

SAN ANTONIO PLANNING COMMISSION AGENDA



May 11, 2011



2:00 P.M.

Amelia Hartman, *Chair*

Jose R. Limon, *Vice Chair*

Andrea Rodriguez, *Chair Pro Tem*

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez

Rolando H. Briones

Jody R. Sherrill

Rob Rodriguez



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

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

1. PRELIMINARY ITEMS:

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

- Agenda items may be discussed (Development Services Department)
- Briefing on the 2011 Comprehensive Master Plan Framework (Karen Walz, Strategic Community Solutions; Priscilla Rosales-Pina, Department of Planning and Community Development)

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

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLAT W/ WRITTEN NOTIFICATION:

Council District Ferguson Index #

A. 110123 Mountain Lodge, Unit – 6A5 (PUD)* OCL 483 B-2
(West of the intersection of Mountain Crest and Sunset Peak)

REPLATS:

B. 090236 BCB – S. New Braunfels, Unit 2 3 683 F-1
(Extending South New Braunfels south from Sidney Brooks)

C. 110063 Westover Hills - Nationwide 6 578 D-8
(Southeast of the intersection of S. H. 151 and Hyatt Resort Drive)

* Project is located in the Camp Bullis Notification Area.

CONSENT AGENDA

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

PUBLIC HEARINGS FOR ITEMS 6-8 HELD ABOVE:

- | | | | | |
|----|--------|--|------------|----------------|
| 6. | 110123 | Mountain Lodge, Unit – 6A5 (PUD)*
(West of the intersection of Mountain Crest and Sunset Peak) | OCL | 483 B-2 |
| 7. | 090236 | BCB – S. New Braunfels, Unit 2
(Extending South New Braunfels south from Sidney Brooks) | 3 | 683 F-1 |
| 8. | 110063 | Westover Hills - Nationwide
(Southeast of the intersection of S.H. 151 and Hyatt Resort Drive) | 6 | 578 D-8 |

PLATS:

- | | | | | |
|-----|--------|--|-----------|----------------|
| 9. | 100338 | Westover Hills, Unit 40
(Southeast corner of Hunt Lane and Westover Hills Boulevard) | 6 | 578 F-7 |
| 10. | 100355 | BCB-Inner Circle Dr., Unit 3
(Extension of Inner Circle Drive from BCB-S. New Braunfels, Unit 2) | 3 | 683 F-1 |
| 11. | 100361 | Valencia Hills Enclave Phase 1
(On the east side of Bulverde Road, north of Loop 1604) | 10 | 518 B-2 |

INDIVIDUAL CONSIDERATION

PLATS:

- | | | | | |
|-----|--------|---|------------|----------------|
| 12. | 070102 | Sulphur Springs - Unit 4B (Rescind)
(The extension of Jasper Hollow from Sulphur Springs Unit 2) | 2 | 653 C-5 |
| 13. | 090217 | Traders Village Park (Pending Completeness)
(On the southeast side of Old Pearsall Road, southwest of Loop 410) | OCL | 679 F-2 |

* Project is located in the Camp Bullis Notification Area.

- | | | | | |
|-----|--------|---|-----|---------|
| 14. | 100109 | Sulphur Springs - Unit 4B II
(The extension of Jasper Hollow from Sulphur Springs Unit 2) | 2 | 653 C-5 |
| 15. | 110104 | Tausch Farms Unit 6B (Pending Completeness)
(Extending Mustang Oak Drive and Flying Fury Drive west from Unit 6A) | OCL | 546 B-6 |

VARIANCES and APPEALS:

- | | | | | |
|-----|--------|---|----|---------|
| 16. | 060772 | Highland Farms III Unit 10 (time extension)
(South of Summerfest Drive and Braden Gate) | 2 | 585 C-6 |
| 17. | 080177 | Bulverde Road Apartments (time extension)
(On the west side of Bulverde Road, north of Loop 1604) | 10 | 518 B-2 |

COMPREHENSIVE MASTER PLANS:

18. Public hearing and consideration of a resolution recommending approval of the Comprehensive Master Plan Framework, a component of the City of San Antonio Comprehensive Master Plan, and an update to the 1997 Master Plan Policies, as it conforms to the approval criteria set forth in the Unified Development Code, §35,420, pertaining to "Comprehensive Neighborhood Community and Perimeter Plans. (Planning and Community Development Department by Trish Wallace)
19. PA11024 – [Item continued from April 27, 2011 meeting] Public hearing and consideration of a resolution amending the land use plan contained in the IH-10 Corridor Perimeter Plan, a component of the Master Plan of the City, by changing the use of approximately 7.41 acres out of NCB 16554 Lot P-1A Abs 678 located at 11095 Graytown Road from Neighborhood Commercial land use to Low Density Residential land use. (Planning and Community Development Department by Tyler Sorrells)
20. PA11026 – [Item continued from the April 27, 2011 meeting] Public hearing and consideration of a resolution amending the land use plan contained in the Guadalupe Westside Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.74 acres located at 105 S. Zarzamora and 2918 W. Commerce from Community Commercial land use to Light Industrial land use. (Planning and Community Development Department by Robert C. Acosta)
21. PA11027 – Public hearing and consideration of a resolution amending the land use plan contained in the Mahncke Park Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.1839 acre located at 116 Elmhurst Avenue from Urban Multifamily Residential land use to Neighborhood Commercial land use. (Planning and Community Development Department by John Osten)

22. PA11028 – Public hearing and consideration of a resolution amending the land use plan contained in the Near Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.555 acres located at the northwest corner of the intersection of North Zarzamora Street and West Ashby Place from Neighborhood Commercial land use to Community Commercial land use. (Planning and Community Development Department by Michael Taylor)
23. PA11030 - Public hearing and consideration of a resolution amending the land use plan contained in the North Sector Plan, a component of the Master Plan of the City, by changing the use of 2.8306 acres located west of the intersection of IH-10 West and Calle Rialto more specifically described as Lot 11 and portions of Lots 9, 10, and 12 Block 3 NCB 16390 from Rural Estate Tier land use to Regional Center land use. (Planning and Community Development Department by Rebecca Paskos)
24. PA11031 - Public hearing and consideration of a resolution amending the land use plan contained in the Near Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.3036 acres located at 1407 W. Olmos from Urban Low Density Residential land use to Neighborhood Commercial land use. (Planning and Community Development Department by Tyler Sorrells)
25. PA11032 - Public hearing and consideration of a resolution amending the land use plan contained in the United Southwest Communities Plan, a component of the Master Plan of the City, by changing the use of approximately 9.066 acres from Low Density Residential land use and Community Commercial land use to Industrial land use for a parcel located at 8331 SW Loop 410. (Planning and Community Development Department by Gary Edenburn)
26. PA11033 - Public hearing and consideration of a resolution amending the land use plan contained in the Lavaca Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.1889 acres located at 115 Devine Street from Mixed Use land use and Low Density Residential land use to Mixed Use land use. (Planning and Community Development Department by John Osten)
27. U11002– [Item continued from April 27, 2011 meeting] Public hearing and consideration of a resolution to recommend to City Council an update to the United Southwest Communities Plan as a component of the City's Master Plan as it conforms to the approval criteria set forth in the Unified Development Code, §35-420, pertaining to "Comprehensive, Neighborhood, Community and Perimeter Plans" for the area generally bound by Valley Hi Drive, Medina Base Road, SW Military Drive, and Lackland Air Force Base to the north, Quintana Road and Interstate 35 to the east, Loop 1604 to the south, and the city limits and the Lackland Air Force Base Annex to the west. (Planning and Community Development Department by Gary Edenburn)

OTHER ITEMS:

28. Briefing regarding the SAWS five year update to the impact fee program. (San Antonio Water Systems by Sam Mills)
29. Briefing and review of TAC applicants (Development Services Department by Richard Carrizales)
30. Approval of the minutes for the April 27, 2011 Planning Commission meeting.
31. Director's report – City Council Action Update (Planning Commission Items sent to Council)
32. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
33. **ADJOURNMENT**

Consent Agenda

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION

AGENDA ITEM NO: 5A16 May 11, 2011

MOUNTAIN LODGE,
UNIT-6A5 (PUD)
SUBDIVISION NAME

MAJOR PLAT

110123
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 483 B-2

OWNER: Thompson 281 Investors, LLC., by WT Field

ENGINEER: Pape-Dawson Engineers, Inc., by Alfonso Chua, P.E.

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

Date filed with Planning Commission: April 20, 2011

Location: West of the intersection of Mountain Crest and Sunset Peak

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 427-I, Laredo Springs, accepted on October 24, 2003

PUD 03-020-A, Mountain Lodge approved on July 28, 2005

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **1.825** acres consisting of **9** single family lots.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on May 11, 2011. Thirty one notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. In addition, notice was given to the Estates at Stone Gate POA Neighborhood Association, which is registered with the City of San Antonio.

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, but reconfiguring of several lots does not require a new report, previously reported under plat number 060210.

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

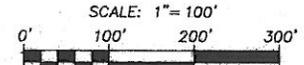
STAFF RECOMMENDATION:

Approval

PLAT NUMBER 110123

REPLAT ESTABLISHING MOUNTAIN LODGE, UNIT-6A5 (PUD)

A 1.825 ACRES TRACT OF LAND BEING LOTS 20 THRU 28, BLOCK 18 AND LOTS 30 THRU 32, BLOCK 22, COUNTY BLOCK 4926 OF THE MOUNTAIN LODGE, UNIT-6A5(AA) (PUD) RECORDED IN VOLUME 9574, PAGES 189-190 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

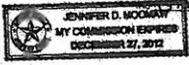


DATE OF PRINT: April 13, 2011

STATE OF TEXAS
COUNTY OF
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, FORWAYS, ALLEYS, STREETS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: WILHELM THOMPSON 281 INVESTORS, LLC
1600 N. COLLINS BLVD., SUITE 1500
RICHARDSON, TX 75080
(972) 644-2400
(972) 644-2411 FAX

STATE OF TEXAS
COUNTY OF
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED W. J. Judd KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXERCISED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13 DAY OF April, A.D. 20 11.



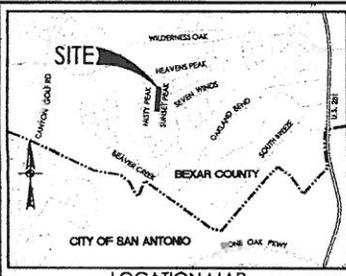
CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ AND THAT AFTER EXAMINATION IT APPEARED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

DATED THIS _____ DAY OF _____ A.D. 20 _____
COUNTY JUDGE, BEXAR COUNTY, TEXAS COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MOUNTAIN LODGE, UNIT-6A5 (PUD) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTIONS AND/OR VARIANCES(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 IN 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, WITH MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 20 _____
COUNTY CLERK, BEXAR COUNTY, TEXAS



**PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT
AND SUBDIVISION PLAT**

AGENDA ITEM NO: 5B'7 May 11, 2011

BCB – S. NEW

BRAUNFELS, UNIT 2

SUBDIVISION NAME

MAJOR PLAT

090236

PLAT #

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 683 F-1

OWNER: Brooks Development Authority, by Donald E. Jakeway

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

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

Date filed with Planning Commission: April 20, 2011

Location: Extending South New Braunfels south from Sidney Brooks

Services Available: SAWS Water and Sewer

Zoning: MR Military Reservation District

Plat is associated with:

MDP 807, Brooks City Base, accepted on February 17, 2005

Proposed Use: Public Right of Way

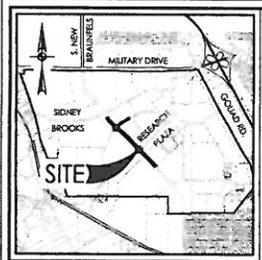
Major Thoroughfare: South New Braunfels is a secondary arterial, Type A, minimum R.O.W. 86 feet

APPLICANT'S PROPOSAL:

To plat 17.156 acres consisting of 2,125 linear feet of public streets.

STAFF RECOMMENDATION:

Approval



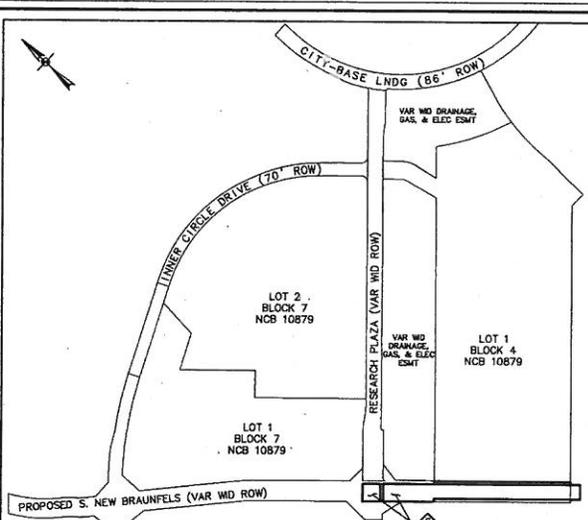
LOCATION MAP
MAPSCO MAP GRID: 463P1
NOT TO SCALE

- LEGEND**
- AC ACRES
 - CAVY CABLE TELEVISION
 - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - ELEC ELECTRIC
 - ESMT EASEMENT
 - GETV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
 - NCB NEW CITY BLOCK
 - OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS)

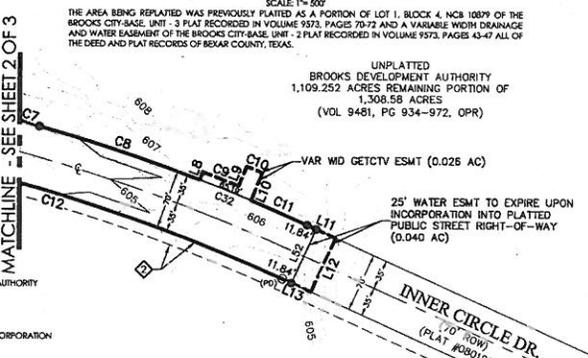
(PAGE(S))

 - PG RIGHT-OF-WAY
 - SD STORM DRAINAGE
 - VAR VARIABLE WIDTH
 - WID VARIABLE WIDTH
 - VOL VOLUME
 - 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - SHRINING CONTROLS
 - 1140 PROPOSED CONTROLS

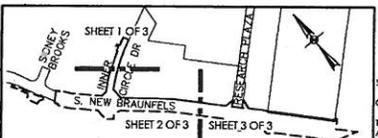
- 1" VEHICULAR NON-ACCESS EASEMENT (VOL 9592, PG 33, DPR)
- 14 CABLE TV, ELECTRIC, GAS, AND TELEPHONE EASEMENT (VOL 9592, PG 33, DPR)
- 16 SANITARY SEWER EASEMENT (VOL 9573, PG 43-47, DPR)
- VARIABLE WIDTH GAS, ELECTRIC, AND PRIVATE DRAINAGE EASEMENT (VOL 9573, PG 43-47, DPR)
- VARIABLE WIDTH DRAINAGE AND WATER EASEMENT (VOL 9573, PG 43-47, DPR)
- 14 GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9416, PG 17-18, DPR)
- 30 LANDSCAPE EASEMENT (VOL 9416, PG 17-18, DPR)
- 22 PRIVATE STORM DRAINAGE EASEMENT FOR THE BENEFIT OF BROOKS DEVELOPMENT AUTHORITY (VOL 9419, PG 165-167, DPR)
- 16 SANITARY SEWER EASEMENT (VOL 9419, PG 165-167, DPR)
- 86 ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (VOL 9419, PG 165-167, DPR)



AREA BEING REPLATTED THROUGH PUBLIC HEARING



BROOKS' CITY BASE, UNIT 14
LOT 1
NCB 10879
BLOCK 7
(VOL 9592, PG 33, DPR)



INDEX MAP
SCALE 1"=1000'

STATE OF TEXAS
COUNTY OF BEXAR

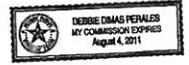
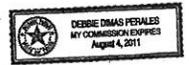
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DONALD JAKWAY, 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 presence of me, a 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: PAPE-DAWSON ENGINEERS



CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	723.00'	03°43'15"	S28°21'36"E	46.95'	46.95'
C2	702.00'	19°28'24"	S39°17'07"W	34.05'	240.29'
C3	348.00'	10°23'20"	S44°09'32"E	63.01'	63.01'
C4	252.00'	10°23'20"	S44°09'32"E	45.63'	45.63'
C5	2162.00'	04°42'02"	N49°26'25"E	177.32'	177.32'
C6	313.00'	11°12'09"	N57°23'31"E	61.10'	61.20'
C7	287.00'	07°55'02"	N59°02'04"E	39.63'	39.66'
C8	2150.00'	05°17'54"	N57°43'30"E	198.75'	198.82'
C9	2150.00'	01°12'20"	N62°03'17"E	34.05'	45.43'
C10	2185.00'	00°31'28"	N61°50'42"E	20.05'	20.00'
C11	2150.00'	01°55'19"	N63°04'21"E	72.12'	72.12'
C12	2080.00'	15°45'06"	S56°08'29"W	570.03'	571.83'
C13	860.00'	05°56'44"	S46°22'50"E	89.20'	89.24'
C14	15.00'	90°08'07"	N01°39'37"E	21.24'	23.60'
C15	159.25'	29°53'53"	N58°21'28"W	82.16'	83.10'
C16	210.00'	05°56'44"	N46°22'50"W	73.64'	73.68'
C17	2050.00'	01°28'33"	S39°17'07"W	50.92'	50.92'
C18	2168.00'	00°17'36"	N38°57'30"E	23.71'	23.71'
C19	348.00'	10°23'19"	N44°08'32"W	63.01'	63.10'
C20	252.00'	10°23'19"	N44°08'32"W	45.63'	45.69'
C21	881.00'	16°27'17"	N41°07'34"W	252.14'	253.01'
C22	865.00'	03°04'10"	N31°08'19"W	46.33'	46.34'
C23	609.50'	18°56'44"	S35°01'22"E	200.62'	201.84'
C24	45.00'	43°50'01"	S49°03'32"E	34.09'	34.92'
C25	3421.00'	00°18'33"	S68°57'23"W	18.46'	18.46'
C26	328.00'	01°15'28"	S67°44'23"W	7.20'	7.20'
C27	16.00'	85°19'01"	N17°06'30"E	21.68'	23.82'
C28	579.50'	18°56'44"	N35°01'22"W	190.75'	191.62'
C29	737.00'	22°22'31"	S38°06'26"E	287.46'	289.37'
C30	318.00'	10°23'20"	S44°09'32"E	57.58'	57.66'
C31	282.00'	10°23'20"	S44°09'32"E	51.09'	51.11'
C32	2150.00'	08°57'28"	N59°31'17"E	335.79'	336.13'
C33	318.00'	05°25'46"	N40°11'36"W	35.67'	35.68'
C34	740.00'	05°56'44"	N46°22'50"W	76.75'	76.79'
C35	2088.00'	00°51'50"	S39°44'16"W	31.18'	31.18'
C36	318.00'	10°23'20"	N44°09'32"W	57.58'	57.66'
C37	282.00'	10°23'20"	N44°09'32"W	51.09'	51.11'
C38	851.00'	20°00'28"	N39°18'08"W	291.77'	291.77'
C39	362.00'	04°23'11"	N42°18'09"W	27.71'	27.71'
C40	238.00'	08°26'25"	N44°19'46"W	35.03'	35.06'
C41	268.00'	11°07'30"	S45°40'18"E	51.95'	52.04'
C42	332.00'	04°23'11"	S42°18'09"E	25.41'	26.42'
C43	314.00'	08°02'57"	S39°23'00"E	44.08'	44.11'
C44	348.00'	08°08'45"	N40°20'06"W	37.31'	37.33'

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N45°05'20"E	148.32'	L30	S46°43'41"W	64.26'	L59	N82°52'09"W	134.35'
L2	N45°05'20"E	16.55'	L31	N43°16'19"W	138.90'	L60	N50°41'39"W	82.00'
L3	S49°21'12"E	35.36'	L32	N46°43'41"E	31.07'	L61	N03°54'21"W	146.33'
L4	S38°57'52"E	12.00'	L33	N01°15'52"E	112.58'	L62	N49°21'12"W	51.63'
L5	S48°21'12"E	108.23'	L34	N82°52'09"W	88.79'	L63	N38°57'52"W	12.00'
L6	N82°21'12"E	56.39'	L35	N50°41'39"W	118.01'	L64	N49°21'12"W	35.36'
L7	N62°59'36"E	23.54'	L36	N03°54'21"W	106.83'	L65	N01°35'32"E	190.56'
L8	N22°37'33"W	10.00'	L37	N49°21'12"W	61.52'	L66	NOT USED	
L9	N28°09'18"W	25.00'	L38	N38°57'52"W	12.00'	L67	N40°06'33"W	37.47'
L10	S28°09'18"E	35.00'	L39	N49°21'12"W	35.36'	L68	S86°36'30"W	28.41'
L11	N64°02'31"E	36.84'	L40	N45°05'20"E	16.36'	L69	S51°14'03"E	54.31'
L12	S28°37'01"W	70.00'	L41	N27°37'14"E	50.96'	L70	S40°06'33"E	37.47'
L13	S84°03'01"W	36.84'	L42	S28°33'00"E	18.91'	L71	N51°14'03"W	33.81'
L14	S01°3'28"E	133.49'	L43	S28°33'00"E	61.87'	L72	S89°19'37"W	35.56'
L15	S88°20'24"E	106.19'	L44	N89°41'59"E	63.56'	L73	N43°09'05"W	80.08'
L16	S46°43'41"W	75.00'	L45	N59°46'01"E	43.76'			
L17	S43°24'28"E	135.04'	L46	N25°33'00"W	101.27'			
L18	N46°43'41"E	83.71'	L47	N45°05'20"E	119.06'			
L19	S08°07'40"W	118.45'	L48	S49°21'12"E	35.36'			
L20	S43°24'28"E	189.61'	L49	S38°57'52"E	12.00'			
L21	S35°21'32"E	20.76'	L50	S49°21'12"E	73.23'			
L22	N46°35'32"E	14.00'	L51	N88°22'17"E	110.99'			
L23	S43°24'28"E	25.00'	L52	S25°57'59"E	70.00'			
L24	S46°35'32"W	117.00'	L53	S46°35'32"W	120.00'			
L25	N59°59'05"W	57.62'	L54	N78°59'38"W	133.98'			
L26	N43°24'28"W	58.60'	L55	S46°43'41"W	35.10'			
L27	N01°35'32"E	148.13'	L56	N43°16'19"W	102.50'			
L28	N43°24'28"W	128.05'	L57	N01°15'52"E	152.57'			
L29	N76°35'58"W	88.22'	L58	N43°24'28"W	156.57'			

STATE OF TEXAS
COUNTY OF BEXAR

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

Donald E. Calvey
OWNER/DEVELOPER: DONALD JAKWAY
BROOKS DEVELOPMENT AUTHORITY
3201 SIDNEY BROOKS
SAN ANTONIO, TX 78235
(210) 678-3300

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DONALD JAKWAY, 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 presence of me, a Notary Public in and for the State of Texas.

Debbie Dmas Perales
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT BROOKS CITY BASE, UNIT - 3 PLAT NUMBER 05094 WHICH IS RECORDED IN VOLUME 9573, PAGES 70-72 OF THE DEED AND PLAT RECORDS.

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

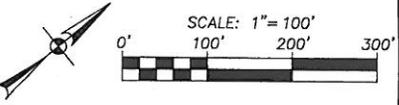
Donald E. Calvey
OWNER/DEVELOPER: DONALD JAKWAY
BROOKS DEVELOPMENT AUTHORITY
3201 SIDNEY BROOKS
SAN ANTONIO, TEXAS 78235
(210) 678-3300

STATE OF TEXAS
COUNTY OF BEXAR

I (WE) AND SUBSCRIBED BEFORE ME THIS 13th DAY OF April, A.D. 2011.

Debbie Dmas Perales
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 08-01-2011

PLAT NUMBER 090236



REPLAT AND SUBDIVISION PLAT
ESTABLISHING
BCB - S. NEW BRAUNFELS, UNIT 2

A 17.156 ACRE TRACT OF LAND COMPRISED OF A PORTION OF LOT 1 BLOCK 4 NEW CITY BLOCK 10879 BROOKS CITY-BASE UNIT - 3 PLAT RECORDED IN VOLUME 9573, PAGES 70-72 AND OUT OF A 1308.68 ACRE TRACT OF LAND CONVERTED TO BROOKS DEVELOPMENT AUTHORITY IN DEED WITHOUT WARRANTY RECORDED IN VOLUME 9481, PAGES 934-972 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM SMALL SURVEY NUMBER 24, A 518.71 CT. 070, COUNTY BLOCK 5158, IN NEW CITY BLOCK 10879, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS METRIC AND GAS SYSTEMS (CITY PUBLIC SERVICE) HAS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR METRIC DISTRIBUTION AND SERVICE EXCLUDED IN THE AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "METRIC EASEMENT", "TRENCH EASEMENT", "TRENCH EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", AND "UNDERGROUND EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, BRANCHING, REPAIRING, PARALLELING, AND EXERCISING FULL FUNCTIONS OF OVERHEAD METRIC CABLES, CONDUITS, PIPES, OR TRANSFORMERS, EACH WITH NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER OR UNDER ANY CHANGES (INCLUDING THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREA) AND BE HEARD TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO NON-METRIC CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CITY ORDINANCE OR RESOLUTION FROM MODIFICATION RECORDS OF CITY ORDINANCES LOCATED WITHIN SAID EASEMENT, DUE TO CHANGE CHANGES OF CHARGES (EXCEPTED) THEREON SHALL BE CHANGED TO THE PERSON OR PERSONS RESPONSIBLE FOR SAID CHARGE CHANGES OF CHARGES (EXCEPTED).
- THE PLAT DOES NOT JUDGE, ALTER, RELIEVE OR EXEMPT ANY EXISTING ELEC. GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DOCUMENTED HEREON.

DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE 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 GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATION OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SURVEYOR'S NOTES:

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

TREE NOTE:

THE SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (APP 14088A) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO AND BEXAR COUNTY OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORISTS OFFICE.

SAWS DEVELOPER NOTE:

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

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.

THIS PLAT OF BCB - S. NEW BRAUNFELS, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IT IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/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 FILED 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, WITHIN MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY

Civil Job No. 5735-37; Survey Job No. 5735-12



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

REPLAT AND SUBDIVISION PLAT
 ESTABLISHING
BCB - S. NEW BRAUNFELS, UNIT 2

A 17.156 ACRE TRACT OF LAND COMPRISED OF A PORTION OF LOT 1 BLOCK 4 NEW CITY BLOCK 10879 BROOKS CITY BASE UNIT - 3 PLAT RECORDED IN VOLUME 9573, PAGES 70-73 AND OUT OF A 1,308.58 ACRE TRACT OF LAND CONVERTED TO BROOKS DEVELOPMENT AUTHORITY IN DEED WITHOUT WARRANTY RECORDED IN VOLUME 9481, PAGES 934-972 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE WILLIAM SMALL SURVEY NUMBER 28, ABSTRACT 670, COUNTY BLOCK 6168, IN NEW CITY BLOCK 10879, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

C.P.S. NOTES:
 1. THE CITY OF SAN ANTONIO AS PART OF BE ELECTRIC AND GAS SYSTEM CITY PUBLIC SERVICE ROUTES IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS SYSTEMS IN THE AREA SHOWN ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "TRINITY EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT" AND "TRINITY EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, IMPROVING, OPERATING AND PROVIDING POWER, HEAT AND LIGHT TO THE PUBLIC UTILITIES OF SAN ANTONIO. THE GRANTEE HEREBY AGREES TO MAINTAIN AND KEEP THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RESPECTFULLY AVOIDS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES OR OTHER OBSTRUCTIONS WHICH INTERFERE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF AS AGRAND AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE WALLS OR WALLS WILL BE PLACED WITHIN SAID EASEMENTS.
 2. ANY CITY PROPERTY LOSS RESULTING FROM INDICATORS REQUIRED ON CH EASEMENTS LOCATED WITHIN SAID EASEMENTS, PER TO EXISTING CHANGES OF GROUND SURFACE OR OTHER REASONS SHALL BE CHARGED TO THE PERSON OR PERSONS BEING RESPONSIBLE FOR SAID LARGE CHANGE OF GROUND SURFACE OR OTHER REASONS.
 3. THE PLAT DOES NOT AFFECT, ALTER, RELIEVE 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 DECLARED BY THE CITY.

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 BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTEE'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.

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

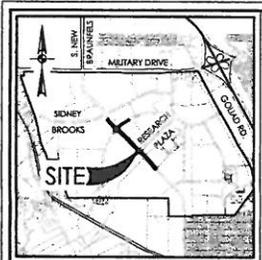
TREE NOTE:
 THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (APP 1485654) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. NO TREES OR UNDERPINNINGS SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORISTS OFFICE.

SAWS DEDICATION NOTE:
 THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
IMPACT FEE PAYMENT DUE:
 WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

THE PLAT OF **BCB - S. NEW BRAUNFELS, UNIT 2** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES(H) HAVE BEEN GRANTED.
 DATED THIS _____ DAY OF _____, A.D. 20____

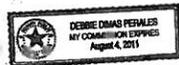
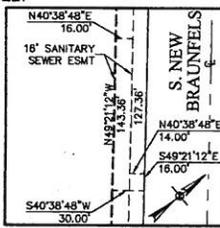
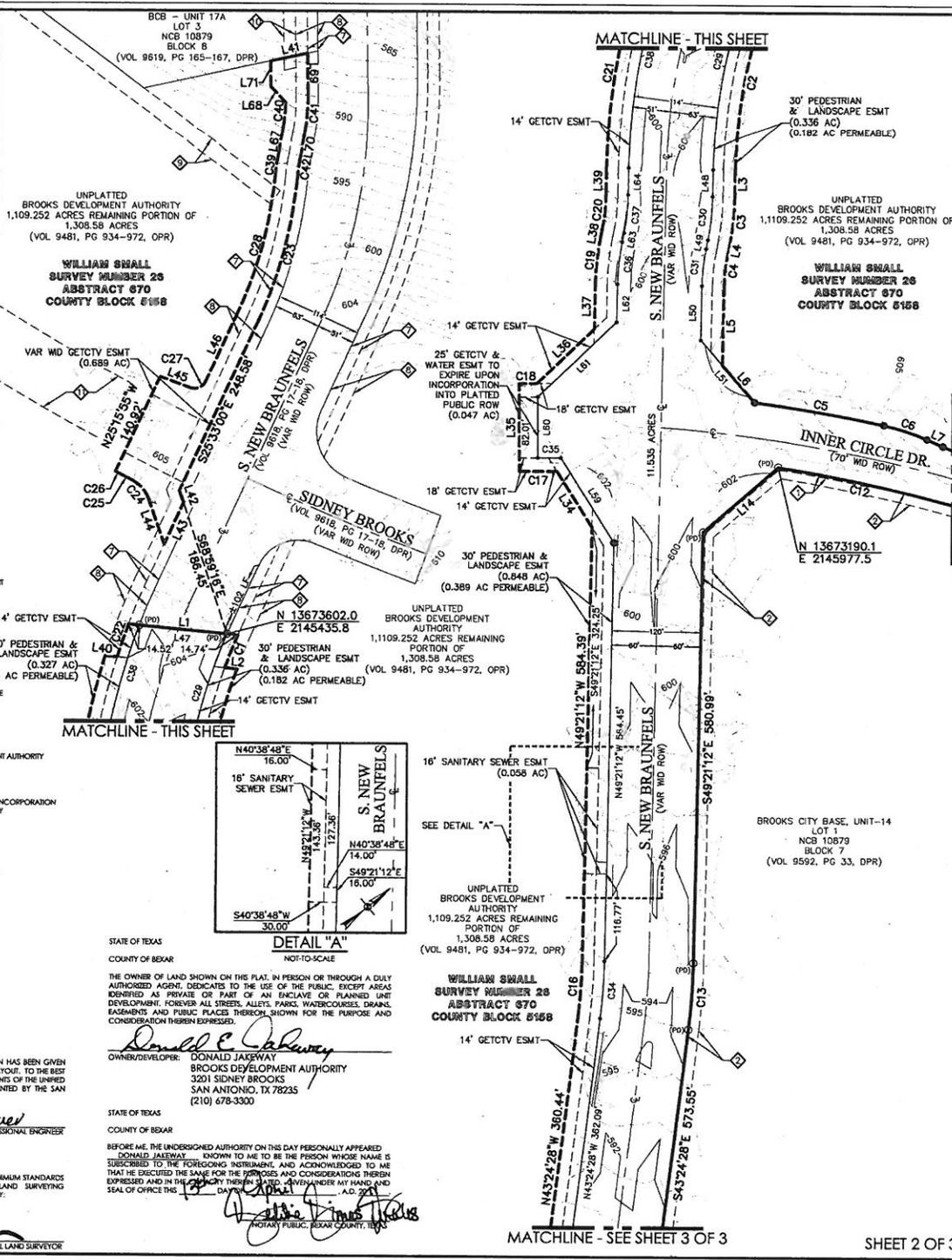
BY: _____ CHAIRMAN
 BY: _____ SECRETARY

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



LOCATION MAP
 MAPSCO MAP GRID: 682F1
 NOT-TO-SCALE

- LEGEND**
- AC ACRES
 - CATV CABLE TELEVISION
 - DWP DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
 - ELED ELECTRIC
 - EASMT EASEMENT
 - GETTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
 - NCB NEW CITY BLOCK OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS
 - DPG PAGES
 - ROW RIGHT-OF-WAY
 - SD STORM DRAINAGE
 - VAR VARIABLE WIDTH
 - WOL VOLUME
 - FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - 1140 EXISTING CONTOURS
 - 1140 PROPOSED CONTOURS
 - 1" VEHICULAR NON-ACCESS EASEMENT (VOL. 9592, PG. 33, DPR)
 - 14" CABLE TV, ELECTRIC, GAS, AND TELEPHONE EASEMENT (VOL. 9592, PG. 33, DPR)
 - VARIABLE WIDTH CABLE TV, DRAINAGE, ELECTRIC, GAS, AND TELEPHONE EASEMENT (VOL. 9592, PG. 33, DPR)
 - 16" SANITARY SEWER EASEMENT (VOL. 9573, PG. 43-47, DPR)
 - VARIABLE WIDTH GAS, ELECTRIC, AND PRIVATE DRAINAGE EASEMENT (VOL. 9573, PG. 43-47, DPR)
 - VARIABLE WIDTH DRAINAGE AND WATER EASEMENT (VOL. 9573, PG. 43-47, DPR)
 - 14" GAS, ELECTRIC, TELEPHONE, AND CABLE (VOL. 9618, PG. 17-18, DPR)
 - 30' LANDSCAPE EASEMENT (VOL. 9618, PG. 17-18, DPR)
 - 22' PRIVATE STORM DRAINAGE EASEMENT FOR THE BENEFIT OF BROOKS DEVELOPMENT AUTHORITY (VOL. 9619, PG. 165-167, DPR)
 - 16" SANITARY SEWER EASEMENT (VOL. 9619, PG. 165-167, DPR)
 - 86" ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (VOL. 9619, PG. 165-167, DPR)



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

STATE OF TEXAS
 COUNTY OF BEAR
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS.
 G.E. Buchanan
 REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
 COUNTY OF BEAR
 THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
 Donald E. Jakeway
 OWNER/DEVELOPER: DONALD JAKEWAY
 BROOKS DEVELOPMENT AUTHORITY
 3201 SIDNEY BROOKS
 SAN ANTONIO, TX 78235
 (210) 678-3300

STATE OF TEXAS
 COUNTY OF BEAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DONALD JAKEWAY, 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 PRESENCE OF ME AND TWO OTHER NOTARIES AT HIS RESIDENCE AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____
 _____ NOTARY PUBLIC, BEAR COUNTY, TEXAS

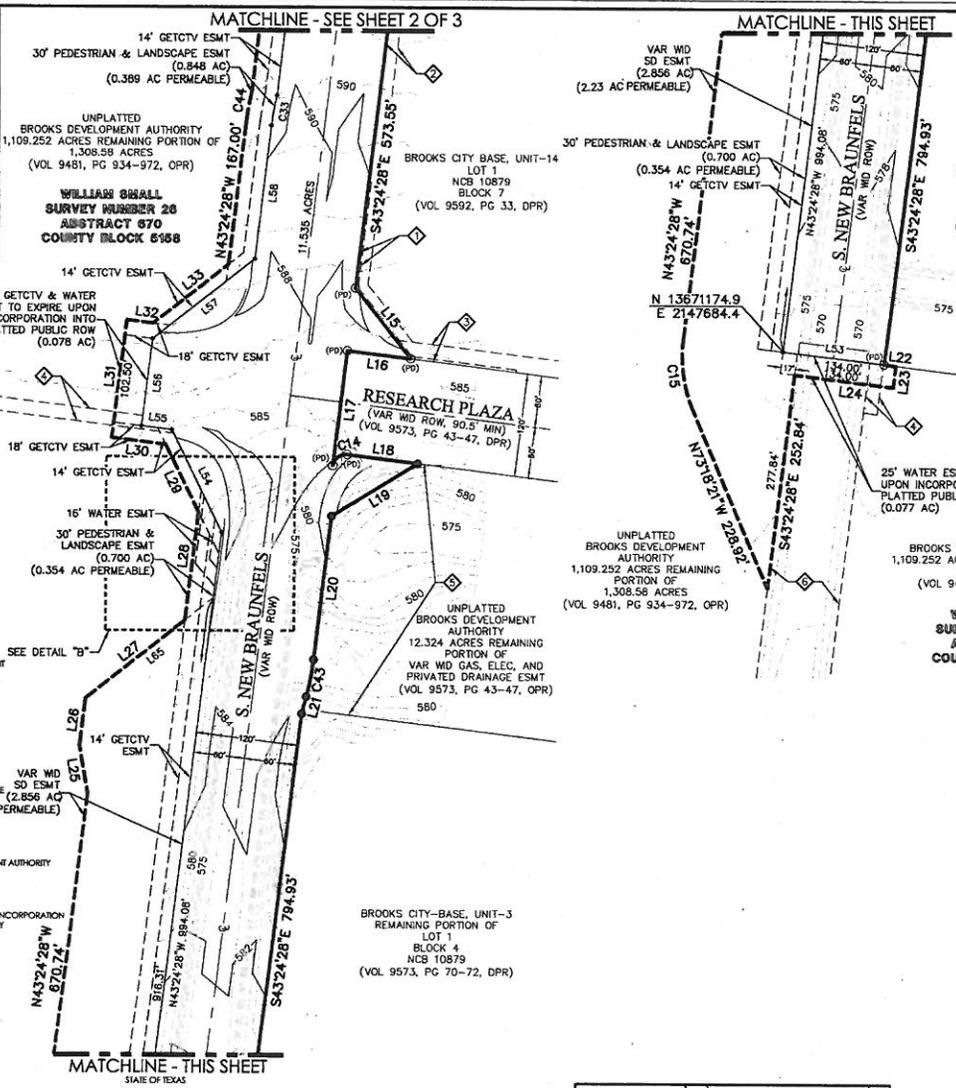
BCB - S. NEW BRAUNFELS, UNIT 2
 Civil Job No. 57335-37; Survey Job No. 5735-12
 Date: Apr 12, 2011, 3:57pm
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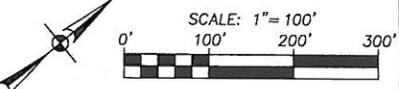
LOCATION MAP
MANSCO MAP GRID: 883F1
NOT-TO-SCALE

LEGEND

- AC ACRES
- CITY CITY TELEVISION
- DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- ELEC ELECTRIC
- ESMT EASEMENT
- GETCV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
- NCB NEW CITY BLOCK
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS
- PG PAGES
- ROW RIGHT-OF-WAY
- SD STORM DRAINAGE
- VAR VAR WIDTH
- VOL VOLUME
- (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- 1140 EXISTING CONTOURS
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- ◇ 1" VERTICAL NON-ACCESS EASEMENT (VOL. 9592, PG. 33, DPR)
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- ◇ 6" ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (VOL. 9619, PG. 165-167, DPR)



PLAT NUMBER 090236



REPLAT AND SUBDIVISION PLAT ESTABLISHING BCB - S. NEW BRAUNFELS, UNIT 2

A 17156 ACRE TRACT OF LAND COMPRISED OF A PORTION OF LOT 1 BLOCK 4 NEW CITY BLOCK 10879 BROOKS CITY-BASE, UNIT -3 PLAT RECORDED IN VOLUME 9573, PAGES 70-72 AND OUT OF A 1308.68 ACRE TRACT OF LAND CONVEYED TO BROOKS DEVELOPMENT AUTHORITY IN DEED WITHOUT WARRANTY RECORDED IN VOLUME 9481, PAGES 934-972 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE WILLIAM SMALL SURVEY NUMBER 26, ABSTRACT 670, COUNTY BLOCK 5158, IN NEW CITY BLOCK 10879, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS UTILITY CITY PUBLIC SERVICE BOARD IS HEREBY DELEGATED THE AUTHORITY AND RESPONSIBILITY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESCRIBED ON THIS PLAT AS "TERMINAL EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, AND REPAIRING THE FOLLOWING: UNDERGROUND CABLES, CONDUITS, PIPES, OR TRANSFORMERS, EACH TO BE LOCATED WITHIN THE VARIETY OF EASEMENTS AND RIGHTS OF WAY SHOWN ON THIS PLAT. THE RIGHT TO REMOVE FROM SAID PLACED ALL APPLICABLE DEVICES IS RESERVED AND THE RIGHT TO REMOVE FROM SAID PLACED ALL APPLICABLE DEVICES IS RESERVED AND THE RIGHT TO REMOVE FROM SAID PLACED ALL APPLICABLE DEVICES IS RESERVED.
2. ANY CITY UTILITY LINES BEING REMOVED FROM SAID PLACED SHALL BE REMOVED BY THE PERSON OR PERSONS DESIGNATED RESPONSIBLE FOR SAID REMOVAL OR GRADING OR GRADING ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DESIGNATED RESPONSIBLE FOR SAID REMOVAL OR GRADING OR GRADING ALTERATIONS.
3. THE PLAT DOES NOT AFFECT, 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.

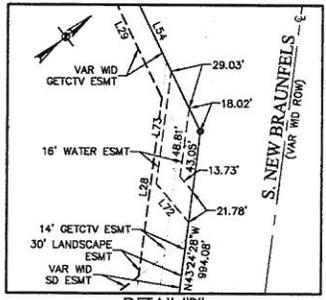
DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE PERMITTED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

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

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (APP. 140284) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE.

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

IMPACT FEE PAYMENT DUE:
WATER AND/OR WASTEWATER TRACT 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.



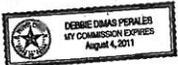
DETAIL "B"
NOT-TO-SCALE

THE PLAT OF BCB - S. NEW BRAUNFELS, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IT IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES HAVE BEEN GRANTED.
DATED THIS _____ DAY OF _____, A.D. 20__

BY: _____ CHAIRMAN
BY: _____ SECRETARY

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

COUNTY CLERK, BEAR COUNTY, TEXAS
DEPUTY



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

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

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

G.E. Buchanan
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Donald E. Jakeway
OWNER/DEVELOPER: DONALD JAKEWAY
BROOKS DEVELOPMENT AUTHORITY
3201 SIDNEY BROOKS
SAN ANTONIO, TX 78235
(210) 478-3300

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

Dulcie Sims Whites
NOTARY PUBLIC, BEAR COUNTY, TEXAS

Civil Job No. 5735-37; Survey Job No. 5735-12 BCB - S. NEW BRAUNFELS, UNIT 2

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT
AND SUBDIVISION PLAT

AGENDA ITEM NO: 5C#8 May 11, 2011

WESTOVER HILLS – NATIONWIDE
SUBDIVISION NAME

MINOR PLAT

110063
PLAT #

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 578 D-8

OWNER: Nationwide Mutual Insurance Company, by Kieran P. Sherry

ENGINEER: Pape-Dawson Engineers, Inc., by Dennis R. Rion., P.E.

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

Date filed with Planning Commission: April 20, 2011

Location: Southeast of the intersection of State Highway 151 and Hyatt Resort Drive

Services Available: SAWS Water and Sewer

Zoning: C-3 General Commercial District
GC-2 Highway 151 Gateway Corridor

Plat is associated with:

POADP 110, Westover Hills, accepted on May 17, 1991

Proposed Use: Commercial

Major Thoroughfare: Rogers Road is a secondary arterial, Type A, minimum R.O.W. 86 feet and State Highway 151 is a Freeway

APPLICANT'S PROPOSAL:

To plat **31.729** acres consisting of **1** non-single family lot.

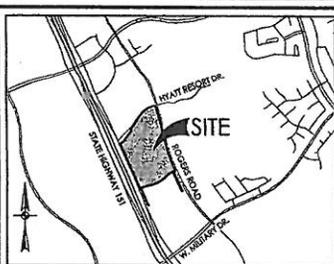
DISCUSSION:

The Development Services Department has cited: Section 35-502(e)(2)(b) of the UDC regarding Turn Lane Requirements at Site Access Locations. The applicant has submitted an administrative exception to the requirement.

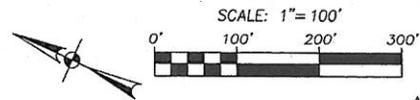
The Development Services Director has granted an administrative exception to Section 35-502(e)(2)(b) of the UDC regarding Right turn lanes shall be required: I) At all driveways or streets with a daily entering right-turn traffic volume of five hundred vehicle trips or fifty vehicle peak hour trips; II) At street and driveway intersections in Txdot right-of-way at the option of Txdot; or III) where unsafe conditions such as limited sight distance, high travel speed, uneven grade, etc. may exist; as indicated in the attached report.

