justice. The project will begin with comprehensive quantitative and qualitative data analysis of perceived and real threats to personal, community, and neighborhood safety. Interventions will be determined based on those findings, but preliminary analysis based on point data of criminal activity and qualitative data from interviews and focus groups indicates that difficult re-entry for the formerly incarcerated warrants the creation of a “Resource Center” that will offer re-entry services, which was part of the proposal. In addition, environmental threats to safety and security, including poor and/or deteriorated street lighting and frequent code in-compliance, are already being cataloged, mapped, and analyzed to determine which jurisdictional authority is responsible. The build out of vacant lots and addressing dilapidated structures are included in strategies that will positively impact safety.

Finally, the Eastside Promise Neighborhood, has also received funds in the form of a Public Safety Enhancement grant that will go toward establishing a concentrated police

presence around neighborhood schools in the hours when children are arriving in the morning and leaving in the afternoon and evening.

Choice families will be afforded a continual opportunity to provide input and be educated around staying safe.

## **ROSS**

SAHA received a Resident Opportunities and Self Sufficiency (ROSS) grant to fund service coordinator positions, to aide public housing residents in finding jobs and achieving economic independence. While not providing case management services, the Service Coordinators will work closely with Family Self Sufficiency staff at the Sutton Oaks and Wheatley properties to provide referrals for job training, education, life skills and other basic needs for all residents and neighbors of the Eastside Choice Neighborhood.

## **JOBS-PLUS**

Through partnership with the Eastside Promise Neighborhood and with funding received from the Annie Casey Foundation—Family Centered Community Change Program, SAHA will replicate the Jobs-Plus place-based strategy on the Wheatley property. This site-based program will dedicate staff to provide services to Wheatley residents and avail themselves to residents and

neighbors of the Eastside Choice Initiative. This model allows participants to receive targeted comprehensive and high quality services tailored specifically to their individual needs. A pilot program is currently underway with St. Philips Community College and the George Gervin YouthBuild Career Cohort.

## **FAMILY SELF SUFFICIENCY (FSS)**

Participating FSS families are required to sign a “Contract of Participation” with the San Antonio Housing Authority, and have up to 5 years to complete the specific goals and objectives of their “service plan”. Services include financial planning and budgeting, education and training, career counseling, interviewing and parenting skills, and other supportive services necessary for personal and professional empowerment. Participants are encouraged to complete goals within the 5 year allotted timeframe, however, support is available as members move progressively from one stage of independence to the next. This model contributes to planned sustainability for the Eastside Choice Neighborhood. Further, SAHA will utilize financial incentives such as Escrow Earned Income.

## **EASTSIDE PROMISE NEIGHBORHOOD (EPN)**

The EPN Initiative seeks to move youth along a pathway from cradle to career, ensuring

that a child's zip-code is not the primary indicator of success. The EPN has developed a strong partnership with the San Antonio Independent School District, the six schools within the EPN footprint, and a collaborative of partnerships both public and private, along with neighborhood and business representatives. The Eastside Choice and Promise neighborhoods have aligned their

goals and visions to ensure the work of both initiatives is carried out both effectively and efficiently.

As families access the Eastside Choice framework, children will be evaluated to determine need and appropriateness of a dual generation approach to achieving educational and developmental outcomes.

**RELOCATION AND RE-OCCUPANCY**

**Overall Strategy:** Maximizing the number of Wheatley Courts families that return to the revitalized community will be a top priority for SAHA, MBS, and community leaders currently involved in the redevelopment planning process. Any relocation and re-occupancy that may take place will be conducted in accordance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and the Housing and Community Development Act of 1974, as applicable, and will fully comply with HUD's right to return policies.

**Resident Preferences:** Many residents are anxious about the relocation and re-occupancy process, thus a significant amount of time has been devoted to this topic. Trinity learned through their data collec-

tion process that many residents are suspicious of the process of relocation, and thus a work group was formed around this topic to both elicit additional information from residents and to educate residents about the process. Three survey questions addressed the relocation and housing issue:

- Do you consider Wheatley Courts your home (61%), or just a temporary place to live (38%)?
- Would you like to return after the revitalization is complete? (77% responded yes)
- During the process, would you like to remain in public housing (29%) or receive a Section 8 voucher (79%, some answered both)?

To minimize displacement and encourage residents to remain in

the neighborhood, SAHA and MBS are planning to phase the housing development in a manner that would only require one move from their current housing to a revitalized unit.

**Right to Return:** Wheatley Courts residents have been informed during public engagement meetings that a revitalization effort is underway that could cause displacement, but SAHA and MBS are working diligently to minimize displacement. The right of all lease compliant households to return to the redeveloped site, and be provided first priority for all on- or off-site replacement units has been clearly articulated. This will continue to be communicated in all written notices and during all relocation briefing sessions in the event that phasing will not allow the one move goal.

**Counseling and Support:** Prior to any necessary relocation, SAHA's staff and Urban Strategies' case management team will work with each family to develop a housing plan, identifying the family's desired housing situation and any potential obstacles that must be addressed to ensure the family's housing goal is achievable. Each Wheatley Courts head of household will be interviewed personally by SAHA and Urban Strategies staff to determine housing needs, paying particular attention to senior residents, residents with special needs or any family that is hard to house. Urban Strategies' case managers will review tenant history, noting any past issues related to lease compliance and any vulnerable areas that may need to be addressed moving forward. The case manager will have the primary

**RELOCATION AND RE-OCCUPANCY** CONTINUED

responsibility to track each family’s lease compliance status on a monthly basis, to ensure swift intervention in any area where issues may arise, and will serve as mediator of potential landlord-tenant disputes. These counseling services will be provided during the entire relocation period (including for the three years after initial relocation).

Relocation Counselors will provide assistance finding suitable units and will coordinate with the Urban Strategies case management team to link families to supportive services, such as utility payment assistance, in advance of unit availability to ensure that residents are quickly able to find suitable relocation housing. All affected residents will receive a relocation allowance and reasonable moving expenses,

as well as counseling and advisory services, to ensure that full choices and real opportunities exist. SAHA’s Housing Counseling Services Program will provide transitional assistance and promote successful resident retention through landlord outreach, resident training and counseling, community service referrals, resident follow-up and tracking, and Fair Housing compliance monitoring.

**Integration with Supportive Services:** Relocation and re-occupancy services will be linked with health, economic development, education and other support services to ensure families remain stable during the relocation period and are taking full advantage of the educational, training, and employment opportunities to achieve economic self-sufficiency,

and maximize housing choice. To minimize permanent displacements, comprehensive community and supportive services will be initiated prior to relocation, focusing on removing barriers that may hinder resident return. Based on the results of family assessments, residents in need of family counseling, mental health, alcohol/drug and other counseling services will be assisted through appropriate intervention.

**Leveraging Existing Services:** SAHA has significant experience and success with relocation and re-occupancy through the redevelopment of their Sutton Homes and Victoria Court properties with a combined 873 units. Urban Strategies, which has significant experience supporting relocation, will provide supportive services such as

financial counseling and utility establishment assistance, re-establish school connections in partnership with EPN, and meet regularly with SAHA Relocation staff to ensure timely release of relocation and/or re-occupancy benefits. As a result of previous relocation efforts, SAHA has a number of relationships with service providers and vendors that will be leveraged to support Wheatley Courts families, including: flexibility by the local utility companies to enter into repayment agreements and/or provide debt forgiveness and re-establishment of services, and support from moving companies on behalf of senior residents by assisting with activities such as packing and unpacking.

NEIGHBORHOOD

CORE ELEMENTS OF THE NEIGHBORHOOD TRANSFORMATION

The San Antonio Housing Authority is lead on the Neighborhood Implementation component of the Transformation Plan and will roll-out significant improvements in collaboration with key CHOICE partners.