STAFF RECOMMENDATION:

Approval



LOCATION MAP
MAPSCO MAP GRID: 57626
NOT TO SCALE



PLAT NUMBER 110063
REPLAT & SUBDIVISION PLAT
ESTABLISHING
**WESTOVER HILLS -
NATIONWIDE**

A 31.779 ACRE TRACT OF LAND COMPRISED OF A 30.190 ACRE TRACT OF LAND DESCRIBED IN CONVEYANCE TO NATIONWIDE MUTUAL INSURANCE COMPANY IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14862, PAGES 548-555 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, AND A 1.589 ACRE TRACT OF LAND OUT OF A 67.64 ACRE TRACT OF LAND CONVEYED TO WESTOVER HILLS TOWN CENTER, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11647, PAGES 916-922 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, BOTH BEING OUT OF THE THOMAS YORK SURVEY NO. 201 1/2, ABSTRACT NO. 825, COUNTY BLOCK 4400 AND THE B.B. & C.R.R. SURVEY NO. 402, ABSTRACT NO. 101, COUNTY BLOCK 4398, NOW IN NEW CITY BLOCK (N.C.B.) 17642, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

**Pape-Dawson
ENGINEERS**
T.E.P.E., F.P.M. REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9100

DATE OF PRINT: March 31, 2011
STATE OF OHIO
COUNTY OF FRANKLIN

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

Kieran P. Sherry
OWNER/DEVELOPER: KIERAN P. SHERRY
VICE PRESIDENT - CORPORATE REAL ESTATE
NATIONWIDE MUTUAL INSURANCE COMPANY
ONE NATIONWIDE PLAZA
COLUMBUS, OHIO 43215
(614) 857-2200

STATE OF OHIO
COUNTY OF FRANKLIN
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Kieran P. Sherry* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN HIS CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF April, A.D. 2011
Shelley L. Stevens
Notary Public, State of Ohio
My Commission Expires 10-30-2012

STATE OF TEXAS
COUNTY OF BEAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED 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.

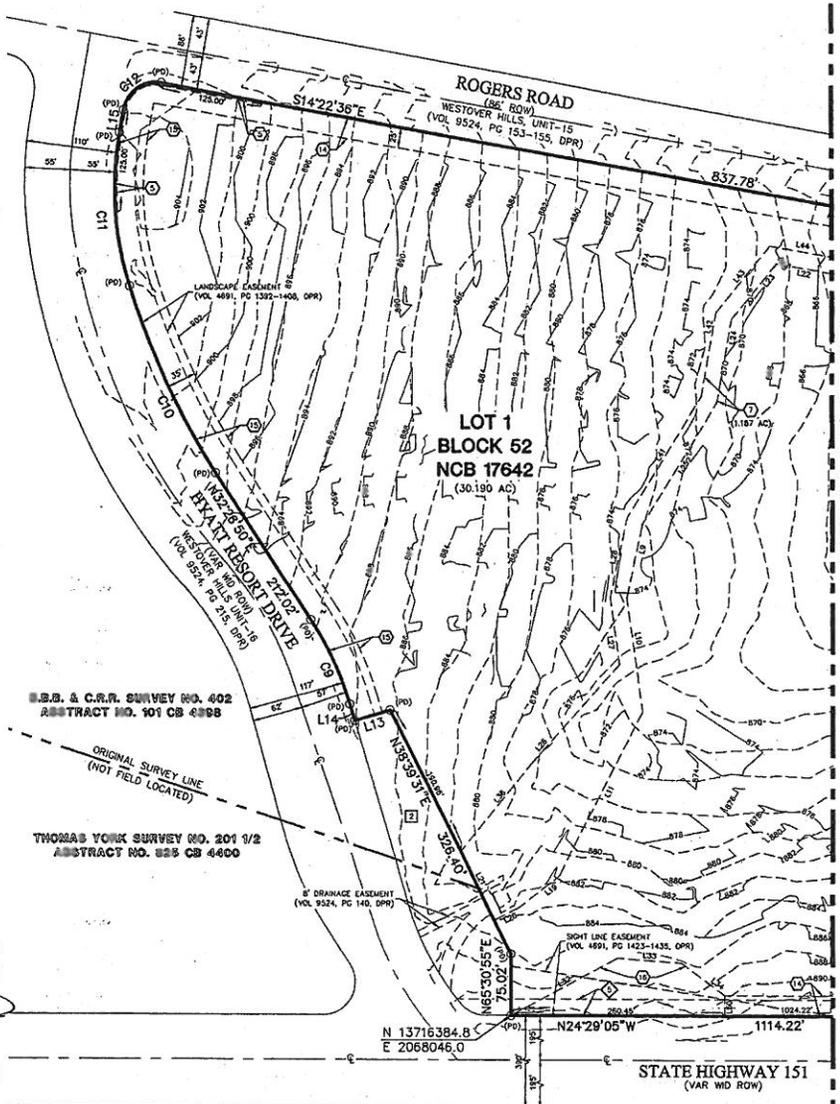
Charles M. Wender
OWNER/DEVELOPER: CHARLES M. WENDER
WESTOVER HILLS TOWN CENTER, LTD.
8023 VANTAGE DRIVE, SUITE 200
SAN ANTONIO, TEXAS 78220
(210) 340-2255
FOR A 0.178 AC SANITARY SEWER EASEMENT, A 0.078 AC WATER EASEMENT, AND NATIONWIDE DRIVE - 1.285 AC

STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Charles M. Wender* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN HIS CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF April, A.D. 2011
Richard M. Herby
Notary Public, Bear County, Texas

THIS PLAT OF WESTOVER HILLS - NATIONWIDE 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 14th DAY OF April, A.D. 2011
BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR
I, _____ COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 2011 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 2011 AT _____ M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 2011
_____ COUNTY CLERK, BEAR COUNTY, TEXAS



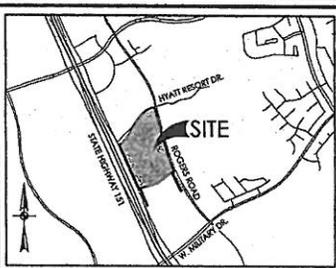
MATCHLINE - SEE SHEET 3 OF 3



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

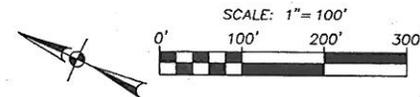
STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.
John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR

WESTOVER HILLS - NATIONWIDE
Civil Job No. 7653-53; Survey Job No. 9214-10



LOCATION MAP
MANSO MAP GRID: 37806
N0110-02-024E

PLAT NUMBER 110063
REPLAT & SUBDIVISION PLAT
ESTABLISHING
**WESTOVER HILLS -
NATIONWIDE**



A 31.729 ACRE TRACT OF LAND COMPRISED OF A 30.190 ACRE TRACT OF LAND DESCRIBED IN CONVEYANCE TO NATIONWIDE MUTUAL INSURANCE COMPANY IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14862, PAGES 548-555 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, AND A 1.539 ACRE TRACT OF LAND OUT OF A 67.64 ACRE TRACT OF LAND CONVEYED TO WESTOVER HILLS TOWN CENTER, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11647, PAGES 916-922 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, BOTH BEING OUT OF THE THOMAS YORK SURVEY NO. 201 1/2, ABSTRACT NO. 825, COUNTY BLOCK 400 AND THE S.B.S. & C.R.R. SURVEY NO. 402, ABSTRACT NO. 101, COUNTY BLOCK 4398, NOW IN NEW CITY BLOCK (N.C.B.) 17642, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.



DATE OF PRINT: March 31, 2011

STATE OF OHIO
COUNTY OF FRANKLIN
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, GRASS, GARDENS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

Kate P. Stelly
OWNER/DEVELOPER: KATHY P. SMITH
VICE PRESIDENT - CORPORATE REAL ESTATE
NATIONWIDE MUTUAL INSURANCE COMPANY
ONE HANCOCK PLAZA
COLUMBUS, OHIO 43215
614.657.2300

STATE OF OHIO
COUNTY OF FRANKLIN
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *KATHY P. SMITH*, 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 THE 15TH DAY OF MARCH, A.D. 2011.



Sherry L. Stevens
Notary Public, State of Ohio
My Commission Expires 10-30-2012

Sherry L. Stevens
NOTARY PUBLIC, FRANKLIN COUNTY, OHIO

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

Charles M. Winger
OWNER/DEVELOPER: CHARLES M. WINGER
WESTOVER HILLS TOWN CENTER, LTD.
8022 HARRIDGE DRIVE, SUITE 509
SAN ANTONIO, TEXAS 78220
(210) 342-2285
FOR A 0.176 AC SANITARY SEWER EASTMENT, A 0.078 AC WATER EASTMENT, AND NATIONWIDE DRIVE - 1.285 AC



STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *CHARLES M. WINGER*, 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 THE 15TH DAY OF MARCH, A.D. 2011.

Rhonda Yelton
NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT OF WESTOVER HILLS - NATIONWIDE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. I HEREBY APPROVE 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 THE _____ DAY OF _____, A.D. 20____.

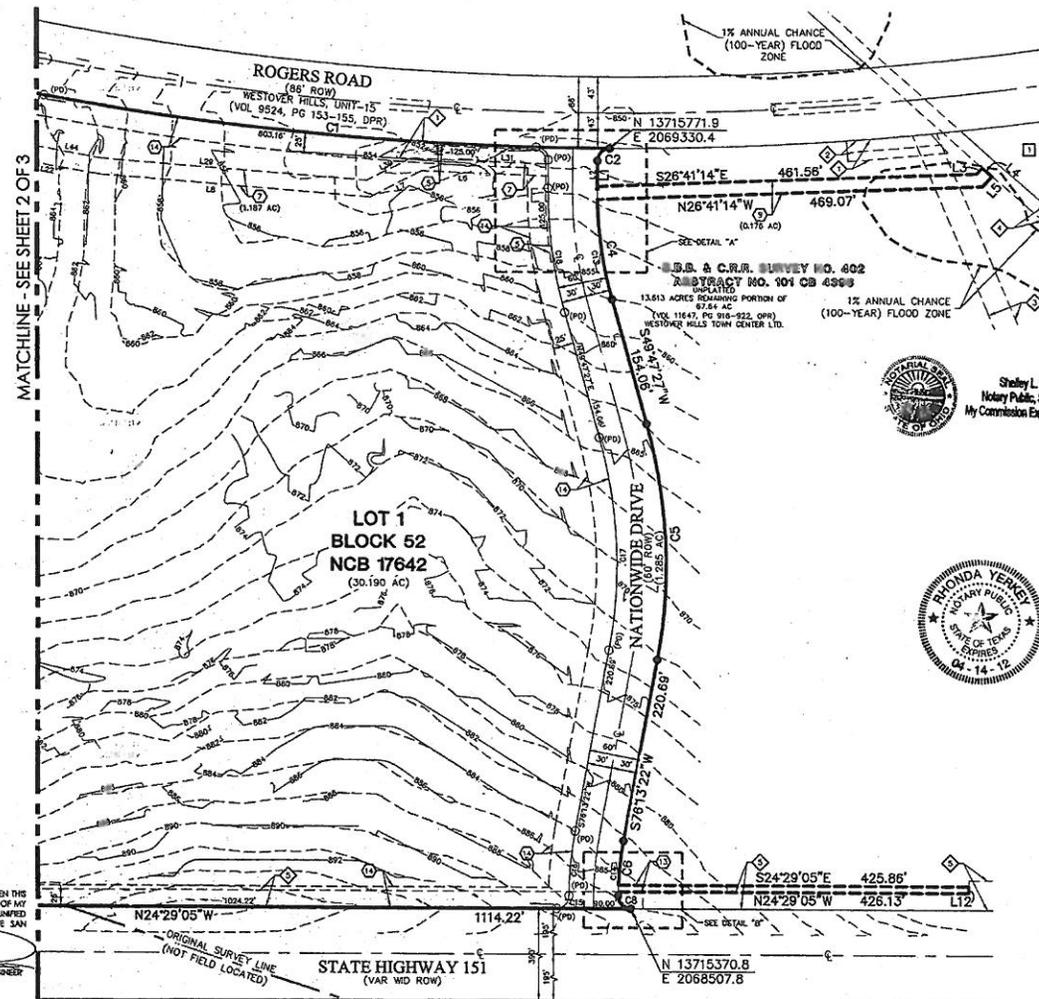
BY: _____ CHAIRMAN

BY: _____ SECRETARY

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

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____ DEPUTY



STATE OF TEXAS
COUNTY OF BEAR

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

Dennis R. Hiron
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

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

John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR



WESTOVER HILLS - NATIONWIDE
Civil Job No. 7633-53; Survey Job No. 921-4-10

February 21, 2011

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

Re: Westover Hills - Nationwide
 Plat No. 110063
 Administrative Exception
 Request for UDC Section 35-502(e)(2)(B) "Turn Lane Requirements at Site Access
 Locations"

COSA DSD:

Kindly consider this letter as a formal request for an Administrative Variance to waive the requirement to install a right turn lane into the proposed driveway at Hyatt Resort Drive (Driveway "A") and a right turn lane into the proposed driveway at Nationwide Drive (Driveway "C"). This request is for an Administrative Variance from Section 35-502(e)(2)(B) "Turn Lane Requirement at Site Access Locations" of the Unified Development Code (UDC). UDC Section 35-501 requires: "Right turn lanes shall be required: I) At all driveways or streets with a daily entering right-turn traffic volume of five hundred (500) vehicle trips or fifty (50) vehicle peak hour trips; II) At street and driveway intersections in TxDOT right-of-way at the option of TxDOT; or III) Where unsafe conditions such as limited sight distance, high travel speed, uneven grade, etc. may exist.

The Westover Hills – Nationwide plat consists of one lot; proposed Lot 1 (30.190 acres) is located just south of Hyatt Resort Drive, east of S.H. 151 and west of Rogers Road (see attached exhibit).

We are requesting the need to provide a right turn lane into proposed Driveway "A" at Hyatt Resort Drive be waived for two reasons: 1) the 151 frontage road only allows one lane of traffic to turn right onto Hyatt Resort Drive and 2) Hyatt Resort Drive is a four-lane divided roadway which provides two eastbound lanes on Hyatt Resort Drive. One of these two lanes can function as a right turn lane into Driveway "A".



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Westover Hills - Nationwide
Address:	
A/P #/PPR #/Plat#:	Plat# 110063
AEVR #:	
AEVR Submittal Date:	3/3/2011
AEVR Submitted by:	Dennis R. Rion, P.E., Owner's Representative
Issue:	Turn Lane
Code Sections:	2006 Unified Development Code (UDC), Section 35-502 (e)(2)(B)
By:	Jesse T. Muñiz, P.E.

The Development Services Department (DSD) Administrative Exception Variance Request Committee (AEVRC) has reviewed the information presented in Mr. Rion's letter dated February 21, 2011. The project is located in the vicinity of SH 151 and Rogers Road. Also refer to the applicant's letter for more information.

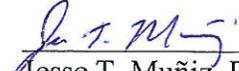
The Unified Development Code (UDC) – Article V, Section 35-502 (e) (2) (B), Turn Lane Requirements at Site Access Locations - "Right turn lanes shall be required: I) At all driveways or streets with a daily entering right-turn traffic volume of five hundred (500) vehicle trips or fifty (50) vehicle peak hour trips; II) At street and driveway intersections in Txdot right-of-way at the option of Txdot; or III) where unsafe conditions such as limited sight distance, high travel speed, uneven grade, etc. may exist." The applicant is requesting an exception to the UDC in order to waive the requirement to install a right turn lane into the proposed driveway at Hyatt Resort Drive (Driveway A) and a right turn lane into the proposed driveway at Nationwide Drive (Driveway C). The DSD staff agrees with the applicant's analysis for the following reasons:

1. Hyatt Resort Drive has two travel lanes in each direction and traffic entering Hyatt Resort Drive from State Highway 151 NB Frontage Road will be limited to a single entering lane. Therefore, traffic turning right into Driveway A will utilize the inside lane of Hyatt Resort Drive into the site project and through traffic can utilize the outside lane as motorist travel EB on Hyatt Resort Drive.
2. Nationwide Drive will have limited through traffic volumes since it merely connects State Hwy. 151 NB Frontage Road with Rogers Road and will be constructed in conjunction with the Nationwide project primarily to serve the site traffic. Furthermore Nationwide Drive terminates at Rogers Road with no continuation of a public Road on the east side of Rogers Road. Nationwide Drive will be designed as a collector road with a three-lane cross-section consisting of a single travel lane in each direction with a two-way center left-turn lane and 70 feet of right-of-way.

The DSD Staff believes the proposed exception request **does** meet the intent of the UDC and is therefore supported.

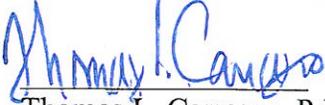
RECOMMEND APPROVAL OF EXCEPTION:

Agree/Disagree:



Jesse T. Muñoz, P.E.
Engineer
DSD – Land Development Engineering

3/24/11
Date



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

3/24/11
Date

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



Barbara Nelson, AICP
Assistant Director
Development Services Department

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 9 May 11, 2011

WESTOVER HILLS, UNIT 40
SUBDIVISION NAME

MAJOR PLAT

100338
PLAT #

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 578 F-7

OWNER: Westover Hills Development Partners, by Charles Martin Wender

ENGINEER: Pape-Dawson Engineers, Inc., by Dennis R. Rion, P.E.

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

Date filed with Planning Commission: April 26, 2011

Location: Southeast corner of Hunt Lane and Westover Hills Boulevard

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial District

Plat is associated with:

MDP 110, Westover Hills, accepted on May 17, 1991

Proposed Use: Commercial

Major Thoroughfare: Hunt Lane and Westover Hills Boulevard are secondary arterials, Type A, minimum R.O.W. 86 feet

APPLICANT'S PROPOSAL:

To plat 7.945 acres consisting of 3 non-single family lots.

DISCUSSION:

The Development Services Department has cited Section 35-502(e)(2)(b), of the UDC, regarding Turn Lane Requirements at Site Access Locations. The applicant has submitted a request for an Administrative Exception to the requirement.

The Development Services Director has granted an administrative exception to Section 35-502(e)(2)(b) of the UDC regarding Right turn lanes shall be required: I) At all driveways or streets with a daily entering right-turn traffic volume of five hundred vehicle trips or fifty vehicle peak hour trips; II) At street and driveway intersections in Txdot right-of-way at the option of Txdot; or III) where unsafe conditions such as limited sight distance, high travel speed, uneven grade, etc. may exist; as indicated in the attached report.

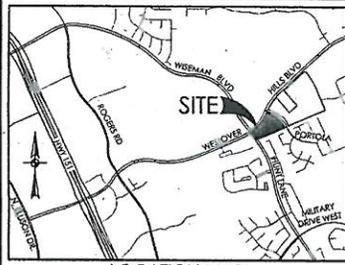
STAFF RECOMMENDATION:

Approval

PLAT NUMBER 100338

SUBDIVISION PLAT
OF
WESTOVER HILLS, UNIT 40

A 7.945 ACRE TRACT OF LAND OUT OF REMAINING PORTION OF A 37.416 ACRE TRACT DESCRIBED IN CONVEYANCE TO WESTOVER HILLS DEVELOPMENT PARTNERS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5191, PAGES 943-1024 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE B.B.B. & C.R.R., SURVEY NUMBER 403, ABSTRACT 100, COUNTY BLOCK 4419, IN NEW CITY BLOCK 18820, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.



LOCATION MAP
MAPSCO MAP GRID: 5767
NOT-TO-SCALE

- LEGEND**
- AC ACRES
 - BLK BLOCK
 - DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
 - GETCTV GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION
 - ESMT EASEMENT
 - NCB NEW CITY BLOCK
 - OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS
 - ROW 12' ROW ROAD (UNLESS NOTED OTHERWISE)
 - 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
 - 16' SANITARY SEWER EASEMENT
 - VARIABLE WIDTH ACCESS EASEMENT (0.317 AC)
 - 25'x25' SANITARY SEWER EASEMENT
 - 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - 12' OVERHANGING ELECTRIC EASEMENT
 - PERMITS 16' SANITARY SEWER EASEMENT (FOR BENEFIT OF LOT 2, BLOCK 109)
 - RB RADIAL BEARING
 - PG FACE(S)
 - PLN PLANNED UNIT DEVELOPMENT
 - ROW RIGHT-OF-WAY
 - VOL VOLUME
 - 14' DRAIN ROW (VOL. 9552, PG. 42-43, DPR)
 - 16' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 9555, PG. 21-22, DPR)
 - 23' DRAINAGE EASEMENT (VOL. 8184, PG. 1242-1275, DPR) (VOL. 9555, PG. 21-22, DPR)
 - LANDSCAPE EASEMENT (VOL. 6148, PG. 490-504, DPR)
 - 10'x10' SANITARY SEWER EASEMENT (VOL. 9555, PG. 21-22, DPR)

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

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

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM WITH PUBLIC SERVICE COMPANIES IS HEREBY DESIGNATED THE CUSTOMER AND RIGHTS-OF-WAY FOR ELECTRIC CONDUIT AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "TELEPHONE EASEMENT," "SANITARY SEWER EASEMENT," "GAS EASEMENT" AND "LANDSCAPE EASEMENT" FOR THE PURPOSE OF MAINTAINING, REPAIRING, REPLACING, IMPROVING, ENLARGING, EXTENDING, PARALLELING, AND RELOCATING THE SAID FACILITIES WITHIN SAID EASEMENTS, PERMITS OR TRANSMISSIONS, EACH WITH ITS NECESSARY APPROPRIATE ACCESSORIES TOGETHER WITH THE RIGHT OF REPAIRS AND EGRESS OVER GRANITE ADJACENT LAND, THE RIGHT TO UNDO ALL WORK OF THIS NATURE OR OTHER OBSTRUCTIONS WHICH CHANGE OR MAY INTERFERE WITH THE OPERATION OF SAID FACILITIES THEREIN, IS HEREBY GRANTED AND UNDERSTOOD THAT NO BARRIERS, CONCERNED SHALL BE PLACED WITHIN SAID EASEMENTS.
- ANY OTHER NOTES OR CONDITIONS RELATING TO THIS INSTRUMENT, LOCATED WITHIN SAID INSTRUMENT, DUE TO CHANGE OF GROUND BETWEEN ALTERNATE DATES, IS DEEMED TO BE THE PROPERTY OF PERSON WHOSE RESPONSIBILITY IS TO MAKE SUCH CHANGES TO SAID INSTRUMENT.
- THIS PLAT DOES NOT AFFECT, ALTER, INCREASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE UNLAWFUL TO SUCH EASEMENTS ARE OTHERWISE DESIGNATED.

STATE OF TEXAS
COUNTY OF BEAR

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

[Signature]
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

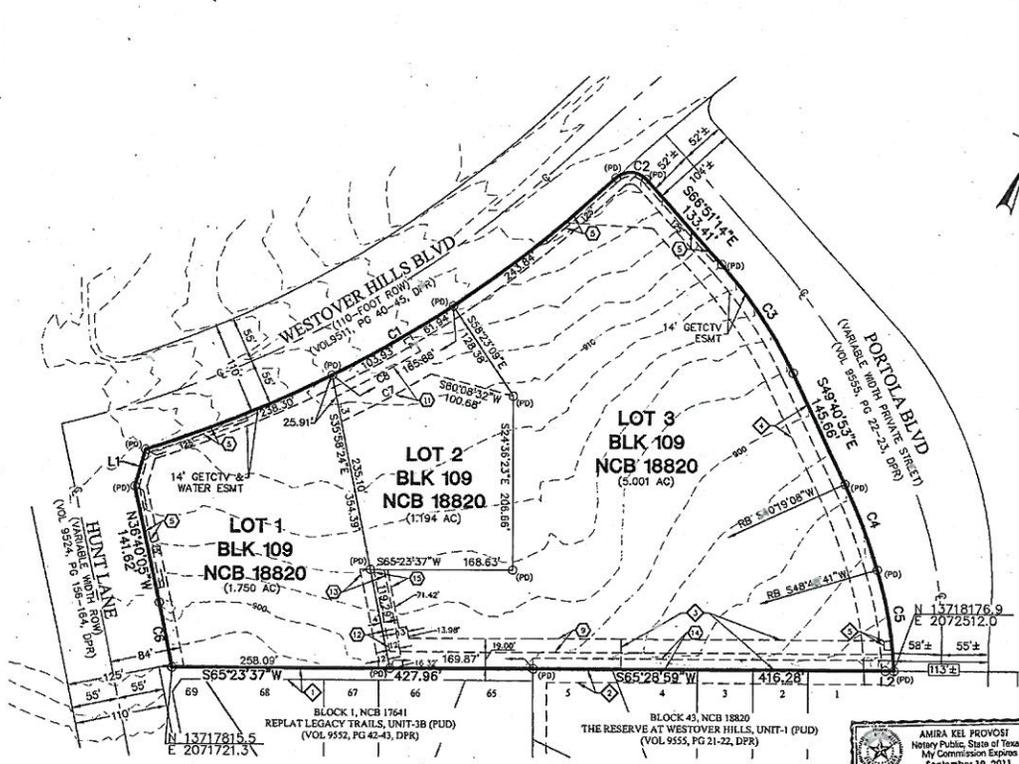
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

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

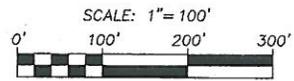


LINE TABLE

LINE	BEARING	LENGTH
L1	N08°33'05" W	45.24'
L2	S65°28'51" W	10.04'
L3	N35°58'24" W	31.05'
L4	N57°47'15" W	25.02'

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1455.00'	25°31'04"	N35°17'34"E	642.67'	648.01'
C2	75.00'	80°36'43"	N87°50'24"E	35.54'	39.54'
C3	513.00'	171°21"	S58°17'03"E	153.47'	154.05'
C4	738.00'	08°22'44"	S45°27'00"E	108.90'	109.00'
C5	488.00'	141°04"	S34°03'47"E	121.07'	121.38'
C6	3213.53'	01°23'07"	N35°58'32"W	77.69'	77.69'
C7	1510.00'	04°35'32"	S36°56'40"W	120.99'	121.02'
C8	1480.00'	04°23'54"	N38°44'04"E	113.58'	113.61'



PAPE-DAWSON ENGINEERS
TYPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.8019
FAX: 210.375.5010

DATE: April 19, 2011
2011 APR 25 PM 3:48
DEVELOPMENT SERVICES RECEIVED

STATE OF TEXAS
COUNTY OF BEAR

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

OWNER/DEVELOPER: CHARLES MARTIN WENDLER
WESTOVER HILLS DEVELOPMENT PARTNERS
8023 VANTAGE DRIVE
SAN ANTONIO, TEXAS 78232, SUITE 200
(210) 342-7253

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARTIN WENDLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF April, A.D. 2011.

[Signature]
NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT OF WESTOVER HILLS, UNIT 40, 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 VARIANCES HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

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

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____ DEPUTY



WESTOVER HILLS, UNIT 40
Civil Job No. 7650-00; Survey Job No. 9162-10

February 21, 2011

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

RECEIVED
11 FEB 29 PM 3:18
LAND DEVELOPMENT
SERVICES DIVISION

Re: Westover Hills, Unit 40
Plat No. 100338
Administrative Exception
Request for UDC Section 35-502(e)(2)(A)(B) "Turn Lane Requirements at Site Access Locations"

COSA DSD:

Kindly consider this letter as a formal request for an Administrative Variance for the proposed driveway located on Westover Hills Blvd approximately 126 feet from the southeast intersection of Westover Hills Blvd and Hunt Lane. This request is for an Administrative Variance from Section 35-502(e)(2)(A)(B) "Turn Lane Requirements at Site Access Locations" of the Unified Development Code (UDC). UDC Section 35-502(e)(2)(A)(B) requires: "The construction of turn lanes may be limited due to topographic conditions or the need to obtain right-of-way from adjacent property owners. The applicant must show that all reasonable efforts have been made to implement turn lanes when required by this chapter. This may include relocating driveways or roadways to allow for the construction of turn lanes and/or offers to purchase right-of-way from adjacent property owners. Right turn lanes shall be required: I) At all driveways or streets with a daily entering right-turn traffic volume of five hundred (500) vehicle trips of fifty (50) vehicle peak hour trips; II) At street and driveway intersections in TxDOT right-of-way at the option of TxDOT; or III) Where unsafe conditions such as limited sight distance, high travel speed, uneven grade, etc. may exist."

The Westover Hills, Unit 40 subdivision plat consists of three lots; proposed Lot 1 (1.075 acres) is located at the southeast intersection of Hunt Lane and Westover Hills Blvd. Proposed Lot 2 (1.194 acres) is east of Lot 1, and finally Lot 3 (5.001 acres) shares the eastern property line of Lot 2.

Two driveways are proposed along Westover Hills Blvd, Driveway #1 into Lot 1 and Driveway #2 into Lot 2. Right turn lanes were initially proposed for both driveways; however, due to the close proximity of Driveway #1 to the intersection of Westover Hills Blvd and Hunt Lane, it was

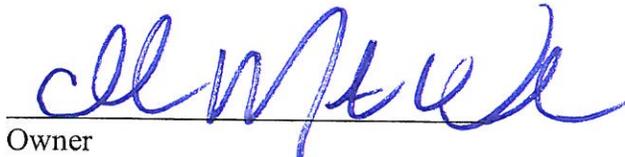
determined that a right turn lane at Driveway #1 would interfere with the operations of this intersection. A right turn lane is proposed for Driveway #2 and a proposed variable width cross-access easement will give access from Lot 2 to Lot 1 and Lot 3. Therefore, priority for a right turn lane was given to Driveway #2 as a right turn lane at Driveway #2 will not interfere with the operations of the signalized intersection. Motorists will be able to enter through Driveway #2 with an associated right turn lane and access all three lots of the proposed subdivision. Please refer to the exhibit that has been reviewed and accepted by the City of San Antonio Transportation Engineering and Planning Division.

It is our professional opinion that this is a reasonable request and while not in complete compliance with the Unified Development Code, we believe the specific request adheres to its spirit and intent and will not adversely affect the health, safety, or welfare of the public.

We respectfully request your consideration for this variance. The Administrative Exception/Variance Request Application is attached as required. If you have any questions or require additional information, please contact our office.

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


Dennis R. Rion, P.E., LEED® AP
Executive Vice President


Owner

Attachments

P:\76\50\00\WORD\LETTERS\110217 - AEVR.DOC

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



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Westover Hills, Unit 40
Address:	
A/P #/PPR #/Plat#:	Plat# 100338
AEVR #:	
AEVR Submittal Date:	3/3/2011
AEVR Submitted by:	Dennis R. Rion, P.E., Owner's Representative
Issue:	Turn Lane
Code Sections:	2006 Unified Development Code (UDC), Section 35-502 (e)(2)(B)
By:	Jesse T. Muñoz, P.E.

The Development Services Department (DSD) Administrative Exception Variance Request Committee (AEVRC) has reviewed the information presented in Mr. Rion's letter dated February 21, 2011. The project is located in the vicinity of Hunt Lane and Westover Hills Blvd. Also refer to the applicant's letter for more information.

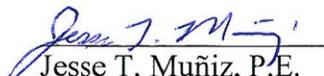
The Unified Development Code (UDC) – Article V, Section 35-502 (e) (2) (B), Turn Lane Requirements at Site Access Locations - “Right turn lanes shall be required: I) At all driveways or streets with a daily entering right-turn traffic volume of five hundred (500) vehicle trips or fifty (50) vehicle peak hour trips; II) At street and driveway intersections in Txdot right-of-way at the option of Txdot; or III) where unsafe conditions such as limited sight distance, high travel speed, uneven grade, etc. may exist.” The applicant is requesting an exception to the UDC in order to waive the requirement to install a right turn lane into the proposed driveway at Westover Hills Blvd. and Driveway #1. The DSD staff agrees with the applicant's analysis for the following reasons:

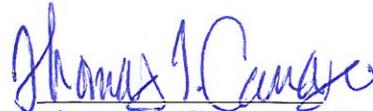
1. The proposed right turn lane at Driveway 1 would interfere with the safety and operations of the intersection at Wiseman/Hunt Lane and Westover Hills. Furthermore it will have a negative impact on the operations of the dual lefts on Wiseman Road onto Westover Hills Blvd and the right turn movements from NB Hunt Lane onto Westover Hills Blvd.

The DSD Staff believes the proposed exception request **does** meet the intent of the UDC and is therefore supported.

RECOMMEND APPROVAL OF EXCEPTION:

Agree/Disagree:


Jesse T. Muñoz, P.E.
Date
4/1/11
Date
Engineer
DSD – Land Development Engineering


Thomas L. Carrasco, P.E.
Date
4/1/2011
Date
Development Services Engineer
DSD – Land Development Engineering

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


Barbara Nelson, AICP
Assistant Director
Development Services Department

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 10 May 11, 2011

BCB-INNER CIRCLE DR., UNIT 3
SUBDIVISION NAME

MAJOR PLAT

100355
PLAT #

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 683 F-1

OWNER: Brooks Development Authority, by Donald Jakeway

ENGINEER: Pape Dawson Engineers, by Shauna L. Weaver

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

Date filed with Planning Commission: April 20, 2011

Location: Extension of Inner Circle Drive from BCB-S. New Braunfels, Unit 2

Services Available: SAWS Water and Sewer

Zoning: MR Military Reservation District

Plat is associated with:

MDP 807A, Brooks City Base, accepted on November 4, 2010

Proposed Use: Public Right of Way

Major Thoroughfare: South New Braunfels is a secondary arterial, Type A, minimum R.O.W. 86 feet

APPLICANT'S PROPOSAL:

To plat 6.370 acres consisting 2,625.38 linear feet of public streets.

STAFF RECOMMENDATION:

Approval

CB - INNER CIRCLE DR., UNIT 3
CIVIL JOB NO. 5735-57; SURVEY JOB NO. 5735-12

PLAT NUMBER 100355

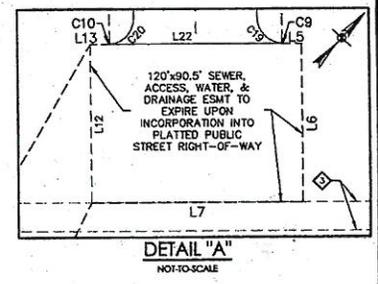
SUBDIVISION PLAT OF BCB - INNER CIRCLE DR., UNIT 3

A 6.370 ACRE TRACT OF LAND OUT OF A 1308.68 ACRE TRACT OF LAND CONVEYED TO BROOKS DEVELOPMENT AUTHORITY IN DEED WITHOUT WARRANTY RECORDED IN VOLUME 9481, PAGES 924-972 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE WILLIAM SMALL SURVEY NUMBER 26, ABSTRACT 670, COUNTY BLOCK 5158, IN NEW CITY BLOCK 10879, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

SCALE: 1" = 100'

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

DATE OF PRINT: March 4, 2011



STATE OF TEXAS
COUNTY OF BEAR

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

OWNER/DEVELOPER: DONALD JAKENWAY
BROOKS DEVELOPMENT AUTHORITY
3201 SENEY BROOKS
SAN ANTONIO, TX 78233
(210) 678-5500

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DONALD JAKENWAY 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 AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Debbie Dumas Perales
NOTARY PUBLIC, BEAR COUNTY, TEXAS

THE PLAT OF BCB - INNER CIRCLE DR., UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

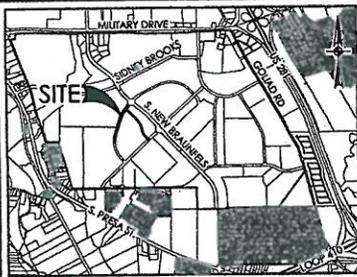
STATE OF TEXAS
COUNTY OF BEAR

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

COUNTY CLERK, BEAR COUNTY, TEXAS

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

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



LEGEND

- AC ACRES
- CAV CABLE TELEVISION
- DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- ELEC ELECTRIC
- EMT EASEMENT
- GETVTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION (PAGES)
- PK RIGHT-OF-WAY
- VOL VOLUME
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- +1140- EXISTING CONTOURS
- +1140- PROPOSED CONTOURS
- ◇ VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (PLAT NUMBER 090234)
- ◇ 30' LANDSCAPE EASEMENT (PLAT NUMBER 090234)
- ◇ 1/2" SANITARY SEWER EASEMENT (VOL 9481, PG 934-972, OPR)
- ◇ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (PLAT NUMBER 100354)
- ◇ 14'x20' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (PLAT NUMBER 100354)
- ◇ 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (PLAT NUMBER 100354)
- ◇ 20' LANDSCAPE EASEMENT (PLAT NUMBER 100354)
- ◇ 22'x22' SANITARY SEWER EASEMENT (PLAT NUMBER 100354)
- ◇ 16' WATER EASEMENT (PLAT NUMBER 100354)
- ◇ VARIABLE WIDTH CLEAR VISION EASEMENT (PLAT NUMBER 100354)
- ◇ VARIABLE WIDTH ELECTRIC EASEMENT (PLAT NUMBER 100354)
- ◇ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (PLAT NUMBER 090234)

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

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

C.P.S. NOTES:
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE COMPANY) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT" AND "GAS EASEMENT" AND "TELEPHONE EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING OR IMPROVING Wires, Cables, Conduits, Pipes or Telephones, Each With Its Necessary Appurtenances Together With THE RIGHT OF ACCESS AND EGRESS OVER GRANITE ADJACENT PROPERTY TO REMOVE, REPAIR OR REPLACE SAID Wires, Cables, Conduits, Pipes or Telephones, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH IMPED OR MAY INTERFERE WITH THE PROPERITY OF SAID Wires OR APPURTEANCES, PIPES, Etc. AND THE RIGHT TO MAKE ANY CONCRETE, CONCRETE OR WALLS WHICH BE PLACED WITHIN SAID EASEMENTS.
 2. ANY CITY AUTHORITY DOES RESERVE FROM MODIFICATIONS HEREON OF CITY EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR OTHER REASONABLE ALTERATIONS SHALL BE CHANGED TO THE PERSON OR PERSONS RESPONSIBLE FOR SAID GRADE CHANGES OR OTHER REASONABLE ALTERATIONS.
 3. THIS PLAT DOES NOT AFFECT, ALTER, REPEAL OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS OR RIGHTS WHICH THE CHAIRMAN OF SUCH EASEMENTS ARE DESIGNATED HEREON.

STATE OF TEXAS
COUNTY OF BEAR

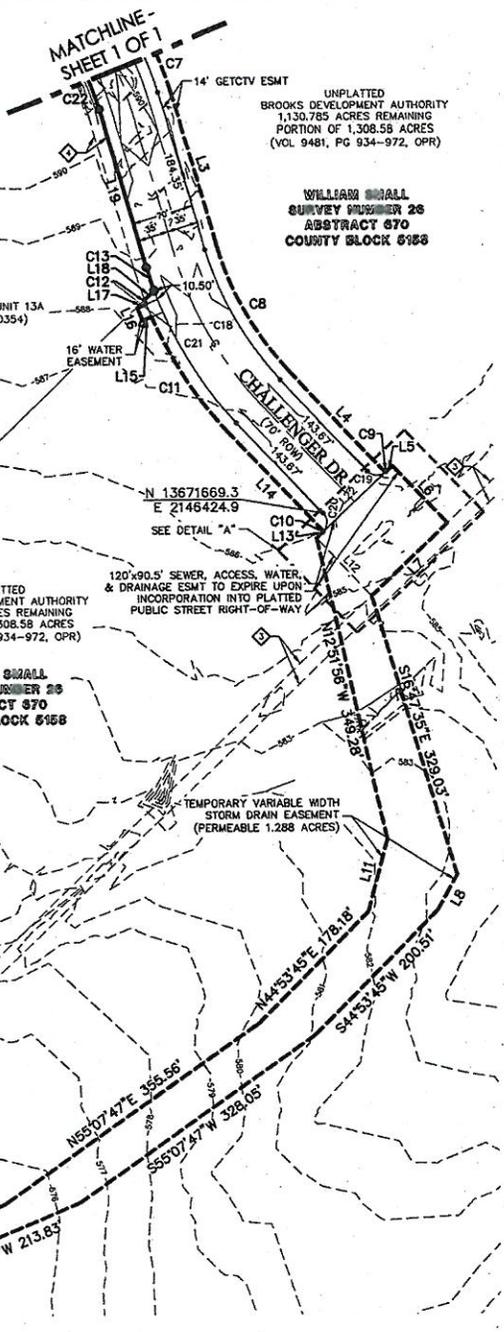
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

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

Shauna L. Weaver



**PLANNING COMMISSION
SUBDIVISION PLAT**

AGENDA ITEM NO: 11 May 11, 2011

VALENCIA HILLS
ENCLAVE PHASE I
SUBDIVISION NAME

MAJOR PLAT

100361
PLAT #

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 518 B-2

OWNER: The Capitol Foresight, LP, by Naty Saidoff

ENGINEER: Coursen-Koehler Engineering & Assoc., by Garth E. Coursen, P.E.

CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: April 26, 2011

Location: On the east side of Bulverde Road, north of Loop 1604

Services Available: SAWS Water and Sewer

Zoning: R-6 Residential Single-Family District
ERZD Edwards Recharge Zone District

Plat is associated with:

MDP 706B, Steubing Estate North, accepted on January 28, 2011

Proposed Use: Residential

Major Thoroughfare: Bulverde Road is a primary arterial, Type A, minimum R.O.W. 120 feet

APPLICANT'S PROPOSAL:

To plat **25.410** acres consisting of **71** single family lots, **8** non-single family lots and **3,500** linear feet of private streets.

DISSCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plan meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval



January 18, 2011

Mr. Garth Coursen, P.E.
Coursen-Koehler Engineering
11010 Coachlight Street, Suite 101
San Antonio, Texas 78216

RE: File No. 1010008 - Request for review of **Valencia Hills Enclave Phase I Subdivision, Plat No. 100361** located one mile north of Loop 1604 and east of Bulverde Road

Dear Mr. Coursen:

On December 2, 2010, 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 49.100 acres located entirely within the EARZ. No notable significant features were observed. The northeast portion of the property lies within a 100-year floodplain preservation area.

The proposed development is a **Category 2** property under the provisions of Aquifer Protection Ordinance No. 81491. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan was submitted to SAWS and approved in a letter dated January 11, 2011-File No.189.

Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) and an Organized Sewage Collection System (SCS) Plan has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letters dated November 16, 2010, and January 11, 2011, respectively.

Mr. Garth Coursen, P.E.
Valencia Hills Enclave Phase I Subdivision, Plat No. 100361
Page 2

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 Valencia Hills Enclave Phase I Subdivision, Plat No. 100361.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,


Kirk M. Nixon
Manager
Resource Protection Division

KMN:GDJ:pzg

Individual Consideration

**PLANNING COMMISSION
RESCIND PLAT APPROVAL**

AGENDA ITEM NO: 12 May 11, 2011

SULPHUR SPRINGS - UNIT 4B
SUBDIVISION NAME

MAJOR PLAT

070102
PLAT #

COUNCIL DISTRICT: 2

FERGUSON MAP GRID: 653 C-5

OWNER: Continental Homes of Texas, LP., by Christopher Lindhorst, P.E.

ENGINEER: Jacobs Engineering, by David Brodbeck, P.E.

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

Location: The extension of Jasper Hollow from Sulphur Springs Unit 2

Zoning: R-6 Residential Single Family District

Plat is associated with:

MDP 875-A, Sulphur Springs Subdivision, accepted on January 23, 2007

APPLICANT'S PROPOSAL:

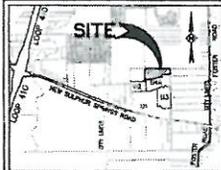
Applicant is requesting that the Planning Commission rescind the November 12, 2008 plat approval.

DISCUSSION:

The purpose of this request is to rescind the plat approval of the Sulphur Springs Unit 4B Subdivision, Plat No. 070102. The new Sulphur Springs Subdivision street layout changes are being established by the Sulphur Springs Unit 4B II, Plat No. 100109, and considered by the Planning Commission on May 11, 2011.

STAFF RECOMMENDATION:

Approval



THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC UTILITY SERVICE) IS HEREBY APPROVED THE FACILITIES AND PROVISIONS FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESCRIBED ON THIS PLAT AS "ELECTRIC FACILITIES", "GAS FACILITIES", "WATER FACILITIES", "SEWER FACILITIES", "STORMWATER FACILITIES", "TELEPHONE FACILITIES", "CABLE TELEVISION FACILITIES", "ELECTRIC FACILITIES", "GAS FACILITIES", "WATER FACILITIES", "SEWER FACILITIES", "STORMWATER FACILITIES", "TELEPHONE FACILITIES", "CABLE TELEVISION FACILITIES".

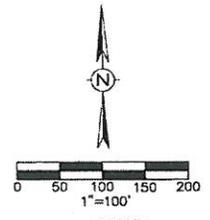
LOCATION MAP NOT TO SCALE

- 1) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN 10' (10') FOOT WIDE EASEMENTS WITHIN 10' (10') FOOT WIDE EASEMENTS... 2) FROM FLOOR ELEVATIONS MUST BE A MINIMUM OF 2' (2') FEET ABOVE FINISH GRADE... 3) THE DEVELOPER SHALL SUBMIT THE SANITARY SEWER MAIN LAYOUT... 4) ALL STREETS WITHIN THIS PLAT ARE DESIGNATED AS PUBLIC R.O.W.

LINE TABLE with columns: LINE, LENGTH, BEARING. Lists various line segments and their dimensions.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD, BEARING. Lists curve data for various points.

- KEYED NOTES: 1) 20' DRAINAGE EASEMENT 2) 5' E.G.T.C.A. EASEMENT 3) 15' DRAINAGE EASEMENT 4) 12' E.G.T.C.A. EASEMENT 5) 18' E.G.T.C.A. EASEMENT 6) 50'X50' WATER, SAN. SWR., DRAINAGE, ELEC., GAS, TELE. AND CABLE TV ESM'T. (ESM'T. TO EXPIRE UPON INCORPORATION INTO FUTURE STREET R.O.W.) 7) 60'X60' WATER, SAN. SWR., DRAINAGE, ELEC., GAS, TELE. AND CABLE TV ESM'T. (ESM'T. TO EXPIRE UPON INCORPORATION INTO FUTURE STREET R.O.W.)



LEGEND: 1) 1/2" IRON ROD W/ AN ORANGE CAP STAMPED "C&B-S.A. PROP. COR." UNLESS OTHERWISE NOTED. 2) 1/2" IRON ROD W/ AN ORANGE CAP STAMPED "C&B-S.A. PROP. COR." UNLESS OTHERWISE NOTED. 3) EXISTING CONTOURS 4) PROPOSED CONTOURS 5) E.G.T.C.A. ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION 6) O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEHAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEHAR. THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEEDS TO THE USE OF THE PUBLIC, ETC. AREAS IDENTIFIED AS PUBLIC RECORDS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSLY.

OWNER: 211 N. LUGB LUGB E. TEXAS, INC. SAN ANTONIO, TEXAS. BY: TERRY D. PUGH, ASSISTANT SURVEYOR.

STATE OF TEXAS COUNTY OF BEHAR. 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 ENCLINE BY: CARTER & BURGESS.

STATE OF TEXAS COUNTY OF BEHAR. 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 ENCLINE BY: CARTER & BURGESS.

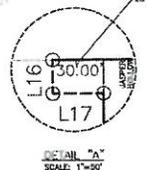
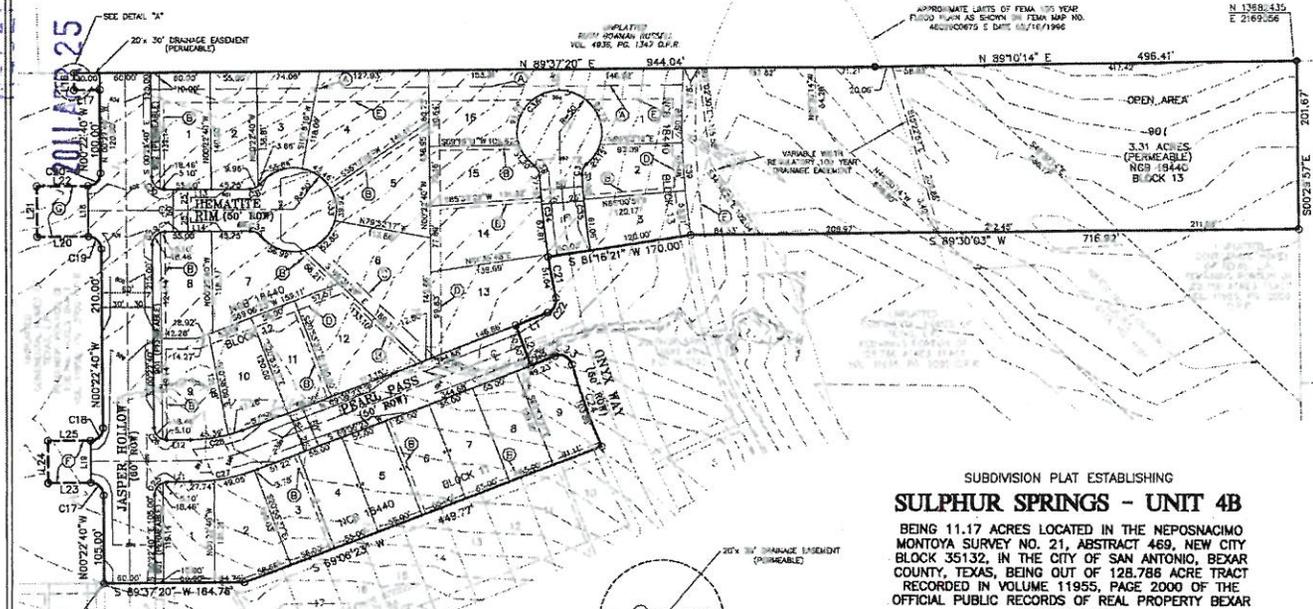
TERRY D. PUGH REGISTERED PROFESSIONAL LAND SURVEYOR NO. 10169

STATE OF TEXAS COUNTY OF BEHAR. I HEREBY CERTIFY THAT PRIMER ENGINEERING CONSULTATION 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 ZONING, EXCEPT FOR THOSE MARKED OTHERWISE BY THE SAN ANTONIO PLANNING COMMISSION.

Signature: G. Salgado, Registered Professional Engineer No. 26834.

STATE OF TEXAS COUNTY OF BEHAR. I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF A.D. 20 AT M. AND DULY RECORDED THE DAY OF A.D. 20 AT M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME ON PAGE.

DEVELOPMENT SERVICES DEVELOPER



SUBDIVISION PLAT ESTABLISHING SULPHUR SPRINGS - UNIT 4B BEING 11.17 ACRES LOCATED IN THE NEPOSNACIMO MONTAÑA SURVEY NO. 21, ABSTRACT 469, NEW CITY BLOCK 35132, IN THE CITY OF SAN ANTONIO, BEHAR COUNTY, TEXAS, BEING OUT OF 128.788 ACRE TRACT RECORDED IN VOLUME 11955, PAGE 2000 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEHAR COUNTY, TEXAS.

Carter & Burgess Consultants in Engineering, Surveying, Architecture, Construction Management and Related Services. 971 Center Parkway N. Suite 425 San Antonio, Texas 78232 (210)484-0088 Fax (210)484-4525 © COPYRIGHT 2000 Carter and Burgess, Inc. DATE: 10/18/2008 JOB NO. 319258 122.1.0008

DEVELOPMENT SERVICES
RECEIVED

2011 APR 25 PM 4: 14

April 19, 2011

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

RE: Sulphur Springs Unit 4B (Plat ID No. 070102)

Dear Mr. Sanchez:

We respectfully request that the above mentioned subdivision plat approved by the Planning Commission on November 12, 2008, be rescinded on the May 11, 2011, Planning Commission agenda.

The purpose of this request is due to street layout changes that took place after the Sulphur Springs Unit 4B (Plat ID No. 070102) was approved by Planning Commission and that are currently not reflected on this plat.

Sulphur Springs Unit 4BII (Plat ID No. 100109), illustrates this street layout revision and will replace Sulphur Springs Unit 4B (Plat ID No. 070102).

If you have any questions or need additional information please feel free to contact us.

Sincerely,



David Brodbeck, P.E.
JACOBS
Project Manager
Firm No. F-2966

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 13 May 11, 2011

**TRADERS VILLAGE PARK
SUBDIVISION NAME**

MAJOR PLAT

**090217
PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 679 F-2

OWNER: J.C. Pace, Limited, by Clay Humphries

ENGINEER: Pape Dawson Engineers, Inc., by Matt Johnson, P.E.

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

Date filed with Planning Commission: incomplete

Location: On the southeast side of Old Pearsall Road, southwest of Loop 410

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in associated with:

MDP 004-09, J.C. Pace LTD., accepted on August 3, 2009

Proposed Use: Commercial

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

APPLICANT'S PROPOSAL:

To plat **31.180** acres consisting of **2** non-single family lots and **490.76** linear feet of public streets.

STAFF RECOMMENDATION:

Pending



LOCATION MAP
MAPSCO MAP GRID: 4792
NOT-TO-SCALE

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

EXCISE NOTES:
1. FOR RESIDENTIAL/COMMERCIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE HIGHWAY, THE OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG FM 2536, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 113.22'.

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 PLAN. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO IMPROVE AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

C.P.S. NOTES:
THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DETENTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT" AND "GAS EASEMENT". "SERVICE EASEMENT" CONVEYING EASEMENT; "UTILITY EASEMENT"; "GAS EASEMENT"; AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, REPAIRING, AND RESETTING POLES, HANGING OR TYPING WIRE, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT TO ENTER AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHTS-OF-WAY AREAS, AND THE RIGHT TO BEHAVE FROM AND REMOVE ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES. HEREIN, IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY C.P.S. MANDATORY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO CHANGE CHANGE OR GROUND BEHAVIOR ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID CHANGE CHANGE OR GROUND BEHAVIOR ALTERATIONS.
3. THE PLAN DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, OR OTHER EASEMENTS OR RIGHTS OF WAY EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
STATE OF TEXAS
COUNTY OF Tarrant

THE OWNER OF LAND SHOWN ON THIS PLAN, 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 ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: TIM ANDERSON
TRADERS VILLAGE, LTD.
2402 MAYFIELD ROAD
GRAND PRAIRIE, TEXAS 75052
(972) 647-2331

STATE OF TEXAS
COUNTY OF Tarrant

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TIM ANDERSON 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 25th April, A.D. 2011.

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

DAVID A. CASANOVA
4251
LAND SURVEYOR

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

DAVID A. CASANOVA
4251
LAND SURVEYOR

LEGEND
N 13667951.0
E 2084758.4

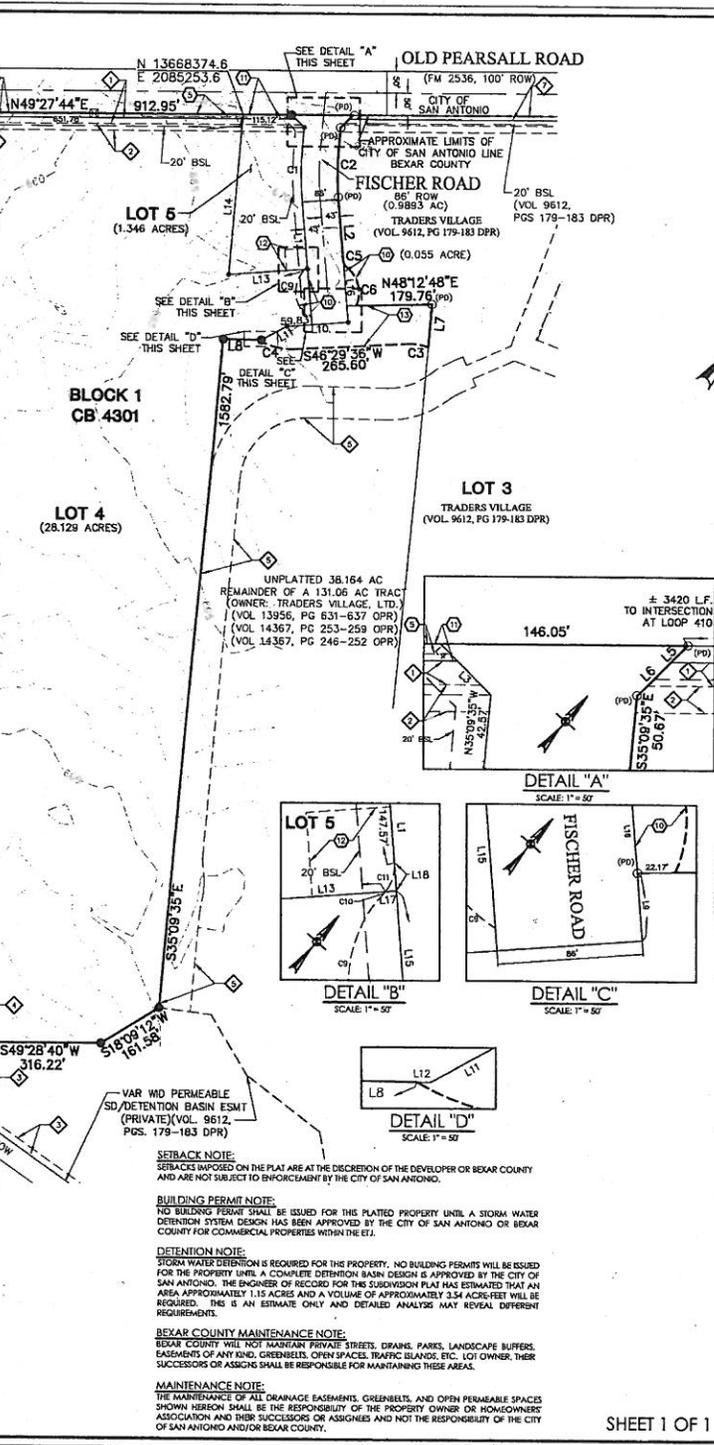
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
RSL RIGHT-OF-WAY
BSL BUILDING SETBACK LINE
CB COUNTY BLOCK
NCL NEW CITY BLOCK
VOL VOLUME
PG PAGE(S)
AC ACRES
O FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
O FOUND TADCI MICHMINISTRATION (TYPE I)
--- EXISTING CONTOUR
--- CITY OF SAN ANTONIO LIMITS

- ① 1" GAS, ELECTRIC, TELEPHONE AND CABLE-TV EASEMENT
- ② 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- ③ TURNAROUND EASEMENT TO EXPOSE UPON INCORPORATION INTO PLATTED ROW
- ④ 10' TADCI RESERVATION
- ⑤ 50' X 50' STORM DRAIN EASEMENT
- ⑥ VAR W/D INGRESS/EGRESS EASEMENT (0.653 OF AN ACRE)
- ⑦ 1" GAS, ELECTRIC, TELEPHONE AND CABLE-TV EASEMENT (VOL. 9612, PGS 179-183 DPR)
- ⑧ 1" WATER EASEMENT (VOL. 9612, PGS 179-183 DPR)
- ⑨ 1" SANITARY SEWER EASEMENT (VOL. 9612, PGS 179-183 DPR)
- ⑩ 2" X 2" SANITARY SEWER TURN AROUND EASEMENT (VOL. 9612, PGS 179-183 DPR)
- ⑪ VAR W/D STORM DRAIN EASEMENT (VOL. 9612, PGS 179-183 DPR)
- ⑫ 1" X 1" WATER, GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (VOL. 9612, PGS 179-183 DPR)
- ⑬ 10' TADCI RESERVATION (VOL. 9612, PGS 179-183 DPR)

UNPLATTED WARNING INVENTS, INC.
(VOL. 1328B, PG 1544-1551 OPR)

LINE	BEARING	LENGTH
L1	S 44°48'30" E	176.37
L2	S 44°48'30" E	148.33
L3	N 80°27'18" W	24.00
L4	N 83°27'18" W	24.00
L5	S 04°27'44" W	14.14
L6	S 04°27'44" W	28.00
L7	S 30°27'30" E	101.60
L8	S 20°20'30" W	83.17
L9	S 44°48'30" E	176.37
L10	N 49°11'22" E	104.80
L11	N 20°20'30" E	69.04
L12	N 50°20'30" E	113.17
L13	N 45°11'22" E	181.30
L14	S 20°20'30" E	376.70
L15	N 44°48'30" E	176.37
L16	S 44°48'30" E	108.27
L17	N 45°11'22" E	6.49
L18	N 44°48'30" E	176.37

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	243.00	87°29'00"	S28°20'00" E	176.10
C2	115.00	87°29'00"	S28°20'00" E	110.61
C3	123.00	72°20'56"	S27°50'34" W	48.73
C4	163.00	22°29'51"	S92°34'16" W	59.51
C5	25.00	45°30'00"	S65°14'00" E	25.44
C6	75.00	75°24'47"	S32°11'18" E	82.37
C7	75.00	25°33'11"	S60°30'28" E	33.17
C8	75.00	35°27'56"	N27°38'17" E	46.64
C9	75.00	17°17'44"	S85°56'23" E	139.68
C10	35.00	51°32'52"	N00°00'28" E	2.28
C11	25.00	42°13'30"	N62°41'21" W	18.42



PLAT NUMBER 090217
TRADERS VILLAGE PARK

A 31.80 ACRE TRACT OF LAND OUT OF A 159.54 ACRE TRACT OF LAND CONVEYED TO J.C. PACE LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 1393A, PAGES 493-500 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND AND A 131.06 ACRE TRACT OF LAND CONVEYED TO TRADERS VILLAGE, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 1395A, PAGES 493 - 500 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE FRANCISCO RICARDO HERNANDEZ SURVEY NO. 6, ABSTRACT 4, COUNTY BLOCK 4301, BEAR COUNTY, TEXAS, NOW IN NEW CITY BLOCK 14493 OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

SCALE: 1" = 200'
0' 200' 400' 600'

PAPE-DAWSON ENGINEERS
INC. REGISTRATION # 4770
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010
DATE: April 19, 2011

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

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

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAN, 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 ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: CLAY HUMPHRIES
J.C. PACE, LTD.
420 THRU-EXAMINATION, SUITE 110
FORTWORTH, TEXAS 76102
(817) 332-1211

STATE OF TEXAS
COUNTY OF Tarrant

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CLAY HUMPHRIES 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 25th April, A.D. 2011.

ANGELA ROOPER
Notary Public
STATE OF TEXAS
I HEREBY CERTIFY THAT THE ABOVE PLAT COMFORDS 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.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TIM ANDERSON 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 25th April, A.D. 2011.

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT COMFORDS 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.



Traders Village Park Survey Job No. 9039-08, 9030-09
Date: Apr 16, 2011 3:27 PM User: J.C. Pace
File: P:\3180 Acres\090217\090217.dwg Plot: PLAT 090217-01-01

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 14 May 11, 2011

SULPHUR SPRINGS -

UNIT 4B II

MAJOR PLAT

100109

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: 2

FERGUSON MAP GRID: 653 C-5

OWNER: Continental Homes of Texas, LP., by Christopher Lindhorst, P.E.

ENGINEER: Jacobs Engineering, by David Brodbeck, P.E.

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

Date filed with Planning Commission: May 4, 2011

Location: The extension of Jasper Hollow from Sulphur Springs Unit 2

Services Available: SAWS Water and Sewer

Zoning: R-6 Residential Single Family District

Plat is associated with:

MDP 875-B, Sulphur Springs Subdivision, accepted on May 4, 2011

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat 11.12 acres consisting of 34 single family lots, 6 non-single family lots and 1,754 linear feet of public streets.

It is noted that no building permits will be issued until FEMA LOMR flood plain study is prepared and approved and a letter of map revision is issued by FEMA indicating no 100 year flood plain encroachment exist on lot 1 thru 3, Block 13, NCB 118440. Elevation certificates for homes constructed on the above-mentioned lots shall be submitted to the City of San Antonio.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION PLAT**

AGENDA ITEM NO: 15 May 11, 2011

TAUSCH FARMS UNIT 6B
SUBDIVISION NAME

MAJOR PLAT

110104
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 546 B-6

OWNER: Continental Homes of Texas, L.P., by Chris Lindhorst

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

CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: Incomplete

Location: Extending Mustang Oak Drive and Flying Fury Drive west from Unit 6A

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 012-07A, Tausch Farms, accepted on November 30, 2010

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **8.274** acres consisting of **54** single family lots and **1,584** linear feet of public streets.

STAFF RECOMMENDATION:

Pending

**PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION**

AGENDA ITEM NO: 16 May 11, 2011

HIGHLAND FARMS III UNIT 10
SUBDIVISION NAME

060772
PLAT #

COUNCIL DISTRICT: 2

FERGUSON MAP GRID: 585 C-6

OWNER: HLL II Land Acquisitions of Texas, L.P., by Ben Wissink

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

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

Location: South of Summerfest Drive and Braden Gate

Plat status: The Planning Commission approved this plat on August 27, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

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

DISCUSSION:

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

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

STAFF RECOMMENDATION:

Approval

REPLAT & SUBDIVISION PLAT ESTABLISHING HIGHLAND FARMS III SUBDIVISION UNIT 10

BEING A REPLAT VACATING A 0.073 AC. DRAIN EASEMENT AND A PLAT OF THE 16.113 ACRE REMAINDER OF THE 45.25 ACRE TRACT OF LAND RECORDED IN VOLUME 11447, PAGE 2039-2052 R.P.R., OUT OF THE FRANCISCO CADENA SURVEY NO. 133 ABSTRACT NO. 134, N.C.B. 16611, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

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

OWNER: HLL II LAND ACQUISITIONS OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: HLL DEVELOPMENT, LLC, ITS SOLE GENERAL PARTNER
BY: UNITED DEVELOPMENT FUNDING II, INC. MANAGER

DULY AUTHORIZED AGENT:

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2008.

NOTARY PUBLIC, TARRANT COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

THIS PLAT OF _____ HIGHLAND FARMS III SUBDIVISION UNIT 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 2008.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

BY: _____ DEPUTY

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY). CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

SETBACK NOTE

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

PLAT REFERENCE	
①	SUNRISE SUBDIVISION UNIT 11 (VOL. 9510, PG. 58, D.P.R.)
②	HIGHLAND FARMS III SUBDIVISION UNIT 8 (VOL. 9572, PGS. 80-81 D.P.R.)
③	HIGHLAND FARMS III SUBDIVISION UNIT 7 (VOL. 9573, PG. 185 D.P.R.)
④	HIGHLAND FARMS III SUBDIVISION UNIT 9 (PLAT ID. # 080771)

MONUMENT NOTE:

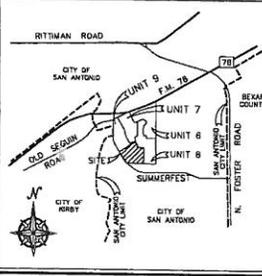
- = 1" X 1" WOOD AND FOUND W/40" X 6" CAP
- = 1" X 1" WOOD AND FOUND W/4" X 4" X 6" CAP
- = 1" X 1" WOOD AND SET W/4" X 4" X 6" CAP

LEGEND & NOTES

- BUILDING SETBACK LINE
- ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- ELECTRIC & CABLE TELEVISION EASEMENT
- ELECTRIC & CABLE TELEVISION EASEMENT
- ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- VEHICULAR NON-ACCESS EASEMENT
- CLEAR VISION EASEMENT
- NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF SAN ANTONIO.
- PROPOSED FINISHED CONTOUR
- THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVER DATUM IS MAD 83/2011(HARN), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE. SCALE FACTOR IS 1.00017
- ROTATION GRID TO PLAT # 080771
- MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONEA ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS OF PRACTICAL IN THE SUBDIVISION WITH 1/2" REBAR AND D-8 E PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION. REMAINING REFERENCE CORNERS IN THE WEST LINE OF LOTS 66-77, BLOCK 83 BETWEEN TWO FOUND 1/2" REBAR SHOWN AS NOTED BY THE PLAT OF HIGHLAND FARMS III SUBDIVISION UNIT 8 RECORDED IN VOLUME 9572, PAGES 80-81, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- R.P.R. - OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
- D.P.R. - DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT GRADE.
- THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAMS". SAMS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
- IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AS APPLICABLE IN EFFECT AT THE TIME OF PLAT REDEVELOPMENT, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.
- AS PART OF SAMS'S UTILITY SERVICE REGULATIONS 2/8/2003, DESIGN STANDARDS FOR WATER SYSTEM FACILITIES, LOTS WITH ELEVATION LESS THAN 745.00 FEET SHALL HAVE AN UNDER PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER. UNDER PRESSURE REDUCING VALVES WILL REQUIRE PRESSURE REDUCING VALVE.

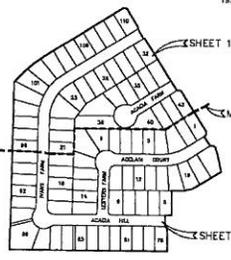
"C.P.S. NOTES"

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "CLEAR VISION EASEMENT", "CABLE EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, SAID CONDUITS, PIPES, TUBES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND OTHER OBSTRUCTIONS WHICH EXIST OR MAY INTERFERE WITH THE EFFICIENT AND SAFE USE OF SAID WIRE OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS SHALL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CITY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF EPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEDICATED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT ADOPT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY CLEAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES. FOOT OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE C.E.T.V. EASEMENTS WHICH ARE NOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THESE FIVE (5) FOOT WIDE EASEMENTS.

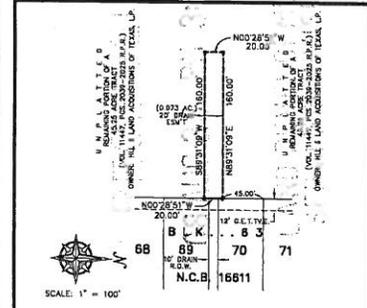


LOCATION MAP NOT TO SCALE

NOTES:
ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE. THE MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT WOULD OBSCURE 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 PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. OUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.



INDEX MAP 1"=100'



AREA BEING REPLATTED

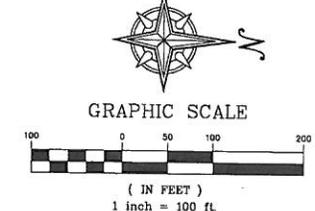
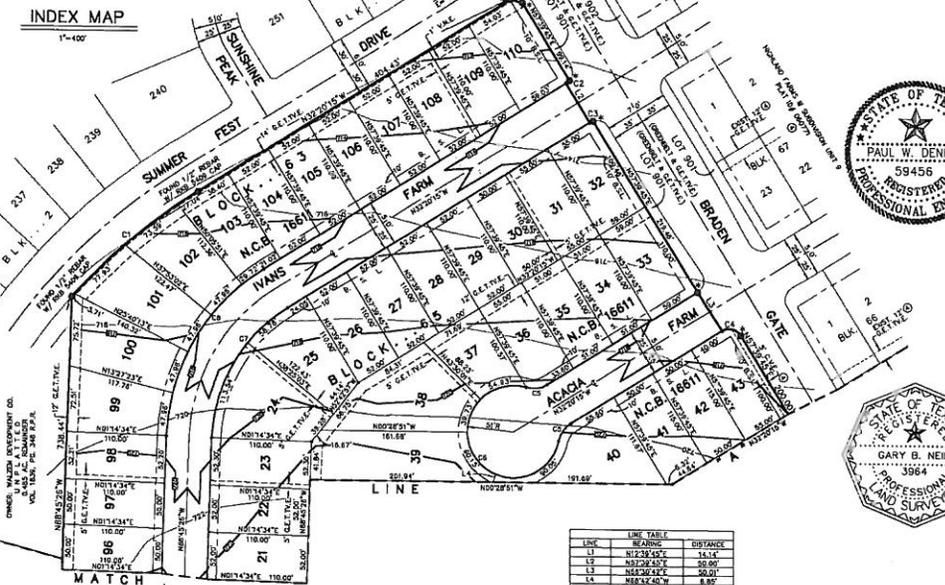
THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS HIGHLAND FARMS III SUBDIVISION UNIT 8, RECORDED IN VOLUME 9572, PAGES 80 & 81, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT HIGHLAND FARMS III SUBDIVISION UNIT 8, WHICH IS RECORDED IN VOLUME 9572, PAGES 80-81, BEXAR COUNTY PLAT AND DEED RECORDS.

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

OWNER
OWNER'S DULY AUTHORIZED AGENT
SHOWN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 2008.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____



DEVELOPER/OWNER:
HLL II LAND ACQUISITIONS OF TEXAS, L.P.
300 EAST SONTERRA BLVD., SUITE 1130
SAN ANTONIO, TEXAS 78258
PHONE: (210) 403-6200

Denham-Ramonea Engineering and Associates, Inc.
18585 Sigma Rd., Suite 101 San Antonio, Tx. 78258
(210) 495-3100 Office
(210) 495-3122 Fax

LINE	BEARING	DISTANCE
L1	N12°28'45"E	14.14
L2	N89°28'35"E	20.00
L3	N00°00'00"E	20.00
L4	N89°24'40"W	8.80
L5	N00°00'00"E	2.16
L6	N0°23'45"E	50.00
L7	N00°00'00"E	4.83
L8	N11°29'22"E	44.83
L9	N00°00'00"E	18.18
L10	S00°00'00"E	52.00
L11	N89°24'40"W	18.18
L12	N89°24'40"W	18.18

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORDS
C1	18.245°	624.14	61.77	182.20	161.63
C2	18.245°	18.18	2.27	5.08	4.67
C3	18.245°	18.18	2.27	5.08	4.67
C4	80.700°	15.00	15.00	23.58	21.21
C5	17.245°	28.00	12.27	24.67	22.28
C6	22.335°	31.00	48.68	244.86	61.62
C7	18.245°	18.18	9.18	17.24	16.18
C8	34.481°	225.00	120.83	225.94	202.72
C9	80.700°	15.00	15.00	23.58	21.21
C10	80.700°	15.00	15.00	23.58	21.21
C11	172.471°	220.00	31.62	62.95	62.82
C12	80.700°	15.00	15.00	23.58	21.21
C13	38.260°	28.00	8.27	18.38	18.18
C14	184.270°	50.00	37.21	148.32	148.32
C15	87.142°	40.00	20.28	40.57	39.88
C16	80.700°	15.00	15.00	23.58	21.21
C17	81.132°	10.00	9.70	19.41	18.83
C18	33.560°	20.00	9.41	18.18	17.92
C19	180.912°	61.00	61.00	85.42	100.00
C20	88.830°	25.00	24.28	38.84	34.82
C21	31.812°	28.00	8.27	18.38	18.18
C22	31.812°	148.00	30.97	69.07	68.81

REPLAT & SUBDIVISION PLAT ESTABLISHING HIGHLAND FARMS III SUBDIVISION UNIT 10

BEING A REPLAT VACATING A 0.073 AC. DRAIN EASEMENT AND A PLAT OF THE 16.113 ACRE REMAINDER OF THE 45.25 ACRE TRACT OF LAND RECORDED IN VOLUME 11447, PAGE 2039-2052 R.P.R., OUT OF THE FRANCISCO CADENA SURVEY NO. 133 ABSTRACT NO. 134, N.C.B. 16611, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

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

OWNER: HLL II LAND ACQUISITIONS OF TEXAS L.P.
A TEXAS LIMITED PARTNERSHIP
BY: HILL DEVELOPMENT, L.L.C. ITS SOLE GENERAL PARTNER
BY: UNITED DEVELOPMENT FUNDING II, INC. MANAGER

DULY AUTHORIZED AGENT:

STATE OF TEXAS
COUNTY OF TARRANT

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2008.

NOTARY PUBLIC, TARRANT COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

THIS PLAT OF _____ HIGHLAND FARMS III SUBDIVISION UNIT 10
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 2008.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

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

_____ OF SAID COUNTY, IN BOOK VOLUME _____

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

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

BY: _____ DEPUTY

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY); CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

SETBACK NOTE

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

PLAT REFERENCE	
①	SUNRISE SUBDIVISION UNIT 11 (VOL. 9516, PG. 56, D.P.R.)
②	HIGHLAND FARMS III SUBDIVISION UNIT 8 (VOL. 9572, PGS. 80-81, D.P.R.)
③	HIGHLAND FARMS III SUBDIVISION UNIT 7 (VOL. 9573, PG. 185, D.P.R.)
④	HIGHLAND FARMS III SUBDIVISION UNIT 9 PLAT I.D. # 060771

LEGEND & NOTES

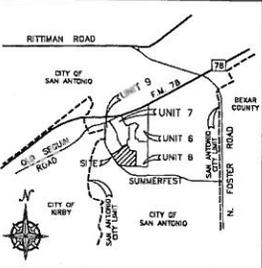
- BUILDING SETBACK LINE
- ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- TELEPHONE & CABLE TELEVISION EASEMENT
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- VEHICULAR NON-ACCESS EMT
- CLEAR VISION EASEMENT
- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT (780)
- PREPROCESSED FINISHED CONTOUR
- THE VALUES OF THE SETS OF COORDINATES SHOWN HEREIN WERE OBTAINED WITH GLOBAL POSITIONING RECEIVER DATA IS 843/83(DHANN), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE. SCALE FACTOR IS 1.00077
- NOTATION CROSS TO PLAT IS 070733*
- MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND 0-R-E PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
- SEWER INTERSECTION SOURCE IN THE WEST LINE OF LOTS 66-77, BLOCK 83 BETWEEN TWO FOUND 1/2" REBAR SHOWN AS NOTED IN LOTS 66-77, BLOCK 83 BETWEEN TWO UNIT 8 RECORDED IN VOLUME 9572, PAGES 80-81, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- R.P.R. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
- D.P.R. - DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND SHALL BE OPEN TO THE PUBLIC AT ALL TIMES.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAMS" SAVES HIM OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
- IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE BATES IN EFFECT AT THE TIME OF PLAT RECORDED, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.
- AS PART OF S.A.M.S. UTILITY SERVICE REGULATIONS 2/18/2003, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES" ALL LOTS WITH ELEVATION LESS THAN 745.00 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER. ALL LOTS WITHIN THIS SUBDIVISION WILL REQUIRE PRESSURE REDUCING VALVE.

"C.P.S. NOTES"

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC AND GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT". THE PURPOSE OF RECONSTRUCTING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND DIRECTING POLES, HANGING OR BUYING CABLES, CONDUITS, WIRING, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT TO REMOVE FROM SAID EASEMENT AND RIGHT-OF-WAY AREAS AND OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CITY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- NO CONVEYANCE APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE UTILITY EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

MONUMENT NOTE:

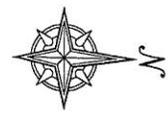
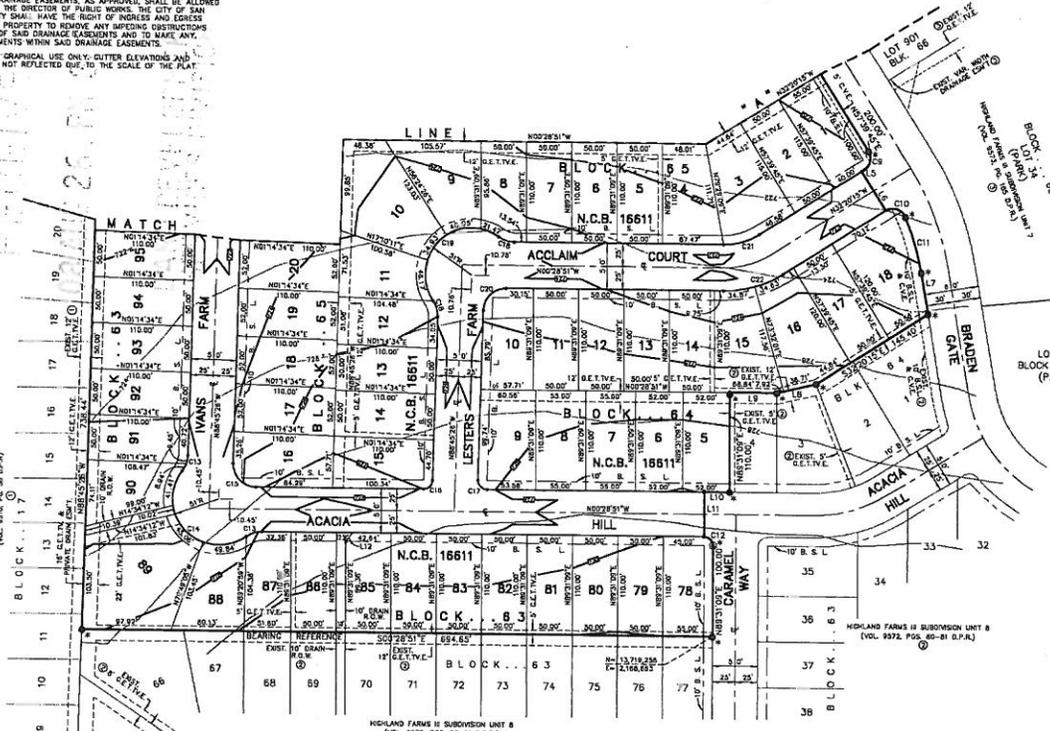
- 1/2" DIA. 800 REBAR 1/2" DIA. CAP
- 1/2" DIA. 800 REBAR 1/2" DIA. CAP
- 1/2" DIA. 800 REBAR 1/2" DIA. CAP



LOCATION MAP

NOTES:

ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE. THE MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY AND OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALLOW CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. ELEVATION ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

Denham-Ramones Engineering and Associates, Inc.
18565 Sigma Rd., Suite 101
San Antonio, Tx. 78258
(210) 495-3100 Office
(210) 495-3122 Fax

DEVELOPER/OWNER:
HLL II LAND ACQUISITIONS OF TEXAS, L.P.
300 EAST SONTEERRA BLVD., SUITE 1130
SAN ANTONIO, TEXAS 78258
PHONE: (210) 403-6200

April 4, 2011

DEVELOPMENT SERVICES
RECEIVED

2011 APR 12 PM 12: 34

Mr. Roderick Sanchez
Director of Planning and Development Services
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Plat No. 060772
Highland Farms III Subdivision Unit 10

Mr. Sanchez:

In accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio, we respectfully request a three year extension in order to fulfill the improvements required by the approval of the Highland Farms III Subdivision Unit 10 Plat. The current expiration date for the plat recording is set for August 28, 2011.

Highland Farms III Subdivision Unit 10 was approved by the Planning Commission on August 27, 2008. This project is the continuation following the prior completed five units.

In the 3rd quarter of 2007, sales dropped precipitously due to a severe downturn in the economy which halted the completion of this phase. The owner is planning, with serious intent, to complete this unit.

Enclosed are the \$300 filing fee and a reduced copy of the plat. Thank you for your consideration in this matter.

Sincerely,



Ben Wissink
HLL II Land Acquisitions of Texas, L.P.

1380 Pantheon Way
Suite 290
San Antonio, Texas 78232

Ph: (210) 495-3100
Fax: (210) 495-3122

**PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION**

AGENDA ITEM NO: 17 May 11, 2011

BULVERDE ROAD APARTMENTS
SUBDIVISION NAME

080177
PLAT #

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 518 B-2

OWNER: Bitter Blue, Inc. by Ian Cude

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

Location: On the west side of Bulverde Road, north of Loop 1604

Plat status: The Planning Commission approved this plat on July 9, 2008. The plat has not been recorded.

APPLICANT'S REQUEST:

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

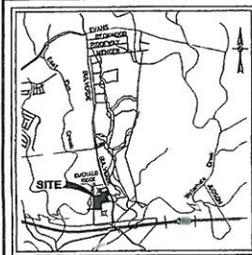
DISCUSSION:

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

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

STAFF RECOMMENDATION:

Approval



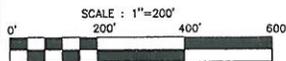
C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAYS 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 PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH EXIST 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 OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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.

EDWARDS AQUIFER RECHARGE ZONE NOTE

1. THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE TO THE EXTENT APPLICABLE DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 8 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERFLOOD PROTECTION," OR LATEST REVISIONS THEREOF.
2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.0 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TOCQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TOCQ OFFICE.

LOCATION MAP NOT-TO-SCALE



NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED PAPE-DAWSON SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) (COORD 1983) DISPLAYED IN GRID VALUES DERIVED FROM VMS COOPERATIVE CORIS BASE STATION PDEL.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
5. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT OR R.O.W. 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 BEJAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
6. INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED. THERE MAY BE TAKEN OFF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT MARSHAL.

NOTE:

NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETScape PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

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

STREETScape NOTE: NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETScape PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

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

STATE OF TEXAS COUNTY OF BEJAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEJAR

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



REGISTERED PROFESSIONAL LAND SURVEYOR

INDEX MAP SUBDIVISION PLAT ESTABLISHING BULVERDE ROAD APARTMENTS

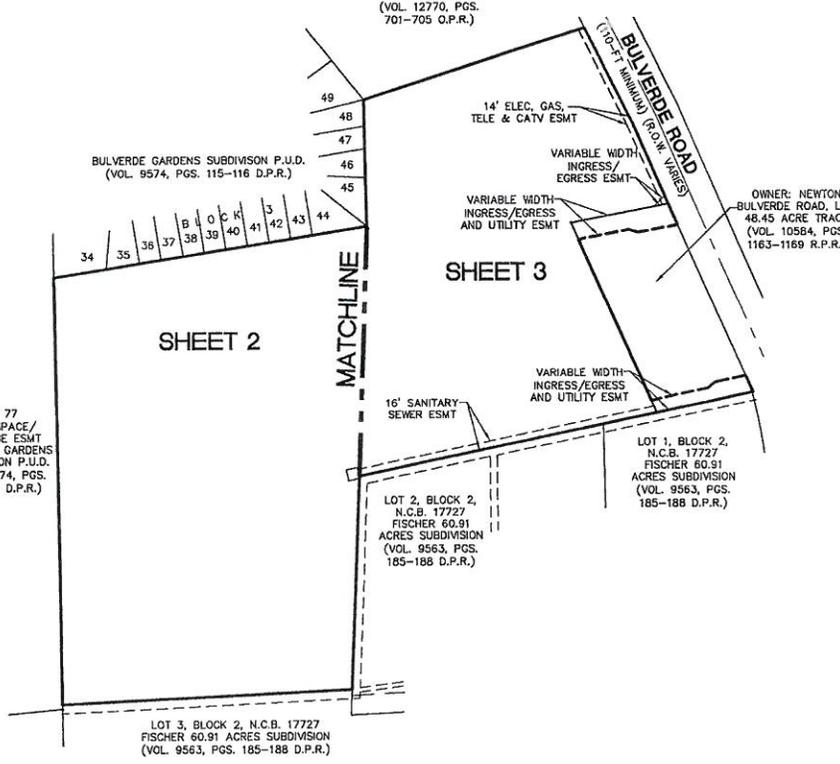
BEING 28.30 ACRES OF LAND OUT OF THAT 48.45 ACRE TRACT CONVEYED TO NEWTON BULVERDE ROAD, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10584, PAGES 1163-1169 OF THE OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS, OUT OF THE GEORGE VOSS SURVEY NUMBER 340 1/2, ABSTRACT 788, COUNTY BLOCK 4955 OF BEJAR COUNTY, TEXAS.

THIS PLAT OF BULVERDE ROAD APARTMENTS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

UNPLATTED 4.25 ACRES JACK H. ANDERSON (VOL. 12770, PGS. 701-705 O.P.R.)



STATE OF TEXAS COUNTY OF BEJAR

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

OWNER/DEVELOPER: NEWTON BULVERDE ROAD, LTD., A TEXAS LIMITED PARTNERSHIP BY ITS GENERAL PARTNER: BITTERBILLY, INC. A TEXAS CORPORATION

BY: Lloyd A. Smith, Jr., President 11 LYNN BATTS LANE, SUITE 100 SAN ANTONIO, TEXAS 78218

STATE OF TEXAS COUNTY OF BEJAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lloyd A. Smith, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she 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

NOTARY PUBLIC.

2008 APR 22 AM 9:39 DEVELOPMENT SERVICES RECEIVED

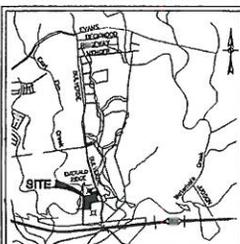
STATE OF TEXAS COUNTY OF BEJAR

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

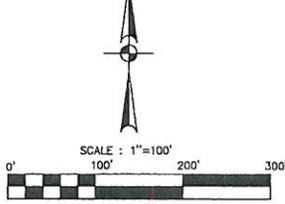
IN BOOK VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. COUNTY CLERK, BEJAR COUNTY, TEXAS

SHEET 1 OF 3

BY: DEPUTY



LOCATION MAP
NOT-TO-SCALE



- NOTES:**
- 1/2" IRON ROD WITH YELLOW CAP MARKED PAPE-DAWSON SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 1983) DISPLAYED IN GRID WALLS DERIVED FROM NGS COOPERATIVE CORRS BASE STATION P061.
 - DIMENSIONS SHOWN ARE SURFACE.
 - BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 1983) FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
 - NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT ON R.O.W. SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATION WHICH ALTERS THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
 - INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED. NO WAY THIS NOTE BE TAKEN OFF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT MARSHAL.

NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNITED DEVELOPMENT CODE.

WASTEWATER EQUIPMENT:
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.

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

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 EASEMENTS, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR



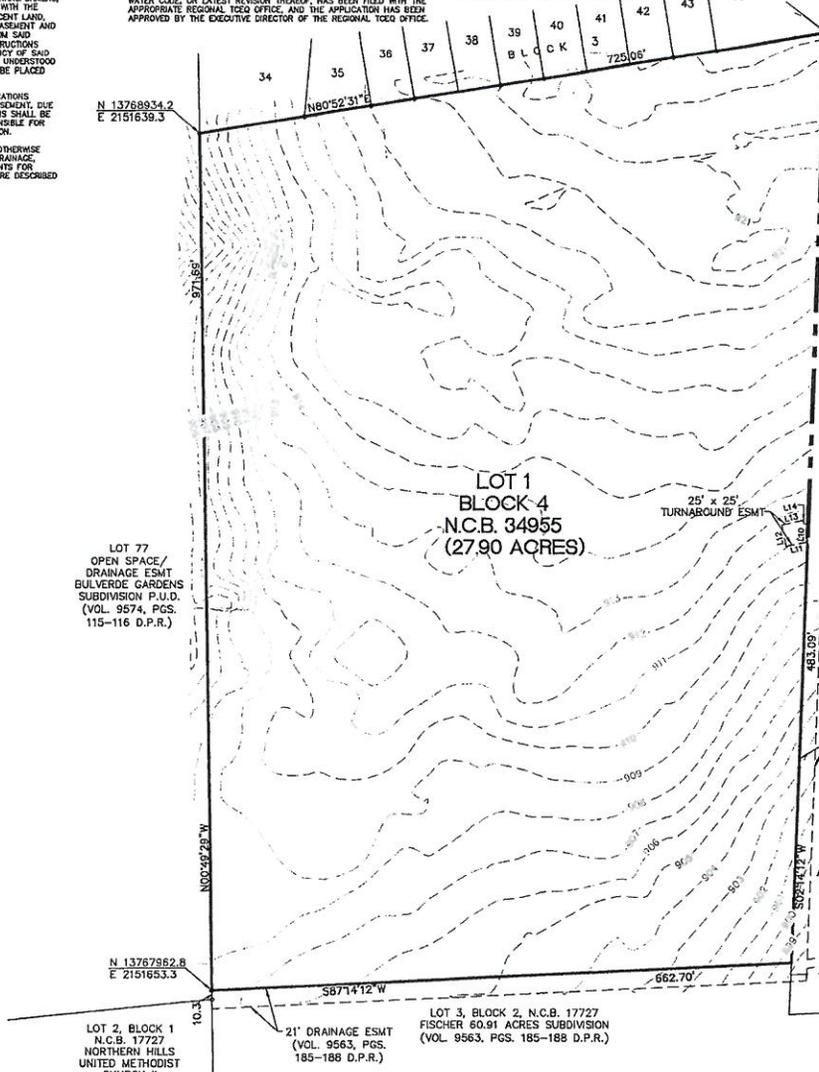
555 EAST MANSSY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9300 | FAX: 210.375.9010

EDWARDS AQUIFER RECHARGE ZONE NOTE:

1. THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE 10, DIVISION 8 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION" OR LATEST REVISIONS THEREOF.