LEGEND	
	Choice Neighborhood Study Area
	Promise Neighborhood Boundary
	Replacement Housing Site
	City, County, and SAHA-owned Parcels for homeownership Land Bank
	Green walking and biking streets
	Existing VIA Bus Stops
	Proposed VIA Bus Stops with Shelters
	Potential Building Rehabilitation for Better Retail/Commercial Use
	Bus 20
	Bus 22
	Bus 24
	Bus 25
	Bus 26

*The concept plan evolved into a comprehensive, resident-based, neighborhood vision.*

# TRANSFORMATION PLAN

The Transformation Plan for the Eastside Choice Neighborhood includes multiple strategies to address significant Eastside disinvestment patterns. In the short-term, SAHA and MBS will increase the inventory of rental and affordable housing (aligning with and supporting Wheatley Courts redevelopment) with the development of Sutton Oaks II. This second phase of the highly successful Sutton Oaks project will bring online 208 public housing, affordable and market rate apartments by 2013. In the longer term, SAHA

and the City of San Antonio will partner with Neighborhood Housing Services and Merced Housing to renovate publicly owned vacant houses that are structurally sound, subsequently selling or leasing them to eligible families. SAHA will acquire publicly- and privately-owned vacant lots for construction of single-family houses, duplexes and four-plexes. This strategy will increase owner-occupied units by 10% over the next 5 years. Also, lots will be repurposed for Community Gardens where appropriate.

### Neighborhood

The Neighborhood Transformation builds upon the sound pedestrian-scaled block network by making streets complete with the basic walkable infrastructure including continuous, accessible sidewalks and crosswalks enabling visibility; improved lighting and drainage; and the active addresses of homes.

These streets carry critical bus routes, provide essential links in San Antonio's bicycle



master plan, and, with improvements, can offer residents a convenient walk to schools, churches, other amenities and neighbors. They further connect the neighborhood into a larger “Education Corridor,” linking neighborhood schools with the resources and support available from St. Philip’s College.

### Strategies for Vacant and Blighted Properties

The Eastside has suffered significant deterioration in the past several decades, and currently 16% of all properties are vacant and/or dilapidated. An integrated and collaborative effort with the city and other housing partners that focuses on strategic infill will be a key strategy for adding new for-sale housing to the area. Additionally, vacant properties that may not be suited for new housing development will be re-purposed as community gardens and other green, sustainable uses.

**Create community gardens.** Neighborhood organizations will develop 2–3 new community gardens within the area. In addition, the potential for an urban farm that could create educational or youth-oriented job opportunities and support neighborhood retail and/or provide food for local food banks will be explored.

### Safety and Security

Improving a sense of personal safety is necessary if residents are to accept that real

change is not only possible, but an attainable result within the Wheatley area. As with most aspects of the transformation plan a successful security effort will involve multiple initiatives. Several important ones include:

#### Efforts to deter gang activity

- The gang injunction makes it illegal for some suspected members of a violent street gang to congregate within a 1-square-mile area on the Eastside. The order also establishes a curfew between 10 p.m. and 6 a.m.
- A safety zone has been created in the Wheatley Courts area, which restricts gang members from congregating or engaging in numerous activities, including using a cell phone for illegal purposes, drug activity and possessing alcohol or items used for “tagging.”
- A larger “safety zone” encompasses an area bordered on the south by East Commerce Street, on the west by North New Braunfels Avenue, and railroad tracks on the north and east. These boundaries are analogous to those of the Wheatley Choice Neighborhood.
- The San Antonio Housing Authority, with the Wheatley Choice Neighborhood as focal point applied for and received \$600,000 in Byrne Safety funds from

the Department of Justice. The proposed project includes increasing street lighting in the area as well as the creation of a “Resource Center” that will offer re-entry services for the formerly incarcerated.

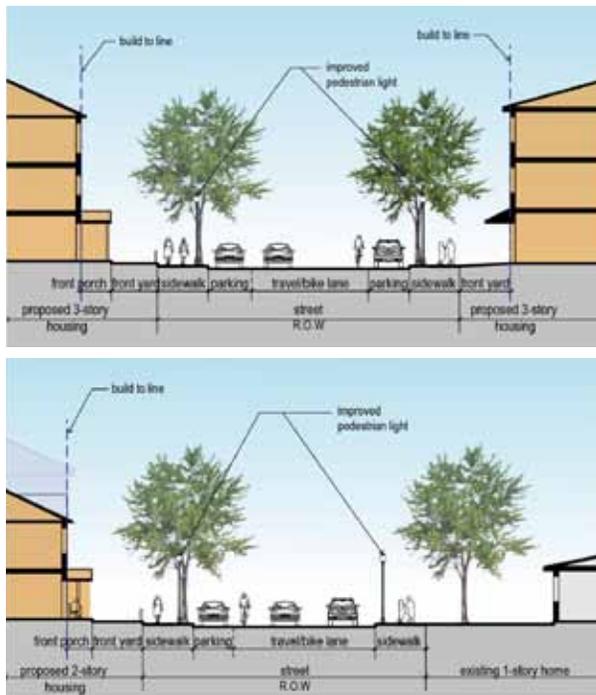
#### Stray Animal Initiatives

A consideration not often related to safety is stray dogs. Residents who walk to neighborhood stores, churches or the bus stop, children walk to school or cyclists, all must contend with stray dogs.

- The City of San Antonio Animal Services provides stray animal sweeps, impoundment, clinic supplies and microchips. They also offer dog care and obedience programs.
- SNIPSA is an organization formed by a group of veterinarians and caring individuals dedicated to helping homeless and unwanted animals in San Antonio and the surrounding area. Through the Eastside Choice Initiative, SAHA proposes working with the City of San Antonio and SNIPSA to raise awareness of code enforcement processes as well as spay-neuter and foster-care services. Education will be accomplished by hosting public events to promote animal care responsibility and to recruit volunteers.

**Urban Design and the Public Realm**

The public realm—sidewalks, retail areas, parks—is the environment within which impressions are created. Deteriorated infrastructure, lack of maintenance, and limited amenities discourage visitors and neighbors alike, and are detrimental to local neighborhood retail. A high-quality public realm that emphasizes urban design draws life to the street.



*Streetscape sections highlight the importance of building site location, enhanced lighting, and improved pedestrian and bicycle conditions.*

**Target city funding to key corridors to improve the public realm.** Work to ensure that future Bond projects allow for funding for sidewalks, street furnishings, and streetscape improvements, including green infrastructure enhancements.

**Develop design guidelines for retail corridors.** Encourage and work with the city to develop design guidelines to enhance conditions along retail corridors within the study area. Identify funding sources that will help support landscape and other improvements for qualifying property owners.

**Improve streetscape and lighting.** Upgrade street lights and lighting in open spaces; encourage use of higher-quality fixtures that provide better lighting at the pedestrian level.

**Screen parking lots.** Parking lots should not be directly visible from sidewalks, particularly in areas being targeted for increased and improved walkable retail uses. Develop realistic standards for screening; require new developments to screen parking; and work to identify funds to encourage existing businesses to screen parking.



*Safety. Family. Dream. Education. Respect. Beauty. These words encapsulate the values and aspirations of the Sutton Oaks residents. Inspired by a visit to the neighborhood and the results of a community discussion, San Antonio native Rick Williamson used a triptych mosaic to illustrate the idyllic vision described by dozens of Sutton Oaks families.*

**Install Public Art.**

Public art can help create a sense of identity for a community. Therefore the plan involves engaging local artists, residents and school-age children in the design and installation of public art for the community similar to what was done at Sutton Oaks.