2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 21.5.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE.

BULVERDE GARDENS SUBDIVISION P.U.D.
(VOL. 9574, PGS. 115-116 D.P.R.)



MATCHLINE - SEE SHEET 3 OF 3

LEGEND:

- R.O.W. = RIGHT-OF-WAY
- ELEC = ELECTRIC
- TELE = TELEPHONE
- CAV = CABLE TV
- ESMT = EASEMENT
- F.I.R. = FOUND IRON ROD
- D.P.R. = DEED RECORDS OF BEXAR COUNTY, TX
- D.P.R. = DEED & PLAT RECORDS OF BEXAR COUNTY, TX
- G.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER:
NEWTON BULVERDE ROAD, LTD, A TEXAS LIMITED PARTNERSHIP

BY ITS GENERAL PARTNER:
BITTERBLUE, INC, A TEXAS CORPORATION

BY: Lloyd A. Denton, Jr., President
11 LYNN BATTIS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lloyd A. Denton, Jr., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 _____

NOTARY PUBLIC,

2008 APR 22 AM 9:39
DEVELOPMENT SERVICES RECEIVED

**SUBDIVISION PLAT ESTABLISHING
BULVERDE ROAD APARTMENTS**

BEING 28.30 ACRES OF LAND OUT OF THAT 48.45 ACRE TRACT CONVEYED TO NEWTON BULVERDE ROAD, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10584, PAGES 1163-1169 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GEORGE VOSS SURVEY NUMBER 340 1/2, ABSTRACT 788, COUNTY BLOCK 4955 OF BEXAR COUNTY, TEXAS.

THIS PLAT OF _____ BULVERDE ROAD APARTMENTS _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

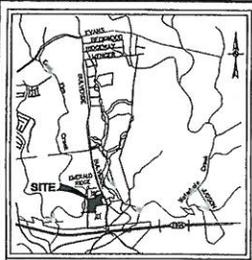
I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. _____, AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. _____, AT _____ M. IN THE RECORDS OF SAID COUNTY.

IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. _____

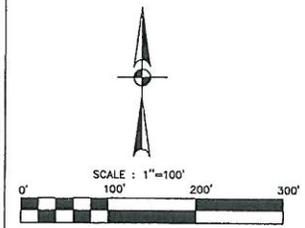
COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 2 OF 3
BY: _____ DEPUTY

Date: Apr. 21, 2008, 10:28am User: ID: Kkaphart
File: P:\2010\04\Design\Chal\Plat PL 207804.dwg



LOCATION MAP
NOT-TO-SCALE



- NOTES:**
- 1/2" IRON ROD WITH YELLOW CAP MARKED PAPE-DAWSON SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COGS 1983) DISPLAYED IN GRID VALUES DERIVED FROM NOS COORDINATE CORRS BASE STATION POINT.
 - DIMENSIONS SHOWN ARE SURFACE.
 - BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COGS 1983), FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
 - NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT OR R.O.W. 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 OF INGRESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
 - INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOW HAY THIS NOTE BE TAKEN OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT MARSHALL.

NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

WASTEWATER FEE 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.

STREETSCAPE NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

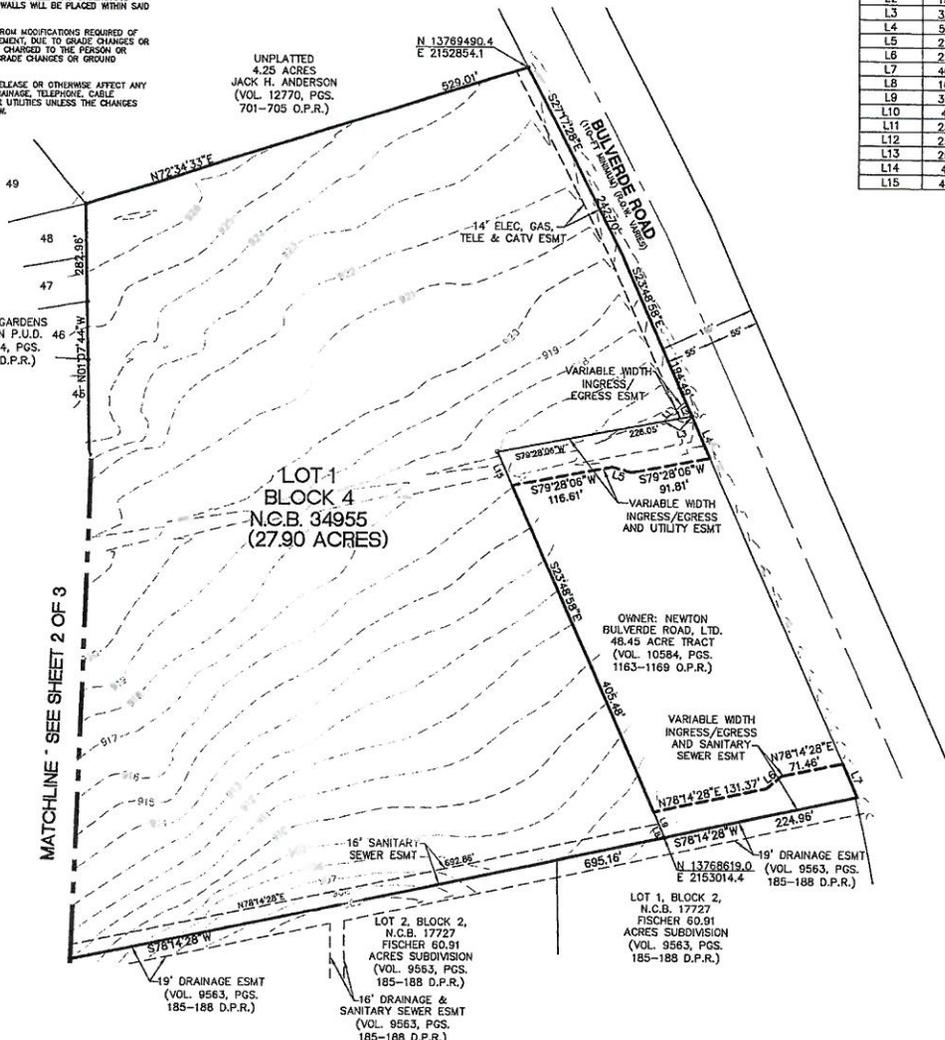
IMPACT FEE NOTE:
IMPACT FEE PAYMENT DUE, WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER CONNECTION.

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE 80465) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAYS 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, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS BELIEVED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

EDWARDS ACQUIFER RECHARGE ZONE NOTE:

1. THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE V, DIVISION 8 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.
2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS ACQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE.



LINE TABLE		
LINE	LENGTH	BEARING
L1	33.93'	N46°34'19"E
L2	18.93'	S23°48'58"E
L3	32.84'	S79°28'06"W
L4	51.37'	S23°48'58"E
L5	22.36'	N73°58'00"W
L6	22.36'	S51°40'34"W
L7	40.90'	S23°48'58"E
L8	18.36'	S23°48'58"E
L9	30.68'	S23°48'58"E
L10	4.84'	S02°14'12"W
L11	25.00'	S78°14'28"W
L12	25.00'	N11°45'32"W
L13	25.00'	S78°14'28"W
L14	4.50'	N11°45'32"W
L15	41.10'	S23°48'58"E

LEGEND:

R.O.W. = RIGHT-OF-WAY
 ELEC. = ELECTRIC
 TEL. = TELEPHONE
 CATV = CABLE TV
 ESMT = EASEMENT
 F.I.R. = FOUND IRON ROD
 D.R. = DEED RECORDS OF BEXAR COUNTY, TX
 O.P.R. = DEED & PLAT RECORDS OF BEXAR COUNTY, TX
 O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX

STATE OF TEXAS
 COUNTY OF BEXAR

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

OWNER/DEVELOPER:
 NEWTON BULVERDE ROAD, LTD, A TEXAS LIMITED PARTNERSHIP

BY ITS GENERAL PARTNER:
 BITTERBEE, INC., A TEXAS CORPORATION

BY: Lloyd A. Denton, Jr., President
 11 LYNN BATTS LANE, SUITE 100
 SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lloyd A. Denton, Jr. known to me to be the PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 _____

NOTARY PUBLIC,

2008 APR 22 AM 9:39

RENEWAL SERVICES RECEIVED

**SUBDIVISION PLAT ESTABLISHING
 BULVERDE ROAD APARTMENTS**

BEING 28.30 ACRES OF LAND OUT OF THAT 48.45 ACRE TRACT CONVEYED TO NEWTON BULVERDE ROAD, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10594, PAGES 1163-1169 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GEORGE VOSS SURVEY NUMBER 340 3/4, ABSTRACT 769, COUNTY BLOCK 4955 OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR



THIS PLAT OF BULVERDE ROAD APARTMENTS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
 COUNTY OF BEXAR

_____, 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 RECORDS OF _____ COUNTY, TEXAS.

IN BOOK VOLUME _____ ON PAGE _____ OF SAID COUNTY, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____ A.D. _____

_____, COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 3 OF 3

BY: _____, DEPUTY

Date: Apr 21, 2008 10:28am User: jh. kscshurt
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Bitterblue, Inc.
...developing a difference.

DEVELOPMENT SERVICES
RECEIVED

2011 APR -8 AM 9:26

April 6, 2011

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

RE: Bulverde Road Apartments
Plat No. 080177

Dear Mr. Sanchez:

As the developer of Bulverde Road Apartments, the Newton Bulverde Road, Ltd entity requests a three-year Site Improvement Time Extension per Section 35-430(f)2 of the Unified Development Code. The Planning Commission approved the subdivision plat on July 9, 2008.

The economic downturn and its impact to both the housing and commercial development industry resulted in the delay of the site improvement of the above referenced subdivision. We did not move forward with the initial construction schedule due to the lack of leasing opportunities within the platted multi-family residential subdivision. We plan to pursue the development of this unique residential property as soon as the real estate market shows progress.

Enclosed is the \$300 filing fee required to process this request and a reduced copy of the approved plat. If additional information is required, please do not hesitate to contact our office.

Sincerely,



Ian Cude
VP of Development Services
Bitterblue, Inc.

Attachment



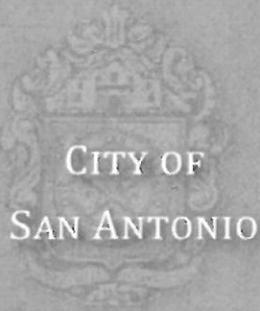


San Antonio Comprehensive Master Plan Framework

Planning for a Better Tomorrow

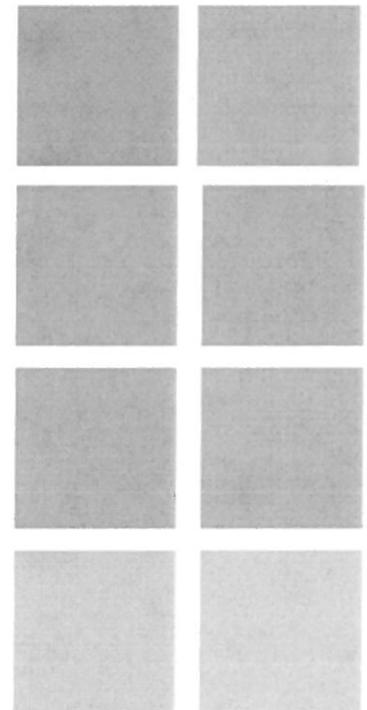


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San Antonio Comprehensive Master Plan Framework

Planning for a Better Tomorrow



Foreword

The 1997 Master Plan Policies established the following **Vision Statement for the City of San Antonio**:

- *Equal opportunity to all San Antonio citizens and equity in the distribution of benefits.*
- *Safe, dynamic and sustainable neighborhoods which offer employment opportunities, high quality education, adequate and affordable shelter, health care, and recreational amenities.*
- *A vibrant economic climate which will attract and support a wide diversity of business opportunities and community services to provide benefits within the metropolitan area.*
- *Balanced and responsible urban design, planning and development, and responsible protection of the City's historical, cultural, and natural resources.*
- *An open, accessible, responsive, and fiscally responsible government whose structure creates the functional framework to reach the Master Plan goals.*
- *The best city in America for children.*

This Vision Statement continues to reflect the aspirations of San Antonio's stakeholders today. The path to reach the community's vision – the highest-priority issues to be addressed and the means to address them – has changed since 1997. The 2010 update retains the existing Vision Statement and continues many of its goals and policies. It includes revisions and additions that reflect changes in San Antonio, in planning practices nationwide and in global issues and challenges since the 1997 plan update.

The first Master Plan for the City of San Antonio was adopted in 1933. Many of the themes reflected in this 2010 update were also relevant in 1933 and in the subsequent updates in 1951, 1980, and 1997. Comprehensive Master Plans reflect a long-term vision. Implementation requires continual effort, over time. Updates to master plans allow a community to continue its efforts to achieve a vision while providing direction to community leaders and stakeholders that is responsive to current issues, challenges and resources. This update, titled the Comprehensive Master Plan Framework, will assist the City in realizing the vision described above.



King Williams 'Fair



Downtown San Antonio

Table of Contents

Executive Summary iii

Chapter 1: Planning into Practice.1

Chapter 2: SA 20203

Chapter 3: Goals and Policies7

 Economic Vitality 9

 Education12

 Character of the Community14

 Livability/Quality of Life17

 Environmental Stainability22

 Multi-Modal Transportation25

Appendix. A

 A. History/Background of Planning in San Antonio. A-1

 B. Acknowledgements A-3

 C. Update Process Reference A-7

 D. Community Profile A-8

 E. Glossary A-15

 F. Planning Commission Resolution. A-23

 G. City Council Ordinance. A-24

 H. Goals-at-a-Glance A-26

Executive Summary

The Comprehensive Master Plan Framework is one component of the City of San Antonio Comprehensive Master Plan. The purpose of the Framework is to provide over-arching policy direction for all components of the Comprehensive Master Plan.

Other components of the Comprehensive Master Plan focus on specific geographic areas or specific functional areas. The Framework addresses all geographic areas of the City and all functional areas and, therefore, serves as the “umbrella” document for all components of the Comprehensive Master Plan.

Examples of geographic specific plans include Sector Plans, Community Plans, and Neighborhood Plans. Examples of functional plans include the Major Thoroughfare Plan, Parks and Recreation Plan, Strategic Historic Preservation Plan, and Library Plan. Together, all of these components comprise the City of San Antonio Comprehensive Master Plan.

As outlined in the 1997 document, the primary objectives of master plans are to:

- *Coordinate private and public investment*
- *Minimize conflict between land uses*
- *Influence and manage the development of the community*
- *Increase both the benefits and cost effectiveness of public investment*
- *Predict infrastructure and service needs in advance of demand*
- *Ensure that community facilities are located to best serve the community.*

2010 Comprehensive Master Plan Framework

The 2010 Comprehensive Master Plan Framework provides goals and policies that will be appropriate and relevant to the decisions facing San Antonio in 2010 and beyond. This document updates and refines the set of Master Plan Policies adopted in 1997 in three ways. First, some goals and policies from the 1997 Master Plan Policies remain in this document because they reflect a continuing and long-term strategic direction that is still important to San Antonio. Second, other goals and policies have been added to address issues that were not as critical in the 1990’s but that are important to shape the San Antonio of the 21st century. For example, the use of renewable energy sources was not addressed in the 1997 Master Plan Policies but is an important concern today. Third, some goals and policies have been refined and re-organized to communicate clearly to stakeholders and decision-makers who will use this document to guide their choices now and into the future.



January 22, 2010 Comprehensive Plan
Citizen Advisory Meeting

In 2010, a Comprehensive Plan Citizens Advisory Committee was formed to review and update the 1997 Master Plan Policies. The Committee was comprised of individuals representing a wide range of community stakeholders. The Committee discussed its vision for San Antonio's future at a workshop in January 2010. This discussion identified six major themes that contribute to the future desired by these stakeholders:

- *Economic Vitality*
- *Education*
- *Community Character*
- *Livability/Quality of Life*
- *Environmental Sustainability*
- *Multi-Modal Transportation.*

The 2010 Comprehensive Master Plan Framework is organized according to these themes. The Committee also reviewed and discussed the existing goals and policies, provided input for development of new goals

and policies, and then reviewed and discussed the updated draft prepared by City staff. This document is the result of this dialogue and community input.

This Comprehensive Master Plan Framework also incorporates the results of the extensive SA 2020 visioning process. This initiative, led by Mayor Castro, involved thousands of people and created a vision of San Antonio's desired future and a range of ideas to make this vision a reality. The SA 2020 vision statements are included in this Comprehensive Master Plan Framework. The measures for monitoring progress – the baseline targets and key indicators – are also included here. This document should be an important tool for achieving the SA 2020 vision of San Antonio's future.



*January 22, 2010 Comprehensive Plan
Citizen Advisory Meeting*



*September 24, 2010 Comprehensive Plan
Citizen Advisory Meeting*

CHAPTER 1: Planning Into Practice

Planning for a Better Tomorrow

Comprehensive Planning into Practice

Comprehensive planning is a continuous and dynamic process that helps the community define goals that are important to its citizens and to the community at large.

The purpose of adopting a Comprehensive Master Plan is to guide the long-range development of a community. As indicated in Chapter 213 of the Texas Local Government Code, a Comprehensive Master Plan may include, but is not limited to provisions on land use, transportation, and public facilities. Chapter 213 also allows for the Comprehensive Master Plan to be a coordinated set of plans organized by subject or geographic area. The City of San Antonio Comprehensive Master Plan is comprised of a set of plans which include the Framework (this document), geographic specific plans (such as Sector Plans), and functional plans (such as the Major Thoroughfare Plan). These plans comprise the San Antonio Comprehensive Master Plan. As required by the City of San Antonio Charter, the Planning Commission shall be responsible to and shall act as an advisory body to City Council to make, amend, and add to the Comprehensive Master Plan.



January 22, 2010 Comprehensive Plan Citizen Advisory Committee Meeting

Implementation

Implementation of the Comprehensive Master Plan may take many forms. The goals and policies are intended to provide guidance for future decisions on land use, infrastructure improvements, transportation, development regulations, and other plan elements. The Plan is also used to guide future city programs and initiatives. In addition, Chapter 213 of the Texas Local Government Code allows a municipality to define the consistency relationship between a comprehensive plan and development regulations. Ordinances that create or amend development regulations must be consistent with the Comprehensive Master Plan. If an ordinance is being considered which is contrary to the Comprehensive Master Plan, either the plan should be reviewed and amended prior to the adoption of the

ordinance, or it should be clearly stated in the ordinance what unique circumstances necessitate the variance from the plan.

In addition to guiding City actions, the Comprehensive Master Plan is important to all stakeholders within the community. Individuals, organizations, and businesses should all strive to realize the goals and policies contained within the Framework, and all other components, of the City of San Antonio Comprehensive Master Plan.

Five-Year Review

The Planning Commission shall review the Comprehensive Master Plan Framework

every five years, and update if necessary. This review should evaluate progress since the document was adopted. It should consider the need to update the existing goals and policies in response to changing conditions and add, delete or modify goals or policies to appropriately address the issues affecting the community at the time of the Five-Year Review.

“If you don’t know where you are going, you could wind up someplace else.”

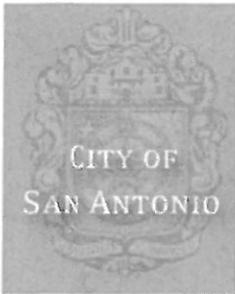
—Yogi Berra



January 22, 2010 Meeting



January 22, 2010 Meeting



CHAPTER 2: SA 2020

Planning for a Better Tomorrow

Overview

In early 2010, the City of San Antonio began a process to update its “Master Plan Policies” so they would be more relevant and effective in guiding the growth, development and revitalization of the City. Late that year, Mayor Julian Castro began a civic engagement process intended to create a vision for action on a wide range of issues affecting the City. This Comprehensive Master Plan Framework provides direction for physical development decisions that will support the civic vision created by the Mayor and community. The relationship between this document and SA 2020 is summarized below.

San Antonio Comprehensive Master Plan Framework

The “San Antonio Comprehensive Master Plan Framework” (CMPF) was developed in 2010 through a process led by the City’s Department of Planning & Community Development and involving a Comprehensive Master Plan Citizen Advisory Committee. It was intended to update the Master Plan Policies document that has guided physical development in San Antonio and its ETJ since 1997. Its structure includes:

- A Vision Statement (presented in the Foreword and continued verbatim from 1997)
- A set of six major themes and for each:
 - Goals that are statements of desired results or end states.

- Policies that provide more specific recommendation about the types of actions to be taken to achieve the goals.

The draft was completed in October 2010 and the Planning Commission recommended its adoption in November 2010.



January 22, 2010 CAC Meeting

SA 2020

The SA 2020 process was initiated by Mayor Julian Castro. As part of the process, a large number of residents with very diverse backgrounds and interests were engaged. This process also had a steering committee; it was led by the Mayor’s Office with assistance from many city departments. Using a series of community workshops and online communications, the process created a “SA 2020” document structured with:

- Eleven vision areas, each containing:
 - A vision statement
 - A small number of baseline indicators and targets for where San Antonio should be in 2020

- *A larger group of supporting indicators*
- *Information on the potential partners who can help implement the vision*
- *Ideas on how an individual can get involved*
- *Examples of personal commitments made by some participants to achieve this vision*
- *An explanation of the connections between vision areas*

The final SA 2020 document was released in March 2011.

Relationship Between CMPF and SA 2020

Although the format and emphasis of the two documents are different, they communicate important aspects of a shared vision for San Antonio's future. These connections are discussed below.

Vision Statements

The 1997 Vision Statement is framed in a way that is consistent with most master plans of that time – it uses phrases with many descriptive terms to communicate the characteristics of the desired future. The 1997 statement is repeated in the Foreword of this document because it reflects many continuing values of the San Antonio community and forms a foundation for this update of the Comprehensive Master Plan Framework.

The vision statements created through SA 2020 are characterized by more succinct initial statements, with longer descriptive paragraphs that elaborate on the initial

statement. This format is used more frequently in current visioning projects because it focuses attention on the key concepts expressed in the initial statement, while still providing additional explanation of the community's intent.

Structure of Recommendations

The CMPF is designed to guide decisions on zoning, infrastructure and other aspects of physical development in San Antonio's neighborhoods and business areas. For this reason, it establishes goals and then provides more specific policies that can be used by decision-makers who are taking action on a particular project such as a rezoning, an area plan, a change in subdivision regulations or a capital improvement program.

SA 2020 is meant to provide a path for change in many different aspects of the community and to inspire people, businesses and organizations to take their own actions to create this future. It also includes indicators that measure progress. It does not provide the level of detailed policy guidance for development or capital projects found in the CMPF goals and policies.



View of Santa Rosa Hospital Mural from Milam Park

Topic Comparison

In the table below, the vision areas of SA 2020 are compared to the Comprehensive Master Plan Framework's themes. 'Match' means that the topic is identified in both documents. 'SA 2020 included in CMPF' means that the vision area from SA 2020 is included, along with a broader range

of topics, in the CMPF themes. 'CMPF included in SA 2020' means that the Comprehensive Master Plan Framework theme is included among a wider range of topics addressed in SA 2020's vision areas. There is only one topic – Government Accountability & Civic Engagement – that is only addressed by one of the documents.

SA 2020 Vision Area	Comprehensive Master Plan Framework Theme					
	Economic Vitality	Education	Community Character	Livability/Quality of Life	Environmental Sustainability	Multi-Modal
Arts & Culture			SA 2020 included in CMPF			
Community Safety				SA 2020 included in CMPF		
Downtown Development			SA 2020 included in CMPF			
Economic Competitiveness	match					
Education		match				
Family Well-Being				CMPF included in SA 2020		
Government Accountability & Civic Engagement						
Health & Fitness				CMPF included in SA 2020		
Natural Resources & Environmental Sustainability					CMPF included in SA 2020	
Neighborhoods & Growth Management				SA 2020 included in CMPF		
Transportation						match

Inclusion of SA 2020 in Comprehensive Master Plan Framework

The Comprehensive Master Plan Framework is an important policy tool that should be used to achieve SA 2020's vision for the future of San Antonio. For this reason, SA 2020's key recommendations have been included in this Comprehensive Master Plan Framework directly.

The SA 2020 Vision Statements are incorporated in Chapter 3 of this document. This chapter is organized with six themes. For each theme, the SA 2020 vision statements for related areas are included in their entirety. These vision statements are followed by the goals and policies for the theme. Finally, the SA 2020 baseline targets and key indicators related to the theme are also presented.

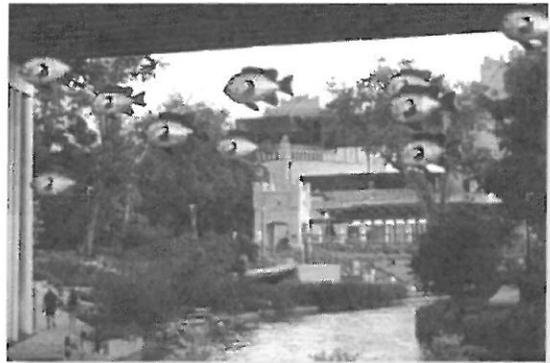


Beacon Hill Obelisk

SA 2020 gives the City and community a broad vision for issues of social well-being as well as the physical shape of the community. This vision will become reality through action by many civic, educational and other organizations as well as by decisions of the City of San Antonio.

San Antonio's Comprehensive Master Plan Framework provides guidance for City Council, staff and the community on decisions that shape the places where people live and work. It updates and refines past recommendations for economic vitality, education, community character, livability/quality of life, environmental sustainability and multi-modal transportation.

This Comprehensive Master Plan Framework provides policy direction so decisions related to physical development and investment will help to achieve the vision of San Antonio's future expressed in SA 2020.



Museum Reach of San Antonio River



CHAPTER 3: Goals and Policies

Planning for a Better Tomorrow

The 2010 Comprehensive Master Plan Framework is intended to provide a set of clear and succinct statements that explain the direction this city hopes to take as it shapes its future. Chapter 3 contains these statements, which are designed to communicate a desired direction and guide decision-makers. The chapter uses four levels of detail to organize and communicate these recommendations: Themes, Visions, Goals, and Policies.

Themes

A theme is a group of related issues that are important determinants shaping San Antonio’s future. This document uses six themes to organize its recommendations:

- *Economic Vitality*
- *Education*
- *Community Character*
- *Livability/Quality of Life*
- *Environmental Sustainability*
- *Multi-Modal Transportation*



Cyclists riding on a linear creekway

SA 2020 Vision Statements

The SA 2020 vision statements are incorporated within the CMPF themes mentioned above. The baseline targets and key indicators are also included. The vision statements consist of eleven areas:

- *Arts & Culture*
- *Community Safety*
- *Downtown Development*
- *Economic Competitiveness*
- *Education*
- *Family Well-Being*
- *Government Accountability & Civic Engagement*
- *Health & Fitness*
- *Natural Resources & Environmental Sustainability*
- *Transportation*

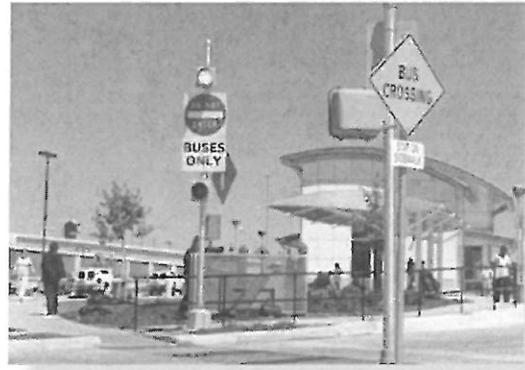
Goals

A goal is a statement of a desired result or end state. It explains what the end state or condition will be in the future if action on this issue is successful. Each theme is addressed by several goals, each of which defines one aspect of the end state related to this theme.

Policies

Policies provide more specific recommendations about the types of

actions that should be taken to achieve the goal. Each goal is accompanied by one or more policies that provide this direction. These policies provide guidance to decision-makers that they can use when they make choices about programs, land use development decisions and capital investments. They may help guide private decision-makers as well as public officials. For instance, one of the policies to address air quality concerns (under the Environmental Sustainability topic) recommends: “strategies to reduce per capita annual vehicle miles traveled (VMT) are encouraged.” This recommendation can guide public decisions (such as the location of new VIA facilities or City choices about street connectivity in subdivision design); it can also guide choices by the private sector (such as a major employer’s decision to implement a ride-sharing program).



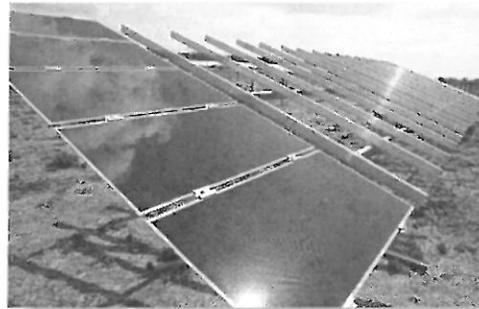
VIA Park & Ride near North Star Mall

Economic Vitality

A successful future for San Antonio's people and businesses must be based on an economy that is thriving and competitive with other metropolitan areas nationally and worldwide. For this reason, economic vitality is the focus of the first set of goals and policies for the Comprehensive Master Plan Framework. These goals and policies describe a future San Antonio economy that has included today's emerging industries such as cyber-security and green energy. It is an economy that is thriving because the people of San Antonio provide a labor force with the skills and education to succeed in these jobs. The region's economy is centered in San Antonio's inner-city areas. The community's natural assets, transportation systems and quality of life contribute to its economic vitality.



Port San Antonio



Solar farm construction

SA 2020 Vision Statement

Economic Competitiveness

In 2020, San Antonio is recognized as a leader in business that prospers through innovation in 21st Century industries.

San Antonio has a highly qualified and educated workforce and provides economic opportunity for all of its residents. The city fosters entrepreneurship as the engine of economic prosperity. It capitalizes on its unique historical and cultural heritage, as well as local institutions like its military bases, universities, medical centers and international airport system to become a leader in the global economy.



The Aerospace Academy -St. Phillip College

Economic Vitality Goals and Policies

Goal 1.A	<i>Economic diversity and new jobs creation.</i>	
Policies:	1.A.1	Entrepreneurship, productivity, and innovation for business start-up and business growth is promoted.
	1.A.2	Existing businesses and industries (including health care services, information technology and aerospace) are retained and expanded.
	1.A.3	Industries that utilize emerging and/or sustainable technologies (such as cyber security, biotechnology, and green energy) are encouraged to locate in San Antonio.
Goal 1.B	<i>A highly trained and educated workforce is available to meet the needs of San Antonio's local and regional employers.</i>	
Policy	1.B.1	Economic entities (e.g. Economic Development Foundation (EDF) and Alamo Workforce Solutions) and schools (elementary through college) communicate regarding projected needs for the future workforce.
Goal 1.C	<i>Employment centers are strategically located and easily accessible by various transportation modes.</i>	
Policy:	1.C.1	Employers and economic entities are encouraged to consider the transportation needs of employees and customers in their site location analysis.
Goal 1.D	<i>Inner-city reinvestment is strongly promoted.</i>	
Policies:	1.D.1	Economic incentives target both existing and future businesses in a manner that is consistent with City policies and plans (e.g. Inner-City Reinvestment Policy).
	1.D.2	Continue to make physical (capital) improvements in the inner-city to encourage redevelopment and infill development.
Goal 1.E	<i>Public-private partnerships are facilitated and maintained to leverage community resources.</i>	

Goal 1.B	<i>A highly trained and educated workforce is available to meet the needs of San Antonio's local and regional employers.</i>	
Policy	1.B.1	Economic entities (e.g. Economic Development Foundation (EDF) and Alamo Workforce Solutions) and schools (elementary through college) communicate regarding projected needs for the future workforce.
Goal 1.C	<i>Employment centers are strategically located and easily accessible by various transportation modes.</i>	

SA 2020 Baseline data and targets for the year 2020

Economic Competitiveness

Per Capita Income: In 2008, San Antonio's reported per capita income was as \$34,029 (Bureau of Economic Analysis).

Target: Increase by 20% or top 1/3 of US (better of the two).

Job Growth by Sector: In 2nd Quarter 2010, during difficult national economic times, the following San Antonio sectors remained moderately stable: education, health services, government, leisure and hospitality (San Antonio Greater Chamber of Commerce).

Target: Maintain steady job growth in these traditional San Antonio sectors. Pursue 10% job growth in the following sectors: health care and biosciences, information technology and information security, aerospace, and the new energy economy.

Education

Education has been included in San Antonio's plans since the 1951 Master Plan. The 2010 Comprehensive Master Plan Framework recognizes that educational objectives for the 21st century extend beyond the provision of elementary and secondary schools and the availability of institutions for vocational and college-level training. Education today means life-long learning that equips San Antonians to secure good jobs and business opportunities; adapt to economic change over time; communicate effectively with people around the city and across the globe; and have the necessary life skills to take care of themselves and their families. The partnerships emphasized in this section reflect recognition that this life-long learning requires extensive collaboration among many institutions and organizations.



*The University of Texas-San Antonio campus
September 2010*



Our Lady of the Lake University

SA 2020 Vision Statement

Education

By 2020, San Antonio has orchestrated one of the greatest turnarounds in education in the United States.

San Antonio provides access to quality education for all students no matter where they live in our city. The city is propelled forward by an approach where students learn, teachers thrive, parents engage, and citizens contribute to meet the challenges and opportunities of the 21st century in a way that rivals any city in America. This San

Antonio approach to education develops citizens who are thinkers, problem-solvers, and lifelong learners, prepared to tackle our society's greatest challenges and proud to call San Antonio their home.

Education Goals and Policies

Goal 2.A	<i>A healthy partnership exists among educational institutions, the community, and the City.</i>	
Policies:	2.A.1	School building closure and expansion is encouraged to be coordinated between school districts and community development programs and projects (e.g. economic, housing, and transportation) in the vicinity.
Goal 2.B	<i>Educational excellence, and increased K-12 educational attainment levels, among all sixteen (16) Independent School Districts and other educational institutions.</i>	
Policy:	2.B.1	Schools that promote neighborhood and community involvement should be publicly recognized.
Goal 2.C	<i>An educational network, from pre-kindergarten through college, that coordinates with economic entities to prepare the future workforce.</i>	
Policy:	2.C.1	Educational entities utilize information from economic entities to plan curricula and educate the future workforce.
Goal 2.D	<i>Adults have opportunities for continuing education, literacy enhancement, and job skill training.</i>	
Policy:	2.D.1	Adult education opportunities should be enhanced beyond traditional education (e.g. vocational training, alternative schools, and literacy training).

SA 2020 baseline data and targets for the year 2020

Education

Kindergarten Readiness: All Texas school districts administer an early reading assessment, the TPRI/Tejas Lee. We will aggregate this data and look for significant annual percent improvement in students' entering literacy levels. (A more holistic kinder readiness screen may be developed for later adoption citywide.)

Target: To be developed, after baseline data determined.

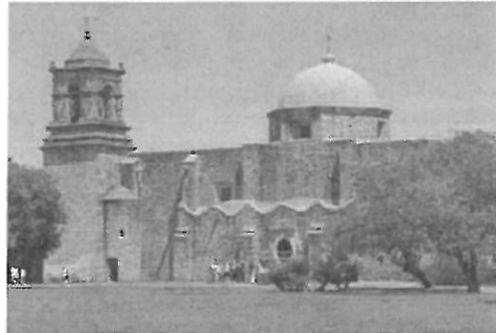
College Readiness: Students in San Antonio will demonstrate college readiness in one of three ways: 1) completing the recommended high school diploma; 2) achieving a college ready score on SAT or ACT; or 3) passing/ completing at least one course for college credit. Baseline data to be determined.

Target: 85% Ready for College.

Community Character

San Antonio enjoys a unique and distinctive character, compared to many American cities, because of its multi-cultural history and the urban design, and infrastructure choices made by the city's leaders as it developed. The goals and policies for Community Character focused on retaining that heritage and using the community's natural and historical assets as the foundation for continuing growth and development.

In the 2010 Comprehensive Master Plan Framework all aspects of design are brought together in this section. These goals and policies set a direction that supports revitalization and preservation, the natural and built environments, and the many cultures represented in this community. It supports good urban design and distinctive character in individual neighborhoods, business areas, and downtown.



San Jose Mission



St. Pauli Square

SA 2020 Vision Statements

Arts & Culture

In 2020, San Antonio leads the world as a creative community.

San Antonio reflects a diverse range of artistic expression that builds on our rich cultural heritage. The arts are integral to our way of life for citizens of all ages and backgrounds. Public and private support spurs a renaissance of artistic creativity where a vibrant cultural economy flourishes. Contemporary art reflects the dynamic nature of San Antonio's artistic, literary and cultural communities and movements.

Downtown Development

In 2020, downtown is the heart of San Antonio and is everyone's neighborhood.

It is a showcase for visitors, a center of vibrant activity for citizens to live, work and play, and an economically inviting locale for businesses to flourish. Downtown's historic buildings and character are preserved, its parks and green spaces are inviting, and the river continues to be treasured as its defining asset.*

**For the purpose of SA 2020, "downtown" is described as the area bordered by Interstate 35 to the north, Monumental Street to the east, South Alamo/Lone Star Streets to the south, and Colorado Street to the west. However, by 2020, the area we describe as downtown will likely have expanded.*

Community Character Goals and Policies

Goal 3.A	<i>The City's historic resources are preserved and utilized.</i>	
Policies:	3.A.1	A comprehensive historic resource inventory continues to be compiled which includes local, state, and federal landmarks, properties, and districts.
	3.A.2	The preservation of historic resources is encouraged through incentives, acquisition, and code enforcement.
Goal 3.B	<i>Downtown has a vibrant and eclectic atmosphere that is enjoyed by both residents and visitors.</i>	
Policies:	3.B.1	Downtown is maintained as a cultural focal point of the City.
Goal 3.C	<i>Downtown is an appealing and convenient place to live and a major employment center for the region.</i>	
Policies:	3.C.1	New housing, and adaptive reuse of vacant or under utilized commercial buildings for housing, is encouraged downtown.
	3.C.2	Downtown is maintained as a major office center for the region.
Goal 3.D	<i>San Antonio honors its artistic and multi-cultural heritage.</i>	
Policies:	3.D.1	Artistic and cultural events and places are promoted and accessible throughout the community.
	3.D.2	The public arts program is continued and expanded.
Goal 3.E	<i>The natural environment is preserved as an important public amenity.</i>	
Policy:	3.E.1	Natural amenities (such as the San Antonio River) are enhanced as public amenities (through programs such as the Mission Reach and Museum Reach) to make them more accessible to visitors and residents.

Goal 3.F

Context sensitive design is utilized to balance function, safety, and aesthetics for development and redevelopment.

Policy: 3.F.1 Overlay Districts (such as those for Corridors, Neighborhood Conservation, Historic places, and River Improvements) are encouraged and utilized to implement design standards.

SA 2020 baseline data and targets for the year 2020

Arts & Culture

Level of Attendance at Arts Programs: In 2010, 1.8 million people attended at least one program offered by a City of San Antonio's Office of Cultural Affairs funded partner. OCA is looking to expand this measure to include other programs not publicly funded (OCA).

Target: Double attendance to 3.6 million.

Level of Funding for the Arts: In 2010, OCA provided \$6.4 million to fund the arts in San Antonio (OCA). They are only part of the picture in funding the arts, where public support from federal and state government and private support from individuals and foundations also help grow the arts.

Target: Double public and private funding for the arts.

Downtown Development

Housing Units Downtown: There are 3,383 housing units in downtown (Downtown Alliance).

Target: increase downtown housing units by 5,000 including mixed income and student housing.

People Working Downtown (public, private non-retail, and retail): In 2000, 9.5% of all San Antonio employees (55,100 workers) worked downtown (U.S. Census).

Target: Increase the number of downtown employees by 25% (13,775 additional employees).

Livability/Quality of Life

One of the most basic requirements for a reasonable quality of life is affordable and quality housing that meets residents' needs. This section of the 2010 Comprehensive Master Plan Framework begins with support for housing that meets these needs for diverse population and households who live in San Antonio now and will live here in the future. This section continues by addressing factors that determine a resident's daily quality of life – neighborhood livability, safety, and the availability of public services and infrastructure.

This section of the 2010 Framework brings services, infrastructure, and housing together to describe coordinated public investments that will make neighborhoods throughout San Antonio desirable places to live and that will give San Antonians choices so they can enjoy a high quality of life throughout all phases of their lives.



Quarry Village - a mixed use development



Main Plaza

SA 2020 Vision Statements

Community Safety

In 2020, San Antonio is the safest big city in America.

Public safety officials, city staff and citizens collaborate through strong, engaged community neighborhood networks to reduce crime and promote a thriving and law-abiding San Antonio. The city's proactive prevention programs, responsive enforcement efforts and high state of disaster readiness result in low levels of crime and a high sense of personal safety.

Family Well-Being

In 2020, San Antonio is renowned as the best city to raise a family.

Its neighborhoods are places where residents thrive in an ethnically, culturally and socioeconomically integrated environment. The entire community – individuals, businesses, local government, nonprofits, and faith-based organizations – takes responsibility for our collective well-being by providing information, access, high quality services and a meaningful sense of stability to residents of all ages and backgrounds. This continuum of caring enhances our residents' quality of life and prepared families for the challenges of the 21st century.

Continued SA 2020 Vision Statements

Health & Fitness

In 2020, San Antonio residents are among the healthiest in the country.

San Antonio promotes well-being by providing healthy and affordable food choices, convenient access to green spaces and recreational facilities, and a robust network of physical and mental healthcare designed to eliminate existing health disparities in the community.

Neighborhood & Growth Management

In 2020, San Antonio is known for its cohesive neighborhoods with compelling and unique personalities.

Modern linked mass transit, improved infrastructure and a concerted effort to preserve and maintain our historic buildings, parks and open spaces compliment smart growth patterns. The result is a livable and vibrant community that is strongly connected to its past and maintains its small town feel.

Livability/Quality of Life Goals and Policies

Goal 4.A. *Quality and affordable housing is available to meet the demand of the community.*

- Policies:**
- 4.A.1 Existing housing, particularly in older neighborhoods, is preserved and revitalized.
 - 4.A.2 Housing affordability is measured by the cost of housing plus transportation and utilities.

Goal 4.B *A full range of housing options exist for the broad spectrum of demographic markets.*

- Policies:**
- 4.B.1 Urban, suburban, and rural housing options are available.
 - 4.B.2 Housing to meet growing demographic markets (e.g. active seniors, empty nesters, young singles, and workforce housing) is encouraged throughout the community.

Goal 4.C *Neighborhoods are safe and well maintained.*

- Policies:**
- 4.C.1 Housing assistance programs explore the full range of options to allow people to remain in their homes and neighborhoods throughout their lives.

- 4.C.2 Neighborhood and homeowner associations are promoted as contact points to encourage communication between neighborhoods, businesses, and development interests.

Goal 4.D *Community amenities and services are cornerstones to more livable neighborhoods.*

Subgoal 4.D.1 *Emergency and public safety services are provided throughout the community.*

- Policies:**
- 4.D.1.a Fire Department and Emergency Management Services are coordinated between municipalities, counties, volunteer fire departments, and emergency service districts.
 - 4.D.1.b Police protection is coordinated between municipalities and county Sheriff Departments.

Subgoal 4.D.2 *A citywide system of parks, plazas, and open space exists.*

- Policies:**
- 4.D.2.a The Linear Creekways and other parks programs are continued to create a Citywide network of hike and bike trails.
 - 4.D.2.b Plazas, neighborhood parks, community parks, and natural areas exist throughout the community to provide recreational and social gathering opportunities.

Subgoal 4.D.3 *Libraries are utilized as places for learning and community gathering.*

- Policy:**
- 4.D.3.a In addition to providing traditional books and media, libraries utilize technology to provide state of the art resources to citizens.

Subgoal 4.D.4 *Citizens have access to health care facilities and healthy lifestyle options throughout the community.*

- Policies:**
- 4.D.4.a Hospitals and health care clinics are encouraged to be strategically located throughout the community and accessible by public transit.
 - 4.D.4.b Healthy food options at restaurants, locally grown food at grocery stores, and accessibility to farmers markets are encouraged.
 - 4.D.4.c Complete Streets are encouraged to help incorporate walking and biking into daily living.

Subgoal	4.D.5	<i>Comprehensive animal care services are provided.</i>
Policies:	4.D.5.a	Responsible pet ownership is encouraged.
	4.D.5.b	Animal care facilities are appropriately located to unite and reunite pets and owners.
Subgoal	4.D.6	Stormwater and Floodplains are appropriately managed.
Policies:	4.D.6.a	Retention of the 100-year floodplain as a natural drainage way is encouraged using Low-Impact Development (LID) and other strategies.
	4.D.6.b	Development regulations, design guidelines, and fees are adequate to effectively manage stormwater on specific sites and throughout the region.

SA 2020 Baseline data and targets for the year 2020

Community Safety

Index Crime Rates: San Antonio had an index crime rate of 7241.6 in 2009 (FBI Uniform Crime Report).

Target: Be the safest big City in America.

Number of Community networks and Trainings to Combat crime: Approximately 2,500 meetings/trainings are conducted per year, as of 2010.

Target: Increase by 10% to 2,750 meetings/trainings per year.

Family Well-Being

Poverty Rate: The 2009 poverty rate for San Antonio was 19.5% (American Community Survey).

Target: Reduce families in poverty to 50% of current rate.

Teen Births among Females 15 to 19: The 2007 teen pregnancy rate is 64.6 per 1,000 (Texas Department of State Health Services).

Target: Reduce by 15%.

Continued SA 2020 Baseline data and targets for the year 2020

Health & Fitness

Obesity (Adult and Child), Emphasis on Child Obesity Adult Obesity: 29% of adults; Adult obesity and overweight: 68% of adults (Behavioral Risk Factor Surveillance System (BRFSS) data, 2008). Childhood Obesity: 30.2% of children assessed have an unhealthy weight (Texas Education Agency FitnessGram data, 2009).

Target: (Adult Obesity): 10% Reduction in the Adult obesity rate, equivalent to reducing rate from 29% to 26.1%.

Target: (Child Obesity): 25% reduction in percentage of students with unhealthy weight, equivalent to reducing rate from 30.2% to 22.7% by 2020. Long range goal is 50% reduction by 2025 (From 30.2 to 15.1%), in line with the White House Task Force on obesity's report to the President, solving the problem of childhood obesity within a generation.

Overall Assessment of Health and Behavioral

Risks: In 2008, 53% of adults in Bexar County rated their overall health status as excellent or very good. 54% of adults in Bexar County reported getting enough exercise. 24% of adults in Bexar County reported eating more than 5 fruits and vegetables a day.

Target: 10 point improvement on key health percentage measures within BRFSS by 2020, Equivalent to increase in self-reported overall health status from 54% to 63%, increasing % of adults getting enough exercise from 54% to 64%, and % of adults eating more than 5 fruits and vegetables a day from 24% to 34%.

Neighborhood & Growth Management

Number of Pedestrian-oriented Neighborhoods: Data to be determined for one or both of the following indicators: sidewalk gap analysis; walkability scores for a grid or neighborhood based analysis.

Target: To be developed, after baseline data determined.

Population Growth in Center City

Neighborhoods and Downtown: The number of people living downtown was 4,500 in 2010 (see Downtown Development section); expanding this data to include center city neighborhoods is waiting on the anticipated analysis of 2010 Census information.

Target: Increase 15%.

Environmental Sustainability

San Antonio's natural resources have shaped the City's cultural heritage and development patterns. The convergence of prairie, plains, and plateau landscapes -- united by flowing streams of abundant, clean water -- and location above a great underground reservoir, has drawn people to this region from prehistoric times to the present.

Today's focus on natural assets extends beyond these physical features to include the quality of the air San Antonians breathe and the careful stewardship of assets such as water and energy. The goals and policies in this section emphasize the concept of sustainability -- use of natural resources and assets in a way that leaves resources for the use by future generations. They address the quality and use of particular resources. They also relate the use of resources to decisions about infrastructure location and future land use development.



Cyclist crossing over river



The Pearl Brewery uses green building principles

SA 2020 Vision Statement

Natural Resources & Environmental Sustainability

In 2020, San Antonio is recognized as a respectful steward of its natural resources and a model for responsible resource management.

San Antonio promotes responsible growth and the use of sustainable environmental practices. Its strategy is based on an integrated approach that establishes a green economy and focuses on three key areas:

WATER: Water resources are plentiful and effectively managed through a combination of conservation, supply development and other practices to support growth and

sustainability for the next 50 years. The Edwards Aquifer continues to be protected and enhanced as the foundation of our present and future water supply. Continued longer term studies and analysis are conducted to identify more regional water supplies to support growth through the end of the 21st century.

ENERGY: The community relies on a well-balanced and affordable energy program combining the best advances in new technology with traditional energy sources to promote economic growth and environmental stewardship.

LAND: Development practices are focused on Smart Growth, Low Impact Development and Green Building.

Environmental Sustainability Goals and Policies

Goal 5.A	<i>San Antonio's air quality meets federal air quality standards.</i>	
Policies:	5.A.1	Strategies to reduce fossil fuel consumption activities that contribute to air pollution shall be encouraged.
	5.A.2	Strategies to reduce per capita annual vehicle miles traveled (VMT) are encouraged.
Goal 5.B	<i>Increased reliance on renewable energy sources (such as solar, wind, biomass, and geothermal) to meet the City's energy needs.</i>	
Policies:	5.B.1	Efforts to increase availability of energy from renewable resources are supported.
Goal 5.C	<i>Water quality and quantity of all underground water resources (including the Edwards Aquifer, Trinity Aquifer, Carrizo-Wilcox Aquifer, and all surface water resources) are protected.</i>	
Policies:	5.C.2	Water conservation programs are continued and expanded.
	5.C.1	Low Impact Development (LID) practices for new development and redevelopment are encouraged.
Goal 5.D	<i>"Green" building principles and strategies are utilized in developing and redeveloping buildings and sites.</i>	
Policies:	5.D.1	Strategies in the Mission Verde Sustainability Plan and LEED for Neighborhood Development (ND) are promoted.
	5.D.2	Energy conservation programs are continued and expanded.
Goal 5.E	<i>Environmental quality protection is integrated into all phases of local planning policy and implementation.</i>	
Policies:	5.E.1	The protection of environmentally important features (e.g. trees, steep slopes, and watersheds) is supported.
	5.E.2	Habitat for threatened and endangered species (e.g. karst limestone) is protected.
Goal 5.F	<i>A strategic approach, based on best management practices and sustainability principles, is utilized to locate infrastructure and utilities.</i>	

- Policies:**
- 5.F.1 Public investment in new or expanded utilities should be consistent with City policy, plans, and other investments (e.g. transportation or economic development).
 - 5.F.2 The long term public costs of utility maintenance should be considered in cost/benefit analyses for investment in new or expanded facilities.

Goal 5.G

Population growth can be accommodated inside the City limits.

- Policies:**
- 5.G.1 Population growth should be encouraged where economic, social, and physical infrastructure exists.
 - 5.G.2 Annexation of densely populated areas, or areas projected to be densely populated, is encouraged to provide urban levels of services where fiscally feasible.

SA 2020 baseline data and targets for the year 2020

Natural Resources & Environmental Sustainability

Air Quality Index: The San Antonio region remains in compliance with current Environmental Protection Agency ground-level ozone standards. In 2010, The EPA proposed a stricter standard which was still under review in 2011.

Target: Maintain EPA Attainment Compliance; Improve Air Quality by 10% (Ground Level Ozone).

Usage Rates for Water and Energy: SAWS reports 124 gallons of water usage per person per day for 2009. CPS Energy reports 14,666 KWH per household in 2010.

Target: Reduce water usage to 116 gallons per person per day. Reduce KWH usage by 1% per year per household.

Multi-Modal Transportation

In 1933, half of the topics in San Antonio's Master Plan addressed mobility: streets, transportation and transit. In 2010, communities again recognize that a multi-modal system is needed to adequately address the mobility needs of people and businesses.

The 2010 goals and policies support such a system, and provide an overall policy direction that is already being implemented through studies and investments for biking, various transit modes within the city, and connections to other regions through commuter rail and air transportation. These goals and policies also emphasize the importance of designing transportation systems that support the uses around them and enhance quality of life for the people who use them. This transportation section focuses on the overall balance between transportation capacity, choice and design. It should provide guidance for more detailed planning by the City and the other transportation providers in the region.



San Antonio International Airport



VIA bus stop at Five Points

SA 2020 Vision Statement

Transportation

In 2020, San Antonio's transportation system is recognized as a model of efficiency and environmental sustainability.

San Antonio is served by an environmentally friendly transportation system where everyone is able to walk, ride, drive or wheel in a safe, convenient, and affordable

manner to their desired destinations. Frequent and reliable mass transit services connect communities, and transportation infrastructure meets community needs.

Multi-Modal Transportation Goals and Policies

Goal 6.A	<i>A multi-modal transportation system is available.</i>	
Policies:	6.A.1	Context Sensitive Street design is encouraged for new and redeveloped streets and streetscapes.
	6.A.2	Updates to the City's Major Thoroughfare Plan consider inclusion of multi-modal transportation options such as transit, biking, and walking as a way to provide a choice and reduce congestion.
	6.A.3	Commuter rail, light rail, bus rapid transit, and modern street cars should be encouraged to provide alternative modes of transit throughout the community.
Goal 6.B	<i>A bicycle infrastructure system is available for commuters and recreational riders.</i>	
Policy:	6.B.1	A Citywide network of bike lanes and paths is promoted.
Goal 6.C	<i>Safe, walkable pedestrian friendly environments are available.</i>	
Policy:	6.C.1	Neighborhoods and commercial districts are encouraged to have shade trees and other amenities for pedestrians where appropriate.
Goal 6.D	<i>Street connectivity is increased.</i>	
Policies:	6.D.1	Higher connectivity between the local, collector, and arterial street system is encouraged.
	6.D.2	Updates to the City's Major Thoroughfare Plan consider the impact of collectors on the arterial system.
Goal 6.E	<i>San Antonio Airport is a multi-modal transportation center that meets the needs of tourists, businesses, and residents.</i>	
Policies:	6.E.1	Coordination of transportation modes and infrastructure around the airport should occur between transportation entities (e.g. the City, the County, TxDOT, VIA, Lone Star Rail District, MPO, and RMA).

Goal 6.F

Re-use and re-alignment of freight rail for passenger transportation when and where appropriate.

- Policies:** **6.F.1** Freight studies conducted by the MPO, Lone Star Rail District, and VIA should be utilized to foster communication with Union Pacific Railroad, and to plan a system that effectively addresses freight and passenger transportation.

SA 2020 baseline data and targets for the year 2020**Transportation**

Public Transportation Ridership: As of October 2010, monthly total passengers were 3,863,009, and the total passengers for the last 12 months were 42,767,847 (VIA).

Target: Triple Ridership.

Travel Time Index: Sometimes called the Congestion Index, the Travel Time Index is a measure of congestion that focuses on each trip and each mile of travel. It is the ratio of travel time in the peak period to travel time in free-flow. For 2007, the ratio was 1.23.

Target: Decrease to 1.1.



Appendix A: History of Planning in San Antonio

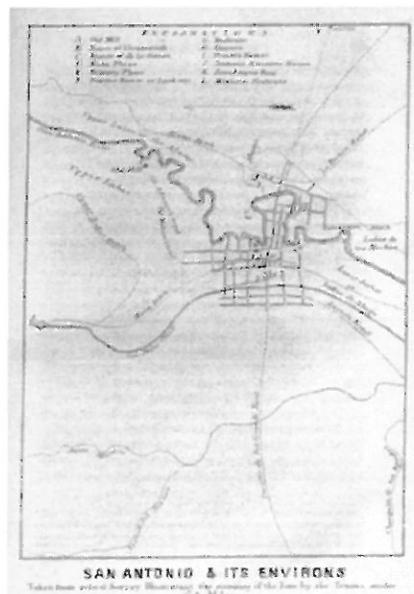
Although planning looks to the future, it is grounded in the realities of the present and the lessons of the past. Thus, it is appropriate to review San Antonio’s planning legacy, its contribution to the shape and character of the community that exists today and the context it provides for this update of the Comprehensive Master Plan Framework.

Planning had its inception in San Antonio as a Spanish settlement within this region at the close of the Seventeenth Century. A directive known as the “Laws of the Indies” was used by the Spanish to control colonization and development in New Spain. These laws set out a detailed plan for new cities which prescribed that development should emanate from a central plaza and proceed outward in a symmetrical manner.

***“We shape our cities,
thereafter they shape us.”***
—ANONYMOUS

Following the independence of Mexico from Spain, San Antonio was controlled by the “Laws and Decrees of Coahuila and Texas,” which regulated town planning in the territory and were similar to the “Laws of the Indies.” Shortly after the birth of the Republic in 1836, the Texas Congress initiated legislation allowing San Antonio

to incorporate and receive a state charter. This gave the City greater control over its developmental destiny, but it was not until the early part of the Twentieth Century that master planning was given official governmental sanction.



San Antonio Survey -late 1800s

Work on San Antonio’s first master plan began in 1929, when City Commissioners contracted with Harland Bartholomew and Associates of St. Louis, Missouri, for development of a master plan. Delayed by the Depression, the Plan was approved in 1933 after nearly four years of work.

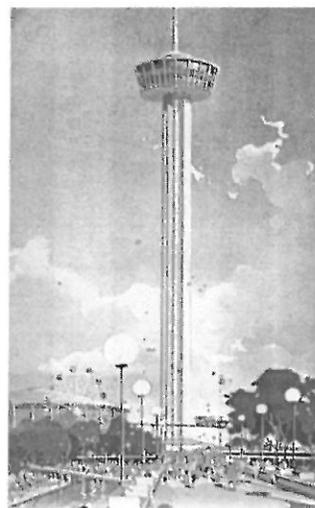
The 1933 Master Plan advocated major proposals in six areas: streets; transportation; transit; parks and

recreation; zoning; and civic art. In the plan, Bartholomew and Associates proposed rules for the subdivision of land, the tabulation of major street widths, and a zoning ordinance. Rehabilitation of the San Antonio River was one of the Plan's major goals. Inadequate enabling legislation, the Depression and the absence of a planning commission adversely affected the implementation of the 1933 Plan. Perhaps the most significant outcome of the Plan was the enactment of a zoning ordinance in 1938 and the subsequent appointment of a Zoning Commission.

The availability of federal urban renewal grants promoted a new planning initiative in 1951. In an effort to be eligible for these grants, the City contracted with local consultant Walter H. Lilly to develop a comprehensive City master plan. The Plan, adopted in 1951, included sections on streets, transportation, utilities, flood control and drainage, recreation and parks, schools, slum clearance and urban redevelopment, civic improvement, conservation, civil defense, and capital improvements. Subdivision regulations and an improved zoning ordinance were also addressed. The Plan recognized the need for future auxiliary surface water resources and protection of the existing underground water supply; however, it did not foresee that growth would accelerate along the City's northern fringe with a correspondent inner city decline. The 1951 Plan achieved its primary purpose, that of fulfilling requirements for a receipt of federal urban renewal funds. Not intended as a land use management or fiscal planning tool, the Plan provided only limited direction in these areas.

As San Antonio grew in the Sixties and Seventies, the City was faced with new issues such as nonconforming land uses, urban blight, and the protection of the community's water supply. As a result of these concerns, a series of background documents were published outlining growth alternatives for

the City in the Seventies. These documents resulted in the drafting of a new master plan in 1979 which was returned by the City Council to the Planning Commission with instructions that it be revised and resubmitted. In August, 1980, the Foreword to the San Antonio Master Plan and the Basic Plan segment of the Plan were adopted.



Tower of the Americas postcard 1960s

In 1991, the Planning Commission appointed an Ad Hoc Master Plan Advisory Committee to develop a new Master Plan for the City of San Antonio. The Committee was made up of various individuals representing the diverse interests in the City. The Master Plan Advisory Committee developed Master Plan Goals and Objectives which were adopted by the City Council in December, 1993, in resolution number 93-51-77. Following the adoption of the Goals and Objectives, the Master Plan Advisory Committee continued to meet to develop specific policies to achieve these goals. On May 29, 1997, the City Council approved the Master Plan Policies which replaced the Foreword and the Basic Plan elements of the Master Plan that were adopted by the City Council on August 28, 1980. The 1997 document is the most current document, upon which the 2010 update is building.

Appendix B: Acknowledgements

Mayor and City Council Members

Julián Castro, Mayor

Mary Alice P. Cisneros, District 1

Ivy R. Taylor, District 2

Jennifer V. Ramos, District 3

Philip A. Cortez, District 4

David Medina, Jr., District 5

Ray Lopez, District 6

Justín Rodríguez, District 7

W. Reed Williams, District 8

Elisa Chan, District 9

John G. Clamp, District 10

Planning Commission

Amy Hartman, Chair

Jose Limon, Vice Chair

Andrea Rodríguez, Chair Pro-Tem

Lynda Billa Burke

Rolando H. Briones, Jr.

Sherry Chao-Hrenek

Marcello Diego Martínez

Christopher Lindhorst

Jody Sherrill

City of San Antonio

Sheryl L. Sculley, City Manager

T.C. Broadnax, Assistant City Manager

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Patrick Howard, AICP, Interim Director

Jesus Garza, AICP, Assistant Director

Brian James, AICP, Assistant Director

REGIONAL PLANNING SECTION

Trish Wallace, AICP, Planning Manager

Priscilla Rosales-Piña, Senior Management Analyst

Richard Martínez, Senior Planner

Ashley Parsons, Senior Planner

Lorena Robledo, Intern

Sergio Martínez, Intern

NEIGHBORHOOD PLANNING & URBAN DESIGN SECTION

Andrea Gilles, Planning Manager

John Osten, Senior Planner

Loretta Olison, Senior Planner

Rebecca Paskos, Senior Planner

2010 Comprehensive Master Plan Framework Consultant

STRATEGIC COMMUNITY SOLUTIONS, LLC.

Karen Walz, FAICP, Principal

Comprehensive Master Plan Citizen Advisory Committee

Natalie Balderamma
Parks and Recreation Department
City of San Antonio

Bill Barker
Office of Environmental Policy
City of San Antonio

Peter Bella
Alamo Area Council of Governments

Edward Benavides
Parks and Recreation Department
City of San Antonio

Teri Bilby
San Antonio Apartment Association

David Bogle
American Institute of Architects

Bob Brach
Infrastructure Services
Bexar County

Dennis Bradley
Real Estate Council of San Antonio

Crystal Braun
Economic Development Department
City of San Antonio

Jim Bruner
Alamo Area Mutual Housing Association

Christina Castano
VIA Metropolitan Transit

Christina De La Cruz
Public Works Department
City of San Antonio

Heather DeGrella
US Green Building Coalition

Julia Diana
Office of Environmental Policy
City of San Antonio

Art Downey
District 9 Neighborhood Alliance

Dr. Christine Drennon
Community Development Action Committee

Grant Ellis
Green Spaces Alliance

Lance Freeman
San Antonio Water System

Marc Friberg
Edwards Aquifer Authority

Charlie Fulton
Fulton & Associates

Jeanne Geiger
Metropolitan Planning Organization

Anna Glover
Historic Preservation Office
City of San Antonio

Gabriel Gonzalez
Lackland Air Force Base

Xavier Gonzalez
Historic Design Review Commission

Renee Green
Infrastructure Services
Bexar County

Sebastian Guarado
Cultural Affairs Department
City of San Antonio

David Haldeman
Public Works Department
City of San Antonio

Amy Hartman
Planning Commission

Gary Hendel
Animal Care Services
City of San Antonio

James Henderson
Office of Military Affairs
City of San Antonio

Kay Hinder
Historic Preservation Office
City of San Antonio

Mark Hurley
San Antonio Apartment Association

Brian James
Fort Sam Houston Community Development Office
City of San Antonio

Sandy Jenkins
Parks and Recreation Department
City of San Antonio

Jeff Judson
HOLA Coalition

John Kenney
San Antonio Housing Trust

Diane Lang
Citizens Environmental Advisory Committee

Robyn Locke
San Antonio Board of Realtors

Bruce MacDougal
San Antonio Conservation Society

Martha Mangum
Real Estate Council of San Antonio

Isidro Martinez
Metropolitan Planning Organization

Brian Mast
San Antonio River Authority

Susan Matthews
Bexar Metropolitan Water District

Jo McCall
National Association for the Advancement of Colored People

Victor Mercado
Bexar Metropolitan Water District

Michael Moore
Greater San Antonio Builders Association

Tom Morris
San Antonio Building Owners and Managers Association

Kelley Neumann
San Antonio Water System

Steve Nivin
San Antonio Hispanic Chamber of Commerce

Felix Padron
Cultural Affairs Department

Adrian Perez
Economic Development Department
City of San Antonio

Bill Peters
Northside Independent School District

Kathleen Price
San Antonio Water System

Charles Pruski
MetroHealth

Oscar Ramirez
Avenida Guadalupe Association

Dwayne Rathburn
San Antonio Water System

Jim Reed
San Antonio Medical Foundation

Brad Reigner
Bexar Metropolitan Water District

Lorraine Robles
San Antonio Housing Authority

Mary Rohrer
H-E-B Grocery Stores

Ramiro Salazar
San Antonio Public Library

Chuck Saxer
Northside Neighborhoods for Organized Development

Suzanne Scott
San Antonio River Authority

Elena Serna
Greater Edwards Aquifer Alliance

James Serrato
Police Department, City of San Antonio

Melissa Shannon
Economic Development Department
Bexar County

Frank Sherman
Office of Military Affairs
City of San Antonio

Jody Sherrill
Planning Commission

Roberta Sparks
San Antonio Public Library

Theresa Spiess
Greater San Antonio Chamber of Commerce

Aaron Stein
Build San Antonio Green

Kim Stoker
CPS Energy

Al Suarez
Greater Bexar County Council of Cities

Xavier Urrutia
Parks and Recreation Department
City of San Antonio

Christine Viña
VIA Metropolitan Transit

Carl Wedige
Fire Department
City of San Antonio

William Weeper
Northeast Partnership

Duane Wilson
Northside Chamber of Commerce

Bob Wise
American Institute of Architects

Susan Wright
Zoning Commission

Dr. Federico Zaragoza
Alamo Colleges

Appendix C: Update Process Reference

Public Process

The 2010 Comprehensive Master Plan Framework was prepared through the use of a communicative planning method used by the City of San Antonio Planning and Community Development Department in conjunction with a Comprehensive Plan Citizens Advisory Committee and a private planning consultant. Three workshops were held that allowed Committee members to identify key themes, goals and policies to help San Antonio reach its vision.

Online surveys solicited additional input from participants and other key stakeholders on the proposed themes, goal and policies. Through the meetings and the use of the online surveys, consensus was acquired on the framework.



Comprehensive Plan Citizens Advisory Committee, September 24, 2010

Project Schedule

The project time line is illustrated below:

- Comprehensive Plan Citizens Advisory Workshops (3)
 - January 22, 2010: Reviewed changes since 1997, imagined a desired future, and identified major themes.
 - July 23, 2010: Reviewed and provided input on draft themes and goals.
 - September 24, 2010: Reviewed and provided input on proposed goals and policies.
- Online Surveys for Workshop participants (July and September)
- Website
- Open House - October 15, 2010 (1)
- Planning Commission Briefings/Hearings (2)
- City Council Briefing/Hearing

Appendix D: General Profile

Table D-1 compares 2000 with 2008 Census demographic data of the City of San Antonio with the State of Texas and national figures.

Figure D-1: 2006-2008 Local, State and National Demographic Data Comparison

Age	San Antonio	Texas	USA
Under 5 years	8.4%	8.3%	6.9%
18 years and over	72.2%	72.3%	75.5%
65 years and over	10.4%	10.1%	12.6%
Median Age	32.6	33.2	36.7
Race (1 race)			
White	68.9%	71.4%	74.3%
Black/African Am.	6.6%	11.5%	12.3%
Native American Indian & Alaskan Native	0.6%	0.5%	0.8%
Asian	2.0%	3.4%	4.4%
Native Hawaiian & other Pacific Islander	0.1%	0.1%	0.1%
Some other race	19.4%	11.3%	5.8%
Two or more races	2.4%	1.9%	2.2%
Hispanic/Latino of any race	61.2%	35.6%	15.1%
Economic			
Per Capita Income	\$21,447	\$24,709	\$27,466
Median Household Income	\$42,731	\$49,078	\$52,175
Median Family Income	\$51,715	\$57,495	\$63,211
Individual below poverty	18.5%	16.3%	13.2%
Families below poverty	14.5%	12.8%	9.6%
Housing			
Home Ownership Occupied	59.7%	65.1%	67.1%
Median Value of Home	\$105,200	\$120,500	\$192,400
Education			
High School Graduate or higher	78.9%	79.2%	84.5%
Bachelor Degree	23.1%	25.1%	27.4%

Source: U.S. Census Bureau, 2006-2008 American Community Survey

San Antonio Population Growth over Time

The chart and table below reflect San Antonio and Bexar County actual and projected growth from 1940 through 2035.

Chart D-2: San Antonio Actual and Projected Growth : 1940-2035

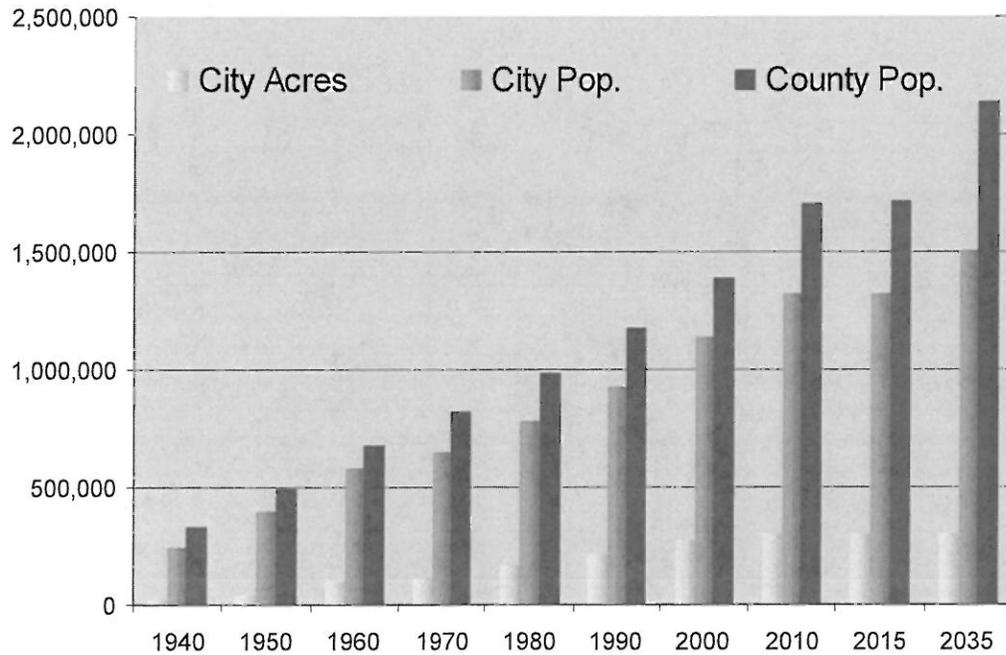


Table D-3: San Antonio Actual and Projected Growth : 1940-2035

Year	1940	1950	1960	1970	1980	1990	2000	2010	2015	2035
City Acres	25,781	46,369	103,045	117,853	170,990	219,400	275,541	302,902	X	X
City Pop.	253,854	408,442	587,718	654,153	786,023	935,933	1,144,646	1,326,528	X	X
County Pop.	337,176	500,460	687,151	830,460	988,971	1,185,394	1,392,931	1,714,773	1,725,527	2,146,066

Sources:

Acreage data: City of San Antonio, Planning & Community Development Dept.

Population Data: U.S. Census.

Population Projection Data: Alamo Area Council of Governments.

College Enrollment

Table D-4 shows approximately 106,000 individuals were enrolled in college in the Fall of 2010.

Figure D-4 College and University Enrollment

Colleges and Universities	Fall Semester 2010
Alamo Colleges (AC)	
<i>AC Northeast Lakeview College</i>	1,312
<i>AC Northwest Vista College</i>	15,921
<i>AC Palo Alto College</i>	8,965
<i>AC San Antonio College</i>	25,269
<i>AC St. Philip's College</i>	10,828
Our Lady of the Lake University	2,703
St. Mary's University	4,082
Texas A &M University-San Antonio	3,120
Trinity University	2,498
The University of Texas at San Antonio	30,258
University of Texas Health Science Center	3,270
University of the Incarnate Word	7,214
Total	115,440

Source: Texas Higher Education Coordinating Board Data, Fall 2010

Independent School Districts

Figure D-6 compares the educational statistics among the 16 independent school districts within Bexar County from school year 2009-2010.

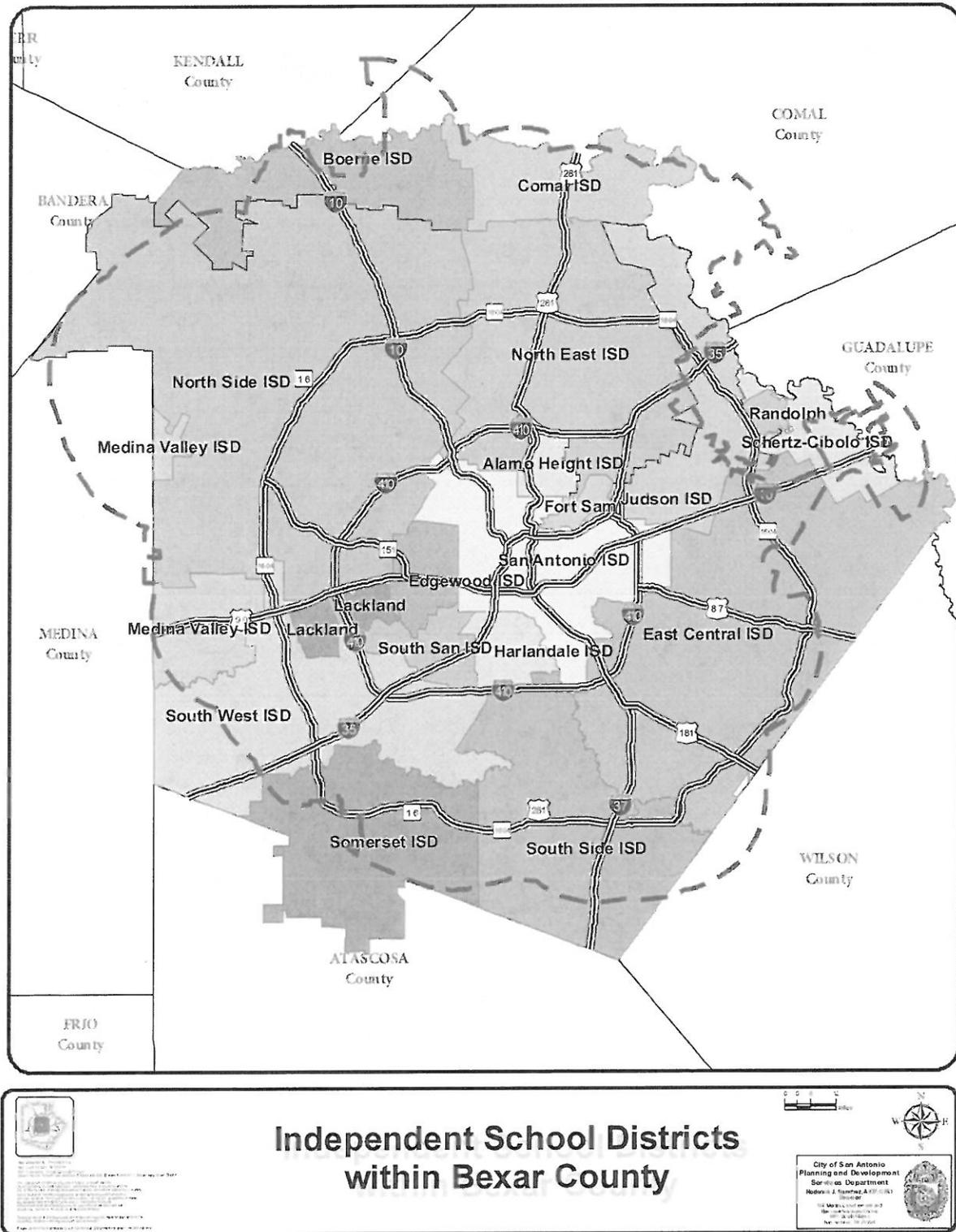
Figure D-6 School Districts Statistics

2009-2010 School District Statistics			
District Name	Student Enrollment	Graduation Rate	Percent of Economically
Northside ISD	91,464	81%	50%
North East ISD	65,217	90%	43%
San Antonio ISD	55,086	59%	93%
Judson ISD	21,695	73%	61%
Comal	16,614	88%	32%
Harlandale ISD	14,454	76%	90%
Edgewood ISD	12,292	66%	91%
Southwest ISD	11,455	76%	84%
South San Antonio ISD	9,962	69%	88%
East Central ISD	9,257	75%	64%
Southside ISD	5,192	65%	79%
Alamo Heights ISD	4,736	96%	22%
Somerset ISD	3,706	65%	82%
Ft. Sam Houston ISD	1,471	96%	41%
Randolph Field ISD	1,196	100%	10%
Lackland ISD	934	94%	29%

Source: Data derived from websites of Texas Education Agency Academic Excellence Indicator System 2009-2010.

Note: School District data is sorted based on student enrollment.

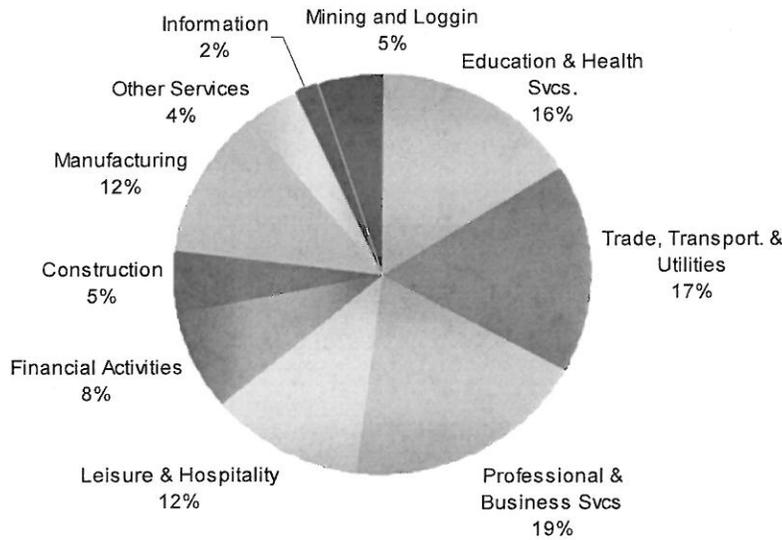
Figure D-7: School Districts Map



Economic Industry Composition

Table D-8 shows industry composition for the San Antonio-New Braunfels Metropolitan Statistical Area (Atascosa, Bander, Bexar, Comal, Guadalupe, Kendall, Medina & Wilson Counties) for March 2011.

Figure D-8: Industry Composition San Antonio-New Braunfels MSA -March 2011

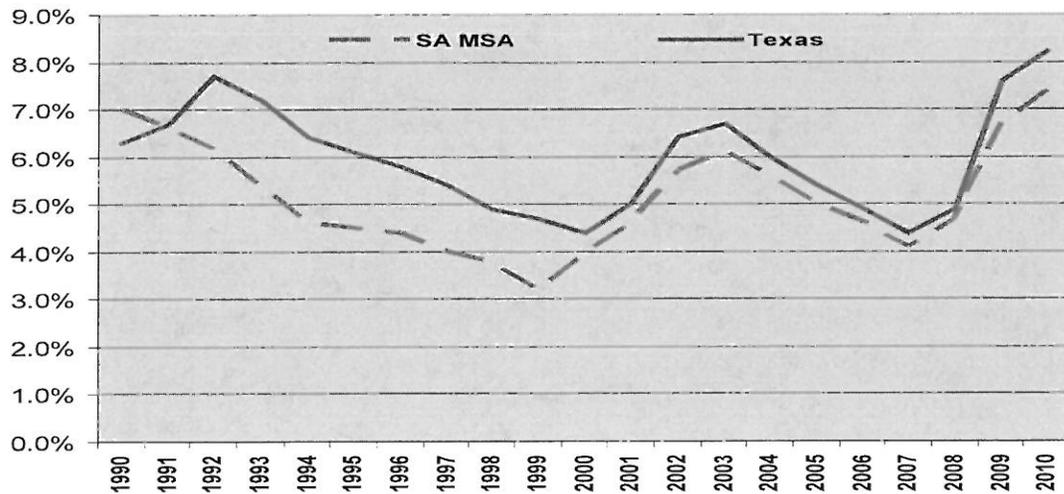


Source: Texas Workforce Commission, The Labor Market & Career Information Department (LMCI)

Unemployment Rate

Figure D-9 shows the unemployment rate in Bexar County and Texas from 1990 through 2010.

Figure D-9: Unemployment Rate in Bexar County and Texas from 1990 - 2010

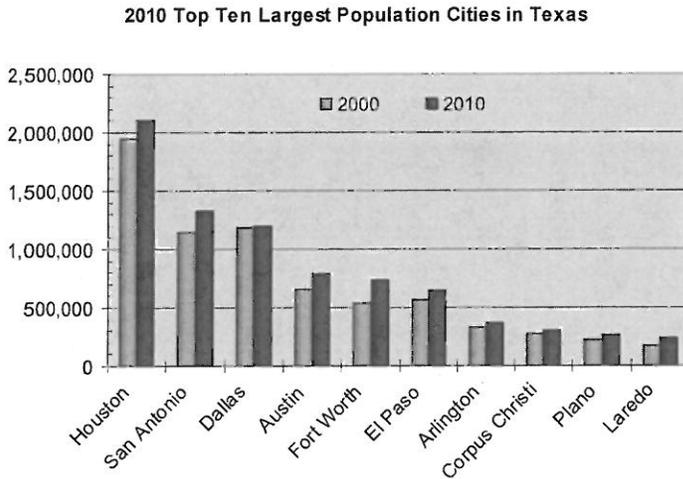


Source: Texas Real Estate Center at Texas A&M University.

San Antonio Profile

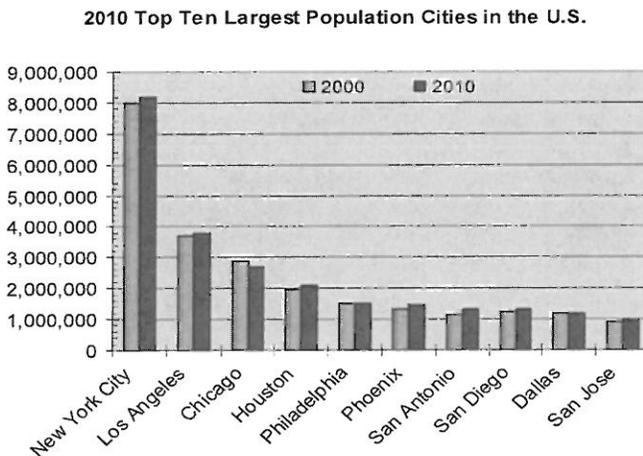
In 2010, with a population over 1.3 million, San Antonio was ranked as the second largest city in the State of Texas and the seventh largest city in the nation.

Figures D-10 & D-11: 2000 -2010 Top Ten Largest Populations - Cities in Texas



Texas Cities	2000	2010
Houston	1,953,631	2,099,451
San Antonio	1,144,646	1,326,528
Dallas	1,188,580	1,197,816
Austin	656,562	790,390
Fort Worth	534,694	741,206
El Paso	563,662	649,121
Arlington	332,969	365,438
Corpus Christi	277,454	305,215
Plano	222,030	259,841
Laredo	176,576	236,091

Figures D-12 & D-13: 2000 -2010 Top Ten Largest Population - Cities in the United States



US Cities	2000	2010
New York City	8,008,275	8,175,133
Los Angeles	3,694,820	3,792,621
Chicago	2,896,016	2,695,598
Houston	1,953,631	2,099,451
Philadelphia	1,517,550	1,526,006
Phoenix	1,321,045	1,445,632
San Antonio	1,144,646	1,326,528
San Diego	1,223,400	1,307,402
Dallas	1,188,580	1,197,816
San Jose	894,943	945,942

Source: U.S. Census Bureau

Appendix E: Glossary

A

AC:

Alamo Colleges

Accessible Health Care:

Health care services designated for uninsured, unemployed, rurally located, or low-income individuals and families.

Affordable Housing:

According to the United States Department of Housing and Urban Development (HUD), affordable housing refers to a household that pays no more than 30% of its annual gross income on housing costs including taxes, home insurance, and utility costs.

Arterial Roadway:

A main route used primarily for the movement of traffic, which is immediately below a highway level of service.

B

Bicycle Master Plan:

A document that plans for the creation and/or expansion of a comprehensive bicycle network of facilities, paths, and trails, and connecting those facilities to existing infrastructure as well as ensuring its implementation in new developments. It guides bicycle infrastructure and funding when and where appropriate.

Biomass:

Organic waste that can be converted to usable forms of energy such as heat or electricity, or crops grown specifically for the purpose of energy generation.

Bus Rapid Transit (BRT):

An enhanced high capacity, public transit solution that uses an integrated system of buses or special vehicles, such as articulated buses, on roadways or dedicated lanes to provide fast, reliable, and cost efficient mobility.

C

Capital Improvements Plan:

The plan that identifies existing and future sanitary sewer capital improvements or facility expansions within designated service areas for which impact fees may be assessed.

Capital Improvements Program:

The list of recommended capital improvements to be constructed during the forthcoming five-year period submitted pursuant to section 118 of the City Charter.

Carrizo-Wilcox Aquifer:

A natural underground water storage feature composed of sand, gravel, silt, clay, and lignite. It extends from the Rio Grande in South Texas and into parts of Arkansas and Louisiana, and supplies water to 60 Texas counties.

Collector Street:

A street which provides some access to abutting property and collects traffic from local streets and connects with the major system of arterial streets and highways.

Community Facilities:

Services or conveniences provided for or available to a community. Examples include parks, libraries, fire/police stations, etc.

Commuter Rail:

Short-haul passenger rail service that is provided between a central city and its outlying suburbs, satellite towns, or nearby cities. Commuter rail usually serves people who travel on a daily basis.

Complete Streets:

Streets designed and operated to ensure that all users - drivers, transit users, pedestrians, bicyclists, older people, children, people with disabilities, etc. – can move along and across safely.

Comprehensive Planning Program:

The process by which the City of San Antonio’s Planning and Community Development Department assists organizations in developing a master plan – a blueprint that guides future growth and development. This process involves community stakeholders and can include at least three basic elements: land use, transportation networks, and community facilities.

Context Sensitive Street:

A roadway that is designed, operated, and maintained in a manner that considers the local context in which the street exists. Such streets respond to adjacent land uses and surrounding neighborhoods and generally respect traditional street design objectives for safety, efficiency, capacity, and maintenance meanwhile integrating community character and values.

Context Sensitive Design:

A collaborative, interdisciplinary approach to developing a site that involves stakeholders and considers the total context in which the new development will exist. The goal is to create a development that fits its physical setting and preserves scenic, aesthetic, historic and environmental resources while maintaining safety and mobility.

Corridor Districts:

An overlay district that includes the application of design standards to preserve, enhance, and perpetuate the value of roadway corridors that

are significant because they serve as gateways to the city or because of surrounding natural, historic, cultural, and aesthetic areas.

COSA:

City of San Antonio

Cost/Benefit Analysis:

Cost benefit analysis is used both to determine the net monetary value of a project and to weigh the net monetary values of alternative, competing projects. In other words, it is a method to help us determine how costly or profitable a course of action is, and which course of action is best.

D**Density:**

The number of families, individuals, dwelling units, or housing structures per unit of land.

Design Guidelines:

Design guidelines are intended to provide a framework of design criteria within which physical planning can take place. The guidelines provide suggestions for the design of new homes/businesses and repair/rehabilitation of existing homes/businesses in order to improve the overall aesthetic character of the neighborhood.

E**Edwards Aquifer:**

A natural underground water storage feature that extends through parts of 10 counties, including Bexar. The Edwards Aquifer is a karst aquifer, characterized by the presence of sinkholes, sinking streams, caves, large springs, and a well-integrated subsurface drainage system.

Economic Development Foundation (EDF):
A private, non-profit organization that assists business and industry relocating or expanding into the San Antonio area.

Emergency Management Services:
City of San Antonio Office of Emergency Management coordinates activities of City departments during disasters.

EMS:
Emergency Medical Services (e.g., ambulance)

Emergency Service District (ESD):
A stand alone political subdivision of Texas entrusted with providing emergency medical and fire services to unincorporated areas of the state. It must abide by the Texas Health and Safety Code.

Empty Nesters:
Parents whose children have grown up and left home.

Extraterritorial Jurisdiction (ETJ):
State law authorizes San Antonio to regulate specific functions within an area extending five miles beyond city limits.

F

Floodplains:
A low area of land adjacent to a stream or other water course which is subject to flooding and holds the overflow of water during a flood.

Floodplain (100-year):
Area that has a one-percent chance of being inundated by a flood event in any given year.

Freight Re-alignment:
A situation where a new freight rail line is constructed as an alternative route for an existing freight line. This new alternative

route can make available the existing rail line for re-use. (See Freight Re-use).

Freight Re-use:
A freight rail line that is no longer used to move freight but rather is used for an alternative purpose such as hike and bike trails or passenger rail.

Freight Study:
Analyzes current and projected freight movements and their impact on local transportation systems, improve freight flow, and integrate freight mobility issues into citywide and regional plans. Freight studies can also analyze freight re-use (see Freight Re-use) and freight re-alignment (see Freight Re-alignment) scenarios.

G

Geothermal:
This alternative energy source uses the heat of the earth for direct-use applications, geothermal heat pumps, and electrical power production. Geothermal technologies are beneficial, because they release little or no air emissions.

GIS:
Geographic Information Systems

Green Building:
Development that has minimal environmental impact, is energy and resource-efficient, uses recyclable material, and reduces waste to create healthier indoor and outdoor environments throughout a building's life cycle.

Greenway:
A long, narrow strip of natural undeveloped land that is comprised of park or open space, such as a creek or gulch. A greeways is often

used for transportation if it contain trails, bike paths, or rail lines.

H

Historic Resource:

A building, structure, site, or district viewed as significant in history, architecture, archaeology, engineering or culture. Such a resource is not necessarily defined as historic by the City of San Antonio Historic and Design Review Commission or City Council, and is not necessarily eligible for listing on the National Register of Historic Places.