In the Eastside Choice footprint, a focused approach will be utilized to deploy Neighborhood Campaigns. “Focused Neighborhoods” are designed to achieve the greatest impact in a desired area through the concentration of resources and services

“Neighborhood Campaigns” promote community and challenge neighborhoods to establish a unique identity by turning perceived challenges into strengths. These campaigns should be varied and creative and aimed at getting residents involved through healthy competitions, (e.g. Sweep Around Your Own Front Door”—Clean up campaigns, Porch light Campaigns to illuminate the neighborhood and deter crime and other appropriate theme events to infuse new life, foster revitalization and build a stronger community.

These campaigns will be aligned with major events such as the M.L.K. March and Fiesta and opportunities to link campaigns to Economic Development will be identified.

“Coffee at the curb” is being used successfully by the Promise team to discuss important news with parents who walk with their children to and from school.

### Improved Access and Connectivity

Improving access to, from, and within the Eastside will greatly benefit revitalization efforts, particularly for existing and new retail and residential development. Ensure that all modes of connectivity are prioritized, but—as called for during the public planning process—emphasize opportunities that improve conditions for pedestrians and biking.



*The winning bus stop design from a competition held during the planning process of Westside Initiative.*

**Connectivity.** San Antonio’s Transit Agency, VIA, will increase connections in the neighborhood by enhancing existing bus stops and increasing bus routes, especially to Fort Sam Houston. The City of San Antonio has committed Bond dollars to the improvement of several corridors in the neighborhood, especially Commerce Street.

- As part of the plan, a design competition was held to design bus stops/shelters for the Eastside Neighborhood
- Internet access—virtual connectivity will be achieved through a broadband network and providing free (or affordable) wireless Internet service to the new housing community.

**Emphasize green walking and bike streets.** New Braunfels Avenue, E. Commerce, Houston, Walters, and Hays Streets have

been designated as green walking and bike streets. Bike lanes, tree plantings, landscaping, sidewalk improvements and other streetscape enhancements that benefit the pedestrian and biking experience should be prioritized within these corridors.

**Neighborhood Integration.** The design of the Wheatley community will be a predominantly residential neighborhood. The existing streets will be opened and shifted to reconnect to the surrounding grid, thereby connecting the community back into the larger neighborhood.

**Increase bike/car share programs.** San Antonio has already been proactive in establishing successful bike and car share programs, but these amenities do not currently exist within the Eastside. A study should be



*Improved bike- and car-share programs should be expanded to the Eastside Neighborhood.*

initiated that can research funding opportunities and site locations.

**Initiate street calming efforts within commercial/retail corridors.** Consider a reduction in lanes, bike lanes, bump-outs, increased on-street parking, and other measures to slow traffic.

**Improve pedestrian street crossing conditions.** Add pedestrian crossing signage, enhanced pavement markings and lighting at key intersections including Burnet, Lamar, and Houston Streets where they intersect with New Braunfels.

**Address issues across the study area that discourage walking.** Prioritize improvements to existing pedestrian facilities; consider using pedestrian and multimodal level-of-service measures for design of key intersections; focus on safety and access.

### Education Corridor

While education initiatives will be fully addressed within the People Transformation Plan, highlighting the study area's important educational institutions will have a positive impact by demonstrating that the community is committed to prioritizing education.

- Install "education corridor" banners along Mittman and Walters Street.

- Collaborate with schools, NowCast and the Promise Neighborhood initiative to develop an active social media educational campaign to reach a broader and more diverse market. An aggressive print marketing campaign will also be utilized at key locations across the neighborhood.

### Economic Opportunity

#### REVITALIZE KEY RETAIL AREAS

**Prioritize neighborhood level retail and services.** Target resources to enhance existing businesses and to create new retail along New Braunfels, Walters and Commerce. Identify and prioritize retail uses that support a walkable environment.

**Extend the retail façade program.** SAGE and other neighborhood organizations will focus resources to support a façade program for existing and new retail business owners.

**Create incentives.** Provide incentives to encourage new businesses to locate in existing buildings in the area.

**Improve conditions at larger-scale retail areas.** Use pedestrian and multimodal level-of-service measures to assess conditions along New Braunfels Avenue, between Dawson Street and Paso Mondo Street; encourage city to further enhance landscape conditions within median strip; develop

design guidelines for retail establishments; modify current zoning; support neighborhood retail by creating zoning and/or regulations to limit certain types of businesses that don't enhance quality-of-life conditions.

#### EXPAND AND DIVERSIFY ECONOMIC ACTIVITIES

**Partner with San Antonio for Growth on the Eastside (SAGE).** A key partner to the Wheatley Choice Neighborhood Initiative is the non-profit organization San Antonio for Growth on the Eastside (SAGE). An economic development resource and dynamic presence on the eastside of San Antonio, SAGE provides support for current business owners and recruits new business to the Choice neighborhood and the greater eastside.

As a partner in Choice Neighborhood, SAGE has ***committed to bring new businesses into the Eastside community***. SAGE will:

- Provide economic development grants to new businesses who wish to be part of the community. To qualify, the businesses must be new to the City of San Antonio and must make employment opportunities available to area residents.
- Provide direct grants/loans to businesses within the Eastside Choice Neighborhood Plan. These matching grants will be offered as part of SAGE's store-front program.

**Partner with ACCION Texas and the City of San Antonio Business Retention and Expansion program (BRE).** Both programs provide options and alternative paths to economic development and vibrant local communities. Small businesses and entrepreneurs seek funding via these non-traditional vehicles.

- ACCION provides loans to those who are historically underserved by commercial lenders, mostly non-caucasian and female populations.
- BRE provides support in the form of incentive packages that include tax abatement and grants. The program ensures communication is both responsive and ongoing.

**Identify job opportunities with the Joint Base Command/Ft. Sam.** The Joint Base Command, formerly Ft. Sam Houston, sits across IH 35, north of the Eastside Choice Neighborhood. The Base Realignment and Closure (BRAC) brought about the consolidation of all military medical training, including Air Force and Navy branches at Fort Sam Houston. The Military Education and Training Campus (METC) on the campus was opened in 2011. The expansion in training has required construction approaching \$1 billion, and represents significant investment in San Antonio and the State of Texas. A potential

employment and economic generator, Ft. Sam figures prominently in the Wheatley Neighborhood Transformation Plan.

Ft. Sam will emphasize the importance of hiring local residents, thus creating opportunities for Choice Neighborhood residents to find a job.

### Entertainment

Entertainment for the area will build upon existing assets and will also endeavor to capture the unique talents and characteristics in the area. One of the desired outcomes for this place is to establish a series of community gathering space, which will promote citizenship and activities that are undertaken for mutual benefit and enjoyment. This will begin with small activities and events, such as movies in the park, expanding the MLK March, opening the school grounds to provide athletic events, block parties, as well as music and art events. Monthly art walks offer a venue for local residents to showcase their crafts, art, dance, music, cuisine and much more. Discussions are also underway to duplicate a community meeting place like the Guadalupe Street Coffee shop, a community development project operated by Baptist Children Family Services (BCGS) Health and Human Services. Located in the heart of San Antonio's Westside—where less than 3% of

### PROPOSED PARTNERSHIPS

Partners, such as ACCION Texas and the City of San Antonio Business Retention and Expansion program (BRE), are enterprises that support the local creative economy and aim to build on human and social assets indigenous to the Eastside Neighborhood. They can see the potential for a vibrant local economy and are compelled to invest energy and inspiration, as a means to transformation. They support economic activities such as community festivals and better block projects that provide more eyes on the street and aid safety in the neighborhood. Also, they contribute to the restoration of pride and the establishment of an identity that honors its history while creating a community culture uniquely its own. Currently ACCION has a presence in the Eastside Choice Neighborhood. Efforts are underway to identify opportunities for BRE to target activities within the Choice footprint.



*The Joint Base Command, formerly Fort Sam, is undergoing a \$1 billion expansion. Opportunities should be created for hiring local residents.*

homes have a computer—the café supports opportunities for local students, aimed at increasing school retention and enhancing teens' likelihood of graduation. Guadalupe Street Coffee fosters continued learning and education, and is a comfortable space where residents have taken ownership and meet over a cup of coffee.

Revitalization underway in the Choice Neighborhood is a backdrop for development in downtown San Antonio. Also, it is an attempt to recapture the area's history by encouraging support and regular use of anchor institutions and neighborhood resources, thereby completing the neighborhood.

The Wheatley Choice Neighborhood is home to several entertainment venues:

- The **Carver Community Cultural Center** is a thriving hub for educational, social and cultural services on the Eastside of San Antonio, serving the African-American community and broader reaches of the San Antonio metropolitan area. The Carver offers a variety of programs for children and adults. Jazz, Rhythm and Blues and quality artists are part of every performance season. It includes a public library and is a hub for social and cultural programs on San Antonio's Eastside.



PHOTO CREDIT: JENNIFER HERRERA

*The Carver Community Cultural Center provides educational, social, and cultural services for the Eastside community and entire City.*

*Plan Strategy: The Eastside Choice Neighborhood will work with the Carver to develop programs for Wheatley children, exposing them to the vast arena of existing programs and services.*

- The **AT&T Center** is an indoor arena, in Eastside San Antonio. Home to the Spurs NBA and Silver Stars WNBA teams, the arena is a venue for a wide range of gatherings, including concerts, religious and other performances, and sports events. The AT&T center borders the Wheatley community along its eastern boundary and generates customers for local businesses, as well providing a venue for entertainment activities.

*Plan Strategy: The AT&T Center will support the Choice Neighborhood Initiative*

*by hosting relevant programming and events attractive to the revitalized community.*

- The **Watson Fine Arts Center** is part of the Fine Arts Department at St. Philips College. Divided into genres of art, music, dance and theatre, students with creative pursuits can display their talents. The theater can be leased by other performance groups.

*Plan Strategy: St. Philips has committed to work with the Eastside Community to increase the use of its facilities for community-based entertainment events, and to mentor resident youth.*

## Green Spaces

The two key findings to emerge regarding green spaces was that the study area did not have an adequate amount of green space and that opportunities for connecting to the surrounding green and open space network were not being realized.

It should be noted that with all green space strategies, **microclimate appropriate landscaping** will be recommended. The design promotes a healthy environment for natural systems by incorporating the Level 2 standards of the Build San Antonio Green program. The standards include aggressive strategies to conserve water, essential in San

Antonio's arid climate. They also promote protecting existing trees and other significant vegetation, planting additional trees to fill gaps in the neighborhood tree canopy, and using local plant species that prevent erosion and tolerate xeric conditions. Use of shade trees, passive solar shading devices, and cool surfaces (such as high-albedo paving and roofing materials) throughout the site and building design will help maintain native microclimate. This saves energy and promotes livability by enabling residents to regularly enjoy time outdoors on porches, patios and in public green spaces.

**Create new green spaces.**

- As part of a future redevelopment of Wheatley Courts, create a new neighborhood park south of Lamar Street, between Gevers and Mittman Streets.
- Utilize available land to develop community gardens in conjunction with new residential and retail redevelopments.

**Improve and share existing green spaces.**

- Enhance programming at Lincoln Park.
- Enhance and add amenities to the green space around Washington Elementary School.

- Develop new and shared programming for recreational space at Wheatley Middle School and Lincoln Park.

**Connect to the surrounding green space network**

- Create community gardens and pocket parks to develop stronger network of green spaces within the study area.



*Land surrounding Washington Elementary school could be improved with new amenities added.*



# TRANSFORMATION PLAN

## Infrastructure

City of San Antonio voters approved a 2012–2017 Bond Program on May 12, 2012. The \$596 million program includes 140 projects citywide. Of the \$596 million, major infrastructure projects totaling \$33.37 million are within the Eastside Choice Neighborhood area. Key construction initiatives are highlighted in the table below.

Construction of these projects will improve traffic flow, improve drainage, increase park amenities, and thereby strengthen opportunities for community revitalization and economic development for the area.

The Infrastructure Management Program (IMP) is a five-year rolling program focused on the maintenance of San Antonio’s public Infrastructure. The improvements will be coordinated with streetscape strategies described in the Transformation Plan and include:

- Street, alley and drainage maintenance
- Sidewalk improvements
- Upgrades to traffic signals
- Pavement markings for bike lanes, pedestrian crossing, etc.
- Advanced Transportation District (ATD) related projects

**KEY CONSTRUCTION INITIATIVES**

PROJECT NAME	2012			2013				2014				2015				2016				2017															
	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
Carver Cultural Center Basic Improvements to include parking	Design			Construction																															
Menger Creek Drainage-Channel Improvements N. Walters to Rio Grande				Design												Construction																			
East Commerce Improvement/Sidewalks and Roadways				Design								Construction																							
Lincoln Park – Improve Basic Park Infrastructure												Design								Construction															

## HOUSING

The housing strategy is not just a well-defined, high-quality, fiscally-sound plan that makes sense to urban planners, developers and investors; it is the physical component of the vision created by the residents and the families that live in the Eastside. The transformation of Wheatley Courts and strategic housing initiatives within the surrounding area is the opportunity to reshape a neighborhood by adding value to what exists. It results in a physical manifestation of the vision created by the residents and families that live in the Eastside.

### HOUSING GOALS

The following community-developed and community-supported goals shape all aspects of the housing plan.

- Ensure one-for-one replacement of the assisted housing units;
- Create an economically integrated community and maximize affordable housing;
- Include residents in all levels of planning;
- Leverage substantial additional resources to ensure maximum impact in the neighborhood;

- Integrate the Housing Component with other study area Components, including anticipating future housing needs;
- Provide appropriate unit configurations and units that are energy-efficient, sustainable, accessible, connected and free from discrimination; and
- Create a strong sense of community through community design.

### HOUSING—APPROACH AND DEVELOPMENT HIGHLIGHTS

The housing initiatives will be centered on the targeted site, Wheatley Courts, and a nearby mixed-income community, Sutton Oaks. One-for-one replacement of the public housing will be distributed throughout the area, including Sutton II and III. Infill development in the immediate area will replace vacant lots and abandoned structures will be replaced with energy-efficient homes that add value to the community.

In collaboration with SAHA and MBS, residents will continue to play an active role as part of the Implementation Working Team. Resident advisory committees will review and comment upon all phases and continue to shape the vision and implementation, up

to and including the branding of the new community. The plan will be financially viable and will result in a redevelopment that is integrated into the broader Wheatley neighborhood and the Eastside community.

Specific details that will be integrated in new housing initiatives will reflect the overall goals of the Choice Neighborhood program and will include:

- **Unit Configurations:** The new units will be townhouses and walkup garden apartments with appropriate room sizes, and with bedroom counts and types that meet the needs of current resident family sizes. The plan includes an 80-unit senior building at the heart of the site (a location requested by the seniors in the commu-



*The photos above depict similar affordable housing developments that McCormack Baron Salazar, SAHA's developer partner, has completed.*

ity); all other units are in multi-family buildings.

- Environmental Remediation, Energy Efficiency and Sustainability:** The deconstruction process will include the safe removal of all lead and asbestos material, as well as any impacted soils on the site. All Housing will be built to achieve Build San Antonio Green Level II or Enterprise Green Communities Criteria or both. The Transformation Plan is pursuing USGBC LEED for Neighborhood Design (LEED-ND) certification.
- Accessibility:** HUD Standards will be exceeded through the following: 5% of the units across unit sizes and an additional 5% of one- and two-bedroom units will be accessible to people with disabilities.