Historic District:

An urban or rural area defined as a historic district by city council, state, or federal authority which may contain buildings, sites, structures, designated as significant historical, archeological, or cultural landmarks worthy of specifically tailored protection and enhancement.

Homeowner Associations:

An organization comprised of people who live in a subdivision, planned community or condominium that makes and enforces rules for the properties in its jurisdiction.

Household:

As defined by the U.S. Census Bureau, a household consists of all the people who occupy a housing unit.

Housing Unit:

As defined by the U.S. Census Bureau, a housing unit is a house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied as separate living quarters, or if vacant, is intended for occupancy as separate living quarters.

I

Impervious Cover:

Ground cover such as, roads, parking lots, and roof tops, that does not allow infiltration of rain or storm water into the soil for capture, but instead forces the water to flow downhill or stand in pools.

Infill development:

Development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas.

Inner City Reinvestment Infill Policy (ICRIP):

This policy coordinates public initiatives within targeted areas in order to stimulate private investment in walkable urban communities that are the building blocks of a sustainable region.

ISD:

Independent School District

J

Joint Land Use Studies (JLUS):

A Joint Land Use Study (JLUS) is a cooperative land use planning effort conducted as a joint venture between an active military installation, surrounding cities and counties, state and federal agencies, and other affected stakeholders to reduce potential conflicts between a military installation and its host community.

L

Land Use:

The manner in which land is used, for example, low-density residential land uses primarily include single family houses on individual lots.

Leadership in Energy and Environmental Design (LEED):

An internationally recognized green building certification system, developed by the U.S. Green Building Council, providing third-party verification that a building or community was designed and built using strategies intended to meet accepted high levels of environmentally responsible, sustainable development

LEED for Neighborhood Development (ND):

The LEED for Neighborhood Development (ND) Rating System integrates the principles of smart growth, urbanism and green building into the first national system for neighborhood design.

Light Rail Transit (LRT):

A type of urban rail transit that has slower speeds and lower capacities than heavy rail systems, but are larger and faster than streetcars. Light rail is usually electric, and can operate in its own right of way like heavy rail, or in mixed traffic with a dedicated lane.

Linear Creekways:

A linear open space established along a natural or man-made creek, or other drainage way, that is put to appropriate recreational use. Storm water management is the primary function of the creeks and drainage ways.

Local Street:

A roadway, often a residential street, designed to provide direct access to individual homes, neighborhood amenities, and similar minor traffic destinations. Through traffic is usually not a priority.

Lone Star Rail District:

The inter-municipal agency behind the LSTAR, the Austin-San Antonio passenger rail initiative along Interstate 35.

Low Impact Development (LID):

A comprehensive land planning and engineering design approach with a goal of maintaining and enhancing the pre-development hydrologic regime of urban and

developing watersheds.

M

Major Thoroughfare Plan (MTP):

The MTP is a long-range transportation plan for the city and its ETJ, and a component of the city's master plan. The MTP establishes the general location of future arterial streets, and defines right-of-way dedication and other roadway standards.

Mission Verde Sustainability Plan:

San Antonio's plan to develop a more sustainable economy with a special focus on energy efficiency.

Mission Reach:

This project is transforming an eight mile stretch of the San Antonio River. The project will restore riverine features and riparian woodlands, reintroduces native plants, enhance aquatic habitat, and reconnect cultural and historical features.

Mixed use:

Development that incorporates two or more of the following major land use types: residential, office, or retail within a single building or lot.

MPO:

San Antonio-Bexar County Metropolitan Planning Organization

Multi-modal -

The availability of transportation options within a system or corridor whether it be walking, bicycling, driving, or transit

Museum Reach:

A segment of the San Antonio River Walk, from Lexington Avenue to Josephine Street, which includes new walkways, landscaping, parks and public art and links several downtown historic, commercial and cultural

institutions, including the San Antonio Museum of Art, The Pearl, and the oldest VFW post in Texas.

N

Natural Area:

An area in its natural condition, with minimal impact from humans or invasive species. Natural areas can be public park sites used in a sustainable manner for passive recreation.

Neighborhood Association:

Includes both voluntary and mandatory neighborhood associations. Voluntary neighborhood association: a voluntary, not-for-profit association organized for neighborhood improvement within a geographic boundary. Mandatory neighborhood association: a homeowners' or property owners' not-for-profit association that requires mandatory membership for all or a majority of the owners of property, in accordance with Title 11 of the Texas Property Code. Mandatory neighborhood associations are commonly called homeowners associations.

Neighborhood Conservation District:

An overlay district that includes the application of design standards to preserve, protect, enhance, and perpetuate residential neighborhoods or commercial districts that contribute significantly to the overall character and identity of the city.

O

Open Space:

A land and/or water area that is intended to provide light and air, and is designed, depending upon the particular situation, for environmental, scenic or recreational purposes and structuring urban form.

Overlay district:

A zoning district established by this chapter prescribing regulations to be applied to a site in combination with a base zoning district.

P

Parks and Recreation System Plan:

A plan document adopted by the city council that provides guidance on future decisions concerning operations, capital improvement needs, and programs for San Antonio's parks and recreation facilities.

Planning Commission:

Created by City Charter with the responsibility of reviewing and approving applications for the division and development of land and recommends amendments and additions to the master plan.

Primary Arterial:

A major thoroughfare, with limited at-grade access, which expands and links to the expressway system and is designed primarily for the movement of through traffic between activity centers of medium intensity.

Public Art San Antonio (PASA):

The public art program for all city departments, capital projects and public art initiatives, and is a division of the City of San Antonio Capital Improvements Management Services Department (CIMS).

R

Rehabilitation:

The restoration or repair of dilapidated housing or other types of structures to make habitable or usable again.

RMA:
Regional Mobility Authority

S

Secondary Arterial:
A major thoroughfare with limited at-grade access which supports the primary arterial system by providing essential system linkages to expressways, primary arterials, collector and local streets, and medium intensity activity centers.

Streetcar:
A tram, trolley, or streetcar is a frequent, circulatory transit service that operates on embedded rail and is capable of operating in streets with mixed traffic. Street cars typically hold fewer passengers than a light rail vehicle and travel shorter distances.

Streetscape:
The visual character of a street or block as determined by elements such as structures, greenery, driveways, open space, view, and other natural and man-made components.

T

Tax abatement:
A reduction of real estate taxes due over a period of time.

Transit:
Refers to various forms of mass transit such as bus, light rail, street car, commuter rail, etc.

Transit Oriented Development (TOD):
Development that creates compact, walkable communities located within proximity of a multi-modal transit station and is designed to maximize public access and transportation.

Trinity Aquifer:
The Trinity Aquifer extends in a band through the central part of Texas from the Red River to the eastern edge of Bandera and Medina counties. Users in northern Bexar, Bandera, Kendall, Comal, and Kerr counties get their water from the Trinity.

TxDOT: Texas Department of Transportation

U

Unified Development Code (UDC):
The San Antonio Unified Development Code (“UDC”) establishes standards and procedures for new development in the city to guide proper implementation of the city’s adopted master plan.

University District:
A mixed-use and mixed-housing neighborhood established around a university campus. It is inhabited mostly by students and university employees and has lively night and art life.

V

VFD:
Volunteer Fire Department

VIA Metropolitan Transit (VIA):
The main public transportation provider in the San Antonio area. VIA provides express and metro bus service, paratransit service for riders with disabilities, van pool service for commuters, special event park & ride service.

Vehicle Miles Traveled (VMT):
VMT is a measure that is commonly used to describe automobile use on a daily or annual basis. While traffic counts measure the number of vehicles passing a fixed point during a specified time, VMT includes trip distance with the traffic volume.

Vocational training:

Training for jobs that are based in manual or practical activities, traditionally non-academic and totally related to a specific trade.

W

Watershed:

The area drained by a given stream, river, watercourse, or other body of water.

Workforce Solutions - Alamo:

An employment services organization that serves the counties of Atascosa, Bandera, Bexar, Comal, Frio, Gillespie, Guadalupe, Karnes, Kendall, Kerr, Medina and Wilson

Z

Zoning:

Regulates density, land use, and other physical features of development such as building height and setback. Zoning is a key tool for carrying out planning policy.



FOR ADDITIONAL INFORMATION CONTACT:

**City of San Antonio
Planning and Community Development Department
P.O. Box 839966
San Antonio, TX 78283-3966
210.207.1111**

www.sanantonio.gov

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RESOLUTION NO. _____

RECOMMENDING THE COMPREHENSIVE MASTER PLAN FRAMEWORK BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN, SUPERSEDING THE 1997 MASTER PLAN POLICIES, AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, §35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY AND PERIMETER PLANS."

WHEREAS, the San Antonio Planning Commission has approved the Comprehensive Planning Program; and

WHEREAS, the *Unified Development Code* (adopted May 3, 2001), Section 35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans; and

WHEREAS, the San Antonio Planning Commission has reviewed the Comprehensive Master Plan Framework and found the 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

WHEREAS, a public hearing was held on October 27, 2010, November 10, 2010 and May 11, 2011.

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

SECTION 1: The Comprehensive Master Plan Framework attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for approval by the City Council that it be adopted as a component to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 11th DAY OF MAY 2011.

Approved:

Amelia Hartman, Chair
San Antonio Planning Commission

Attest:

Executive Secretary
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA 11024

AGENDA ITEM 19

Council District: 2

City Council Meeting Date: 6/2/2011

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

Summary:

Neighborhood/Community/Perimeter Plan: **IH-10 East Corridor Perimeter Plan**

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

Background Information:

Applicant: Brown and Ortiz

Owner: Velma Development, LLC

Property Location: 11095 N. Graytown Road

Acreage: 7.41

Current Land Use of site: Vacant

Adjacent Land Uses:

N: Neighborhood Commercial (vacant)

E: Parks/Open Space and Low Density Residential (vacant)

S: Parks/Open Space and Low Density Residential (vacant)

W: Neighborhood Commercial (vacant)

Issue:

LAND USE ANALYSIS:

The subject property is an approximately 7.41 acre undeveloped tract located at the southeast corner of the intersection of Graytown Road and Loop 1604. The current land use designation for the property is Neighborhood Commercial land use. Surrounding land use designations include Neighborhood Commercial land use to the north and west, and Low Density Residential land use and Parks/Open Space land use to the south and east.

The subject property is currently classified as Neighborhood Commercial land use. The Neighborhood Commercial land use classification includes less intensive commercial uses with low impact convenience, retail, or service functions. Examples include convenience stores, small insurance or medical offices, bakeries, bookstores, and neighborhood scaled grocery stores. Locations for Neighborhood Commercial land uses include arterials and collectors where they meet arterials, other collectors, or residential streets.

The proposed amendment would change the land use designation for the subject property to Low Density Residential. The Low Density Residential land use includes single-family residential development on individual lots. Low density residential development should be located away from major arterials and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

The IH-10 E. Perimeter Plan specifies within the Low Density Residential land use description that such uses should be located away from major arterials. The subject property is located at the intersection of Loop 1604, a freeway, and Graytown Road, identified as a secondary arterial type A on the City's Major Thoroughfare Plan. Situating a new single family development at the intersection of a freeway and an arterial has the potential to expose future residents to significant negative impacts, including noise pollution and potential backlogs at ingress/egress points as development in the area increases in the

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

future. Access to the subject property is currently proposed on Loop 1604. The configuration of the access point and roadway system for the property will result in vehicular traffic being required to enter Loop 1604 in order to travel north or southbound from the subject property.

There are some existing residential uses along Graytown, east of the subject property, however the developments are more rural in character and situated on very large lots. They are also located a significant distance away from the intersection with Loop 1604.

Locating a low density residential use at a key intersection also decreases the availability of appropriately situated land for a mix of commercial development that could serve current and future residential developments. The IH-10 East Corridor Perimeter Plan states that an objective of the plan is to enhance the diversity of commercial land uses so that industrial uses do not dominate the corridor. The proposed plan amendment would fail to meet this objective by decreasing the amount of land available for commercial development. The nearest commercial node is located at the intersection of FM 78 and Walzem Road, approximately two miles west of the subject property.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: Graytown Road is classified as a Secondary Arterial Type A with 86 feet of right-of-way. Loop 1604 is classified as a Freeway with 250 to 500 feet of right-of-way. Comments: Although the existing infrastructure may be able to support the transportation impact of the proposed development, the potential negative impacts of an increasing amount of traffic as growth occurs in this area, on single family homes situated adjacent to a freeway and arterial intersection, would be significant.

Minimal Impact to transportation capacity, however, a potentially significant impact to single family homes situated adjacent to a freeway and arterial intersection.

Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: The subject property is located approximately three-quarters of a mile northeast of Martinez State Park and approximately a mile and a half southwest of Randolph Air Force Base. The subject property is also located approximately a mile and a half southeast of Judson High School and approximately two and a half miles south of Randolph Field Middle School. The subject property are approximately one mile south of Maranatha Church. The nearest fire station is City of Converse Station Number Two located approximately one and a half miles northwest of the subject property at 9760 Rocket Lane.

Comments:

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: The proposed amendment would result in the placement of Low Density Residential uses immediately adjacent to Loop 1604 and the intersection with Graytown, an identified secondary arterial, posing potential negative impacts to future residential development due to lack of transitional land uses between the proposed residential area and the freeway and potential ingress/egress backlogs given access along high capacity roadways. Additionally, the proposed amendment would reduce the amount of land available for appropriately located commercial development intended to service existing and future residential development in the area.

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

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: April 27, 2011 cont. to May 11, 2011

Approval

Denial

Resolution Attached

Newspaper Publication Date of Public Hearing: April 8, 2011

No. Notices mailed 10 days prior to Public Hearing: four to property owners within 200 feet of the property, 32 to members of the IH-10 East Corridor Perimeter Plan, and three to neighborhood associations

Registered Neighborhood Association(s) Notified: Eastgate Neighborhood Association, Highland Farms Neighborhood Association, and Sunrise Neighborhood Association

Comments:

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011116

Current zoning district: C-3 and C-2

Proposed zoning district: R-6

Zoning Commission Public Hearing Date: May 3, 2011

Approval

Denial

Planning and Community Development Department Staff:

Patrick B. Howard, AICP

Interim Director

Andrea Gilles

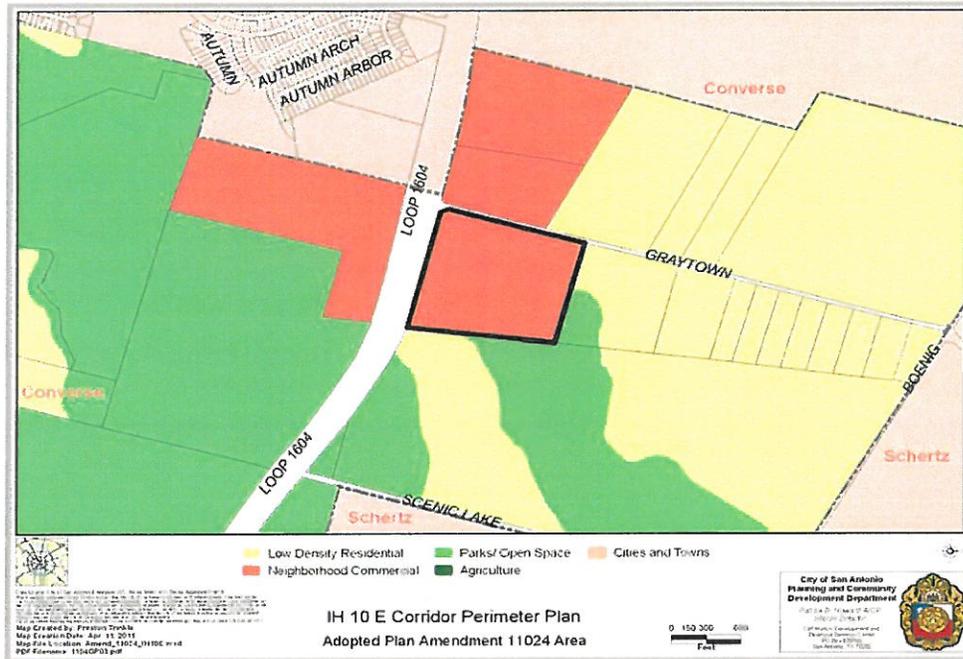
Planning Manager

Case Manager: Tyler Sorrells, AICP

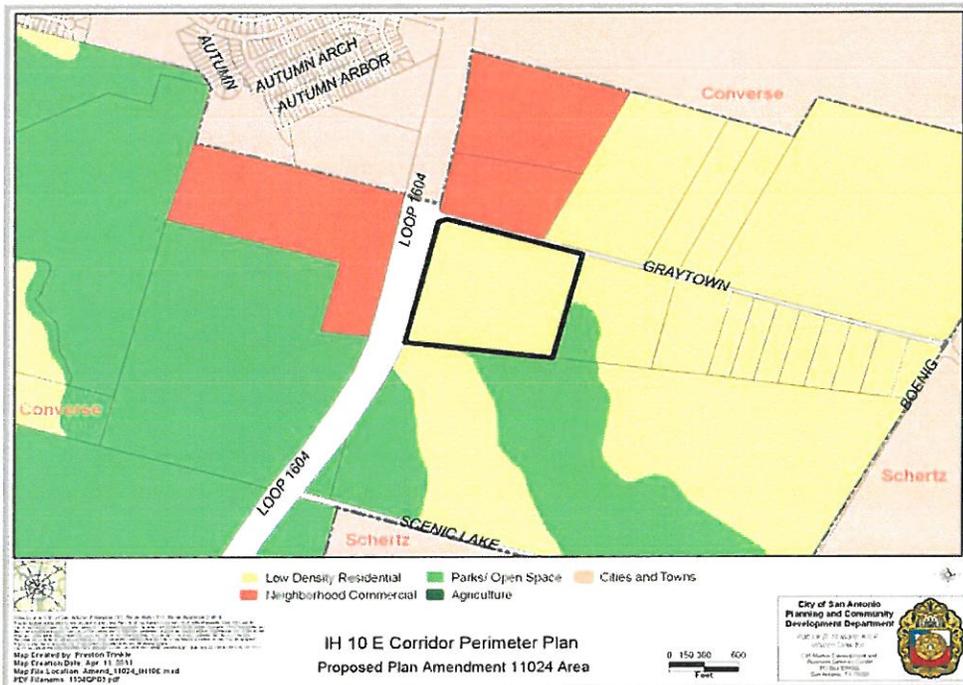
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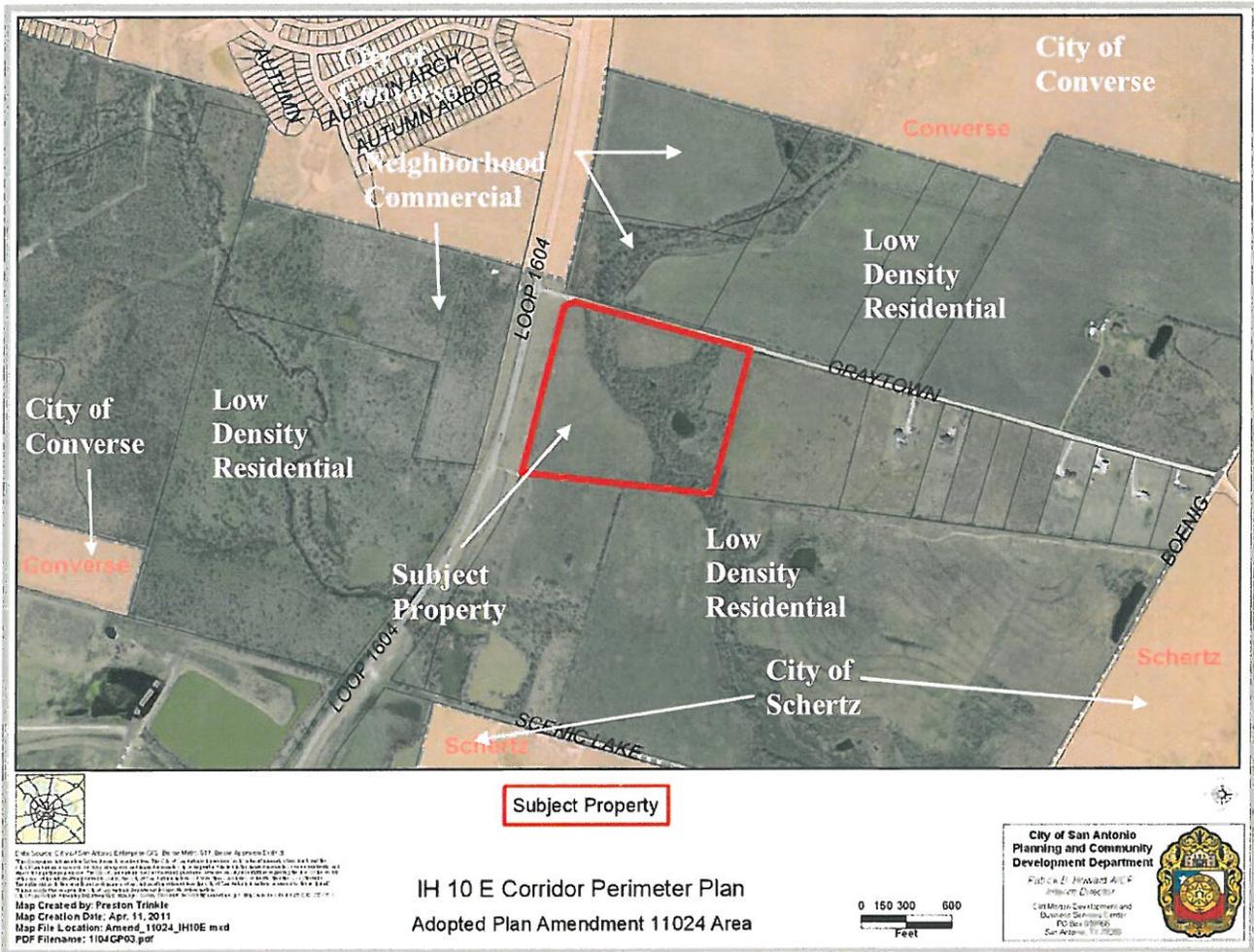
Phone No.: 207-7395

Land Use Plan as adopted:



Proposed Amendment:





Master Plan Amendment 11024

IH-10 East Corridor Perimeter Plan

Planning Commission

April 27, 2011

Agenda Item No. XX

Amendment 11024

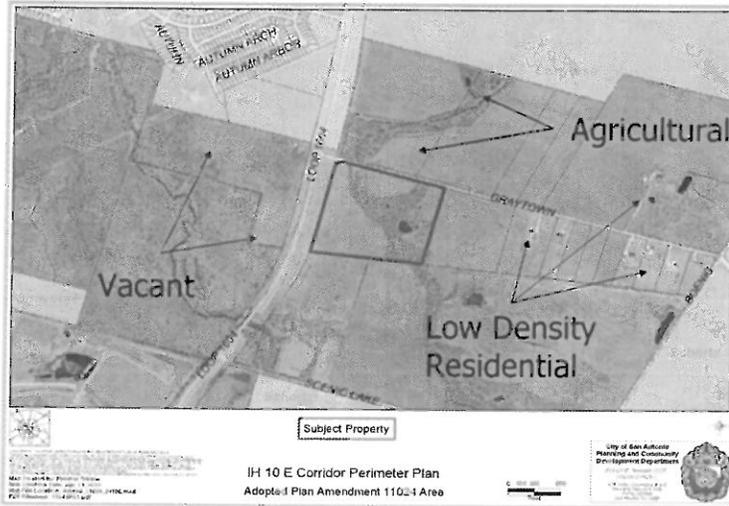
Plan as adopted:



Proposed amendment:



Surrounding Land Uses



Area Images



Subject Property



West



South



North

Staff Recommendation

Denial of the request to amend from
Neighborhood Commercial land use to
Low Density Residential land use

RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE IH-10 EAST PERIMETER PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM NEIGHBORHOOD COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 7.41 -ACRES LOCATED AT 11095 GRAYTOWN ROAD.

WHEREAS, City Council approved the IH-10 East Perimeter Plan as an addendum to the Master Plan on February 22, 2001; and an update to the IH-10 East Perimeter Plan on March 20, 2008; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on April 27, 2011 and May 11, 2011; and **DENIED** the amendment on May 11, 2011; and

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

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

SECTION 1: The amendment to the IH-10 East Perimeter Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 11th DAY OF MAY 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA 11026

Agenda Item 20

Council District: 5

City Council Meeting Date: 6/2/2011

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

Summary:

Neighborhood/Community/Perimeter Plan: **Guadalupe Westside Community Plan**

The applicant requests to amend the Land Use Plan designation *from* **Community Commercial** land use *to* **Light Industrial** land use.

Background Information:

Applicant: Brown & Ortiz PC

Owner: Shirley Gonzales & Big Biz Investments

Property Location: 105 South Zarzamora and 2918 West Commerce

Acreage: 0.74

Current Land Use of site: Community Commercial/ Pawn Shop

Adjacent Land Uses:

N: Community Commercial (pharmacy and single family home)

E: Community Commercial (retail store and shopping center)

S: Community Commercial (restaurant) and Low Density Residential (single family homes)

W: Community Commercial (restaurant)

Issue:

LAND USE ANALYSIS:

The subject property is located along the western side of South Zarzamora Street and is bound by West Commerce on the north and Buena Vista Street on the south in the Guadalupe Westside Community Plan. It is located along an area that is predominately commercial in character on the north, east and west and occupied by single family homes and a restaurant on the south. The Guadalupe Westside Community Plan designates the properties to the north, east and west as Community Commercial land use and properties to the south as Low Density Residential land use and Community Commercial land use.

The plan designates the land use for the subject property as Community Commercial land use. Community Commercial land use is defined as medium intensity commercial uses that serve two or more neighborhoods and are located along arterial roads near intersections. This type of use ideally incorporates buffer yards, shared parking, and internal circulation with adjacent uses. Examples include convenience stores with gasoline, car washes, minor auto repair and servicing, small grocery stores, medium sized restaurants, and community shopping centers.

The applicant is requesting to change the future land use designation for the subject property to Light Industrial land use. Light Industrial land use includes a mix of light manufacturing and limited ancillary retail. It should include proper screening and buffering and must be compatible with adjoining uses. Examples include sporting goods manufacturing, machine shops, clothing manufacturers, sign manufacturers, auto paint and body shops and warehousing.

The applicant is requesting this plan amendment and associated zoning change to expand the existing pawn shop. The expansion will add approximately 12,500 square feet and extend the existing structure north to West Commerce Street.

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

Changing the future land use designation for the subject property would facilitate future development of the subject property that is of greater intensity and inconsistent with the established Community Commercial character. Both West Commerce and South Zarzamora are established Community Commercial corridors. A Light Industrial land use at this location would provide limited transition to the established commercial uses immediately located to the north, south, east and west or to the established single family neighborhood immediately surrounding the commercial uses to the south, north and east. The community plan recommends that Light Industrial use be located in areas where there are compatible adjoining uses. Light Industrial land uses as described in the plan are typically located in established industrial areas.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: South Zarzamora, West Commerce and Buena Vista Streets are Primary Arterial Type B.

Other Streets: Murray is a local street. The area includes sidewalks which allow for pedestrian access to and from adjacent residential areas. There are also VIA bus stops at West Commerce and South Zarzamora and Buena Vista and South Zarzamora.

Comments: The proposed land use change may add additional traffic to local streets. Light Industrial land uses as described in the plan are typically located in established industrial areas.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: De Zavala Elementary School and Crocket Elementary School are within walking distance. The Bazan Public Library and St. Alfonso Catholic Church are also nearby.

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

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: Changing the future land use designation for the subject property would open the subject property to development that is not consistent with the established Community Commercial node. Both West Commerce and South Zarzamora are established Community Commercial corridors. Also, the community plan recommends that Light Industrial land uses be located in areas where there are compatible adjoining uses. The propose land use change is not compatible with adjacent commercial uses.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: May 11, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: 4/8/2011

No. Notices mailed 10 days prior to Public Hearing: 22 to Property Owners, 22 to Planning Team members and 2 to neighborhood associations

Registered Neighborhood Association(s) Notified: Avenida Guadalupe and Prospect Hill

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011071

Current zoning district: C-3

Proposed zoning district: C-3 IDZ

Zoning Commission Public Hearing Date: 5/17/2011

Approval

Denial

Planning and Community Development Department Staff:

Patrick B. Howard, AICP

Interim Director

Andrea Gilles

Planning Manager

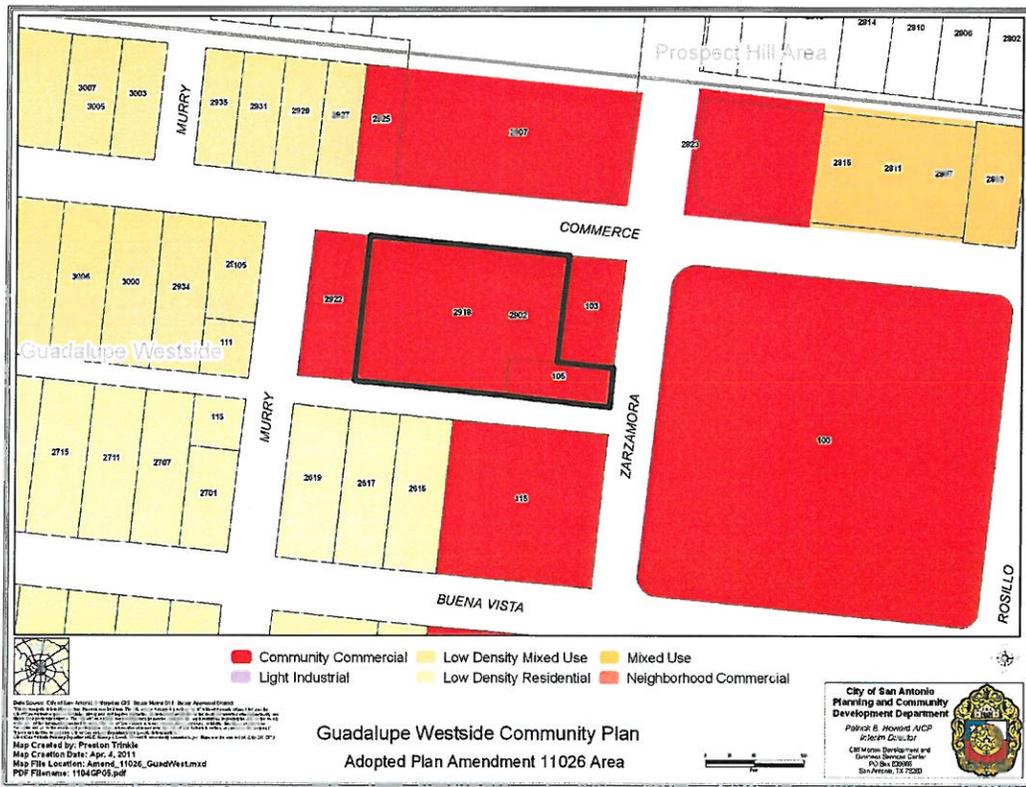
Robert C. Acosta

Planner

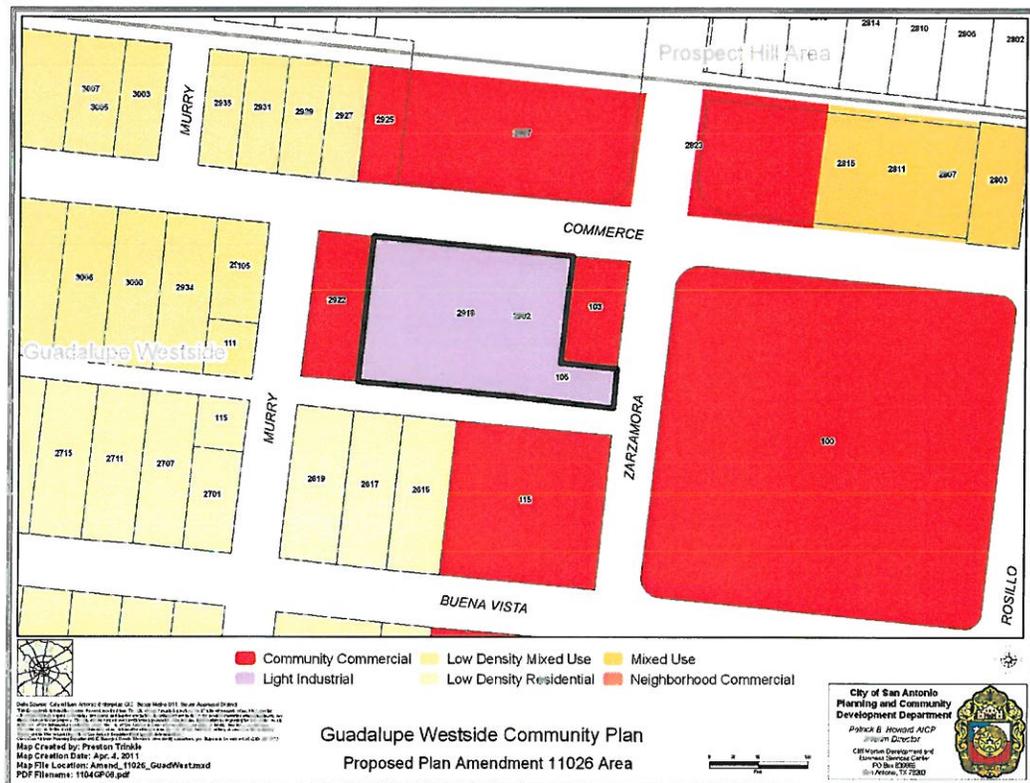
Phone No.: 207-0157

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Master Plan Amendment 11026

Guadalupe Westside Community Plan

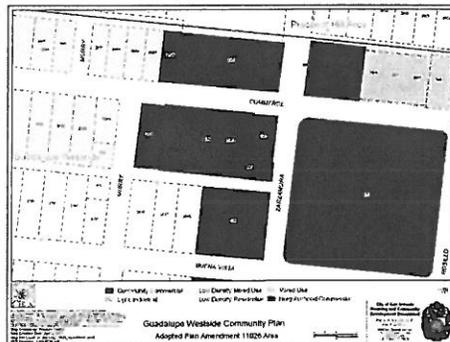
Planning Commission

May 11, 2011

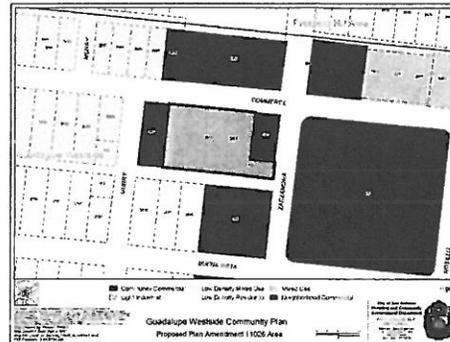
Agenda Item No. 19

Amendment 11026

Plan as adopted:



Proposed amendment:

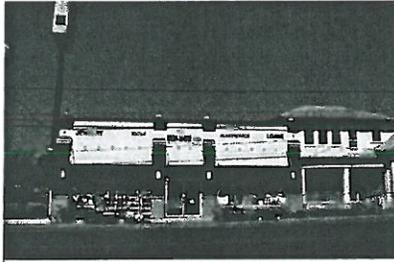


Surrounding Land Uses

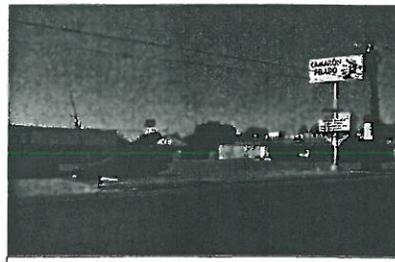


3

Area Images



Front View of Subject Property



View from W. Commerce



Area North from Subject Property



Shopping Ctr. East of Subject Property

Staff Recommendation

Denial of the request to amend
from Community Commercial land
Use to Light Industrial land use

RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE GUADALUPE WESTSIDE COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM COMMUNITY COMMERCIAL LAND USE TO LIGHT INDUSTRIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.74 ACRES LOCATED AT 105 SOUTH ZARZAMORA AND 2918 WEST COMMERCE.

WHEREAS, City Council approved the Guadalupe Westside Community Plan as an addendum to the Master Plan on May 3, 2007; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on May 11, 2011 and **DENIED** the amendment on May 11, 2011; and

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

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

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

PASSED AND APPROVED ON THIS 11th DAY OF MAY 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA 11027

Agenda Item 21

Council District: 9

City Council Meeting Date: 6/16/2011

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

Summary:

Neighborhood/Community/Perimeter Plan: **Mahncke Park Neighborhood Plan**

The applicant requests to amend the Land Use Plan designation *from Urban Multifamily Residential* land use *to Neighborhood Commercial* land use.

Background Information:

Applicant: Jeanette Poore

Owner: Jeanette Poore

Property Location: 116 Elmhurst Avenue

Acreage: 0.1839

Current Land Use of site: Vacant/Parking

Adjacent Land Uses:

- N: Commercial (Veterans of Foreign Wars - Post 1533)
- E: High Density Residential (apartments)
- S: Low Density Residential (single-family residences)
- W: Neighborhood Commercial (vacant)

Issue:

LAND USE ANALYSIS:

The subject property is on the south side of Elmhurst Avenue. This 0.1839 acre parcel is currently vacant but is being used as a parking lot for the VFW Post 1533 which is located across the street. East of this parcel is an apartment building; to the south is a single-family residential, to the west is a vacant lot, and to the north is the VFW Post and a repair shop. This property is currently designated as Urban Multifamily Residential land use. The applicant is requesting to change the land use to Neighborhood Commercial in order to develop a bakery.

Urban Multifamily Residential land use includes small lot single family development, duplexes, triplexes, fourplexes, and townhomes. Exhibiting a medium density ranging from 9 to 14 dwelling units per acre, this category provides for a diversity of residential development while still maintaining an overall urban residential character. Typically, Urban Single Family Residential land uses are found within this classification, and should be located in the center of the neighborhood, with Urban Multifamily Residential land uses being located at the edges of the neighborhood.

Neighborhood Commercial land use provides small areas for offices, professional services, service and shopfront retail uses that can be served by pedestrian access. Neighborhood Commercial land use should have a service area radius of approximately a half-mile, and should serve a population of approximately 2,000 to 5,000 people. It permits a limited group of commercial uses that serve the neighborhood while protecting the abutting residential areas. Neighborhood Commercial should be located at the intersection of a collector and arterial street or where an existing commercial area has been established. Service yards located in the rear or side yard of the business use are screened from adjacent residential areas, and refuse enclosures are located at the rear of the site and screened. Buffer yards provide a landscaped separation between residential and commercial uses. Additionally all off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Examples of Neighborhood Commercial services are gasoline service stations,

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

convenience stores, restaurants, neighborhood shopping centers with one anchor (i.e. grocery, general merchandise, or pharmacy), car washes, minor automobile repair and service, amusement establishments such as theaters, arcades and fitness centers, medical clinics, day care centers, motels, tourist courts, bed and breakfasts, rooming houses, social assistance services, and office or bank buildings (stand alone).

The Mahncke Park Neighborhood Plan designates Neighborhood Commercial land uses for the parcels adjacent to the subject property to the west and to the north. Changing the land use of the subject parcel from Urban Multifamily Residential to Neighborhood Commercial would complete a Neighborhood Commercial node along Elmhurst Avenue from the intersection of Broadway and Elmhurst Avenue into the neighborhood.

In addition, according to the most recent 100-year FEMA flood map, the subject property is located within the floodplain. By Unified Development Code, any kind of residential or commercial development with overnight stay uses are prohibited. Therefore, the current land use, Urban Multifamily Residential, is not appropriate for the subject property as residential use of the property is prohibited. The proposed land use, Neighborhood Commercial, is a more appropriate use of the property. The final development of the property will be determined according to the applicable building codes and the Floodplain administrator.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: None. Elmhurst Avenue is a local street.

Other streets: Broadway is a Primary Arterial Type B with 70-120 feet of right-of-way

Comments:

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: Lamar Elementary School, Witte Museum and Brackenridge Park are located within the walking distance.

Comments: The proposed use is compatible with nearby community facilities that maybe supported by the proposed use.

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: The proposed change from Urban Multifamily land use to Neighborhood Commercial land use completes the existing Neighborhood Commercial node adjacent to the subject property. A Neighborhood Commercial land use is more appropriate for this location than Urban Multifamily land use due to its position within the floodplain.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: April 27, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: 4/21/2011

No. Notices mailed 10 days prior to Public Hearing: 41

Registered Neighborhood Association(s) Notified: Mahncke Park

Comments:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011108

Current zoning district: MF-33 NCD-6 AHOD Proposed zoning district: NC NCD-6 AHOD

Zoning Commission Public Hearing Date: 5/17/2011

Approval

Denial

Planning and Community Development Department Staff:

Patrick B. Howard, AICP

Interim Director

Andrea Gilles

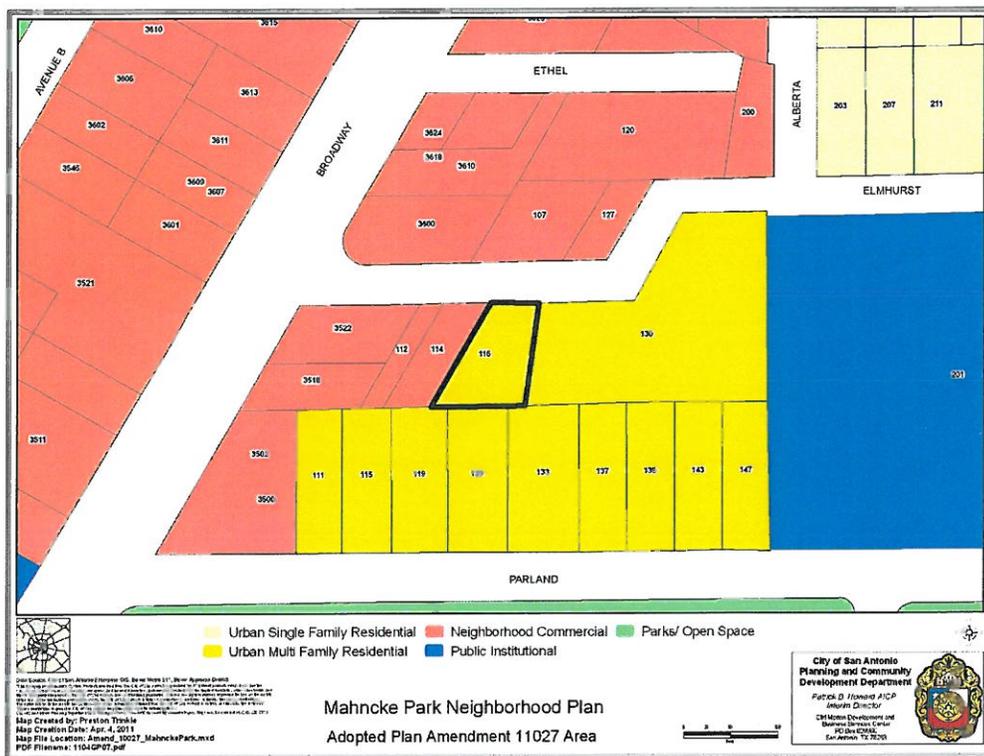
Planning Manager

Case Manager: John Osten

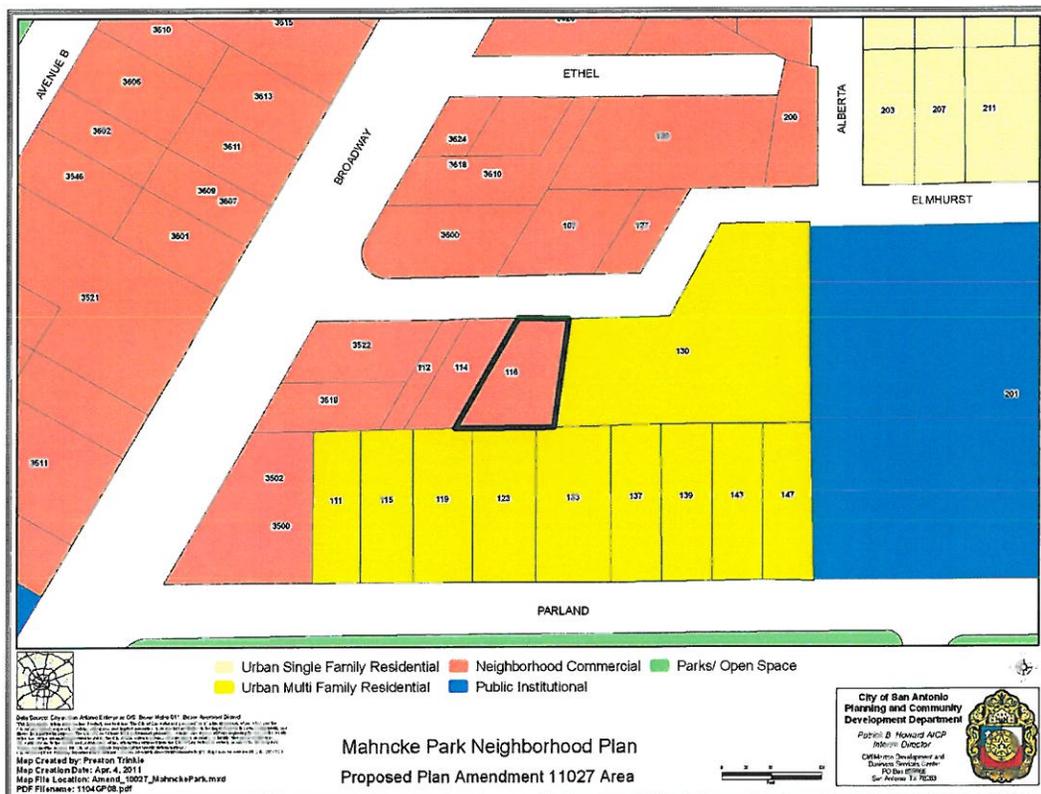
Senior Planner

Phone No.: 207-2187

Land Use Plan as adopted:



Proposed Amendment:



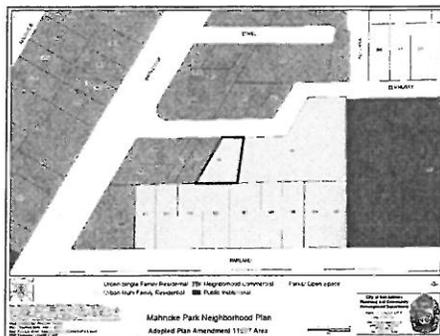
Master Plan Amendment 11027

Mahncke Park Neighborhood Plan

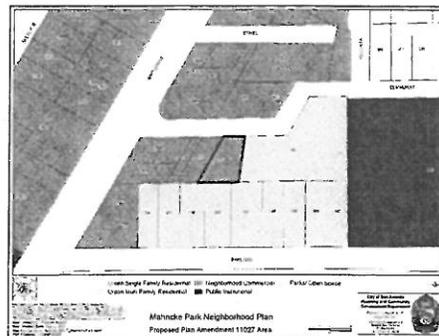
Planning Commission
May 11, 2011
Agenda Item No. XX

Amendment 10002

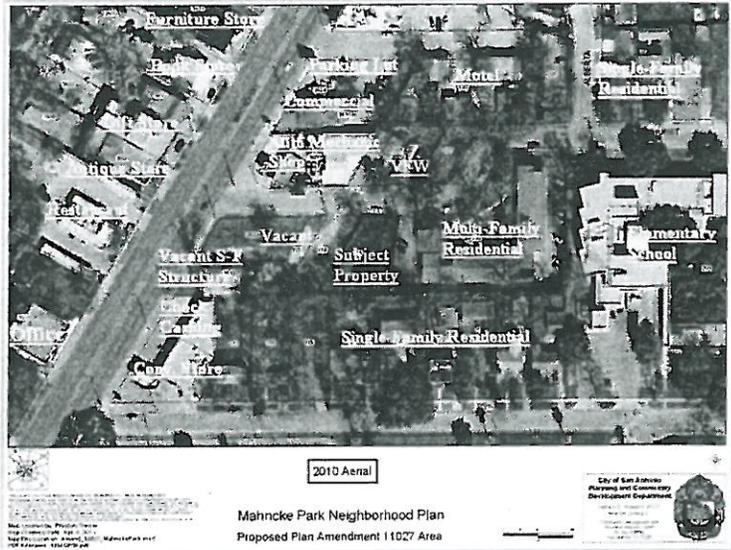
Plan as adopted:



Proposed amendment:



Surrounding Land Uses



Area Images



Subject Property –Neigh Comm Proposed



Property to the east



Property to the north



Property to the south

Staff Recommendation

Approval of the request to amend
from Urban Multifamily Residential
land use to Neighborhood
Commercial land use

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE MAHNCKE PARK NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM URBAN MULTIFAMILY RESIDENTIAL LAND USE TO NEIGHBORHOOD COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.1839 -ACRE LOCATED AT 116 ELMHURST AVENUE.

WHEREAS, City Council approved the Mahncke Park Neighborhood Plan as an addendum to the Master Plan on May 29, 1997 and updated on September 27, 2001; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on May 11, 2011 and **APPROVED** the amendment on May 11, 2011; and

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

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

SECTION 1: The amendment to the Mahncke Park 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 11th DAY OF MAY 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA 11028

Agenda Item 22

Council District: 7

City Council Meeting Date: **June 16, 2011**

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

Summary:

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

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

Background Information:

Applicant: Russell D. Felan

Owner: Joe Gonzalez

Property Location: Northwest corner of the intersection of North Zarzamora Street and West Ashby Place

Acreage: 0.555

Current Land Use of site: Vacant

Adjacent Land Uses:

- N: Neighborhood Commercial (tire shop, single-family residence)
- E: Neighborhood Commercial (multi-tenant building with restaurant, golf shop, barber shop)
- S: Neighborhood Commercial (flower shop, single-family residence, duplex)
- W: Medium Density Residential (single-family residence)

Issue:

LAND USE ANALYSIS:

The subject property is located just east of Woodlawn Lake in the southeastern portion of the Near Northwest Community Plan and is situated on the northwest corner of the intersection of North Zarzamora Street and West Ashby Place. The subject property is currently vacant and is designated for Neighborhood Commercial land use. The subject property is located on a portion of North Zarzamora Street that includes a mix of commercial uses. Most of these commercial uses directly abut single-family residential uses.

The future land use designation for the subject property is Neighborhood Commercial. The Neighborhood Commercial land use category provides for offices, professional services, and shop front retail uses that are pedestrian-oriented. Neighborhood Commercial uses should be located at the intersection of a collector and local street or where an existing commercial area has been established. Structures should have a maximum of 5,000 square feet of the square footage of an existing building. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind the building, with the exception of one row of angled or head-in parking along the street. Additionally, all off-street parking and vehicle use areas adjacent to residential uses should have buffer landscaping, lighting, and signage controls. Service entrances and/ or yards located in the rear or side yard of the business use should be screened from adjacent residential areas and refuse enclosures should be located at the rear of the site and screened. Buffer yards should provide a landscaped separation between residential and commercial uses. Examples of Neighborhood Commercial uses include gift shops, delis, offices, restaurants, beauty parlors, small neighborhood groceries or markets, coffee shops, shoe repair shops and medical clinics. Drive-through establishments are not desirable. Live/ work units, allowing for residential use above commercial space, as well as a limited number of apartments are preferred.

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

The applicant is requesting to change the future land use designation for the subject property to Community Commercial. The Community Commercial land use category includes medium and high density land uses that draw a customer base from the greater community. This classification can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located on arterials at major intersections (nodes) or in established commercial areas along arterials. Examples of Community Commercial uses include all Neighborhood Commercial uses, convenience stores with gas stations, grocery stores, plant nurseries, paint/ carpet stores, offices, apartments, and community shopping centers. Drive-through establishments are permissible. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, ample sidewalks and shade trees in parking lots, landscaping on planter strips between the parking lot and street and well-designed monument signage. Community Commercial centers should be designated to create safe, attractive, and convenient vehicular and pedestrian linkages with adjoining land uses.

The owner of the subject property received a citation from a Code Enforcement Officer for storing delivery trucks on the property without the proper zoning. A case was filed in Municipal Court on July 23, 2010. The applicant filed this plan amendment request as the first step in obtaining the zoning needed to allow for the delivery truck storage use. If the requested land use change is approved, the applicant would be able to proceed with a zoning change request to allow for this use.

The subject property falls within an approximately seven block area of properties that abut the east and west sides of North Zarzamora Street from West Woodlawn Street to Kentucky Street and are designated for Neighborhood Commercial land use. The parcels included within this area are typically less than 200 feet deep and directly abut single-family residences or duplexes to the rear. The Neighborhood Commercial land use category includes low-intensity retail, office, and service uses that serve the surrounding residential areas while minimizing the chance of conflict with abutting residential uses. Community Commercial land uses are not recommended within this area because of the small size of the lots and the potential for conflict with abutting residential uses. Community Commercial land uses typically generate more noise, light, and traffic than Neighborhood Commercial uses, have longer business hours, and generate more truck traffic. For these reasons, Community Commercial land uses should be located at major intersections and should be buffered from adjacent residential uses by an intermediate land use category. The subject property is not located at a major intersection and none of the other properties in the area with similar characteristics are designated for Community Commercial land use.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: North Zarzamora Street is classified as a Secondary Arterial Type B (70 – 86 ft right-of-way). The actual width of the right-of-way is less than 60 feet. The subject property does not currently have a drive that allows for vehicular ingress/egress from and onto North Zarzamora Street. Instead, vehicular ingress/egress is provided through West Ashby Place (a local street) and an alley abutting to the north of the subject property.

Community Commercial uses should be located at major intersections to allow for safe vehicular ingress/egress to and from the site and should include vehicular ingress/egress points onto multiple major thoroughfares where possible. The subject property is located at the intersection of North Zarzamora Street, a two-lane road, with ingress/egress provided only from a local street and an alley. A Community Commercial land use could generate more traffic than can safely be accommodated by this section of North Zarzamora Street. Furthermore, because primary access to the site is from West Ashby

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

Place, a Community Commercial land use at this site could significantly increase vehicular traffic on a local street, creating an adverse condition for the adjacent residences.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: Woodlawn Elementary (San Antonio Independent School District) is located on North Zarzamora Street approximately 0.4 miles north of the subject property. Little Flower School (private) is located on North Zarzamora Street approximately 0.4 miles south of the subject property.

The additional traffic generated by a Community Commercial land use at this site could negatively impact these two schools and create dangerous conditions for children walking or riding bicycles to and from the campuses.

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

A Community Commercial land use designation is not appropriate for the subject property because of the location of the lot, the limitations of the transportation infrastructure, and the potential for conflict with abutting residential uses. The subject property is not located at a major intersection and it abuts and is adjacent to single-family residences. A Community Commercial land use at this site could generate more traffic than can safely be accommodated by this section of North Zarzamora Street and create dangerous conditions for children walking or riding bicycles to and from two nearby school campuses. Furthermore, because primary access to the site is from West Ashby Place, a community commercial use at this site could significantly increase vehicular traffic on a local street, creating an adverse condition for the adjacent residences.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: May 11, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: April 21, 2011

No. Notices mailed 10 days prior to Public Hearing: 25 to owners of property within 200 feet; 21 to members of the Near Northwest Community Plan Planning Team, 7 to Neighborhood Associations
Registered Neighborhood Association(s) Notified: Jefferson, Sunshine Estates, Monticello Park, Keystone, and Los Angeles Heights Neighborhood Associations, Inspiration Hills Homes Association, and Woodlawn Lake Community Association

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Zoning change application has not been filed.

Current zoning district: C-2 NCD-8

Proposed zoning district: N/A

Zoning Commission Public Hearing Date: N/A

Approval Denial

Planning and Community Development Department Staff:

Patrick B. Howard, AICP

Interim Director

Andrea Gilles

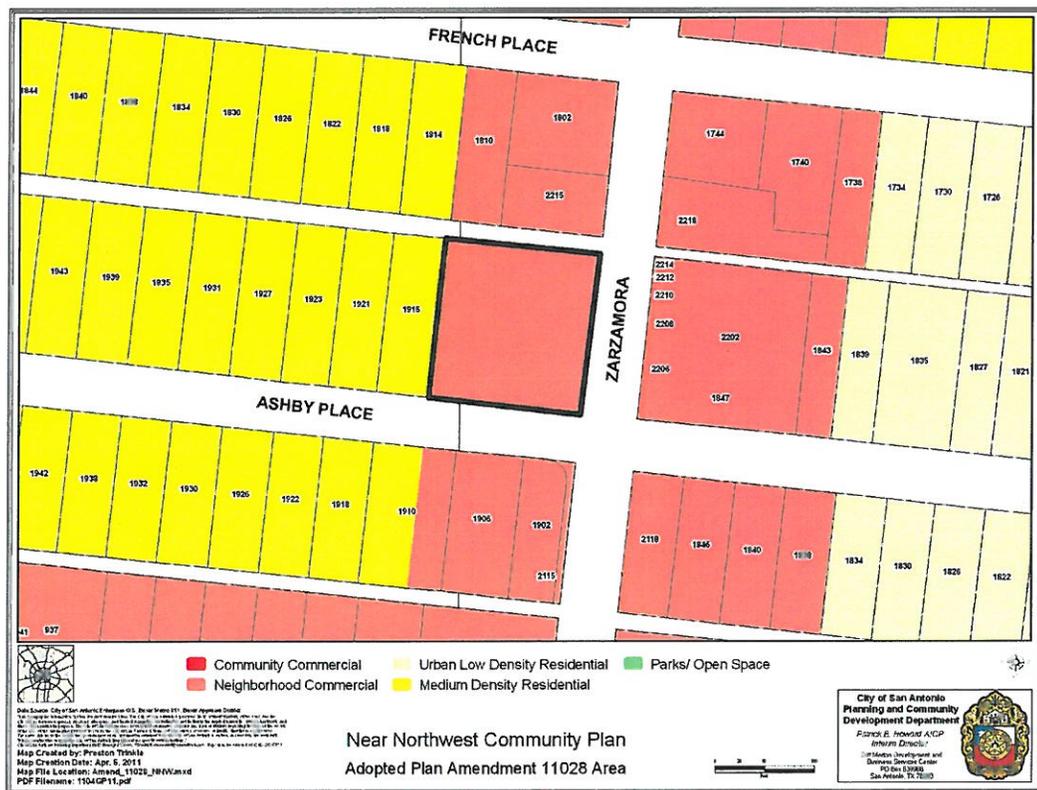
Planning Manager

Case Manager: Michael Taylor, AICP

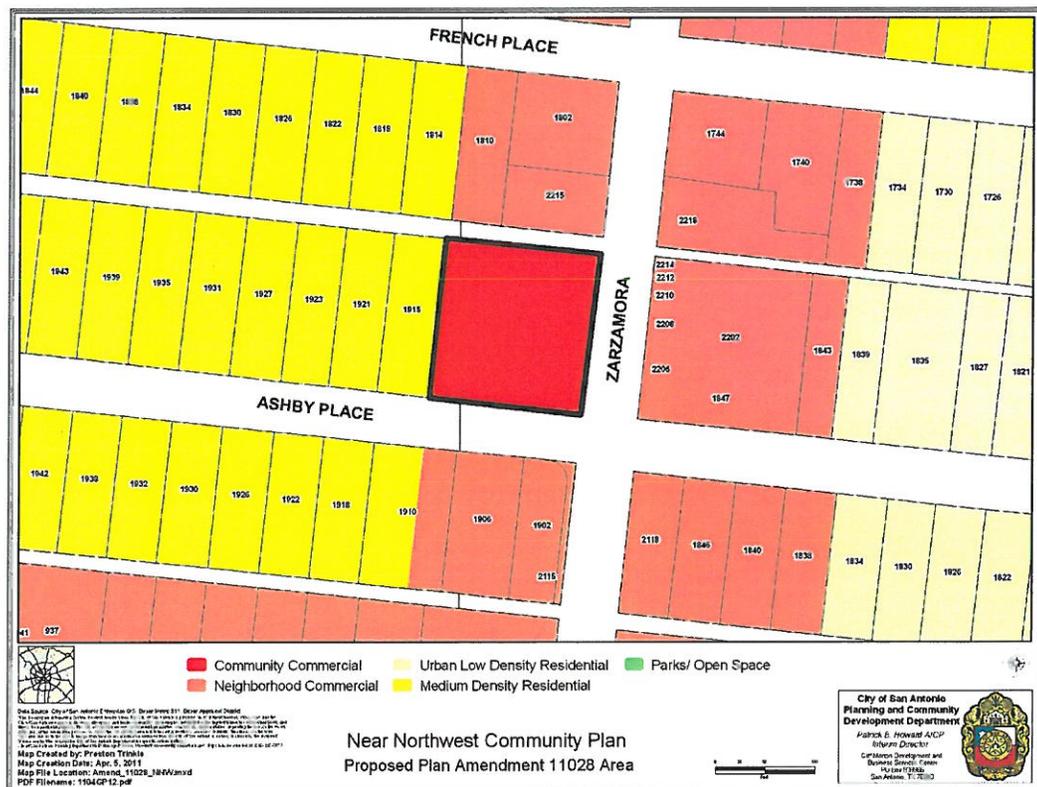
Interim Senior Mgmt. Analyst

Phone No.: 207-0145

Land Use Plan as adopted:



Proposed Amendment:



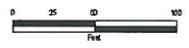


2010 Aerial



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
 This document is the property of the City of San Antonio. It is not to be used for any other purpose without the express written consent of the City of San Antonio. The City of San Antonio is not responsible for any errors or omissions in this document. The City of San Antonio is not responsible for any damages or losses resulting from the use of this document. The City of San Antonio is not responsible for any actions taken based on the information contained in this document. The City of San Antonio is not responsible for any actions taken based on the information contained in this document.
 Map Created by: Preston Trinkle
 Map Creation Date: Apr. 5, 2011
 Map File Location: Amend_11028_NNW.mxd
 PDF Filename: 1104GP11.pdf

Near Northwest Community Plan
 Proposed Plan Amendment 11028 Area



City of San Antonio
 Planning and Community
 Development Department
 Patrick B. Howard AICP
 Interim Director
 Cliff Morton Development and
 Business Services Center
 PO Box 630955
 San Antonio, TX 78263

Master Plan Amendment 11028

Near Northwest Community Plan

Planning Commission

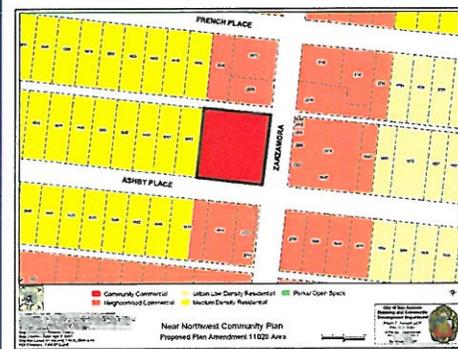
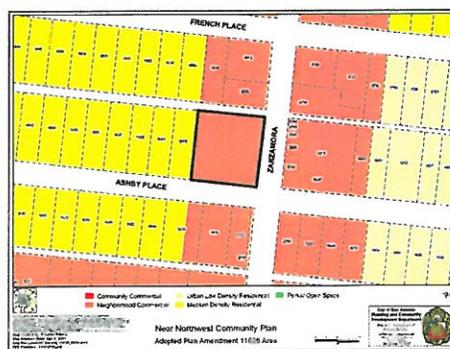
May 11, 2011

Agenda Item No. XX

Amendment 11028

Plan as adopted:

Proposed amendment:

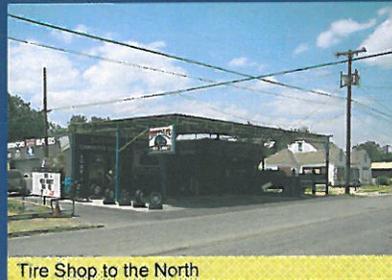


Surrounding Land Uses



3

Area Images



Staff Recommendation

Denial of the request to amend
from Neighborhood Commercial
land Use to Community
Commercial land use

RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NEAR NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM NEIGHBORHOOD COMMERCIAL LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.555 ACRES LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF NORTH ZARZAMORA STREET AND WEST ASHBY PLACE.

WHEREAS, City Council approved the Near Northwest Community Plan as an addendum to the Master Plan on February 14, 2002; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on May 11, 2011 and **DENIED** the amendment on May 11, 2011; and

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

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

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

PASSED AND APPROVED ON THIS 11th DAY OF MAY 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA 11030

Agenda Item 23

Council District: 8

City Council Meeting Date: 6/16/2011

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

Summary:

Neighborhood/Community/Perimeter Plan: **North Sector Plan**

The applicant requests to amend the Land Use Plan designation *from Rural Estate Tier* land use to **Regional Center** land use.

Background Information:

Applicant: Brown & Ortiz, PC

Owner: Fair Prospect, LP

Property Location: Lot 11 and portions of Lots 9, 10, and 12 Block 3 NCB 16390; located west of the intersection of IH-10 West and Calle Rialto

Acreage: 2.8306

Current Land Use of site: Vacant

Adjacent Land Uses:

N: Rural Estate Tier (vacant and medical offices)

E: Rural Estate Tier (vacant and temporary sales office)

S: Rural Estate Tier and Natural Tier (vacant and drainage easement)

W: Rural Estate Tier and Natural Tier (vacant and drainage easement)

Issue:

LAND USE ANALYSIS:

The subject property is located west of the intersection of Calle Rialto and IH-10 West. The North Sector Plan designates the future land use of the property as Rural Estate Tier. All abutting properties are also within the Rural Estate Tier land use category as are properties east of IH-10 West. The property is also located within the Military Influence Overlay Area for Camp Bullis. West of the Rural Estate Tier surrounding the subject property is designated Natural Tier and Suburban Tier.

The Rural Estate Tier includes both residential and non-residential uses. Residential uses for the Rural Estate Tier are characterized as low density residential estate uses. This generally includes large tract detached single family housing greater than a half acre served by central water and septic systems. Non-residential uses are characterized as neighborhood commercial uses. This generally includes outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate. Commercial uses in the Rural Estate Tier serve the low density rural estate neighborhoods of the tier, and should be located at the intersection of arterials, collectors, and/or rural roads. Although these non-residential uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby roads should be friendly to bicycles and pedestrians.

Regional Center also includes both residential and non-residential uses, but is at a higher density and intensity than those within the Rural Estate Tier. Residential uses within a Regional Center are characterized as high density residential. This generally includes attached single family and multifamily housing such as mid to high rise condominium buildings, apartment complexes, and row houses. Non-residential uses are characterized as regional commercial and office uses. These generally include “big box” or “power centers”, shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing. Regional Centers accommodate the most intense commercial uses

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

and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and bicycles should be able to travel safely within the development. Mass transit is encouraged.

The subject property is located within a half mile of Camp Bullis and is within the Military Influence Overlay Area. The Military Influence Overlay Area refers to the Compatible Development Guidelines outlined in the North Sector Plan. The subject property is not located within one of the safety zones or the noise abatement overlay zone. The subject property is, however, within the Military Lighting Overlay District and thus should abide by Objective 6 of the Military Compatibility Development Guidelines which states to avoid additional light generation and to reduce light pollution and glare. The guidelines also recommend that permissible uses within a half mile of Camp Bullis are agriculture, industrial, business park, open space, and conservation. Objective 9 states the guideline to avoid constructing roadways and transportation corridors that attract commercial development in areas where high density/intensity development would be incompatible with Camp Bullis' operations specifically along IH-10 and Loop 1604. For this area, it is recommended to limit commercial, residential, and planned unit development that is inconsistent with the North Sector Plan.

The requested plan amendment is inconsistent with existing surrounding land uses as well as with recommended locational criteria in the North Sector Plan. A Regional Center at this location is not consistent with the recommendations for location of high intensity and density uses at a major intersection. This property is located on a private road in the middle of a Rural Estate Tier area with limited direct access to other major roadways. Additionally, it is not supported by the Military Compatibility Development Guidelines for areas within a half mile of Camp Bullis.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: None with direct access to the subject properties.

Comments: Calle Rialto is a limited access private street. Calle Rialto does not currently have the capacity to support a Regional Center land use. The majority of access would be from IH-10 West and Ralph Fair Road as it is surrounded by a drainage easement to the west and south and office and commercial development to the north. Ralph Fair Road is designated as a Secondary Arterial Type A which ends at IH-10 West. Ralph Fair Road is not currently built to handle the additional capacity that could potentially result from a Regional Center development. IH-10 West is designated as a Freeway in the Major Thoroughfare Plan. There is no mass transit service currently available to the subject property.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: Camp Bullis/Camp Stanley, Leon Springs Volunteer Fire Station, and Aue Elementary School are located less than a half mile from the subject property. Leon Springs Elementary is located approximately one mile from the subject property. City of San Antonio Fire Station 47 and Friedrich Park are located approximately two miles from the subject property.

Comments: The boundary for the City Limits of San Antonio is approximately two hundred feet to the north and three hundred and fifty feet to the west of the subject property. As stated in the Land Use Analysis, the proposed high intensity/density land use is not compatible with Camp Bullis which is a significant contributor to the North Sector and regional economy of San Antonio.

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

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: The proposed Regional Center is not compatible with the immediately surrounding area which is currently designated as Rural Estate Tier. The capacity of Calle Rialto as a private street and congestion on Ralph Fair Road does not lend this site to a high density and intensity use allowed within a Regional Center. Additionally, the proposed Regional Center is not compatible with the Military Compatibility Development Guidelines outlined in the North Sector Plan to protect the military operations at Camp Bullis as a major contributor to the local and regional economy.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: May 11, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: April 21, 2011

No. Notices mailed 10 days prior to Public Hearing: 44 (4 to property owners within 200 feet, 39 to Planning Team members, and 1 to a neighborhood association)

Registered Neighborhood Association(s) Notified: The Dominion Homeowners Association

Comments: There are no registered neighborhood associations within two hundred feet of the subject property. The Dominion Homeowners Association is the nearest registered neighborhood association and is approximately a half a mile from the subject property.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011119

Current zoning district: PUD MF-33 AHOD MLOD GC-1

Proposed zoning district: PUD C-3 AHOD MLOD GC-1

Zoning Commission Public Hearing Date: May 17, 2011

Approval Denial

Planning and Community Development Department Staff:

Patrick B. Howard, AICP

Interim Director

Andrea Gilles

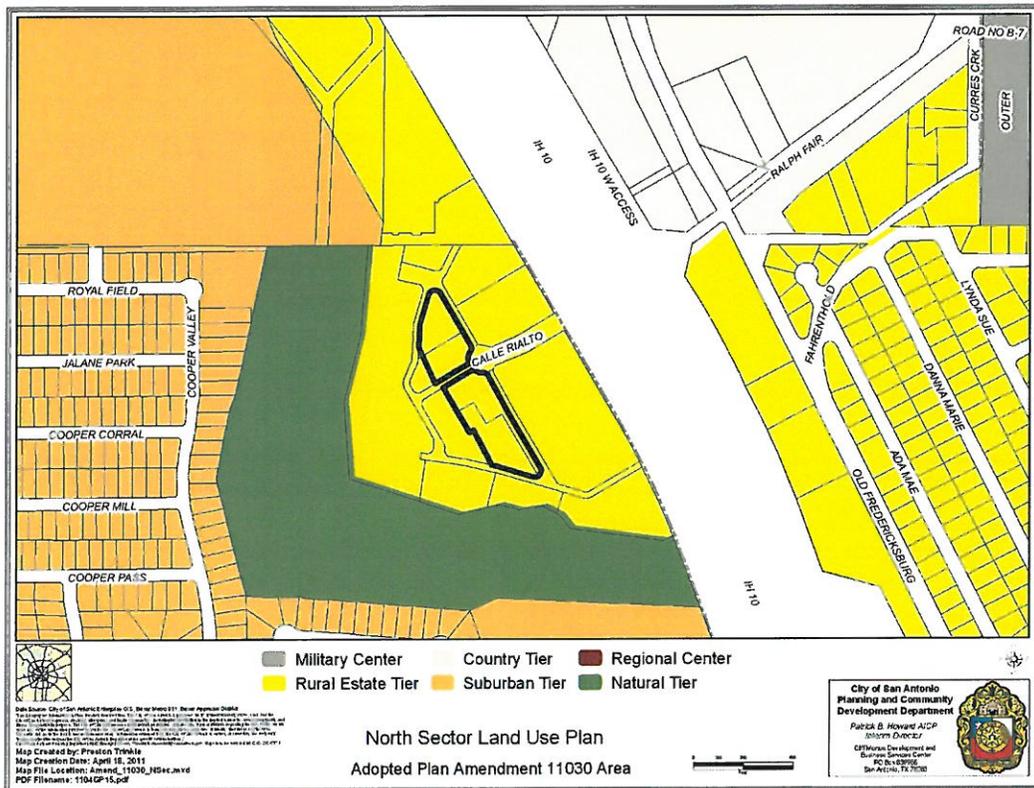
Planning Manager

Case Manager: Rebecca Paskos, AICP

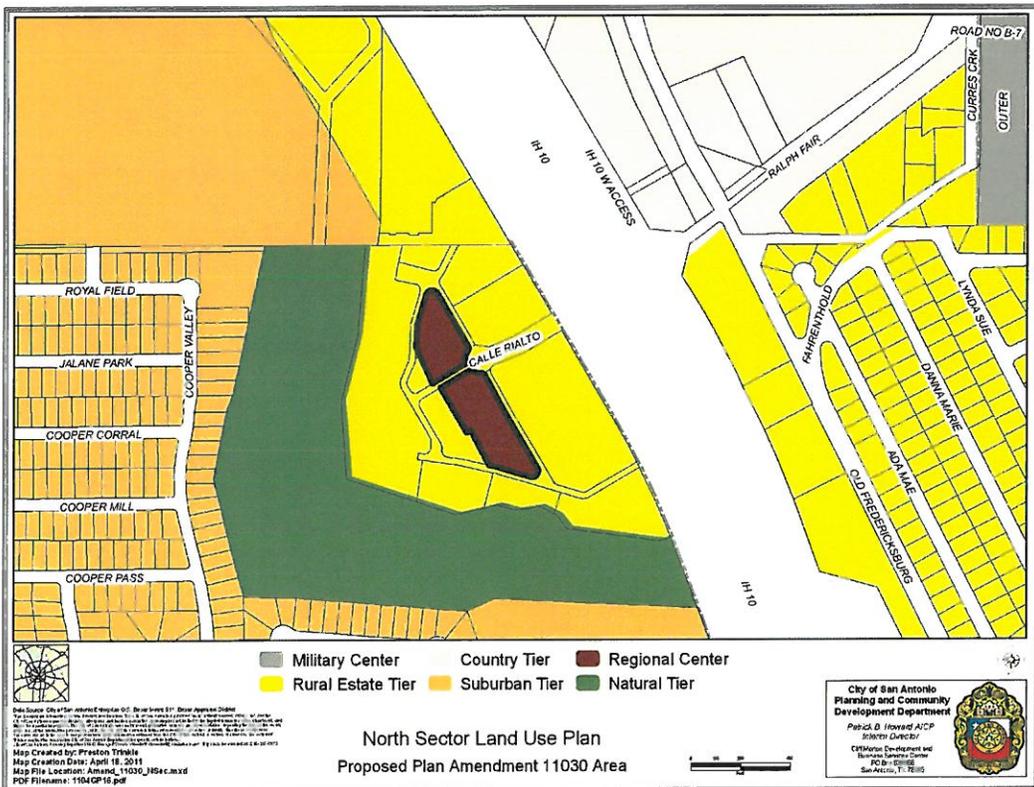
Senior Planner

Phone No.: 207-7816

Land Use Plan as adopted:



Proposed Amendment:



Master Plan Amendment 11030

North Sector Plan

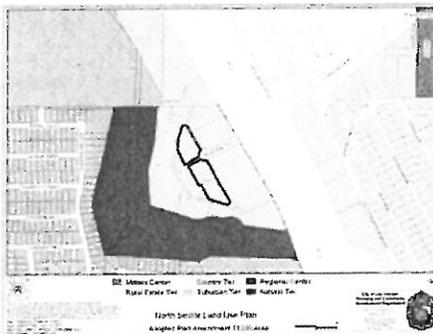
Planning Commission

May 11, 2011

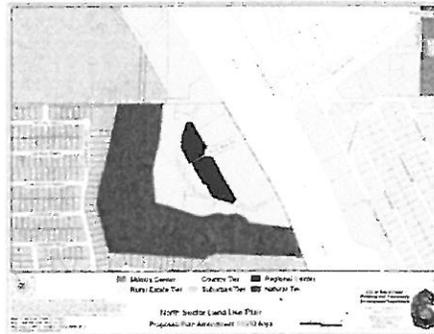
Agenda Item No. XX

Amendment 11030

Plan as adopted:



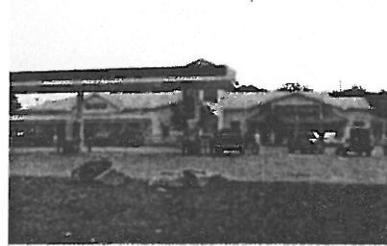
Proposed amendment:



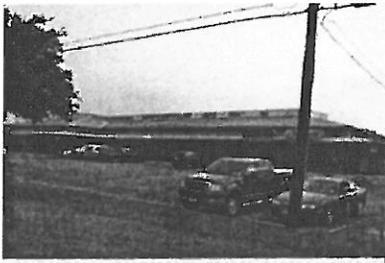
Area Images



Ralph Fair Road to the west



Southeast corner of Ralph Fair and IH-10



Storage facility north of Ralph Fair and IH-10



Northeast corner of Ralph Fair and IH-10

Staff Recommendation

Denial of the request to amend
from Rural Estate Tier land Use to
Regional Center land use

RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTH SECTOR PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM RURAL ESTATE TIER LAND USE TO REGIONAL CENTER LAND USE FOR AN AREA OF APPROXIMATELY 2.8306-ACRES LOCATED AT LOT 11 AND PORTIONS OF LOTS 9, 10, AND 12 BLOCK 3 NCB 16390 NEAR IH-10 WEST AND CALLE RIALTO.

WHEREAS, City Council approved the North Sector Plan as an addendum to the Master Plan on August 5, 2011; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on May 11, 2011 and **DENIED** the amendment on May 11, 2011; and

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

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

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

PASSED AND APPROVED ON THIS 11th DAY OF MAY 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA 11031

Agenda Item 24

Council District: 1

City Council Meeting Date: 6/16/2011

Plan Amendment Maps – Attachment 1

Digital Ortho Image – Attachment 2

Summary:

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

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

Background Information:

Applicant: Jerry Arredondo

Owner: Eduardo Tijerina

Property Location: 1407 W. Olmos

Acreage: 0.089 acre

Current Land Use of site: Vacant

Adjacent Land Uses:

N: Urban Low Density Residential (vacant)

E: Freeway

S: Neighborhood Commercial and Urban Low Density Residential (currently vacant home and single-family residential)

W: Urban Low Density Residential (single family residential)

Issue:

LAND USE ANALYSIS:

The subject property currently consists of a vacant lot at 1407 West Olmos Drive. The property is located at the northwest corner of the intersection of West Olmos Drive and the IH-10 frontage road. The subject property is abutted on the north and west by low density residential development. The property is neighbored on the east by the IH-10 frontage road. Southeast of the subject property is a lot that was recently amended to Neighborhood Commercial land use which is currently in the preliminary planning stages to redevelop the site as a bakery/restaurant and office. A surface parking lot is proposed for the subject property and is intended to serve the parking needs of the future development to the southeast.

The property is currently classified as Urban Low Density Residential. This land use classification mainly includes single-family houses on individual lots. Detached and attached accessory dwelling units are allowed when located on the same lot as the principal residence. Certain non-residential uses, such as schools, places of worship, and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

The applicant is requesting to amend the future land use designation for the subject property to Neighborhood Commercial. The Neighborhood Commercial land use classification recommends that all off-street parking and vehicle use areas adjacent to residential uses should have buffer landscaping, lighting, and signage controls. Service entrances and/or yards located in the rear or side yard of the business use should be screened from adjacent residential areas and refuse enclosures should be located at the rear of the site and screened. Buffer yards should provide a landscaped separation between residential and commercial uses. Examples of Neighborhood Commercial uses include offices, restaurants, beauty parlors, and medical clinics. No drive-through establishments are permissible.

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

A surface parking lot is proposed for the subject property and is intended to support the Neighborhood Commercial land use to the southeast. The proposed amendment from Urban Low Density Residential to Neighborhood Commercial to accommodate a parking facility will mitigate potential traffic impacts to the adjacent residential area by providing off-street parking on West Olmos, which is supported by Objective 4.1.3. This objective recommends against on-street parking because of the disruption to sidewalk access by pedestrians.

The subject property is 3,875 square feet which is smaller than surrounding lots and would make residential development on the property a challenge. Additionally, the subject property's proximity to an existing Neighborhood Commercial parcel would serve to create a Neighborhood Commercial land use node located at the intersection of West Olmos Street and the IH-10 frontage road. The location of this Neighborhood Commercial land use node at the eastern end of West Olmos Street and its adjacency to IH-10 would limit potential negative impacts on the existing residential neighborhood.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: None. West Olmos Drive is a Local Street

Other streets: IH-10 is classified as a Freeway 250'-500'

Comments: The proposed plan amendment would establish a land use category that would accommodate uses, including off-street parking, which could reduce traffic impacts from the adjacent commercial use.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: Catalina Park is approximately 1,700 feet to the north and Ben Franklin Elementary School is a half-mile west of the subject property.

Comments:

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: The subject property is 3,875 square feet in size which is smaller than the surrounding residential properties. The size and irregular configuration of the subject property would render residential development a challenge at the site. Additionally, the subject property's proximity to an existing Neighborhood Commercial parcel would serve to create a Neighborhood Commercial land use node located at the intersection of West Olmos Street and the IH-10 frontage road.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: May 11, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: April 28, 2011

No. Notices mailed 10 days prior to Public Hearing: 22 notices were sent to the Near Northwest Planning Team; 19 notices were sent to property owners within 200 feet of the subject property; and one notice each was sent to surrounding Neighborhood Associations.

Registered Neighborhood Association(s) Notified: Los Angeles Heights, Keystone, and Northwest Los Angeles Heights Neighborhood Associations

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current zoning district: R-4 Proposed zoning district: N/A
Zoning Commission Public Hearing Date: N/A A zoning application has not yet been filed.

Approval Denial

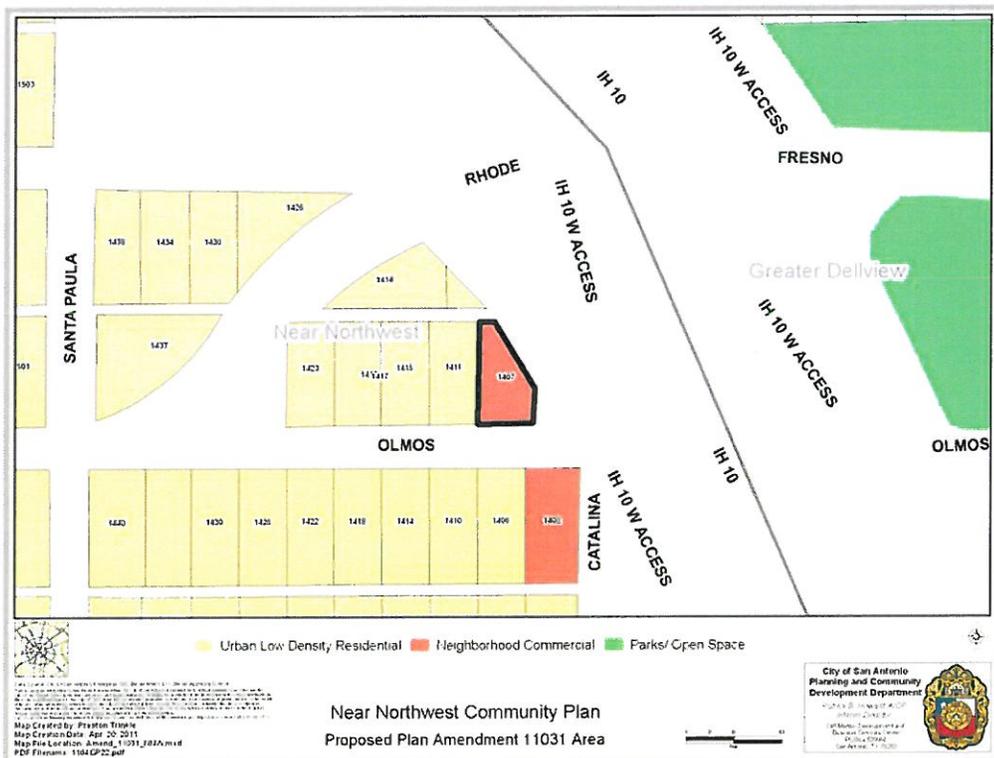
Planning and Community Development Department Staff:

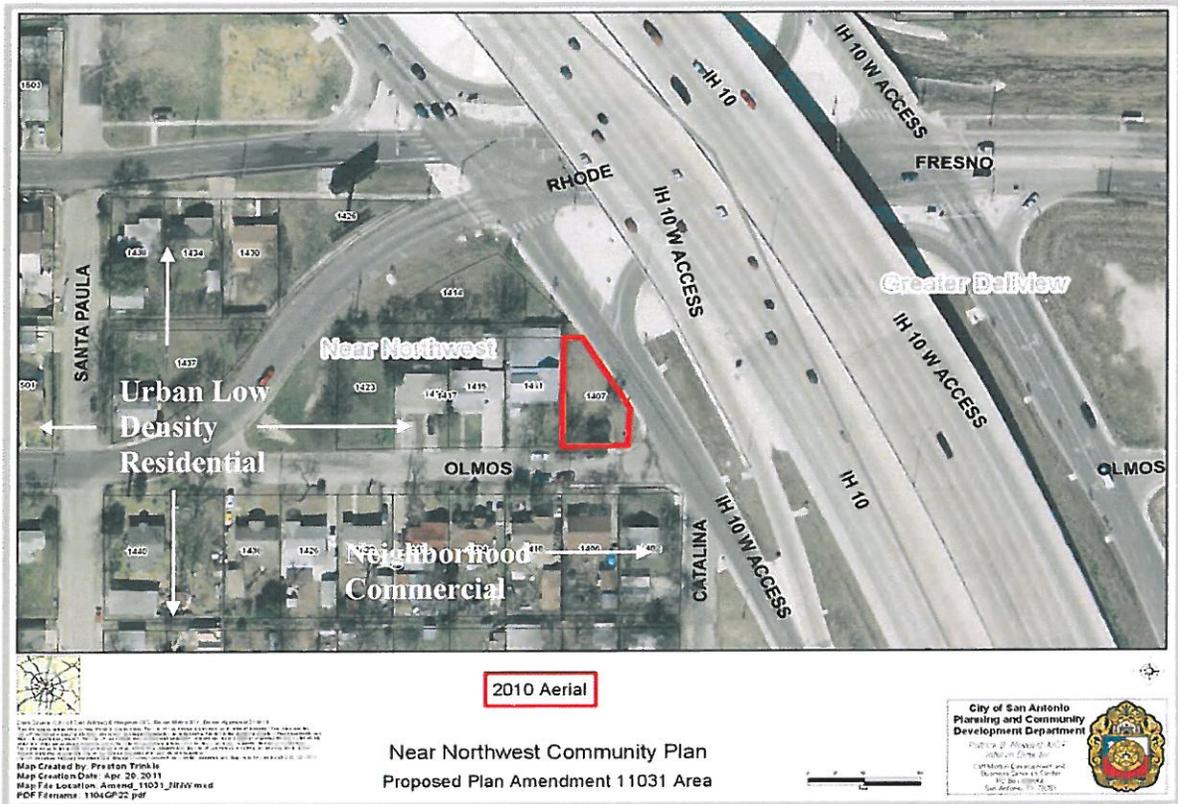
Patrick B. Howard, AICP	Interim Director	
Andrea Gilles	Planning Manager	
Case Manager: Tyler Sorrells, AICP	Planner	Phone No.: 207-7395

Land Use Plan as adopted:



Proposed Amendment:





Master Plan Amendment 11031

Near Northwest Community Plan

Planning Commission

May 11, 2011

Agenda Item No. XX

Amendment 11031

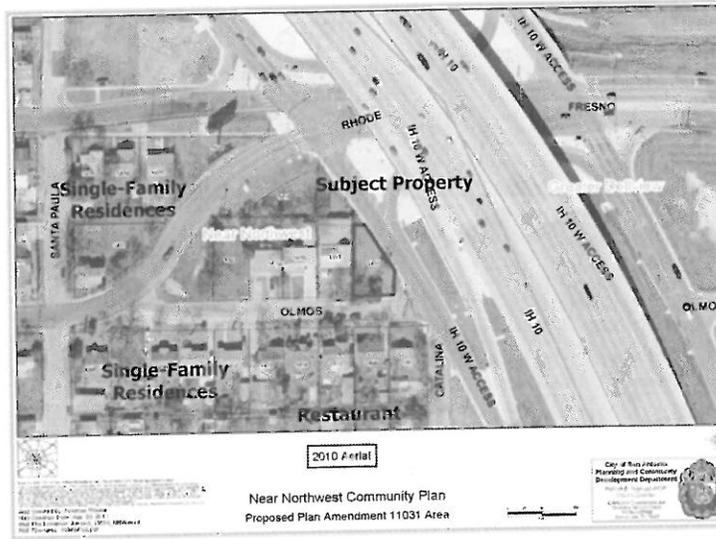
Plan as adopted:



Proposed amendment:



Surrounding Land Uses



Area Images



Subject Property



North



South



West

Staff Recommendation

Approval of the request to amend
from Urban Low Density
Residential land Use to
Neighborhood Commercial
land use

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NEAR NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM URBAN LOW DENSITY RESIDENTIAL LAND USE TO NEIGHBORHOOD COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.089 -ACRES LOCATED AT 1407 WEST OLMOS ROAD.

WHEREAS, City Council approved the Near Northwest Community Plan as an addendum to the Master Plan on February 14, 2002; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on May 11, 2011 and **APPROVED** the amendment on May 11, 2011; and

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

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

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

PASSED AND APPROVED ON THIS 11th DAY OF MAY 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA11032

Agenda Item 25

Council District: 4

City Council Meeting Date: 6/16/2011

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

Summary:

Neighborhood/Community/Perimeter Plan: **United Southwest Communities Plan**

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

Background Information:

Applicant: Brown & Ortiz, PC

Owner: Swinerton Incorporated

Property Location: 8331 SW Loop 410

Acreage: 9.0660

Current Land Use of site: Storage

Adjacent Land Uses:

N: Community Commercial (vacant)

E: Low Density Residential (single family residential)

S: Low Density Residential and Community Commercial (single family residential/ vacant)

W: Low Density Residential (single family residential)

Issue:

LAND USE ANALYSIS:

The subject property is located along within the United Southwest Communities Plan, along the west side of southwest Loop 410, approximately one-half mile north of Old Pearsall Road. The parcel is designated Community Commercial land use for approximately 80% of the lot which fronts southwest Loop 410. The western portion of the parcel is designated Low Density Residential land use. The parcel immediately to the north is vacant and designated Community Commercial land use. A residential neighborhood is to the west of the subject property, and vacant parcels and a small cluster of residential homes abut the southern boundary. Ingress/egress to the subject property is achieved from the Loop 410 access road. A developed single family neighborhood is located on the east side of Loop 410.

The applicant is requesting to change approximately 9.066 acres of a parcel from Community Commercial land use and Low Density Residential land use to Industrial land use to be consistent with a subsequent zoning change request.