- Promote and participate in infill development:** To address the number of vacant parcels and abandoned structures within the Choice Neighborhoods footprint, a strategic area for acquisition will be defined and vacant lots and abandoned structures acquired. The plan calls for a “focused neighborhood” which will provide the opportunity to leverage and concentrate resources in order to have an immediate visible impact.
- Improve the quality and value of current housing stock:** An additional tool of the “focused neighborhood” approach is owner-occupied rehabilitation.

Choice Neighborhoods has taken this rehab housing initiative one step further by partnering with St. Philips College and

George Gervin’s YouthBuild program to provide construction training to adults and students. This training cohort will prepare residents living within the Choice Neighborhood, to take advantage of single-family rehab and multi-family new construction employment opportunities.

- Neighborhood Amenities Connected to Housing Initiative:**
  - > A two-acre park will be formed between Hays and Arthur, with green space and a community garden, picnic areas, playgrounds and other amenities. The senior building will front on this park, framing the street and defining the edges of the park, while also providing eyes on the park.



*A major new neighborhood amenity will be a community center planned along Walters Street.*



The following site plans highlight the beginning redevelopment patterns for both Wheatley Courts and Sutton Oaks. The block section graphic details typical block formation within Wheatley Courts. The building elevations highlight the scale and design concepts for the proposed housing. As noted on the full block elevation, buildings will range from two to three stories and will be developed with unique features to create a diverse housing pattern. The senior housing building, at three stories, will remain in scale with the surrounding townhouses and walk-up garden apartments.

**A Phased Approach to Redevelopment**

During the public process, residents conveyed two extremely important requests:

- The first was the need for senior residents to have their own building while remaining a part of the family site. This provides the ability to look after children on the playground, but also have separate living space.
- The second request was for all residents to remain close to their personal support systems made up of friends and relatives living in and around the Wheatley and Sutton community.

The redevelopment will occur in four phases: three family phases and a senior

**WHEATLEY COURTS SITE PLAN**



**BUILDING ELEVATIONS FOR PROPOSED REDEVELOPMENT OF WHEATLEY COURTS**



development located on-site near the new community center. This close knit community has made it clear that the Sutton Oaks redevelopment, a SAHA mixed-income property within the footprint, is an integral part of the Wheatley Courts redevelopment.

**Sutton Oaks**

Sutton Oaks is on the site of the former Sutton Homes, which was built in 1952 and was one of the San Antonio Housing Authority's (SAHA) oldest public housing communities for families. It became an increasingly distressed property, as evidenced by its failing foundations, deteriorating utility infrastructure and confining site plans.

Sutton Oaks Phase I is a new vibrant community consisting of 194 units, 11 residential buildings and a clubhouse.

**The Park at Sutton Oaks**

Phase II of the reconstruction of the former "Sutton Homes" is a major step toward revitalizing San Antonio's near Eastside. The second phase of development will be built to Build to San Antonio Green (BSAG) Level II and feature 208 new multi-family units, which will include 1, 2, 3, and 4 bedroom units with an estimated project cost of \$29.4 million. The property will serve individuals and families at 30%, 50% and 60% AMI,

SUTTON OAKS SITE PLAN



as well as market rate. Construction commenced in October 2012, with a projected completion date of December 2013.

**Mixed-income development.** A critical part of the planning process was devising a mix of unit types and amenities for a range of incomes and people. The housing plan provides market rate and affordable housing to households at a mix of income levels.

The total mix of units for all phases of development are included in the table below.

**Long-term affordability.** Currently, the plan calls for the reconstruction of 202 new ACC (PHA) replacement units, 44 Section 8 Project-Based Vouchers (meeting the one-for-one replacement requirement), and 248 LIHTC units, in order to both retain affordability for households at less than 120% of AMI and establish a mix of incomes on the site. The PHA and LIHTC units will have, at a minimum, a 40-year affordability restriction. The affordability restrictions will be required as part of the deed restriction/LURA (Land-Use Restriction Agreement) on the site.

**UNIT COUNT**

PHASE	MARKET-RATE	LOW INCOME HOUSING TAX CREDITS	PROJECT-BASED VOUCHERS	PUBLIC HOUSING AUTHORITY	TOTAL UNITS
<b>CHOICE FUNDED UNITS</b>					
Multi-family Phase I	35	36	10	54	135
Senior Development		4	28	48	80
Multi-family Off-site	24	39		15	78
Multi-family Phase II	32	16	6	36	90
<b>Subtotal</b>	<b>91</b>	<b>95</b>	<b>44</b>	<b>153</b>	<b>383</b>
<b>CHOICE MULTI-FAMILY UNITS NOT FUNDED BY CHOICE</b>					
Sutton Oaks	8	137		49	194
The Park at Sutton	46	113		49	208
<b>Subtotal</b>	<b>54</b>	<b>250</b>		<b>98</b>	<b>402</b>
<b>TOTAL COMBINED</b>	<b>145</b>	<b>345</b>	<b>44</b>	<b>251</b>	<b>785</b>

**ONE-FOR-ONE REPLACEMENT**

PHASE	PUBLIC HOUSING	PROJECT-BASED VOUCHERS	TOTAL UNITS
<b>CHOICE FUNDED UNITS</b>			
Multi-family Phase I	54	10	64
Senior Development	48	28	76
Multi-family Off-site	15		
Multi-family Phase II	36	6	42
<b>Subtotal</b>	<b>153</b>	<b>44</b>	<b>197</b>
<b>CHOICE MULTI-FAMILY UNITS NOT FUNDED BY CHOICE</b>			
Sutton Oaks	49		49
The Park at Sutton	49		49
<b>Subtotal</b>	<b>98</b>		<b>98</b>
<b>TOTAL COMBINED</b>	<b>251</b>		<b>251</b>

**GREEN BUILDING**

All new and substantially renovated replacement housing will be built and certified to Enterprise Green Communities Criteria (EGC) 2011 Standards and/or will meet Build San Antonio Green Level II (BSAGII). EGC increases the efficiency of the building envelopes and systems, includes Energy Star for Homes certification, reduces greenhouse gas emissions through decreased need of fossil fuels, prevents wasted natural resources by using environmentally preferable materials, and minimizes construction wastes. EGC also promotes healthy living environments through the use of healthy interior materials (low-and no-VOC paints and adhesives, green label carpeting, formaldehyde-free products), intergrated pest control, and adequate ventilation planning. BSAGII focuses on all aspects of creating healthy homes and environment including Energy, Water, Site Design and Health.

# TRANSFORMATION PLAN

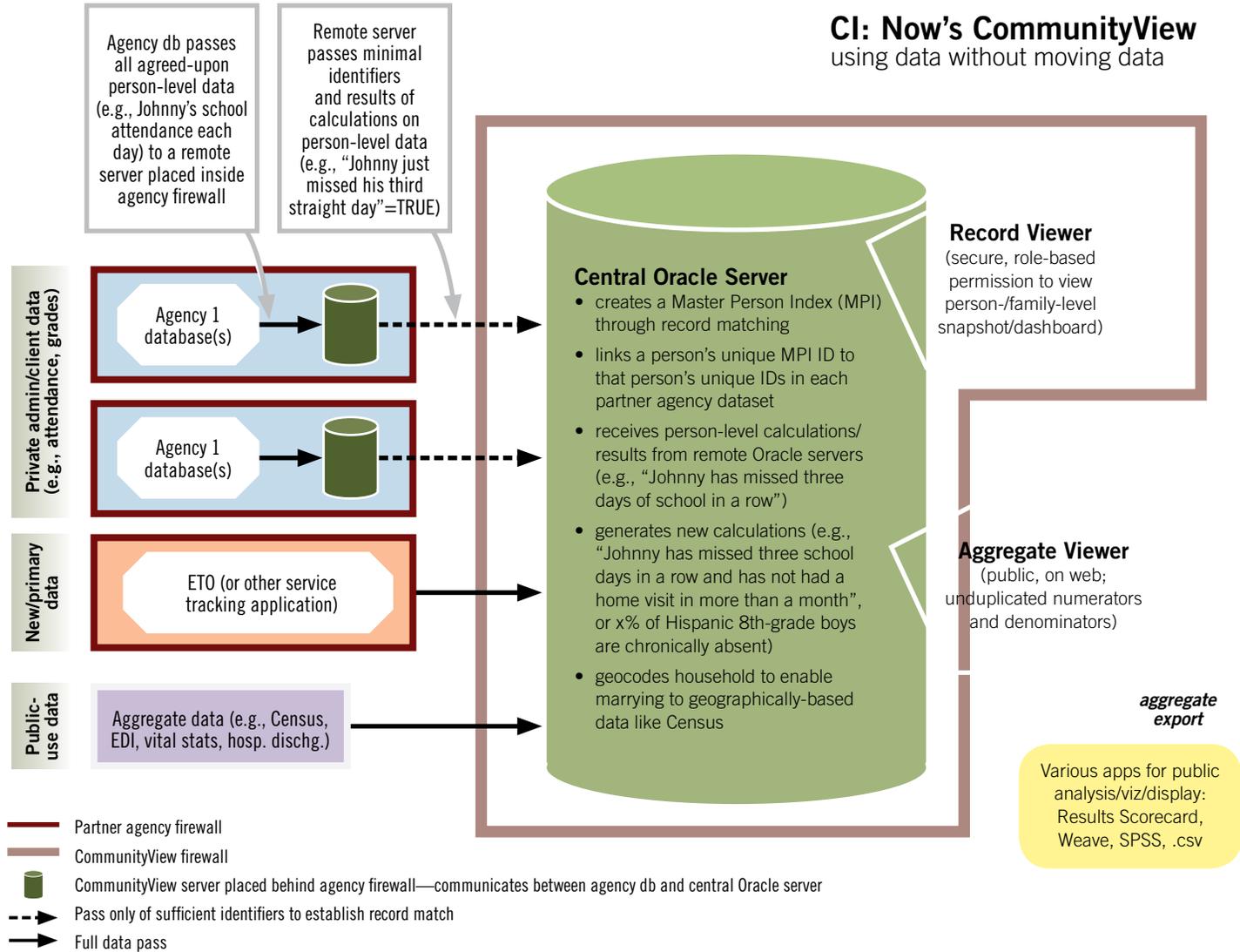
TRANSFORMATION PLAN

EASTSIDE CHOICE NEIGHBORHOOD

## 8 Data

There are many agencies within the Choice footprint who work with residents, students and individuals who receive some level of public assistance and there is a need for integrated data.

- The Eastside Choice Neighborhood Transformation Plan partners are working with Promise Neighborhood to share critical indicators using a pioneering data-sharing system.
- This system, CommunityViewer, was designed by Intellica in partnership with NOW:DATA, CI:NOW and Promise Neighborhood Initiative.
- SAHA, Urban Strategies, and MBS will upload data on a monthly/quarterly basis into CommunityViewer, a system of secure servers that matches data using unique identifiers, and allows partners to query and review shared indicators.



SOURCE: LAURA MCKIERAN EXECUTIVE DIRECTOR CINOW-NOWDATA.

## 9 Next Steps

On December 12, 2012, SAHA CEO Lourdes Castro Ramirez received a phone call from Congressman Lloyd Doggett that would forever change the lives of the Wheatley Choice Neighborhoods Community. “Congratulations! We got it!” It was the news that SAHA and community members had been waiting months to hear and it arrived just in time for Christmas.



## NEXT STEPS



*On December 13, 2012 a press conference was held in front of Wheatley Courts to announce that HUD had awarded the San Antonio Housing Authority a Fiscal Year (FY) 2012 Choice Neighborhoods Implementation Grant in the amount of \$29,750,000, to support the Transformation Plan created by residents of the Eastside for the redevelopment of the Wheatley Choice Neighborhoods community.*



*"It's going to change a lot of people's lives," said Daniel Arellano, vice-president of the Wheatley resident council. "The kids need to have more activities so they're not just walking around with nothing to do."*

Read more: [http://www.mysanantonio.com/news/local\\_news/article/The-days-now-are-numbered-for-troubled-Wheatley-4116392.php#ixzz2F46k3eYo](http://www.mysanantonio.com/news/local_news/article/The-days-now-are-numbered-for-troubled-Wheatley-4116392.php#ixzz2F46k3eYo)



PHOTO: LISA KRANTZ, SAN ANTONIO EXPRESS-NEWS / © 2012 SAN ANTONIO EXPRESS-NEWS

*After the press conference, Sydney Jackson, 8, waits to meet Mayor Julián Castro, left, with her grandmother, Kathy Harris, right, President of the Skyline Park Neighborhood Association.*

Read more: [http://www.mysanantonio.com/news/local\\_news/article/The-days-now-are-numbered-for-troubled-Wheatley-4116392.php#ixzz2F4Alu3k6](http://www.mysanantonio.com/news/local_news/article/The-days-now-are-numbered-for-troubled-Wheatley-4116392.php#ixzz2F4Alu3k6)

## Next Steps

- 1 REFINE IMPLEMENTATION PLAN TIMELINE AND RESOURCES.
- 2 CONTINUE COMMUNITY ENGAGEMENT.
- 3 DEVELOP MEMORANDUM OF UNDERSTANDING WITH PARTNERS.
- 4 DEPLOY SUPPORTIVE SERVICES STRATEGY (PEOPLE).
- 5 FINALIZE FUNDING AND PHASING FOR REDEVELOPMENT PHASES IIA & IIB (HOUSING).
- 6 CREATE RELOCATION PLAN FOR REDEVELOPMENT (PEOPLE).
- 7 DEPLOY FOCUSED NEIGHBORHOOD CAMPAIGNS (NEIGHBORHOOD).
- 8 INITIATE ECONOMIC DEVELOPMENT STRATEGY (NEIGHBORHOOD).

*“Change will not come if we wait for some other person, or if we wait for some other time. We are the ones we’ve been waiting for. We are the change that we seek.”*

—BARACK OBAMA

## NEXT STEPS

TRANSFORMATION PLAN

EASTSIDE CHOICE NEIGHBORHOOD

# Appendix

**GOVERNMENT SERVICES**

Carver Community Cultural Center  
 Carver Library  
 Councilwoman Ivy Taylor—District  
 2 City Council office  
 Dignowity Hill Neighborhood  
 Association  
 Government Hill Alliance  
 Harvard Place/Eastlawn  
 Neighborhood Association  
 Jefferson Heights Neighborhood  
 Association  
 Parenting Order Legal Clinic  
 Project—Barbara Jordan  
 Community Center

**FINANCIAL/ECONOMIC SERVICES**

San Antonio For Growth on the  
 Eastside (SAGE)  
 Select Federal Credit Union  
 Ella Austin: income tax assistance  
 (VITA)  
 Claude Black Community Center—  
 income tax preparation  
 Antioch Community  
 Transformation Network:  
 Financial Literacy Program  
 Antioch Community  
 Transformation Network: One-  
 on-One Credit and Housing  
 Counseling

**EDUCATIONAL SERVICES**

San Antonio Education Partnership  
 (SAEP)  
 Tynan Early Childhood Education  
 Center (Headstart)  
 Alamo Public Telecommunications  
 dba KLRN  
 Bowden Elementary  
 Carver Academy  
 Washington Elementary  
 Pershing Elementary  
 Wheatley MS  
 Bowden Parent Room  
 Pershing Parent Room  
 Wasington Parent Room  
 Wheatley Parent Room