Community Commercial land use provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial land use should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Example uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, convenience stores, and medical clinics.

The Industrial use classification allows a mix of manufacturing uses, business parks and limited retail/service uses that serve or compliment other industrial uses. Examples of industrial uses include drug laboratories, furniture wholesalers, lumberyards, and warehousing.

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

The United Southwest Communities Plan provides guidance for economic development opportunities along Loop 410 between Valley Hi Drive and Old Pearsall Road. Goal 1 of the plan states, "Attract new businesses, services and retail establishments to the United Southwest Communities", and Objective 1.1 promotes the implementation of "strategies to attract commercial development." Further, Action Step 1.1.1 seeks "commercial (non-residential) zoning along Loop 410 between Valley hi Drive and Old Pearsall Road as identified in the land use plan." Additionally, the Economic Development Goal identifies specific locations appropriate for Industrial uses. Action Step 1.1.2 states, "Work with the San Antonio Economic Development Foundation to solicit companies to locate and build industrial and commercial development along IH-35 South and along Fischer Road."

The United Southwest Communities Plan was recently reviewed for recommendations to update the plan. This process was part of the recently adopted West/Southwest Sector Plan, and included extensive outreach to planning teams and area stakeholders. The United Southwest Communities Plan was reviewed and found to be consistent with the land use recommendations identified in the West/Southwest Sector Plan. The West/Southwest Sector Plan was adopted by City Council on April 21, 2011.

Promoting industrial uses near large vacant tracts explicitly targeted for commercial opportunities may negatively influence the preferred development pattern of this area. Additionally, industrial uses are generally incompatible with residential neighborhoods and may provide negative economic or environmental effects to adjacent non-industrial uses. Industrial land use in this area may provide the unintended result of encouraging more intensive and incompatible uses within an area predominately suburban in character. The recently adopted West/Southwest Sector Plan and updated Southwest Communities Plan re-established the preferred development pattern and land use designations for this region as community commercial.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: None.

Comments: The residential areas abutting the subject property are served by Carmona Pass, a collector street terminating at the Loop 410 access road. Access to this portion of Loop 410 is achieved from Ray Ellison Drive, a Secondary Arterial Type A, approximately 2 miles north of the subject property. The Loop 410 access road extends to Old Pearsall Road, a Secondary Arterial Type A, approximately 1 mile south of the subject property. Access onto the Loop 410 highway is not provided on this 3 mile portion of the Loop 410 access road.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: Several clustered public facilities are within 3 miles of the subject property. Crossroads Christian Academy, Neil Armstrong Elementary School, and City of San Antonio Fire Station #36 are located east of Loop 410, along Ray Ellison Drive. Sun Valley Elementary School, Valley Hi Baptist Academy, and the Johnston Branch Public Library are located about 2.5 miles north of the subject property along the Loop 410 access road immediately south of Medina Base Road. Miller's Pond is approximately 1 mile east of the subject property along Old Pearsall Road.

Comments:

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

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation

Comments: Based on the goals identified in the United Southwest Communities Plan, the West/Southwest Sector Plan, the proximity of established neighborhoods to the subject property, and the potential for increasing and promoting incompatible land uses along Loop 410, staff recommends denial.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: May 11, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: 4/21/2011

No. Notices mailed 10 days prior to Public Hearing: 41

Registered Neighborhood Association(s) Notified: Solana Ridge Home Owner's Association, People Active in Community Effort (P.A.C.E.)

Comments:

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011117

Current zoning district: R-6 AHOD Proposed zoning district: I-1 AHOD

Zoning Commission Public Hearing Date: 5/17/2011

Approval Denial

Planning and Community Development Department Staff:

Patrick B. Howard, AICP

Interim Director

Andrea Gilles

Planning Manager

Case Manager: Gary Edenburn

Senior Planner

Phone No.: 207-0139

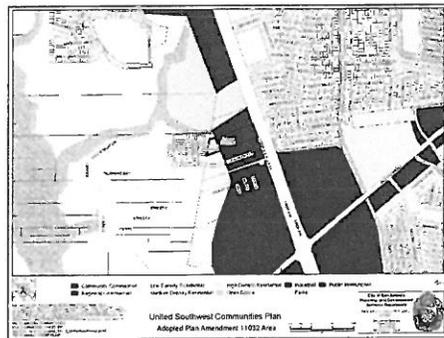
Master Plan Amendment 11032

United Southwest Communities Plan

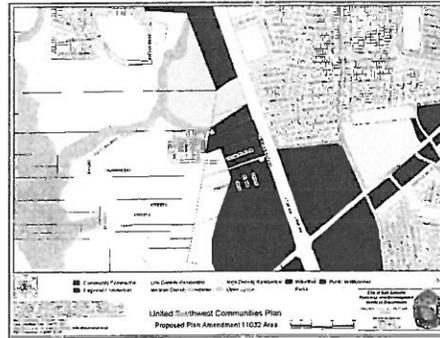
Planning Commission
May 11, 2011
Agenda Item No. XX

Amendment 10002

Plan as adopted:



Proposed amendment:

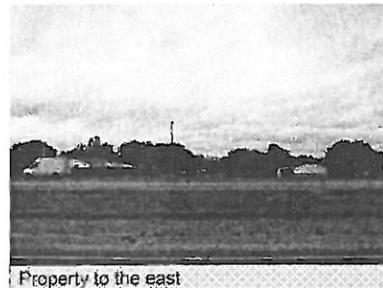
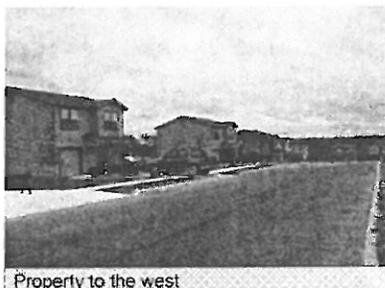
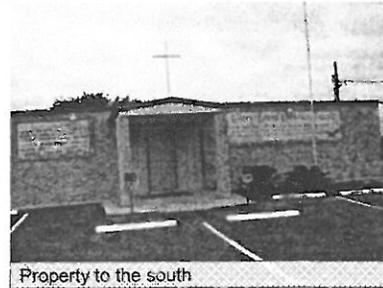


Surrounding Land Uses



3

Area Images



Staff Recommendation

Denial of the request to amend
from Low Density Residential and
Community Commercial land Use
to Industrial land use

RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE UNITED SOUTHWEST COMMUNITIES PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL AND COMMUNITY COMMERCIAL LAND USE TO INDUSTRIAL LAND USE FOR AN AREA OF APPROXIMATELY 9.0660 -ACRES LOCATED AT 8331 SW LOOP 410.

WHEREAS, City Council approved the United Southwest Communities Plan as an addendum to the Master Plan on July 13, 2005; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on May 11, 2011 and **DENIED** the amendment on May 11, 2011; and

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

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

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

PASSED AND APPROVED ON THIS 11th DAY OF MAY 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

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

Plan Amendment Application Case No.: PA 11033

Agenda Item 26

Council District: 1

City Council Meeting Date: 6/16/2011

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

Summary:

Neighborhood/Community/Perimeter Plan: **Lavaca Neighborhood Plan**

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

Background Information:

Applicant: Hilary Scruggs, Operative Ventures LLC

Owner: Hilary Scruggs, Operative Ventures LLC

Property Location: 115 Devine Street

Acreage: 0.1889

Current Land Use of site: Vacant

Adjacent Land Uses:

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

E: designated Mixed Use and Low Density Residential; occupied by single family home

S: designated Mixed Use; occupied by parking lot

W: designated Mixed Use; occupied by retail business

Issue:

LAND USE ANALYSIS:

The subject property is located on Devine Street approximately 200 feet east of the intersection of South Presa and Devine Street within the Lavaca Neighborhood Plan. The subject property is a vacant lot and is located along an area that is predominately single family residential in character on the north and east and commercial on the west and south. The Lavaca Neighborhood Plan designates the properties to the north as Low Density Residential land use and the properties to east have a split designation of Mixed Use land use and Low Density Residential land use. The properties to the west and south are designated as Mixed Use land use.

The Lavaca Neighborhood Plan splits the designated land use for the subject property as a mixture of Mixed Use land use and Low Density Residential land use. Mixed Use land use includes small offices (dentists, insurance, professionals, non-profits, etc), small retail establishments (coffee shops, cafes, shoe repair shops, gift shops, etc), nursing homes, convalescent centers, assisted living and small churches. Residential uses can be in the same building with retail and office uses. This includes live/work units, small apartment buildings, residential above retail, and townhouses. The scale of these uses should be compatible and consistent with that of the existing commercial/residential development along the commercial corridors of the neighborhood. Appropriate buffering would be required if this use abuts a residential use.

Low Density Residential land use includes single-family houses on individual lots. Low density residential also includes duplexes and granny flats or garage apartments. Existing three and four family dwellings are desired within the geographic area of this classification. However, new three and four family dwellings, including conversion of large single-family homes are not desired.

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

The applicant is requesting to change the Low Density Residential land use designation that exists on a portion of the subject property to Mixed Use land use. This would change the future land use designation for the subject property to all Mixed Use land use.

The applicant is requesting this plan amendment and associated zoning change in order to construct 5 live/work units on this site. The new residences will consist of 5 identical free standing structures each under 1,000 sf and targeted for artists, creative professionals and other individuals.

The request for Mixed Use land use completes an existing Mixed Use node already established at the corners of South Presa and Devine Street and will allow for the continued mixed use development along South Presa, in accordance with the desires of the Lavaca Neighborhood Plan.

The Lavaca Neighborhood Plan generally discourages commercial encroachment into residential areas. However, the existing split land use designation and the proximity of established commercial uses on the south and west side of the subject property make it appropriate for Mixed Use land use.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: The subject property is approximately 200 feet from South Presa, and 250 feet from St. Mary's Streets both are Secondary Arterial Type B Streets.

Other streets: Devine Street is a local street. The area includes sidewalks which allows for pedestrian access to and from the adjacent residential areas. There is also a VIA bus stop at South Presa and Devine Street.

Comments: The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: Southtown Community Church, Kingdom Hall, Victoria Plaza, Victoria Daycare Center, and SAISD's David G. Burnet Center are within walking distance. St. Cecilia's Catholic Church, Brackenridge High School and Fire Station No. 7 are also nearby.

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

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

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: The request for Mixed Use land use completes an existing Mixed Use node already established at the corners of South Presa and Devine Street and will allow for the continued mixed use development along South Presa, in accordance with the desires of the Lavaca Neighborhood Plan.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: May 11, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: 4/21/2011

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

No. Notices mailed 10 days prior to Public Hearing: 20 to property owners, 13 to Planning Team members and 5 to neighborhood associations.

Registered Neighborhood Association(s) Notified: Lavaca, King William, Roosevelt Park, Downtown Residents and the Dignowity Hill

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011092

Current zoning district: H R-6 CD AHOD Proposed zoning district: H IDZ AHOD with uses permitted in MF-33 and C-1

Zoning Commission Public Hearing Date: 5/17/2011

Approval

Denial

Planning and Community Development Department Staff:

Patrick B. Howard, AICP

Interim Director

Andrea Gilles

Planning Manager

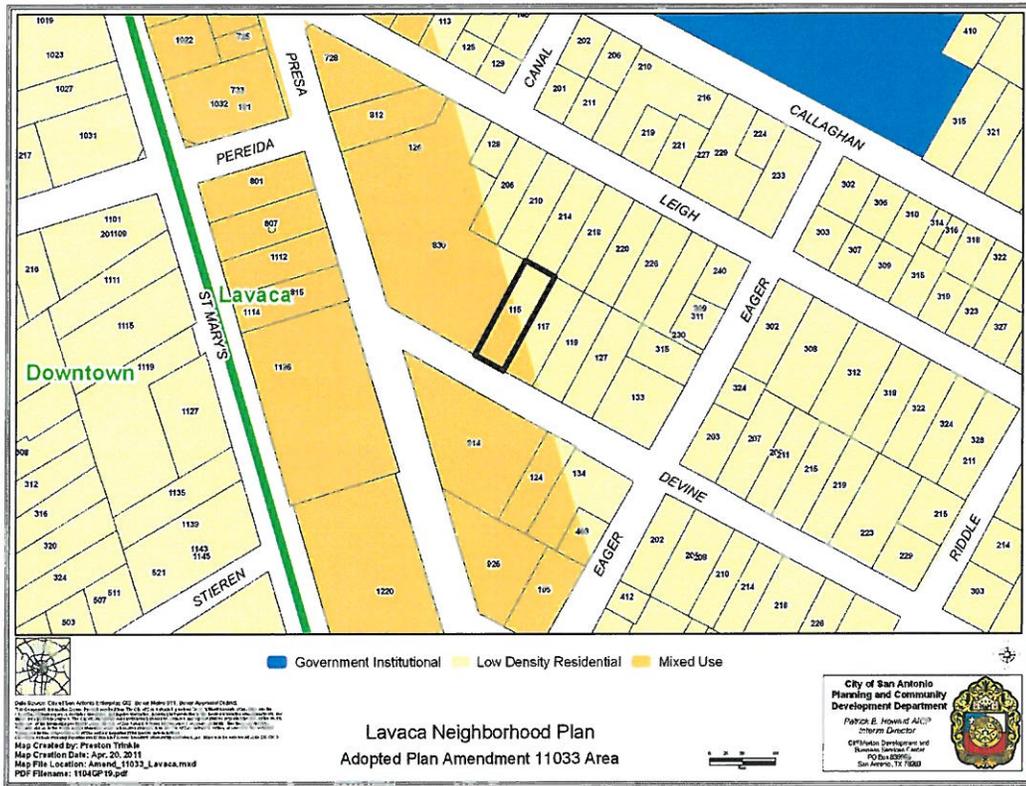
Robert C. Acosta

Planner

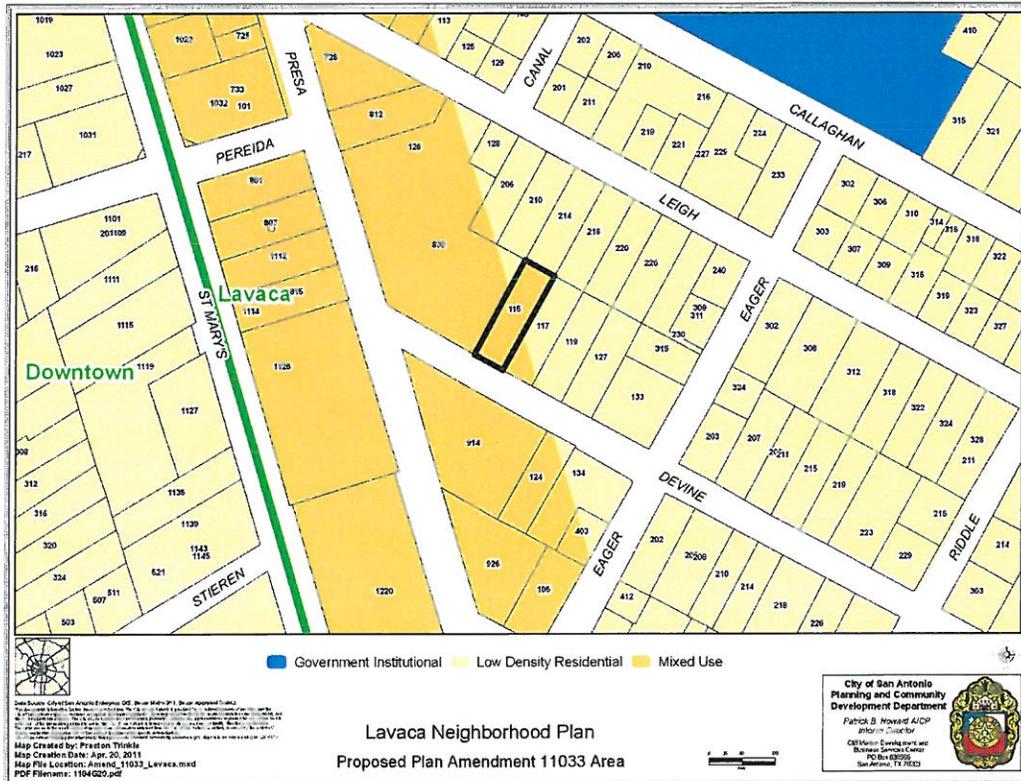
Phone No.: 207-0157

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Master Plan Amendment 11033

Lavaca Neighborhood Plan

Planning Commission

May 11, 2011

Agenda Item No. 25

Amendment 11033

Plan as adopted:



Proposed amendment:



Staff Recommendation

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

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE LAVACA NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MIXED USE LAND USE AND LOW DENSITY RESIDENTIAL LAND USE TO MIXED USE LAND USE FOR AN AREA OF APPROXIMATELY 0.1889 ACRES LOCATED AT 115 DEVINE STREET.

WHEREAS, City Council approved the Lavaca Neighborhood Plan as an addendum to the Master Plan on September 27, 2011; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on May 11, 2011 and **APPROVED** the amendment on May 11, 2011; and

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

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

SECTION 1: The amendment to the Lavaca 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 11th DAY OF MAY 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission

**City of San Antonio Planning and Development Services Department
Plan Update Recommendation**

United Southwest Communities Plan Update (CONTINUED FROM APRIL 27th)

Council District: 4

City Council Meeting Date: 5/19/2011

Plan Update Document

Summary:

Agenda Item 27

Neighborhood/Community/Perimeter Plan: **United Southwest Communities Plan Update**

Background Information:

Applicant: City of San Antonio

Owner: Various

Plan Boundaries:

North: Lackland AFB, Port San Antonio

South: Quintana Road/ IH-35

East: Military Drive/ Quintana Road

West: Loop 1604

Plan Area: Approximately 22.5 sq. miles

Current Land Use of Site: Various

Adjacent Land Uses: Various

Issue:

PLANNING PROCESS:

The United Southwest Communities Plan was adopted in August, 2005 and represents a collaborative planning effort between the Hidden Cove/ Indian Creek Neighborhood Association, Hillside Acres Good Neighbors, People Active in Community Effort, Southwest Community Association, Valley Forest Neighborhood Association and the City of San Antonio Planning and Community Development Department.

In 2003, area neighborhoods collectively submitted a request to develop a plan for the community. In March, 2004, the United Southwest Communities planning process began. After several community meetings and workshops, the final draft plan was presented in June, 2005 and was adopted by the City Council in August, 2005.

The United Southwest Communities Plan Update was developed following the guidelines set out in the Community Building and Neighborhood Planning Program, adopted by City Council in October 1998 and superseded by the Comprehensive Planning Program adopted in 2009, and further specified in Article IV of the Unified Development Code.

The United Southwest Communities Plan update process began in conjunction with the West/ Southwest Sector Plan. Sector Plans provide long range policies for large geographic areas of the city and the extraterritorial jurisdiction. The United Southwest Communities Plan is within the West/ Southwest Sector.

During the West/ Southwest Sector planning process, planning team members, stakeholders, and neighborhood leaders from the United Southwest Communities Plan were invited to participate in the planning process. A separate United Southwest Communities Plan meeting was held in February, 2011 to gather comments and provide feedback from planning team members regarding the proposed changes to the plan. Additionally, the plan update recommendation was mailed to the planning team for additional comment and feedback. The recommended changes in this plan update are also consistent with the West/ Southwest Sector plan.

City of San Antonio Planning and Development Services Department Plan Update Recommendation

Although Sector Plans contain a land use component, it is important to note that adopted Community and Neighborhood Plans take precedence in policy and land use guidance. In the course of the plan update process, West/ Southwest Sector planning team meetings were held to capture the vision of the region. Members of the United Southwest Communities planning team were invited to participate in this process and to make recommendations to the plan. A United Southwest Communities planning team meeting was held on February 16, 2011 to discuss the Community Plan update recommendations. Public meetings for the West/ Southwest Sector plan were held on December 14th, 2010, February 15, 2011, and March 22, 2011. The recommendations for the West/ Southwest Sector parallel the United Southwest Communities Plan. These recommendations include creating more intensive commercial nodes and centers at major intersections, preserving the existing character of rural areas, and improving neighborhoods and the commercial areas that support them. Public input also suggested the desire to protect the mission of Lackland Air Force Base and Port San Antonio. These institutions directly abut the United Southwest Communities Plan area to the north.

DOCUMENT TEXT CHANGES, INCLUDING THE LAND USE ELEMENT AND MAP:

- 1) Adjust southern plan boundary to exclude the City of Von Ormy boundaries, incorporated in 2008, after the plan was originally adopted in 2005.
- 2) Amend the Land Use text by consolidating the individual “Parks” and “Open Space” land use categories to a single “Parks and Open Space” land use category.
- 3) Change the land use designation for privately held properties designated “Open Space” to “Agriculture” to be consistent with the West/ Southwest Sector Plan land use recommendation.
- 4) Update plan text to include most currently available data and demographic information; more specifically, acknowledgement section, process, and contact information.

LAND USE PLAN:

The City began the Sector Plan process in 2010 in an effort to provide long range policies for large geographic areas of the city, the extraterritorial jurisdiction, and areas not served by a community or neighborhood plan. Sector Plans are divided into five geographic areas: North, East, Heritage South, West/ Southwest, and Central City. During the West/ Southwest sector planning process, the United Southwest Communities plan was compared to the goals and land use strategies considered in the sector plan. These strategies were found to be consistent with the West/ Southwest Sector Plan. Further, since the adoption of the 2005 United Southwest Communities Plan, only four plan amendments have been filed. This is a strong indicator that the plan document and associated future land use designations are viable and reflect the policies and growth pattern recommended in the 2005 adopted plan.

As a result of the Sector Planning process, two minor updates to the current map is recommended.

- 1.) In 2008, the City of Von Ormy incorporated. A portion of the southern boundary of the United Southwest Communities Plan is located within a portion of the northern boundary of the City of Von Ormy. The plan boundary has been adjusted to reflect this change.
- 2.) The consolidation of the Parks and Open Spaces land use categories is consistent with the Natural Tier identified in the West/ Southwest Sector land use description. This land use category provides “ancillary uses located within existing and man-made natural areas that support active and/or passive open space and recreational uses.” This classification update includes parks, designated natural areas, and recreational areas.

**City of San Antonio Planning and Development Services Department
Plan Update Recommendation**

The southwestern portion of the United Southwest Communities Plan, primarily large tracts located in the city's extra territorial jurisdiction, contains light industrial and agricultural business uses. The adopted future land use designation for many of these areas is Open Space in the Community Plan. The West/ Southwest sector planning process identified agribusiness opportunities in areas designated Open Space, and the Agribusiness Tier was supported as an alternative to this classification. Agribusiness supports large tract (25 acres or greater) detached single family housing, and a variety of agribusiness related uses. Privately held properties designated Open Space in the current United Southwest Communities Plan are being recommended to the Agriculture land use, which is consistent with the Sector Plan land use.

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: The United Southwest Communities Plan has been active since 2005. Only four (4) plan amendments have been considered; an indication of the viability and success of the original plan document and land use designations. During the West/ Southwest Sector planning process, the community was invited to participate in shaping the area's preferred growth pattern, land use, and goals and strategies. Through the planning process only a few changes to the United Southwest Communities Plan were identified. The update recommendations address land use classifications to be consistent with the language included in more recently adopted plans, the Sector Plan, adjustments to the plan boundary, and provide an appropriate land use category for currently designated Open Space properties. Other changes include the updates to contact information, statistic and demographic data, as available, and removed the general information section on Section 8 Housing.

Staff recommends approval of the United Southwest Communities Plan update.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: April 27, 2011

Continued to May 11, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: April 8, 2011

No. Notices mailed 10 days prior to Public Hearing: 74 notices, including Planning Team members, registered neighborhoods, and affected property owners.

Registered Neighborhood Association(s) Notified: Hidden Cove/ Indian Creek NA, Hillside Acres, People Active in Community Effort (PACE), Southwest Community Association, Valley Forest NA.

Comments:

Planning and Development Services Department Staff:

Patrick B. Howard, AICP

Interim Planning Director

Andrea Gilles

Planning Manager

Case Manager: Gary Edenburn

Senior Planner

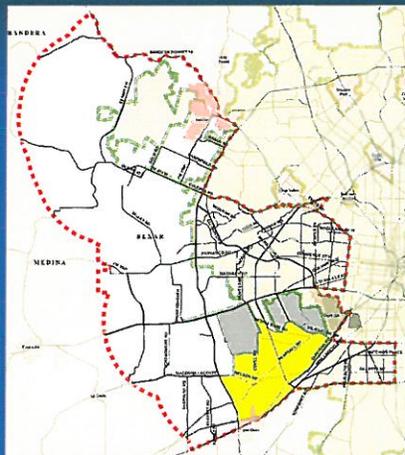
Phone No.: 207-7395

United Southwest Communities Plan Update

Planning Commission
May 11, 2011
Item #26

*Department of Planning
& Community Development*

Plan Area

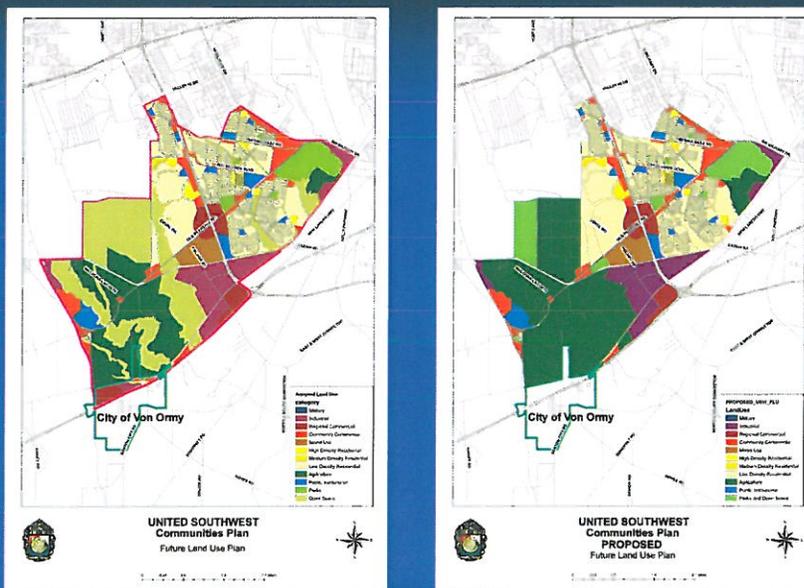


Plan Background

- Adopted in August, 2005
- 22.48 square mile area
- Within the West/ Southwest Sector Plan area
- 4 registered neighborhoods
 - Valley Forest/ People Active in Community Effort
 - Southwest
 - Hidden Cove- Indian Creek/ Southwest
 - Solana Ridge Homeowners Association
- 4 plan amendments since 2005 adoption*

3

Update Summary



4

Update Process

- Planning Team and stakeholders participated in the West/ Southwest Sector planning process
- United Southwest Communities Planning Team meeting held February 16th at the Johnston Library
- Recommendation summary sent to planning team in March for additional comments/ recommendations

5

Next Steps

- Planning Commission briefing
April 13, 2011
- Planning Commission public hearing
April 27, 2011
- City Council public hearing
May 19, 2011

6



**UNITED SOUTHWEST
COMMUNITIES PLAN**



2011 update

**Staff Recommends
Approval of the United
Southwest Communities
Plan Update**

RESOLUTION NO.

RECOMMENDING TO APPROVE AN AMENDMENT TO UPDATE THE LAND USE PLAN AND THE LAND USE CLASSIFICATION SECTION OF THE UNITED SOUTHWEST COMMUNITIES PLAN TO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, §35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY, AND PERIMETER PLANS."

WHEREAS, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

WHEREAS, the San Antonio Planning Commission has approved the 1998 Community Building and Neighborhood Planning Program; and

WHEREAS, the *Unified Development Code* (adopted May 3, 2001), §35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans and requires the Plan shall be reviewed by the planning commission at least once every five years; and

WHEREAS, the San Antonio Planning Commission has reviewed the amendment to update the land use plan and the land use classification section of the United Southwest Communities Plan and found the amendment to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, §35-420, therefore meeting all requirements; and

WHEREAS, the San Antonio Planning Commission held a public hearing on April 27, 2011 and **APPROVED** the amendment on April 27, 2011; and

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

SECTION 1: The amendment to update the land use plan and the land use classification of the United Southwest Communities Plan attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for **APPROVAL** by the City Council that it be adopted as a component to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 11th DAY OF MAY, 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission



April 20, 2011

To Members of the San Antonio Planning Commission:

The San Antonio Water System requests permission to brief the Planning Commission on the five year update to the impact fee program on May 11, 2011. The briefing should last about 15 – 20 minutes and will explain what impact fees are, summarize the calculation process for impact fees, list the proposed new impact fees and show status of the update process. The following is a summary of the presentation.

- Chapter 395 of the Texas Local Government Code requires that impact fees be updated every five years. The current impact fees for water delivery and wastewater were approved by the San Antonio City Council in June 2006.
- Impact fees must be calculated based upon a land use assumptions plan that projects demand over the next ten year period and identifies the capital costs associated with providing service to that new demand.
- San Antonio Water System staff have been meeting with the Capital Improvements Advisory Committee (CIAC) since April, 2010 to update the land use assumptions, capital improvements plans for water supply, water delivery and wastewater and the associated maximum impact fees.
- The land use assumptions plan for the ten year period 2011 – 2020 projects 80,343 new water equivalent dwelling units (EDUs) and 107,075 new wastewater EDUs.
- The capital improvements plans for the 2011 – 2020 update resulted in the value of eligible capacity shown below.

<u>Service Type</u>	<u>Value of eligible capacity from new and existing facilities</u>
Water Delivery	\$171.3 million
Water Supply	\$115.7 million
<u>Wastewater</u>	<u>\$217.6 million</u>
TOTAL	\$504.6 million

- The proposed maximum impact fees are shown in the table below.

SUMMARY OF PROPOSED MAXIMUM IMPACT FEES
(Impact Fees are shown as per EDU)

Water Supply Impact Fee	\$ 1,297
Water Delivery	
Flow	\$ 1,247
System Development	
Low	\$ 579
Middle	\$ 774
High	\$ 966
Wastewater	
Treatment	
Dos Rios/Leon Creek	\$ 552
Medio	\$ 1,379
Collection	
Dos Rios/Leon Creek	
Lower	\$ 552
Middle	\$ 1,142
Upper	\$ 1,795
Medio	\$ 582
Medina	
Lower	\$ 594
Upper	\$ 1,053

- Significant changes to the impact fee program resulting from this update relate to the wastewater collection service areas.
 - Currently, there are four collection service areas – upper, lower, Far West Medio and Far West Potranca/Big Sous/Lucas.
 - The collection service areas are proposed to be changed to the Medio, Medina upper and lower, and the Dos Rios/Leon Creek upper, middle and lower.
- The CIAC has accepted and recommended for adoption by City Council the 2011-2020 land use assumptions, water delivery, water supply and wastewater capital improvements plans and maximum impact fee calculations for water delivery, water supply and wastewater.

- The CIAC also recommended that the wastewater impact fees be frozen at the current rate for a 224 month period.
- The current schedule for adoption of the impact fees is :
 - ✓ SAWS Board accepted and recommended City Council adoption of the updated impact fees April 5
 - ✓ City Council set date for Public Hearing April 7
 - ✓ City Council “B” session April 13
 - Briefing to Planning Commission May 11
 - Public Hearing on update of Impact Fee Program May 12
 - City Council to consider adoption of updated impact fee program May 19

We thank you for the opportunity to brief the commission.

Sincerely,



Sam Mills P.E.
Director of Infrastructure Planning



2011 – 2020 Impact Fee Update

May 11, 2011

Planning Commission

Sam Mills P.E.
Director of Infrastructure Planning

Refreshing Ideas

Page 2

Background

- Impact fees are a one-time payment made by new development at time of connection
- Impact fees facilitate growth by funding system expansions
- Impact fees are assessed by many utilities in Texas, including several of the largest:
 - Houston
 - Fort Worth
 - Austin
 - Arlington
 - El Paso
- SAWS has been charging impact fees since 1990

May 11, 2011

2011 – 2020 Impact Fee Update



What are Impact Fees?

- Mechanism that enables new development to pay its equitable portion of required capital costs for infrastructure and facilities.
- One-time charges imposed on new development that are designed to recover capital costs (land, pipelines, facilities, etc.) associated with providing water and wastewater service.
- Existing rate payers do not pay any further impact fees unless service demand increases.
- Impact fees support growth

May 11, 2011

2011 – 2020 Impact Fee Update



Capital Improvements Advisory Committee

Name	Council District	Representing
Felix M. Alvarez	1	Community Representative
Susan M. Wright	2	Real Estate/Bldg. Industry
Jose R. Limon	3	Real Estate/Bldg. Industry
Mike Cude	4	ETJ
Michael E. Martinez	5	Community Representative
Michael Hogan	6	Real Estate/Bldg. Industry
Robert Hahn	7	Community Representative
Mark Johnson	8	Real Estate/Bldg. Industry
Keith Pyron	9	Community Representative
Daniel D. Kossi	10	Community Representative
Vacant	Mayoral	Community Representative

May 11, 2011

2011 – 2020 Impact Fee Update



Process Timeline

- ✓ CIAC Review Process
 - ✓ (15 public meetings from April 2010 to March 2011)
- ✓ CIAC Approval (March 23)
- ✓ SAWS Board Approval (April 5)
- ✓ City Council sets Public Hearing date (April 7)
- ✓ City Council B Session (April 13)
 - Planning Commission Briefing
 - City Council Public Hearing (May 12)
 - City Council Action (May 19)

May 11, 2011

2011 – 2020 Impact Fee Update



Texas Local Gov't Code 395

- Mandates that Impact Fees only pay for capital costs
 - All other costs are covered by rates and service fees
- Requirements
 - Land Use Assumptions Plan (LUAP)
 - Impact Fee Capital Improvements Plan (CIP)
 - Calculation of Maximum Impact Fee
 - Updated Every 5 Years

May 11, 2011

2011 – 2020 Impact Fee Update



CIP SUMMARY

Existing & New CIP Impact Fee Eligible Capacity

for 10-Year Growth
(In millions of \$)

Service Area	Value of New Capacity	Value of Existing Capacity	Eligible Capacity From New and Existing
Water Delivery	\$302.2	\$940.7	\$171.3
Water Supply	\$254.3	\$575.3*	\$115.7
Wastewater	\$976.1	\$787.0	\$217.6
Total	\$1,532.6	\$2,303.0	\$504.6

**Water supply existing value not included in impact fee calculation*

May 11, 2011

2011 – 2020 Impact Fee Update



Land Use Assumptions Plan

Projected Growth:
2011 - 2020

- New Water EDUs – 80,343
- New Wastewater EDUs – 107,075

May 11, 2011

2011 – 2020 Impact Fee Update



Impact Fee Formula

$$\text{Maximum Impact Fee} = \frac{\text{Cost of Growth CIP (\$)}}{\text{EDU's from LUAP}} - \text{Rate Credit}$$

May 11, 2011

2011 – 2020 Impact Fee Update



Types of Impact Fees

Water Flow



Water System Development



Water Supply



Wastewater Collection



Wastewater Treatment

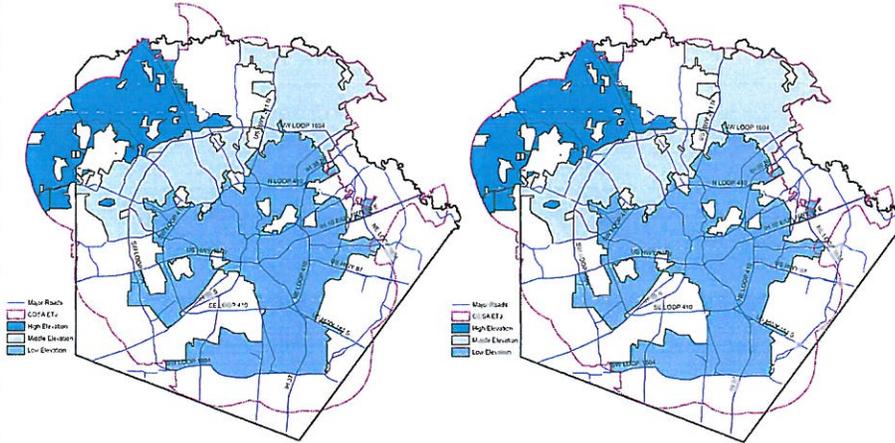


May 11, 2011

2011 – 2020 Impact Fee Update



Water Service Areas



Existing

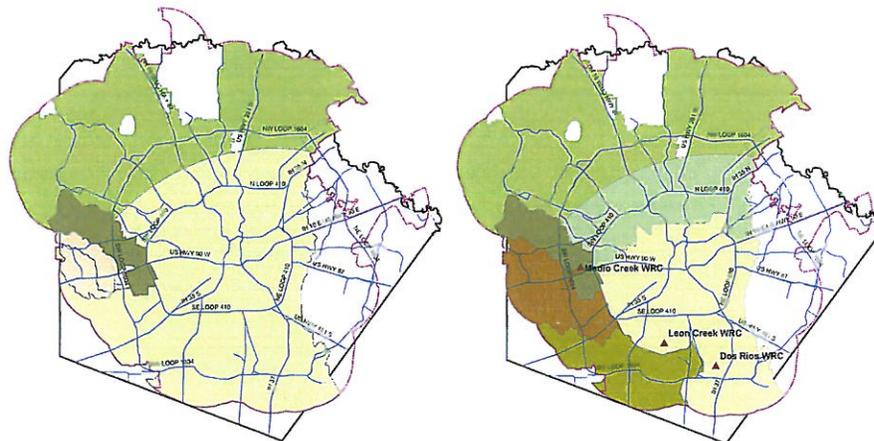
Proposed = No change

May 11, 2011

2011 – 2020 Impact Fee Update



Wastewater Service Areas



Existing

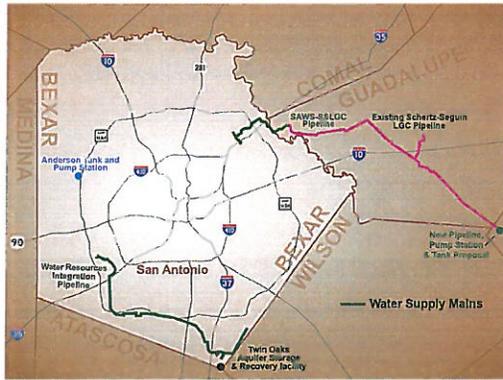
Proposed

May 11, 2011

2011 – 2020 Impact Fee Update



Impact Fee CIP for Water Supply Projects



New CIP = \$ 254.3 M
 Existing CIP = \$ 575.3 M
 Total CIP = \$ 829.6 M

Total Value of Eligible Capacity = \$ 115.7 M

Projects include:

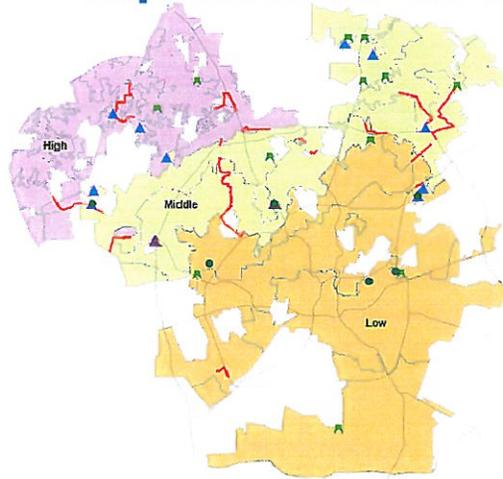
- Brackish Groundwater Desal
- Regional Carrizo
- Local Carrizo
- Integration Pipeline

May 11, 2011

2011 – 2020 Impact Fee Update



Impact Fee CIP for Water Infrastructure



New CIP = \$302.2 M
 Existing CIP = \$940.7 M
 Total CIP = \$ 1,242.9 M

Total Value of Eligible Capacity = \$171.3 M

Projects Include:

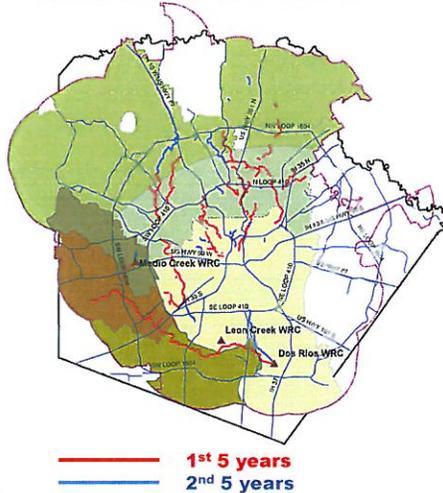
- Wells
- Tanks
- High Service Pumps
- Transmission Mains

May 11, 2011

2011 – 2020 Impact Fee Update



Impact Fee CIP for Wastewater Infrastructure



New CIP = \$ 976.1 M
 Existing CIP = \$ 787.0 M
 Total CIP = \$ 1,763.1 M
 Total Value of Eligible Capacity = \$ 217.6 M

Projects Include:

- Collection pipes
- Lift stations
- SW Sewer Outfall
- Transfer lines
- Improvements to Dos Rios and Medio Creek

May 11, 2011

2011 – 2020 Impact Fee Update



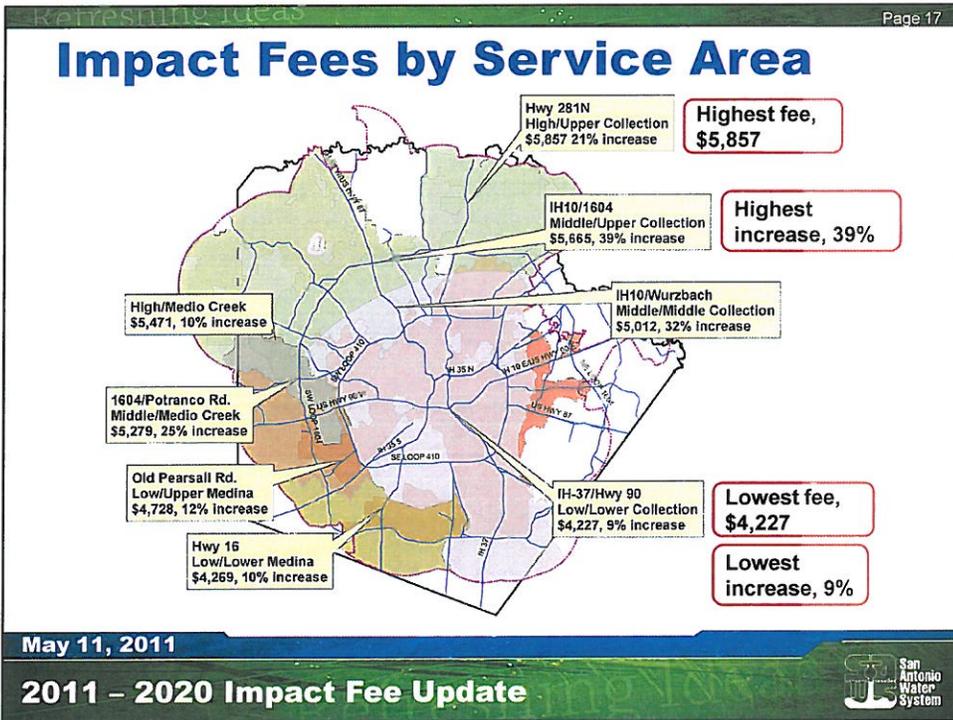
Proposed Impact Fees

Impact Fee	Service Area	Current Fee per EDU	Proposed Fee per EDU	Change	% Change
Water Supply	All	\$1,242	\$1,297	\$55	4%
Water Flow	All	1,098	1,247	149	14%
Water System Development	High Elevation	\$1,356	\$966	(\$390)	-29%
	Middle Elevation	\$591	\$774	\$183	31%
	Low Elevation	\$668	\$579	(\$89)	-13%
Wastewater Treatment	Medio Creek	901	1,379	478	53%
	Dos Rios/Leon Creek	453	552	99	22%
Wastewater Collection	Medio Creek	394	582	188	48%
	Upper Medina	772	1,053	281	36%
	Lower Medina	413	594	181	44%
	Upper Collection	691	1,795	1,104	160%
	Middle Collection	413	1,142	729	177%
	Lower Collection	413	552	139	34%

May 11, 2011

2011 – 2020 Impact Fee Update





- Refreshing Ideas Page 18
- ## SAWS Recommendations
- The Water and Wastewater LUAP and CIPs are accepted and recommended for City Council approval
 - The proposed water, water supply and wastewater impact fees are accepted and recommended for City Council approval
 - SAWS Board of Trustees approved resolution on April 5, 2011
- May 11, 2011
- 2011 – 2020 Impact Fee Update
- San Antonio Water System

CIAC Recommendations & Comments

- CIAC Recommendations -
 - The Water and Wastewater LUAP and CIPs are accepted and recommended for City Council approval
 - The proposed water, water supply and wastewater impact fees are accepted and recommended for City Council approval
- CIAC Comments -
 - The Dos Rios/Leon Creek collection service area should remain as upper and lower only, but defers a final decision on the collection service areas to the SAWS Board and City Council.
 - Recommends a 24 month freeze on the proposed wastewater impact fees
- SAWS Board of Trustees -
 - Recommends the Dos Rios/Leon Creek three collection service areas
 - Did not recommend a 24 month freeze at this time

May 11, 2011

2011 – 2020 Impact Fee Update



Requested Action For City Council

- Approval of the proposed 2011 - 2020:
 - Land Use Assumptions Plan
 - Water, Water Supply and Wastewater Capital Improvements Plans
 - Water, Water Supply and Wastewater Impact Fees
- Continue the commitment to waive up to \$2 million per year
 - Allow for a carryover of unused waiver commitments
 - Maximum amount available at any one time to not exceed \$5 million

May 11, 2011

2011 – 2020 Impact Fee Update





2011 – 2020 Impact Fee Update

May 11, 2011

Planning Commission

Sam Mills P.E.
Director of Infrastructure Planning

Refreshing Ideas