Ella Austin: Youth Development  
 After-School Program  
 Ella Austin: Early Child  
 Development, Parenting Classes,  
 Antioch Community  
 Transformation Network:  
 Precious Minds New  
 Connections Parent Education  
 Program  
 Healy-Murphy Child Development  
 Center  
 All-Stars After School at Bowden  
 San Antonio Sports—Dreams for  
 Youth fencing program  
 SAYC—Partnership with Antioch  
 Missionary Baptist Church  
 SAYC—Partnership with St. Paul  
 United Methodist Church  
 Boys and Girls Club of SA—STARS  
 Program  
 Antioch Christian Academy—  
 licensed pre-school  
 Ella Austin Child Center—licensed  
 pre-school  
 Healy-Murphy Center, Inc.—  
 licensed pre-school  
 Miller Child Development Center—  
 licensed pre-school  
 Wee Care Development Center  
 Maggie Sullivan—registered child-  
 care home  
 Sharon Thomas—registered child-  
 care home  
 St. Paul’s Episcopal Montessori  
 School—licensed pre-school

**FAITH SERVICES**

Antioch Missionary Baptist Church  
 Arthur Street Church  
 Calvary Baptist Church  
 Childress Memorial  
 Childress Memorial Church-God  
 Church of the Good Shepherd  
 Orthodox Order of St. Benedict  
 Church of the Living God  
 Community of Churches  
 Continuum of Care Ministry  
 Dial a Prayer  
 East End Church-God in Christ

East St. Paul United Methodist  
 Church  
 First Stop  
 First Timothy Baptist Church  
 First Trinity Missionary Baptist  
 Church  
 Grace Community Church  
 Grady Memorial Church of God  
 Hodges Chapel AME  
 House of Prayer Christian  
 Ministries  
 Mosques Association Muslim  
 Center  
 Mount Gilead Baptist Church  
 Mountain Calvary Baptist Church  
 Mountain Sinai Baptist  
 New Jerusalem Missionary Baptist  
 Church  
 New Mountain Pleasant Baptist  
 Church  
 New Rose of Sharon Missionary  
 Baptist Church  
 New Testament Baptist Church  
 New Testament Spirit of Life  
 Church  
 New Union Baptist Church  
 Pleasant Grove Missionary Baptist  
 Rising Star Baptist Church  
 St. Patrick’s Catholic Church  
 St Paul United Methodist Church  
 St Paul’s Episcopal Church  
 St Stephen’s Catholic Church  
 Star of Hope Ministries  
 Tried Stone Baptist Church  
 True Holiness Pentacostal Church

**HEALTH SERVICES**

Antioch Community  
 Transformation Network:  
 Diabetes Education Program  
 BCCS—Screening/Diagnostics—  
 University Health System  
 Eastside Clinic  
 Black Effort Against the Threat of  
 Aids (BEAT AIDS)  
 Dixon Clinic—East San Antonio  
 Medical Clinic  
 Harvard Place/Supported Housing/  
 Employment Program (at the

Center for Health Care Services)  
 Health Education Program at  
 Dixon Jr. Clinic  
 San Antonio Healthy Start and  
 Project WORTH  
 Texas Health and Human  
 Services—Office of Eligibility  
 Services  
 Women’s Health Program—  
 University Health System  
 Eastside

**PUBLIC HOUSING SERVICES**

SAHA Public Housing Program—  
 Olive Park Apartments  
 SAHA Public Housing Program—  
 Village East Apartments  
 SAHA Public Housing Program—  
 W.C. White Apartments  
 SAHA Public Housing Program—  
 Wheatley Courts  
 SAHA Public Husing program—  
 Sutton Oaks

**RECREATIONAL SERVICES**

Antioch Sports Complex and  
 Community Center  
 Dawson Park and Community  
 Center  
 Dignowity Park  
 Fairchild Tennis Center and pool  
 Lincoln Park  
 Woodward Community Center

**EMERGENCY SERVICES**

Catholic Worker House  
 Claude Black Community Center—  
 emergency assistance services  
 Ella Austin: emergency food and  
 utility assistance  
 Emergency and Transitional  
 Housing—Strong Foundation  
 Food Bank—Antioch Baptist  
 Church  
 Food Bank—Bethel AME Outreach  
 Center  
 Food Bank—Mt. Sinai Food  
 Ministry  
 Food Bank—St. Paul United

Methodist Church  
 Salvation Army Hope Center  
 —Emergency Men’s Shelter/  
 Transitional Worker’s

**SENIOR SERVICES**

Antioch Community  
 Transformation Network: Silver  
 Sneakers and Senior Health and  
 Fitness Programs  
 Children and Caregiver Connection  
 (C3)  
 Claude Black Community Center—  
 senior nutrition services  
 Salvation Army Dave Coy Senior  
 Center

**SOCIAL SERVICES**

Barbara Jordan Community Center  
 Communities In Schools of San  
 Antonio (C.I.S.)—at Wheatley  
 Middle School  
 Eastside Youth Center  
 Healy-Murphy Center—Education,  
 Rehabilitation, Social  
 Development  
 HIS Bridge Builders  
 MELD Parent Support Program—  
 East  
 San Antonio Fighting Back  
 Summer Food Service Program—  
 Bowden Elementary; Calvary  
 Baptist Church (SAFB); Dorothy  
 C. Pickett Academy; Eastside  
 Youth Center; Fairchild Tennis  
 Center Park; Greater Faith  
 Temple (PBI); Healy-Murphy  
 Center (SAFB); Lockwood  
 Community Center; Washington  
 Elementary (SAISD); Wheatley  
 Courts Apartments (SAFB);  
 Wheatley Middle School (SAISSD)  
 YAGA—Youth Against Gang  
 Activity  
 YWCA on Hackberry



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 20

**Public Hearing:**

Planning Commission  
May 22, 2013

**Case Number:**

PA 13034

**Applicant:**

Villagomez Engineering Company

**Representative:**

Jose Villagomez, PE

**Owner:**

Emerita Salazar and Adrian  
Hernandez

**Staff Coordinator:**

Tyler Sorrells, AICP, Planner  
(210) 207-7395  
[tyler.sorrells@sanantonio.gov](mailto:tyler.sorrells@sanantonio.gov)

**Property Address/Location:**

The subject property is immediately  
east of 8715 Grissom Road.

**Legal Description:**

NCB 18698 Blk 28 Lot 3

**Tract Size:**

4.33 acres

**Council District(s):**

District 6

**Notification:**

Published in Daily Commercial  
Recorder 5/3/2013  
Notices Mailed 5/9/2013

- 22 to property owners within 200 feet
  - No registered neighborhood association within 200 feet
  - 13 to planning team members
- Internet Agenda Posting 5/17/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Northwest Community Plan future land use classification for the property subject to this application from High Density Residential to Community Commercial.

**RECOMMENDED ACTION**

**Approval** of the request to change the future land use classification of the subject property from High Density Residential to Community Commercial.

**ALTERNATIVE ACTIONS**

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

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The proposed amendment would accommodate appropriately scaled and located community-oriented development to serve properties in the immediate vicinity and throughout the planning area.

**Transportation:**

Grissom Road is a Secondary Arterial Type roadway. Access on to Grissom Road is provided by an existing curb-cut. The existing transportation infrastructure configuration prevents access to adjacent residential properties.

**Community Facilities:**

The subject property is approximately 1,000 feet southeast of Oscar Perez Memorial Park, approximately 0.5 miles southeast of Timberwilde Elementary School, and approximately 0.20 miles northwest of Cathedral Rock Nature Park. No negative impacts on community facilities are anticipated.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> Northwest Community Plan	
<b>Plan Adoption Date:</b> September 24, 1998	<b>Update History:</b> May 27, 2004 and June 16, 2011
<p>The subject property is located in the vicinity of Timber Path and Grissom Road. The intersection of these roadways is signalized and the subject property has existing access to Grissom Road. The development pattern in the immediate vicinity of this intersection is predominantly commercial in nature, with residential uses to the east and north. The proposed amendment would facilitate concentration of commercial uses in a node centered on Timber Path and Grissom Road. Placement of commercial development in a nodal fashion is supported by <b>Goal 2 – Encourage Commercial Development At Nodes.</b></p>	
<p>The proposed Community Commercial land use classification accommodates a broad array of commercial uses that would support the adjacent residential property owners as well as those further from the subject property. The proposed land use classification accommodates a range of potential uses, such as pharmacies, neighborhood groceries, offices, and restaurants, which would serve the community at large. This is supported by <b>Goal 1: Encourage Neighborhood-Friendly Business Development</b> and <b>Strategy 1: Promote more businesses to be neighborhood scaled.</b> Additionally, the size and configuration of the subject property would allow installation of landscape buffering and other measures to mitigate potential negative impacts to adjacent residential properties.</p>	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>High Density Residential:</b> High Density Residential includes low-rise to mid-rise apartments with more than four (4) dwelling units per building. High density residential provides for compact development including apartments, condominiums and assisted living facilities. This form of development is typically located along or near major arterials or collectors.</p>	<p>MF-25, MF-33, MF-40, MF-50, UD</p>
<p><b>Community Commercial:</b> Community Commercial includes offices, professional services, and retail uses that are accessible to a variety of modes of transportation including bicyclists and pedestrians. Examples include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops, pharmacies, and medical clinics.</p>	<p>O-1.5, C-1, C-2, C-2P, UD</p>

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	High Density Residential	Vacant
North	Low Density Residential	Single-Family Homes
East	Low Density Residential	Single-Family Homes
South	Unclassified	Baseball Field, Concrete Batch Plant
West	Community Commercial, Low Density Residential	Single-Family Homes, Tire Shop

**Land Use:** The subject property is currently vacant and is located at the eastern extent of the commercial node centered on Timber Path and Grissom Road. The development pattern in the vicinity of this intersection is predominantly commercial, with the subject property being located adjacent to an existing auto service facility and a multi-tenant retail establishment. The proposed Community Commercial land use classification would accommodate development of the subject property that is compatible with adjacent commercial and residential uses and which would also provide additional services and retail opportunities that would be beneficial to adjacent residential properties. This is supported by **Goal 1:**

**Encourage Neighborhood-Friendly Business Development and Strategy 1: Promote More Businesses to Be Neighborhood Scaled.**

The Northwest Community Plan recommends a concentration of commercial uses on nodes formed by the intersection of major roadways. Nodal development is recommended in order to mitigate the negative transportation impacts that are posed when commercial development is located within a residential area. The subject property is located in an established commercial node centered on the intersection of Grissom Road and Timber Path and has an established access point on to Grissom Road. The subject property's location at an established commercial node, as well as its sole access point on to an arterial roadway, is supported by **Goal 2 – Encourage Commercial Development At Nodes.**

**Transportation:** Grissom Road is classified as a Secondary Arterial Type A. The Major Thoroughfare Plan classifies Timber Path as a local street; however, the roadway is configured with two lanes in both directions. Access to the subject property is provided by an existing curb cut on to Grissom Road. There is no roadway access to adjacent residential properties. No negative impacts to transportation infrastructure are anticipated.

**Community Facilities:** The subject property is approximately 1,000 feet southeast of Oscar Perez Memorial Park, approximately 0.20 miles from Cathedral Rock Nature Park, and approximately 0.5 miles southeast of Timberwilde Elementary School. No negative impacts on community facilities are anticipated.

**II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** C-2

**Proposed Zoning:** C-2 CD (Conditional Use for Auto Repair)

**Corresponding Zoning Case:** Z2013134 CD

**Zoning Commission Public Hearing Date:** June 4, 2013

**III. RECOMMENDATION**

Approval. The proposed amendment would accommodate future development that is appropriately scaled and located. The Northwest Community Plan recommends nodal development is recommended in order to mitigate the negative transportation impacts that are posed when commercial development is located within a residential area as well as commercial uses that support residential uses in the planning area. The proposed plan amendment is consistent with these goals and objectives.

**IV. ATTACHMENTS**

A. Plan Amendment Maps

B. Aerial Map

**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTHWEST COMMUNITY PLAN PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM HIGH DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL FOR AN AREA OF APPROXIMATELY 4.33 ACRES LOCATED IMMEDIATELY EAST OF 8715 GRISSOM ROAD AND LEGALLY DESCRIBED AS NCB 18698 BLK 28, LOT 3.**

**WHEREAS**, City Council approved the Northwest Community Plan as an addendum to the Comprehensive Master Plan on December 4, 2003; updated the plan on May 27, 2004 and June 16, 2011; 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 22, 2013 and **APPROVED** the amendment on May 22, 2013; and

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

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

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

PASSED AND APPROVED ON THIS 22nd DAY OF MAY 2013.

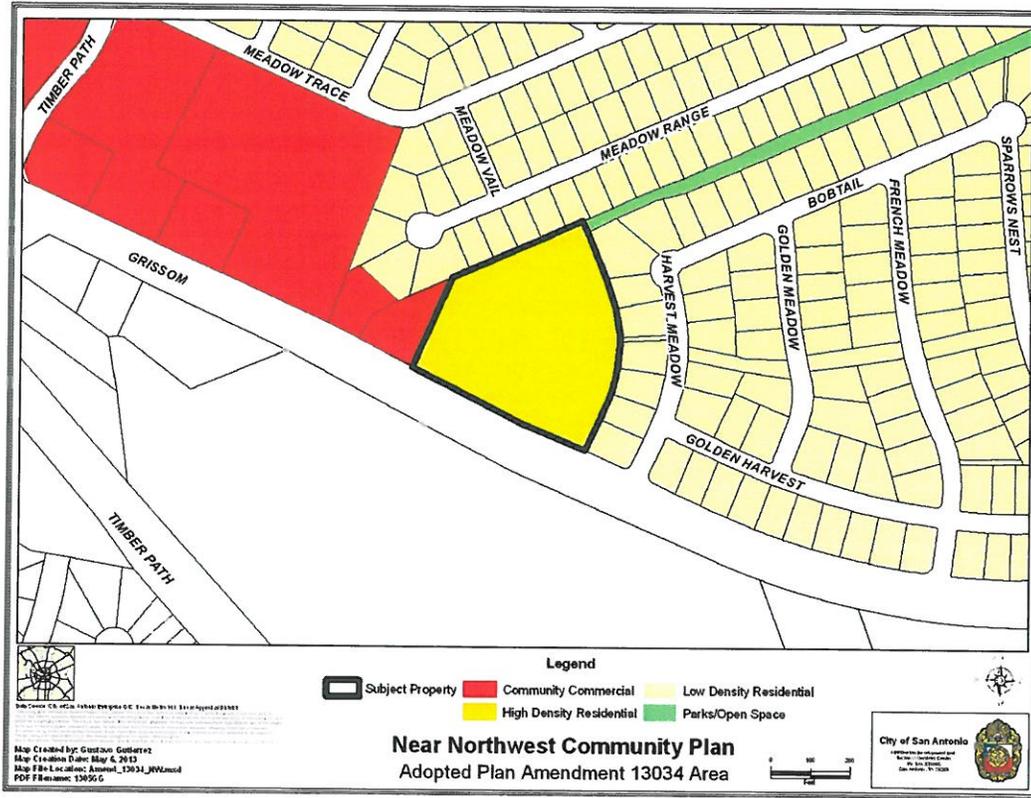
Attest:

Approved:

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

\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
San Antonio Planning Commission

Future Land Use Plan as adopted:



Proposed Amendment:

